



EAGLE MOUNTAIN CITY COUNCIL MEETING

April 21, 2020, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

Proposed interim adjustments to procedures relating to Council Work Sessions and Policy Meetings

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at

<https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>. Copy and paste the link to your web browser to view the live stream and meeting documents.

For information regarding revised practices for public meetings in Eagle Mountain City, click the link below.

[Revised Meeting Practices](#)

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A. PRESENTATION - Eagle Mountain City Tentative Budget for FY 2020-2021

This is not an action item.

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

THE 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.

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – ELECTRONIC MEETING VIA LIFESIZE

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

7. **PUBLIC COMMENTS**

Temporarily suspended.

8. **CITY COUNCIL/MAYOR'S ITEMS**

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

CONSENT AGENDA

9. **CHANGE ORDERS**

- 9.A. [Aqua Engineering Change Order #2 - Waste Water Treatment Expansion Design](#)
Motion to approve.
[Contract Amendments](#)

10. **MINUTES**

- 10.A. [April 7, 2020 - Regular City Council Meeting](#)
Motion to approve.
[04.07.2020 City Council Minutes - DRAFT](#)

11. **PRELIMINARY PLATS & SITE PLANS**

- 11.A. [McDonald's - Site Plan](#)
Motion to approve.
[McDonald's Site Plan](#)
[McDonald's Updated Site Plan](#)
[Pictures](#)
[04.14.2020 PC Minutes - McDonald's Site Plan - DRAFT](#)
- 11.B. [Available Storage - Amended Site Plan](#)
Motion to approve.
[Available Storage Phasing Plan](#)

12. RESOLUTIONS

- 12.A. Resolution of Eagle Mountain City, Utah, Adopting a Second Amendment to the Interlocal Agreement for Joint and Cooperative Action of Central Utah 911
Motion to approve.
RES--Second Amendment to Central Utah 911 Interlocal Agreement
Exhibit A--Central Utah 911 Second Interlocal Agreement
- 12.B. Resolution of Eagle Mountain City, Utah, Authorizing the Extension of the Mayor's March 16, 2020 Proclamation Declaring a Local State of Emergency for Eagle Mountain City
Motion to approve.
RES--Extension of Time for Local State of Emergency

SCHEDULED ITEMS

13. ORDINANCES - PUBLIC HEARINGS

- 13.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs
- BACKGROUND: (Presented by Planning Staff) The proposed ordinance amends Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls to allow the City Engineer to approve retaining walls in public utility easements if they will not unreasonably interfere with the public utility easement.
Retaining Walls in PUEs
ORD--EMMC 15.80.050 Retaining Walls in PUEs
04.14.2020 PC Minutes - EMMC 15.80.050 Retaining Walls in PUEs - DRAFT
- 13.B. An Ordinance of Eagle Mountain City, Utah, Rezoning Carson Crossing West/LCS from Town Core Residential (a former zoning district) to Community Commercial
- BACKGROUND: (Presented by Planning Staff) The proposed Carson Crossing project is located on 6.38 acres on the southwest corner of Pony Express Parkway and Porters Crossing (parcel 58:040:0498). The applicant is proposing to rezone the property from Town Core Residential (a former zoning district) to Community Commercial. This item was tabled at the September 4, 2018 City Council meeting to allow time for negotiations on land located in the Pony Express Parkway right of way.
Carson Vicinity Land Use
Map Pony Express Commercial
ORD--Carson Crossing West LCS Rezone
09.08.2018 City Council Minutes - Carson Crossing Rezone

14. CITY COUNCIL/MAYOR'S BUSINESS

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

15. CITY COUNCIL BOARD LIAISON REPORTS

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

16. COMMUNICATION ITEMS

16.A. [Financial Report](#)

This is not an action item.

[Executive Summary of Revenue and Expenses as of 3-31-20](#)

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **17th day of April, 2020**, 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



To comply with social distancing practices, the following procedures have been implemented to limit the number of people in attendance at meetings, while still providing ample opportunity for public input and ensuring legal requirements are met.

1. Meeting Schedule.

- A. All meetings will be held as planned until further notice. Any changes to meeting schedules will be posted via social media and other normal channels of communication.
- B. An electronic Lifesize meeting will be livestreamed via Granicus at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs> to allow the public remote attendance to the Work Session and Policy Session.

2. Work Sessions – Limiting Physical Attendance.

- A. The Council Chambers will be open to administrative staff to participate in the Work Session meeting, from that location.
- B. Council members will participate electronically from remote locations to limit the number of people in the Council Chambers. City staff may also participate electronically.
- C. Agenda items will be evaluated to determine if a presentation is necessary.

3. Policy Meetings – Limiting Physical Attendance.

- A. Council members will participate electronically from remote locations to limit the number of people in the Chambers. City Staff may also participate electronically.
- B. General public comment will not be taken during meetings. General comments may be submitted through the following electronic options, prior to the meeting:
 - i. Telephonic message: 801-789-6611,
 - ii. Written comments through the Public Comment Submission Format <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, or
 - iii. Written comments through email: recorder@emcity.org
- C. Action Items.
 - i. Consent Agenda and Policy Session. The City Council will act on the consent agenda and policy session items where public comment is not accepted (normal practice).
 - ii. Public Hearings. On items where a public hearing is required by law, residents will be encouraged to provide comments prior to the public hearing date. At the public hearing, the Council will receive a summary presentation and discuss the issue. Comments received prior to the hearing will be added to the record before closing the hearing and taking final action. Members of the public that wish to make a public comment during the hearing may fill out a Public Comment Submission Form

at <https://emcity.seamlessdocs.com/f/3pp842tmesrx>, and submit the form prior to the meeting. Comments for public hearings may also be submitted through the following electronic options:

- a. Telephonic message: 801-789-6611;
- b. Written comments through email: recorder@emcity.org

A computer, with remote access to the electronic meeting, will be available in the foyer at City Hall to accommodate those that prefer to make comments, in person, rather than using the other electronic means, provided.

- iii. Questions. Staff will ensure any questions received through the email, website or by phone are either answered or directed to the Mayor to be addressed.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	Aqua Engineering Change Order #2 - Waste Water Treatment Expansion Design		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$251,020		
APPLICANT:			
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

Staff recommends that the City Council approve change order #2 for Aqua Engineering for the Waste Water Treatment Expansion Design.

BACKGROUND:

The City contracted with Aqua Engineering for the design of the sewer treatment plant expansion from 1.2 MGD to 2.4 MGD. The original cost for the expansion design was \$86,140.00. CO#1 included an increase to provide design services for an administration building for the facility. City staff have worked with Aqua to provide additional upgrades to the plans to have a design in place to expand to 4.8 MGD. As part of this process, the City wanted to upgrade the existing headworks to be able to accommodate the additional flows as part of the next expansion. The cost for the design for this from Aqua is \$198,350. The headworks will be fairly heavy on the electrical and mechanical systems and become a much more in-depth project. The City also asked Aqua for costs to prepare a Preliminary Engineering Report that would be submitted to the State as part of the requirements for the next plant expansion to 4.8 MGD. The fee from Aqua for this portion of the project is \$52,670.

Attachments:

[Contract Amendments](#)

**Eagle Mountain City
Contract Amendments**

Eagle Mountain City
Attn: Chris Trusty, City Engineer
1650 Stagecoach Run
Eagle Mountain, UT 84005

March 26, 2020

RE: Eagle Mountain City – Contract Amendments for Additional Engineering and Design Services

Dear Mr. Trusty:

Thank you for opportunity for Aqua Engineering (AQUA) to continue working with the City on the wastewater treatment plant expansion and administration building projects. We have enjoyed working with you and your staff and look forward to continuing our relationship on active and future projects. During recent design review workshops, several changes to the new administration building and potential additional projects have been discussed to meet the needs of the City. To facilitate changes in scope and fees, we propose amending the existing Contract for Services (dated August 6, 2019) between the City and AQUA. The amendments would utilize the terms and conditions already established in the existing agreement and adjust the scope and fees to meet your needs. This cover letter provides a summary of the proposed amendments. Accompanying this letter are more detailed proposals outlining the specifics of scope and fee adjustments associated with each amendment.

Amendment 1 – Expanded Scope for Administration Building Design

The size and scope of the new administration building has grown from the original anticipated design of a single-story structure with a total estimated footprint of around 8,000 square feet. The current proposed building is two stories with a total square footage over 20,000. The increased size and complexity of the building requires additional services from the architectural subconsultant, as well as supplementary support from structural and mechanical subconsultants to accommodate the multi-story design and provide an efficient, tailored HVAC system for the building. The amended total fee for these services is \$214,902.10, an increase of \$128,762.10 from the original contract amount. We propose that this change in scope and fee be added to the existing agreement between AQUA and the City as Amendment 1. Reference the attached Amendment 1 design service cost table summary for details.

Amendment 2 – Wastewater Treatment Plant Headworks Facility Design

During AQUA's review of the WWTP 2.4 MGD Expansion design drawings with City staff on February 6, 2020, it was determined that expanding the existing headworks would not meet the near-future needs of the City or accommodate anticipated growth. Constructing a new headworks building with more capacity and expandability to meet future demands offers an efficient use of funds dedicated to upgrading the existing headworks. We propose that these additional services be added to the existing agreement between AQUA and the City as Amendment 2; please reference the attached Amendment 2 proposal for details.

Amendment 3 – Wastewater Treatment Plant Expansion Preliminary Engineering Report

The City has requested that alternatives for expanding the wastewater treatment plant beyond its current buildout capacity of 2.4 MGD be explored. On February 5, 2020, AQUA provided a proposal to provide a Preliminary Engineering Report (PER) discussing future needs and expansion alternatives for the plant for a fee of \$75,310. Upon review with other consultants and existing information that is already available, AQUA has revised this proposal and reduced the fee to \$52,670.00. The revised scope and fee are summarized in Amendment 3 that accompanies this letter.

Again, thank you for the opportunity to provide scope and fee estimates for these services, and we look forward to working with the City on these projects. If you have any questions, please contact Brad Rasmussen at (801) 299-1327.

Sincerely,

  Date: 2020.03.26
14:17:25-06'00'

Brad Rasmussen, P.E.
Principal Engineer

Encl.: Contract Amendment 1
Contract Amendment 2
Contract Amendment 3

Eagle Mountain City
Attn: Chris Trusty, City Engineer
1650 Stagecoach Run
Eagle Mountain, UT 84005

March 26, 2020

TRANSMITTED VIA EMAIL:
Chris Trusty ctrusty@Emcity.org
Mack Straw mstraw@Emcity.org

**RE: Eagle Mountain City – AMENDMENT 1
Expanded Scope for Administration Building Design**

Dear Mr. Trusty:

We have enjoyed our experience working with you and your staff on the new Eagle Mountain City Administration Building. We thank you for the opportunity and look forward to a successful completion of the project. Recent input from design workshops with the City have significantly expanded the size, footprint, scope, and complexity of the building. The new administration building has grown from the original anticipated design of a single-story structure with a total estimated footprint of around 8,000 square feet. The current proposed building is two stories with a total square footage over 20,000. The increased size and complexity of the building requires additional services from the architectural subconsultant, as well as supplementary support from structural and mechanical subconsultants to accommodate the multi-story design and provide an efficient, tailored HVAC system for the building.

In order to properly address these changes, we request a revision in the original scope and fee schedule associated with this task. The majority of these additional costs are to procure the necessary additional services from the architectural subconsultant as well as supplemental support from structural and mechanical subconsultants to ensure a timely and efficient building design. The amended fee for these services is \$214,902.10, an increase of \$128,762.10 from the original contract amount. To facilitate these changes, we propose that the change in scope and price be added as **Amendment 1** to the existing Contract for Services (dated August 6, 2019) between the City and AQUA.

The table on the following page summarizes the change in scope and price for the tasks established in the original agreement. A copy of the fee schedule from the original agreement is also included with this document for you reference.

AMENDMENT 1 - COST ADJUSTMENT SUMMARY							
Additional Design Services for Proposed Administration Building							
Task		Original*		Adjusted		Net Adjustment	
3.1 Architectural Design		Rate	Hours	Fee	Hours	Fee	
	Principal	\$160.00	4	\$ 640.00	10	\$ 1,600.00	\$ 960.00
	Subconsultant	-	-	\$ 30,000.00	-	\$ 73,211.00	\$ 43,211.00
	Aqua Subconsultant Coordination	10%	-	\$ 3,000.00	-	\$ 7,321.10	\$ 4,321.10
	CAD	\$ 95.00	0	\$ -	40	\$ 3,800.00	\$ 3,800.00
Subtotal				\$ 33,640.00		\$ 85,932.10	\$ 52,292.10
3.2 Site Design							
	Principal	\$160.00	8	\$ 1,280.00	12	\$ 1,920.00	\$ 640.00
	CAD	\$ 95.00	20	\$ 1,900.00	40	\$ 3,800.00	\$ 1,900.00
Subtotal				\$ 3,180.00		\$ 5,720.00	\$ 2,540.00
3.3 Structural Design							
	Principal	\$160.00	2	\$ 320.00	4	\$ 640.00	\$ 320.00
	Structural Engineer	\$155.00	60	\$ 9,300.00	16	\$ 2,480.00	\$ (6,820.00)
	CAD	\$ 95.00	40	\$ 3,800.00	120	\$ 11,400.00	\$ 7,600.00
	Subconsultant	-	-	\$ -	-	\$ 28,000.00	\$ 28,000.00
	Aqua Subconsultant Coordination	10%	-	\$ -	-	\$ 2,800.00	\$ 2,800.00
Subtotal				\$ 13,420.00		\$ 45,320.00	\$ 31,900.00
3.4 Mechanical Design							
	Principal	\$160.00	8	\$ 1,280.00	2	\$ 320.00	\$ (960.00)
	Engineer III	\$140.00	8	\$ 1,120.00	4	\$ 560.00	\$ (560.00)
	Engineer II	\$125.00	16	\$ 2,000.00	4	\$ 500.00	\$ (1,500.00)
	CAD	\$ 95.00	8	\$ 760.00	32	\$ 3,040.00	\$ 2,280.00
Subtotal				\$ 5,160.00		\$ 4,420.00	\$ (740.00)
3.5 HVAC Design							
	Principal	\$160.00	4	\$ 640.00	2	\$ 320.00	\$ (320.00)
	Engineer III	\$140.00	16	\$ 2,240.00	8	\$ 1,120.00	\$ (1,120.00)
	Engineer II	\$125.00	8	\$ 1,000.00	4	\$ 500.00	\$ (500.00)
	CAD	\$ 95.00	24	\$ 2,280.00	40	\$ 3,800.00	\$ 1,520.00
	Subconsultant	-	-	\$ -	-	\$ 27,500.00	\$ 27,500.00
	Aqua Subconsultant Coordination	10%	-	\$ -	-	\$ 2,750.00	\$ 2,750.00
Subtotal				\$ 6,160.00		\$ 35,990.00	\$ 29,830.00
3.6 Electrical Design							
	Principal	\$160.00	4	\$ 640.00	8	\$ 1,280.00	\$ 640.00
	Technical Advisor	\$155.00	60	\$ 9,300.00	80	\$ 12,400.00	\$ 3,100.00
	CAD	\$ 95.00	60	\$ 5,700.00	100	\$ 9,500.00	\$ 3,800.00
Subtotal				\$ 15,640.00		\$ 23,180.00	\$ 7,540.00
3.7 Plan Review							
	Principal	\$160.00	24	\$ 3,840.00	32	\$ 5,120.00	\$ 1,280.00
	Technical Advisor	\$155.00	4	\$ 620.00	8	\$ 1,240.00	\$ 620.00
	Engineer III	\$140.00	4	\$ 560.00	8	\$ 1,120.00	\$ 560.00
	Engineer II	\$125.00	4	\$ 500.00	8	\$ 1,000.00	\$ 500.00
	CAD	\$ 95.00	4	\$ 380.00	16	\$ 1,520.00	\$ 1,140.00
Subtotal				\$ 5,900.00		\$ 10,000.00	\$ 4,100.00
3.8 Plan Preparation							
	Principal	\$160.00	2	\$ 320.00	4	\$ 640.00	\$ 320.00
	CAD	\$ 95.00	24	\$ 2,280.00	32	\$ 3,040.00	\$ 760.00
	Administrative Support	\$ 55.00	4	\$ 220.00	8	\$ 440.00	\$ 220.00
	Direct Expenses	-	-	\$ 220.00	-	\$ 220.00	\$ -
Subtotal				\$ 3,040.00		\$ 4,340.00	\$ 1,300.00
TOTALS				\$ 86,140.00		\$ 214,902.10	\$ 128,762.10

* See PDF of original proposal fee schedule for reference.

COMPENSATION

The estimated compensation for performing the increase Scope of Services as identified herein is on a time and materials basis (T&M) with the *increased* fee amount not to exceed \$128,762.10. The revised *total fee* for these services (including the original contract amount of \$86,140.00) is now \$214,902.10. Additional services can be provided upon request and mutual agreement. AQUA will submit progress invoices based on actual labor hours expended and reimbursable expenses.

If this Professional Services Agreement Amendment 1 is acceptable to you, please sign the Authorization section below, keep one original copy for your records, and return one complete original copy to AQUA.

If you have any questions, please contact Brad Rasmussen at (801) 299-1327.

Sincerely,

 Date:
2020.03.26
14:17:45-06'00'

Brad Rasmussen, P.E.
Principal Engineer

Encl.: Original Scope & Fee Schedule

AUTHORIZATION

Project: Amendment 1- Expanded Scope for Administration Building Design
Client: Eagle Mountain City

Professional Services Agreement Accepted by:
Eagle Mountain City

Authorized Signature

Date

Original Fee Schedule - FOR REFERENCE

 Innovative Engineering Solutions		Eagle Mountain City, 2019 Wastewater Treatment Facility Expansion														May 24, 2019			
			LEVEL OF EFFORT (hours)											Total AQUA Hours	Total AQUA Labor \$	Subconsultant Fred Thalmann	Direct Expenses	AQUA Expenses and Subs Markup	Total AQUA Fee
			PIC/ PM	QAQC	Technical Advisor	E I&C	Structural	Proj Eng III	Proj Eng II	Sr. Designer	Sr. Designer	Electrical Designer	Admin Support						
			Brad Rasmussen	L. Scott Rogers	Tom Holstrom	Allen Rogers	Darin Hawkes	Nate Talbot	Naho Garvth	Kenneth Baatz	Cody Lister	Daniel Leavitt	E. Trujillo					10%	
TASKS AND SUBTASKS		\$160/hr	\$160/hr	\$160/hr	\$155/hr	\$155/hr	\$140/hr	\$125/hr	\$95/hr	\$95/hr	\$95/hr	\$55/hr							
1	Project Management	58	10		20		12	4				25	143	\$19,755		\$300	\$30	\$20,085	
		\$9,280	\$1,600		\$3,100		\$1,680	\$500				\$1,375							
1.1	Project Management (4 Month Duration - June through Sept.)	32	4	4	4							25	69	\$8,395				\$8,395	
1.2	Design Meetings (5)	20	4	4	8		4						40	\$6,280		\$300	\$30	\$6,610	
1.3	Monthly Design Progress Memos	4			4		4						12	\$1,820				\$1,820	
1.4	Cost Estimates	2	2	2	4	4	4	4					22	\$3,260				\$3,260	
2	Pre-Design Phase	12	4				12	12					40	\$6,380				\$6,380	
		\$1,920	\$640				\$1,680	\$1,500											
2.1	Review Existing Treatment Capacity	8	4	4			4	4					24	\$3,620				\$3,620	
2.2	Review Existing Plans Including Existing Piping	4					8	8					20	\$2,760				\$2,760	
3	Operations/Lab Building Design Phase	46	10		64	60	28	28	60	52	68	4	420	\$52,920	\$30,000	\$200	\$3,020	\$86,140	
		\$7,360	\$1,600		\$9,920	\$9,300	\$3,920	\$3,500	\$5,700	\$4,940	\$6,460	\$220							
3.1	Architectural Design	4											4	\$640	\$30,000		\$3,000	\$33,640	
3.2	Site Design	8							20				28	\$3,180				\$3,180	
3.3	Structural Design		2			60			20	20			102	\$13,420				\$13,420	
3.4	Mechanical Design	8					8	16	8				40	\$5,160				\$5,160	
3.5	HVAC Design	4					16	8		24			52	\$6,160				\$6,160	
3.6	Electrical Design	4			60						60		124	\$15,640				\$15,640	
3.7	Plan Review	16	8		4		4	4	4				40	\$5,900				\$5,900	
3.8	Plan Preparation	2							8	8	8	4	30	\$2,820		\$200	\$20	\$3,040	
4	Oxidation Ditch Expansion and Additional Clarifier Design Phase	76	28	80	112	90	48	56	120	112	112	8	842	107590		200	20	\$107,810	
		\$12,160	\$4,480	\$12,800	\$17,360	\$13,950	\$6,720	\$7,000	\$11,400	\$10,640	\$10,640	\$440							
3.2	Process Design	8		40			12	12	8				80	\$11,620				\$11,620	
3.2	Site Design	8				4	8	8	20	20			68	\$7,820				\$7,820	
3.3	Structural Design		8			80			40	40			168	\$21,280				\$21,280	
3.4	Mechanical Design	16	4	16			16	24	40	40			156	\$18,600				\$18,600	
3.6	Electrical Design	4			100						100		204	\$25,640				\$25,640	
3.7	Plan Review	16	8	24	4	4	8	8					72	\$11,040				\$11,040	
3.8	Plan Preparation	8			4	2	4	4	12	12	12	8	66	\$7,130		\$200	\$20	\$7,350	
3.7	Plan Review	16	8		4								28	\$4,460				\$4,460	
5	Value Engineering																\$22,042	\$22,042	
	10% adder for Value Engineering																\$22,042	\$22,042	
Project Fee Summary		Task Hours											1,445	186,645	30,000	700	25,112	\$242,456.50	
		192	52	94	196	154	100	100	180	164	180	37							
		Task Fees																	
		\$30,720	\$8,320	\$15,040	\$30,380	\$23,870	\$14,000	\$12,500	\$17,100	\$15,580	\$17,100	\$2,035							

Eagle Mountain City
Attn: Chris Trusty, City Engineer
1650 Stagecoach Run
Eagle Mountain, UT 84005

March 26, 2020

TRANSMITTED VIA EMAIL:
Chris Trusty ctrusty@Emcity.org
Mack Straw mstraw@Emcity.org

**RE: Eagle Mountain City – AMENDMENT 2:
Design of New Wastewater Treatment Plant Headworks Facility**

Dear Mr. Trusty:

Thank you for the opportunity for Aqua Engineering (AQUA) to provide a scope of services and fee estimate to design a new headworks facility for the Eagle Mountain City Wastewater Treatment Plant (WWTP). We have enjoyed our relationship and look forward to the opportunity to work with you on this project. We propose adding this work as **Amendment 2** to the existing Contract for Services (dated August 6, 2019) between the City and AQUA.

Below is a narrative of the project understanding followed by the proposed scope of work, schedule, and fee estimate.

PROJECT UNDERSTANDING

During AQUA's review of the WWTP 2.4 MGD Expansion design drawings with City staff on February 6, 2020, it was determined that expanding the existing headworks would not meet the near-future needs of the City or accommodate anticipated growth. Constructing a new headworks building with more capacity and expandability to meet future demands offers an efficient use of funds dedicated to upgrading the existing headworks. Accordingly, we propose the following services:

1. Evaluate current and projected influent flow rates to establish design parameters for the new facility.
2. Utilize design parameters to select appropriate equipment options for headworks screens, grit removal, and associated dewatering, washing, and compacting equipment. Conduct an equipment pre-selection process with the City to select specific equipment, scope, and cost for major components of the headworks to facilitate detailed design of the new building.
3. Conduct design workshops to identify potential site locations for the new facility, confirm the size/footprint of the new building, and establish initial and future/expansion capacity for associated equipment and processes.
4. Produce milestone design packages (e.g. 30%, 60%, 90%) including civil, architectural, structural, mechanical, and electrical drawings for review and comment by City and operating staff. Workshops will be held for each major milestone to review the design package.

5. Finalize a complete design package for submittal to the State for approval, and a complete bidding document package including contract documents, technical specifications, and design drawings.
6. Assist the City with the bidding process including conducting pre-bid walkthroughs, addressing contractor questions, issuing addenda, and reviewing submitted bids from installation contractors.
7. Issue conformed contract documents for construction to the winning installation contractor.
8. Provide construction services including: pre-construction and weekly construction meetings throughout the project; regular site visits to review progress and address in-field issues; review of contractor submittals; address contractor RFIs; review contractor pay applications and change order requests; assist with startup and commissioning; assist with project closeout.
9. Furnish as-built drawings (per the as-built redlines furnished by the installation contractor).
10. Provide an updated process O&M manual for operators.

SCOPE OF WORK

TASK 1 . PROJECT MANAGEMENT

1.1. Project Coordination and Reporting

AQUA will develop, maintain, and monitor overall project scope, budget, and schedule throughout the duration of the Project. During scheduled review meetings, AQUA and the City will collaborate to ensure Project decisions are made in the best interest of the overall goals. Periodic coordination calls will take place as needed.

1.2. Project Kick-off Meeting / Work Session

Prior to commencement of the Work, AQUA will conduct a kick-off meeting and work session with AQUA, the client, and other team members. The work session will include a review of the goals of and critical design criteria, potential sources of growth (residential, commercial, and industrial), discussing preliminary options for process/equipment, and acquiring and reviewing additional information related to project specifics and nuances. AQUA will work closely with operators to ensure that their concerns and insight are considered in the design and equipment selection process.

Meeting minutes will be prepared and distributed to all team members for coordination. From the information exchanged in this meeting, a Work Plan will be developed to ensure project goals are maintained throughout the Project.

1.3. Work Plan Development

A Work Plan will be prepared to define/confirm project team communication, schedule, scope, and budget. The Work Plan will be distributed to the District and design team members.

1.4. Quality Assurance / Quality Control (QA/QC)

AQUA Principals will be heavily involved in the Project and are responsible for providing overall quality assurance / quality control and ensuring that deliverables meet the highest of standards to meet the goals of the Project.

TASK 2 . DEVELOPMENT OF DESIGN CRITERIA & EQUIPMENT SELECTION

2.1. Establish Design Criteria

AQUA will develop, review and establish critical design criteria for the new headworks building in accordance with the City's current and future demands. Crucial design criteria for this design includes average daily and peak hourly flow demands, influent flow/pumping to the headworks, and consideration of any constraints on flow or influent constituents relevant to headworks operations (e.g. seasonally/daily influent flow patterns, wastewater constituents from industrial/non-typical connections, etc.). These design criteria will be established before proceeding with equipment selection and detailed design.

2.2. Equipment Preselection

AQUA will utilize design criteria developed in Task 2.1 to identify suitable process and equipment options for the headworks. Working with operating staff, acceptable alternatives for equipment will be identified along with design criteria to conduct an equipment procurement process. Suppliers of appropriate equipment will be solicited to provide proposals for process equipment. Using established evaluation criteria, AQUA will review equipment proposals with the City to pre-select major equipment required for the new headworks. Major equipment to be pre-selected includes:

- Coarse influent screens
- Screenings washing and compacting equipment.
- Grit trap equipment.
- Grit classifier equipment.
- Any other major components that AQUA or City staff identify as critical to produce quality design documents.

Suppliers of pre-selected equipment will provide preliminary submittals and equipment information, allowing for a more detailed, tailored design of the headworks facility.

TASK 3 . DEVELOP DETAILED DESIGN OF NEW HEADWORKS FACILITY

3.1. Produce Milestone Design Packages

AQUA will incorporate the design criteria and pre-selected equipment from Task 2 to develop detailed milestone design packages of the headworks facility and new influent pump station. Design will include all civil, architectural, structural, mechanical, and electrical components of the new building. Critical aspects to be addressed in each anticipated milestone package are summarized as follows:

- 10% Set: Establish building footprint and identify site location for the new building and pump station. Establish method to connect new processes to existing piping.
- 30% Set: Confirm building footprint, site location, and other large-scale components. Review interior needs and nuances of operating staff (space for access, maintenance, loading/unloading of dumpsters, etc.).
- 60% Set: Confirm interior layout, clearances, access, and ensure operator/City needs and requests have been addressed. Confirm proposed design and layout with equipment suppliers. Establish preliminary technical specifications.
- 90% Set: Review the established design and layout and address any remaining concerns or questions with operating staff and equipment suppliers. Review requirements in technical specifications and contract documents.

- AQUA will provide meeting agenda and minutes for formal workshops and reviews held with the City.

3.2. Produce Final Review & Bid Set Packages

AQUA will incorporate comments from the 90% review workshop into a final package that will be sent to the State for Review and prepared for bidding purposes. The final bid package includes the following main components:

- Contract documents including instructions to bidders, bid schedule, contract conditions, and other components as required by the City.
- Technical specifications for all materials and activity associated with the construction and startup of the new headworks facility.
- Design drawings including all civil, architectural, structural, mechanical, and electrical drawings elements.
- Any other supplemental documents as deemed necessary by AQUA or the City.

TASK 4 . BIDDING & CONSTRUCTION SERVICES

4.1. Assist with Bidding and Contractor Selection

AQUA will compile and issue a complete bid package as developed in Task 3.2 to make available to interested installation contractors. AQUA can also assist with contractor pre-qualification if so desired by the City. Bidding services include the following:

- Assist with a contractor pre-qualification process (if applicable).
- Compile and release bid package and make available to interested contractors.
- Conduct a pre-bid walkthrough at the site for interested bidders.
- Respond to contractor questions and issue addenda during bidding process.
- Assist the City with reviewing submitted proposals and selecting the winning installation contractor.
- Issuing Notice of Award and Notice to Proceed Documents.

4.2. Construction Management Services

Once the installation contractor has been awarded, AQUA will work with contractor and City staff to conduct regular meetings, site visits, inspections, and coordinate submittal review, RFI's, and other activities pursuant to the successful completion of the project. Services during construction include:

- Assist with completing contract documents (agreements, Notice to Proceed, etc.).
- Conduct a pre-construction meeting with contractor and City staff at the site.
- Conduct regular (weekly) construction meetings held either via phone conference or at the site (as deemed prudent). AQUA will provide agenda and minutes for each meeting.
- Provide site visits as necessary to address questions, provide supplemental inspections, and other assistance as required during construction.
- Review and provide formal responses for all contractor submittals and RFIs.
- Assist the City in review of pay applications.
- Assist the contractor and City in coordinating startup and commissioning plans for new processes and equipment.
- Assist the City with coordinating final project closeout, payment, and punch list items with the contractor.

- Provide formal As-Built drawings (PDF and CADD files if requested by City staff) per contractor furnished redlines.
- Compile an operations level O&M manual (or update to an existing manual) incorporating operating procedures for new processes and equipment.

PROVIDED BY THE CITY

1. Previously developed reports regarding projected growth estimates.
2. Preliminary information regarding potential large commercial or industrial connections that will connect to WWTP.

CLARIFICATIONS, EXCLUSIONS, AND ADDITIONAL SERVICES

Additional or supplemental services beyond the above Scope of Work shall be performed only upon mutual agreement in writing between the City and AQUA. These services include additional work resulting from changes in the extent of the scope including, but not limited to, changes in Project size, complexity, schedule, character, or reviewing additional processes/facilities beyond those listed in the Scope of Work. Specifically, we note the following clarifications and exclusions to our Scope of Services:

1. Additional site survey of the project site beyond what is required for the proposed design.
2. Sampling or laboratory work.
3. Review or discussion of sewage collection systems beyond the boundary of the WWTP site.
4. Engineering design beyond preliminary site layouts.
5. Other engineering, design, or technical services beyond those specifically listed in the Scope of Work above.

SCHEDULE

AQUA is ready and available to begin work immediately upon receiving Notice to Proceed and estimates that the majority of design services will be completed within 200 days. A draft preliminary project schedule is attached.

COMPENSATION

The estimated compensation for performing the Scope of Services as identified herein is on a time & material basis (T&M) with the fee not to exceed \$198,350. Additional services can be provided upon request and mutual agreement. AQUA will submit progress invoices based on actual labor hours expended and reimbursable expenses.

If this Professional Services Agreement Amendment 2 is acceptable to you, please sign the Authorization section below, keep one original copy for your records, and return one complete original copy to AQUA.

If you have any questions, please contact Brad Rasmussen at (801) 299-1327.

Sincerely,

  Date: 2020.03.26
14:18:09-06'00'

Brad Rasmussen, P.E.
Principal Engineer

Encl.: Project Cost Estimate

AUTHORIZATION

Project: Amendment 2 - WWTP Headworks Upgrade 2020
Client: Eagle Mountain City

Professional Services Agreement Accepted by:
Eagle Mountain City

Authorized Signature

Date

Amendment 2 - Fee Estimate					
Task			Hours	Rate	Total
1	Initial Workshop (Includng Prep)				
		Principal	8	\$ 160.00	\$ 1,280.00
		Engineer III	24	\$ 140.00	\$ 3,360.00
		Engineer I	24	\$ 105.00	\$ 2,520.00
		Subtotal			\$ 7,160.00
2	Develop Design Criteria & Equip Selection				
		Principal	24	\$ 160.00	\$ 3,840.00
		Engineer III	60	\$ 140.00	\$ 8,400.00
		Engineer I	70	\$ 105.00	\$ 7,350.00
		CAD	32	\$ 95.00	\$ 3,040.00
		Subtotal			\$ 22,630.00
3	Detailed Design& Bid Packages				
		Principal	48	\$ 160.00	\$ 7,680.00
		Engineer III	200	\$ 140.00	\$ 28,000.00
		Engineer I	250	\$ 105.00	\$ 26,250.00
		CAD	350	\$ 95.00	\$ 33,250.00
		Subtotal			\$ 95,180.00
4	Construction Services				
		Principal	32	\$ 160.00	\$ 5,120.00
		Engineer III	260	\$ 140.00	\$ 36,400.00
		Engineer I	260	\$ 105.00	\$ 27,300.00
		CAD	48	\$ 95.00	\$ 4,560.00
		Subtotal			\$ 73,380.00
Total Hours			1690		
Total Cost					\$ 198,350.00

Eagle Mountain City
Attn: Chris Trusty, City Engineer
1650 Stagecoach Run
Eagle Mountain, UT 84005

March 26, 2020

TRANSMITTED VIA EMAIL:
Chris Trusty ctrusty@Emcity.org
Mack Straw mstraw@Emcity.org

**RE: Eagle Mountain City – AMENDMENT 3:
Preliminary Engineering Report for WWTP Expansion Professional
Engineering Services Proposal**

Dear Mr. Trusty:

Thank you for the opportunity for Aqua Engineering (AQUA) to provide a scope of services and fee estimate to produce a Preliminary Engineering Report (PER) to summarize options, recommendations, and costs to expand the Eagle Mountain City Wastewater Treatment Plant (WWTP) beyond the current design capacity. We look forward to the opportunity to work with you on this report and propose adding this work as **Amendment 3** to the existing Contract for Services (dated August 6, 2019) between the City and AQUA

Below is a narrative of the project understanding followed by the proposed scope of work, schedule, and fee estimate.

PROJECT UNDERSTANDING

The City has requested a quote to provide the following:

- Preliminary Engineering Report to evaluate expansion of the WWTP. The PER will: review design criteria for the expanded plant; explore viable options to expand each major treatment process; discuss options to incorporate new/expanded facilities with existing improvements; provide recommendations for expansion of each major process; establish a timeline and preliminary budget to complete design and construction of recommended improvements.

SCOPE OF WORK

TASK 1. PROJECT MANAGEMENT

1.1. Project Coordination and Reporting

AQUA will develop, maintain, and monitor overall project scope, budget, and schedule throughout the duration of the Project. During scheduled review meetings, AQUA and the City will collaborate to

ensure Project decisions made are in the best interest of the overall goals. Periodic coordination calls will take place as needed.

1.2. Project Kick-off Meeting / Work Session

Prior to commencement of the Work, AQUA will conduct a kick-off meeting and work session with AQUA, the client, and other team members. The work session will include a review of the goals of the report including establishing critical design criteria, potential sources of growth (residential, commercial, and industrial), identifying key processes for expansion, discussing preliminary options for process/equipment expansion, solids handling and disposal, treated effluent disposal, establish specific goals and research required to provide viable options for each aspect to be discussed in the report, and acquiring and reviewing additional information related to project specifics and nuances.

Meeting minutes will be prepared and distributed to all team members for coordination. From the information exchanged in this meeting, a Work Plan will be developed to ensure project goals are maintained throughout the Project.

1.3. Work Plan Development

A Work Plan will be prepared to define/confirm project team communication, schedule, scope, and budget. The Work Plan will be distributed to the District and design team members.

1.4. Quality Assurance / Quality Control (QA/QC)

AQUA Principals will be heavily involved in the Project and are responsible for providing overall quality assurance / quality control and ensuring that deliverables meet the highest of standards to meet the goals of the Project.

TASK 2 . DEVELOPMENT OF CRITERIA & DRAFT REPORT

2.1. Establish Design Criteria and Expansion Options

AQUA will develop review and establish critical design criteria for the expanded WWTP and analyze various options/equipment to meet future demands. Key components to be reviewed as part of the PER include:

- Establish design criteria for average and peak hour flows, and anticipated loading (BOD, TSS, nutrients, etc.) from existing and future residential, commercial, and industrial connections
- Expansion of headworks treatment facilities
- Expansion of biological/secondary treatment processes
- Expansion of secondary clarification
- Expansion of treated effluent handling, storage, and disposal, including alternative disposal options.
- Expansion of sludge recycling, solids handling, and solids disposal processes
- Explore viable options for expansion of each major process and evaluate options for recommendation.
- Discuss incorporating new/expanded facilities with existing improvements.

2.2. Draft Report

AQUA will incorporate the design criteria and expansion options developed in Task 2.1 into a draft PER. This draft will provide the central discussion point for a review workshop between AQUA and City staff to confirm critical design criteria, discuss viable and preferred expansion options for treatment processes, and other topics to formulate a complete, final draft of the PER. Key components to be reviewed as part of the draft PER include:

- Confirm design criteria and growth estimates.
- Establish recommended/preferred alternatives for expansion of each major process at the plant.
- Discuss preliminary flow schematic of proposed expansion alternatives.
- Discuss preliminary site plan, highlighting locations/footprints of preferred expansion alternatives.

2.3. PER Final Draft

Upon confirmation of design criteria and reviewing alternatives from a draft PER with City staff, AQUA will compile all criteria, alternatives, and recommendations into a final draft PER for review and approval. The Final version of the PER will include:

- Summary of design criteria and basis/justification for the criteria.
- Review of alternatives explored for each major process upgrade.
- Discussion of recommended upgrade for each process.
- Identify any additional research, planning, permitting, etc. that would need to be completed in order to affect the recommended alternatives.
- Provide a preliminary flow schematic of the recommended expansion.
- Provide a preliminary site plan identifying potential locations/footprints of recommended alternatives.
- Provide preliminary cost estimate and schedule for the design and construction of recommended alternatives.

PROVIDED BY THE DISTRICT

1. Previously developed reports regarding projected growth estimates.
2. Preliminary information regarding potential large commercial or industrial connections that will connect to WWTP.

CLARIFICATIONS, EXCLUSIONS, AND ADDITIONAL SERVICES

Additional or supplemental services beyond the above Scope of Work shall be performed only upon mutual agreement in writing between the City and AQUA. These services include additional work resulting from changes in the extent of the scope including, but not limited to, changes in Project size, complexity, schedule, character, or reviewing additional processes/facilities beyond those listed in the Scope of Work. Specifically, we note the following clarifications and exclusions to our Scope of Services:

1. Survey of the project site or existing utilities.
2. Sampling or laboratory work.
3. Review or discussion of sewage collection systems beyond the boundary of the WWTP site.
4. Engineering design beyond preliminary site layouts.

5. Equipment procurement services.
6. Other engineering, design, or technical services beyond those specifically listed in the Scope of Work above.

SCHEDULE

AQUA is ready and available to begin work immediately upon receiving Notice to Proceed and estimates that the majority of services will be completed within 120 days. A draft preliminary project schedule is attached.

COMPENSATION

The estimated compensation for performing the Scope of Services as identified herein is on a time and material basis (T&M) with the fee not to exceed \$52,670. Additional services can be provided upon request and mutual agreement. AQUA will submit progress invoices based on actual labor hours expended and reimbursable expenses.

If this Professional Services Agreement Amendment 3 is acceptable to you, please sign the Authorization section below, keep one original copy for your records, and return one complete original copy to AQUA.

If you have any questions, please contact Brad Rasmussen at (801) 299-1327.

Sincerely,

 Date:
2020.03.26
14:18:33-06'00'

Brad Rasmussen, P.E.
Principal Engineer

Encl.: Project Cost Estimate

AUTHORIZATION

Project: Amendment 3 - WWTP Expansion PER 2020
Client: Eagle Mountain City

Professional Services Agreement Accepted by:
Eagle Mountain City

Authorized Signature

Date

AMENDMENT 3 - PROJECT COST ESTIMATE			
Task	Hours	Rate	Total
Initial Workshop (Including Prep)			
Eric Sahm	12	\$ 140.00	\$ 1,680.00
Brad Rasmussen	6	\$ 160.00	\$ 960.00
Steve/Hayden/Edgar	12	\$ 105.00	\$ 1,260.00
Develop Design Criteria			
Eric Sahm	32	\$ 140.00	\$ 4,480.00
Brad Rasmussen (Review/Consultation)	8	\$ 160.00	\$ 1,280.00
Steve/Hayden/Edgar	40	\$ 105.00	\$ 4,200.00
Review Process Alternatives			
Eric Sahm	40	\$ 140.00	\$ 5,600.00
Brad Rasmussen (Review/Consultation)	8	\$ 160.00	\$ 1,280.00
Steve/Hayden/Edgar	60	\$ 105.00	\$ 6,300.00
Develop/Review Draft Report			
Eric Sahm	32	\$ 140.00	\$ 4,480.00
Brad Rasmussen (Review/Consultation)	12	\$ 160.00	\$ 1,920.00
Steve/Hayden/Edgar	60	\$ 105.00	\$ 6,300.00
Review of Draft w/ City			
Eric Sahm	16	\$ 140.00	\$ 2,240.00
Brad Rasmussen	6	\$ 160.00	\$ 960.00
Steve/Hayden/Edgar	8	\$ 105.00	\$ 840.00
CAD	8	\$ 95.00	\$ 760.00
Prepare Final PER			
Eric Sahm	32	\$ 140.00	\$ 4,480.00
Brad Rasmussen (Review/Consultation)	5	\$ 160.00	\$ 800.00
Steve/Hayden/Edgar	16	\$ 105.00	\$ 1,680.00
CAD	10	\$ 95.00	\$ 950.00
Clerical	4	\$ 55.00	\$ 220.00
Total Hours			
	427		
Total Cost			
			\$ 52,670.00



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

April 7, 2020, 6:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. WORK SESSION – Electronic Meeting Via Lifesize

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Lianne Pengra; Deputy Recorder; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Brad Hickman, Parks and Recreation Director.

Mayor Westmoreland called the Work Session to order at 6:04 p.m.

City Recorder Fionnuala Kofoed explained the procedural adjustments due to the electronic meeting and the proposed interim adjustments to practices relating to Council Work Sessions and Policy Meetings.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

1. CITY ADMINISTRATOR INFORMATION ITEMS

2. AGENDA REVIEW

9. AGREEMENTS

9.A. Professional Service Agreement for Cory B. Wride Memorial Park Phase 2 – Civil Solutions Group

City staff has been working with a design group to master plan the remaining portion of Cory B. Wride Memorial Park. Through this process, staff has outlined a phased approach to completing the park and would like to work with engineers and architects to complete the construction documents for Phase 2 of the park. Phase 2 consists of improvements to the corner monument area, farmers market, and festival field. It creates several additional recreational fields, a restroom facility, lighting for existing sports courts and other minor improvements throughout the park. The agreement also includes construction

administration in response to changes and modifications to plan sets and quality control through the completion of the project.

10. BID AWARDS

10.A. Lone Tree Parkway Traffic Signal Design – Horrocks Engineers

City Engineer Chris Trusty explained that after looking at the warrants for this intersection, it was determined that it meets at least two of the three required warrants. Rather than conducting additional traffic counts, this is enough to begin the process of installing a traffic signal. The City requested proposals from Horrocks Engineers, R&B, and CRS. R&B was unable to provide a proposal in time. The City received a proposal from Horrocks Engineers for \$10,300, and from CRS for \$11,610.

Councilmember Curtis asked if this expense would impact the 2020 budget. City Engineer Chris Trusty explained the project will be included in the FY 2021 budget.

10.B. Pony Express Parkway Median Improvement Project – RBI, Inc.

City staff has been working on a plan and design to complete the landscape medians along Pony Express Parkway from Lone Tree Parkway to Bobby Wren Boulevard. This bid award is for a portion of the full project and would include the landscape medians from Lone Tree Parkway to Midvalley Road. The medians to be completed are those where the existing road has been widened to two lanes in each direction. The project includes removing existing large stones, preparing the medians for rock mulch, irrigation work, and tree and shrub planting. The project had an engineer's estimate of approximately \$330,000, and the lowest bid was \$199,018.25.

12. CHANGE ORDERS

12.A. Valley View Restroom Project Change Order #1 – CT Davis Excavation

Parks and Recreation Director Brad Hickman explained CT Davis Excavation was hired through the bidding process to install the necessary sewer and water lines to complete the Valley View Park restroom. This process included installing a 10-inch water main 200 feet to the south to allow for the restroom to be installed in the park. Through the original bidding process, the underground plumbing for the CXT restroom was missed and is part of this change order. Also, there are charges for modifications that needed to be made in regard to the installation of the sewer main; additional concrete was needed to cover the lateral line that feeds into the park. Because of weather, a temporary asphalt patch was needed on the roadway. As soon as weather permits, the road and trail will be completed as will all other items associated with this project.

Mr. Hickman explained the Valley View Restroom Project was the only Parks and Recreation project that has gone over budget this fiscal year and the resulting surplus in

the capital projects fund from other under-budget projects should be enough to cover the change order expense.

14. PRELIMINARY PLATS & SITE PLANS

14.A. Ranches Golf Course Event Barn – Site Plan

Planning Manager Mike Hadley presented the item. The Ranches Estates preliminary plat was approved October 2, 2018. Ranches Estates consists of 27 residential units in five development pods around The Ranches Golf Course. The approval of the preliminary plat included the requirement of an event barn and approximately 27,000 square feet of improved open space with 62 amenity points. The public putting green is intended to fulfill the open space requirement. The purpose of developing Ranches Estates was to provide the money needed to build the event barn and putting green adjacent to the existing clubhouse.

Mr. Hadley said public concerns expressed during the Planning Commission public hearing held March 10, 2020 included the following: the size of the event area was not as large as previously presented, the putting course was excluded from the proposal, the kitchen was a “preparation kitchen” only instead of a fine dining restaurant, the parking appeared inadequate, and the indication that a portion of the office space was to be leased.

Following discussion and public comment, the Planning Commission moved to recommend approval of the Ranches Event Barn site plan to the City Council with the following condition: a full set of engineering plans shall be submitted to staff, which includes drainage, a detailed design for the putting green, and no less than ten additional parking stalls (as many as can reasonably fit in the existing parking lot). The Commission also encouraged the applicant to review the October 2, 2018 City Council meeting minutes and make adjustments to their proposal to comply with expectations.

In response to the Planning Commission recommendations, the applicant has added seven parking stalls, increasing the total to 154 stalls, and increased the size of the building. Mr. Hadley stated architecture design standards requiring a clearly identifiable entry feature at the main entrance have not been met.

Staff recommends the Council approve the Ranches Event Barn site plan with the following conditions: a full set of engineering plans shall be submitted to staff, which includes drainage and a detailed design for the putting green; and the elevations shall be revised to include a clearly identifiable entrance outside of the lobby including a porch, stoop, awning, arcade, or portico. If the Council is considering tabling the proposal, staff recommends that, instead, the Council approve the proposed site plan for the building and add a timing element and specific recommendations for the putting green to come back to the City Council for approval at a future date.

Councilmember Burnham stated she had heard concerns the size of the event barn was smaller than the rendering on the preliminary plat approved on October 2, 2018. She said

the event barn rendering on this site plan appeared to be larger and requested clarification of the ballroom portion of the building size compared to the previously approved event barn, which did not include a fitness center. She also asked for clarification regarding the putting green design.

Applicant representative Jeff Harbertson with GreatLIFE Golf and Fitness explained the original plan submitted to the Planning Commission was smaller than anticipated. Mr. Harbertson said the overall footprint of the building is larger than the original event barn. To address concerns regarding the ballroom size, they added a dining room area with two removeable walls, allowing the ballroom and dining room to be used separately for two concurrent events, or to be combined into a single event area able to accommodate up to 200 guests. He explained the intent of the design alterations were to meet the Council's event capacity requirements while still meeting GreatLIFE's business model and to increase functionality by providing the ability to host events of various sizes.

Councilmember Love expressed concern that the removal of the cart path to the south of the new putting green may increase the potential for debris damage to the homes below the putting green and asked if a retaining wall will be installed. She stated the neighbors to the north of the putting green do not have a wrought iron fence barrier like the other perimeter houses and asked if the plan included the installation of fencing.

Mr. Harbertson explained the purpose of the revised plan was to level and tier the putting green into a course to better meet the original design approved with the preliminary plat, and to reduce the need for and/or the size of a retaining wall between the homes and putting green. He said had not spoken with the residents to the north, was not aware of the need for fencing, and expressed a willingness to allow the HOA to install fencing, as the HOA owns the fencing.

Mayor Westmoreland suggested the addition of landscaping as a buffer. Mr. Harbertson agreed to add a landscaping barrier to the north of the putting green, if the Council desires.

Councilmember Curtis said he thought the preliminary plat included the installation of a miniature golf course.

Applicant representative Mark Whetzel stated the negotiation on October 2, 2018 included the discussion of an eighteen-hole putting golf course that would be open to the public; although similar to a miniature golf course, the intent was to install grass, not artificial turf. He said the natural, green space would enhance the aesthetics of the club house and event barn.

Councilmember Curtis stated that was not his understanding during the previous discussion and requested a copy of the minutes for the October 2, 2018 City Council meeting for clarification.

Mr. Whetzel stated he had not calculated the cost for an artificial turf putting course and had always intended to install a grass putting green to enhance the ambiance of the event

barn, which would not be accomplished by a traditional, artificial turf miniature golf course. He said artificial turf would likely cost less than grass and expressed a willingness to install artificial turf, if the Council desires that change.

Councilmember Clark expressed concern that the design alterations of the putting green fail to meet the open space requirements as understood and allowed in the preliminary plat conditions of approval. She requested the square footage totals for the areas in the proposed building, as the numbers were not legible on the renderings.

Mr. Harbertson said the ballroom is 2,467 square feet, the dining room is 1,168 square feet, and the fitness room is 2,683 square feet; when combined, the square footage of the ballroom and dining area is larger than the original building's event area.

Councilmember Gray requested the applicant provide additional background to explain the fitness center addition.

Mr. Harbertson presented his history with the company and its success in the Midwest. GreatLIFE Golf and Fitness' model combines golf and fitness centers in order to help golf courses become profitable in order to stay in business, and to introduce people to golf. They partnered with The Ranches Golf Course about a year ago and made the course GreatLIFE's flagship property in Utah. He said the fitness center is necessary to make the model work, and they have received positive feedback from the community. GreatLIFE's goal is to bring families together through golf and fitness.

Councilmember Gray expressed concern regarding the large size of the fitness center and the its proximity to the event center; the attire of the fitness center patrons could distract from the atmosphere of upscale events

Mr. Harbertson explained the fitness center is considered a boutique-sized gym and must be that size or larger in order to accommodate enough equipment for basic operation. He explained most country clubs host upscale events in addition to housing a fitness center, and the fitness center and event areas have separate entrances.

Councilmember Gray inquired about the applicant's plans for the existing clubhouse and if the fitness center could be located there. Mr. Harbertson explained the clubhouse consists of five trailers and the cost of reinforcement to accommodate a fitness center could cost as much as fully rebuilding it. He said when they eventually rebuild the clubhouse, the fitness center could potentially be moved there, if merited by usage.

Mr. Whetzel stated the event center and fitness center combination is a standard model for most country clubs and golf centers.

Councilmember Burnham expressed concerns regarding noise pollution from the fitness center during events, especially due to weights. Mr. Harbertson said he shared her concern and has ensured that the plans include proper soundproofing and rubber floor mats, as well as the use of lower-noise, commercial-grade fitness equipment.

Councilmember Curtis requested a closed session to review and discuss the requirements of the previous agreement to check for a breach of contract to see if a lien for the golf course homes should be issued.

City Attorney Jeremy Cook stated the City Council could examine a breach of contract claim and requested clarification of Councilmember Curtis' concerns.

Councilmember Curtis stated the Council allowed the additional residential units in accordance with expectations outlined in the original motion for specific amenities to benefit those residents in place of the fee-in-lieu, and he expressed concern the changes in the plan do not align with the terms of the original agreement.

Councilmember Burnham stated although different, the new plan increases amenities through the inclusion of a fitness center as well as an event center equivalent in size to the one in the original agreement. She said she understood the preliminary plat agreement included the requirement of a grass putting green, not a miniature golf course. Mayor Westmoreland concurred and stated he did not recall the preliminary plat discussion including obstacles and other aspects associated with a miniature golf.

Councilmember Love inquired about the timeline of the putting green installation. Mr. Harbertson explained the grading for the putting green will be completed in concurrence with the construction of the event center, and the putting green will likely be completed before the event center is finished. He said the new putting course will be more level and accessible to non-golfers than the existing putting green and explained the ballroom will be 700 square feet larger than the original design.

Councilmember Clark asked if the Council could revoke the amenity points awarded for the putting green and collect a fee-in-lieu to install park amenities in another area for the residents.

Councilmember Gray said Councilmembers Curtis and Clark had valid concerns that could best be discussed in a closed session to determine that contractual obligations are adequately addressed.

Ms. Kofoed explained that statute does not allow for a closed session for this purpose.

Mr. Cook suggested tabling the item to allow the Councilmembers time to discuss their concerns to confer with City staff. He stated the misunderstanding regarding the putting green may have arisen due to unfamiliarity with golf courses and golfing jargon, and as a golfer, he understood the original agreement included an eighteen-hole putting green, not a miniature golf course.

Councilmember Curtis stated the installation of a putting green is simply cutting holes in sod and expressed concern the cost would be significantly less than the \$101,000 allocated

for the project. Mr. Harbertson explained the installation cost also includes items such as excavating, retention work, materials, and running lines.

Mayor Westmoreland explained the item will be moved to the scheduled items for further discussion.

15. RESOLUTION

15.A. A Resolution of Eagle Mountain City, Utah, Amending and Adopting a Water Conservation and Management Plan for Eagle Mountain City

Public Utility Manager Mack Straw explained the resolution is to adopt the water conservation and management plan. The State requires that the City update its Water Conservation Plan every five years. The plan is an overview of the City's water system and includes the steps the City can take to conserve water.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held.

7:00 P.M. POLICY SESSION – Electronic Meeting via Lifesize

ELECTED OFFICIALS PRESENT ELECTRONICALLY: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love.

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Lianne Pengra; Deputy Recorder; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; and Brad Hickman, Parks and Recreation Director.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:12 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

No public comments were submitted online at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, emailed to recorder@emcity.org, or left as a voicemail at 801.789.6611.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

None.

Councilmember Burnham

None.

Councilmember Love

None.

Councilmember Clark

None.

Councilmember Gray

None.

Mayor Westmoreland

Mayor Westmoreland expressed appreciation to City residents and staff efforts for working together and searching for innovative solutions during the current troubled times.

CONSENT AGENDA

9. AGREEMENTS

- 9.A. Professional Service Agreement for Cory B. Wride Memorial Park Phase 2 – Civil Solutions Group

10. BID AWARDS

- 10.A. Lone Tree Parkway Traffic Signal Design – Horrocks Engineers
- 10.B. Pony Express Parkway Median Improvement Project – RBI, Inc.

11. BOND RELEASES

- 11.A. Overland Phase B, Plat 1 – Into Warranty
- 11.B. Overland Phase B, Plat 2 – Into Warranty

12. CHANGE ORDERS

12.A. Valley View Restroom Project Change Order #1 – CT Davis Excavation

13. MINUTES

13.A. March 17, 2020 Minutes

14. PRELIMINARY PLATS & SITE PLANS

14.A. Ranches Golf Course Event Barn – Site Plan

15. RESOLUTION

15.A. A Resolution of Eagle Mountain City, Utah, Amending and Adopting a Water Conservation and Management Plan for Eagle Mountain City

MOTION: *Councilmember Burnham moved to approve the consent agenda, removing item 14.A. and placing it as a scheduled item for further discussion. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

14. PRELIMINARY PLATS & SITE PLANS

14.A. Ranches Golf Course Event Barn – Site Plan

Mayor Westmoreland explained the Council had diverse interpretations of the terms of the preliminary plat approval on October 2, 2018 and stated the site plan could be tabled to allow the Council to research and resolve their concerns.

Planning Manager Mike Hadley explained the City Council approved an agreement that allowed The Ranches Golf Course to build 27 residential units, using the proceeds from the residential unit sales to fund an event center at the golf course. He presented renderings of the project and explained the revised parking area, as well as the increased size of the event center.

Councilmember Curtis inquired why staff recommended approval of a portion of the project in lieu of tabling the item.

Community Development Director Steve Mumford explained Planning Department staff and City Administrator Ifo Pili discussed the project and determined the building site plan meets and exceeds the requirements of the previously approved preliminary plat. They recommend the approval of the building to allow the applicant to move forward on that portion of the project, should other areas of concern require time to be satisfactorily resolved with the Council.

Councilmember Clark asked when the construction of the event barn would be complete. Applicant representative Jeff Harbertson with GreatLIFE Golf and Fitness explained the event barn will hopefully be completed by the end of the year. He said a construction area is unappealing for both the golf course and the neighboring residents; finishing the event barn before winter would create revenue sources through event hosting, fitness center memberships, and golf and combination membership promotion during the golf off season.

Councilmember Gray asked what would be located in the office space. Mr. Harbertson explained the office space will include a bride's room and a groom's room, as well as space for their corporate headquarters.

Councilmember Love expressed concern regarding the steep grade from the putting green area to the residents' yards and fences to the south, and recommended including a condition requiring retaining walls, should the slope exceed Municipal Code standards.

Mr. Harbertson explained the putting green area will be leveled and tiered and retaining walls will be installed in accordance with engineering standards. Native grasses will be replanted to prevent runoff.

Councilmember Love verified the applicant plans to remove debris currently located adjacent to properties south of the putting green area.

At Mayor Westmoreland's request, Mr. Hadley and City Engineer Chris Trusty explained staff oversight procedures for the final project.

Councilmember Burnham stated the proposed building exceeds the original requirements and suggested the Council require the applicant to verify the cost of the putting green installation and reallocate surplus funds to other areas of the project.

Councilmember Curtis stated his only concern with the building was the potential leasing of office space to other companies and expressed concern the relocation of the putting green would require the majority of the approved funds be used for earthwork preparation, resulting in an inferior finished project to the one originally presented and approved.

Councilmember Gray stated he had no concerns with the building or permitting GreatLIFE to lease office space and that individual companies, not the government, should direct free enterprise. He said additional lots were exchanged for amenities, but the putting green is an amenity for the golf course, not the community. He expressed concern over partial approval due to the possibility of future negotiations causing issues or disputes impacting the project as a whole and stated a preference to table if necessary.

Councilmember Love stated her approval of the new building design.

Councilmember Clark said the new building design is an improvement over the original design and is a benefit to the City. She concurred with Councilmember Gray's preference to table the item, rather than partially approve it. She expressed concern that the area has insufficient park

space and amenities and stated the Council should explore park and open space options for the area in addition to the putting green amenity.

Mr. Mumford explained additional options in the area for parks and open space and stated residents have expressed approval of and desire for the putting green.

Mayor Westmoreland verified with staff that amenity points had been awarded for the putting green, as it is free for resident use.

Applicant representative Mark Whetzel explained the original concept drawing for the putting green included grass and artificial blue turf to indicate water hazards. Councilmember Clark stated the applicant should be required to install a putting green in kind to the one originally presented and submit a detailed plan to staff for approval.

Councilmember Love said the original location for the putting green appears to be available. Mr. Whetzel said she was correct and expressed a willingness to research options to revise plans to better meet Council expectations.

Discussing ensued regarding the timetable for the project and options for tabling or approving the item with conditions.

Mr. Pili explained the staff recommendation to approve the event barn, the applicant's willingness to amend the open space plan per Council direction, and staff preference to allow the project to move forward.

Councilmember Clark expressed frustration the applicants did not provide a full set of engineered plans.

Mr. Pili reiterated the importance to the City to allow the project to move forward for the golf course to become profitable and remain viable.

Discussion ensued regarding the requirements and fund allotment for the putting green and options for approving or tabling the site plan.

Mr. Pili stated, for the record, staff had requested the applicant present the design for the park, and the lack of plans complicates and potentially delays action by the Council.

Discussion ensued regarding the timeframe for the applicants to provide a detailed landscaping plan and options for the location of the putting green.

Mr. Mumford explained options that allow the Council's expectations to be met include withholding building permits, the certificate of occupancy, or the four-way inspection.

Discussion ensued regarding the conditions to include in the motion, the implications of relocating the putting green including flooding prevention, and zoning allowance of leasing office space.

Mr. Mumford explained the location is designated as Golf Course Open Space in the General Plan and the Municipal Code is vague as far as commercial space allowance. He said the clubhouse currently includes leased office space. He advised that if the office space was intended for GreatLIFE's use, no condition would be required. A rezone or zone amendment would be necessary to lease the office space in the future.

MOTION: *Councilmember Burnham moved to approve The Ranches Golf Course Event Barn site plan with the following conditions:*

- 1. A full set of engineered plans shall be submitted to staff, which include drainage and a detailed design for the putting green;*
- 2. The elevations shall be revised to include a clearly identifiable entrance outside of the lobby, including a porch, stoop, awning, arcade, or portico;*
- 3. The applicant shall not receive the four-way inspection for the event barn until the park plan has been approved; and*
- 4. The applicant shall not receive a certificate of occupancy for the event barn until the park is complete.*

Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Those voting nay: Colby Curtis. The motion carried with a vote of 4:1.

16. ORDINANCE/PUBLIC HEARING

16.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.35 Commercial Zone

Mr. Mumford presented the item. The proposed ordinance amends Eagle Mountain Municipal Code 17.35 Commercial Zone, replacing the existing zone with two new commercial zones, to implement the goals of the General Plan. The proposed amendment includes permitted and special land uses and development standards. The new zones are most appropriately used within areas designated as Community Commercial on the General Plan map; these zones may also be appropriate in other areas at the discretion of the Planning Commission and City Council.

Mr. Mumford explained the land use table and differences between permitted, prohibited, and special uses and how they are identified in Municipal Code. The Planning Commission held a discussion and public hearing on March 10, 2020 for the proposed amendment. The Planning Commission made changes to the land use table and recommended approval to City Council. At the meeting, no comments were provided at the public hearing. Mr. Mumford presented the setback requirements for the zones and conditional uses.

Councilmember Love requested clarification for the proposed location of these zones on the General Plan and in relation to major intersections and subdivisions.

Mr. Mumford clarified potential locations for the Commercial Neighborhood and Commercial Community zones and explained the Council may grant rezone approvals regardless of the area's

existing Future Land Use designation, as long as the zoning adheres to the intent of the General Plan.

Councilmember Curtis requested to change the permitted use of indoor, climate-controlled storage units to a prohibited use in the Commercial Community zone, in addition to the traditional, outdoor storage units already prohibited, and limit all storage unit construction to industrial areas.

Councilmember Clark stated that commercial storage has been a frequently debated issue within the City and concurred with Councilmember Curtis' opinion to isolate all types of storage units to industrial areas but expressed a willingness to entertain other opinions or considerations.

Councilmember Burnham clarified the designation for tattoo parlors and asked about the difference between the indoor and outdoor storage facilities.

Mr. Mumford said the intent of the Planning Commission was not to allow the traditional, garage-door-style, outdoor storage units. He explained the indoor units are generally designed with office building facades or glass exteriors and include elevators and smaller, closet-like storage spaces. A developer suggested the inclusion due to the increasing popularity of indoor facilities and trends to locate indoor storage facilities near condominiums and apartments to provide additional storage for multi-housing units.

Councilmember Curtis stated his preference for the zone uses to be restrictive and grant approval on a case-to-case basis. Councilmember Clark stated her uncertainty regarding the permissance of indoor storage facilities due to insufficient available data to determine community impact.

Councilmember Curtis asked Mr. Mumford if any of the other permitted uses had been suggested by developers.

Mr. Mumford said the Planning Commission had rejected a commercial developer's request to amend the zones to permit vertical commercial/residential mixed-use zoning in order for the Commission and Council to be able to consider each request individually. A developer also indicated recent inclusion of state liquor stores in strip malls instead of requiring a separate building, and the Planning Commission determined to allow state liquor stores as a permitted use in the Commercial Community zone.

Councilmember Love stated storage facilities are industrial looking and concurred with Councilmember Curtis to prohibit all storage facilities.

Councilmember Gray requested clarification on conditional uses. Mr. Mumford explained all the special and permitted uses are allowed uses within the zone and the special use designation indicated the uses must comply with additional standards as stipulated in Chapter 17.75 of Municipal Code.

Councilmember Curtis asked if the Council needed to set the requirements for special uses. Mr. Mumford explained staff is working on special uses and will present the uses to the Council once available and any impacted applications will be put on hold until the standards requirements are

approved. Councilmember Curtis suggested prohibiting all uses until staff completes the special uses standards revisions.

Councilmember Love discussed the size of permitted grocery stores in the Commercial Neighborhood and Commercial Community zones with Mr. Mumford and suggested the inclusion of size restrictions.

Councilmember Burnham stated appreciation for the intentions of Councilmember Curtis' suggestion but expressed concern regarding the temporary removal all permitted uses due to the protected status of certain land uses for civic institutions, healthcare facilities, etc. Councilmember Curtis agreed and said he had not considered the legal ramifications of the suggestion.

Mayor Westmoreland opened the public hearing at 8:57 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, Mayor Westmoreland closed the hearing.

Councilmember Clark asked if the other Councilmembers desired to table the item to allow time to discuss the changes with business owners to ensure no pertinent issues are overlooked.

Councilmember Curtis asked if the Eagle Mountain Chamber of Commerce had reviewed the amendments. Mr. Mumford stated staff did not request feedback from any businesses but received feedback from one developer with a current application. Should the Council determine to table the item, Mr. Mumford requested feedback from the Council regarding any concerns and indicated staff could confer with local business owners, if desired.

Councilmember Gray stated conditional uses were his only concern and felt the Council had sufficiently deliberated the item.

Councilmember Love suggested the inclusion of a condition to define the square footage requirements for grocery stores in each of the zones. Discussion ensued regarding the appropriate square footage limitations for each zone. The Council directed staff to research and quantify grocery store sizing requirements.

Councilmember Curtis suggested conditioning the prohibition of all special uses, except for residential and civic purposes, until the special use standards are finalized and implemented. Discussion ensued regarding permitted use standards and restriction options.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.35 Commercial Zone with the following conditions:*

- 1. A footnote shall be added to prohibit all special uses, except civic and residential, until special use standards are developed and adopted by the Council;*
- 2. Staff shall define the square footage requirements for small, medium, and large grocery store sizes and include small-sized grocery stores, as defined, as a permitted use in the Commercial Neighborhood Zone*

and medium-sized grocery stores, as defined, as a permitted use in the Commercial Community Zone; and

- 3. Storage units (indoor, climate-controlled) shall be removed as a permitted use in the Commercial Community Zone.*

Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.

17. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Clark

Councilmember Clark commended Communication Director Linda Peterson for her communication with City residents and other staff efforts.

Councilmember Burnham

See Board Liaison report.

Councilmember Love

Councilmember Love suggested local restaurants and other businesses communicate how residents can support their businesses.

Councilmember Gray

See Board Liaison report.

Councilmember Curtis

See Board Liaison report.

Mayor Westmoreland

None.

18. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark stated she will be hosting an online Q&A with Be Ready Eagle Mountain on April 23rd.

Councilmember Burnham

Councilmember Burnham stated during the Council of Governments transportation meeting held April 7, 2020, the attendees were impressed that Eagle Mountain City had already conducted a transportation survey. As the survey focused on alternative uses instead of general transit concerns, the Utah Transit Authority (UTA) will assess the survey questions and evaluate if a follow up survey is necessary. UTA representatives were supportive of Saratoga Springs and Eagle Mountain City's joint concerns. They recognized the insufficient public transportation for our City size, and expressed the willingness to work together to find solutions.

Councilmember Love

None.

Councilmember Gray

Councilmember Gray stated he has been working with Ms. Peterson regarding the upcoming Pony Express Days. They have discussed moving the event further into the summer. Councilmember Clark asked how this would affect the rodeo circuit. Councilmember Gray stated moving the rodeo is easier than adjusting the dates for the carnival or demolition derby. Councilmember Love recommended scheduling the event for a weekend in July or August.

Councilmember Curtis

Councilmember Curtis said the Eagle Mountain Chamber of Commerce has cancelled the after-hours event and is looking into ways to assist local businesses during the current economic climate. Mayor Westmoreland expressed concern regarding the social distancing directives impact on local businesses and the desire to determine and support creative ways for the City to assist them. Councilmember Clark suggested partnering with the Chamber of Commerce. Mayor Westmoreland directed Councilmember Curtis and Economic Development Director Aaron Sanborn to work with the Chamber of Commerce to determine needs and to explore solutions. Councilmember Curtis said he was contacted by the Eagle Mountain Art Alliance with a request to confer with City staff regarding a project. Ms. Kofoed directed Councilmember Curtis to provide her with the information following the meeting.

19. **ADJOURNMENT**

MOTION: *Councilmember Gray moved to adjourn the meeting at 9:35 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 9:36 p.m.

Approved by the City Council on April 21, 2020.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	McDonald's - Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Darrin Perkes		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial	ACREAGE .974	COMMUNITY Porter's Crossing Town Center

PUBLIC HEARING:

No

REQUIRED FINDINGS:

Buildings & Commercial Design Standards

The building square footage is approximately 5,057 sq. ft, and building elevations and renderings have been submitted. The building design complies with nearly all of the City's Commercial Design Standards. The proposed design uses different and acceptable materials. Staff recommends, however, that the applicant add rock material to the building to maintain a consistent look with the other buildings in Porter's Crossing Town Center. EMMC 17.72.040-F2 states:

2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.

EMMC 17.72.040-2G for building colors states:

G. Building Color. Buildings

RECOMMENDATION:

Staff recommends that the City Council considers a site plan for a proposed McDonald's fast food restaurant located in the Porter's Crossing Town Center.

BACKGROUND:

This application is for a site plan for a McDonald's restaurant located on Porter's Crossing Town Center Lot 3, which is approximately 0.974 ac in size.

The Porter's Crossing development was approved by the City Council on May 3, 2011, along with a master site plan and preliminary plat (approved April 2011).

should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.

It is up to the City Council to determine if the materials and colors of the McDonald's are similar to the neighboring structures in the development. Minor deviations from these elevations, still in compliance with the Design Standards, require approval by the Planning Director.

Parking

The project is providing 32 parking stalls with 2 ADA stalls. City Code would require 40 stalls for this specific site, but the existing parking lot to the north that is provided by the Porter's Crossing Town Center development for use by pad site tenants accounts for the additional 8 stalls.

Landscaping

The applicants have designed the site according to City standards. The landscape plan exceeds the number of required trees and turf. The landscaping around the site will be maintained by the Porter's Crossing Town Center development group. McDonald's will be responsible for the landscaping on the McDonald's site. All plants and trees are drought tolerant. Headlight screening will be required if parking is at grade level or above.

Lighting

A lighting plan has been submitted and complies with the City's dark sky ordinance. Lights must be shielded downward and the light source may not be visible from surrounding properties.

Signs

The proposed signs will require a sign permit(s) prior to any construction. The attached documents show the sign that McDonald's is proposing. Staff recommends that the sign contain a maximum height of 5 ft, as required by EMMC 17.80.070-C-3, and that the sign have stone up one side to maintain consistency with other signage in the development. EMMC 17.80.070-C-3 states, "The materials and design shall be consistent for each sign in the development/project." The applicant can request that the City Council approve the proposed signage.

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission approved the Conditional Use permit. The Planning Commission recommended approval of the site plan to the City Council with the following conditions. 1. The applicant shall add rock building materials to the building; 2. The monument sign shall comply with City requirements in regards to sign height, and the applicant shall add rock to match sign styles of neighboring businesses; ad 3. The applicant shall remove the east side striping indicating the drive-thru.

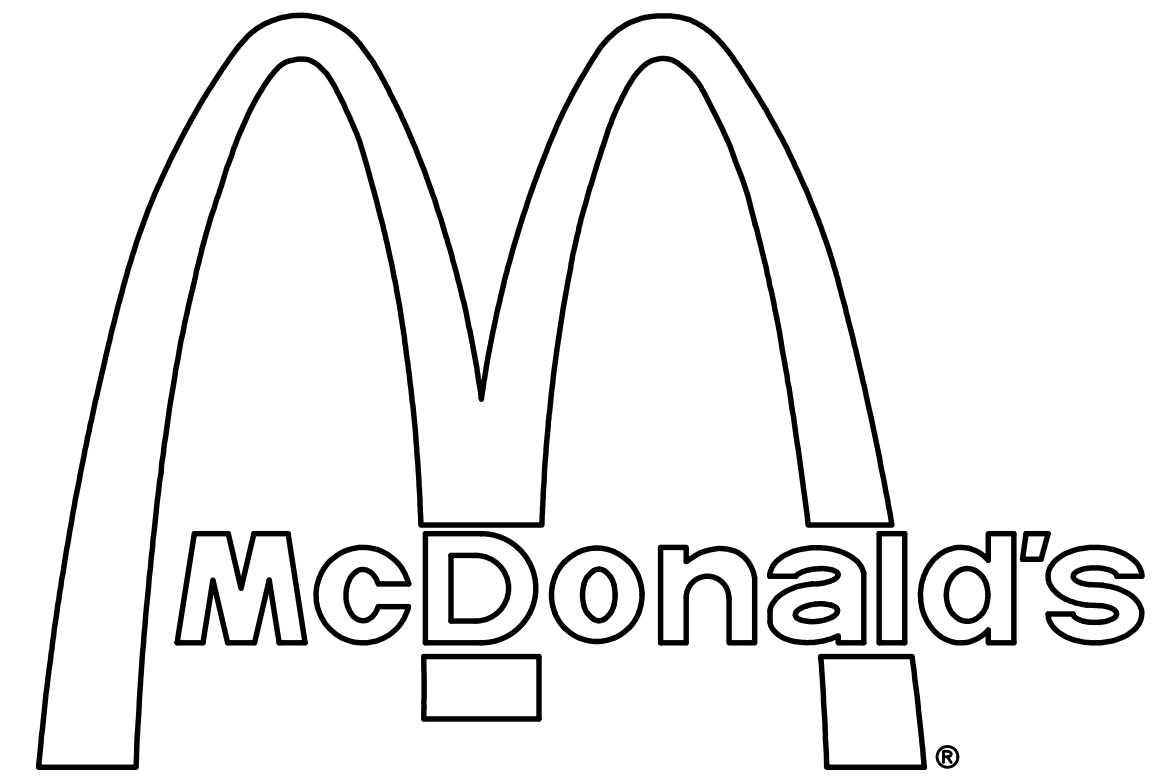
PREPARED BY:
Michael Hadley, Planning

Attachments:

[McDonald's Site Plan](#)

[McDonald's Updated Site Plan](#)

[Pictures](#)



**4137 E. PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH**

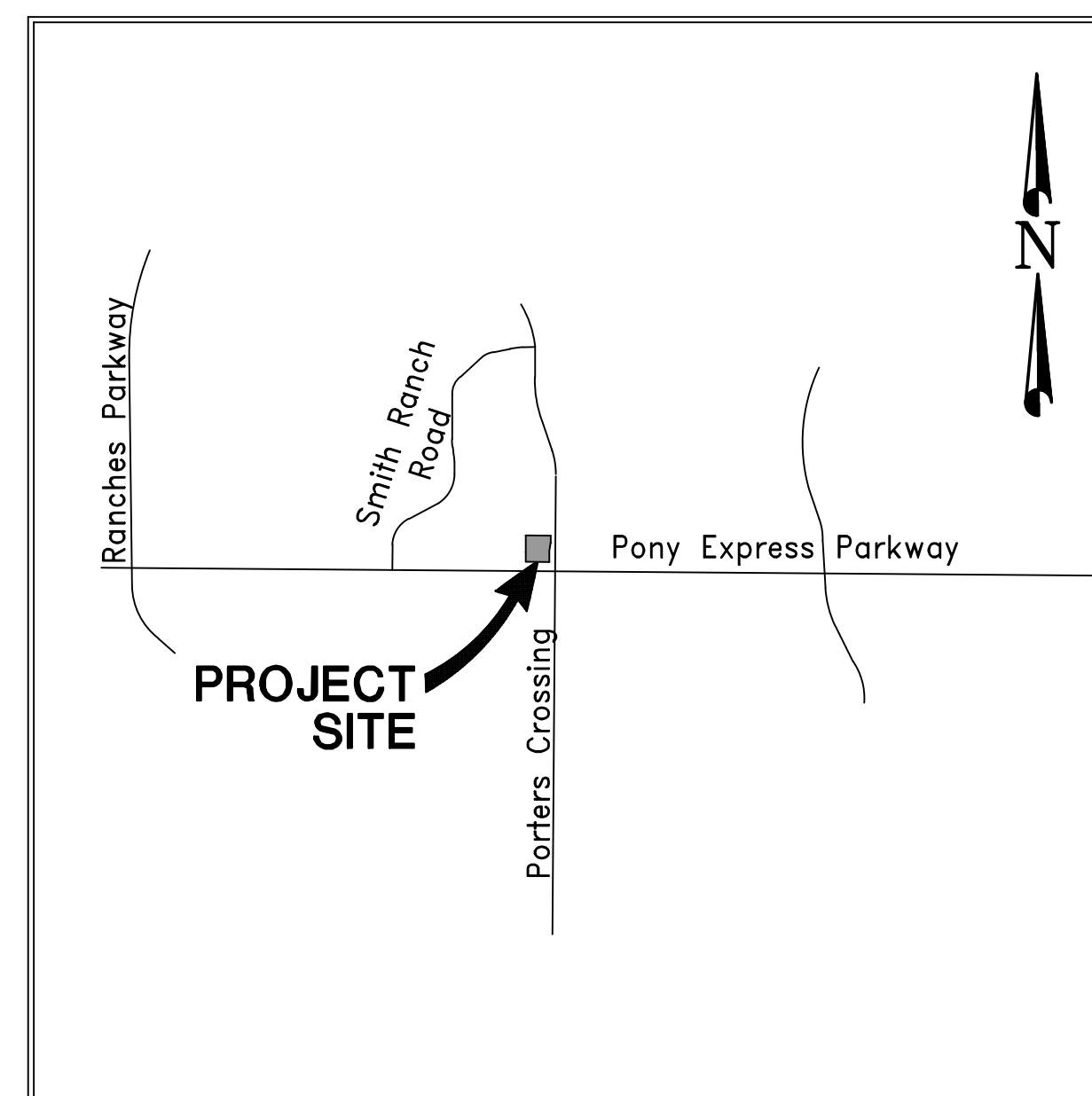
SITE 043-0318

SITE IMPROVEMENT PLANS (CIVIL PACKAGE)

APRIL 10, 2020 - SET B
MARCH 19, 2020 - PRIOR SET A

INDEX OF SHEETS

	COVER SHEET
1 of 1	ALTA/ACSM LAND TITLE SURVEY
C-1	GENERAL NOTES
SP-1	SITE IMPROVEMENT PLAN
SP-1A	SITE DRIVE THRU LAYOUT
SP-2	UTILITY PLAN
SP-3	GRADING & DRAINAGE PLAN
DT-1	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
DT-2	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
DT-3	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
SD-1	SITE DETAILS (McDONALD'S)
SD-2	SITE DETAILS (McDONALD'S)
SD-3	TRASH ENCLOSURE DETAILS
SD-4	SITE DETAILS (GENERAL)
SD-5	STANDARD SEWER DETAILS
SD-6	ADA STANDARD DETAILS
LS-1	LANDSCAPE PLAN
LS-2	IRRIGATION PLAN
EC-1	EROSION CONTROL PLAN
LTG-1	LIGHTING PLAN
	COLOR RENDERING



VICINITY MAP
N.T.S.

FOR
McDONALD'S CORPORATION

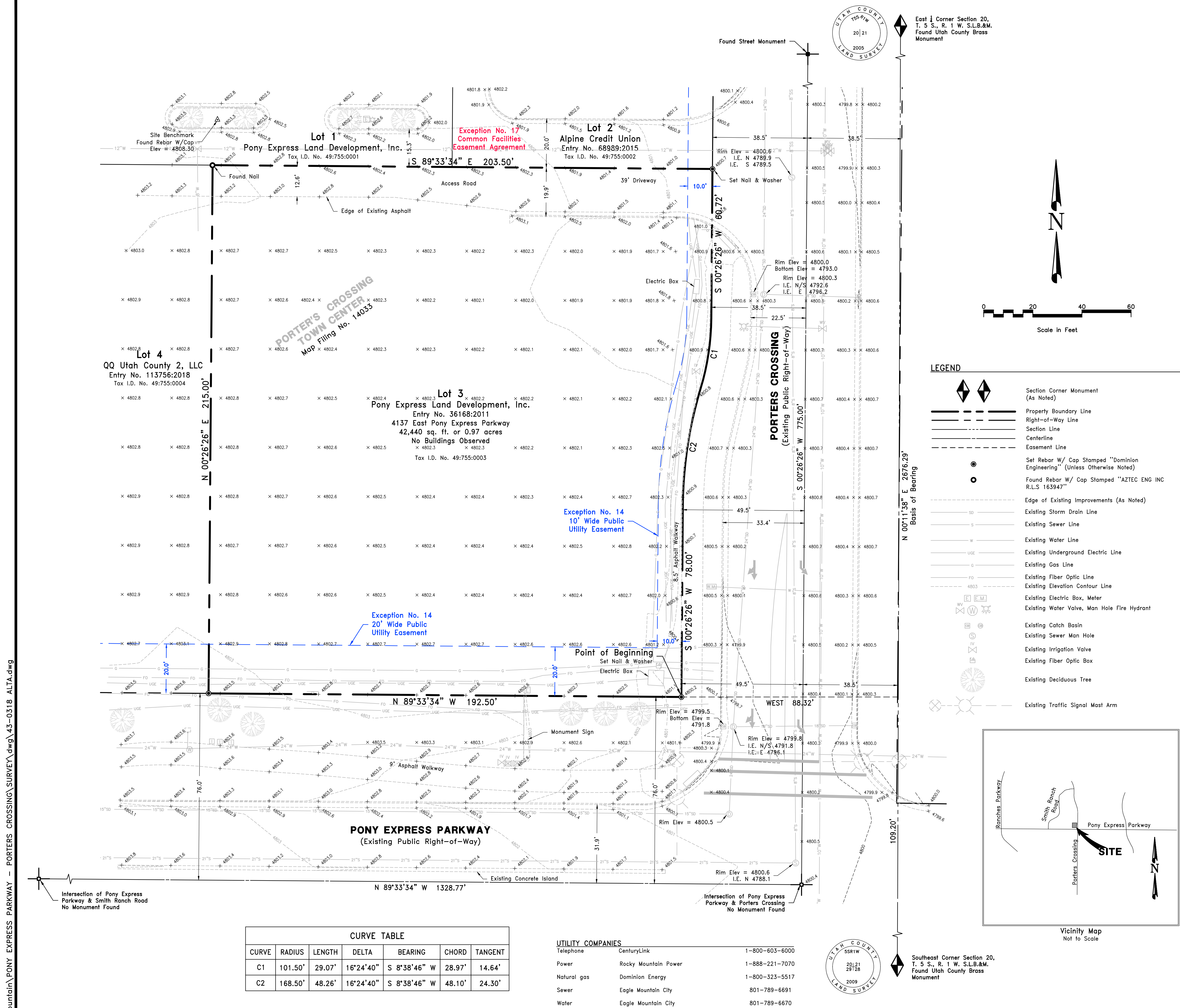
4643 South Ulster Street, Suite 1300
Denver, Colorado 80237
(303) 779-0444

PREPARED BY



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



**SURVEYOR'S CERTIFICATE:**

To McDonald's USA, LLC, a Delaware limited liability company, McDonald's Real Estate Company, a Delaware corporation and McDonald's Corporation, a Delaware corporation, Cottonwood Title Insurance Agency, Inc. and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16, 17, 18, 19, 20, and 21 of Table A thereof. The fieldwork was completed on December 3, 2019.

BOUNDARY DESCRIPTION

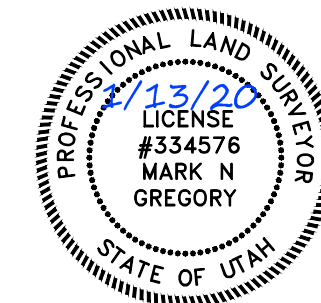
All of Lot 3, Porter's Crossing Town Center Subdivision, Eagle Mountain, Utah, Utah County, according to the official plat thereof, recorded September 24, 2013 as Entry No. 90696:2013, Map #14033.

Being the same as:

A parcel of land located in the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at the Southeast Corner of Lot 3, Porter's Crossing Town Center Subdivision, said corner being North 00°11'38" East 109.20 feet along the east line of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian and West 88.32 feet from the Southeast Corner of said Section 20, and thence along the north line of Pony Express Parkway North 89°33'34" West 192.50 feet to the Southwest Corner of said Lot 3; thence North 00°26'26" East 215.00 feet to the Northwest Corner of said Lot 3; thence South 89°33'34" East 203.50 feet to the Northeast Corner of said Lot 3; thence along the west line of Porter's Crossing the following four courses: 1) South 00°26'26" West 60.72 feet to a point of tangency of a 101.50 foot radius curve to the right, 2) Southerly 29.07 feet along the arc of said curve through a central angle of 16°24'40" and a long chord of South 08°38'46" West 28.97 feet to a point of reverse curvature with a 168.50 foot radius curve to the left, 3) Southerly 48.26 feet along the arc of said curve through a central angle of 16°24'40" and a long chord of South 08°38'46" West 48.10 feet and 4) South 00°26'26" West 78.00 feet to the POINT OF BEGINNING. Said parcel contains 42,440 square feet or 0.97 acres, more or less.

Date: January 13, 2020



Mark N Gregory
P.L.S. No. 334576

NARRATIVE:

The purpose of this survey is retrace Porter's Crossing Town Center in order to perform an ALTA/NSPS Land Title Survey on Lot 3 of said subdivision. The Southeast and East Quarter Corners of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian are used to control the location of said subdivision as shown hereon.

The vertical benchmark for this survey is the Utah County monument found marking the Southwest Corner of said Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, elevation 4875.33 (NVGD 29) per the records of the Utah County Surveyor.

A commitment for title insurance (Cottonwood Title Insurance Agency, Inc. File No. 120576-WHF dated November 12, 2019) was provided and relied upon for this survey.

BASIS OF BEARING:

The basis of bearing for this survey is North 00°11'38" East between the Southeast and East Quarter Corners of said Section 20 per the plat of Porter's Crossing Town Center.

SCHEDULE B - EXCEPTIONS:

Cottonwood Title Insurance Agency, Inc. File No. 120576-WHF dated November 12, 2019.

Exception No. 13: Notice of Adoption of the Parkside Community Development Plan, recorded June 28, 2013 as Entry No. 62950:2013.

Survey findings: The subject property is located within the boundaries described in the Notice cited in this exception and is subject to its terms.

Exception No. 14: Easements, notes and restrictions as shown on the recorded plat for Porter's Crossing Town Center Subdivision, recorded September 24, 2013 as Entry No. 90696:2013, Map #14033.

Survey findings: A 10 foot wide public utility easement exists along the east line and a 20 foot wide public utility easement exists along the south line of the subject property both of which are shown hereon.

Exception No. 15: Right-of-Way and Easement recorded July 6, 1990, as Entry No. 21549, in Book 2704, at Page 301.

Survey findings: The easement cited in this exception does not affect the subject property.

Exception No. 16: Right-of-Way and Easement recorded July 13, 1990, as Entry No. 22372, in Book 2706, at Page 35.

Survey findings: The easement cited in this exception does not affect the subject property.

Exception No. 17: Grant of Easements, Declaration of Restrictions and Common Facilities Maintenance Agreement recorded May 13, 2011 as Entry No. 36173:2011.

Survey findings: The document cited in this exception creates easements for ingress, egress, parking, utility lines and facilities over the common facilities of the the Porter's Crossing Town Center Subdivision development.

Exception No. 18: Memorandum of Lease recorded October 26, 2015 as Entry No. 97073:2015.

Survey findings: The lease cited in this exception does not affect the subject property.

Exception No. 19: Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 20: The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey may disclose.

SURVEYOR'S NOTES:

- This survey complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements.
- The subject property is located in a Zone Designation of X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 115B, with a date of identification of July 17, 2002, for Community No. 4955170 in Salt Lake County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
- The subject property is located in a Community Commercial District. Per Title 17 of the Eagle Mountain City Code. Per Chapter 17.35.070 the front maximum setback is 20 feet. The city council, in consideration of a prior recommendation by the planning commission, may increase this. There is no side yard setback requirement in a commercial zone. The rear yard setback is 20 feet and the rear yard abutting a residential or agricultural district is 50 feet. The maximum building height is 5 stories. The Eagle Mountain City Planning Manager is Michael Hadley (801-789-6615). The Eagle Mountain City setback requirements are listed at: <https://www.codepublishing.com/UT/EagleMountain/#1/EagleMountain17/EagleMountain17.html>
- There are no parking spaces located on the subject property.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There are no proposed changes in right-of-way lines and no observed evidence of recent street or sidewalk construction.
- No field delineation of wetlands was provided and no markers were observed at the time of this survey.

GENERAL NOTES

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: THE CITY OF EAGLE MOUNTAIN DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED. ALL AMENDMENTS THERETO TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION, THE M.U.T.C.D. MANUAL FOR STRIPING, UDOT FOR SIGNING AND TRAFFIC CONTROL, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.
 2. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF EAGLE MOUNTAIN FOR A PRE-CONSTRUCTION MEETING.
 3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
 4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
 5. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.
- THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORSEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDBABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
 8. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

THE CONTRACTOR SHALL BE COMPETENT KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

9. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
12. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY REMOVAL OF SURVEY STAKING.
13. THE CONTRACTOR AGREES THAT:
 - A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.
 - B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
 - C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.
 - D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.
 - E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSECTIONS AT THEIR OWN EXPENSE.
 - F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTORS' EXPENSE.
 - G. CONTRACTOR IS RESPONSIBLE FOR MATERIAL TESTING, TESTING RESULTS MUST BE SUBMITTED TO THE CITY OF EAGLE MOUNTAIN.

14. THE CONTRACTOR 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; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
15. DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
16. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
18. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
19. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
20. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

21. WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.

22. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE ON ALL PARTS AND WORKMANSHIP.

CLEARING AND GRADING NOTES:

1. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY OF EAGLE MOUNTAIN STANDARD SPECIFICATIONS.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPO SURVEY PERFORMED BY DOMINION ENGINEERING.
3. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PREVENT EROSION ONTO ADJACENT PROPERTY AND IN DRAINAGE FACILITIES. CONTRACTOR RESPONSIBLE TO CONTROL DUST AND MUD ON SURROUNDING STREETS.

DEWATERING NOTES:

1. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF TWO FEET BELOW THE PROPOSED GRADE TO MAINTAIN THE SATURATED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

UNDERGROUND UTILITIES:

1. THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OR WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGE UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS AND REQUIREMENTS.
4. PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.e. SEWER, WATER, FUEL, ELECTRIC ETC. WILL BE ENCOUNTERED AND LOCATED, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5. IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6. THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE CITY OF EAGLE MOUNTAIN FOR H-20 LOAD REQUIREMENTS.
8. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

GENERAL EROSION CONTROL NOTES

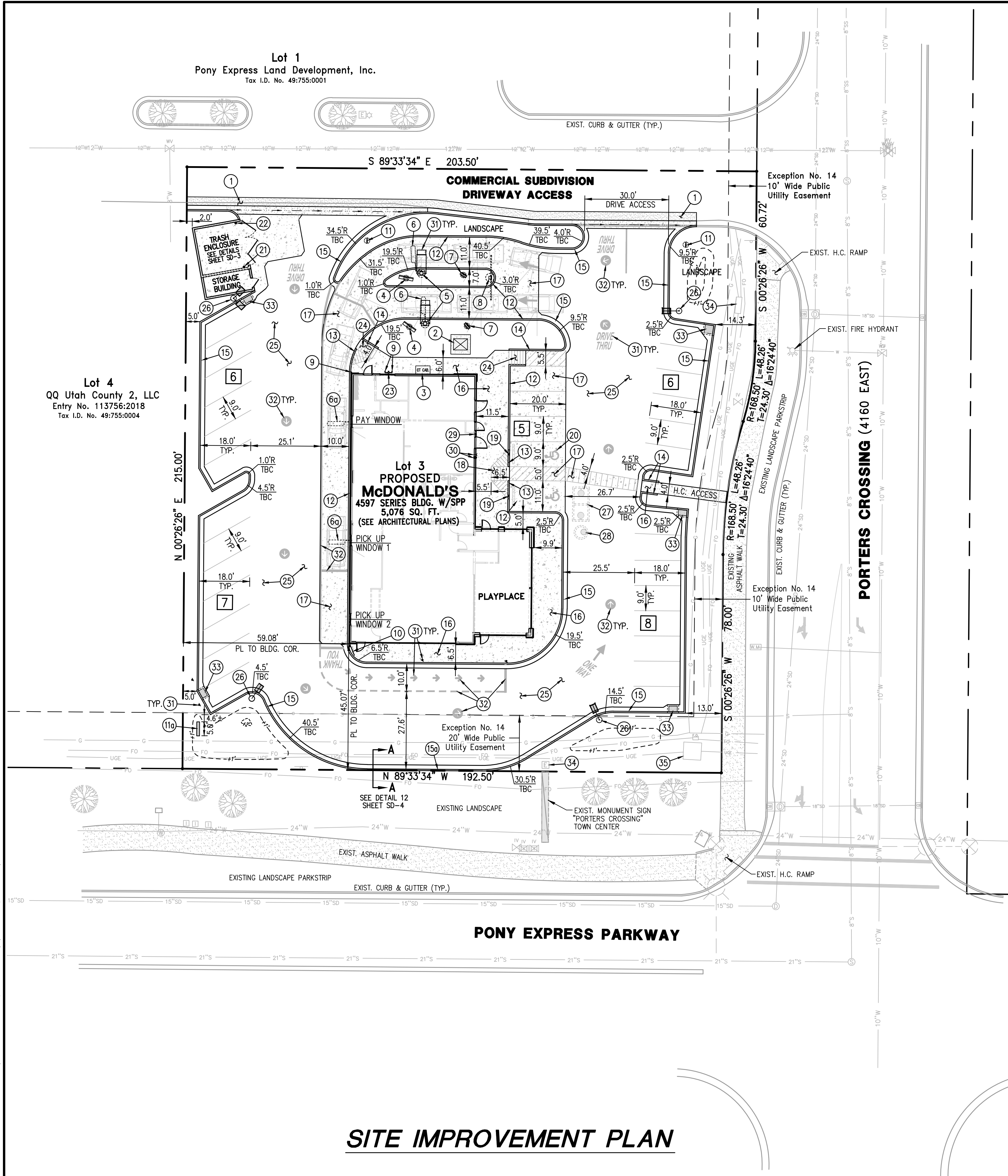
1. PRE CONSTRUCTION MEETING IS REQUIRED WITH THE CITY PRIOR TO DISTURBANCE.
2. IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT THE CITY OF EAGLE MOUNTAIN EROSION CONTROL INSPECTOR PRIOR TO THE DISTURBANCE.
3. THE CONTRACTOR WILL FILL OUT "EROSION AND SEDIMENT CONTROL PLAN" INSPECTION AND MAINTENANCE FORM EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT. PROVIDE COPIES OF MAINTENANCE FORM TO THE CITY OF EAGLE MOUNTAIN EROSION CONTROL INSPECTOR AND OWNER AT WEEKLY CONSTRUCTION MEETINGS.
4. THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE" (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL THE REVEGETATION BOND HAS BEEN 100% RELEASED.
5. THE CONTRACTOR SHALL OBTAIN THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND PROVIDE EVIDENCE TO THE CITY AT THE PRE CONSTRUCTION MEETING.
6. THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
7. THE CONTRACTOR WILL MAINTAIN THE EROSION CONTROL DEVICES UNTIL THE GROUND COVER HAS BEEN ESTABLISHED.
8. 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.
9. THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC AROUND STRUCTURES.
10. VEGETATION WILL BE DISPOSED OF IN ONE OR MORE OF THE FOLLOWING WAYS:

HAULING TO APPROVED LAND FILL
SHREDDING
CHIPPING
BURNING WITH APPROVED PERMIT

BRUSH MAY BE STOCKPILED AT TOES OF FILLS FOR TEMPORARY EROSION CONTROL.

11. REMOVE NATIVE TREES WITHIN AREAS OF DISTURBANCE ONLY.
12. ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF MASS GRADING DISTURBANCE".
13. 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.

UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
SEWER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY - TYSON ANDERSON	801-324-3634
TELEPHONE	DIRECT COMMUNICATIONS - MARJORIE CLIFFORD	marjorie@directco



SITE IMPROVEMENT PLAN

SITE PLAN NOTES SCHEDULE

- 3 FOOT WIDE ASPHALT PATCH REQUIRED AT ALL NEW DRIVEWAYS AND NEW STREET CURB & GUTTER WHERE THERE IS EXIST. ASPHALT (MATCH EXISTING ASPHALT SECTION AND GRADE)
- 3ph PADMOUNT TRANSFORMER AND METER BOX PER ROCKY MOUNTAIN POWER STANDARDS & SPECIFICATIONS APPROXIMATE LOCATION - FIELD VERIFY (BY R.M.P. - COORDINATED THROUGH CONTRACTOR)
- CT ELECTRICAL CABINET (BY R.M.P. - COORDINATED THROUGH CONTRACTOR)
- DIGITAL MAIN MENU BOARD, SEE DETAILS, SHEET DT-2
- ORDER HERE CANOPY, SEE DETAIL, SHT. SD-3
- VEHICLE DETECTOR LOOP, SEE DETAILS, SHEET DT-1
- VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS
- DIGITAL PRE-BROWSE MENU BOARD, SEE DETAILS, SHEET DT-2
- "DOUBLE ARM GATEWAY"/HEIGHT DETECTOR SIGN WITH "ANY LANE/ ANY TIME" SIGN ATTACHED, SEE DETAILS, SHEET SD-1
- 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
- HANDRAIL/GUARDRAIL, MATERIAL BY McDONALD'S
- DIRECTIONAL SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-2
- MONUMENT SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-1
- INTERGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD-4
- TAPER CURB DOWN TO BOTTOM OF RAMP GRADE (BOTH SIDES)
- 6" HIGH/6" WDE CONCRETE CURB WALL
- 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE) SEE DETAIL 1, SHEET SD-4
SEE SHEET SP-3 FOR SPILL GUTTER LOCATIONS
- CONSTRUCT 12" DEEP CONCRETE CURB AT BACK TO ACCOMMODATE LANDSCAPE GRADE STARTING AT 6" BELOW TOP BACK OF CURB AS SHOWN ON PLAN WITH HATCH PATTERN ON CURB
SEE DETAIL 12, SHEET SD-4
- 4" THICK CONCRETE WALK, HANDICAP RAMPS, PATIO AREA, ETC.
- MINIMUM 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT
- HANDICAP RAMP PER ADA STANDARDS, SEE DETAILS, SHEET SD-7
- HANDICAP PARKING SIGNS (2 TOTAL-1 VAN PER ADA STNDS.) SEE SHEET SD-7
- HANDICAP SYMBOL (TYP. OF 2) PAINTED PER ADA STNDS.
- FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
- 1" PVC CONDUIT FOR POWER TO STORAGE BUILDING
- EXTERNAL GAS METER AND PRESSURE REULATOR
- CONCRETE DELIVERY RAMP
- ASPHALT PAVING (TYP.) SEE SECTION DETAIL, SHEET SD-4
- OUTDOOR LOT LIGHT (APPROX. LOCATION), SEE SHEET LTG-1
- 1,500 GAL. GREASE INTERCEPTOR (SEWER), SEE CONFIGURATION DETAILS, SHT. SD-6
- SAMPLING MANHOLE (SEWER), SEE DETAIL, SHT. SD-5
- "KNOX BOX" PER FIRE PROTECTION CONTRACTOR STNDS. & SPECS.
- WALL TYPE INDICATOR VALVE (WIV) AND FIRE DEPARTMENT CONNECTION (FDC), SEE SHT. SP-2
- SEE SHEET SP-1A FOR ALL PAINT MARKINGS (TYP.) AND DRIVE-THRU SIGNAGE LOCATION DETAILS
- PMS123 YELLOW PAINT MARKINGS PER McDONALD'S STNDS. (TYPICAL)
- STORM DRAIN CURB INLET BOX
- EXISTING ELECTRIC BOX - LEAVE IN PLACE
- EXISTING TRANSFORMER BOX - USE IN PLACE

PROJECT DATA CHART

EAGLE MOUNTAIN CITY ZONING	COMMERCIAL
TOTAL GROSS ACREAGE	0.97 ACRES (42,440 S.F.)
TOTAL GROSS RESTAURANT AND STORAGE BUILDING TOTAL GROSS AREA	5,232 S.F. (12.33%)
TOTAL GROSS HARDSCAPE AREA	29,278 S.F. (68.99%)
TOTAL PROP. LANDSCAPE	7,930 S.F. (18.68%)

PARKING REQUIREMENTS

(1) STALL PER 125 S.F. OF BUILDING FLOOR AREA
TOTAL FLOOR AREA = 5,076 S.F.
 $5,076 \div 125 = 40.6$ (41 STALLS REQUIRED)
STALLS ON SITE = 32
VEHICLE CAPACITY IN DRIVE-THRU = 10

GENERAL NOTES:

- ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.-MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019.
- ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
- CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS. SIGNAGE PACKAGE SUPPLIED BY:
FORREST PERMA-SIGN 1-800-214-8765
9292 1st STREET, BOX 588 www.forrestpermasigns.com
NEW ROCHELLE, NY 10802



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

SHEET NO.

McDONALD'S SITE IMPROVEMENT PLANS

EAGLE MOUNTAIN, UTAH

SITE IMPROVEMENT PLAN

SITE ID

043-0318 4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH

PREPARED BY:

McDONALD'S CORPORATION

KNOX DRIVE - SAN BROOK, ILLINOIS 60081

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OFFICE ADDRESS
DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

DRAWN BY

STD ISSUE DATE

REVIEWED BY

DATE REVIEWED

DATE ISSUED

TITLE

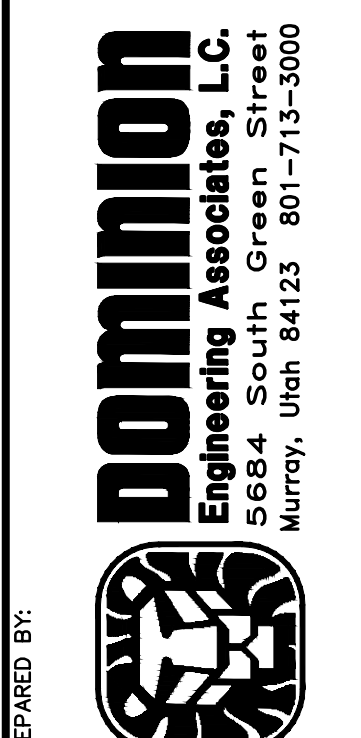
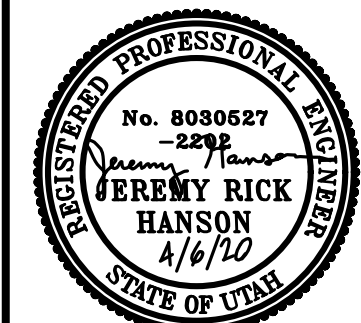
DESCRIPTION

REVISIONS

PER CITY PLANNER

REVIEW COMMENTS

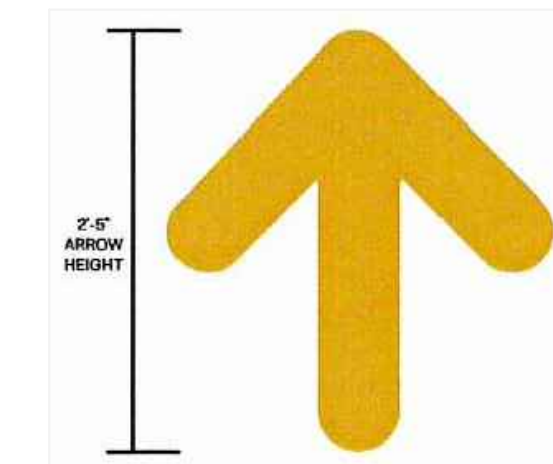
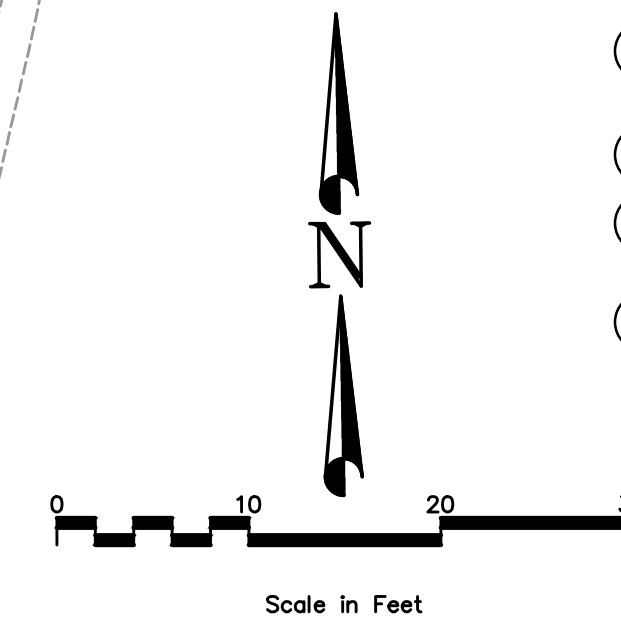
BY





SITE PLAN NOTES SCHEDULE

- (1) DIGITAL MAIN MENU BOARD, SEE DETAILS, SHEET DT-2
- (2) ORDER HERE CANOPY, SEE DETAIL, SHT. SD-2
- (3) VEHICLE DETECTOR LOOP, SEE DETAILS, SHEET DT-1
- (3a) VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS
- (4) DIGITAL PRE-BROWSE MENU BOARD, SEE DETAILS, SHEET DT-2
- (5) "DOUBLE ARM GATEWAY"/HEIGHT DETECTOR SIGN WITH "ANY LANE/
ANY TIME" SIGN ATTACHED, SEE DETAILS, SHEET SD-1
- (6) 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
- (7) DIRECTIONAL SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-2
- (8) MONUMENT SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-1
- (9) ROLL FORWARD TURN LEFT SIGN – SEE DETAIL 3A THIS SHEET
- (10) ROLL FORWARD PULL AHEAD SIGN – SEE DETAIL 1A THIS SHEET
- (11) ROLL FORWARD PICK UP SIGN – SEE DETAIL 2A THIS SHEET
- (12) MOBILE ORDER SIGN 1 – SEE DETAIL 1B THIS SHEET
- (13) MOBILE ORDER SIGN 2 – SEE DETAIL 1B THIS SHEET
- (14) ROLL FORWARD DIRECTIONAL ARROW PAVEMENT MARKING (TYP.)
SEE DETAIL THIS SHEET
- (15) ROLL FORWARD 6-INCH YELLOW DASHED STRIPING PER
McDONALD'S STANDARDS
- (16) ROLL FORWARD 8-INCH YELLOW STRIPE PER McDONALD'S
STANDARDS
- (17) 6-INCH YELLOW STRIPING (MERGE POINT) PER McDONALD'S
STANDARDS
- (18) 6-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS
- (19) PAINT GRAPHICS MARKINGS PAINTED PMS123 YELLOW AROUND SITE (TYP.)
PER McDONALD'S STANDARDS
- (20) 8-INCH YELLOW STRIPING (TYP.) PER McDONALD'S STANDARDS



ROLL FORWARD ARROW PAINT
NOT TO SCALE



MOBILE ORDER SIGNAGE

NOT TO SCALE



ROLL FORWARD SIGNAGE

SP-1A

McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH

1" = 10'

STD ISSUE DATE _____

REVIEWED BY _____

DATE REVIEWED _____

DATE ISSUED _____

DESCRIPTION

SITE DRIVE THRU LAYOUT

SITE ID	SITE ADDRESS	REVISIONS PER CITY	PLANNER REVIEW	REVIEW COMMENTS	R/U BY
043-0318	4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH	1	4/3/20	REVISION	REVIEW
				DESCRIPTION	COMMENTS

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SITE DRIVE THRU LAYOUT

REGISTERED PROFESSIONAL ENGINEER

No. 8080557
JERRY RICK HANSON
4/6/20
STATE OF UTAH

McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH

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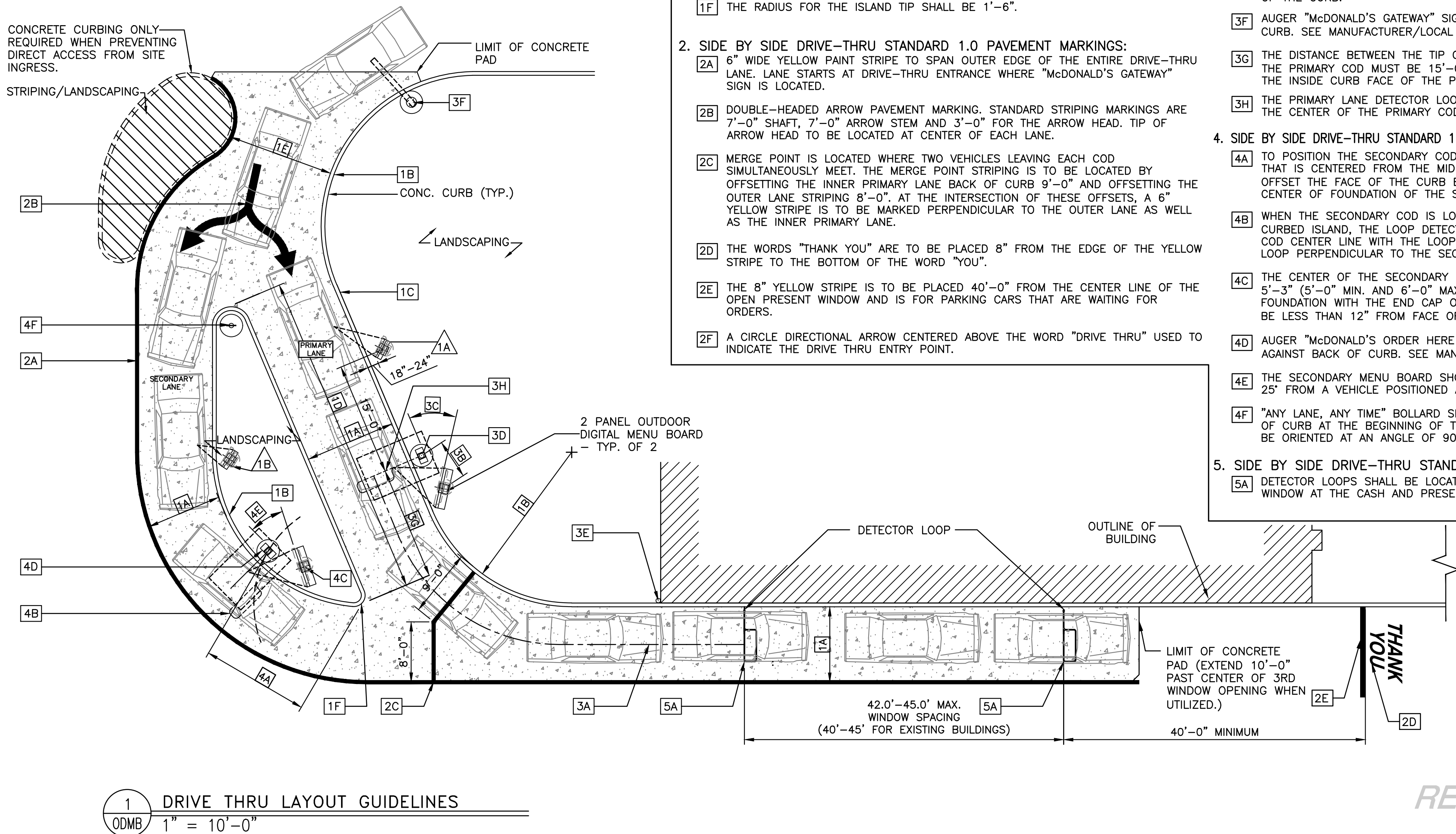
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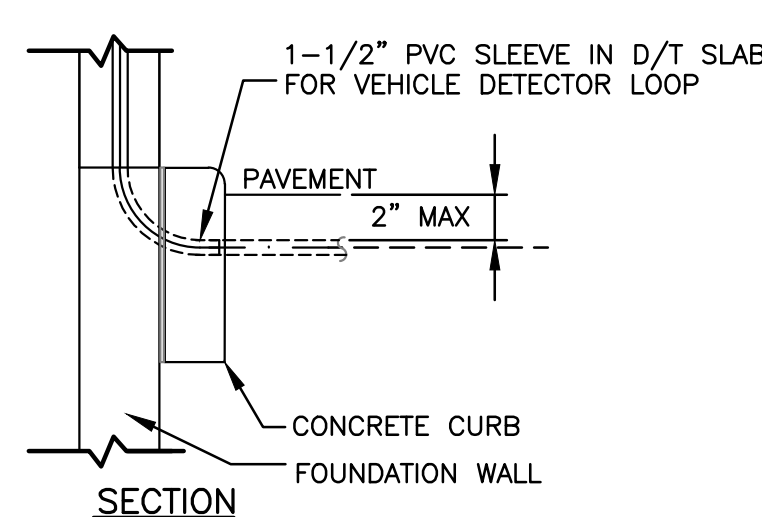
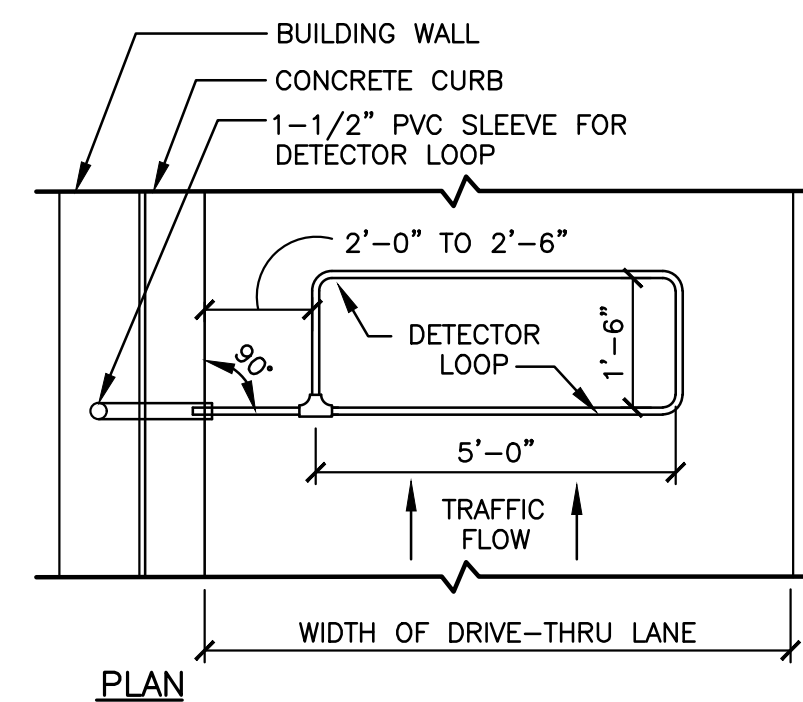
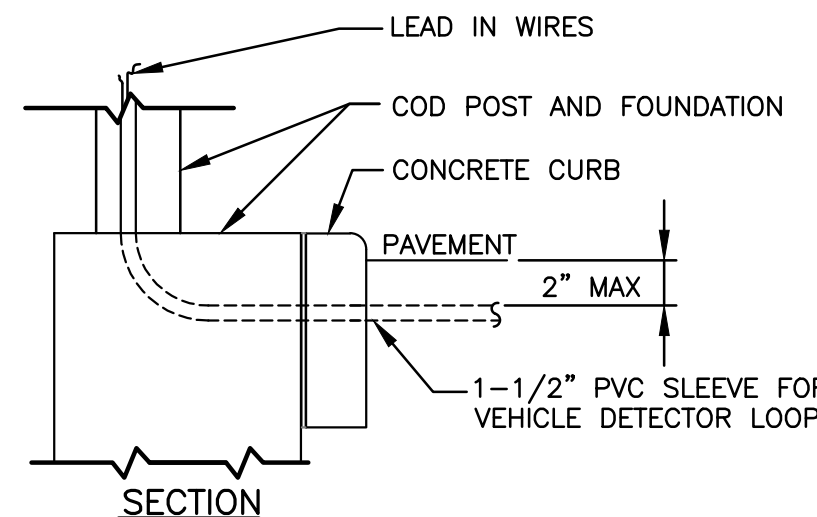
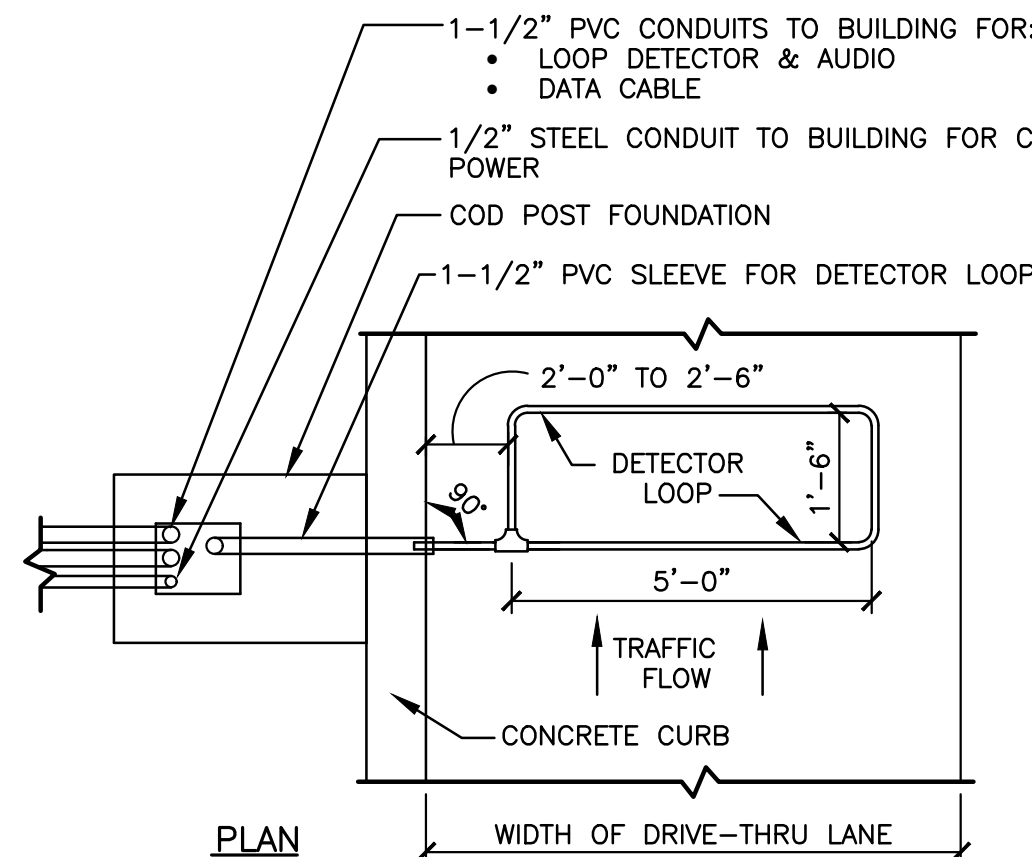
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THE LAYOUT OF THE DRIVE-THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE-THRU DESIGN PRINCIPLES.

**NOTES**

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. **DETECTOR LOOP MANUFACTURERS:**
DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. **DETECTOR LOOP MATERIAL:**
PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. **DETECTOR LOOP CONSTRUCTION:**
FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

**SIDE BY SIDE DRIVE-THRU STANDARD 1.0****1. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 CURBING DETAILS:**

- 1A DRIVE-THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'-0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'-0".
- 1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE-THRU CURBING IS 20'-0".
- 1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).
- 1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'-45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.
- 1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE-THRU IS TO BE 14'-0" MIN.
- 1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'-6".

2. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 PAVEMENT MARKINGS:

- 2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE-THRU LANE. LANE STARTS AT DRIVE-THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.
- 2B DOUBLE-HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'-0" SHAFT, 7'-0" ARROW STEM AND 3'-0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.
- 2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH COD SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'-0" AND OFFSETTING THE OUTER LANE STRIPING 8'-0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.
- 2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".
- 2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'-0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.
- 2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:

- 3A MIN. 60'-0" (+5', 60'-65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE COD FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'-0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'-0" IS OPTIMAL.
- 3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE COD FOUNDATION.
- 3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.
- 3D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE-THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.
- 3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'-0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.
- 3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD.

4. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:

- 4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD.
- 4B WHEN THE SECONDARY COD IS LOCATED AT 14'-0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'-0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE.
- 4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.
- 4D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE COD AND WITH 100% VISIBILITY.
- 4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'-6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 DETECTOR LOOP:

- 5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

SIDE BY SIDE DRIVE-THRU STANDARD 1.0 FEATURES:**1. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT:**

- 1A PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" TO 24" PREFERRED). THE DISTANCE BETWEEN THE PRIMARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.
- 1B PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" PREFERRED). THE DISTANCE BETWEEN THE SECONDARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35°).

GENERAL NOTES

1. **DRIVE-THRU ELEMENTS:**
COD, DRIVE-THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS.
OTHER DESIGNS MAY NOT BE USED.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2 THIS SHEET FOR DETECTOR LOOP INFORMATION, DETAIL 3 THIS SHEET FOR LOW VOLTAGE CONDUIT DIAGRAM AND DETAIL 4 THIS SHEET FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE-FORMED, PRE-WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.
8. IF 12" MIN. CLEARANCE CANNOT BE ATTAINED OR IF THERE IS A HIGH CHANCE OF AN IMPACT, A BOLLARD MAY BE INSTALLED TO PROTECT THE APPROPRIATE BOARD(S). 100% VISIBILITY OF THE BOARD(S) IS REQUIRED AFTER BOLLARD PLACEMENT.
9. MENU BOARDS SHALL BE PLACED TO ALLOW FRONT ACCESS CLEARANCE: 100% ACCESS IS REQUIRED.

2 DETECTOR LOOP DETAILS

DT-2 NOT TO SCALE

3 DT LOW VOLTAGE CONDUIT DIAGRAM

DT-1 NOT TO SCALE

4 DRIVE THRU POWER DIAGRAM

DT-1 NOT TO SCALE

SHEET NO.

TITLE
McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAHDESCRIPTION
DRIVE-THRU DETAILS
DIGITAL PLATFORM STANDARDSSITE ID
043-0318 4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH

PREPARED FOR:

McDONALD'S CORPORATION

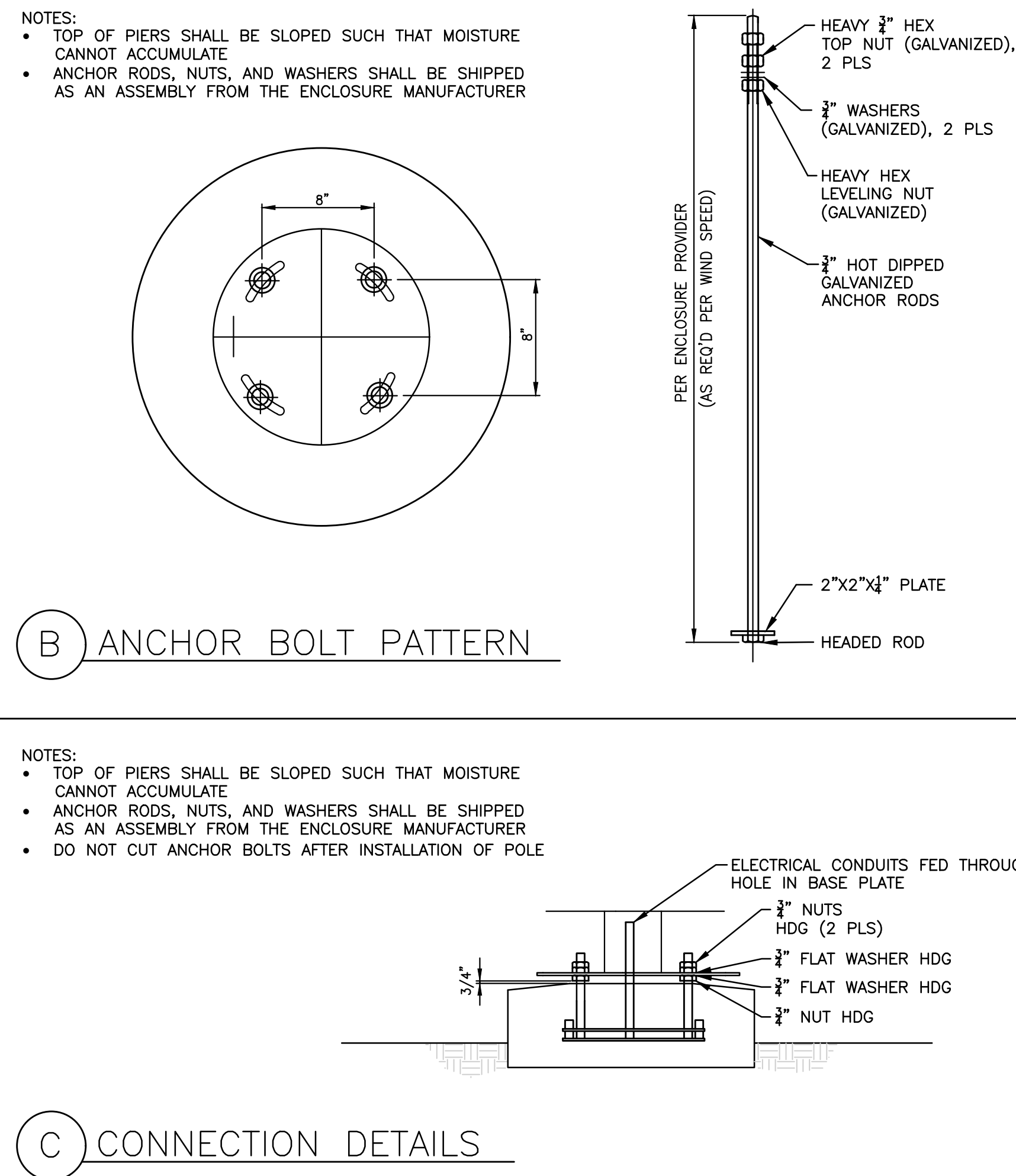
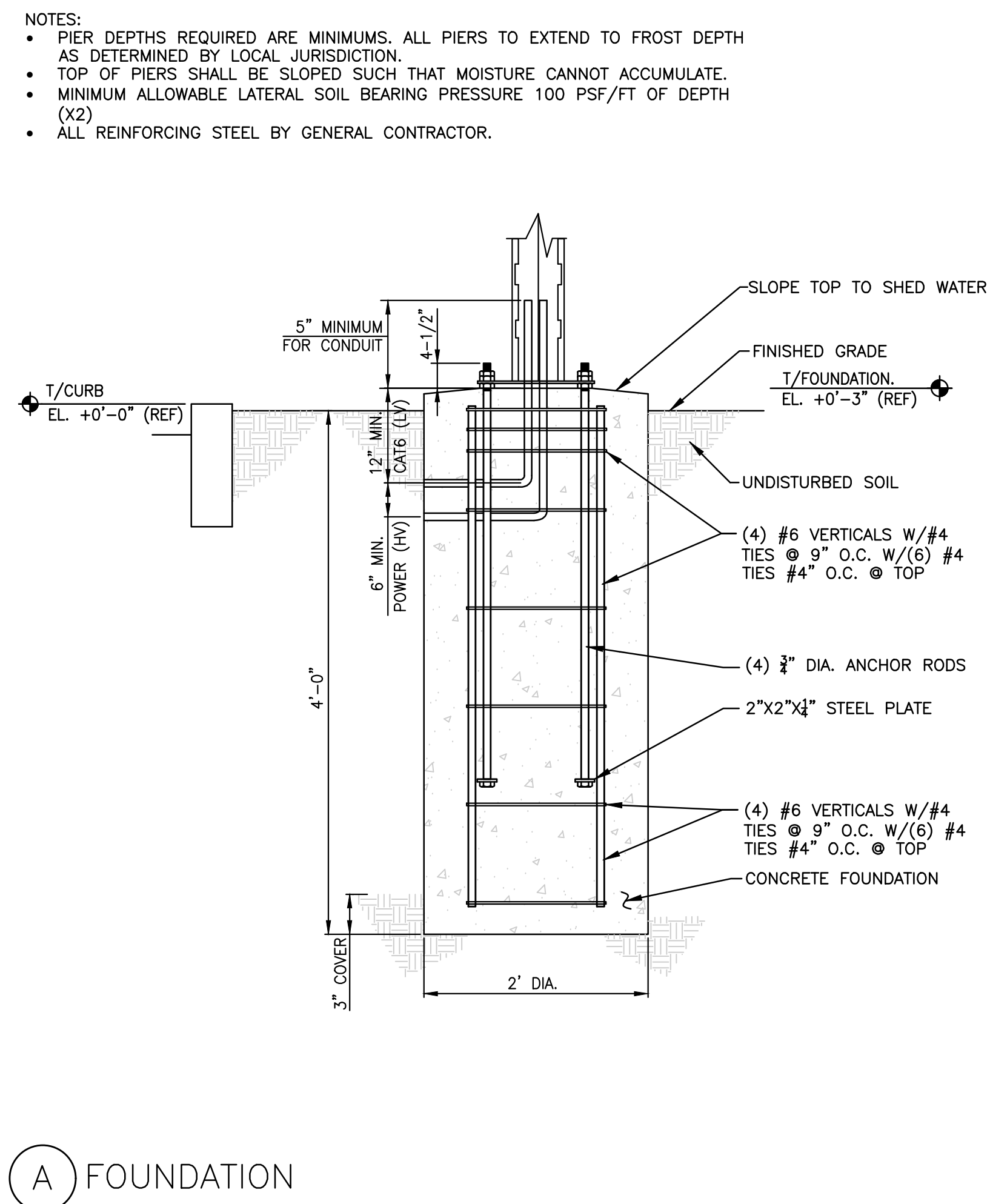
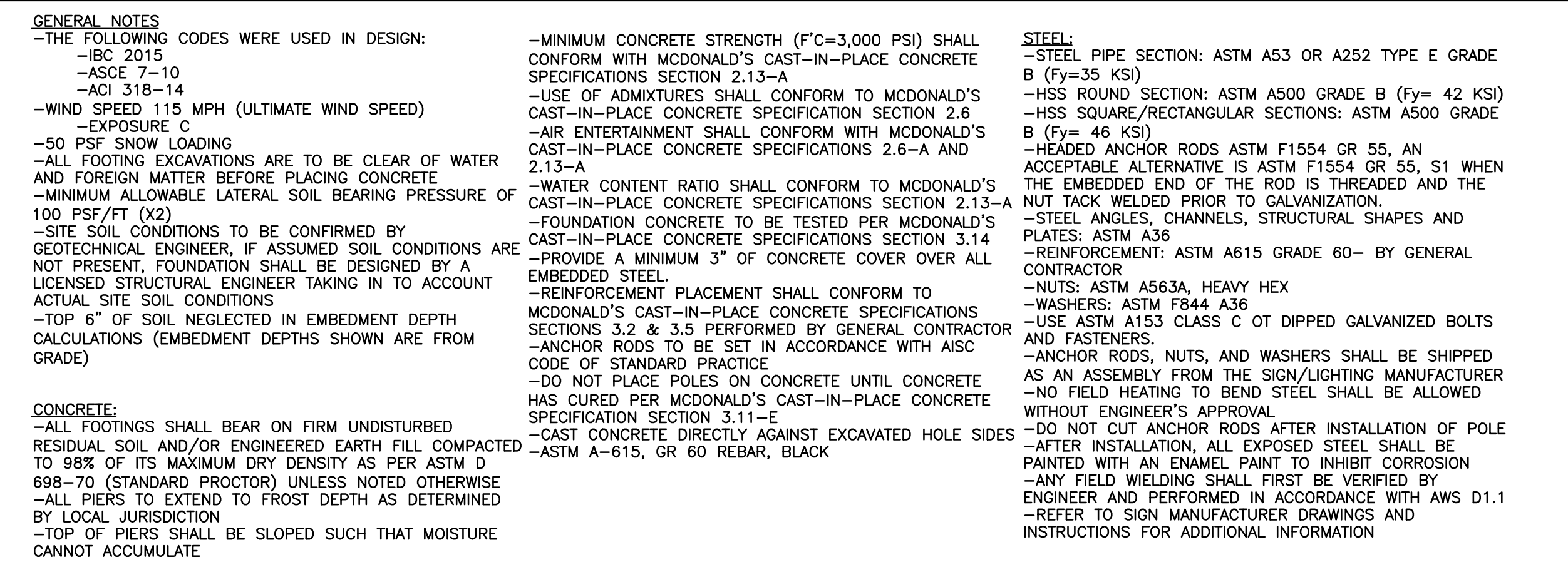
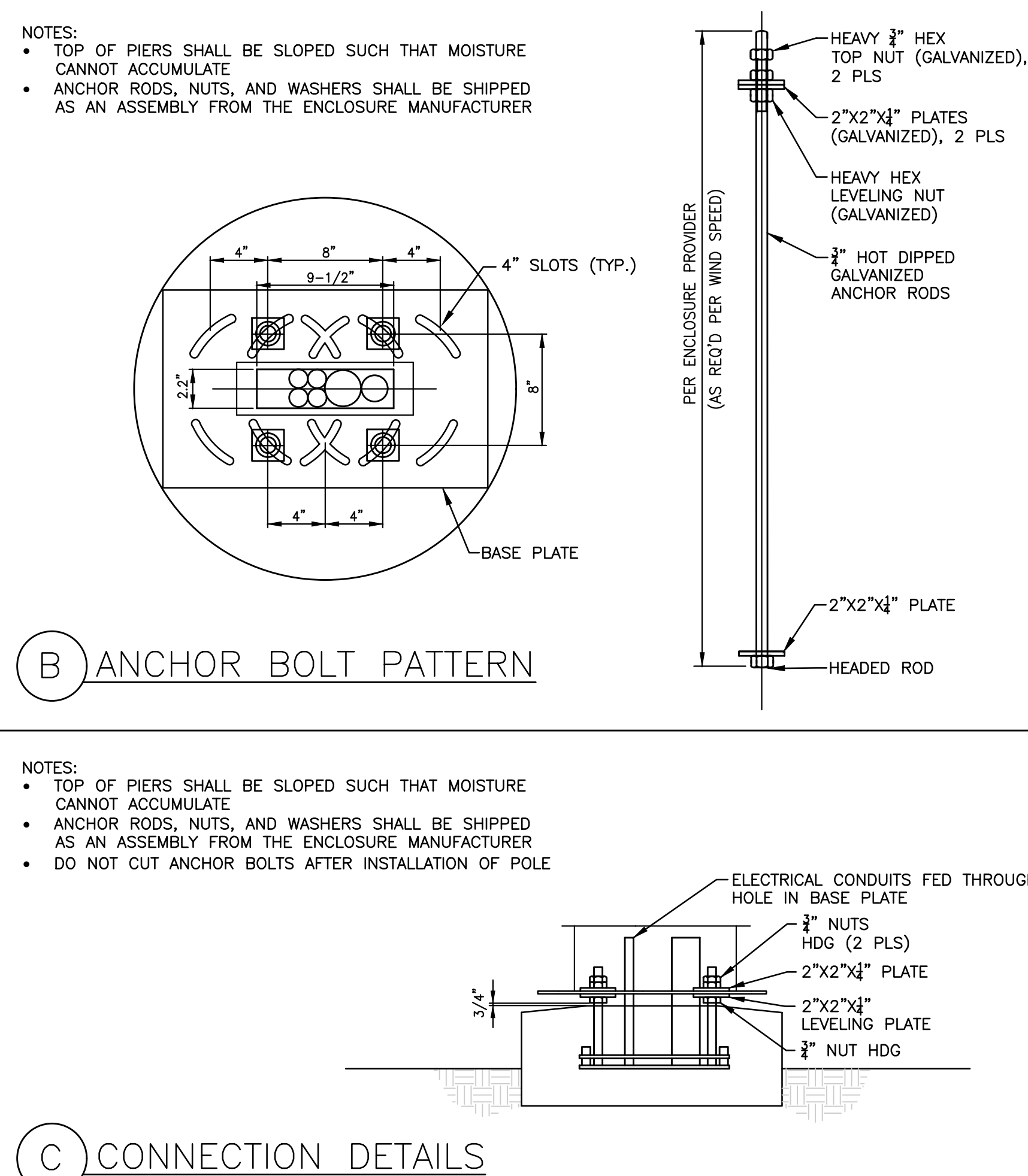
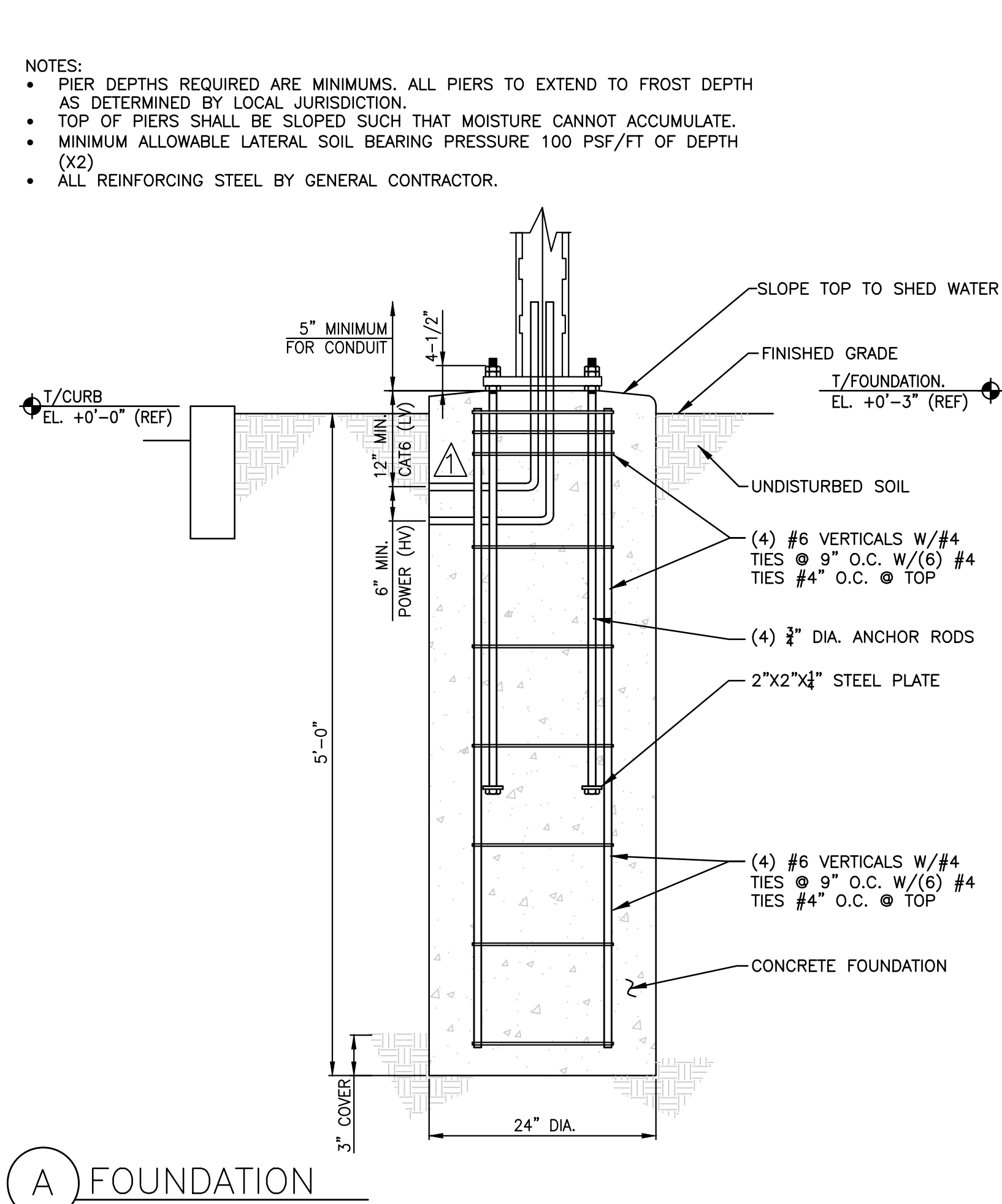
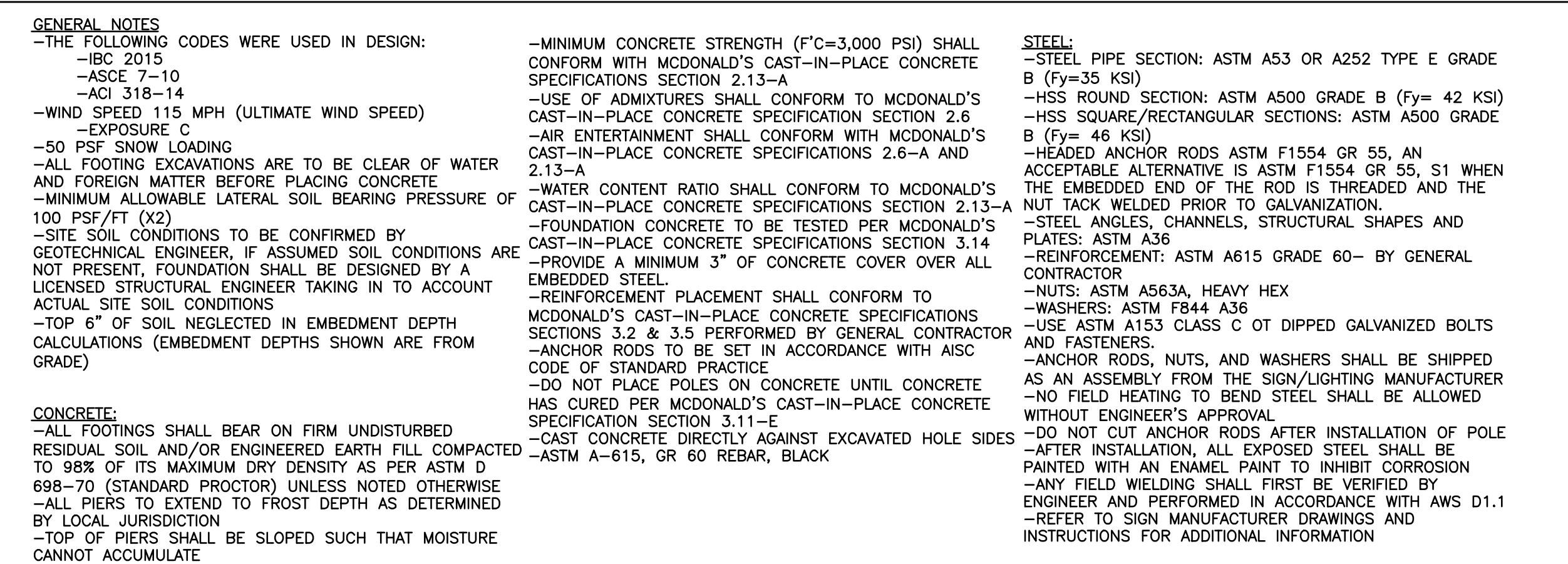
KROC DRIVE - DAK BROOK, ILLINOIS 60021

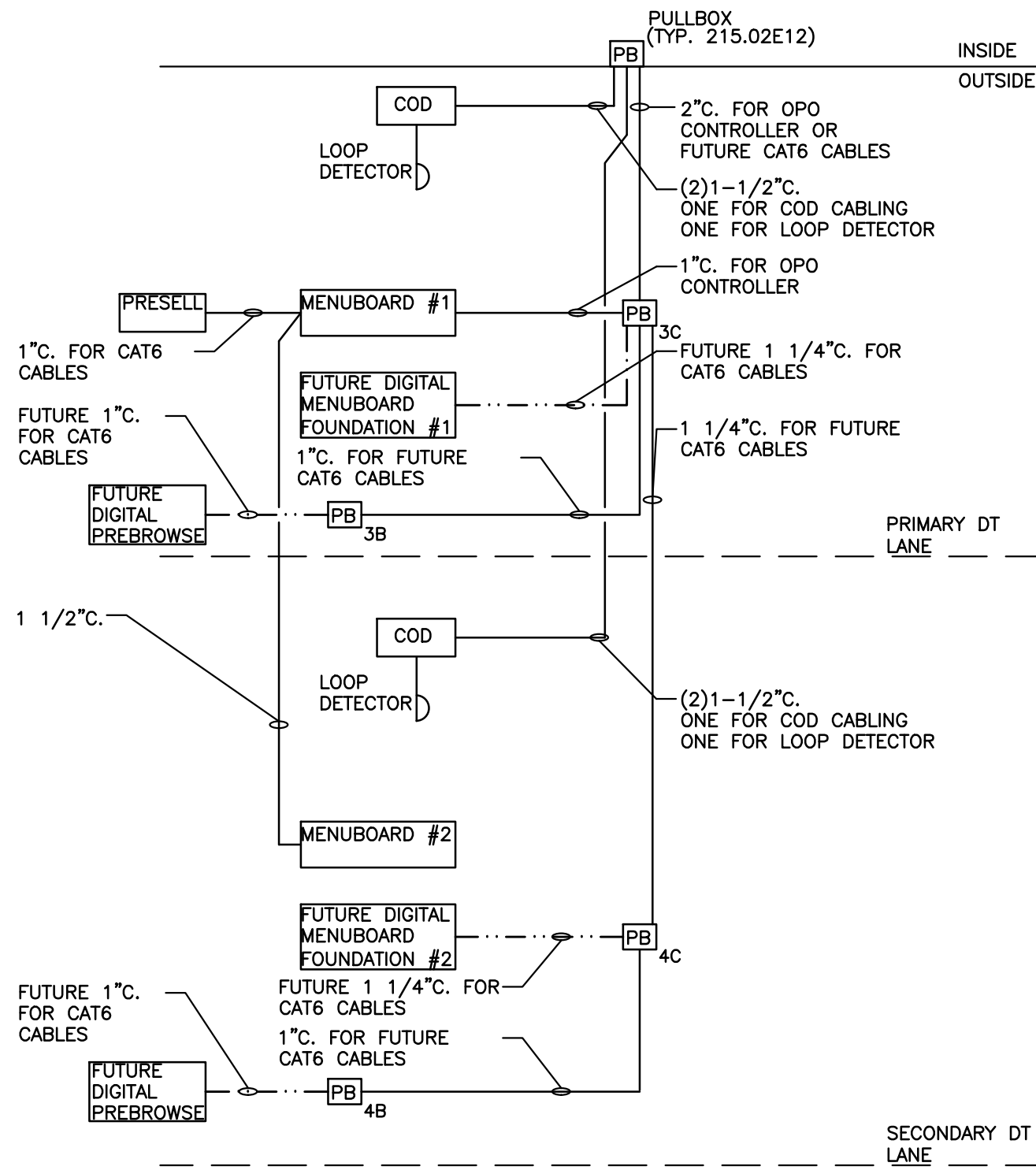
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF McDONALD'S CORPORATION. THE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL GOVERN OVER ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

PREPARED BY:

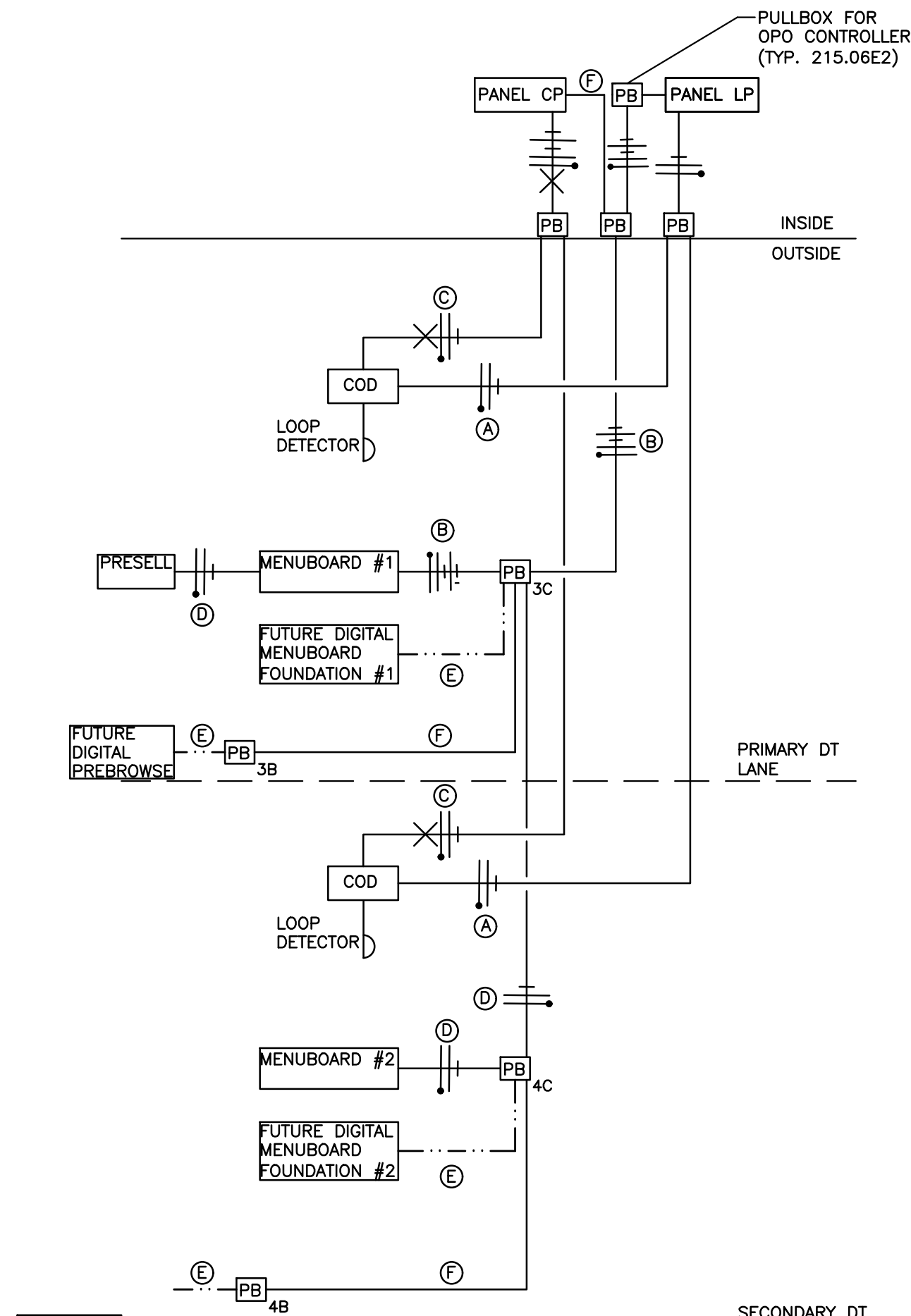
Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000REGISTERED PROFESSIONAL ENGINEER
No. 8030627
JERRY RICK
HANSON
5/19/14
STATE OF UTAH

REV	DATE	DESCRIPTION
1		BY

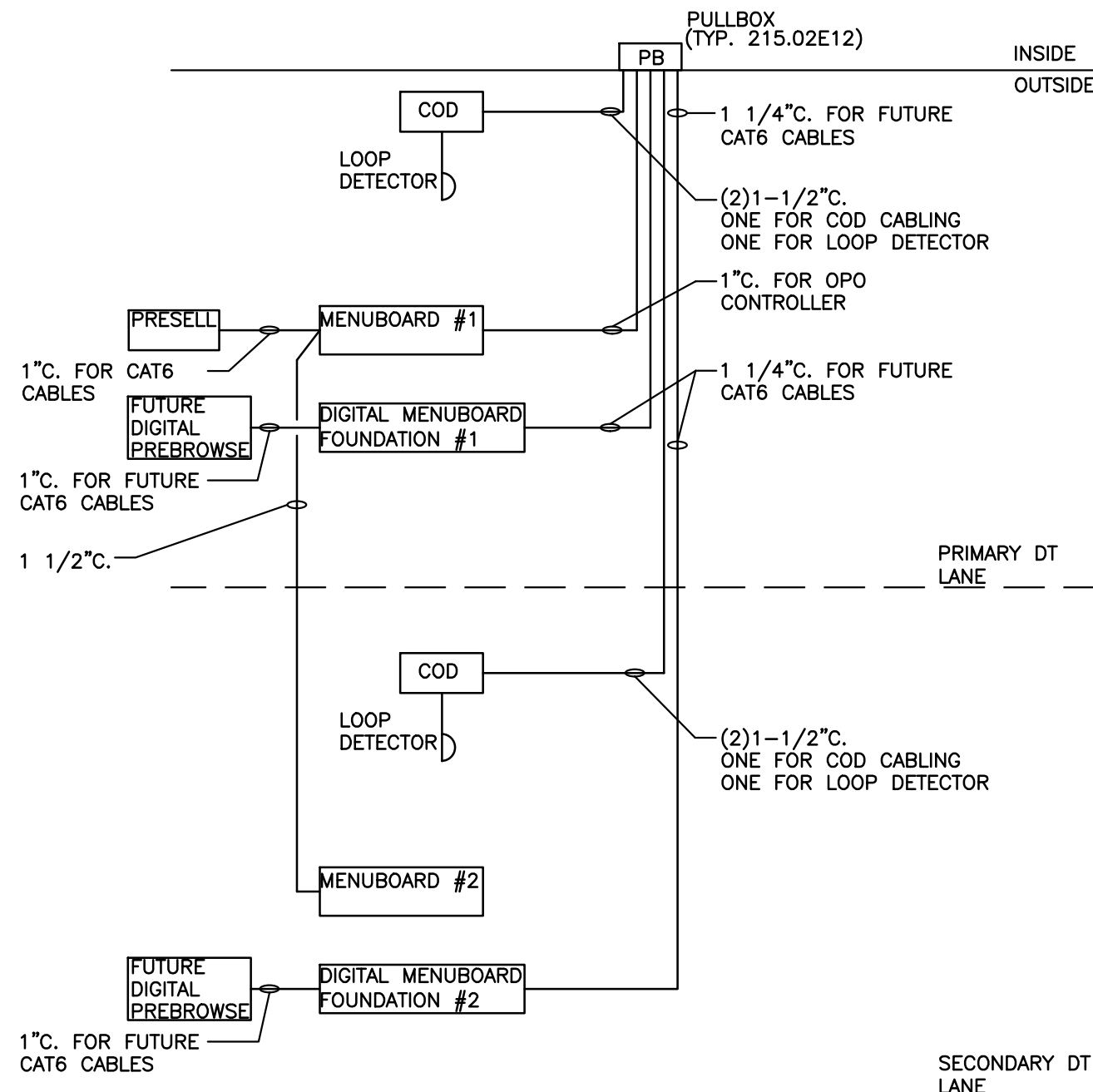




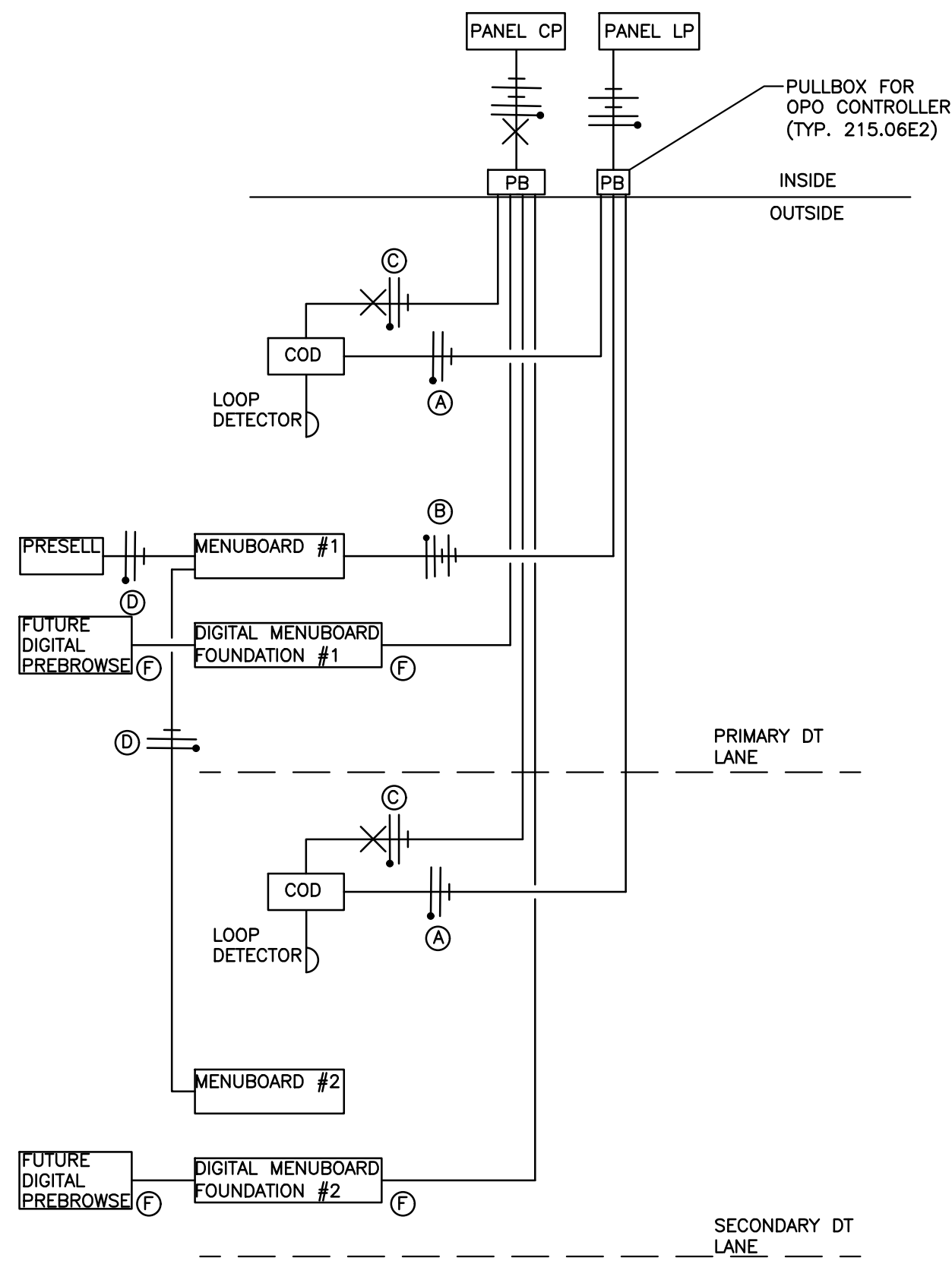
1 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 1.0)
E-DT NOT TO SCALE



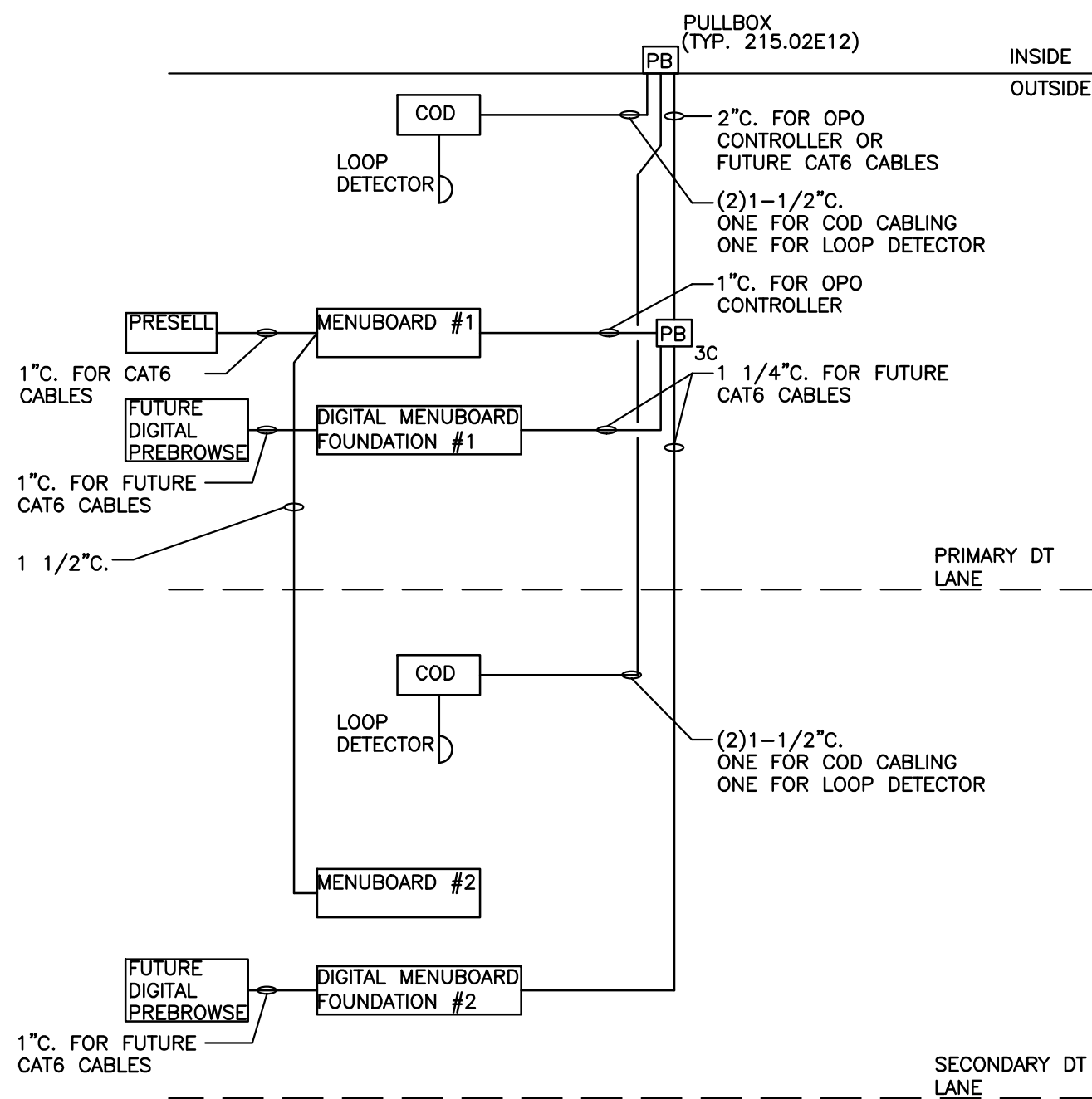
2 DT POWER DIAGRAM (OPTION 1.0)
E-DT NOT TO SCALE



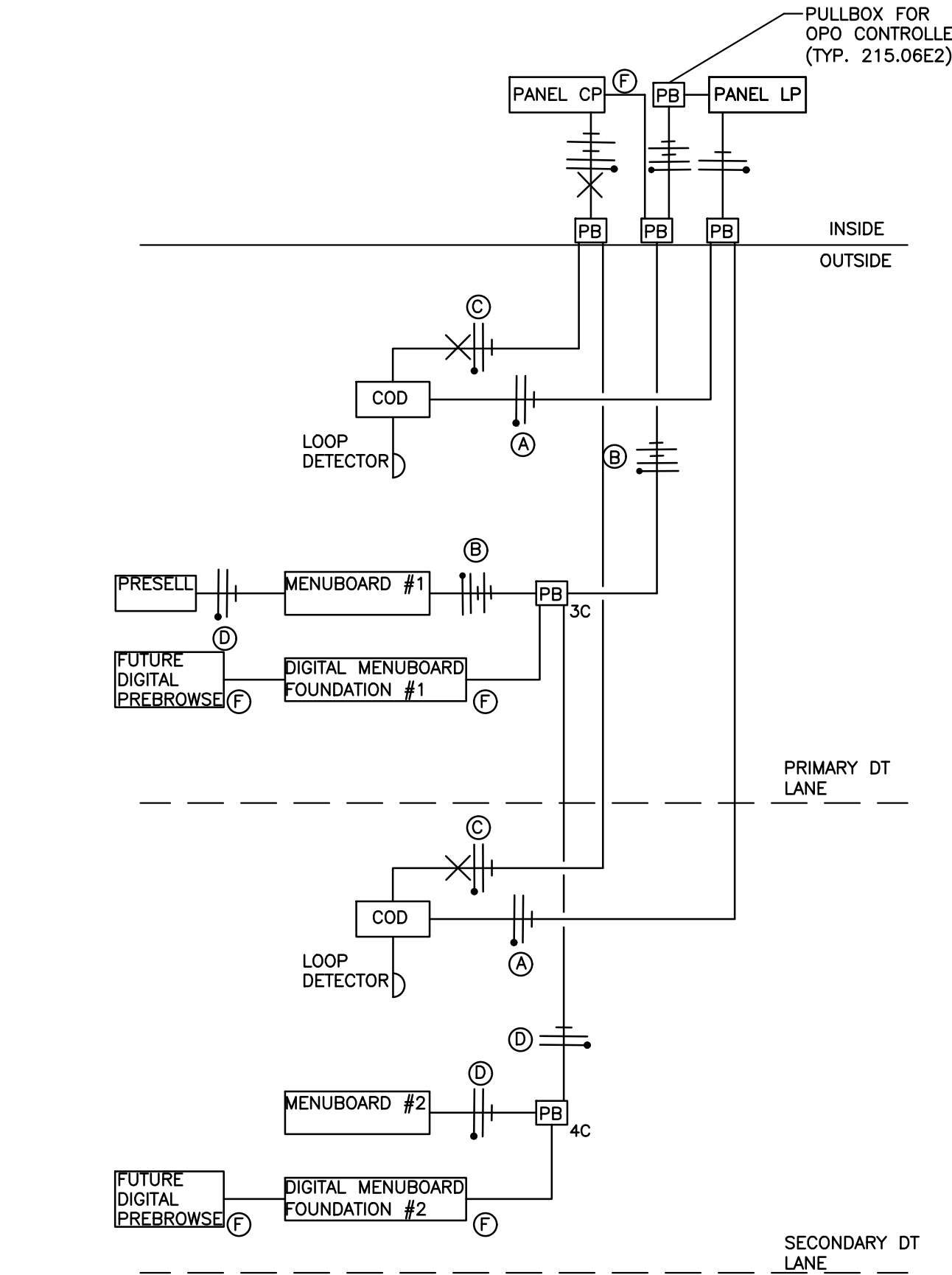
3 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0A)
E-DT NOT TO SCALE



4 DT POWER DIAGRAM (OPTION 2.0A)
E-DT NOT TO SCALE



5 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0B)
E-DT NOT TO SCALE



6 DT POWER DIAGRAM (OPTION 2.0B)
E-DT NOT TO SCALE

GENERAL NOTES:

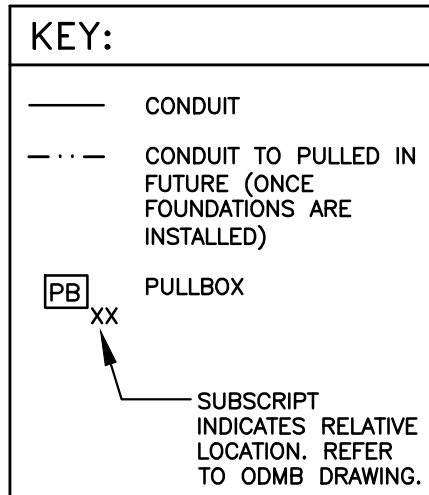
- COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.
- ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUAZTITE OR EQUAL.

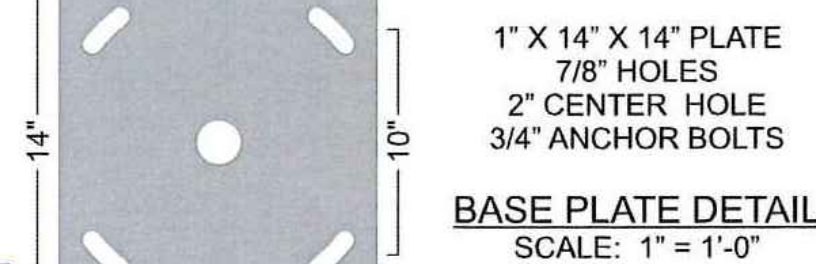
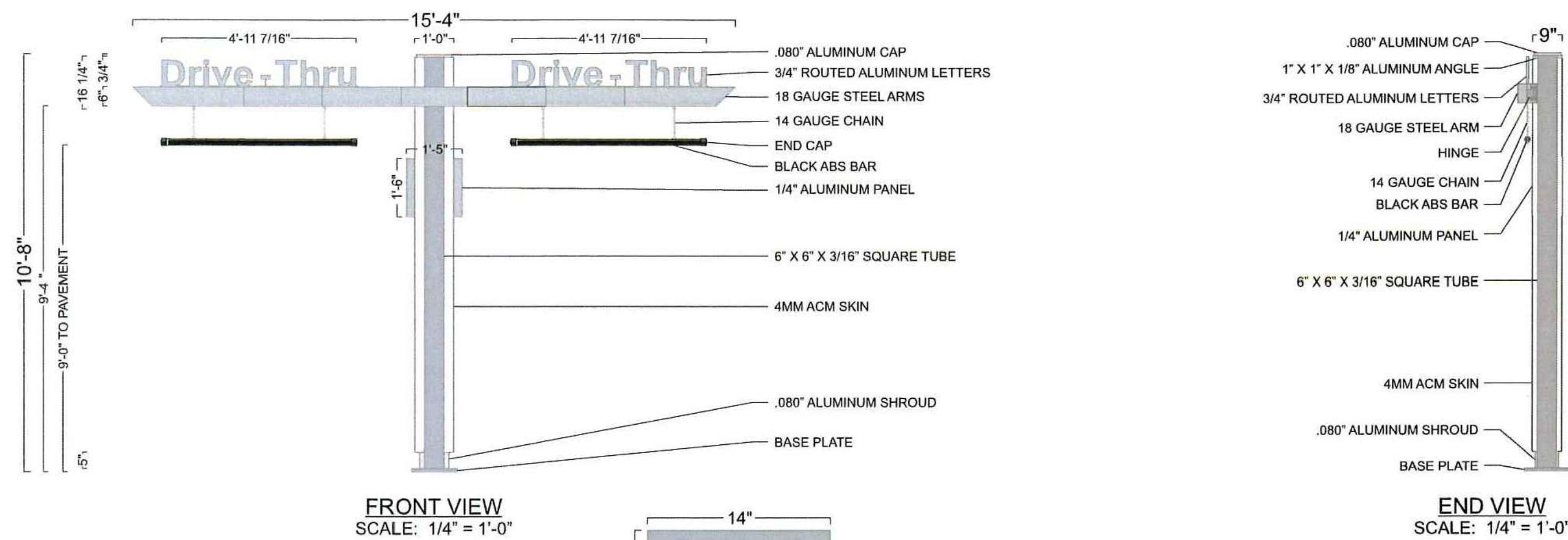
ELECTRICAL POWER NOTES:

- PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

- ② #12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)
- ④ #12 & 1#12 GND., 3/4" TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).
- ② #12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).
- ② #12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)
- ④ FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL POWER.
- ④ 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.





POLE COVER DETAIL
DESIGN FACTOR: TBD
4MM CHARCOAL ACM POLE COVER
.080" ALUMINUM CAP AND SHROUD
EXTERIOR FINISH:
POLE COVER - PRE-FINISHED CHARCOAL
SHROUD AND BASE PLATE - MATCH B.M. 1631 MIDNIGHT OIL

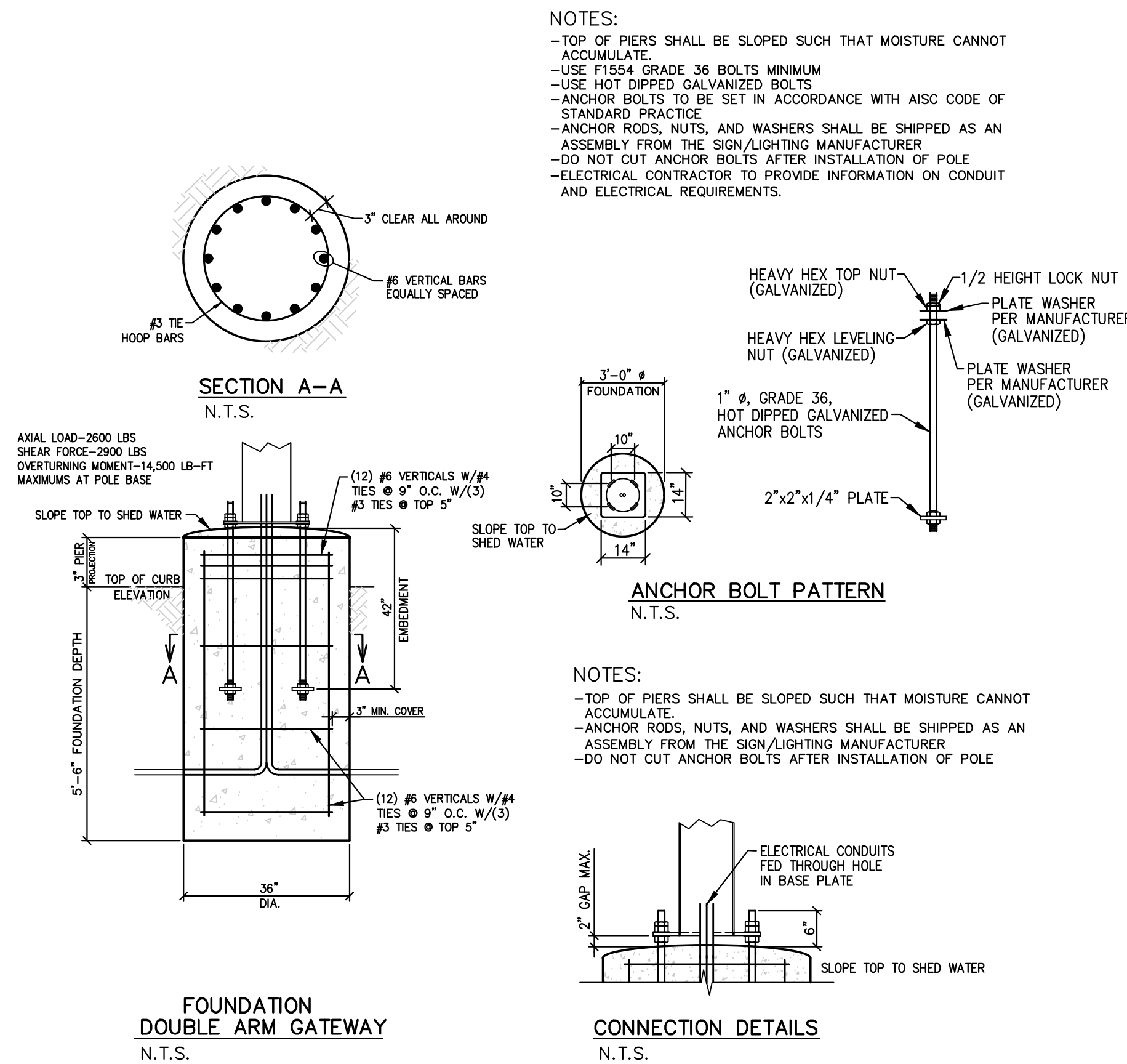
CLEARANCE BAR DETAIL
BLACK ACM PIPE W/ 180-25 GOLD VINYL STRIPES APPLIED 1ST SURFACE

SQUARE FEET: BOXED = 163.56
ACTUAL = 20.22

PANEL DETAIL
1/4" ALUMINUM PANEL W/ 1ST SURFACE PAINT & VINYL DECO.:
■ MATCH PMS 123 C GOLD - BACK-GROUND, COPY & ARROW
■ 3630-22 BLACK - LANES

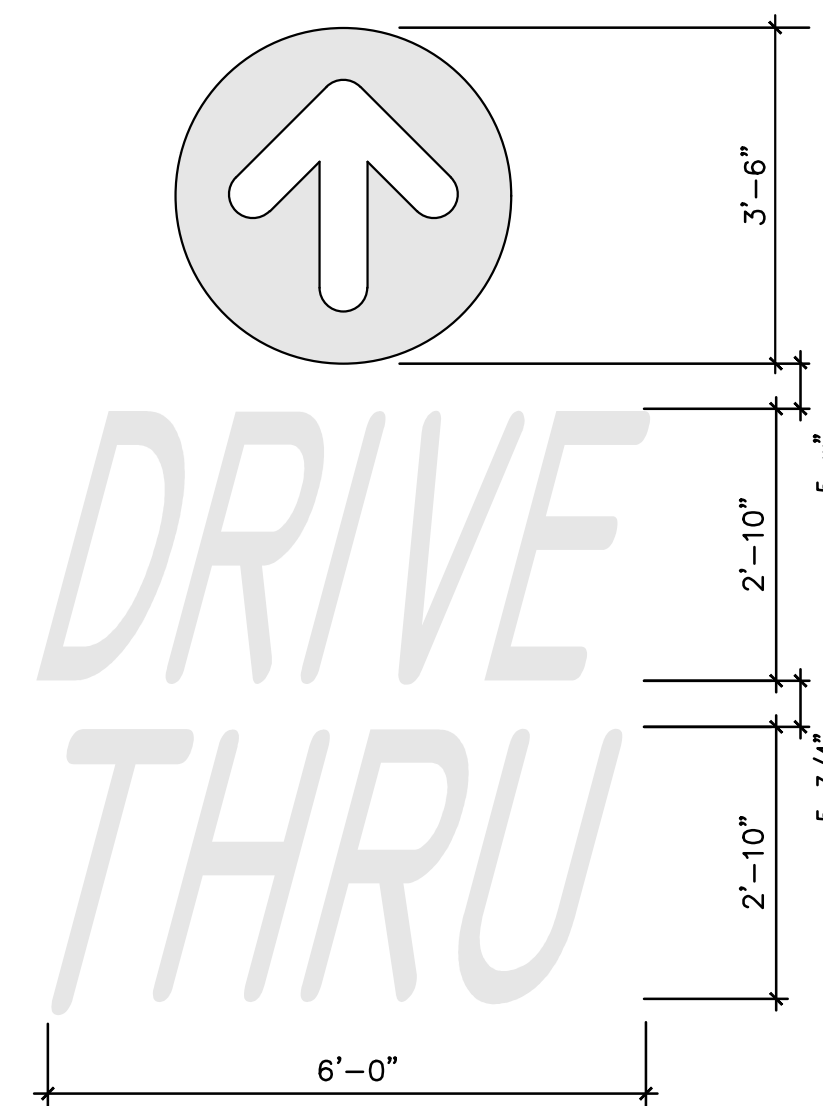
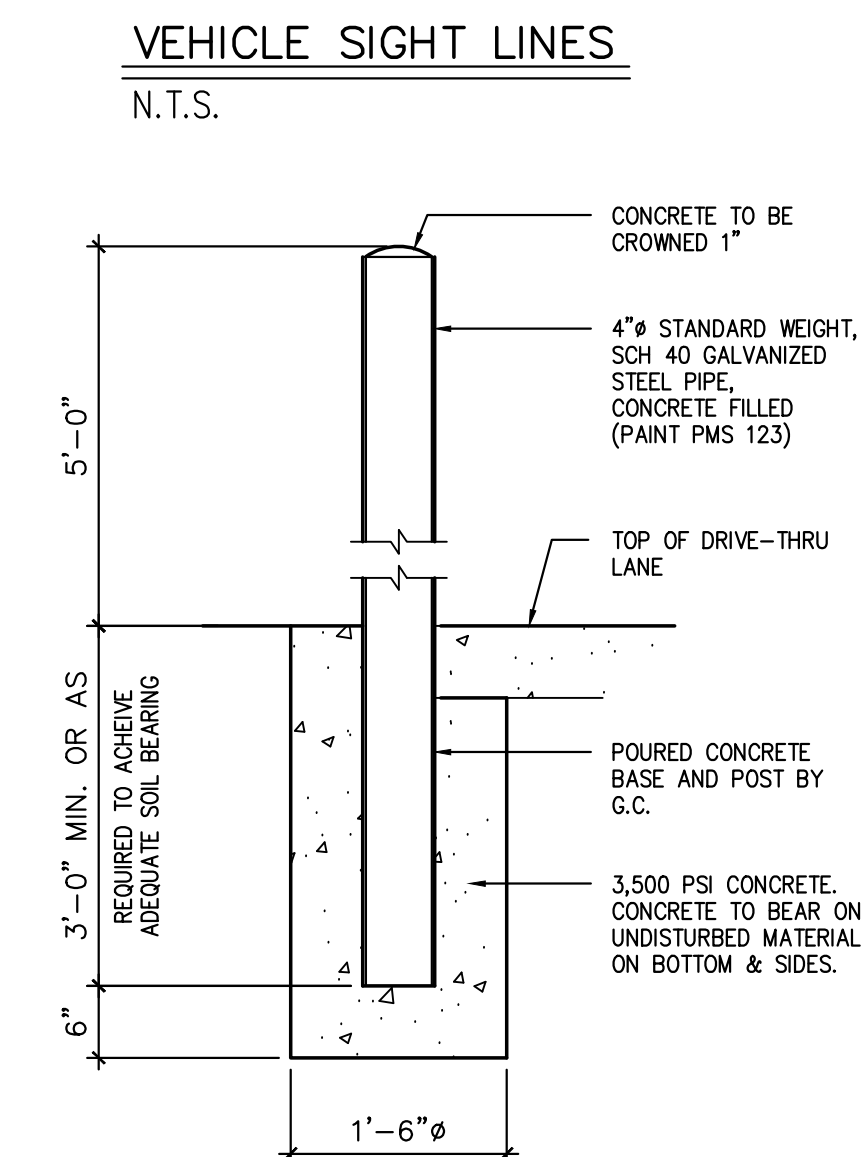
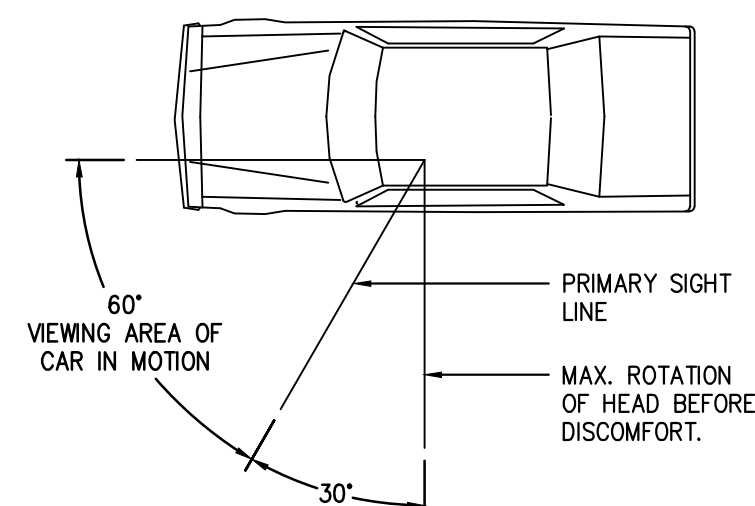
SWING ARM DETAIL
DESIGN FACTOR: TBD
18 GAUGE STEEL ARM WITH HINGE W/ 1ST SURFACE PAINT AND VINYL DECORATION:
■ MATCH PMS 123 C GOLD - SWING ARM
■ 7725-12 BLACK - "CLEARANCE 9 FEET" COPY

"DRIVE-THRU" LETTER DETAIL
3/4" ROUTED ALUMINUM LETTERS W/ 1ST SURFACE VINYL DECORATION:
■ 180-25 GOLD - "DRIVE-THRU" COPY
■ BLACK - COPY OUTLINE

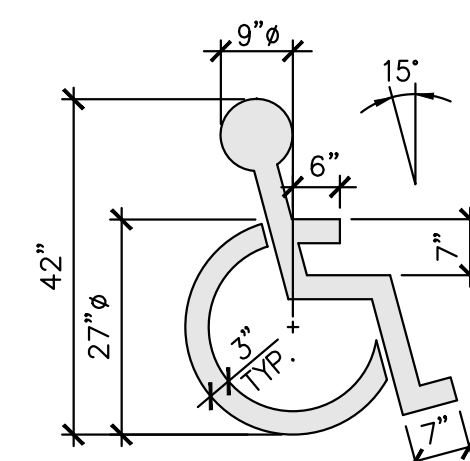


DOUBLE ARM GATEWAY/CLEARANCE SIGN BASE FOUNDATION DETAIL

WIND SPEED: 115 MPH EXPOSURE "C"

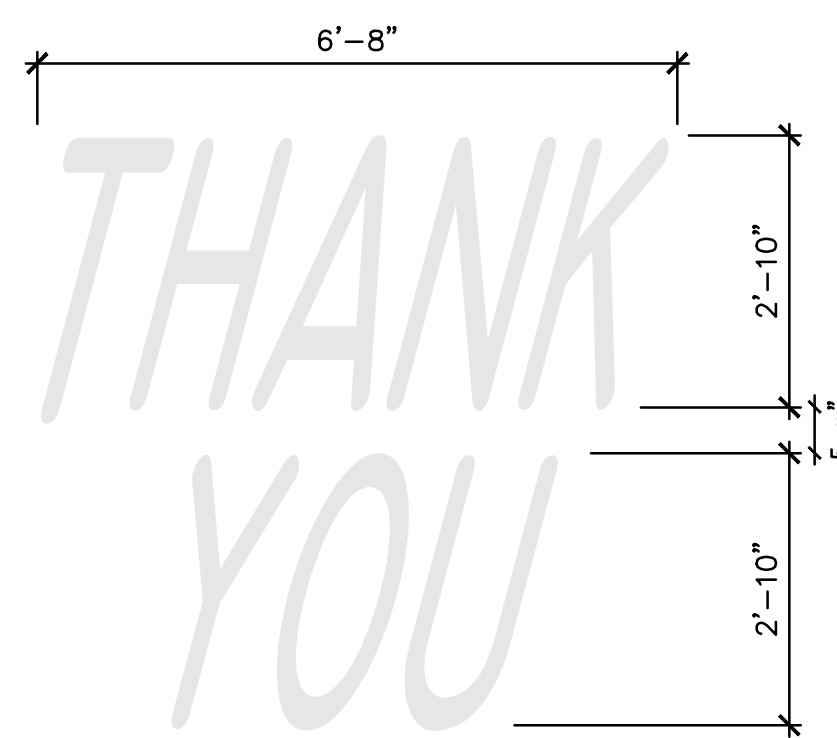


NOTE: ALL TEXT AND ARROWS SHALL BE PAINTED YELLOW (PMS 123)

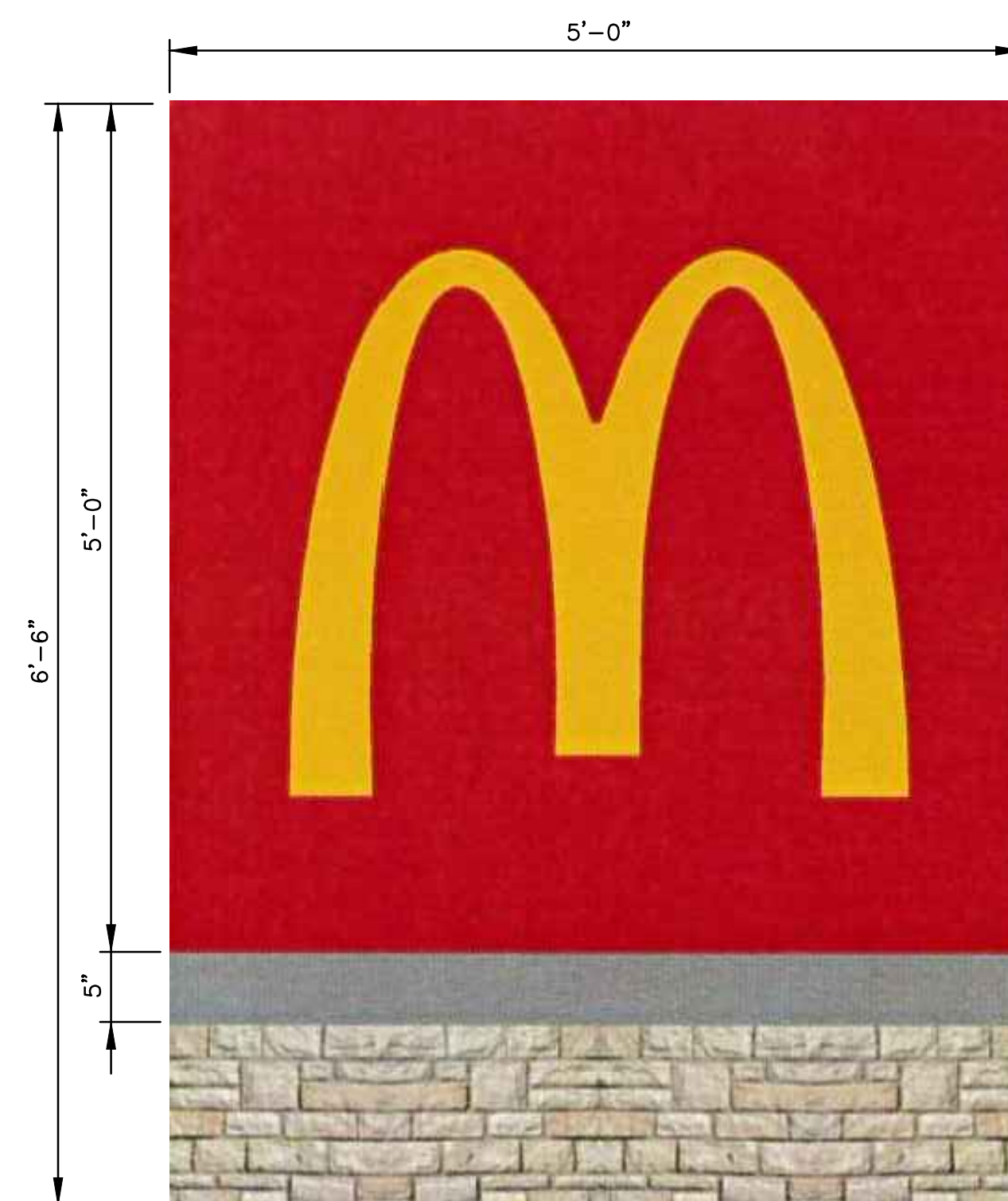


PAINTED "THANK YOU"

N.T.S.



NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)



MONUMENT SIGN

N.T.S. SEE SIGN PACKAGE FOR ADDITIONAL DETAILS

GENERAL NOTES:

- THE FOLLOWING CODES WERE USED IN DESIGN:
 - IBC 2015
 - ASCE 7-10
 - ACI 318-14
- WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
- EXPOSURE C
- 50 PSF SNOW LOADING
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

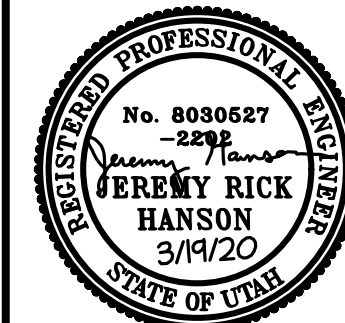
CONCRETE:

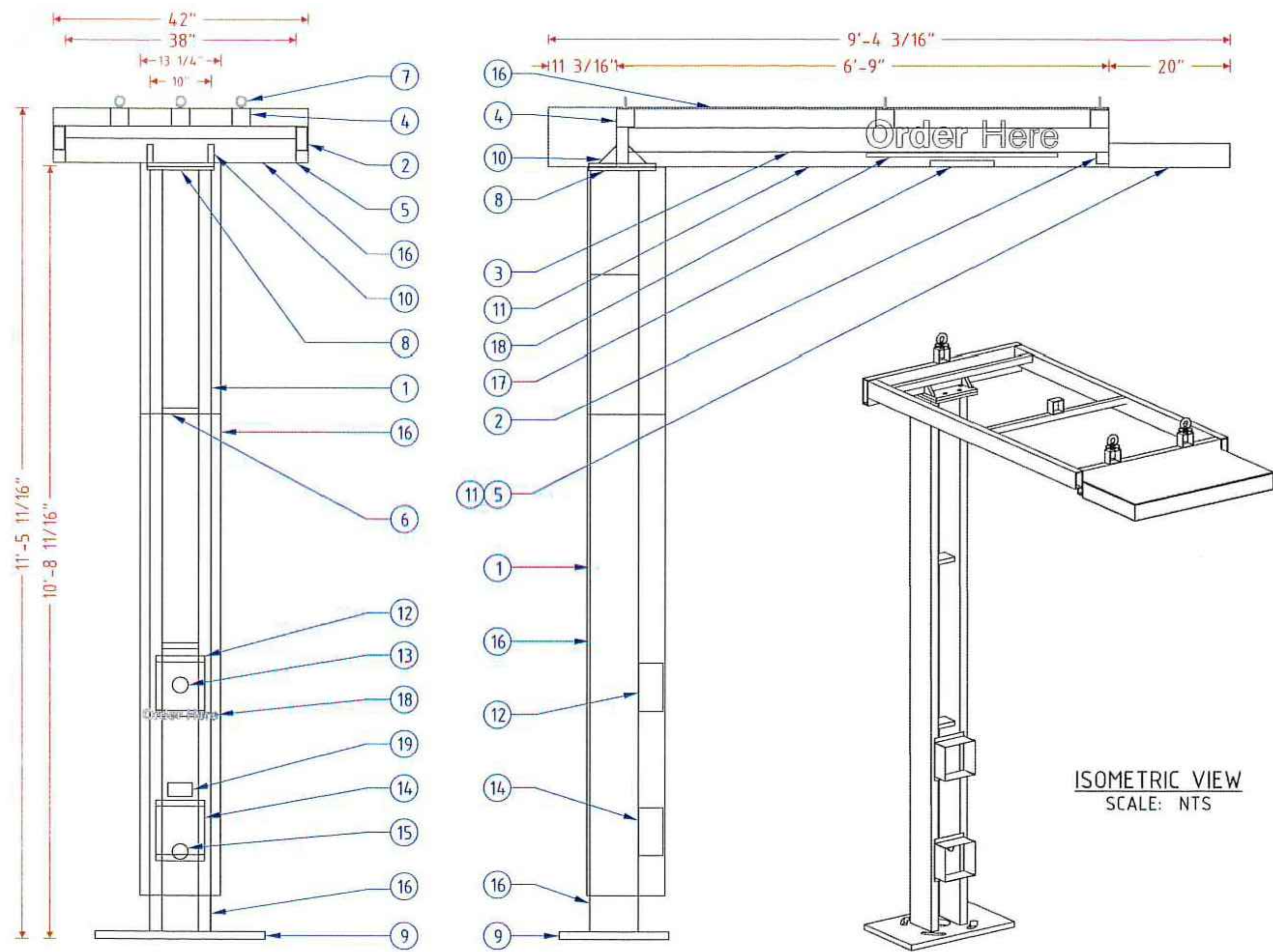
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENTERTAINMENT SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
- REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
- CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
- ASTM A-615, GR 60 REBAR, BLACK

STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy= 35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844, A36
- USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

SHEET NO.	TITLE	DESCRIPTION	DATE	REV	DATE	DESCRIPTION
SD-1	McDONALD'S SITE IMPROVEMENT PLANS	EAGLE MOUNTAIN, UTAH				
	FOUNDATION AND MISCELLANEOUS DETAILS	DRIVE-THRU DETAILS				
	SITE ADDRESS	4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH				
	OFFICE ADDRESS	4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237				
	PREPARED BY	McDONALD'S CORPORATION				
	DRAWN BY	KYOC DRIVE - JAM BROOK, ILLINOIS 60051				
	STD ISSUE DATE					
	REVIEWED BY					
	DATE REVIEWED					
	DATE ISSUED					





FRAME & LAMP DETAIL

CROSS SECTION A-A

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

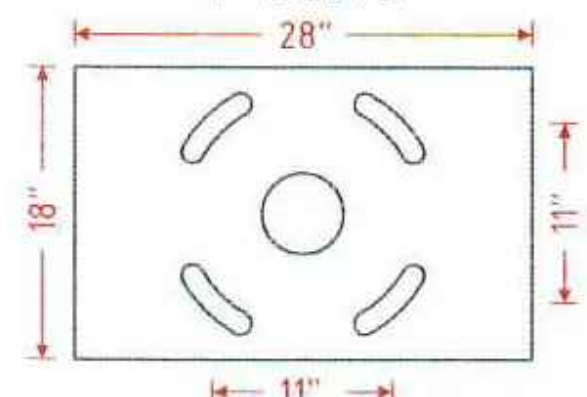


PLATE DETAIL

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

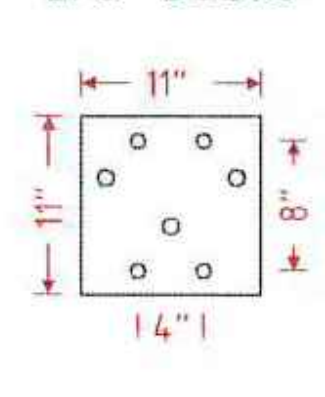
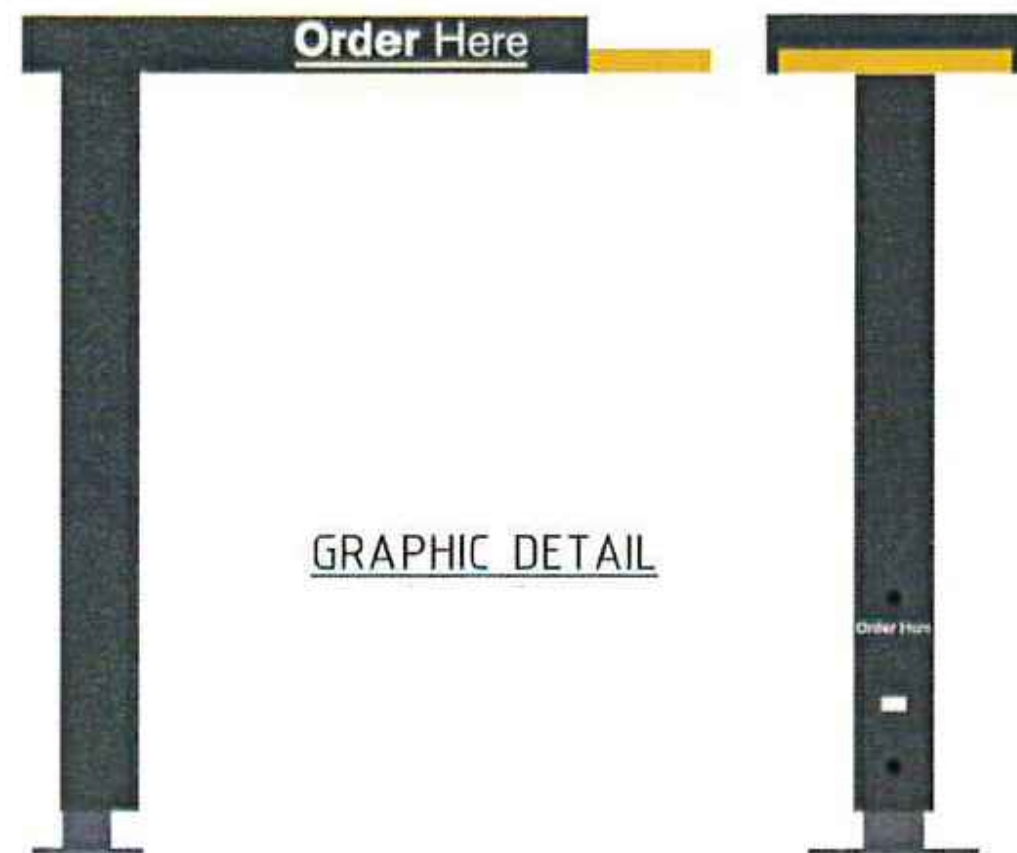


PLATE DETAIL

ISOMETRIC VIEW
SCALE: NTS

GRAPHIC DETAIL

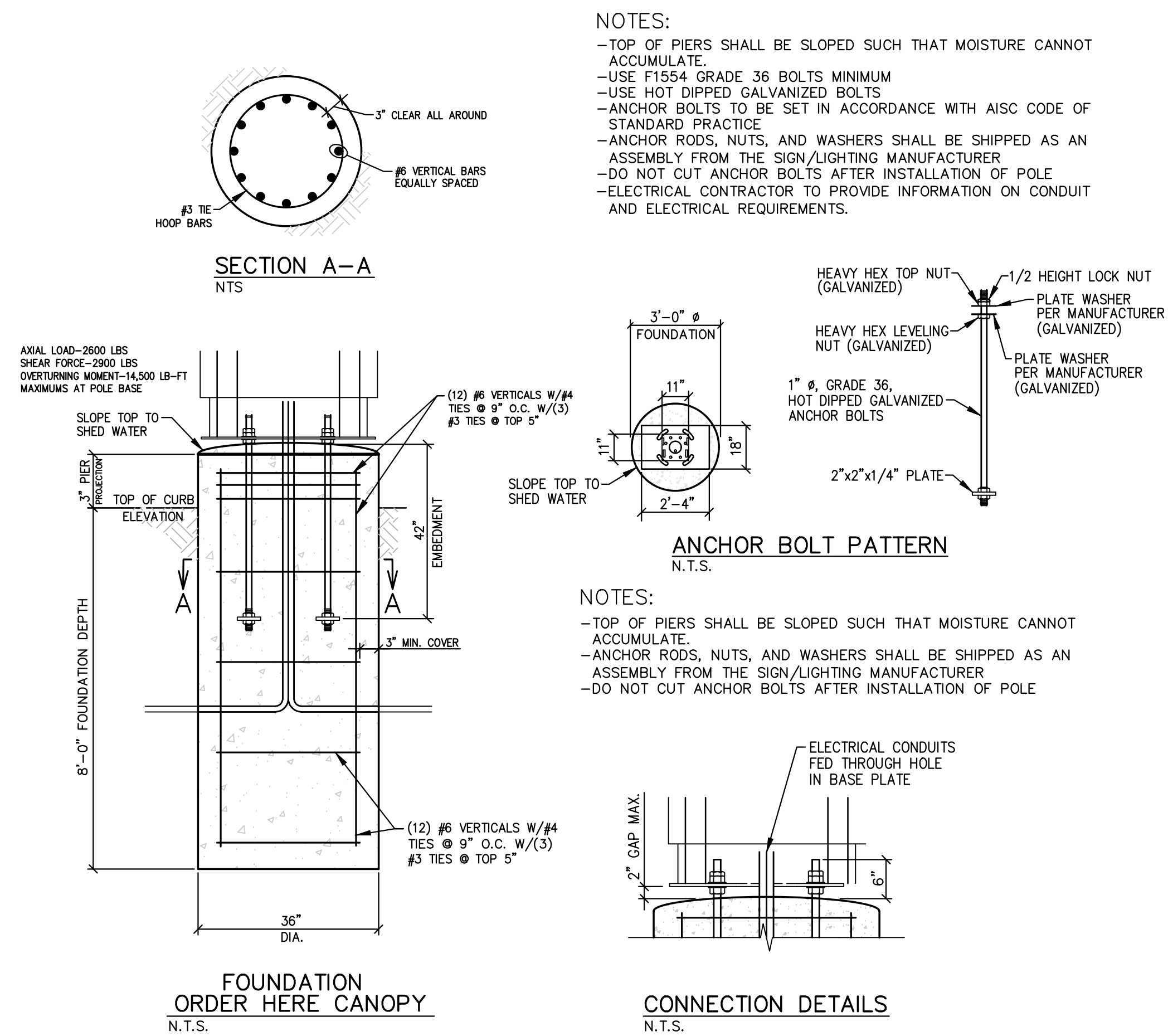
MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
 - BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
 - TUBE AND TOP ACM - PAINT CHARCOAL
 - SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

ORDER HERE CANOPY (COD) DETAIL

NOT TO SCALE WIND SPEED: 115 MPH EXPOSURE "C"

SECTION A-A
NTSANCHOR BOLT PATTERN
N.T.S.

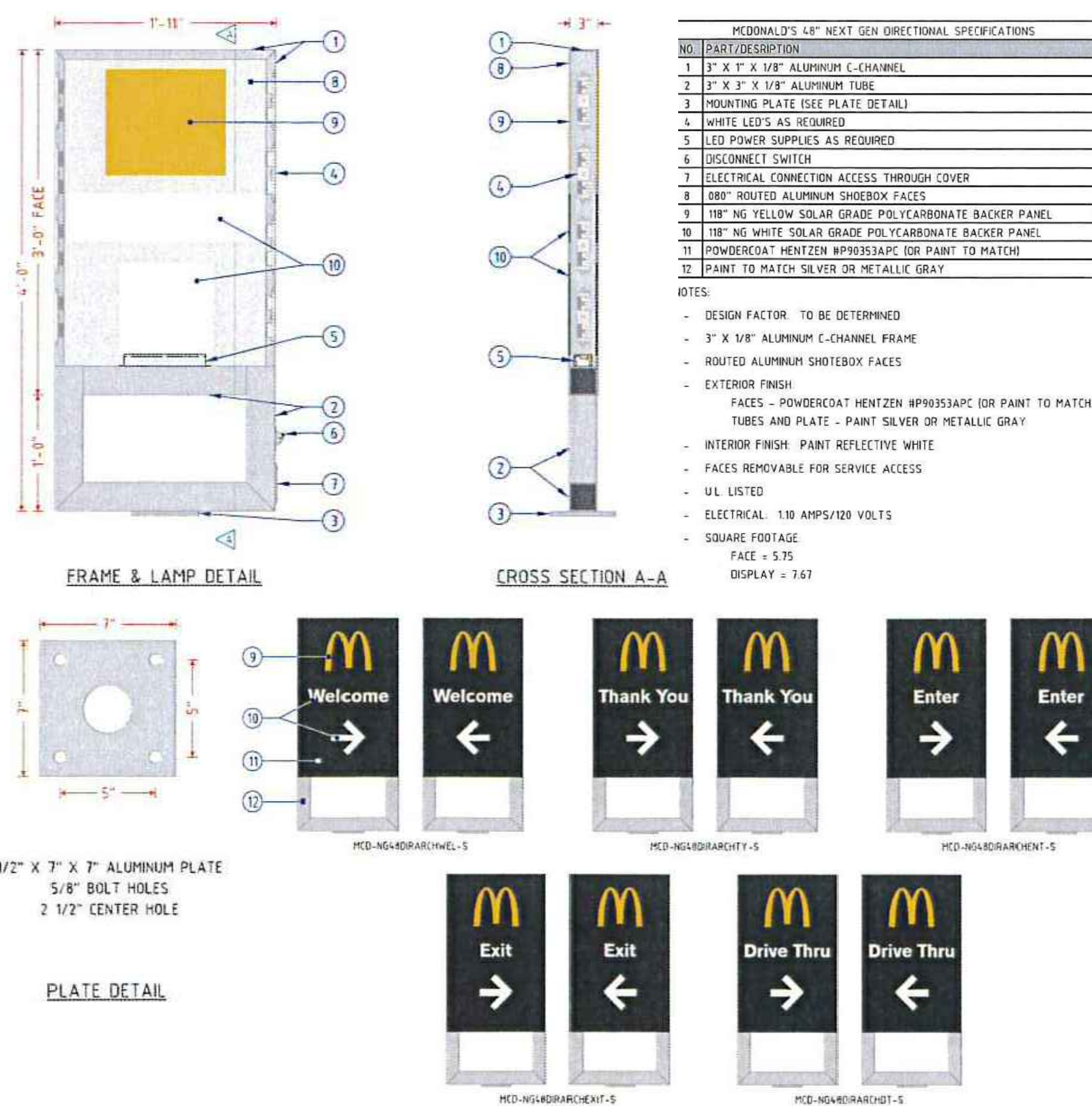
NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE

CONNECTION DETAILS
N.T.S.

ORDER HERE CANOPY FOUNDATION DETAIL

N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"



FRAME & LAMP DETAIL

CROSS SECTION A-A

PLATE DETAIL

MCDONALD'S 14" NEW GEN DIRECTIONAL SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	3" X 1" X 1/8" ALUMINUM C-CHANNEL
2	3" X 3" X 1/8" ALUMINUM TUBE
3	MOUNTING PLATE (SEE PLATE DETAIL)
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED
6	DISCONNECT SWITCH
7	ELECTRICAL CONNECTION ACCESS THROUGH COVER
8	880° ROUTED ALUMINUM SHOEBOX FACES
9	118° NG YELLOW SOLAR GRADE POLYCARBONATE BACKER PANEL
10	118° NG WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
11	POWDERCOAT HENTZEN #P0335APC OR PAINT TO MATCH
12	PAINT TO MATCH SILVER OR METALLIC GRAY

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 3" X 1" X 1/8" ALUMINUM C-CHANNEL FRAME
- ROUTED ALUMINUM SHOEBOX FACES
- EXTERIOR FINISH:
 - FACES - POWDERCOAT HENTZEN #P0335APC (OR PAINT TO MATCH) TUBES AND PLATE - PAINT SILVER OR METALLIC GRAY
 - INTERIOR FINISH: PAINT REFLECTIVE WHITE
 - FACES REMOVABLE FOR SERVICE ACCESS
 - U.L. LISTED
 - ELECTRICAL: 110 AMP/120 VOLTS
 - SQUARE FOOTAGE:
 - FACE = 5.75
 - DISPLAY = 7.67

GENERAL NOTES:

- THE FOLLOWING CODES WERE USED IN DESIGN:
 - IBC 2015
 - ASCE 7-10
 - ACI 318-14
- WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
- EXPOSURE C
- 50 PSF SNOW LOADING
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

CONCRETE:

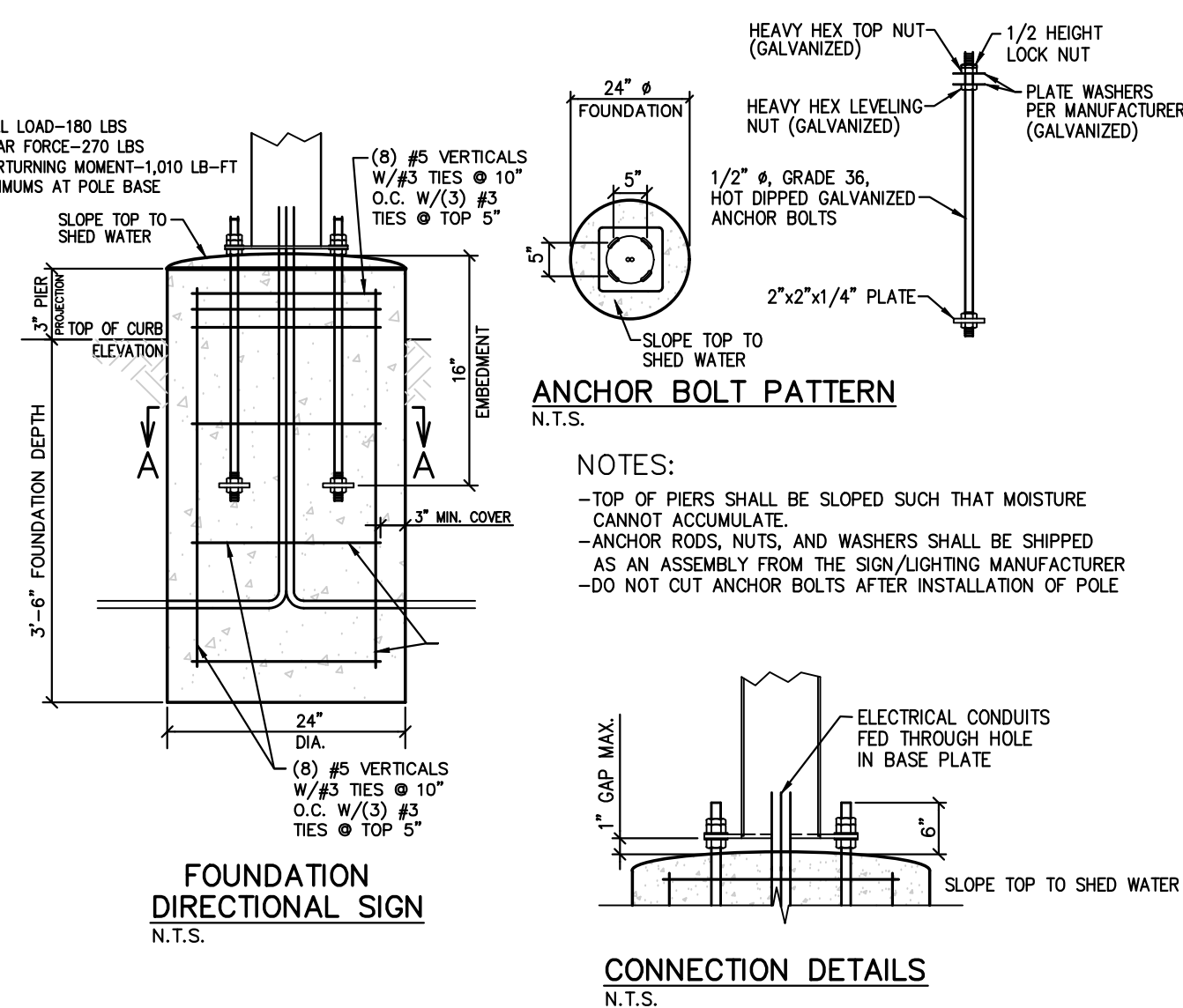
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENTERTAINMENT SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
- CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
- ASTM A-615, GR 60 REBAR, BLACK

STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C OT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM
- USE HOT DIPPED GALVANIZED BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

ANCHOR BOLT PATTERN
N.T.S.

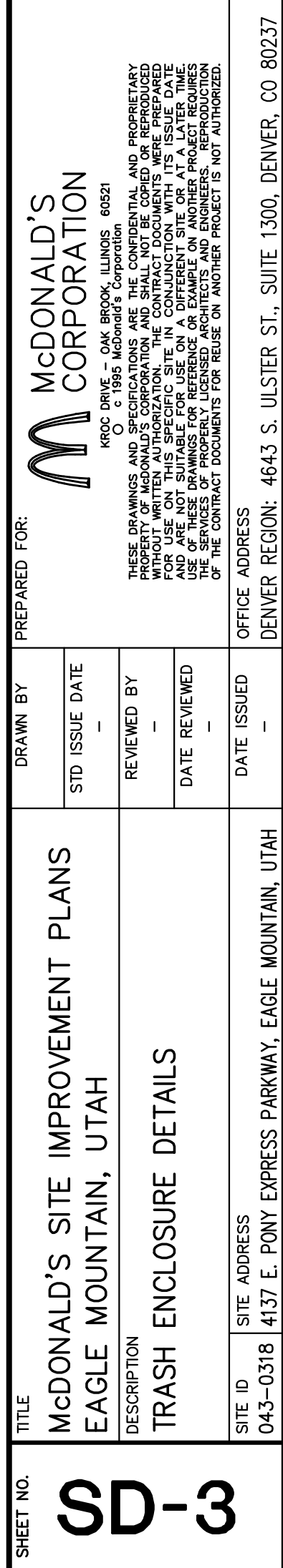
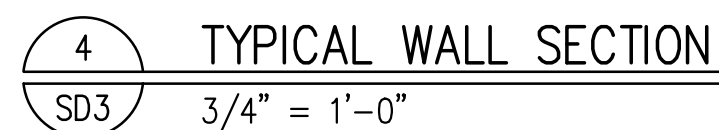
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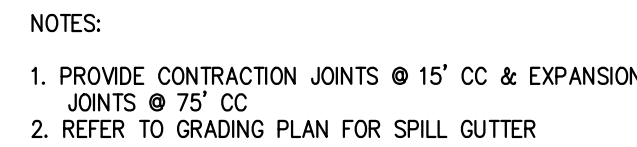
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE

CONNECTION DETAILS
N.T.S.

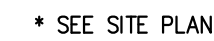
DIRECTIONAL SIGN FOUNDATION DETAIL

N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"

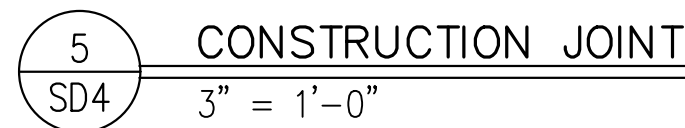




2 INTEGRAL CONCRETE CURB & GUTTER
SD4 1" = 1'-0"



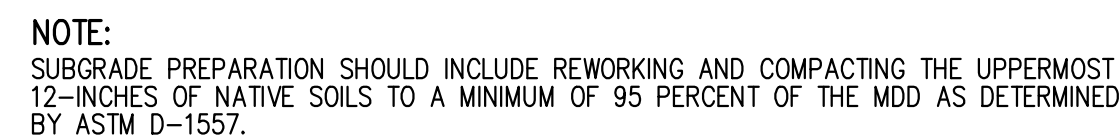
4	TERMINAL JOINT W/ASPHALT PAVEMENT
SD4	1" = 1'-0"



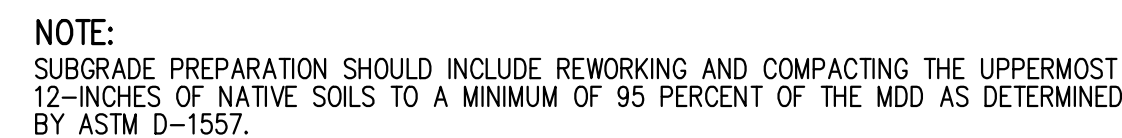
7 CONCRETE BUILDING WALK
SD4 1" = 1'-0"



8 DRIVE THRU LANE DETAIL
SD4 1-1/2" = 1'-0"



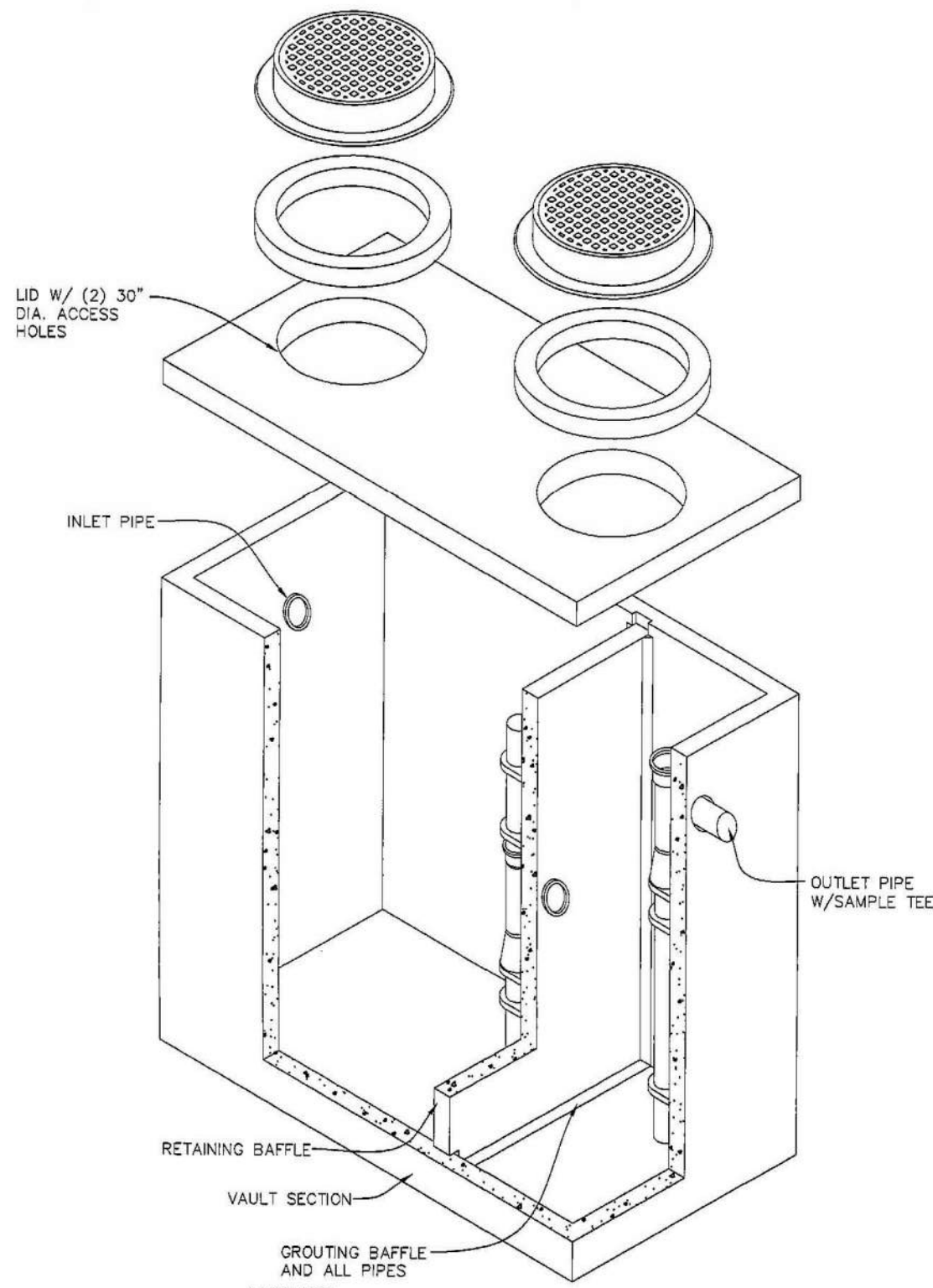
10 ASPHALT FLEXIBLE PAVEMENT SECTION
SD4 N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019



	CONCRETE RIGID PAVEMENT SECTION N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019
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12 12" DEEPENED CURB AT BACK DETAIL
SD4 N.T.S.

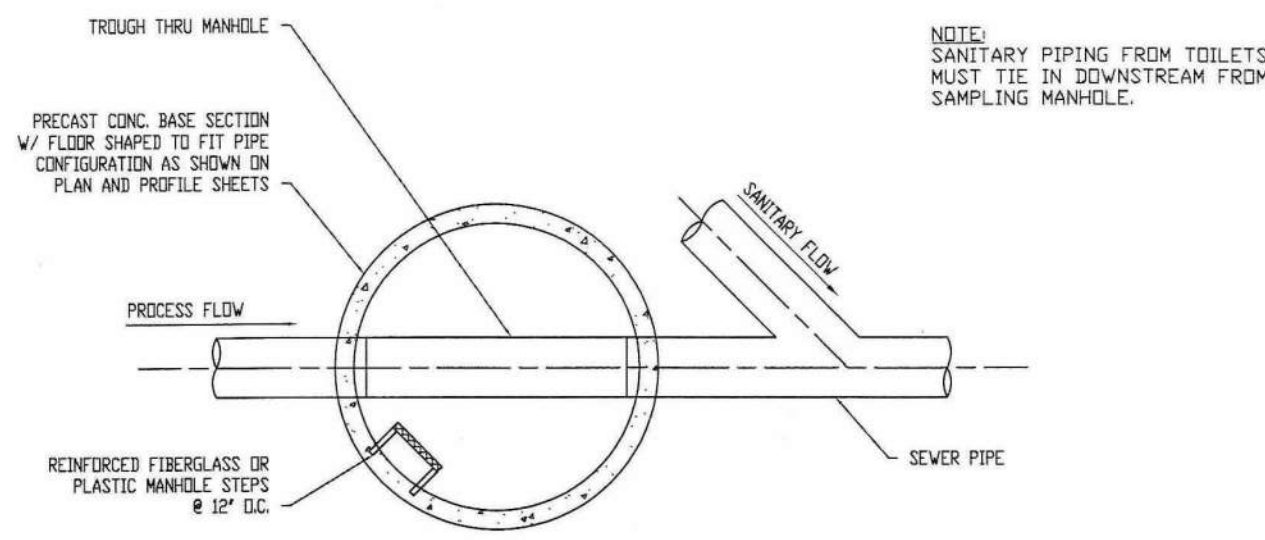


NOTES:

- DESIGN FOR AASHTO HS-20 LOADING.
- 3" MIN. BEDDING MATERIAL.
- ALL SURFACE WATER MUST DRAIN AWAY FROM MANHOLE.
- ALL WYES SHALL BE ONE-WAY CLEANOUP WYES EXCEPT AS NOTED.
- ALL WASTE MUST ENTER THROUGH INLET FITTING ONLY.
- STAINLESS STEEL CLAMP & BOLTS 3'-0" O.C. MAX (TYP.) MIN. 2 REQ'D.
- WATERSTOP CONSISTING OF A STD. MANHOLE ADAPTER GASKET AS SUPPLIED BY THE PIPE MANUFACTURER SHALL BE GROUDED INTO THE INTERCEPTOR WALL NEAR THE CENTER OF THE WALL.
- ALL PIPES & FITTINGS TO BE 4" SCHL. 40 PVC.
- REINFORCING BAR INTERMEDIATE GRADE ASTM A613-62T & A305-56T. REINFORCING WIRE FABRIC - ASTM A185-61T.
- CONCRETE: 28 DAY COMPRESSIVE STRENGTH $f'_c = 4500$ psi.
- DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.
- CONTRACTOR TO SUPPLY & INSTALL ALL PIPING & SAMPLING TEES.
- GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER.
- FILL WITH CLEAN WATER PRIOR TO STARTUP OF SYSTEM.

1,500 GAL. GREASE INTERCEPTOR-ISOMETRIC VIEW

N.T.S.



PLAN - MANHOLE

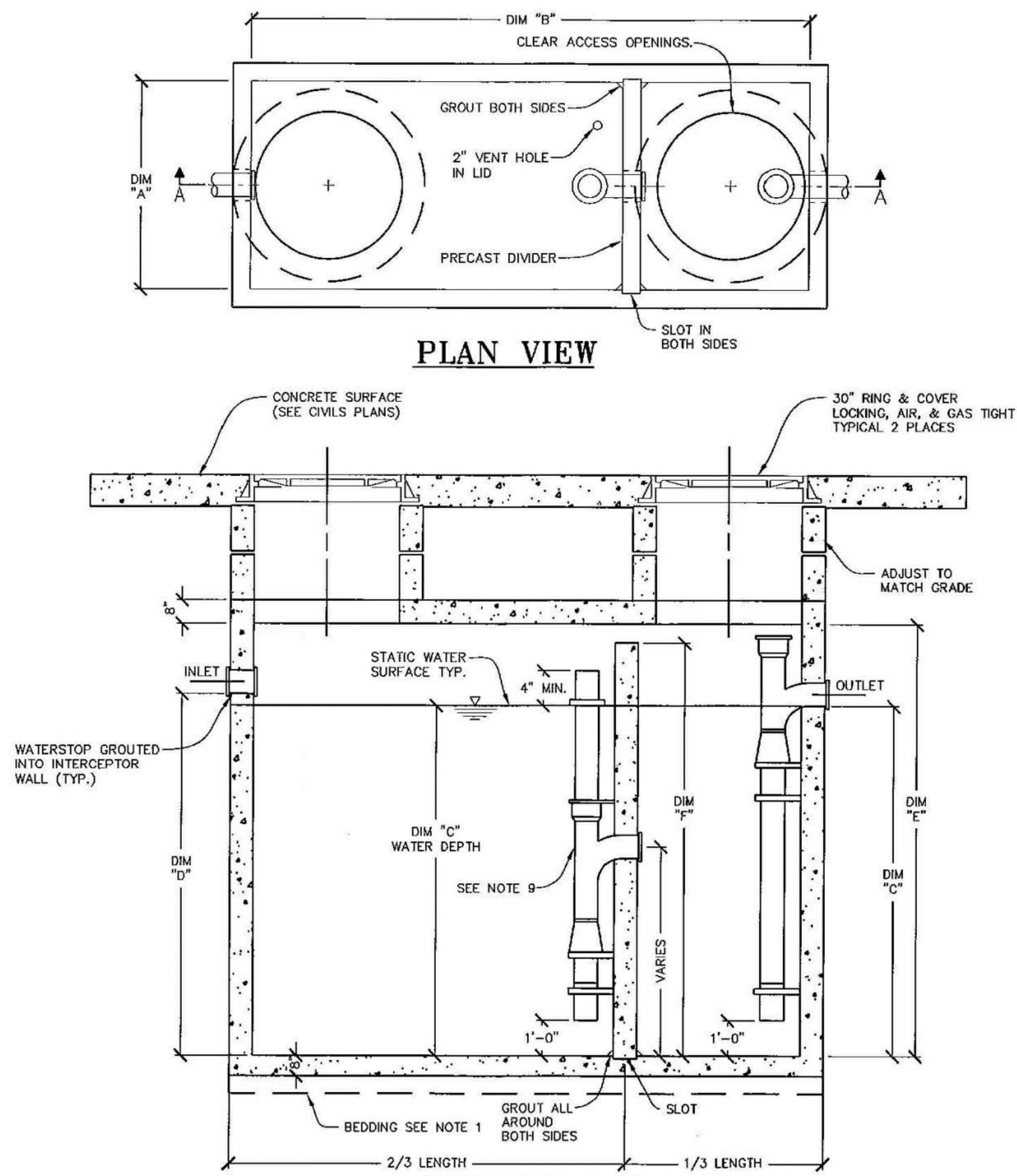
NONE

NOTES:

- PIPING, CLEANOUP CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SV-407 PRIOR TO BACKFILLING IS REQUIRED.
- WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
- REINFORCEMENT STEEL SHALL BE ASTM A615 GRADE 60.
- THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1 1/2 INCHES.
- THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
- THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
A) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PCF PLUS TRUCK SURCHARGES.
B) TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
- MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
- ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
- FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 3 INCHES ABOVE THE BOTTOM OF THE TROUGH THRU THE MANHOLE.

SAMPLING MANHOLE - EXAMPLE DETAIL

N.T.S.



SECTION A-A

GALLON CAPACITY	320	500	750	1000	1250	1500	1800	2000	2500	3000	3500	5000	5500
DIM "A"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	6'-0"	6'-0"	11'-0"	11'-0"	11'-0"
DIM "B"	6'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	12'-6"	12'-6"	12'-0"	8'-0"	17'-0"
DIM "C"	2'-0"	2'-0"	2'-6"	3'-3"	4'-0"	5'-0"	5'-6"	6'-0"	4'-6"	5'-6"	3'-8"	3'-8"	4'-0"
DIM "D"	2'-2"	2'-2"	2'-8"	3'-5"	4'-2"	5'-2"	5'-8"	6'-2"	4'-8"	5'-8"	3'-10"	3'-10"	4'-2"
DIM "E"	3'-0"	3'-0"	4'-0"	4'-6"	5'-0"	6'-0"	6'-6"	7'-0"	6'-0"	7'-0"	5'-0"	5'-0"	5'-9"
DIM "F"	2'-10"	3'-0"	3'-10"	4'-4"	4'-10"	5'-10"	6'-4"	6'-10"	5'-10"	6'-10"	4'-10"	4'-10"	5'-7"
WEIGHT	7,535	11,631	14,031	15,231	16,431	18,831	20,031	21,231	24,529	27,454	29,521	37,702	40,964

GREASE INTERCEPTOR

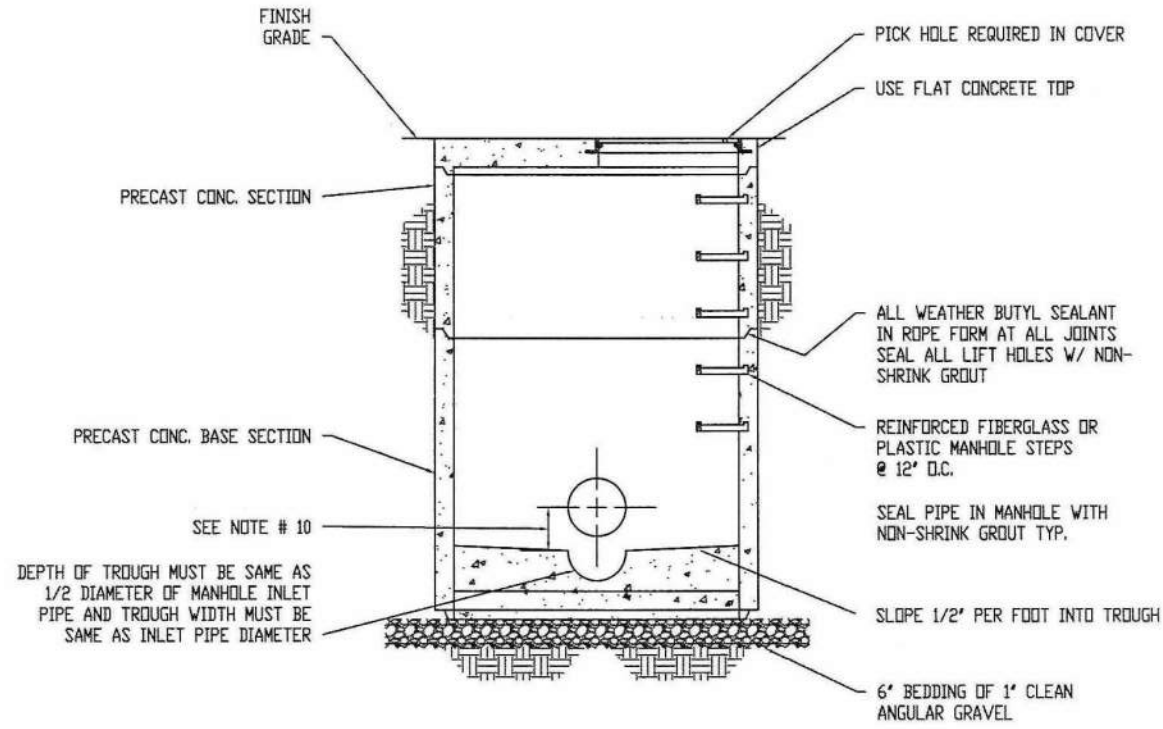
320 - 5500 GALLON CAPACITIES MONOLITHIC BASE DESIGN

NONE

PROPOSED FOR THIS PROJECT
(TO BE CONFIRMED BY MEP)

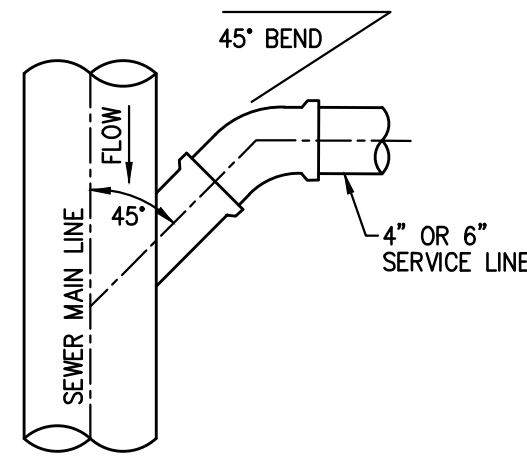
1,500 GAL. GREASE INTERCEPTOR-PLAN VIEW

N.T.S.

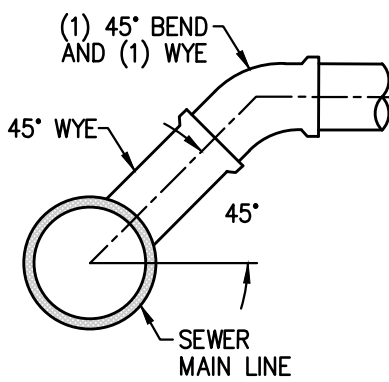


SECTION - MANHOLE

NONE



PLAN VIEW



PROFILE VIEW

SEWER LATERAL CONNECTION DETAIL

N.T.S.

SHEET NO.

SD-5

TITLE
McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH

DESCRIPTION
SEWER DETAILS
WYOMING PUBLIC WORKS STANDARD DETAILS

SITE ID
043-0318

SITE ADDRESS
4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH

DRAWN BY

McDONALD'S CORPORATION

KPOC DRIVE - JAM BROOK, ILLINOIS 60051

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF McDONALD'S CORPORATION. THE CONTRACT DOCUMENTS WERE PREPARED BY McDONALD'S CORPORATION FOR THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER TIME. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR FOR ANY OTHER TIME WITHOUT THE WRITTEN AUTHORIZATION OF McDONALD'S CORPORATION IS PROHIBITED.

STD ISSUE DATE

REVIEWED BY

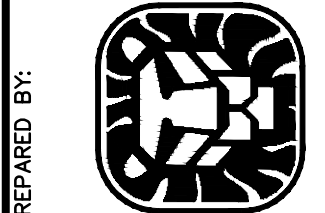
DATE REVIEWED

DATE ISSUED

OFFICE ADDRESS

DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237

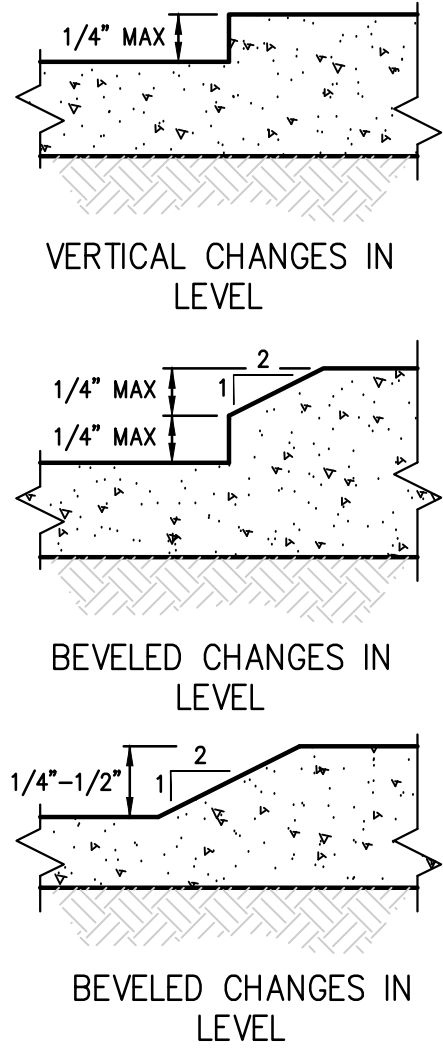
PREPARED BY:



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



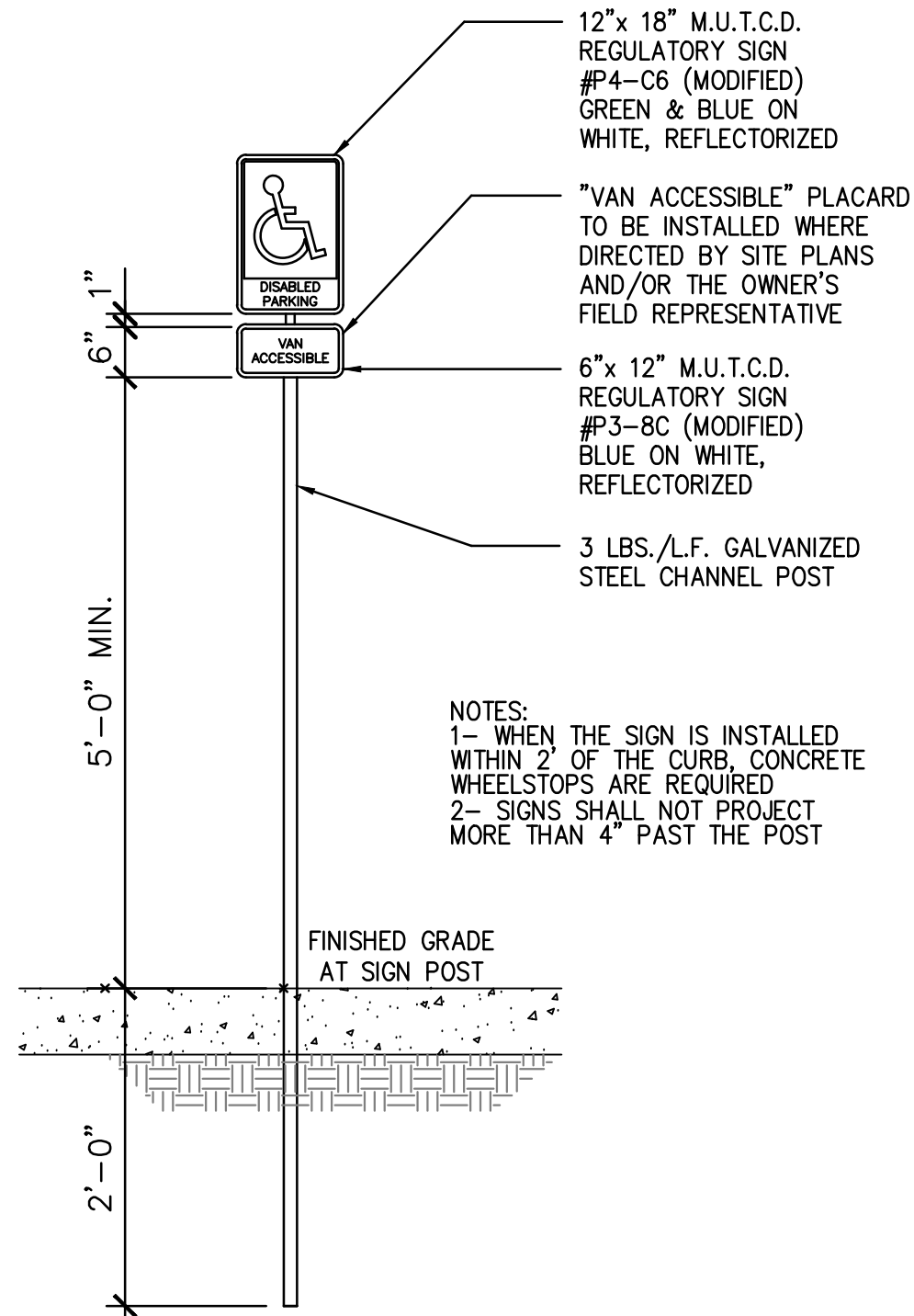
REV	DATE	DESCRIPTION
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NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.

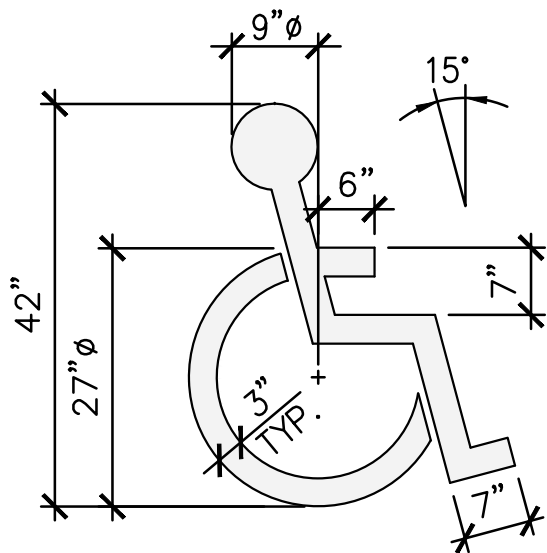
ACCESSIBLE CHANGES IN LEVEL

N.T.S.



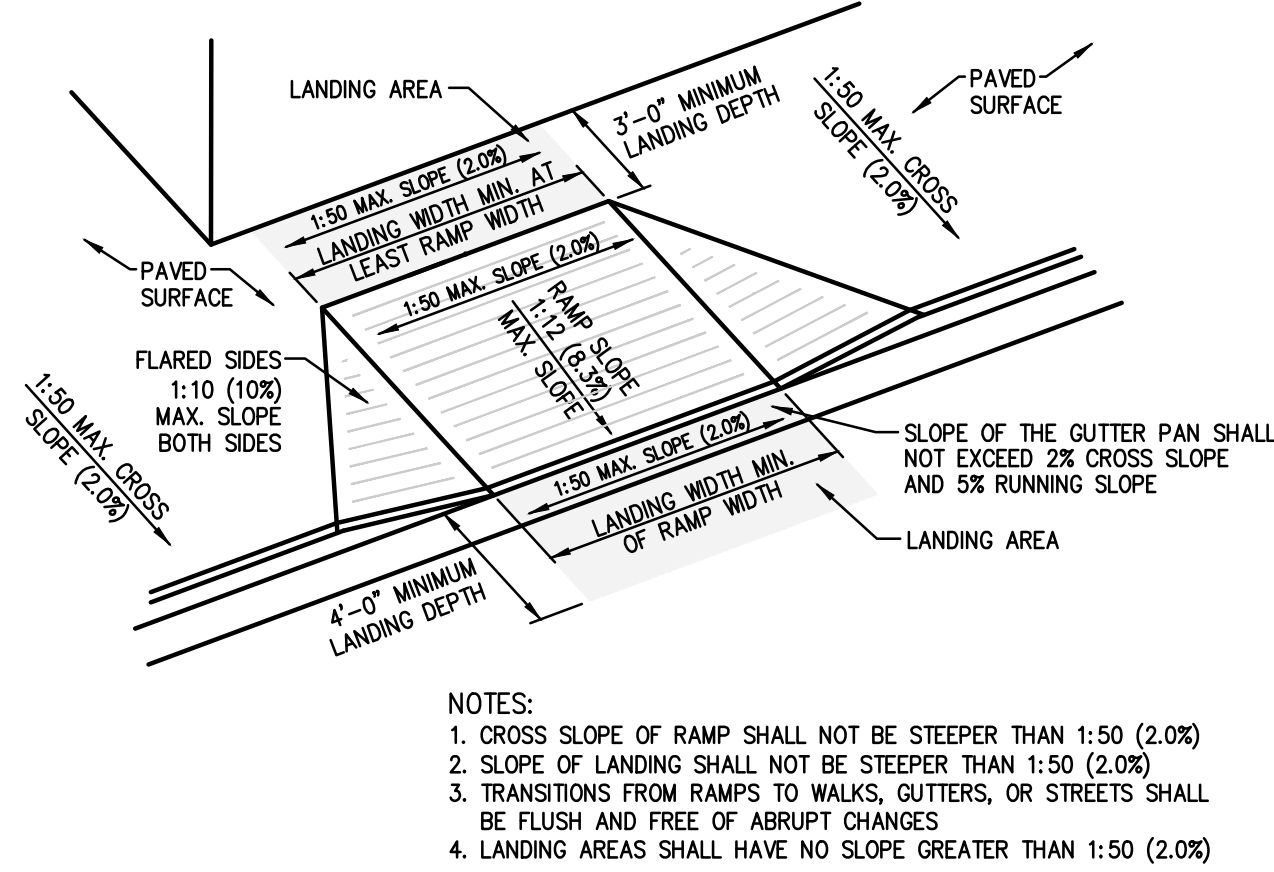
"HANDICAP PARKING-ONLY" SIGN

N.T.S.



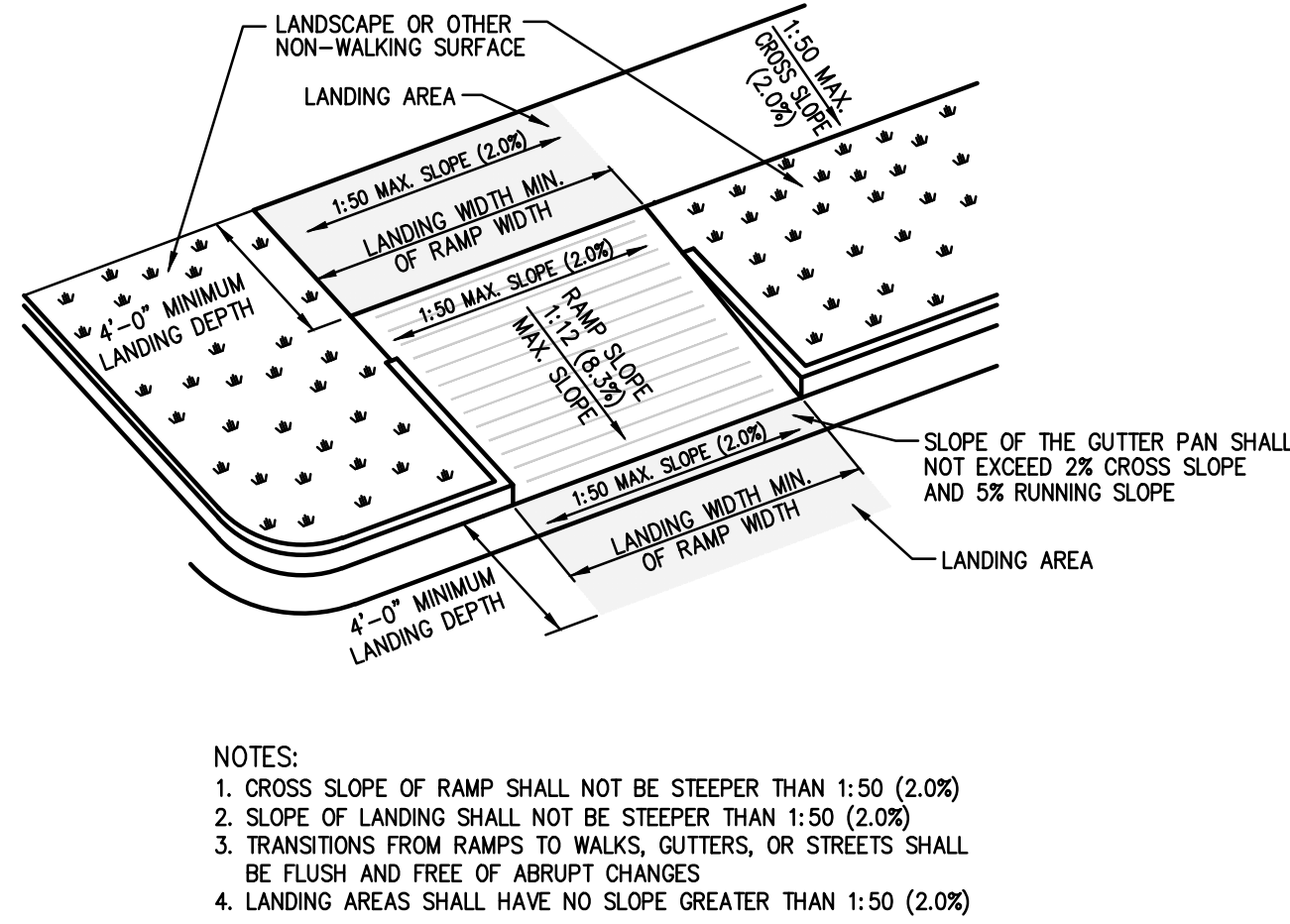
PAINTED HANDICAPPED PARKING SYMBOL (ADA)

N.T.S.



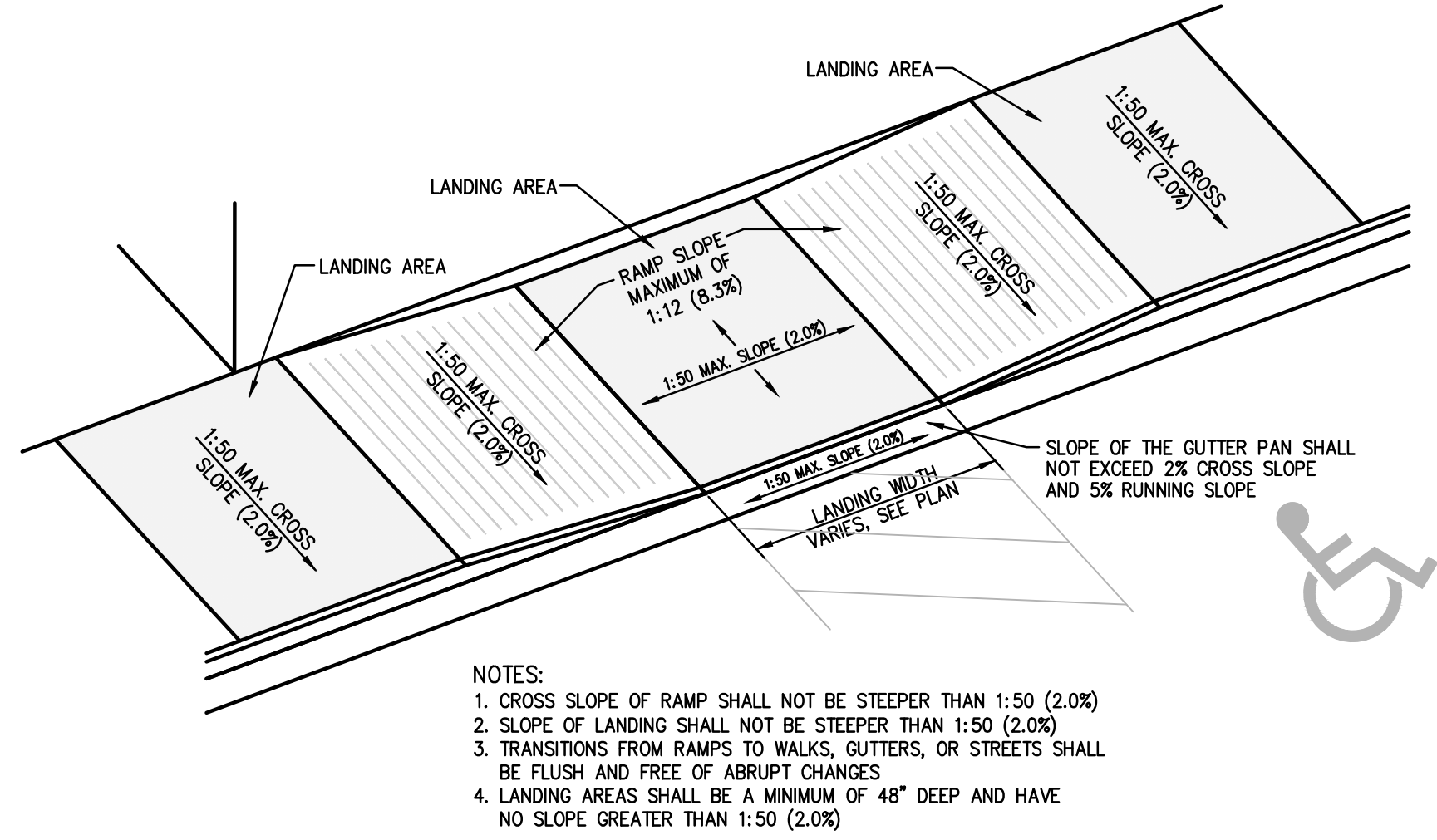
TYPICAL CURB RAMP IN PAVEMENT AREA

N.T.S.



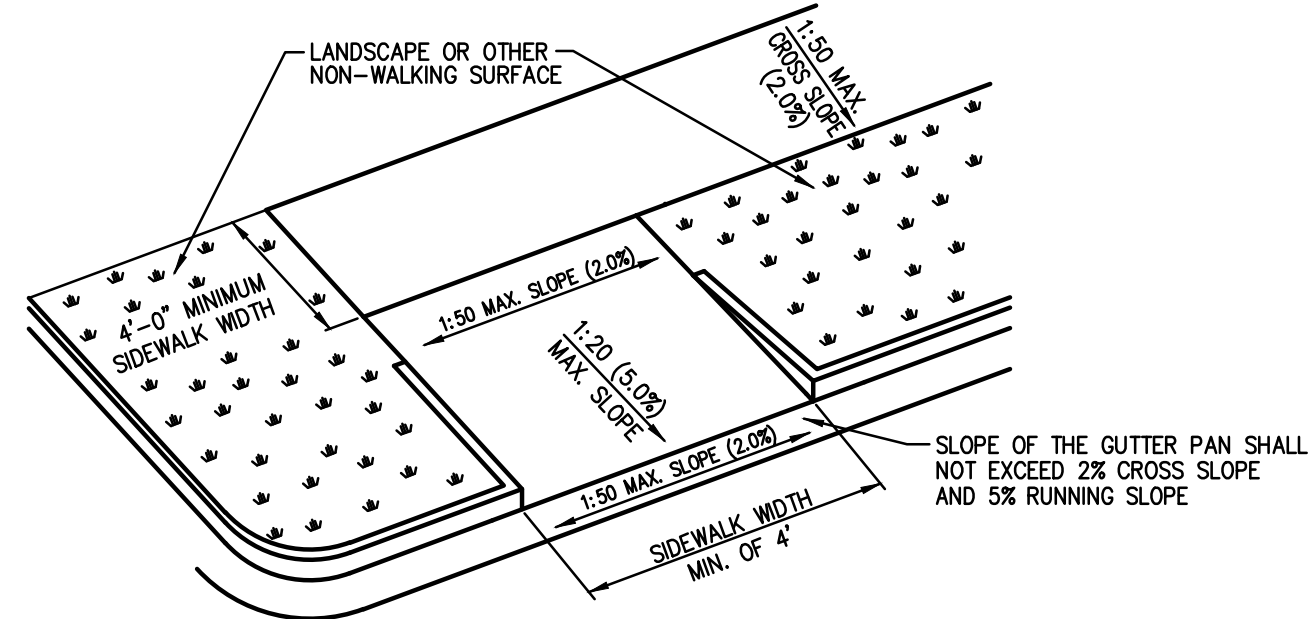
TYPICAL CURB RAMP IN LANDSCAPE AREA

N.T.S.



TYPICAL ACCESSIBLE PARKING RAMP

N.T.S.



TYPICAL SIDEWALK CURB-CUT IN LANDSCAPE AREA

N.T.S.

SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:	OFFICE ADDRESS	DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH		—	—		
DESCRIPTION	ADA SITE DETAILS		REVIEWED BY	—	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF McDONALD'S CORPORATION. THE CONTRACT DOCUMENTS WERE PREPARED BY McDONALD'S CORPORATION AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR PURPOSE IS STRICTLY PROHIBITED. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR PURPOSE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO McDONALD'S CORPORATION.	
	SITE ID		DATE REVIEWED	—	OF THE CONTRACT DOCUMENTS FOR REUSE ON ANY OTHER PROJECT IS NOT AUTHORIZED.	
043-0318	SITE ADDRESS	DATE ISSUED	—	REGISTERED PROFESSIONAL ENGINEER		
				No. 8030527-2003		
				JERRY RICK		
				HANSON		
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				HANSON		

PLANTING NOTES:

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

2. CODES, LAWS, REGULATIONS, AND PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

4. LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

6. PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 1/3 NATIVE SOIL, 1/3 TOPSOIL, AND 1/3 ORGANIC COMPOSTED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.

7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

8. TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL SHALL BE EVENLY SPREAD. TOPSOIL SHALL BE SPREAD TO A DEPTH OF TWO INCHES (2") IN REVEGETATION AREAS, FOUR INCHES (4") IN ALL SOD AREAS, AND FOUR INCHES (4") IN ALL PARKING LOT ISLANDS AND SHRUB/PERENNIAL PLANTER BEDS. ISOLATED SHRUBS AND PERENNIALS SHALL HAVE TOPSOIL FILL A MINIMUM OF 6" AROUND THE PERIMETER OF THE ROOTBALL. THE FINISHED GRADE OF THE SOIL SHALL BE SMOOTH WITH NO HUMPS OR DEPRESSIONS PRIOR TO SEEDING, SOD, OR PLANT INSTALLATION.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. 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.

10. MULCH OVER DEWITT PRO 5 WEED BARRIER WILL BE REQUIRED IN ALL LANDSCAPE BEDS FOR SHRUBS AND PERENNIALS. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED IMMEDIATELY PRIOR TO WEED BARRIER INSTALLATION. MULCH FOR ANNUAL AREAS SHALL BE SOIL PEP WITH NO WEED BARRIER. SEE PLANS FOR MULCH TYPES IN LANDSCAPE AREAS. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO THE MINIMUM DEPTH NOTED. THE TOP OF ALL AREAS OF MULCH SHALL BE AT THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

14. LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT (30 DAYS AFTER FINAL ACCEPTANCE OF ENTIRE PROJECT). RESPONSIBILITIES INCLUDE WEED CONTROL, MOWING, AND IRRIGATION RUN TIME ADJUSTMENTS. NOTIFY OWNER AND CONSTRUCTION REPRESENTATIVE WHEN ESTABLISHMENT PERIOD HAS ENDED TO INSURE ONGOING MAINTENANCE. THE OWNER IS RESPONSIBLE FOR LANDSCAPE MAINTENANCE AND UPKEEP ONCE ESTABLISHMENT PERIOD HAS EXPIRED.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

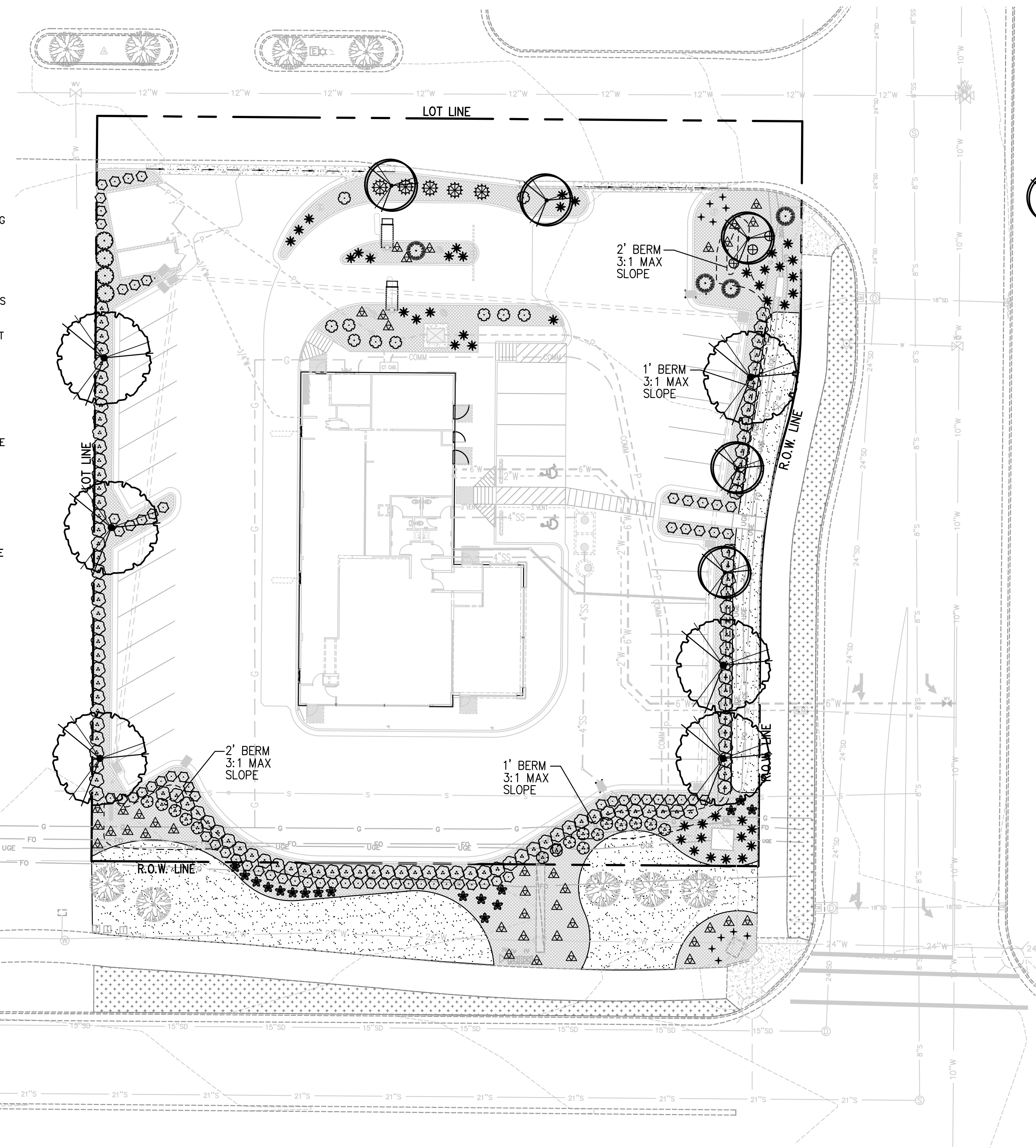
16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITIES FOR MULCH AND SOD ARE PLAN VIEW QUANTITIES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. 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.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2017 APWA "MANUAL OF STANDARD SPECIFICATIONS".

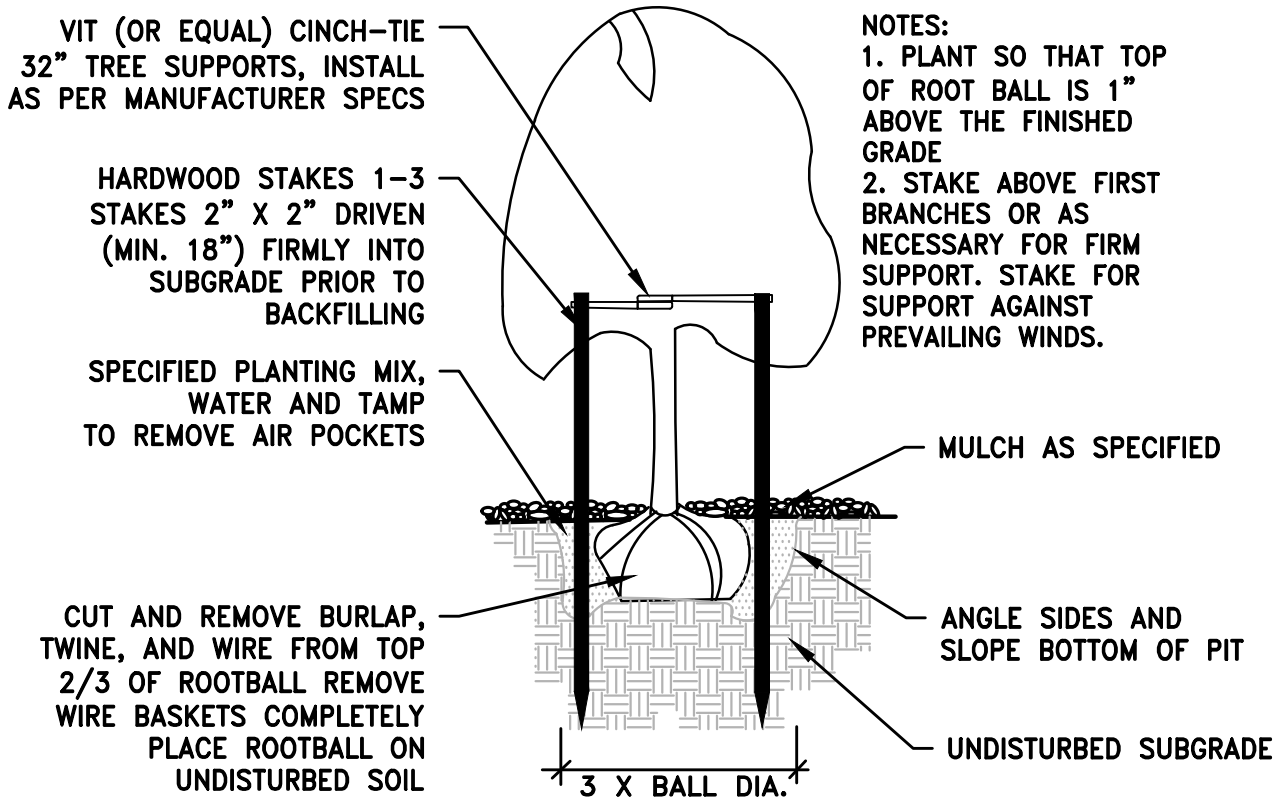
18. SUBMITTALS OF ALL LANDSCAPE MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK. PROVIDER INFORMATION AND SAMPLES SHALL BE SUBMITTED OF ANY GRAVEL OR WOOD MULCHES. NURSERY STOCK SUBMITTAL SHALL INCLUDE PROVIDER INFORMATION WITH A LIST OF PLANT MATERIALS BEING PROVIDED BY THE NURSERY.

19. AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO WEEDS PRIOR TO ADDING SOIL AMENDMENTS, INSTALLING SOD, SEEDING, OR APPLYING WEED BARRIER. APPLY HERBICIDE PER MANUFACTURERS SPECIFICATIONS, THEN REPEAT APPLICATION THREE DAYS LATER TO WEEDS THAT ARE STILL ALIVE. REPEAT AS NECESSARY UNTIL WEEDS ARE CONTROLLED.

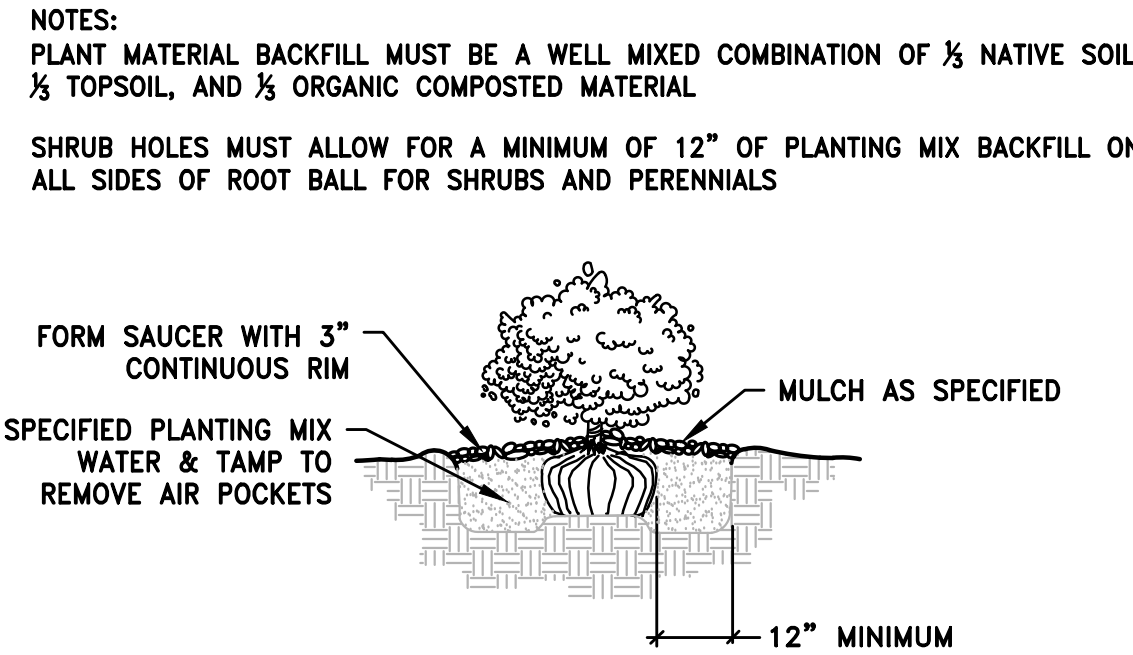
20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES APPROVAL FROM SLC URBAN FORESTRY (972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.



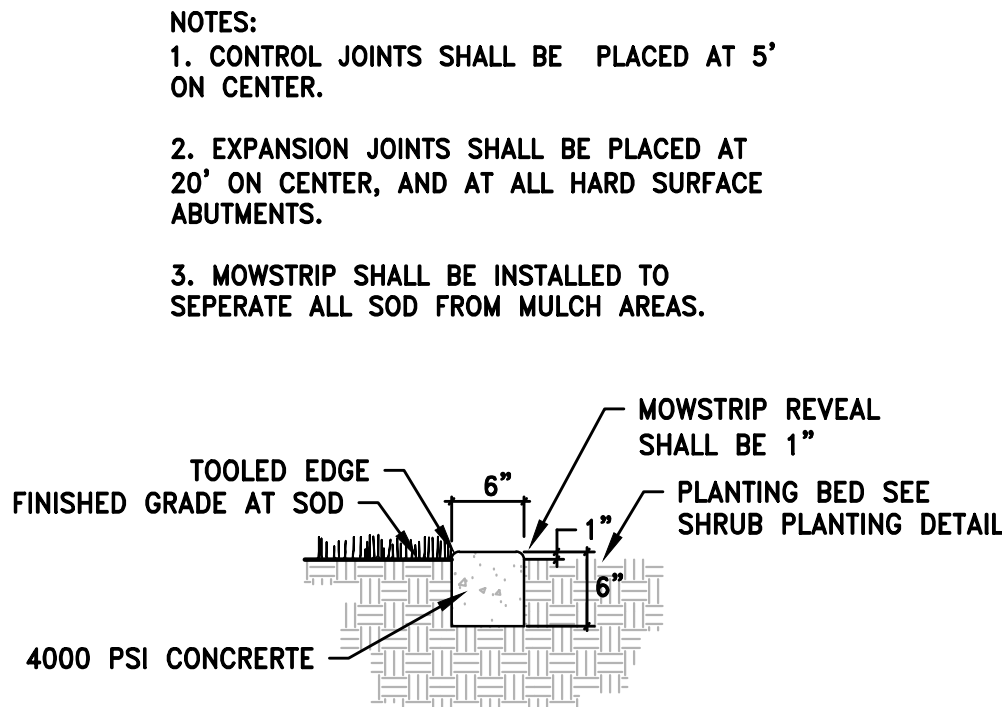
LANDSCAPE PLAN



TREE PLANTING AND STAKING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS



CONCRETE MOWSTRIP
SCALE: NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B # B	2" CAL	6
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B # B	2" CAL	5
SHRUBS	BOTANICAL / COMMON NAME	CONT		QTY
	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY	5 GAL		16
	BERBERIS THUNBERGII ATROPURPUREA 'MORETTI SELECT' TM / CABERNET BARBERRY	5 GAL		17
	BUXUS X 'GREEN VELVET' / BOXWOOD	5 GAL		110
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		4
	FORSYTHIA X 'NIMBUS' TM / SHOW OFF SUGAR BABY DWARF FORSYTHIA	2 GAL		3
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL		4
	PENNISETUM ALOPECUROIDES 'TIFT PA18' / CAYENNE STERILE FOUNTAIN GRASS	1 GAL		43
	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	5 GAL		10
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT		QTY
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		73
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL		39
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER	1 GAL		10
	MISCANTHUS SINENSIS 'LITTLE ZEBRA' / SILVER GRASS	1 GAL		5
	DROUGHT TOLERANT BLUE GRASS SOD MIX BY CHANSHARE SOD FARM (OR EQUAL)	4,831 S.F.		
	4" DEPTH OF 1-1/2" TO 2" CRUSHED GRAVEL IN EARTH TONES OF PURPLE, RED, GRAY, BROWN AND CREAM OVER DEWITT PRO 5 WEED BARRIER WASHED OR CRUSHED FREE OF EXCESS DIRT, SILT, AND FINES	7,973 S.F.		
	EXISTING BLUE GRASS SOD AND IRRIGATION TO REMAIN	2,946 S.F.		
	EXISTING TREE TO REMAIN			



UTILITY CONTACTS			
WATER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671	
STORM	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671	
SEWER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671	
ELECTRIC POWER	PACIFICORP	1-888-221-7070	
GAS	DOMINION ENERGY - TYSON ANDERSON	801-324-3634	
TELEPHONE	DIRECT COMMUNICATIONS - MARJORIE CLIFFORD	marjorie@directco	

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BY

REVISIONS PER CITY PLANNER REVIEW COMMENTS

DATE

REV

1

4/10/20

DESCRIPTION

REVIEW

DATE

REV

1

4/10/20

PREPARED BY:

McDONALD'S CORPORATION

4137 E. PONY EXPRESS PARKWAY, SUITE 1300, DENVER, CO 80237

DATE ISSUED

DATE REVIEWED

DATE ISSUED

DATE REVIEWED

DATE ISSUED

DATE REVIEWED

DESCRIPTION

McDONALD'S SITE IMPROVEMENT PLANS

EAGLE MOUNTAIN, UTAH

LANDSCAPE PLAN

SHEET NO.

LS-1

UTILITY CONTACTS

WATER: EAGLE MOUNTAIN CITY - CHRIS TRUSTY 801-789-6671

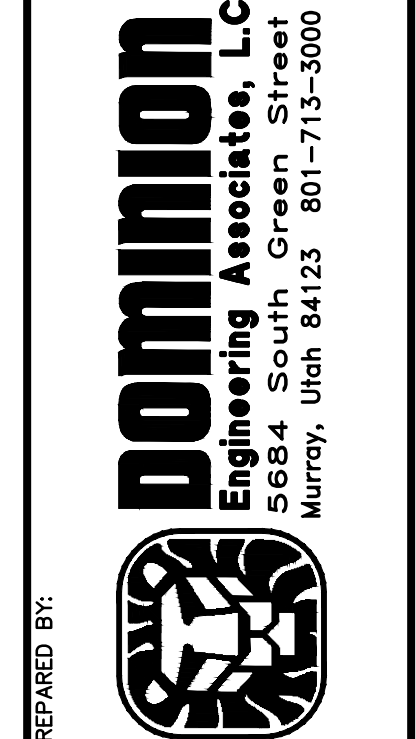
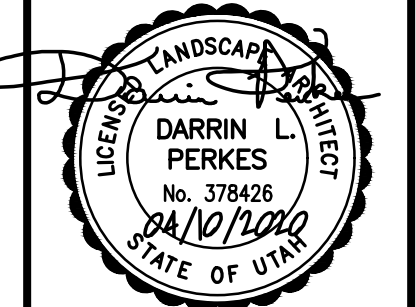
STORM: EAGLE MOUNTAIN CITY - CHRIS TRUSTY 801-789-6671

SEWER: EAGLE MOUNTAIN CITY - CHRIS TRUSTY 801-789-6671

ELECTRIC POWER: PACIFICORP 1-888-221-7070

GAS: DOMINION ENERGY - TYSON ANDERSON 801-324-3634

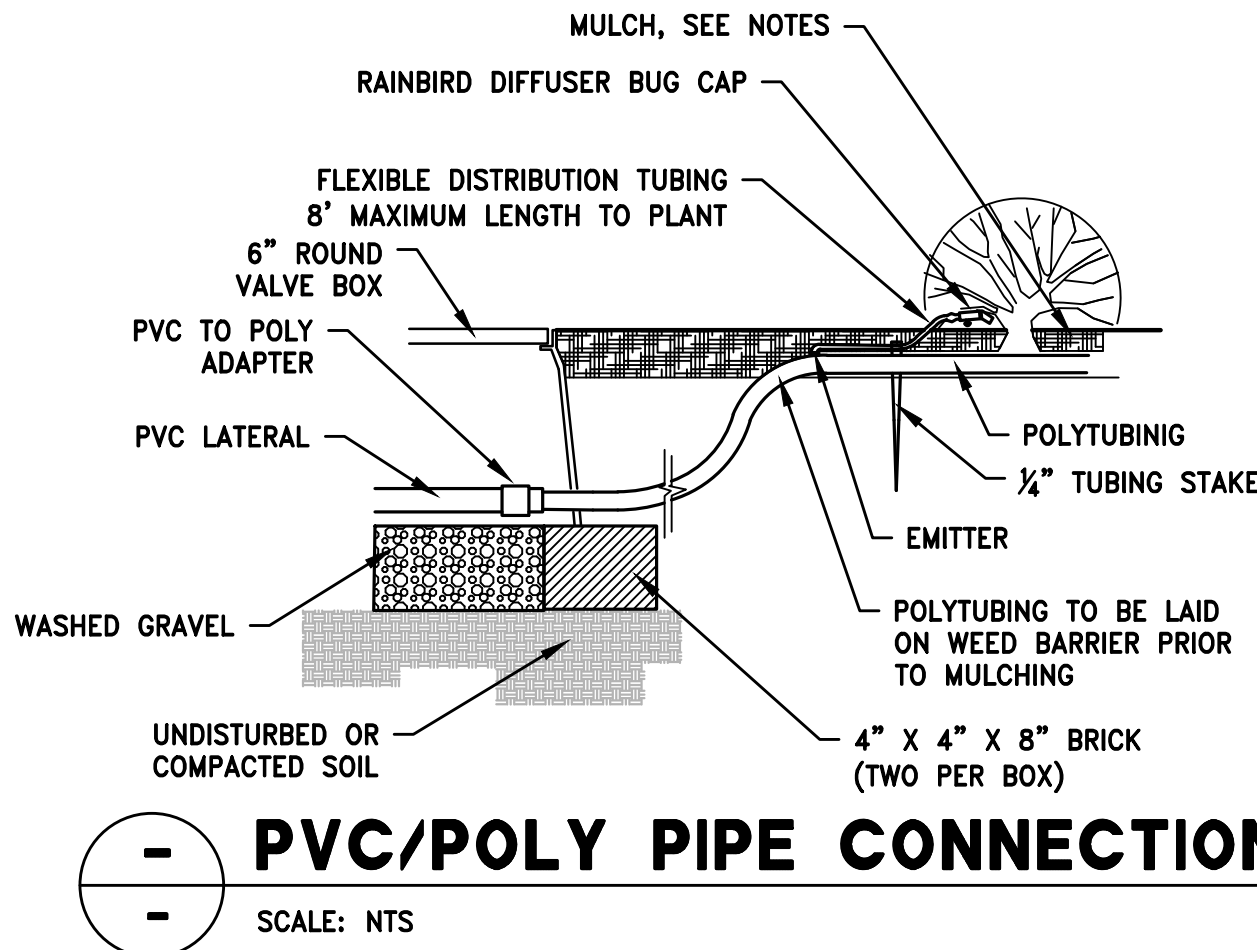
TELEPHONE: DIRECT COMMUNICATIONS - MARJORIE CLIFFORD marjorie@directco



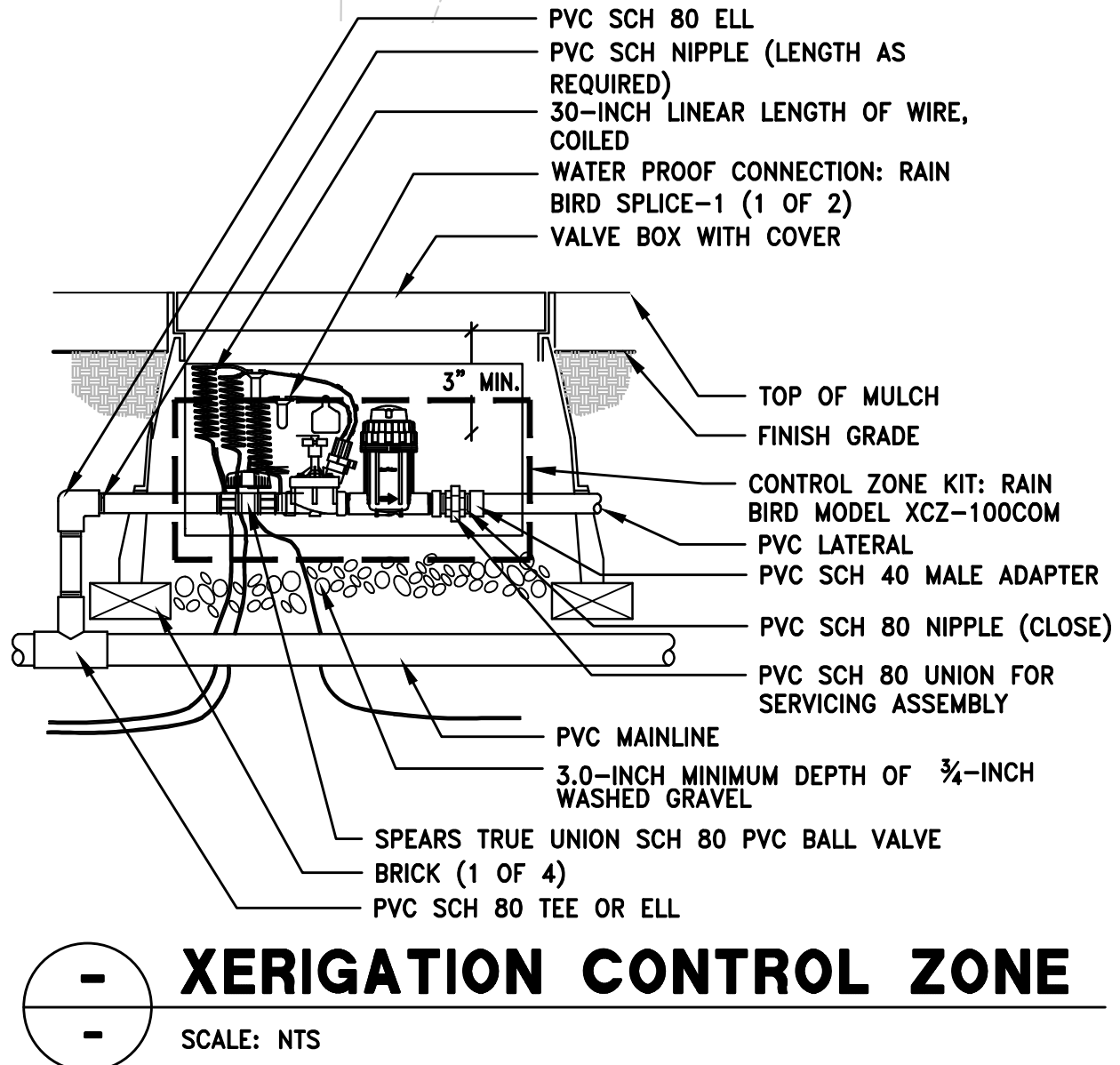
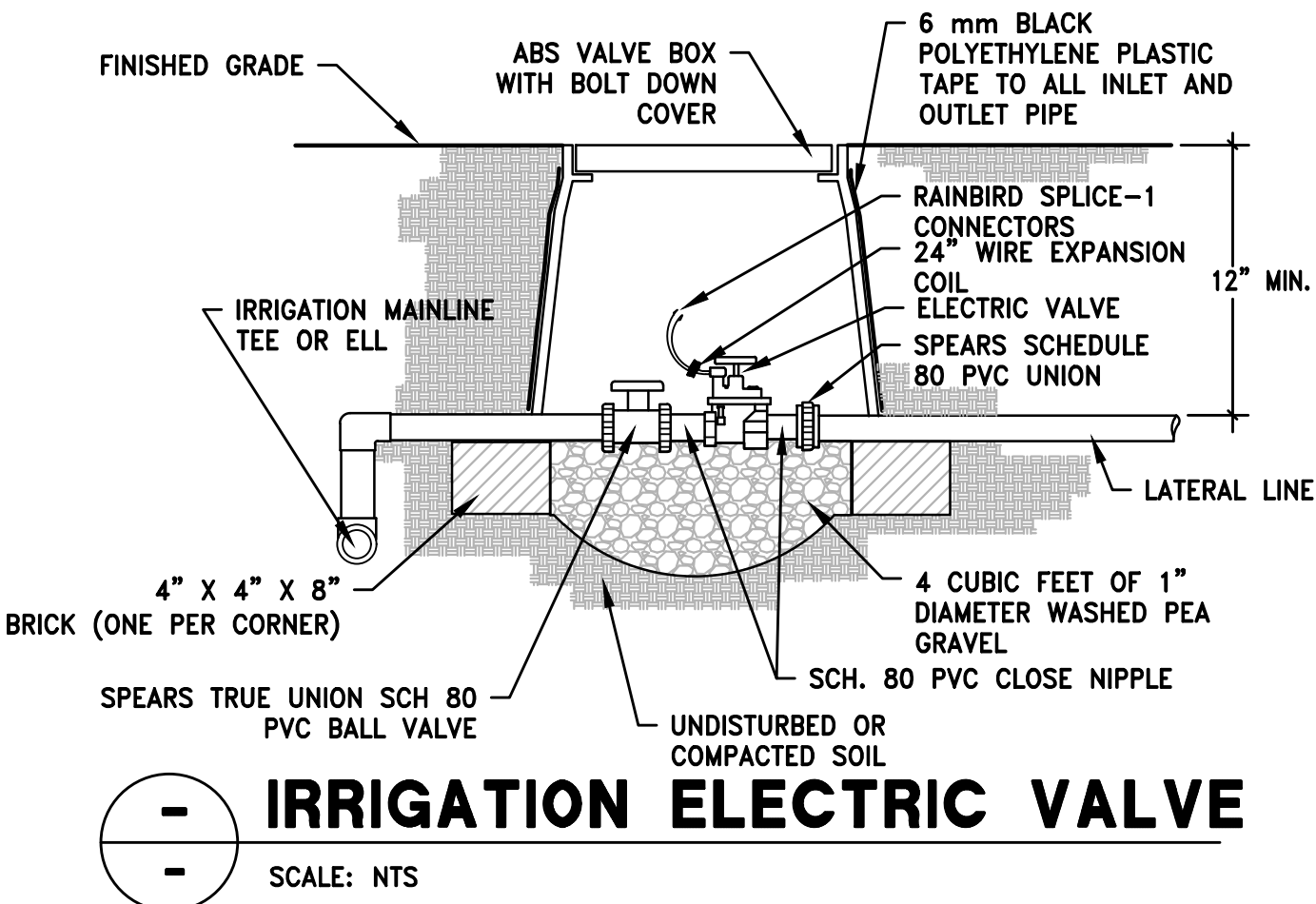
IRRIGATION NOTES

1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
2. 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. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.
3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.
4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.
5. 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.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE. FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) 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 LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).
8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" 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.
9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.
10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL. USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.
11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.
12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM. INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.
13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.
14. 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.
15. 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 MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) 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.
16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SACS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.
19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.
21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.

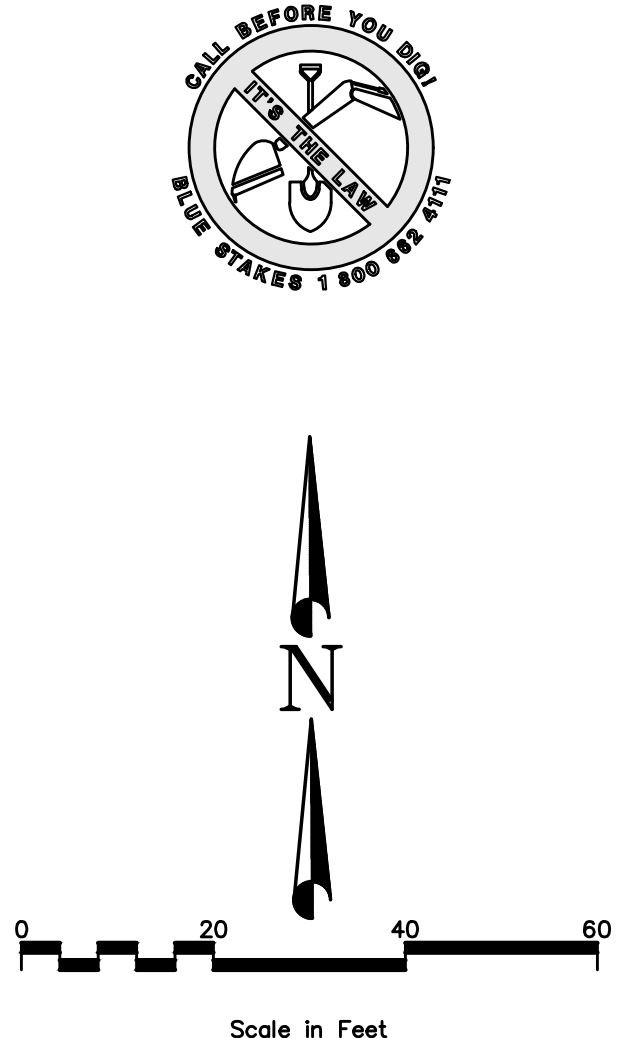
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GAS	DOMINION ENERGY - TYSON ANDERSON	801-324-3634
TELEPHONE	DIRECT COMMUNICATIONS - MARJORIE CLIFFORD	marjorie@directco



IRRIGATION PLAN



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804 8 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	27	30
	RAIN BIRD 1804 10 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	14	30
	RAIN BIRD 1804 12 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	9	30
	RAIN BIRD 1804 15 SERIES MPR TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.	31	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	1	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	10	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 2.0 GPH emitters (2 assigned to each 3 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (10 assigned to each B # B, 2"Cal plant)	7,777 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	7	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	1" WILKINS 500 YSBR PRESSURE REDUCING VALVE PRESSURE LIMITED TO 49.81 PSI	1	
	ZURN 375 RPZ, INSTALL IN A LOCKABLE STRONG BOX. 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2"	1	
	RAIN BIRD ESP8LXME 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. EXACT INSTALLATION LOCATION TO BE DETERMINED BY OWNER.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
IRRIGATION LATERAL LINE: PVC SCHEDULE 40		1,439 L.F.	
IRRIGATION MAINLINE: PVC SCHEDULE 40		244.0 L.F.	
PIPE SLEEVE: PVC CLASS 200 SDR 21		81.7 L.F.	
TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.			
Valve Callout Valve Number Valve Flow Valve Size			



63

REVISIONS PER QTY PLANNER REVIEW COMMENTS

DESCRIPTION

DATE

BY

1

4/10/20

REV

LANDSCAPE ARCHITECT

DARRIN PERKES

No. 378426

04/10/2020

STATE OF UTAH

DOMINION

Engineering Associates, L.C.

5684 South Green Street

Murray, Utah 84123 801-713-3000

PREPARED BY:

PREPARED FOR:

DRAWN BY:

STD ISSUE DATE:

REVIEWED BY:

DATE REVIEWED:

DATE ISSUED:

TITLE

McDONALD'S SITE IMPROVEMENT PLANS

EAGLE MOUNTAIN, UTAH

IRRIGATION PLAN

SHEET NO.

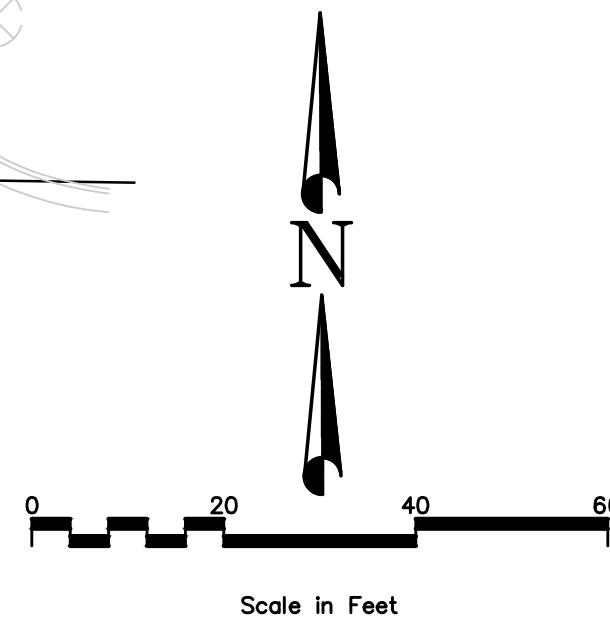
LS-2

SITE ADDRESS

043-0318 4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH

OFFICE ADDRESS

DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237



1 PLACE POSTS 6' ON CENTER (2"x4" WOOD POSTS OR STEEL FENCE POSTS)

2 EXCAVATE ANCHOR TRENCH UPGRADIENT OF POSTS

3 SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES, OR HOG TIES

4 SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR

5 BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR

6 TOE DETAIL

Labels in diagrams: DISTURBED AREA, EXISTING VEGETATION, FLOW, FABRIC, WIRE MESH, BACKFILL WITH ROCKS OR DIRT, POST, 8", 2".

MAINTENANCE:

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.



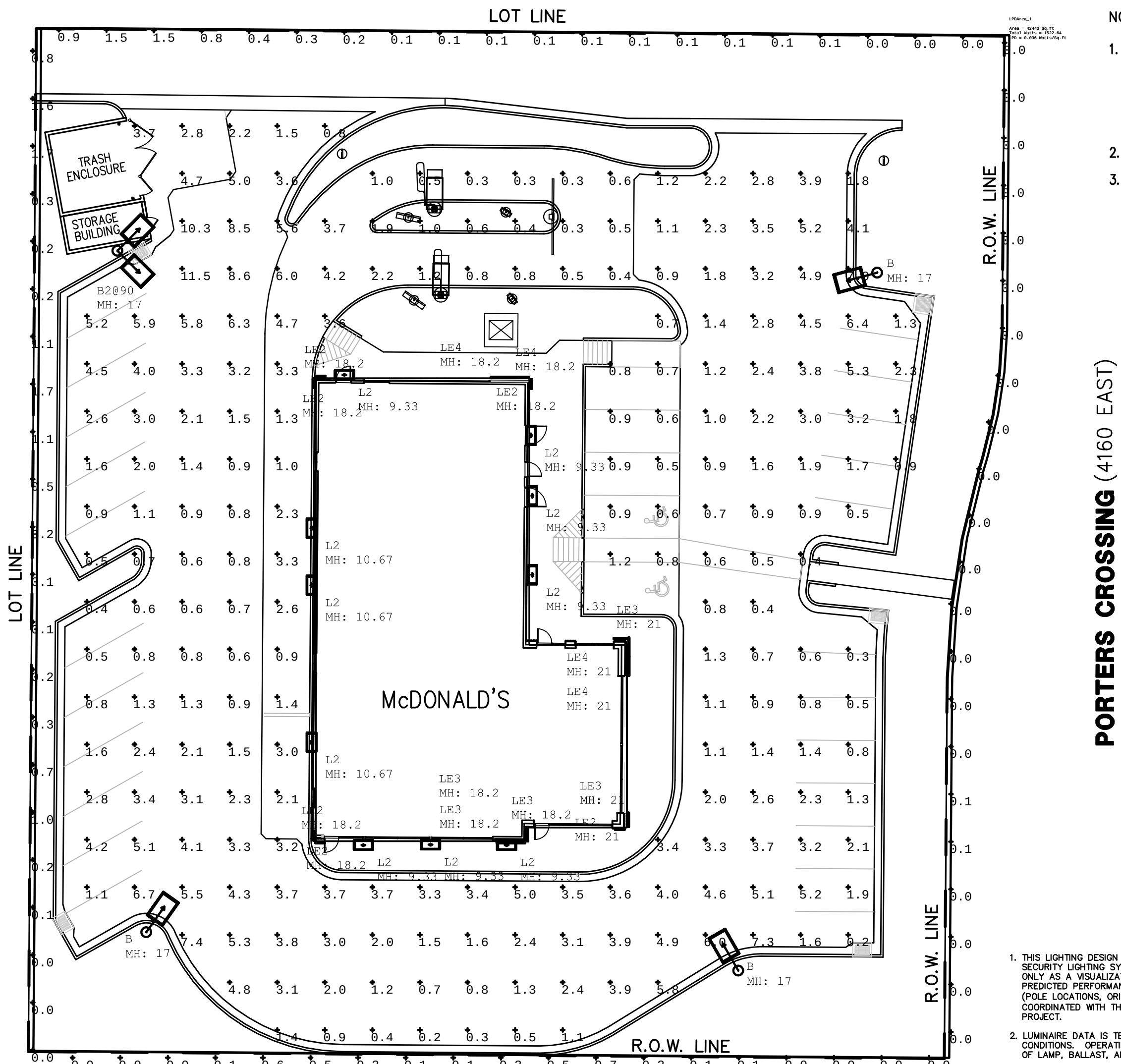
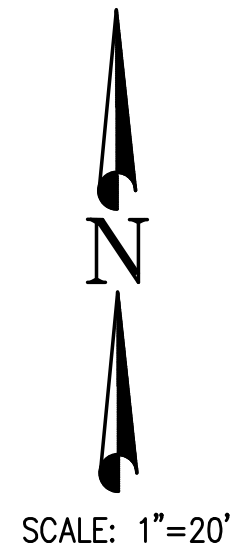
811
Know what's below.
Call before you dig.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
SEWER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY – TYSON ANDERSON	801-324-3634
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	marjorie@directco

SHEET NO.	EC-1		TITLE	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH				DRAWN BY	PREPARED FOR		 McDONALD'S CORPORATION © 1995 McDonald's Corporation. All rights reserved. MCDONALD'S, THE GOLDEN ARCHES, AND THE GOLDEN ARCHES SERVICE MARK ARE REGISTERED TRADEMARKS OF MCDONALD'S CORPORATION.	 Domination Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000		PREPARED BY:				REVISIONS PER CITY PLANNER REVIEW COMMENTS	RJJ	BY		
	DESCRIPTION	EROSION CONTROL PLAN				REVIEWED BY	—		DATE REVIEWED	—				DATE ISSUED	—							
		SITE ID		SITE ADDRESS			OFFICE ADDRESS			DATE ISSUED					—							
				043-0318	4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH		DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237								—							



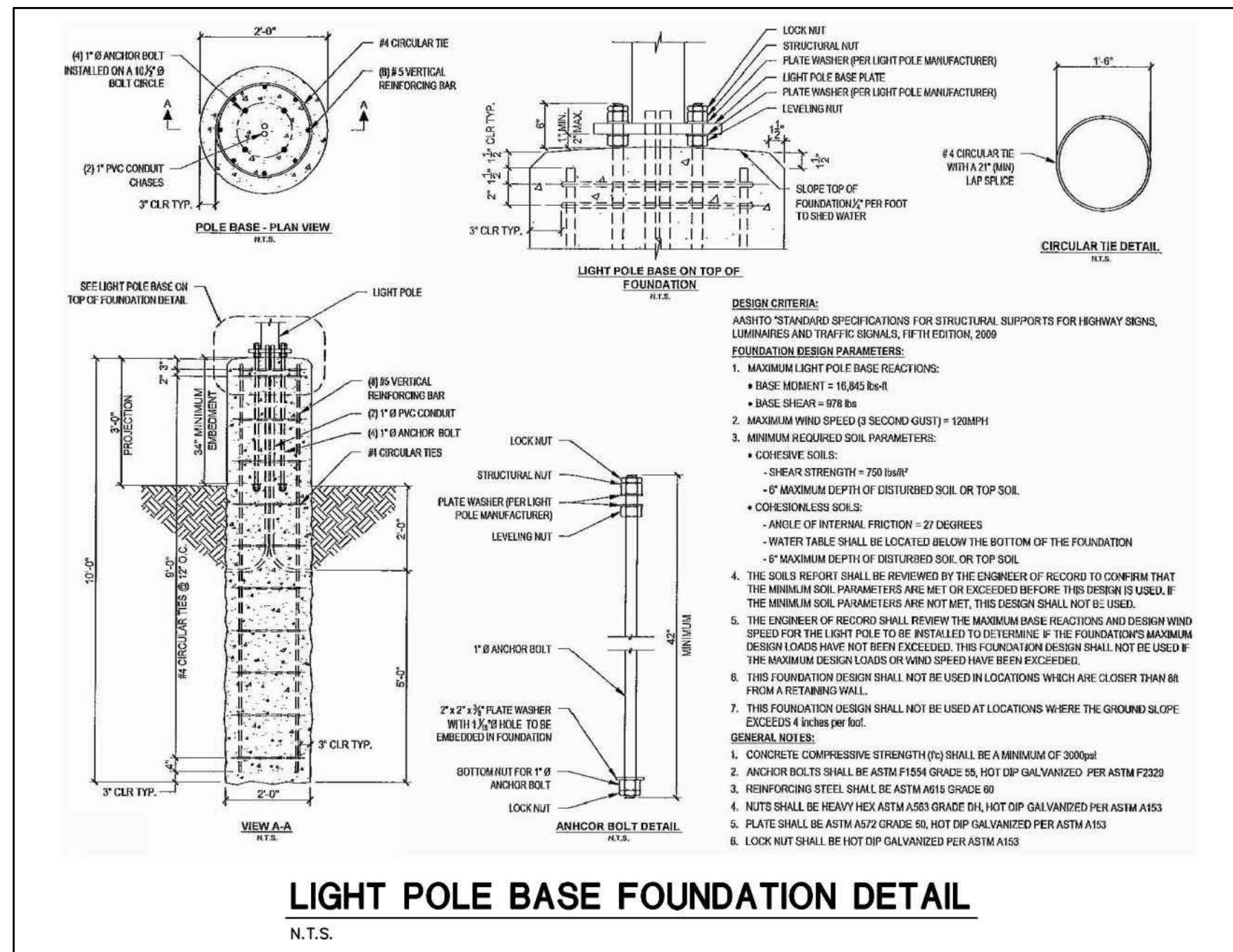
NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. DISTANCE BETWEEN READINGS 10.0'
3. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.

PORTERS CROSSING (4160 EAST)

PONY EXPRESS PARKWAY

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION. AD. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER, AND/OR THE OWNER'S REPRESENTATIVE.
4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.



LIGHT POLE BASE FOUNDATION DETAIL

N.T.S.

PROJECT WIND LOAD CRITERIA BASED ON
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENT INTERVAL

Allowed EPA 7.2 @
Wind Load 90MPH

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.75	15.5	0.4	7.50	31.00
PROPERTY LINE READINGS	Illuminance	Fc	0.97	3.8	0.0	N.A.	N.A.

LPD Area Summary

Label	Area (Sq.Ft)	Acres	Lumens Per Acre
LPDArea_1	42443	0.974	97931

Total Site Lumens: 95,385

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.42	11.5	0.2	12.10	57.50
PROPERTY LINE READINGS	Illuminance	Fc	0.27	1.7	0.0	N.A.	N.A.

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LARGE VIPER LUMINAIRE

STRIKE

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace H/D lighting up to 1000W MH or HPS
- Suitable for wet locations

CONTROL TECHNOLOGY

RELATED PRODUCTS

[Viper Small](#)

ELECTRICAL

- Luminaire accepts 100V through 277V, 347V or 480V input 50 Hz to 60 Hz (UNV)
- Power factor is > .90 at full load
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug dimmers are certified by UL for use at 600 VAC, 15A or higher, 15A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components and a push-button terminal block for AC power connections
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection 20KA
- Lifesheet® Circuit (see Electrical Data)

product requirements vary from standard configuration

- Available with [Energel](#) for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night
- In addition, Viper can be specified with [SiteSync](#)™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS

Qualified. Please refer to the DGC website for specific product qualifications at [www.designlights.org](#)

- Certified to UL 1598 and UL 8750
- 35 rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. [Separate spec. available online](#)

WARRANTY

- 5 year warranty
- See [H/L Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	14,283-39,969
Wattage Range	64-395
Efficacy Life (LPW)	98-135
Reported Life (LPW)	170-377,000
Input Current Range (Amps)	0.3-4.0

Page 1/9 Rev: 10/24/19
SEA-VIPER-L-SPEC

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2100 Gulf Road, Suite 460, Rolling Meadows, IL 60008-4704 | Tel 815/544-4848
Fax 815/276-0442 Website: [www.securitylighting.com](#)

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LARGE VIPER LUMINAIRE

DIMENSIONS

Weight 25.0 lbs (11.3 kg)
EPA 1.2 ft

A Arm (formerly RA)

MAF (formerly SF2)

2 1/2\"/>

Wall Bracket (WB)

AD Decorative Arm

See page 9 for mounting details

Page 5/9 Rev: 10/24/19
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Fax 815/276-0442 Website: [www.securitylighting.com](#)

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LARGE VIPER LUMINAIRE

ORDERING GUIDE

Example: VPL-96L-280-4K-4W-UNV-A-DB-L-GEN-04-BC

VPL	LED Engine	CCT/CR	Distribution	Rotation	Voltage
VPL Viper Large	64L-135 135W LED array 80L-180 180W LED array 80L-235 235W LED array 96L-220 220W LED array 96L-280 280W LED array 96L-315 315W LED array 96L-395 395W LED array	80K 3000K, 70 CR 4K 4000K, 70 CR 5K 5000K, 70 CR	FR Type I Street Beam 2 Type 2 3 Type 3 4 Type 4 4W Type 4 Wide 5M Type 5M 5M Type 5M 5W Type 5W (round wide) 5W Type 5W (round wide)	Blank "No rotation" L Optic rotation left R Optic rotation right	UNV 277V 347 347V 480 480V

Mounting

A Rectangular Arm (formerly RA) for square or round pole
MAF Max Arm (formerly SF2) for 2 1/2\"/>

Color

BL Black Textured
DB Dark Bronze Textured
GYS Light Gray Smooth
PS Platinum Silver Smooth
WH White Textured
CC Custom Color

Control Options

TFR 7-pin Receptacle only (wiring leads, photo control, or wireless control provided by client)
7PR 7-pin Receptacle w/Street Cap
7PR-SC 7-pin Receptacle w/Twist-Lock lens
SCPI, Programmable Occupancy Sensor w/ daylight control
GEN/XX ENERGEM! SiteSync™ Pk-Commiss w/ Sensor 12.4
SWP, SiteSync™ Pk-Commiss w/ Sensor 12.4

Options

F Boring
BC Backhauled (available for FR, 2, 3, 4, 4W Options)

House Side Shield Accessories

HSSVP-L96/100 50\"/>

Mounting Accessories

VPL-AD-RP3 2 1/4\"/>

Notes:

1. Not available with other wireless control or sensor options
2. Specify mounting height: 8' 0\"/>
- 3. Specify mounting style code example: GEN-04. See [Detailed Luminaire and Accessories](#) for setting time and action. Not available with sensor or wireless control options.
- 4. Search group and zone at time of order. See [Detailed Luminaire and Accessories](#) for setting time and action. Not available with sensor or wireless control options.
- 5. Only available with FR, 2, 3, 4, 4W and 5W distributions
- 6. Order at least one SCPI-HM700 per project location to program and control the occupancy sensor

Accessories and Services (Ordered Separately)

SC-REMOTE Remote Control for SCPI, 3' option. Order at least one per project to program and control the occupancy sensor

SWUSB* SiteSync™ interface software loaded on USB flash drive for use with center supplied PC (Windows based only). Includes SiteSync™ setup, software and USB radio bridge module

SWTAR* Windows tablet and SiteSync™ interface software. Includes tablet with pre-installed software, SiteSync™ tablet and USB radio bridge module. SiteSync™ USB radio bridge module only. Order if a replacement is required or if an extra bridge module is requested

SWPFR* SiteSync™ 1-Pin on Repeater Module (OVRDM), Daylight Sensor -480VAC. *View available in a SiteSync™ radio solution for future use with an existing 1-pin repeater

Hubbell Control Solutions - Accessories (Sold Separately)

NS Distributed Intelligence*

NXDM- Onboard Module (2-pin, Ch/ CR/ DM/ Daylight Sensor) with Hubbell Radio and Bluetooth® Radio, 120-480VAC

wSCAPE® Lighting Control

WR-RMEL On Repeater Module (2-pin or 5-pin, Ch/ CR/ DM/ Daylight Sensor) with wSCAPE Radio, 120-480VAC

For additional information related to these accessories please visit [www.hubbell.com/lighting](#). Options available for use with integrated sensor. Please specify sensor type and location for sensor.

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SEA-VIPER-L-SPEC

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Fax 815/276-0442 Website: [www.securitylighting.com](#)

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SQUARE STEEL STRAIGHT POLES (SSP)

Specifications

The Square Steel Straight Pole has been successfully installed in projects of all types for over 30 years and has become the most popular and economical pole option for all site lighting applications including retail, commercial, industrial and residential projects.

The popularity of this series is due to its full offering of sizes, heights and standard colors with complete offering of mounting options, accessories and select styles/colors stocked for immediate shipping.

Dimensions

Ordering Information Ordering Example: SES-18-40-01-TA-0-B

Series	Height	Size	Gauge	Mounting	Clamping	Color
SS	18 Feet	40	11 Gauge 110\"/>			

Web: [www.securitylighting.com](#)
2100 Gulf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 815/544-4848 | Fax: 815/276-0442
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2100 Gulf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1" = 20' 0"

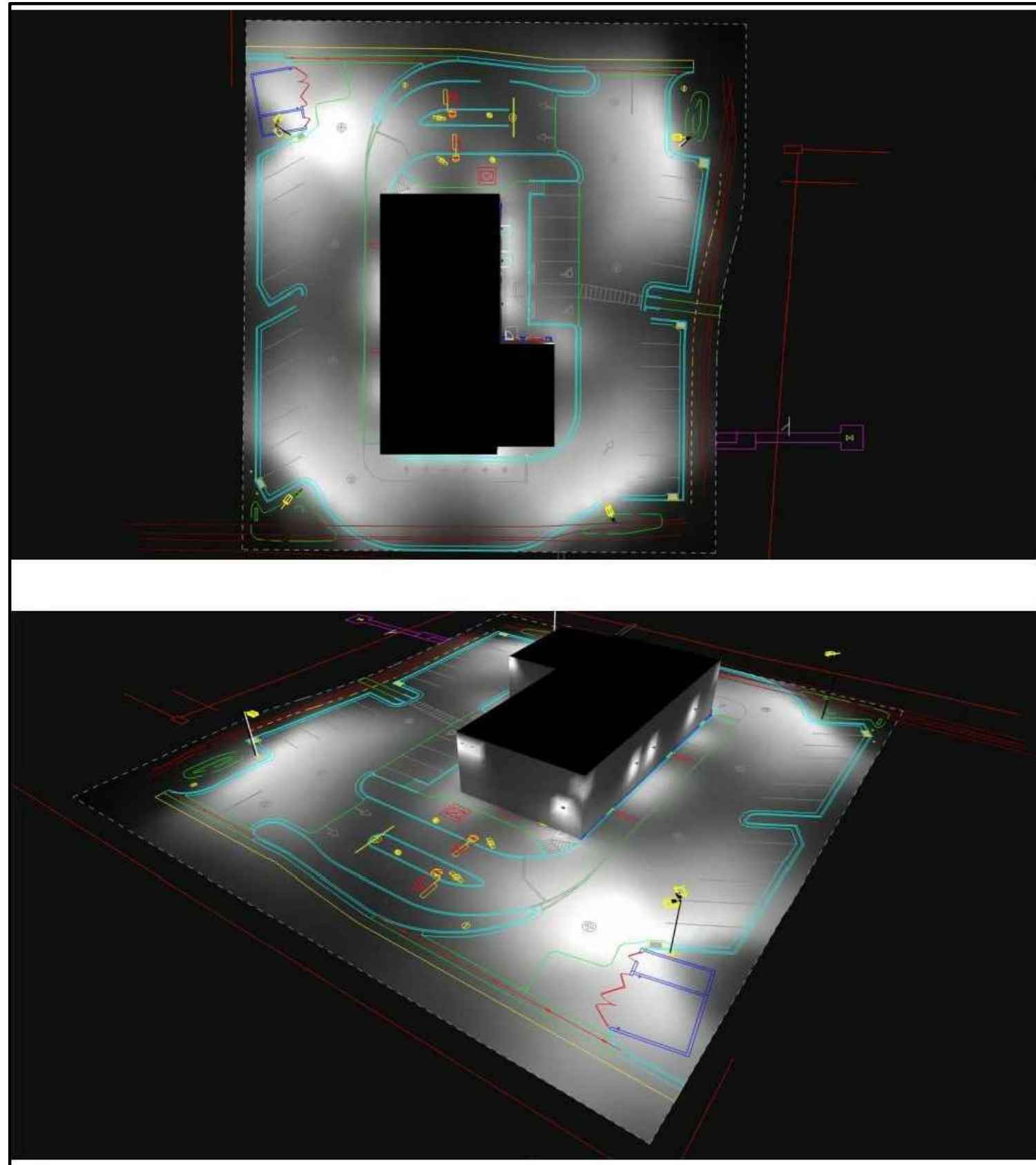
DRAWN BY BV

POINT-BY-POINT FOOTCANDLE PLOT FOR

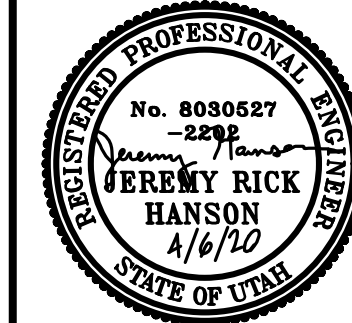
McDONALD'S
4137 E. PONY EXPRESS PKWY.
EAGLE MOUNTAIN, UTAH

NATIONAL STORE NUMBER

DATE 4/9/2020 DRAWING NUMBER SL2003028-Rev2. AGI



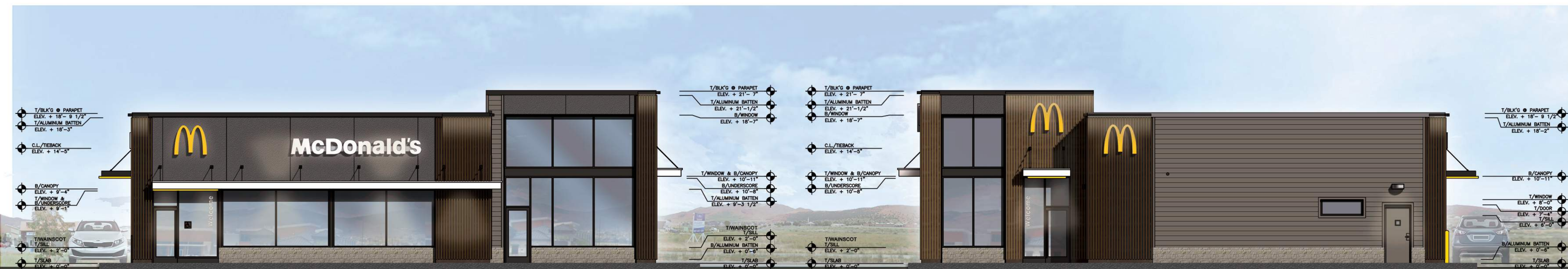
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type	Arr. Lum. Lumens	Total Lumens
	3	B	SINGLE	0.900	VP-L-80L-235-5K7-4W-BC	235	1.2	17	SES-15-40-1-GL-TA-xx (4")	13309	39927
	10	L2	SINGLE	0.900	RWSC-36L-SK-DO-U-PS	14.4	2.4	17	SES-15-40-1-GL-TA-xx (4")	1565	15650
	6	LE2	SINGLE	0.900	SLED-HE-24-DO-4K-UNV	9.79		9.33 & 10.67		546	3276
	5	LE3	SINGLE	0.900	SLED-HE-36-DO-4K-UNV-XX	14.1		18.2 & 21		950	4750
	4	LE4	SINGLE	0.900	SLED-HE-48-DO-UNV-XX	18.6		18.2 & 21		1291	5164
	1	B2@90	2 @ 90 DEGREES S	0.900	VP-L-80L-235-5K7-4W-BC	235		18.2 & 21		26618	26618



DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PREPARED BY: JERRY RICK HANSON
McDONALD'S CORPORATION
KROC DRIVE - JAM BROOK, ILLINOIS 60051
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PREPARED FOR: McDONALD'S CORPORATION
PLOT SCALE: 1" = 20'
STD ISSUE DATE: -
REVIEWED BY: -
DATE REVIEWED: -
DATE ISSUED: -
OFFICE ADDRESS: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237
DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237
TITLE: McDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH
DESCRIPTION: SITE LIGHTING PLAN LAYOUT
SHEET NO.: LTG-1



Front Elevation

Rear Elevation

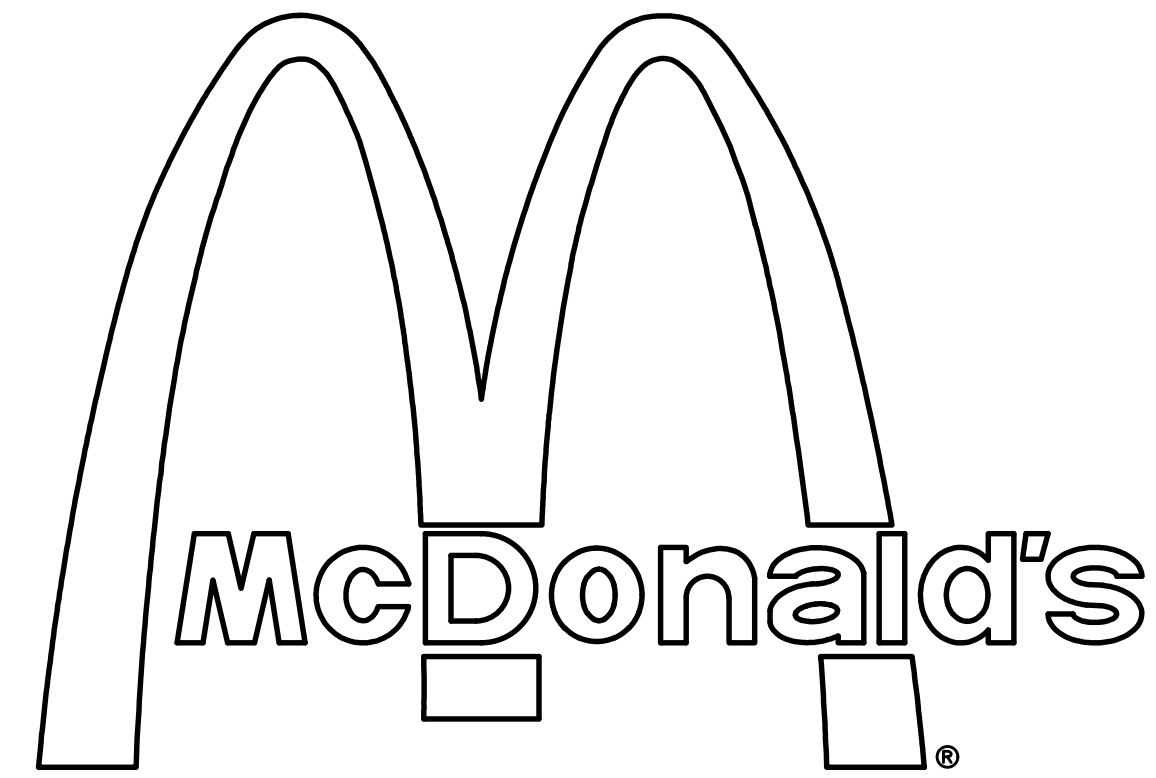


Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Materials Legend	
	Hardie Plank(Main Building) "Aged Pewter"
	Stucco (Feature Wal) "Iron Ore"
	Aluminum Battens "Wood grain"
	Alpolic "RAL 7022"
	Paint (Accent) "Gauntlet Gray"
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Trellis (Prefinished Metal) "RAL 7022"
	Aluminum Trellis (Underscore) "Gold"
	Metal Coping "Weathered Zinc"
	Metal Coping "RAL 7022"
	Tile "R9 Black"
	Stone Wainscot "Span"



**4137 E. PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH**

SITE 043-0318

SITE IMPROVEMENT PLANS (CIVIL PACKAGE)

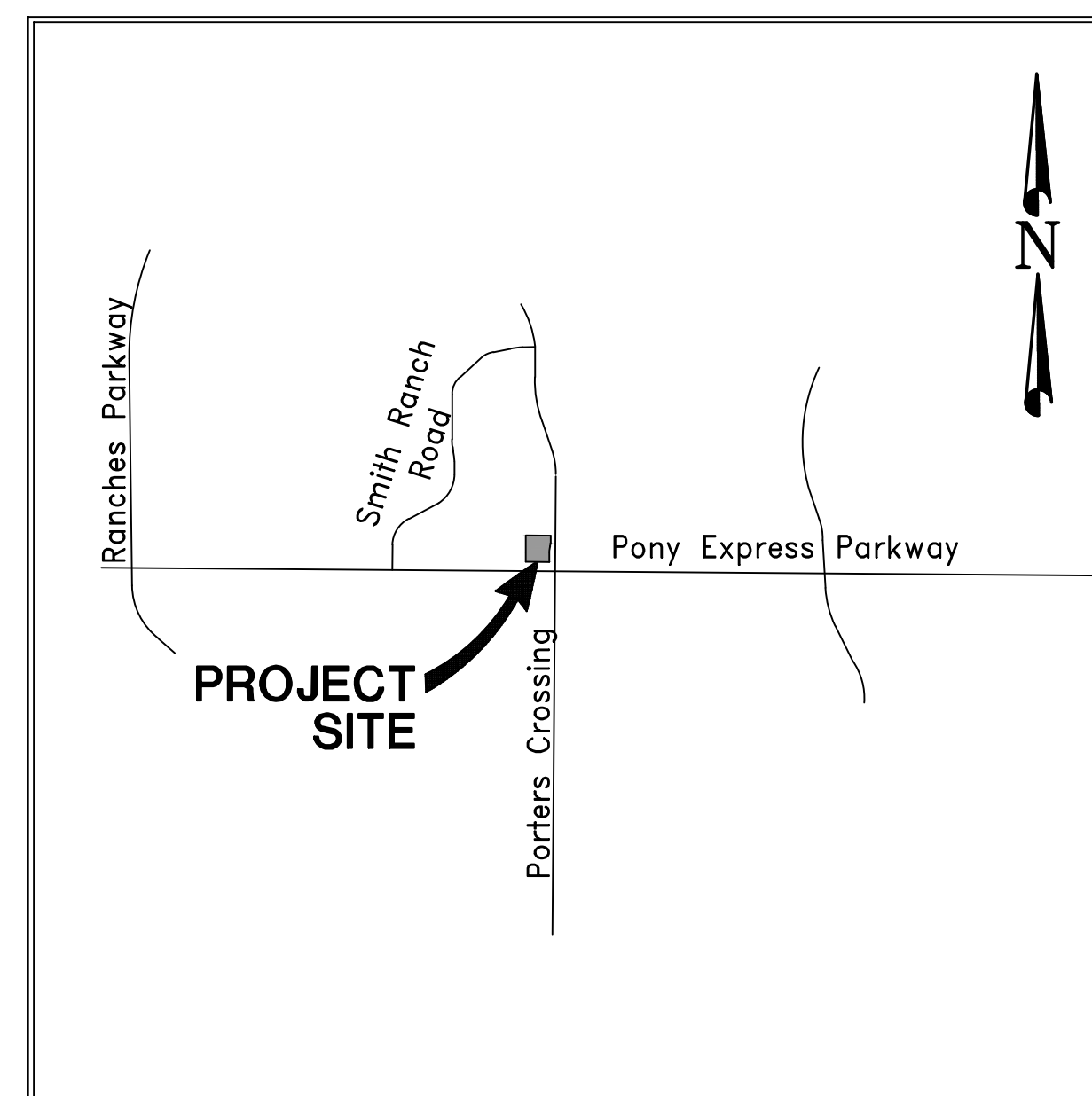
APRIL 16, 2020 - SET C

APRIL 10, 2020 - PRIOR SET B

MARCH 19, 2020 - PRIOR SET A

INDEX OF SHEETS

	COVER SHEET
1 of 1	ALTA/ACSM LAND TITLE SURVEY
C-1	GENERAL NOTES
SP-1	SITE IMPROVEMENT PLAN
SP-1A	SITE DRIVE THRU LAYOUT
SP-2	UTILITY PLAN
SP-3	GRADING & DRAINAGE PLAN
DT-1	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
DT-2	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
DT-3	DRIVE-THRU DETAILS (DIGITAL PLATFORM)
SD-1	SITE DETAILS (McDONALD'S)
SD-2	SITE DETAILS (McDONALD'S)
SD-3	TRASH ENCLOSURE DETAILS
SD-4	SITE DETAILS (GENERAL)
SD-5	STANDARD SEWER DETAILS
SD-6	ADA STANDARD DETAILS
LS-1	LANDSCAPE PLAN
LS-2	IRRIGATION PLAN
EC-1	EROSION CONTROL PLAN
LTG-1	LIGHTING PLAN
	COLOR RENDERING



VICINITY MAP

N.T.S.

FOR

McDONALD'S CORPORATION

4643 South Ulster Street, Suite 1300
Denver, Colorado 80237
(303) 779-0444

PREPARED BY



Dominion
Engineering Associates, L.C.

5684 South Green Street
Murray, Utah 84123 801-713-3000



BOUNDARY DESCRIPTION

All of Lot 3, Porter's Crossing Town Center Subdivision, Eagle Mountain, Utah, Utah County, according to the official plat thereof, recorded September 24, 2013 as Entry No. 90696:2013, Map #14033.

Being the same as:

A parcel of land located in the Southeast Quarter of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, described as follows:

BEGINNING at the Southeast Corner of Lot 3, Porter's Crossing Town Center Subdivision, said corner being North 00°11'38" East 109.20 feet along the east line of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian and West 88.32 feet from the Southeast Corner of said Section 20, and thence along the north line of Pony Express Parkway North 89°53'34" West 192.50 feet to the Southwest Corner of said Lot 3; thence North 00°26'26" East 215.00 feet to the Northwest Corner of said Lot 3; thence South 89°53'34" East 203.50 feet to the Northeast Corner of said Lot 3; thence along the west line of said Lot 3, crossing the following: 1) South 00°26'26" West 60.72 feet to a point tangent to a 100.60 foot radius curve to the left; 2) South 29.07 feet along the arc of said curve through a central angle of 16°24'40" and a long chord of South 08°38'46" West 28.97 feet to a point of reverse curvature with a 168.50 foot radius curve to the left; 3) Southerly 48.26 feet along the arc of said curve through a central angle of 16°24'40" and a long chord of South 08°38'46" West 48.10 feet and 4) South 00°26'26" West 78.00 feet to the POINT OF BEGINNING. Said parcel contains 42,440 square feet or 0.97 acres, more or less.

Date: January 13, 2020

Mark N Gregory
P.L.S. No. 334576

NARRATIVE:

The purpose of this survey is retrace Porter's Crossing Town Center in order to perform an ALTA/NSPS Land Title Survey on Lot 3 of said subdivision. The Southeast and East Quarter Corners of Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian are used to control the location of said subdivision as shown hereon.

The vertical benchmark for this survey is the Utah County monument found marking the Southwest Corner of said Section 20, Township 5 South, Range 1 West, Salt Lake Base and Meridian, elevation 4875.33 (NVGD 29) per the records of the Utah County Surveyor.

A commitment for title insurance (Cottonwood Title Insurance Agency, Inc. File No. 120576-WHF dated November 12, 2019) was provided and relied upon for this survey.

BASIS OF BEARING:

The basis of bearing for this survey is North 00°11'38" East between the Southeast and East Quarter Corners of said Section 20 per the plat of Porter's Crossing Town Center.

SCHEDULE B – EXCEPTIONS:

Cottonwood Title Insurance Agency, Inc. File No. 120576-WHF dated November 12, 2019.

Exception No. 13: Notice of Adoption of the Parkside Community Development Plan, recorded June 28, 2013 as Entry No. 62950:2013.

Survey findings: The subject property is located within the boundaries described in the Notice cited in this exception and is subject to its terms.

Exception No. 14: Easements, notes and restrictions as shown on the recorded plat for Porter's Crossing Town Center Subdivision, recorded September 24, 2013 as Entry No. 90696:2013, Map #14033.

Survey findings: A 10 foot wide public utility easement exists along the east line and a 20 foot wide public utility easement exists along the south line of the subject property both of which are shown hereon.

Exception No. 15: Right-of-Way and Easement recorded July 6, 1990, as Entry No. 21549, in Book 2704, at Page 301.

Survey findings: The easement cited in this exception does not affect the subject property.

Exception No. 16: Right-of-Way and Easement recorded July 13, 1990, as Entry No. 22372, in Book 2706, at Page 35.

Survey findings: The easement cited in this exception does not affect the subject property.

Exception No. 17: Grant of Easements, Declaration of Restrictions and Common Facilities Maintenance Agreement
recorded May 13, 2011 as Entry No. 36173:2011.

Survey findings: The document cited in this exception creates easements for ingress, egress, parking, utility lines and facilities over the common facilities of the the Porter's Crossing Town Center Subdivision development.

Exception No. 18: Memorandum of Lease recorded October 26, 2015 as Entry No. 97073:2015.
Survey findings: The lease cited in this exception does not affect the subject property.

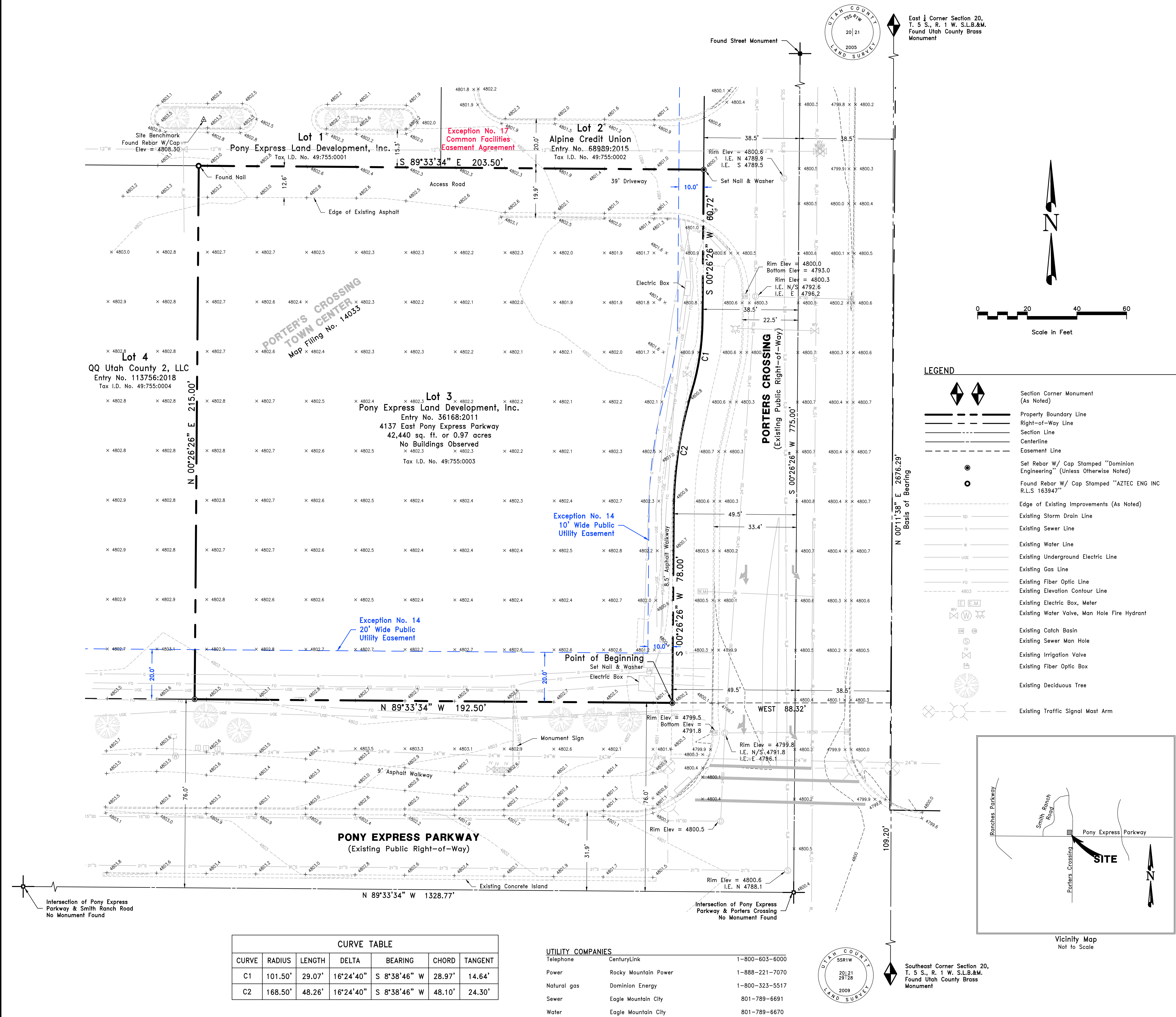
Exception No. 19: Rights of tenant(s) in the Land, if any, and rights of all parties claiming by, through or under said tenant(s).

Survey findings: The issues cited in this exception are not matters of survey.

Exception No. 20: The Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey may disclose.

SURVEYOR'S NOTES:

1. This survey complies with the requirements set forth in the McDonald's Survey Order Form and Minimum Requirements.
2. The subject property is located in a Zone Designation of X by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Map No. 115B, with a date of identification of July 17, 2002, for Community No. 4955170 in Salt Lake County, State of Utah, which is the current Flood Insurance Rate Map for the community in which the subject property is situated.
3. The subject property is located in a Community Commercial District. Per Title 17 of the Eagle Mountain City Code, Per Chapter 17.35.070 the front maximum setback is 20 feet. The city council, in consideration of a prior recommendation by the planning commission, may increase this. There is no side yard setback requirement in a commercial zone. The rear yard setback is 20 feet and the rear yard abutting a residential or agricultural district is 50 feet. The maximum building height is 5 stories. The Eagle Mountain City Planning Manager is Michael Hadley (801-789-6615). The Eagle Mountain City setback requirements are listed at: <https://www.codepublishing.com/UT/EagleMountain/#/EagleMountain17/EagleMountain17.html>
4. There are no parking spaces located on the subject property.
5. There is no observed evidence of current earth moving work, building construction or building additions.
6. There are no proposed changes in right-of-way lines and no observed evidence of recent street or sidewalk construction.
7. No field delineation of wetlands was provided and no markers were observed at the time of this survey.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	101.50'	29.07'	16°24'40"	S 8°38'46" W	28.97'	14.64'
C2	168.50'	48.26'	16°24'40"	S 8°38'46" W	48.10'	24.30'

UTILITY COMPANIES		
Telephone	CenturyLink	1-800-603-6000
Power	Rocky Mountain Power	1-888-221-7070
Natural gas	Dominion Energy	1-800-323-5517
Sewer	Eagle Mountain City	801-789-6691
Water	Eagle Mountain City	801-789-6670

GENERAL NOTES

GENERAL NOTES:

1.

ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: THE CITY OF EAGLE MOUNTAIN DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED. ALL AMENDMENTS THERETO TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION, THE M.U.T.C.D. MANUAL FOR STRIPING, UDOT FOR SIGNING AND TRAFFIC CONTROL, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.
2.

PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF EAGLE MOUNTAIN FOR A PRE-CONSTRUCTION MEETING.
3.

IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4.

WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5.

THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORSEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
7.

THE CONTRACTOR SHALL AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS.
8.

CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

9.

THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
10.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES, AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.
11.

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
12.

THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY REMOVAL OF SURVEY STAKING.
13.

THE CONTRACTOR AGREES THAT:

A.

THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B.

THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C.

THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D.

THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT.

E.

THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSECTIONS AT THEIR OWN EXPENSE.

F.

UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.

G.

CONTRACTOR IS RESPONSIBLE FOR MATERIAL TESTING, TESTING RESULTS MUST BE SUBMITTED TO THE CITY OF EAGLE MOUNTAIN.

14.

THE CONTRACTOR 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND 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.
15.

DUST TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE, WITH A WATER TRUCK.
16.

FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
17.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
18.

IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
19.

WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
20.

THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

21.

WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY.
22.

ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE ON ALL PARTS AND WORKMANSHIP.

CLEARING AND GRADING NOTES:

1.

CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY OF EAGLE MOUNTAIN STANDARD SPECIFICATIONS.
2.

THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON TOPO SURVEY PERFORMED BY DOMINION ENGINEERING.
3.

CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PREVENT EROSION ONTO ADJACENT PROPERTY AND IN DRAINAGE FACILITIES. CONTRACTOR RESPONSIBLE TO CONTROL DUST AND MUD ON SURROUNDING STREETS.

DEWATERING NOTES:

1.

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

UNDERGROUND UTILITIES:

1.

THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION , IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT, INCLUDING BUT NOT LIMITED TO SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES, SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OR WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.
2.

PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGE UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3.

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS AND REQUIREMENTS.
4.

PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.e. SEWER, WATER, FUEL, ELECTRIC LINES, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.
5.

IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.
6.

THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:

TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS

TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS
7.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF THE CITY OF EAGLE MOUNTAIN FOR H-20 LOAD REQUIREMENTS.
8.

ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

GENERAL EROSION CONTROL NOTES

1.

PRE CONSTRUCTION MEETING IS REQUIRED WITH THE CITY PRIOR TO DISTURBANCE.
2.

IN THE EVENT A CHANGE OCCURS ON THIS APPROVED SITE PLAN WHICH INVOLVES ENLARGING THE AREA OF DISTURBANCE, THE CONTRACTOR SHALL CONTACT THE CITY OF EAGLE MOUNTAIN EROSION CONTROL INSPECTOR PRIOR TO THE DISTURBANCE.
3.

THE CONTRACTOR WILL FILL OUT "EROSION AND SEDIMENT CONTROL PLAN" INSPECTION AND MAINTENANCE FORM EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT AND/OR A HEAVY SNOW MELT. PROVIDE COPIES OF MAINTENANCE FORM TO THE CITY OF EAGLE MOUNTAIN EROSION CONTROL INSPECTOR AND OWNER AT WEEKLY CONSTRUCTION MEETINGS.
4.

THE CONTRACTOR WILL COMPLY WITH THE INSTALLATION AND MAINTENANCE OF THE "BEST MANAGEMENT PRACTICE" (BMP) USED ON THE EROSION AND SEDIMENT CONTROL PLANS UNTIL THE REVEGETATION BOND HAS BEEN 100% RELEASED.
5.

THE CONTRACTOR SHALL OBTAIN THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY AND PROVIDE EVIDENCE TO THE CITY AT THE PRE CONSTRUCTION MEETING.
6.

THE CONTRACTOR WILL MAINTAIN STREETS TO BE FREE FROM SOIL AND DEBRIS 24 HOURS PER DAY, SEVEN DAYS A WEEK.
7.

THE CONTRACTOR WILL MAINTAIN THE EROSION CONTROL DEVICES UNTIL THE GROUND COVER HAS BEEN ESTABLISHED.
8.

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.
9.

THE CONTRACTOR WILL PREVENT SEDIMENTS FROM ENTERING UTILITIES BY INSTALLING FILTER FABRIC AROUND STRUCTURES.
10.

VEGETATION WILL BE DISPOSED OF IN ONE OR MORE OF THE FOLLOWING WAYS:

HAULING TO APPROVED LAND FILL

SHREDDING

CHIPPING

BURNING WITH APPROVED PERMIT

BRUSH MAY BE STOCKPILED AT TOES OF FILLS FOR TEMPORARY EROSION CONTROL.
11.

REMOVE NATIVE TREES WITHIN AREAS OF DISTURBANCE ONLY.
12.

ALL EXCAVATED MATERIAL MUST BE KEPT WITHIN THE "LIMITS OF MASS GRADING DISTURBANCE".
13.

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.

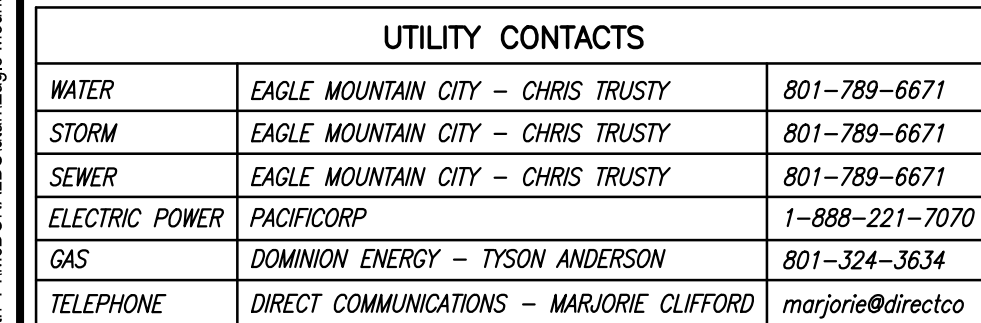
SHEET NO.	TITLE MCDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH GENERAL NOTES	DRAWN BY	STD	ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED	SITE ADDRESS 043-0318 4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH	DESCRIPTION	BY				
											DATE	REV	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
No. 8030527
2492
JEREMY RICK
HANSON
2/15/10
STATE OF UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

McDONALD'S CORPORATION
KNOX DRIVE - JAY BROOK, ILLINOIS 60051
THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION. THE CONTRACT DOCUMENTS WERE PREPARED WITHOUT WRITING AN INSTRUMENTATION. THE CONTRACT DOCUMENTS WERE PREPARED AND ARE NOT BEING REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION.

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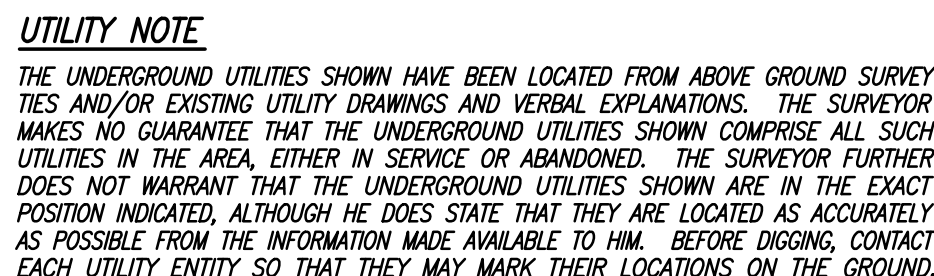


- ① 3 FOOT WIDE ASPHALT PATCH REQUIRED AT ALL NEW DRIVEWAYS AND NEW STREET CURB & GUTTER WHERE THERE IS EXIST. ASPHALT (MATCH EXISTING ASPHALT SECTION AND GRADE)
- ② 3ph PADMOUNT TRANSFORMER AND METER BOX PER ROCKY MOUNTAIN POWER STANDARDS & SPECIFICATIONS
APPROXIMATE LOCATION - FIELD VERIFY
(BY R.M.P. - COORDINATED THROUGH CONTRACTOR)
- ③ CT ELECTRICAL CABINET
(BY R.M.P. - COORDINATED THROUGH CONTRACTOR)
- ④ DIGITAL MAIN MENU BOARD, SEE DETAILS, SHEET DT-2
- ⑤ ORDER HERE CANOPY, SEE DETAIL, SHT. SD-3
- ⑥ VEHICLE DETECTOR LOOP, SEE DETAILS, SHEET DT-1
- ⑦ VEHICLE DETECTOR LOOP AT DRIVE-THRU WINDOWS
- ⑧ DIGITAL PRE-BROWSE MENU BOARD, SEE DETAILS, SHEET DT-2
- ⑨ "DOUBLE ARM GATEWAY"/HEIGHT DETECTOR SIGN WITH "ANY LANE/ANY TIME" SIGN ATTACHED, SEE DETAILS, SHEET SD-1
- ⑩ 4" CONCRETE FILLED BOLLARD, SEE DETAIL, SHEET SD-1
- ⑪ HANDRAIL/GUARDRAIL, MATERIAL BY McDONALD'S
- ⑫ DIRECTIONAL SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-2
- ⑬ MONUMENT SIGN (APPROX. LOCATION), SEE DETAILS, SHT. SD-1
- ⑭ INTEGRAL CONCRETE CURB & GUTTER, SEE DETAIL 2, SHT. SD-4
- ⑮ TAPER CURB DOWN TO BOTTOM OF RAMP GRADE (BOTH SIDES)
- ⑯ 6" HIGH/6" WDE CONCRETE CURB WALL
- ⑰ 24" CONCRETE CURB AND GUTTER, (18" LIP TO FLOWLINE)
SEE DETAIL 1, SHEET SD-4
SEE SHEET SP-3 FOR SPILL GUTTER LOCATIONS
- ⑱ CONSTRUCT 12" DEEP CONCRETE CURB AT BACK TO ACCOMMODATE LANDSCAPE GRASS STARTING AT 6" BELOW TOP BACK OF CURB AS SHOWN ON PLAN WITH HATCH PATTERN ON CURB
SEE DETAIL 12, SHEET SD-4
- ⑲ 4" THICK CONCRETE WALK, HANDICAP RAMPS, PATIO AREA, ETC.
- ⑳ MINIMUM 6" CONCRETE SLAB, REINFORCED WITH FIBERMESH OR EQUIVALENT
- ㉑ HANDICAP RAMP PER ADA STANDARDS, SEE DETAILS, SHEET SD-7
- ㉒ HANDICAP PARKING SIGNS (2 TOTAL-1 VAN PER ADA STNDS.)
SEE SHEET SD-7
- ㉓ HANDICAP SYMBOL (TYP. OF 2) PAINTED PER ADA STNDS.
- ㉔ FREEZELESS YARD HYDRANT WITH THREADED WATER CONNECTION
- ㉕ 1" PVC CONDUIT FOR POWER TO STORAGE BUILDING
- ㉖ EXTERNAL GAS METER AND PRESSURE REGULATOR
- ㉗ CONCRETE DELIVERY RAMP
- ㉘ ASPHALT PAVING (TYP.) SEE SECTION DETAIL, SHEET SD-4
- ㉙ OUTDOOR LOT LIGHT (APPROX. LOCATION), SEE SHEET LTG-1
- ㉚ 1,500 GAL. GREASE INTERCEPTOR (SEWER), SEE CONFIGURATION DETAILS, SHT. SD-6
- ㉛ SAMPLING MANHOLE (SEWER), SEE DETAIL, SHT. SD-5
- ㉜ "KNOX BOX" PER FIRE PROTECTION CONTRACTOR STNDS. & SPECS.
- ㉝ WALL TYPE INDICATOR VALVE (WV) AND FIRE DEPARTMENT CONNECTION (FDC), SEE SHT. SP-2
- ㉞ SEE SHEET SP-14 FOR ALL PAINT MARKINGS (TYP.) AND DRIVE-THRU SIGNAGE LOCATION DETAILS
- ㉟ PMS123 YELLOW PAINT MARKINGS PER McDONALD'S STNDS. (TYPICAL)
- ㊱ STORM DRAIN CURB INLET BOX
- ㊲ EXISTING ELECTRIC BOX - LEAVE IN PLACE
- ㊳ EXISTING TRANSFORMER BOX - USE IN PLACE

EAGLE MOUNTAIN CITY ZONING	COMMERCIAL
TOTAL GROSS ACREAGE	0.97 ACRES (42,440 S.F.)
TOTAL GROSS RESTAURANT AND STORAGE BUILDING TOTAL GROSS AREA	5,232 S.F. (12.33%)
TOTAL GROSS HARDSCAPE AREA	29,278 S.F. (68.99%)
TOTAL PROP. LANDSCAPE	7,930 S.F. (18.68%)

(1) STALL PER 125 S.F. OF BUILDING FLOOR AREA
TOTAL FLOOR AREA = 5,076 S.F.
 $5,076 \div 125 = 40.6$ (41 STALLS REQUIRED)
STALLS ON SITE = 32
VEHICLE CAPACITY IN DRIVE-THRU = 10

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.—MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
3. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
4. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019.
5. ALL CONCRETE SURFACE TO BE SEAL-COATED PER McDONALD'S REQUIREMENTS.
6. ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.
7. CONTRACTOR TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. THIS INCLUDES EXTERIOR DOORS, SELF-SERVE BEVERAGE BAR AND DRIVE-THRU WINDOWS.
SIGNAGE PACKAGE SUPPLIED BY:
FORREST PERMA-SIGN 1-800-214-8765
9292 1st STREET, BOX 588 www.forrestpermasigns.com
NEW ROCHELLE, NY 10802



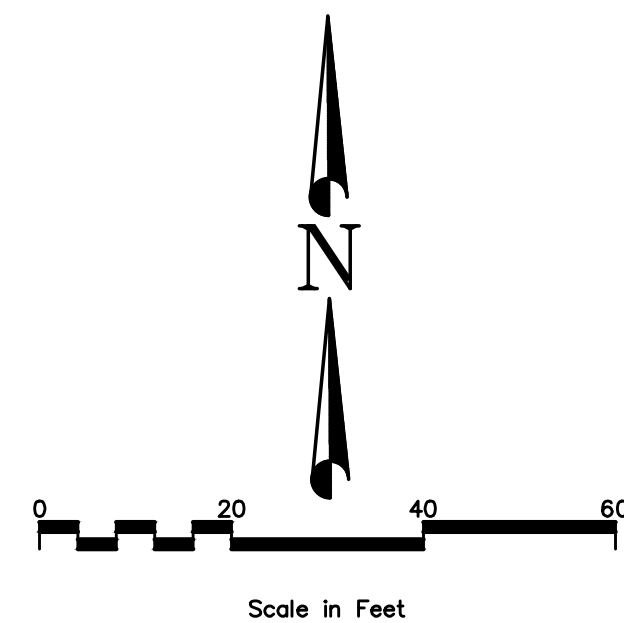
EET NO. **SP-1**

UTILITY IMPROVEMENT PLAN

UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
SEWER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY – TYSON ANDERSON	801-324-3634
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	marjorie@directco

UTILITY PLAN NOTES SCHEDULE

- ① INSTALL 35.7% L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE (BUILDING TO GREASE INTERCEPTOR)
- ② INSTALL 27.5% L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE (BUILDING TO CLEANOUT)
- 20 INSTALL 12.8% L.F. OF 4" PVC SEWER LATERAL AT 2.0% SLOPE (CLEANOUT TO WYE CONNECTION)
- ③ INSTALL 1,500 GAL. STANDARD GREASE TRAP PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS AND MANUFACTURERS STANDARDS AND SPECIFICATIONS RIM (NORTH) EL.=4803.57±, RIM (SOUTH) EL.=4803.57± INV. EL.(N)=4799.86±, INV. EL.(S)=4799.92± (OUT)=4799.92 BOTTOM FLOOR BOB 4794.92
- NOTE: DESIGN ELEVATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED PER THE DEPTH ELEVATION OF THE EXIST. 4" SEWER LATERAL STUBOUT AT THE CONNECTION POINT
- 30 INSTALL 3" VENT PIPE THROUGH BLDG. ROOF FROM GREASE TRAP
- ④ INSTALL 2.8± L.F. OF 4" PVC SEWER LATERAL AT 2.1% SLOPE (GREASE TRAP TO SAMPLING MANHOLE)
- ⑤ INSTALL SAMPLING MANHOLE PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS, SEE DETAIL, SHEET SD-6 LID EL.=4803.41± (MATCH NEW SURFACE) INV. EL.(N)=4799.86±
- 3" DROP TO TROUGH INV.EL.=4799.61
- INV. EL.(OUT)=4799.48 (2.6% TROUGH SLOPE)
- ⑥ INSTALL 2.8± L.F. OF 4" PVC SEWER LATERAL AT MIN. 2.0% SLOPE (SAMPLING MANHOLE TO WYE CONNECTION)
- ⑦ INSTALL SEWER CLEANOUT PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS LID EL.=4803.89± (MATCH NEW SURFACE), INV. EL.=4799.64±
- 70 INSTALL SEWER CLEANOUT W/TRAFFIC RATED LID PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS LID EL.=4802.79± (MATCH NEW SURFACE), INV. EL.=4797.79±
- ⑧ INSTALL WYE CONNECTION PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS, INV. EL.=4799.38±
- ⑨ INSTALL 52.2± L.F. OF 4" PVC SEWER LATERAL AT 3.0% SLOPE (WYE CONNECTION TO SEWER CLEANOUT)
- 90 INSTALL 13.4± L.F. OF 4" PVC SEWER LATERAL AT MIN. 58.7% SLOPE (SEWER CLEANOUT TO WYE CONNECTION)
- 100 INSTALL WYE CONNECTION TO EXIST. 4" SEWER LATERAL AND CONNECT NEW 4" PVC LATERAL PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS INV. EL.=4789.92± SEE DETAIL SHD. SD-5 EXIST. 4" LATERAL INV. EL.=4789.75± AT CONNECTION POINT CONTRACTOR TO FIELD VERIFY BOTH LOCATION AND DEPTH PRIOR TO CONSTRUCTION OF McDONALD'S SEWER SYSTEM
- 11 INSTALL 158± L.F. OF 2" POLYETHYLENE WATERLINE PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS (BUILDING TO EXISTING WATER METER)
- 12 EXISTING 2" WATER METER (USE IN PLACE)



- (19) INSTALL 203½ L.F. OF 6" PVC C900 WATER LINE W/TRACER WIRE, BENDS AND THRU-FAST BLOCKING (FIRE PROTECTION) AT MIN. 4 FT. COVER PER EAGLE MOUNTAIN PUBLIC WORKS STANDS. & SPECS.
- (14) INSTALL 6" GATE VALVE AND MAKE HOT TAP CONNECTION TO EXIST. 8" WATER MAIN PER EAGLE MOUNTAIN PUBLIC WORKS STANDARDS & SPECIFICATIONS
- (15) INSTALL FIRE DEPARTMENT CONNECTION (FDC) PER SOUTH JORDAN CITY FIRE DEPARTMENT STANDARDS & SPECS.
- (16) INSTALL WALL TYPE INDICATOR VALVE (WIV) AND CONNECT TO SPRINKLER SYSTEM MAIN FEED PER SOUTH JORDAN CITY FIRE DEPARTMENT STANDARDS & SPECIFICATIONS
- (17) INSTALL "KNOX BOX" WITH FDC LOCKING CAP PER EAGLE MOUNTAIN FIRE DEPARTMENT STANDARDS & SPECIFICATIONS
- (18) INSTALL 72± L.F. OF 3/4" POLYETHYLENE WATER LINE (BUILDING TO HOSE BIBB IN TRASH ENCLOSURE)
- (19) INSTALL FREEZE-PROOF HOSE BIBB WITH BACKFLOW PREVENTOR
- (20) INSTALL EXTERNAL GAS METER – APPROXIMATE LOCATION
- (21) INSTALL 164± L.F. OF 1" H.P. GAS LINE – APPROXIMATE LOCATION (BUILDING METER TO EXISTING GAS LINE)
- (22) GAS LINE CONNECTION POINT TO EXIST. GAS LINE (APPROX. LOCATION) CONTRACTOR TO FIELD VERIFY EXACT LOCATION, TYPE AND SIZE OF EXISTING GAS LINE BEFORE NEW LINE TO BUILDING IS INSTALLED
- (23) NEW 3ph PADMOUNT TRANSFORMER AND CT CABINET (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECIFICATIONS (CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER)
- (24) INSTALL A TOTAL OF 215± L.F. OF UNDERGROUND POWER SERVICE CONDUITS (EXISTING POWER BOX TO NEW TRANSFORMER TO BUILDING)
- (25) NEW POWER CONDUIT CONNECTION POINT TO EXISTING TRANSFORMER PER PACIFICORP (BY OTHERS)
- (25a) EXISTING TRANSFORMER – USE IN PLACE
- (26) INSTALL 1-INCH CONDUIT RISER FOR POWER TO TRASH ENCLOSURE
- (26a) INSTALL 84± L.F. OF 1" CONDUIT FOR POWER TO TRASH ENCLOSURE AND STORAGE BUILDING (MAIN BUILDING TO STORAGE BUILDING AND CONDUIT RISER IN TRASH ENCLOSURE)
- (27) INSTALL CONDUIT TO THE BUILDING FOR POWER ON ALL NEW DIRECTIONAL SIGNS AND NEW MONUMENT SIGN – TYPICAL (SEPARATE SIGN PERMIT)
- (28) INSTALL LOT LIGHTING POLES, SEE DETAILS, SHT. LTG-1
- (29) EXISTING FIBER OPTIC JUNCTION BOX – USE IN PLACE
CONNECTION POINT FOR COMMUNICATION CONDUIT TO NEW BUILDING
- (30) INSTALL 220± L.F. OF COMMUNICATION CONDUIT PER DIRECT COMMUNICATIONS STANDARDS & SPECIFICATIONS
- (31) PROVIDE 1-INCH IRRIGATION STUBOUT
- (32) EXISTING FIRE HYDRANT – LEAVE IN PLACE
- (33) EXISTING ELECTRIC BOX – LEAVE IN PLACE

GENERAL NOTES:

1. ALL HANDICAP ACCESS WALKWAYS TO BE CONSTRUCTED PER ADA STANDARDS AND SPECIFICATIONS (I.E.-MAX. 5% TRAVEL SLOPE AND MAX. 2% CROSS SLOPE) SEE SHEET SD-8 FOR ADA DETAILS AND ADDITIONAL CONSTRUCTION INFORMATION.
2. ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
3. FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019.
4. CONTRACTOR TO FIELD VERIFY ALL UTILITY TIE IN ELEVATIONS PRIOR TO CONSTRUCTION. IF THERE IS A CONFLICT, PLEASE CONTACT DOMINION ENGINEERING AT 801-313-3000.
5. CONTRACTOR TO KEEP MINIMUM 3 FOOT HORIZONTAL SEPARATION BETWEEN ALL UTILITIES, EXCEPT FOR WATER AND SEWER AT 10 FOOT SEPARATION. CONTRACTOR TO KEEP A 1 FOOT MINIMUM VERTICAL SEPARATION AS REQUIRED BETWEEN ALL UTILITIES.



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.

SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:	 McDonald's CORPORATION 1000 S. BROADWAY, SUITE 1000 DENVER, CO 80202 THESE DRAWINGS AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ENGINEER. NO PART OF THESE DRAWINGS OR INFORMATION SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT.	 PREPARED BY:	72
	SP-2	MCDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH UTILITY IMPROVEMENT PLAN	STD ISSUE DATE — REVIEWED BY — DATE REVIEWED —	OFFICE ADDRESS DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237			



- (1) INSTALL AMCOR 2'x3' CURB INLET CATCH BASIN WITH FRAME AND HOODED GRATE OR EQUIVALENT PER SOUTH JORDAN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
GRATE EL.= 4802.36 INV. EL.= 4799.09
- (2) INSTALL 139.7± L.F. OF 12" ADS PIPE AT 0.25% SLOPE PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECS.
- (3) INSTALL AMCOR 2'x3' CURB INLET CATCH BASIN WITH FRAME AND HOODED GRATE OR EQUIVALENT PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
GRATE EL.= 4801.94 INV. EL.= 4799.44
- (4) INSTALL 162.3 L.F. OF 12"ADS PIPE AT 3.07% SLOPE PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
- (5) INSTALL AMCOR 2'x3' CURB INLET CATCH BASIN WITH FRAME AND HOODED GRATE OR EQUIVALENT PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
GRATE EL.= 4801.69 INV. EL.= 4799.19
- (6) INSTALL 68.2 L.F. OF 12"ADS PIPE AT 0.26% SLOPE PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECS.
- (7) INSTALL AMCOR 2'x3' CURB INLET CATCH BASIN WITH FRAME AND HOODED GRATE OR EQUIVALENT PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
GRATE EL.= 4802.18 INV. EL.= 4799.02
- (8) INSTALL 63.8± L.F. OF 12"ADS PIPE AT 7.70% SLOPE PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECS.
- (9) INSTALL AMCOR 3'x3' CURB INLET CATCH BASIN WITH FRAME AND HOODED GRATE OR EQUIVALENT PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
GRATE EL.= 4801.30 INV.(IN-OUT) EL.= 4794.11
- (10) INSTALL 31.6± L.F. OF 12" REINFORCED CONCRETE PIPE AT 0.25% SLOPE PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECS.
- (11) CONNECT NEW 15' R.C.P. INTO EXISTING CURB INLET BOX AT INV. EL.=4794.03 (1 FOOT UP FROM EXIST. INV. 4793.03) PER EAGLE MOUNTAIN CITY PUBLIC WORKS STANDARDS & SPECIFICATIONS
CONTRACTOR TO FIELD VERIFY EXISTING STORM DRAIN LOCATION AND DEPTH PRIOR TO NEW CONSTRUCTION
- (12) TAPER CURB DOWN TO BOTTOM OF RAMP ELEVATION
- (13) LANDING AREA (5'x5' MIN.) PER ADA STANDARDS AND SPECIFICATIONS, TYPICAL ALL DOORS, TOP AND BOTTOM H.C. RAMPS, SEE DETAILS, SHEET SD-7
- (14) CONSTRUCT ASPHALT PATCH SECTION AS SHOWN ALONG NEW DRIVWAYS
NEW CONCRETE CURB & GUTTER
(MATCH EXISTING ASPHALT SECTION AND GRADE)
- (15) REVERSE PAN GUTTER (HATCHED AREA - TYPICAL) =====
- (16) EXISTING SEWER LATERAL CLEANOUT - LEAVE IN PLACE
CONSTRUCT NEW CONCRETE RING TO NEW ASPHALT SURFACE GRADE AND INSTALL TYPICAL RATED LID PER EAGLE MOUNTAIN CITY PUBLIC WORKS DEPT. STANDARDS & SPECIFICATIONS
- (17) INSTALL 22.3± L.F. OF 6 INCH ADS ROOF DRAIN PIPE AT 2.8% SLOPE INV. EL. (OUT OF BUILDING)=4802.00± (BUILDING TO CLEANOUT)
- (18) INSTALL ROOF DRAIN PIPE CLEANOUT
LID EL.=4803.87, INV. EL.(IN-OUT)=4801.37±
- (19) INSTALL 17.6± L.F. OF 6 INCH ADS ROOF DRAIN PIPE AT 1.6% SLOPE (CLEANOUT TO CLEANOUT)
- (20) INSTALL ROOF DRAIN PIPE CLEANOUT
LID EL.=4803.09, INV. EL.(IN-OUT)=4801.09±
- (21) INSTALL 37.5± L.F. OF 6 INCH ADS ROOF DRAIN PIPE AT 5.4% SLOPE (CLEANOUT TO 12" ADS STORM DRAIN PIPE))
- (22) CONNECT 6" ROOF DRAIN INTO 12" ADS PIPE WITH INSERT-A-TEE CONNECTION INV. EL.(N)=4799.06±
- (23) LANDSCAPE BERMS SHALL NOT EXCEED A 3:1 SLOPE

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

UTILITY NOTE

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McDONALD'S
CORPORATION

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KOC DRIVE • OAK BROOK, ILLINOIS 60051
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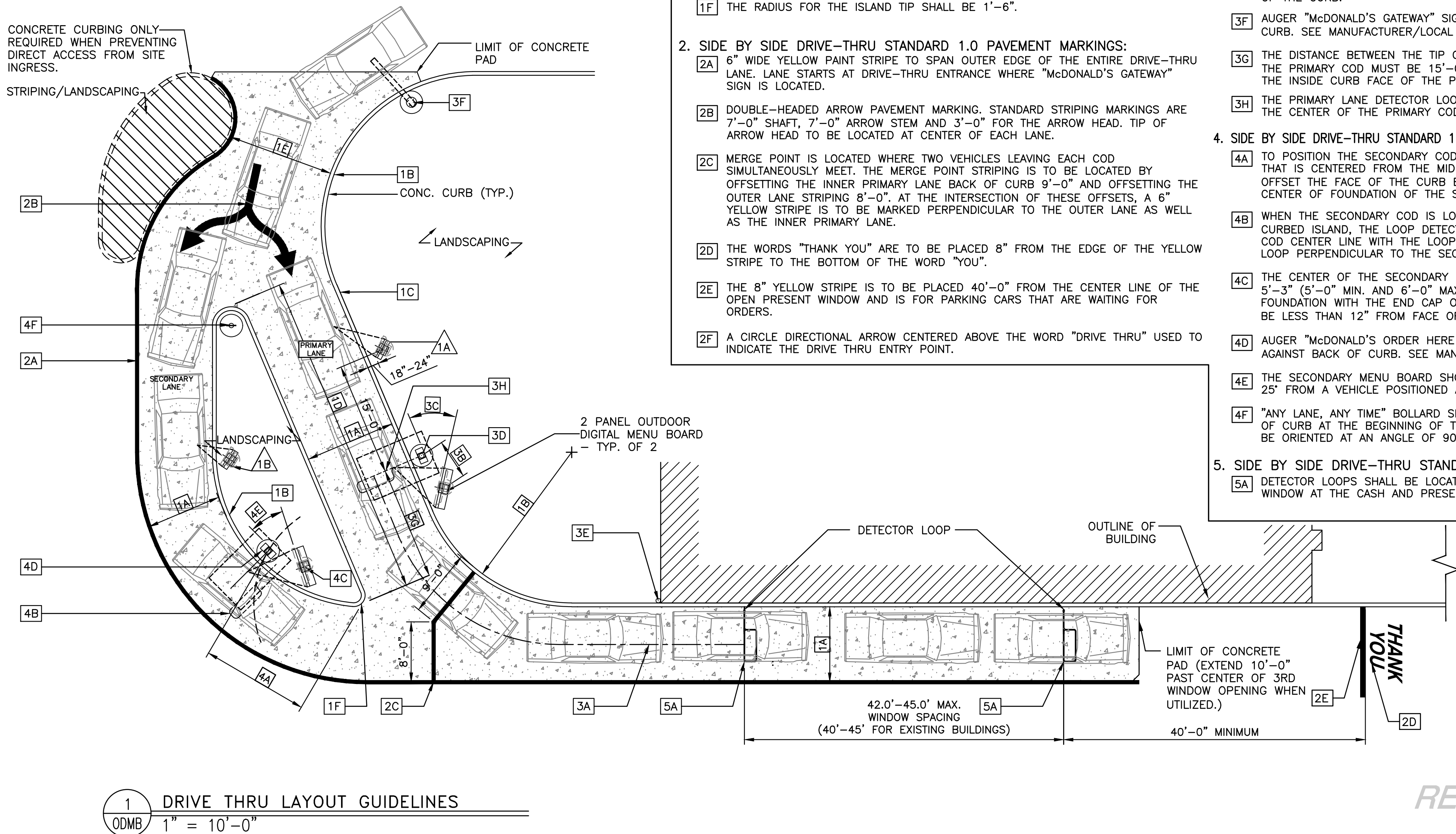


Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

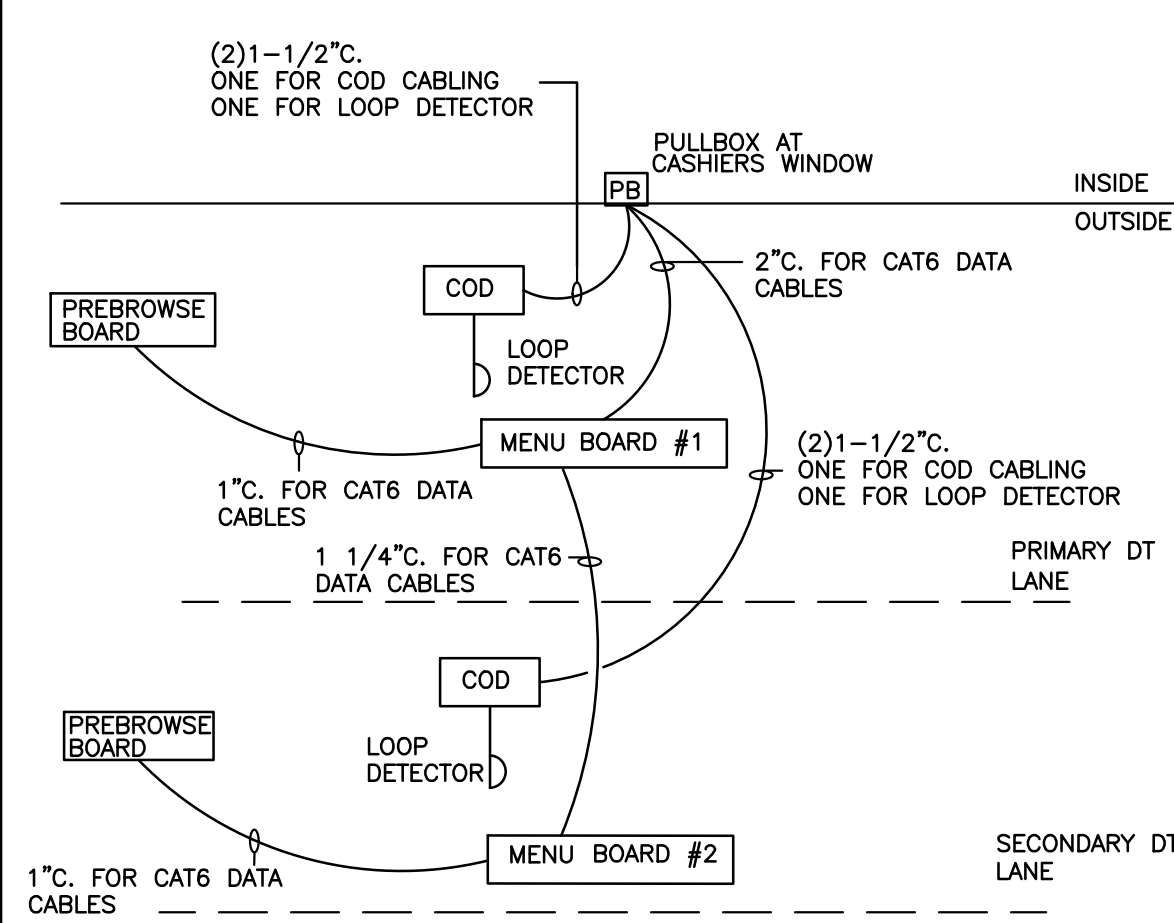
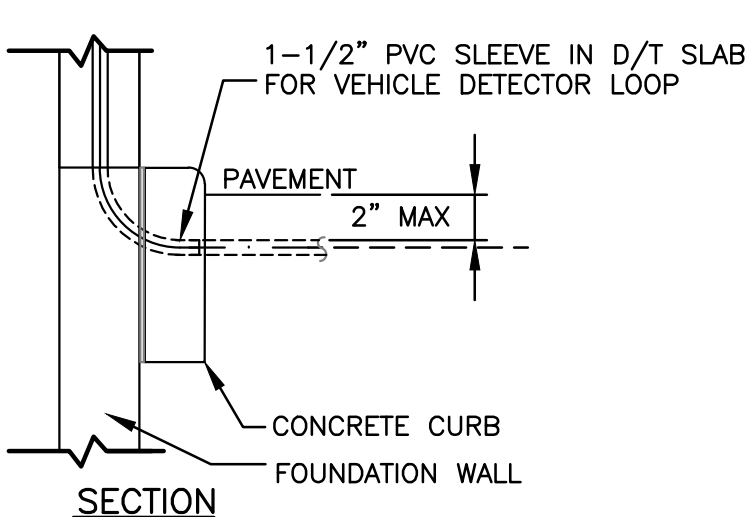
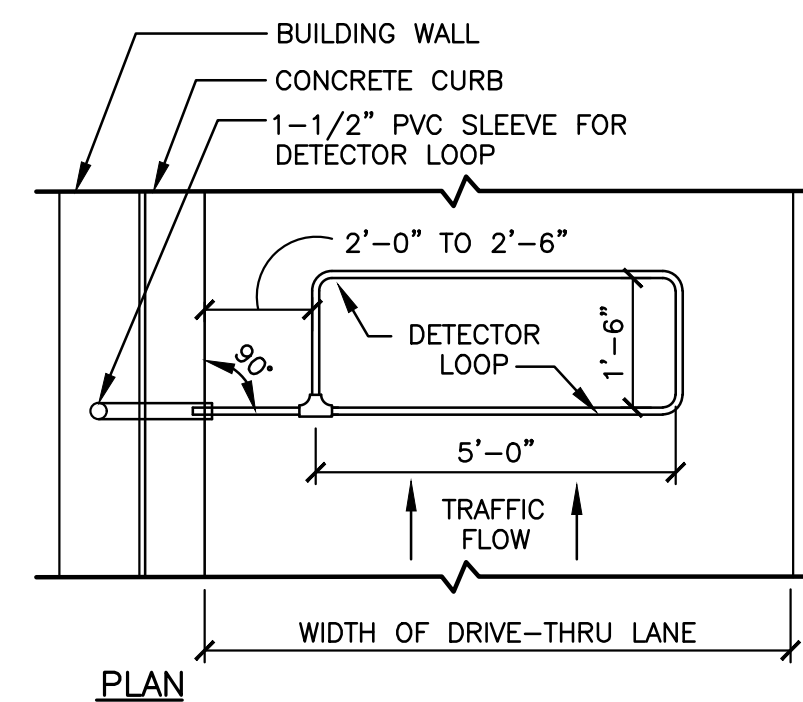
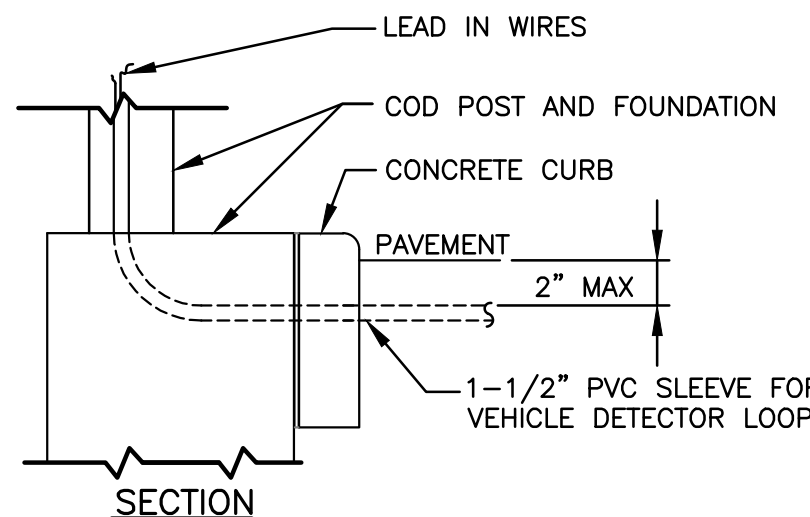
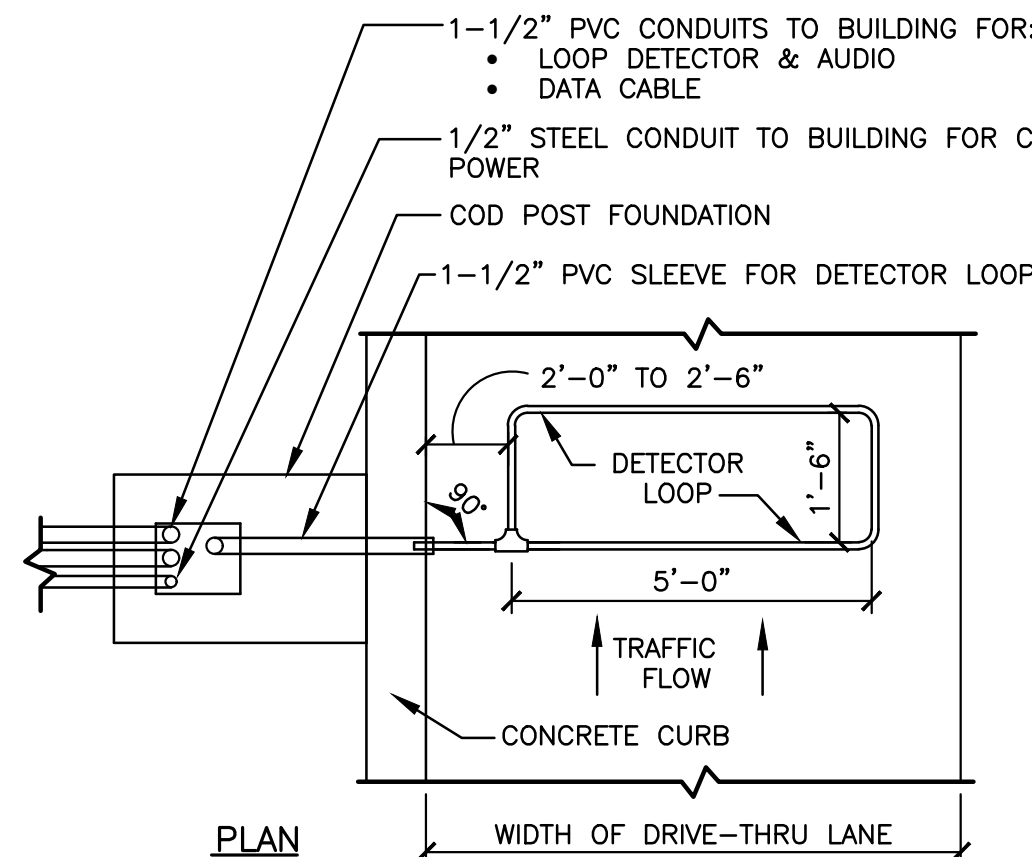
EET NO. **SP-3**

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THE LAYOUT OF THE DRIVE-THRU LANES SHOWN IN THIS DETAIL ILLUSTRATES DRIVE-THRU DESIGN PRINCIPLES.

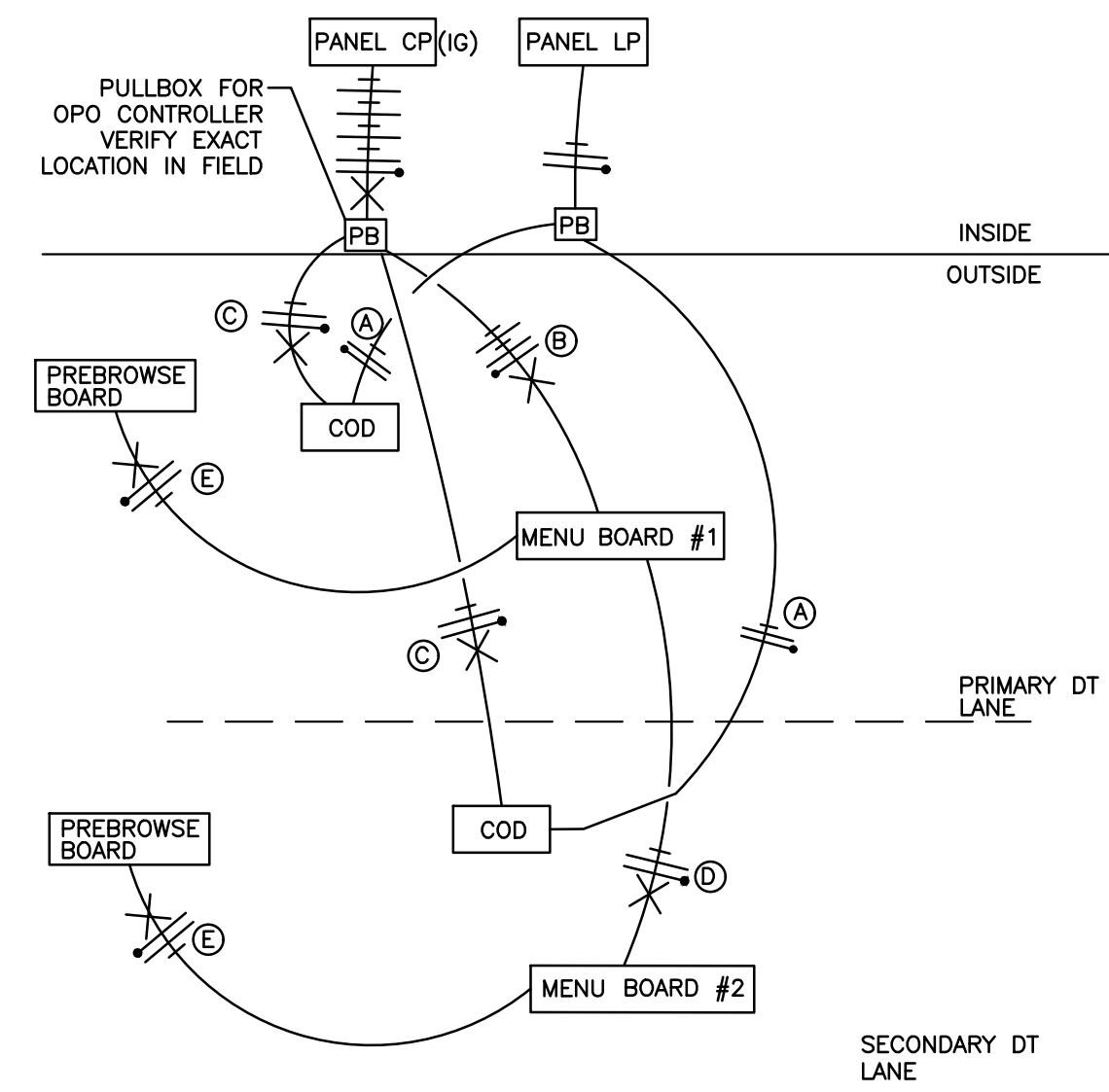
**NOTES**

1. VERIFY CONDUIT SIZES AND LAYOUT WITH DETECTOR LOOP MANUFACTURER.
2. CENTER VEHICLE DETECTOR LOOP IN DRIVE THRU LANE. INSTALL PER MFR. RECOMMENDATIONS.
3. NO STEEL (REBAR OR ELECTRICAL WIRE) SHALL BE USED WITHIN 2' OF LOOP.
4. **DETECTOR LOOP MANUFACTURERS:**
DETECTOR LOOPS MAY BE BY ONE OF THE FOLLOWINGS COMPANIES OR EQUAL.
3M: 1-800-328-0033
HME: 1-800-848-4468
5. **DETECTOR LOOP MATERIAL:**
PVC TUBING 1/2" I.D. 100 PSI LOOP MADE FROM ONE LENGTH OF THIN FOURTEEN GAUGE STRANDED WIRE. LEAD-IN IS PRE-TWISTED AT FACTORY.
6. **DETECTOR LOOP CONSTRUCTION:**
FORMED WITH ONE CONTINUOUS LENGTH OF PVC WITH NO SHARP CORNERS AS DETAILED. WIRE LOOPED, FORMED, & PIGTAILED AS DETAILED.

**NOTE:**

- * VERIFY EXACT CIRCUITS & QUANTITIES OF CIRCUITS WITH PANEL SCHEDULES AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
- FOR EXISTING LOCATIONS:
 - * VERIFY EXISTING CP PANEL HAS AMPACITY AND SUFFICIENT SPARES/SPACE FOR TWO (2) NEW 20A/1P CIRCUITS. UPGRADE CP PANEL TO 42 CIRCUITS IF NECESSARY.
 - * VERIFY EXISTING PULLBOXES ARE SIZED FOR NEW CONDUIT ROUTING. MODIFY PULLBOXES IF NECESSARY.

- (A) 2#12 & 1#12 GND. TO LP-1 FOR COD CANOPY LIGHTING.
- (B) 4#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- (C) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT.
- (D) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO MENUBOARDS AND MEDIA PLAYERS.
- (E) 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO PRESELL BOARDS AND MEDIA PLAYER.

**SIDE BY SIDE DRIVE-THRU STANDARD 1.0****1. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 CURBING DETAILS:**

- 1A DRIVE-THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'-0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'-0".
- 1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE-THRU CURBING IS 20'-0".
- 1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).
- 1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'-45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.
- 1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE-THRU IS TO BE 14'-0" MIN.
- 1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'-6".

2. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 PAVEMENT MARKINGS:

- 2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE-THRU LANE. LANE STARTS AT DRIVE-THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.
- 2B DOUBLE-HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'-0" SHAFT, 7'-0" ARROW STEM AND 3'-0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.
- 2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH COD SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'-0" AND OFFSETTING THE OUTER LANE STRIPING 8'-0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.
- 2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".
- 2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'-0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.
- 2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:

- 3A MIN. 60'-0" (+5', 60'-65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE COD FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'-0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'-0" IS OPTIMAL.
- 3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM THE CENTER OF THE COD FOUNDATION.
- 3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.
- 3D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE-THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.
- 3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'-0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.
- 3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD.

4. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:

- 4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD.
- 4B WHEN THE SECONDARY COD IS LOCATED AT 14'-0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'-0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE.
- 4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'-3" (5'-0" MIN. AND 6'-0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.
- 4D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.
- 4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE COD AND WITH 100% VISIBILITY.
- 4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'-6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 DETECTOR LOOP:

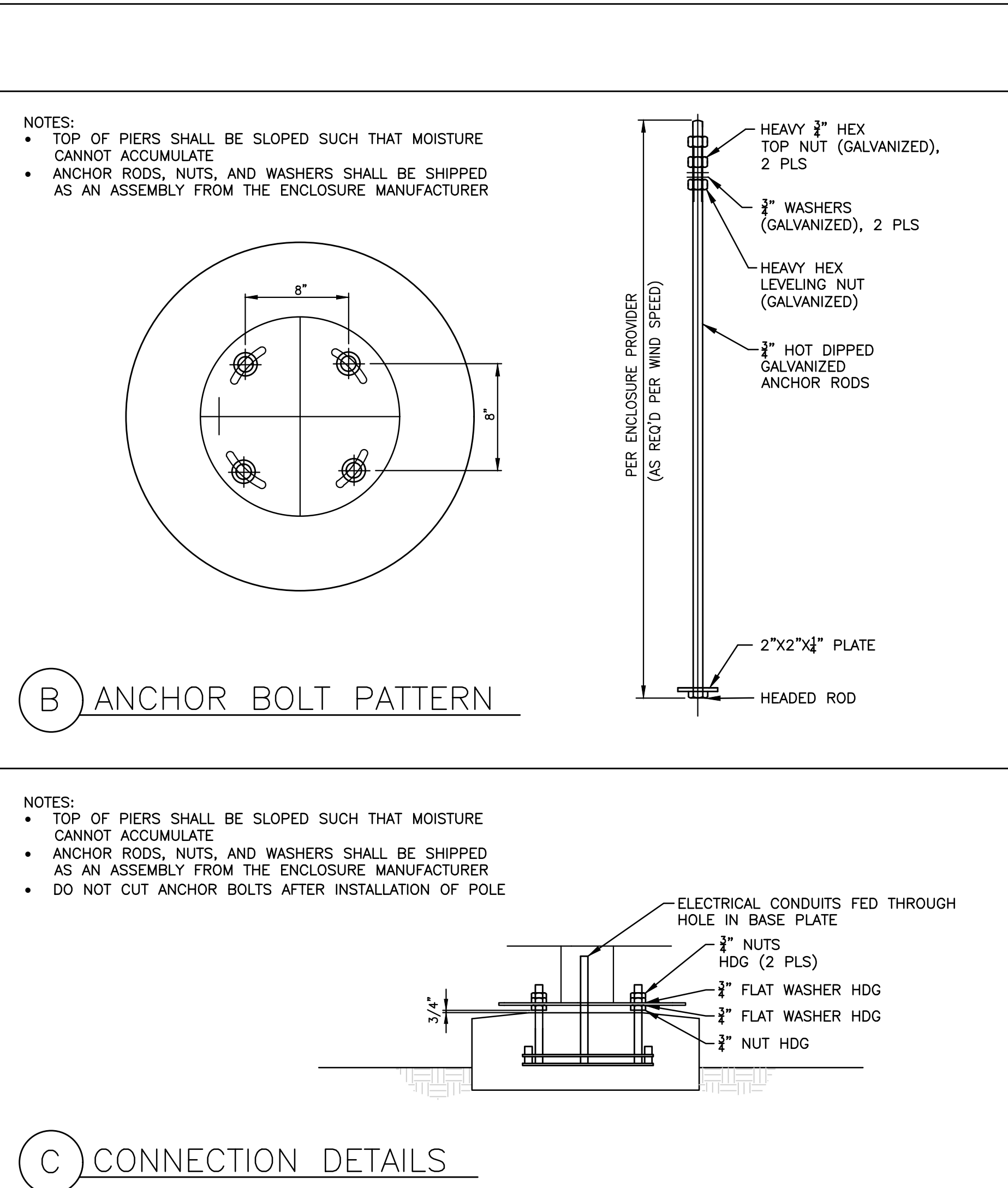
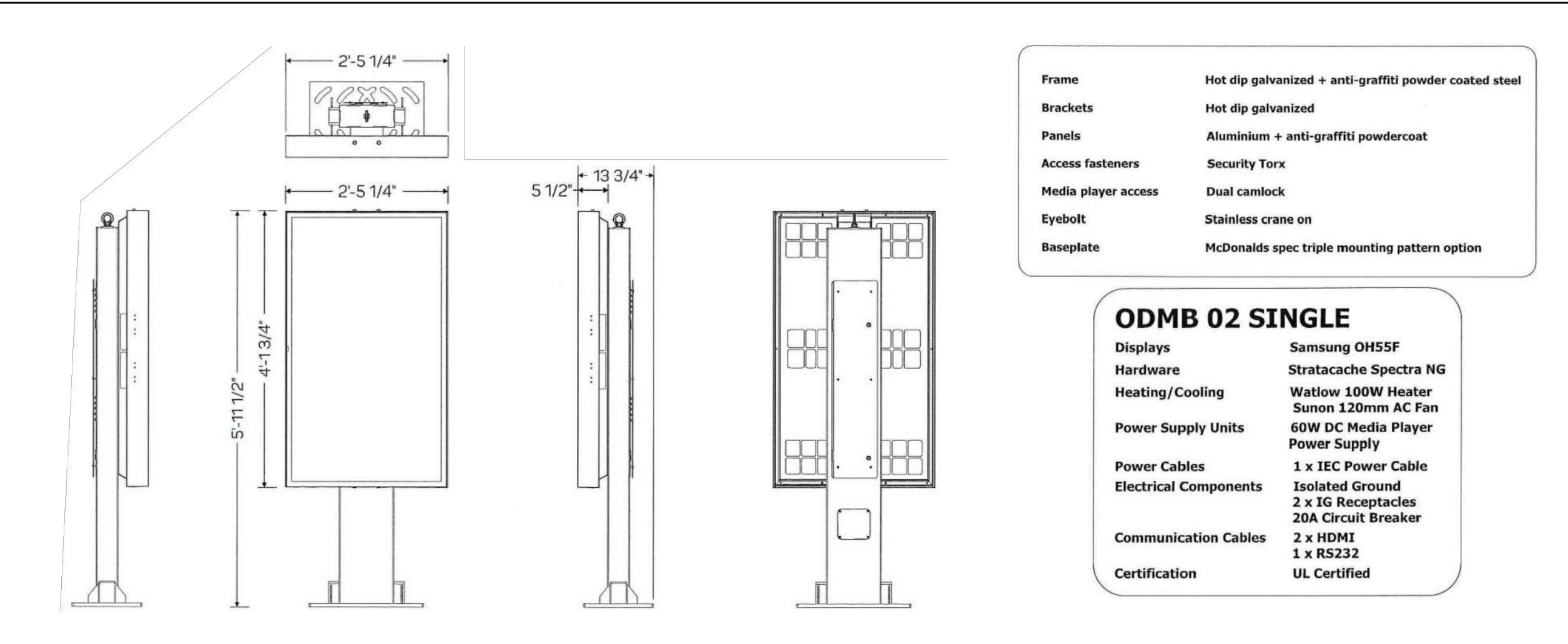
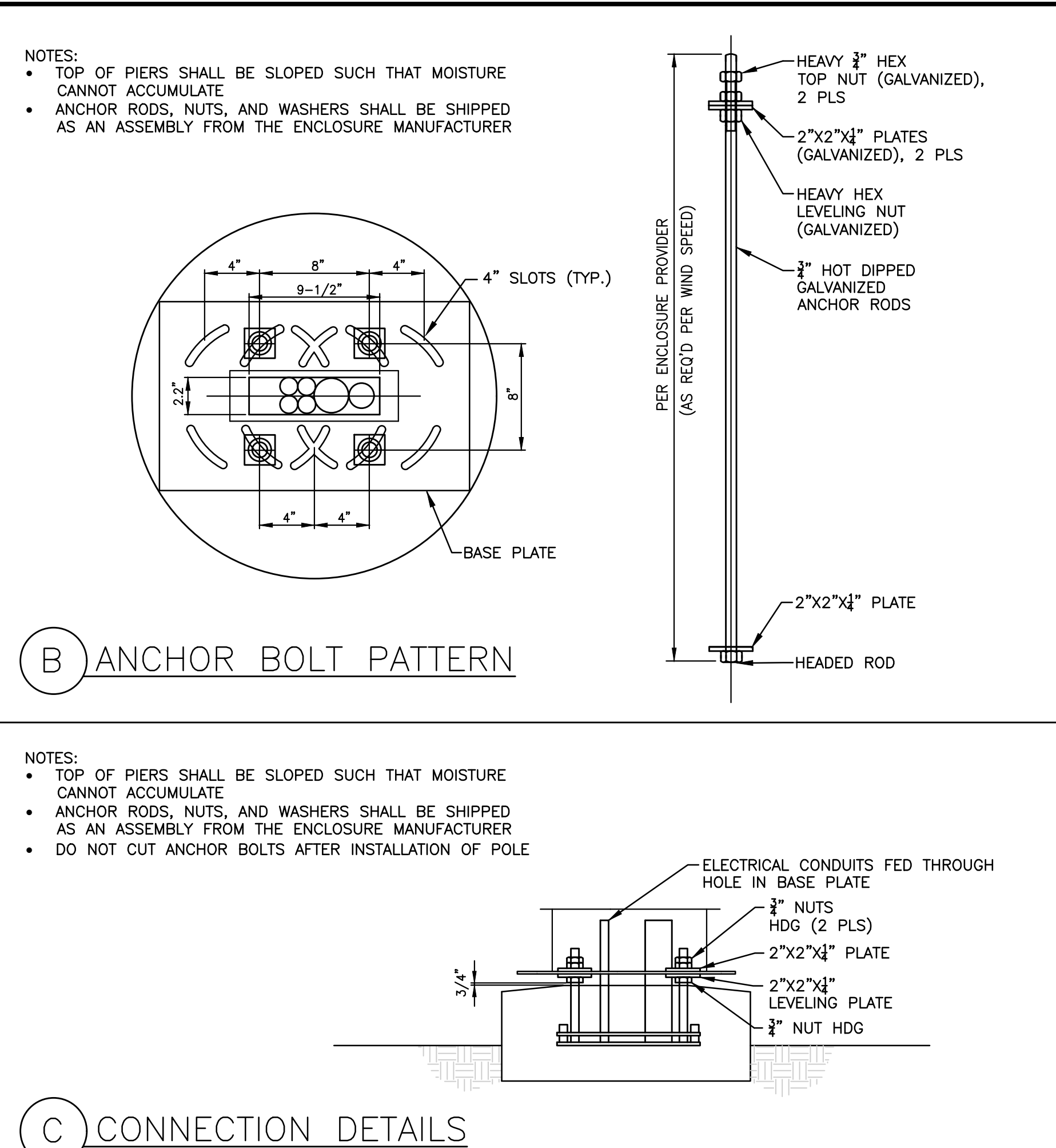
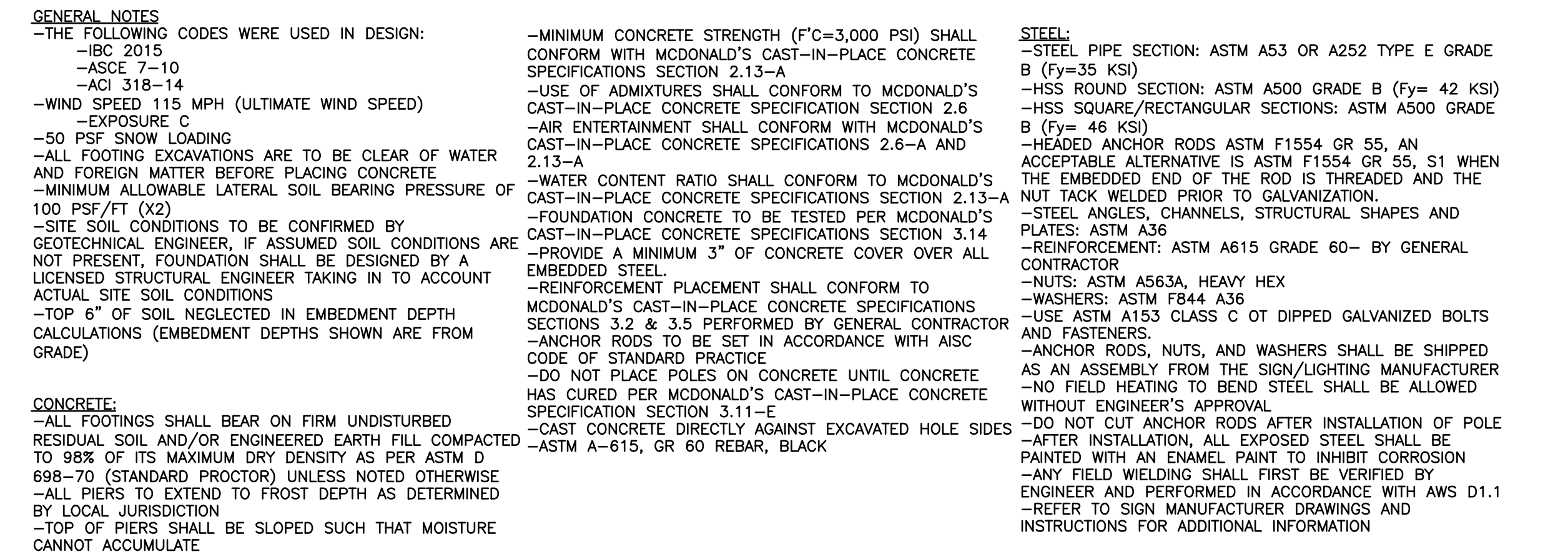
- 5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

SIDE BY SIDE DRIVE-THRU STANDARD 1.0 FEATURES:**1. SIDE BY SIDE DRIVE-THRU STANDARD 1.0 EQUIPMENT:**

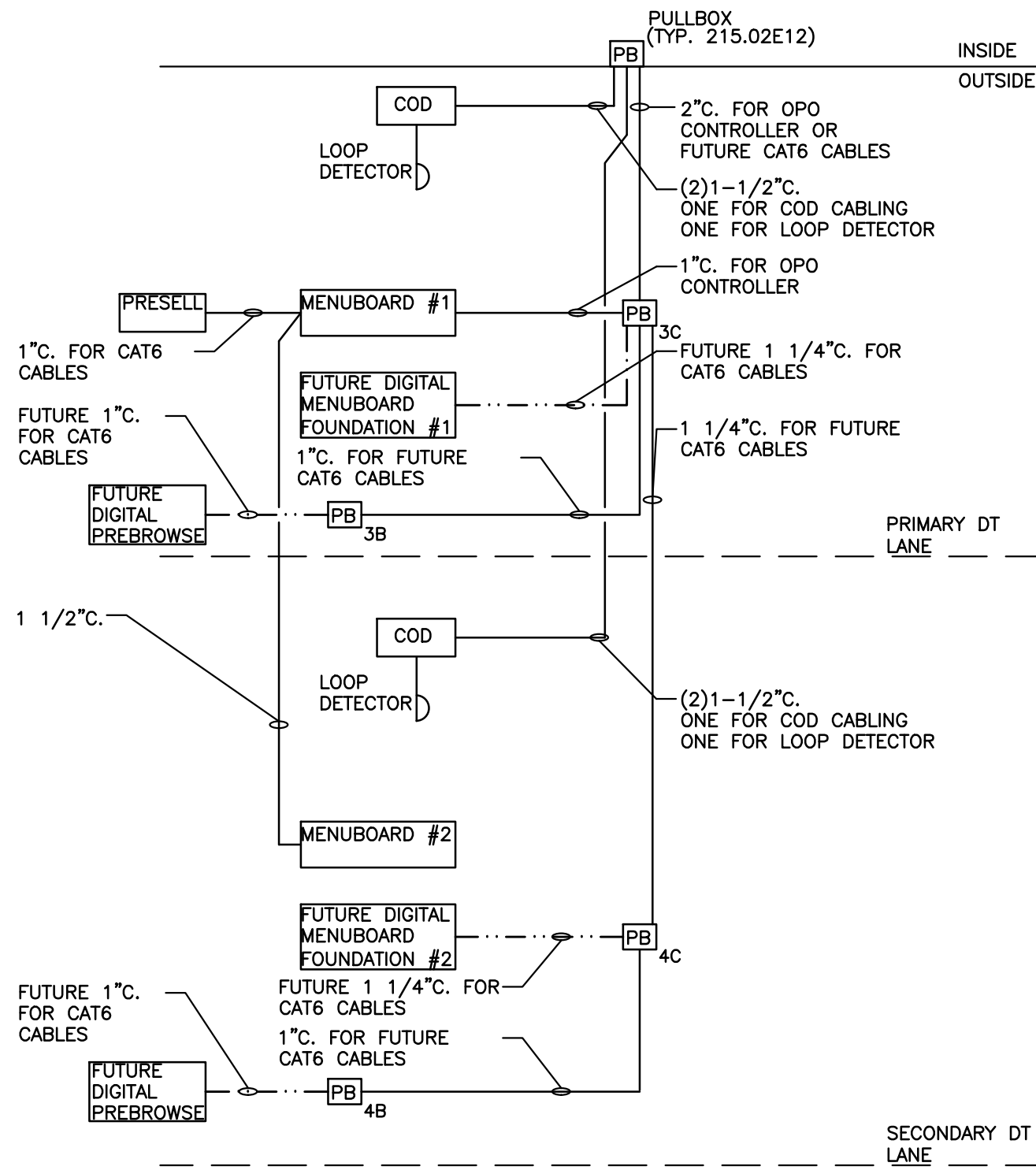
- 1A PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" TO 24" PREFERRED). THE DISTANCE BETWEEN THE PRIMARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG THE FACE OF THE CURB. THIS IS MEASURED FROM THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE CENTER OF THE COD FOUNDATION. THE ANGLE (APPROXIMATELY 50°) OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD.
- 1B PRE-BROWSE BOARD MUST BE MIN. 12" FROM FACE OF CURB (18" PREFERRED). THE DISTANCE BETWEEN THE SECONDARY COD AND PRE-BROWSE BOARD IS TO BE 15' AS MEASURED ALONG FACE OF THE CURB. THIS IS MEASURED FROM THE POINT PERPENDICULAR TO THE CENTER OF THE PRE-BROWSE BOARD FOUNDATION TO THE POINT PERPENDICULAR TO THE CENTER OF THE COD FOUNDATION. THE ANGLE OF THE PRE-BROWSE BOARD SHOULD MAXIMIZE VISIBILITY TO THE SECOND CAR FROM COD (PREFERRED 35°).

GENERAL NOTES

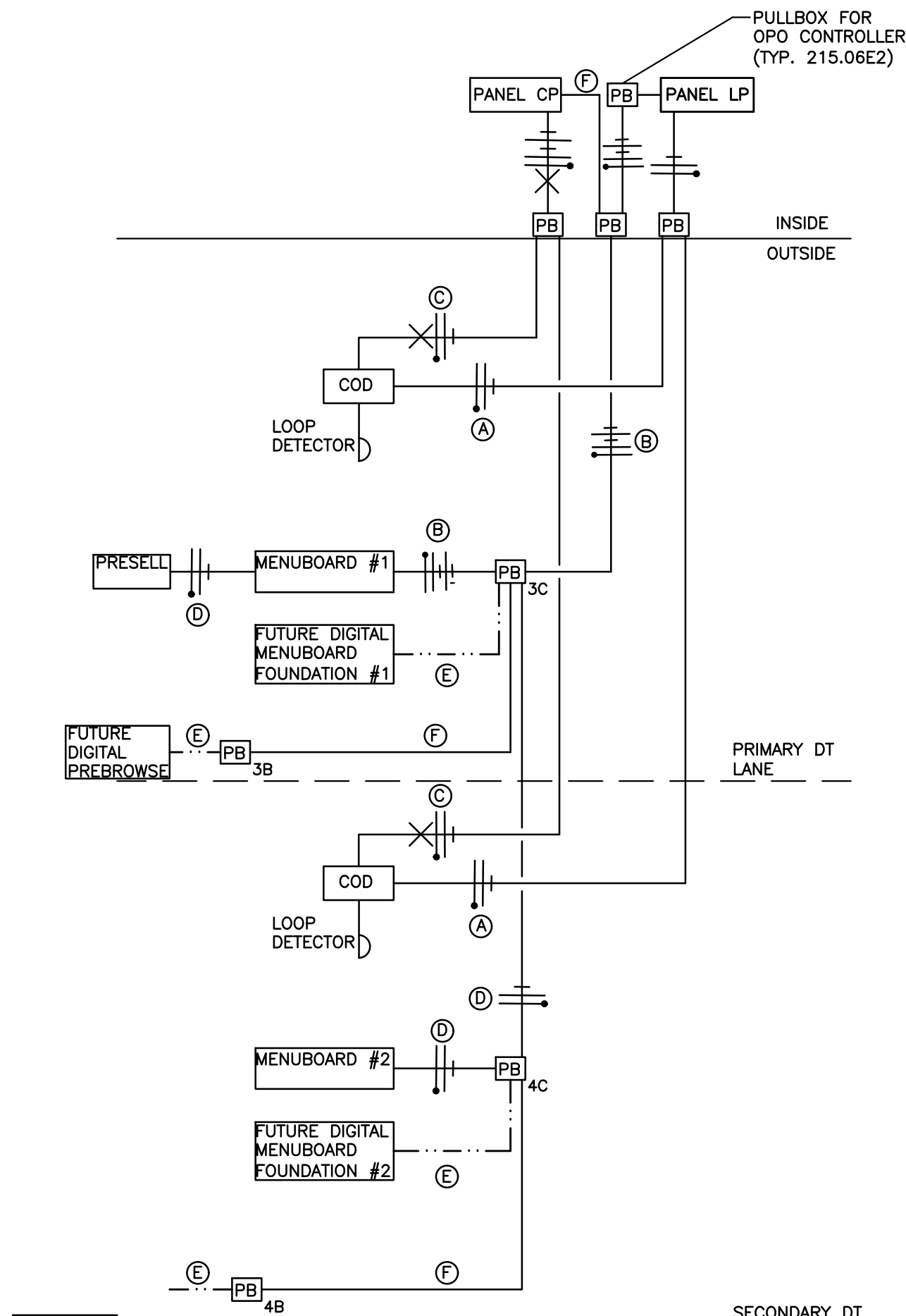
1. **DRIVE-THRU ELEMENTS:**
COD, DRIVE-THRU PYLON/CLEARANCE POLE AND BOLLARD SIGN SHALL BE CONSISTENT WITH THE STANDARD BUILDING DESIGN DRIVE-THRU ELEMENTS.
OTHER DESIGNS MAY NOT BE USED.
2. CONTRACTOR SHALL COORDINATE WITH APPLICABLE PLANS, McDONALD'S AREA CONSTRUCTION MANAGER, CONTENT SUPPLIER AND SIGNAGE SUPPLIER TO DETERMINE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS, AND NUMBER OF BOARDS AND OTHER DRIVE-THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK TO BE COORDINATED WITH OTHER TRADES.
3. CONTACT McDONALD'S AREA CONSTRUCTION MANAGER FOR DRIVE-THRU ELEMENT FOOTING AND WIRING REQUIREMENTS NOT SHOWN. (INFORMATION ALSO AVAILABLE THROUGH VENDOR WEBSITES) SIGNAGE MANUFACTURER TO PROVIDE FOOTING ANCHORS & TEMPLATES TO G.C. PRIOR TO FOUNDATION POURING.
4. SEE DETAIL 2 THIS SHEET FOR DETECTOR LOOP INFORMATION, DETAIL 3 THIS SHEET FOR LOW VOLTAGE CONDUIT DIAGRAM AND DETAIL 4 THIS SHEET FOR DRIVE THRU POWER DIAGRAM; VENDOR'S SPECIFICATIONS SHALL GOVERN UPON ANY DISCREPANCIES.
5. CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR, CONTENT SUPPLIER AND THE SIGN SUPPLIER.
6. CONTRACTOR TO INSTALL PRE-FORMED, PRE-WIRED VEHICLE DETECTOR LOOP.
7. CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.
8. IF 12" MIN. CLEARANCE CANNOT BE ATTAINED OR IF THERE IS A HIGH CHANCE OF AN IMPACT, A BOLLARD MAY BE INSTALLED TO PROTECT THE APPROPRIATE BOARD(S). 100% VISIBILITY OF THE BOARD(S) IS REQUIRED AFTER BOLLARD PLACEMENT.
9. MENU BOARDS SHALL BE PLACED TO ALLOW FRONT ACCESS CLEARANCE: 100% ACCESS IS REQUIRED.



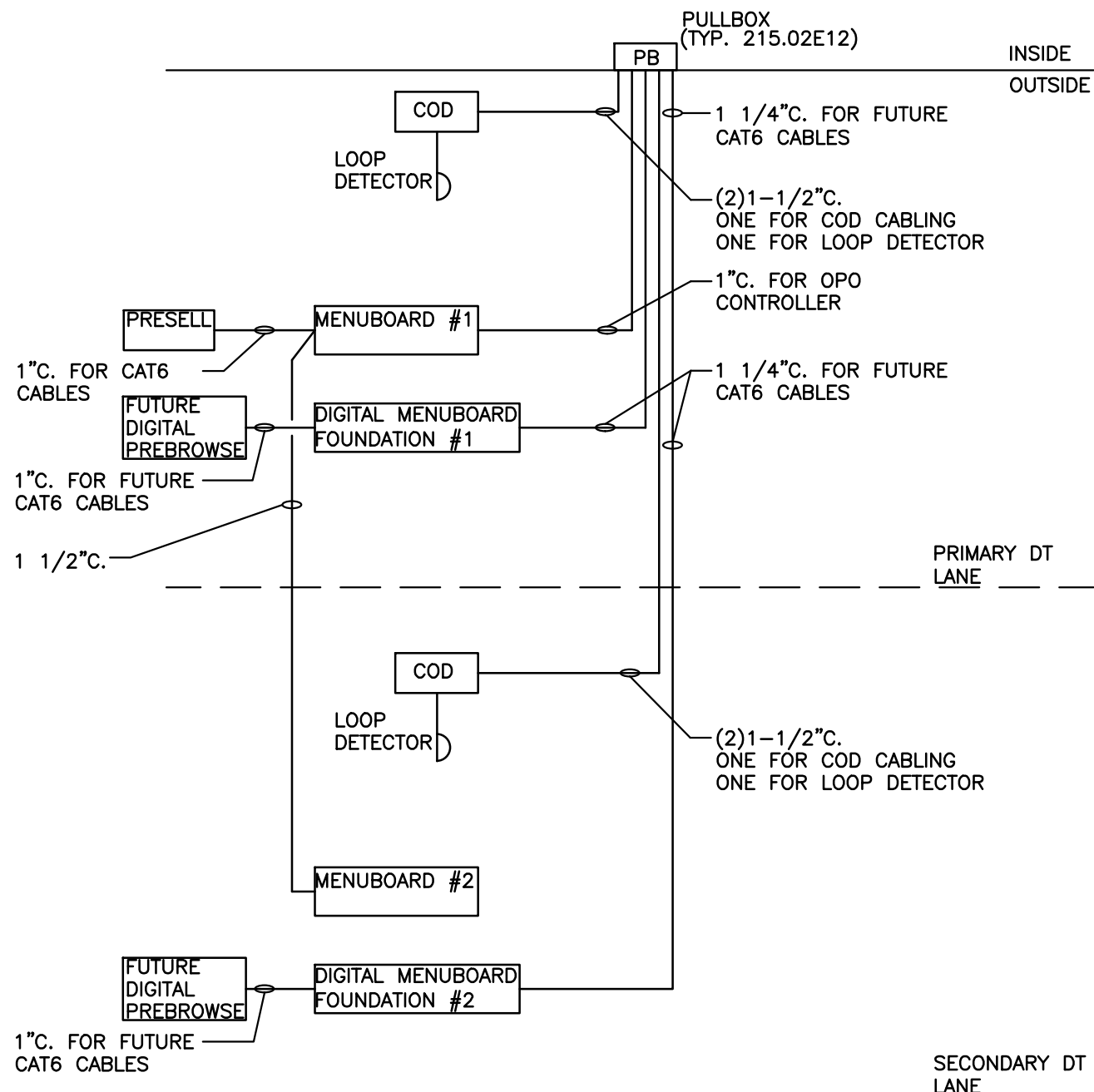
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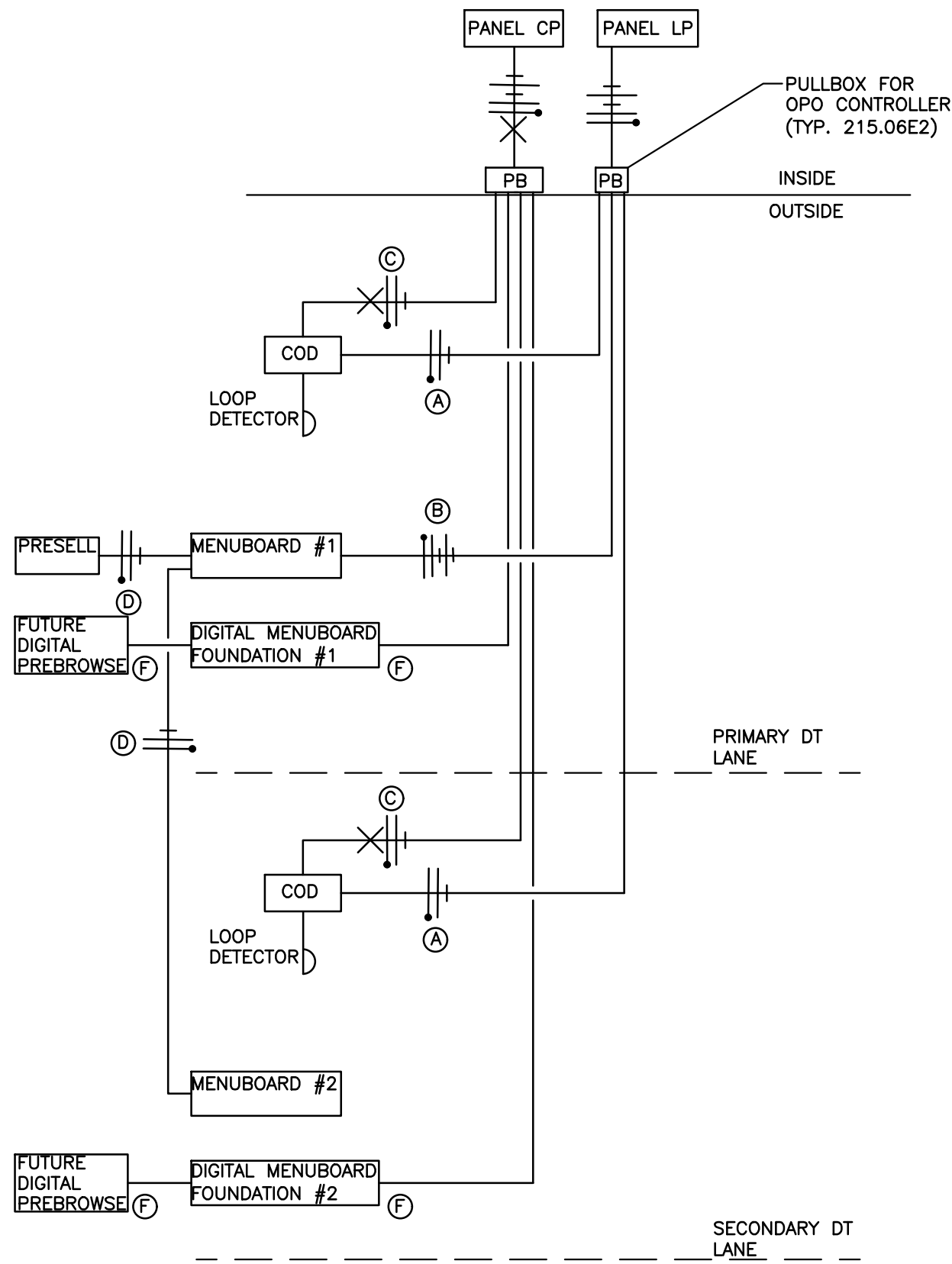
1 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 1.0)
E-DT NOT TO SCALE



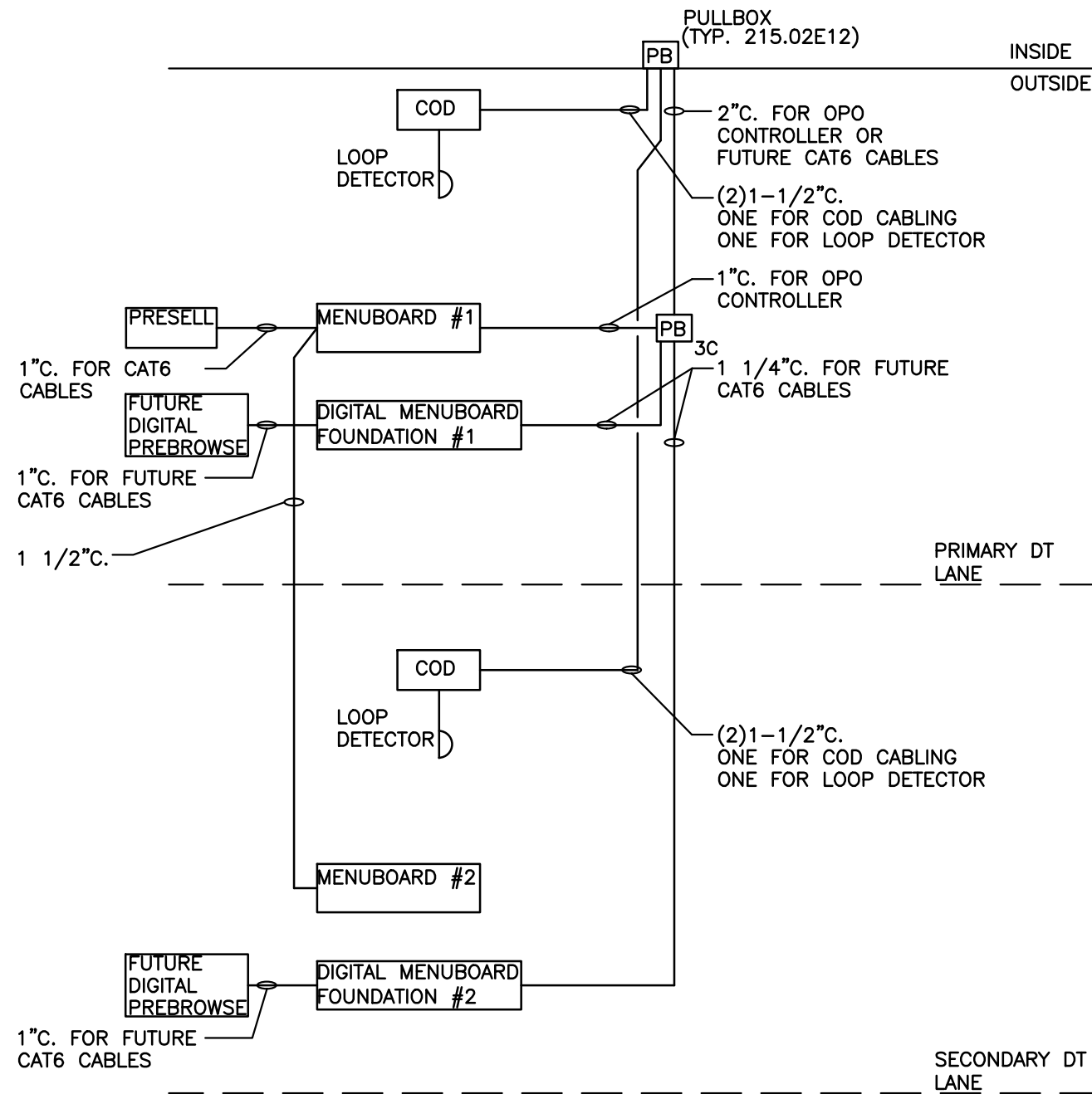
2 DT POWER DIAGRAM (OPTION 1.0)
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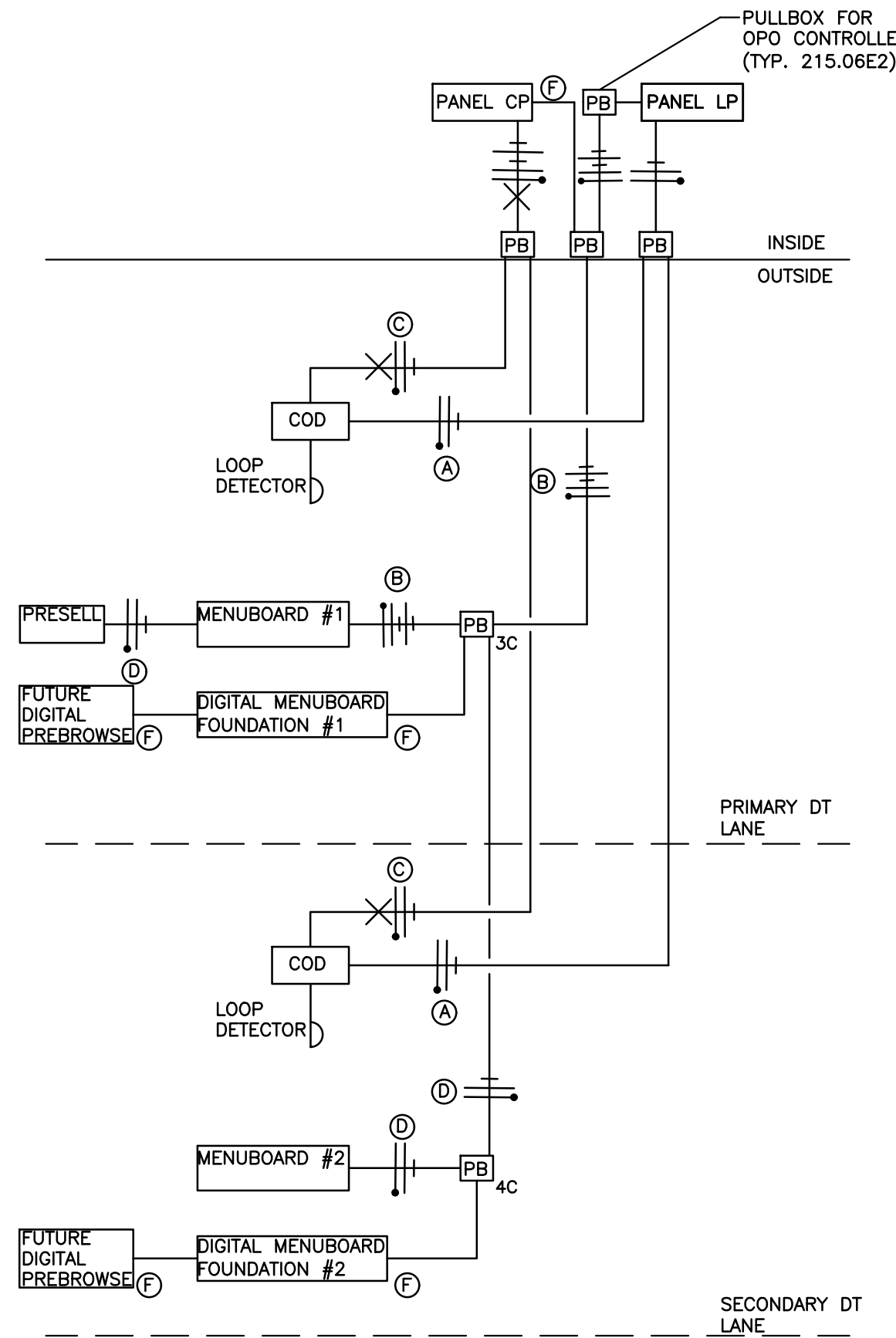
3 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0A)
E-DT NOT TO SCALE



4 DT POWER DIAGRAM (OPTION 2.0A)
E-DT NOT TO SCALE



5 DT LOW VOLTAGE CONDUIT DIAGRAM (OPTION 2.0B)
E-DT NOT TO SCALE



6 DT POWER DIAGRAM (OPTION 2.0B)
E-DT NOT TO SCALE

GENERAL NOTES:

- COORDINATE ALL CONDUIT AND CIRCUITING REQUIREMENTS WITH MANUFACTURER'S INSTALL INSTRUCTIONS.
- ALL PULLBOXES/HANDHOLES SHOWN SHALL BE A MINIMUM OF TIER 8 QUARTZITE OR EQUAL.

ELECTRICAL POWER NOTES:

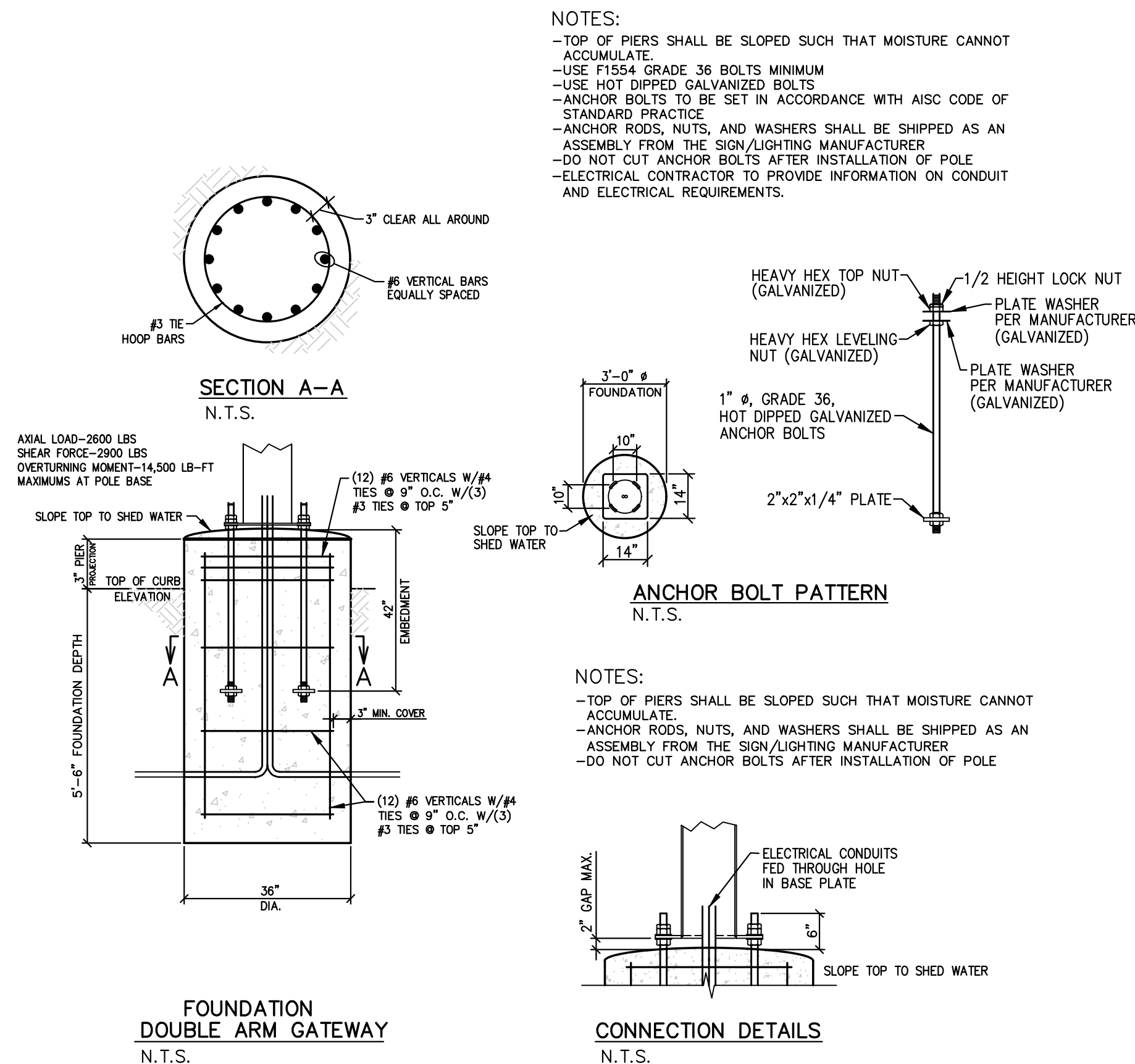
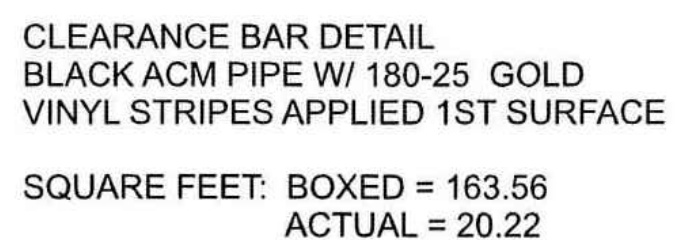
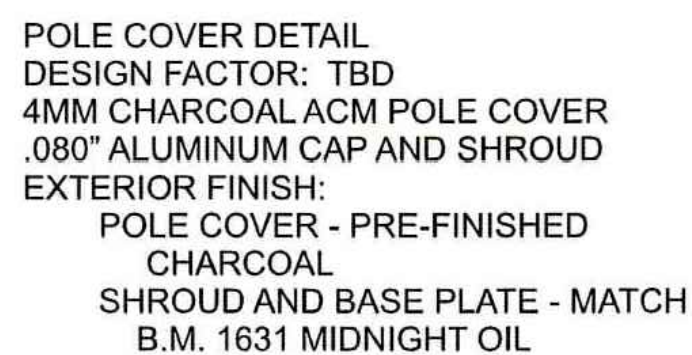
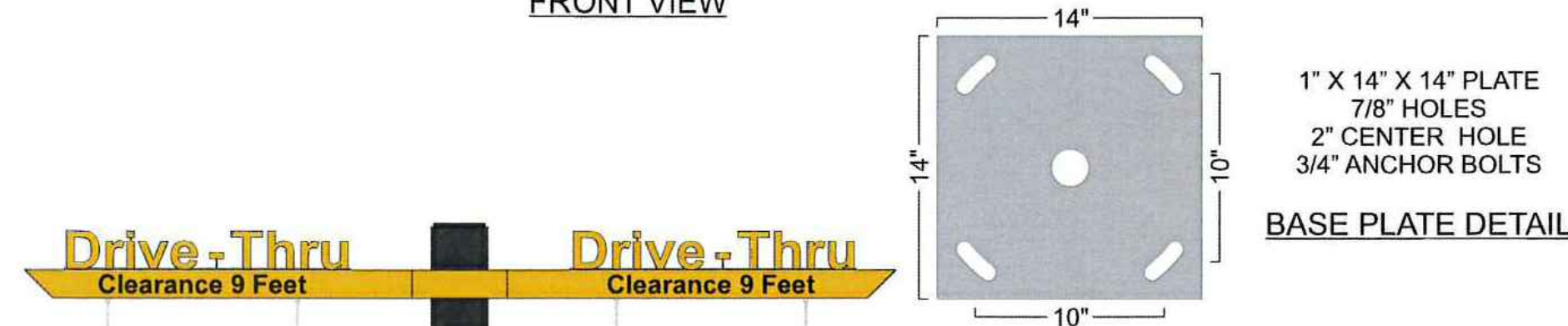
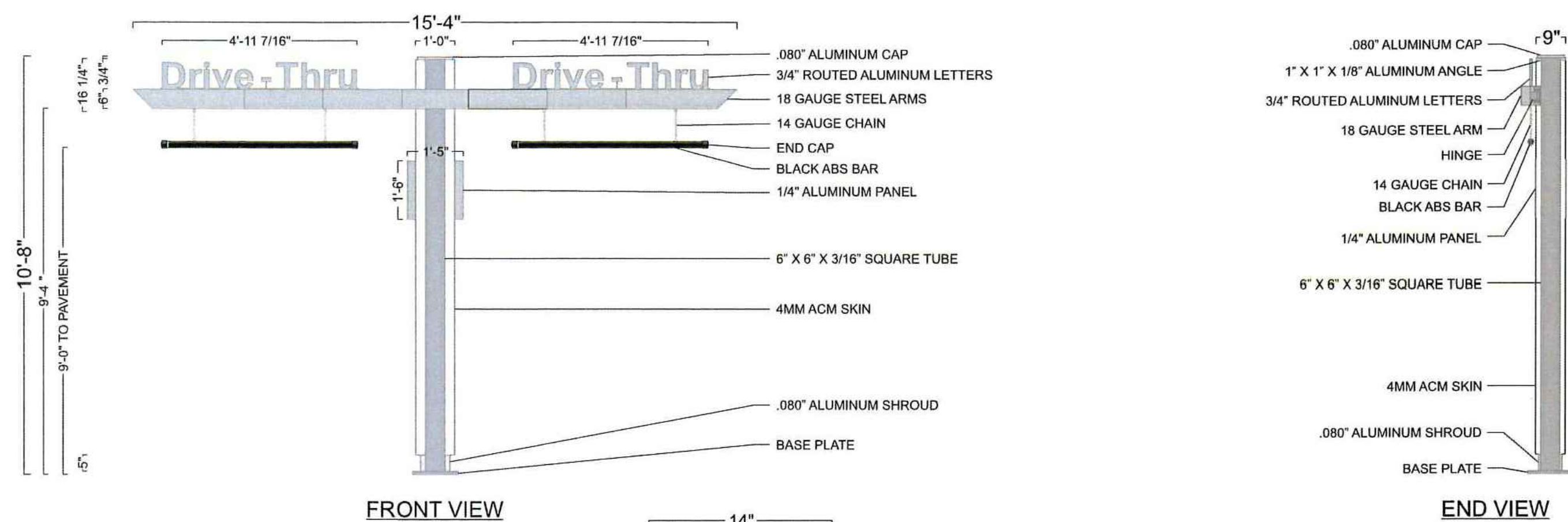
- PROVIDE TWO (2) SPARE 20A/1P BREAKERS WITHIN CP PANEL FOR FUTURE OUTDOOR DIGITAL MENUBOARDS
- MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR TRADITIONAL OPO MENUBOARDS REQUIRES SEPARATE DEDICATED NEUTRALS ARE PROVIDED TO MENU BOARD AND PRESELL BOARD FOR EACH CIRCUIT (PLC AND LIGHTING)

POWER DIAGRAMS TAGS:

- ② 2#12 & 1#12 GND., TO LP-1 FOR COD CANOPY LIGHTING (TYP. LP-1:23)
- ④ 4#12 & 1#12 GND., 3/4" TO LP-1 FOR OPO MENU BOARD #1 LIGHTING AND PLC (TYP. LP-1:23,25).
- ② 2#12 & 1#12 GND & 1#12 ISOLATED GND., TO CP FOR ISOLATED GROUND POWER TO COD'S. EACH COD SHALL BE ON ITS OWN SEPARATE CIRCUIT (TYP. CP:14,18).
- ② 2#12 & 1#12 GND., TO LP-1 FOR OPO MENU BOARD #2 AND PRESELL BOARD LIGHTING (TYP. LP-1:23)
- ⑥ FUTURE 3/4" CONDUIT FOR FUTURE OUTDOOR DIGITAL MENUBOARD OR PRESELL POWER.
- ⑥ 3/4" CONDUIT WITH PULL STRINGS FOR FUTURE MENUBOARD OR PRESELL BOARD POWER.

KEY:

- CONDUIT
- - - CONDUIT TO PULLED IN FUTURE (ONCE FOUNDATIONS ARE INSTALLED)
- PB PULLBOX
- xx SUBSCRIPT INDICATES RELATIVE LOCATION. REFER TO ODMB DRAWING.



GENERAL NOTES:

- THE FOLLOWING CODES WERE USED IN DESIGN:
 - IBC 2015
 - ASCE 7-10
 - ACI 318-14
- WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
 - EXPOSURE C
 - 50 PSF SNOW LOADING
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT
- ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

CONCRETE:

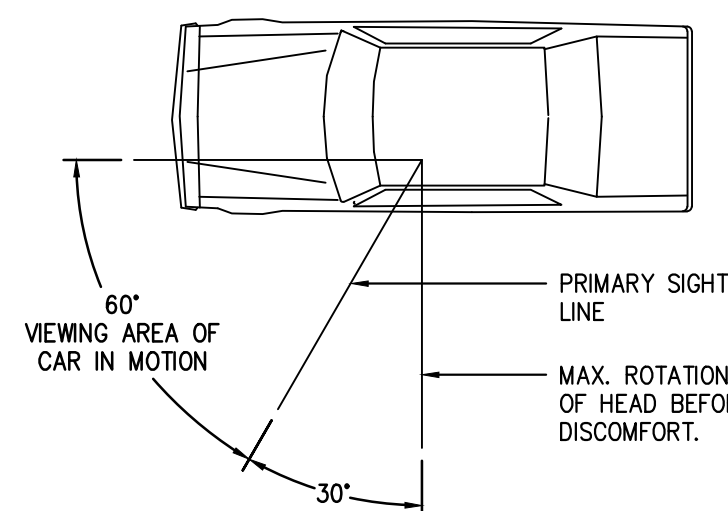
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH ($f'_{c}=3,000$ PSI) SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENVELOPMENT SHALL CONFORM WITH McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS 2.6-A AND 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- FOUNDATION CONCRETE TO BE TESTED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL
- REINFORCEMENT PLACEMENT SHALL CONFORM TO McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER McDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
- CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
- ASTM A-615, GR 60 REBAR, BLACK

STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (F_y=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (F_y= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (F_y= 46 KSI)
- HEADED ANCHOR RODS: ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60 – BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C OIL DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN MANUFACTURER.
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AISC 360
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

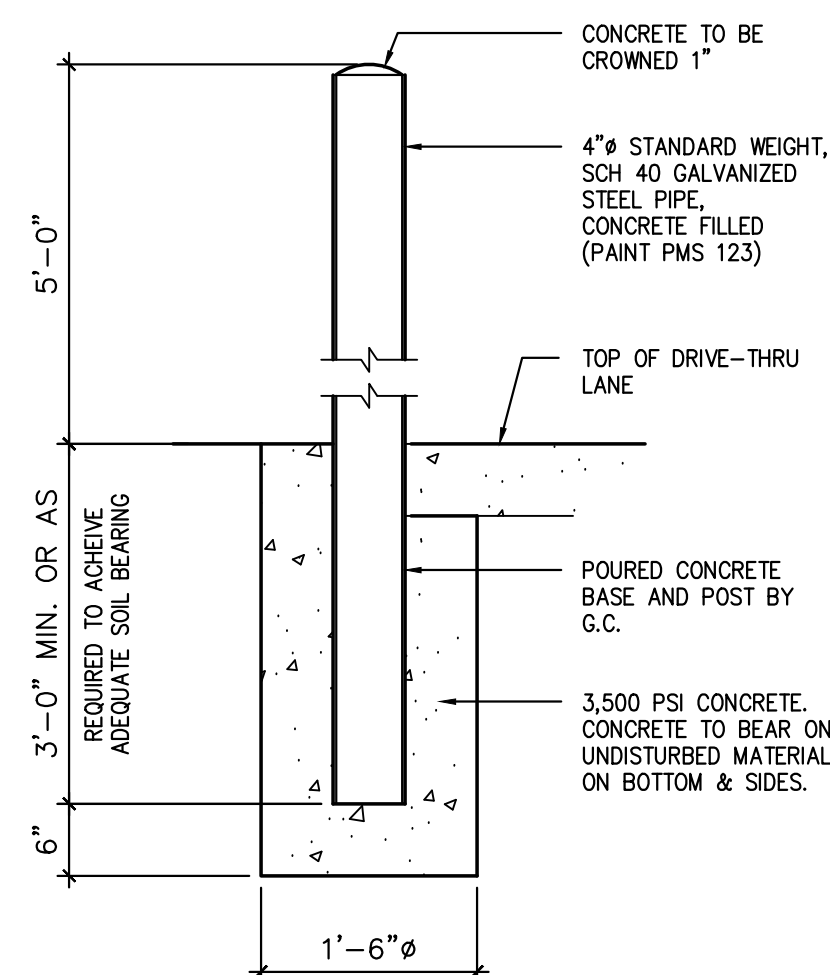
DOUBLE ARM GATEWAY—CLEARANCE SIGN

N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"



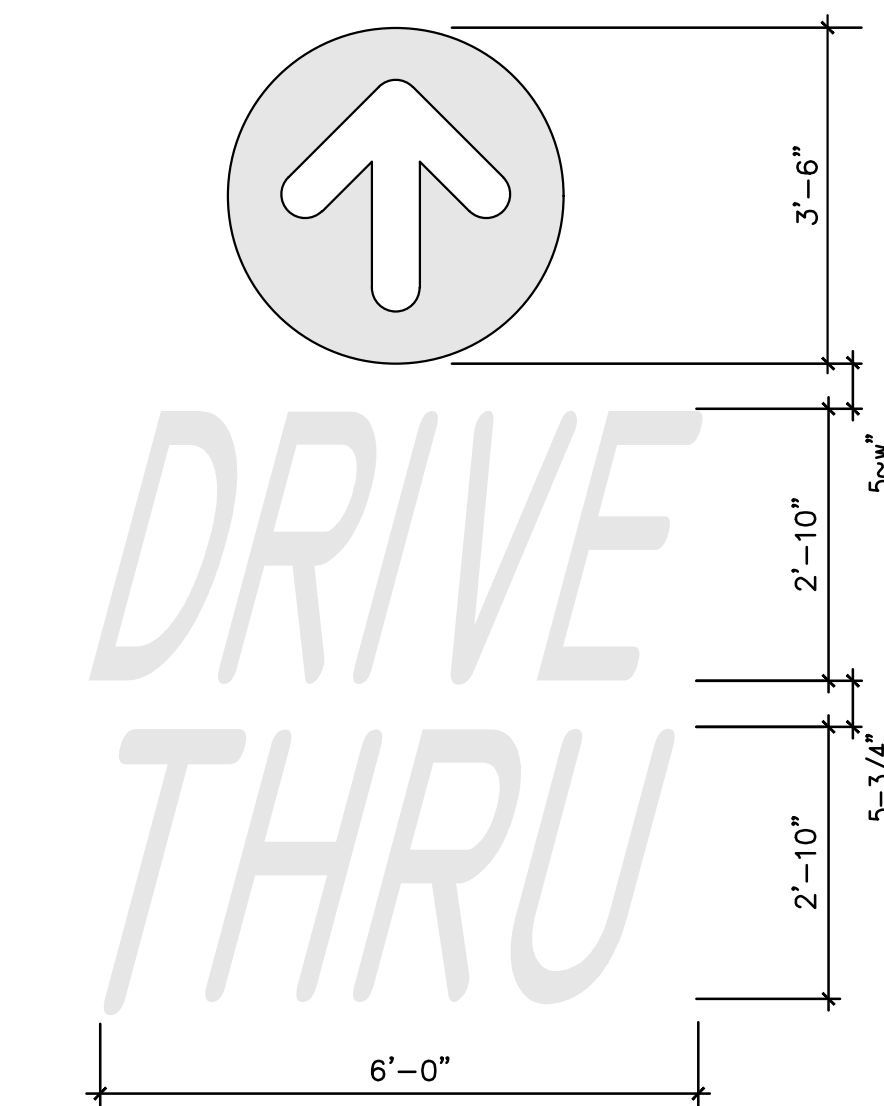
VEHICLE SIGHT LINES

N.T.S.



DRIVE THRU BOLLARD
FOUNDATION

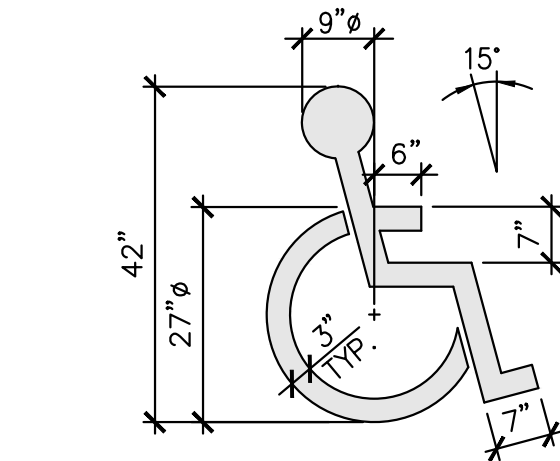
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NOTE: ALL TEXT AND ARROWS SHALL BE PAINTED YELLOW (PMS 123)

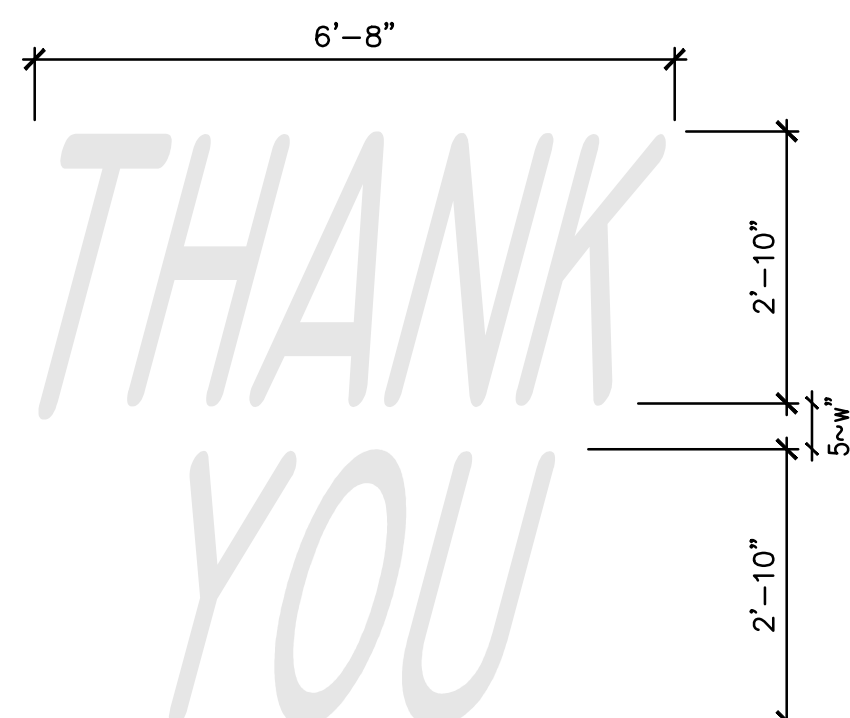
PAINTED "DRIVE THRU"

N.T.S.



PAINTED HANDICAPPED PARKING SYMBOL

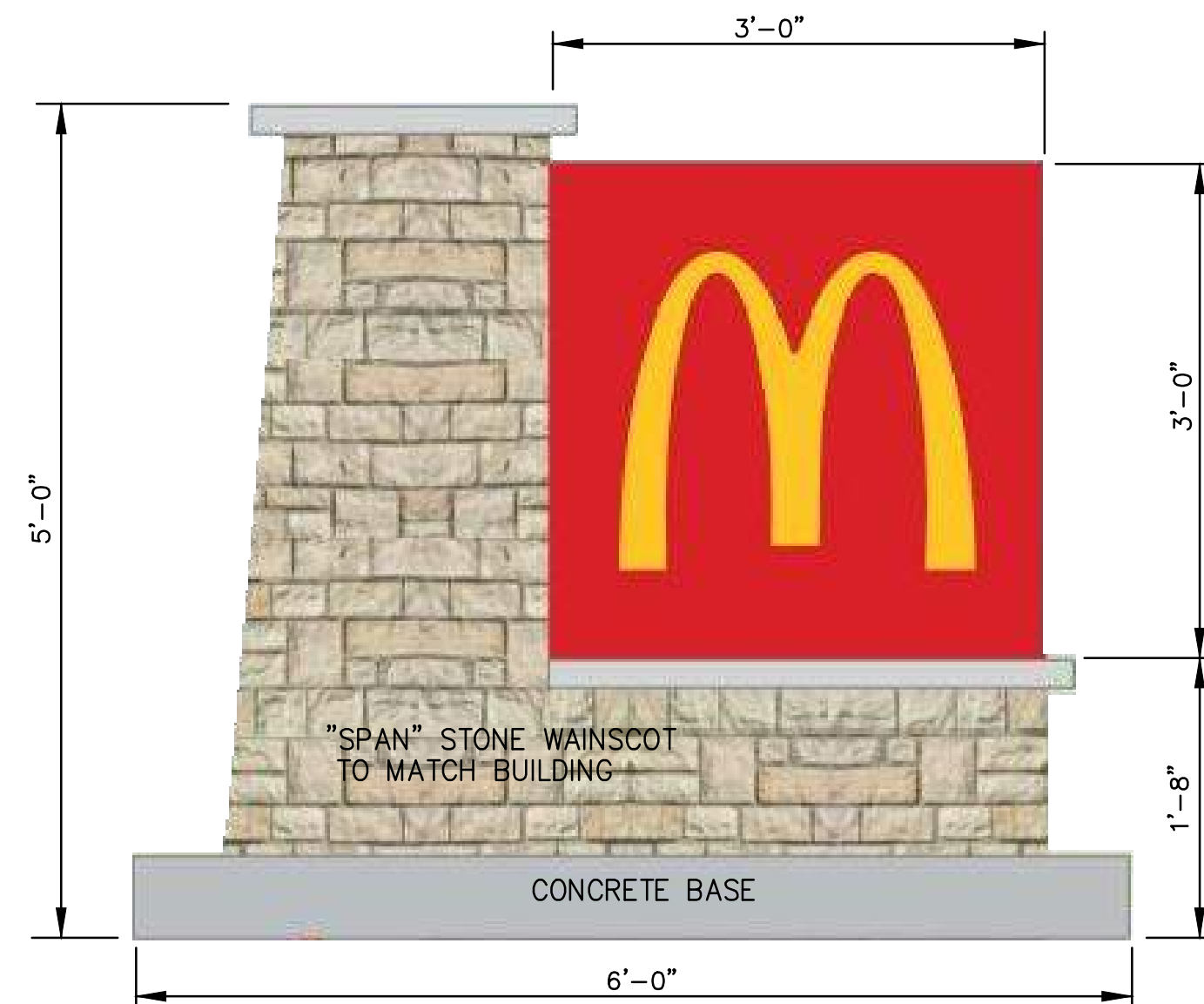
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NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)

PAINTED "THANK YOU"

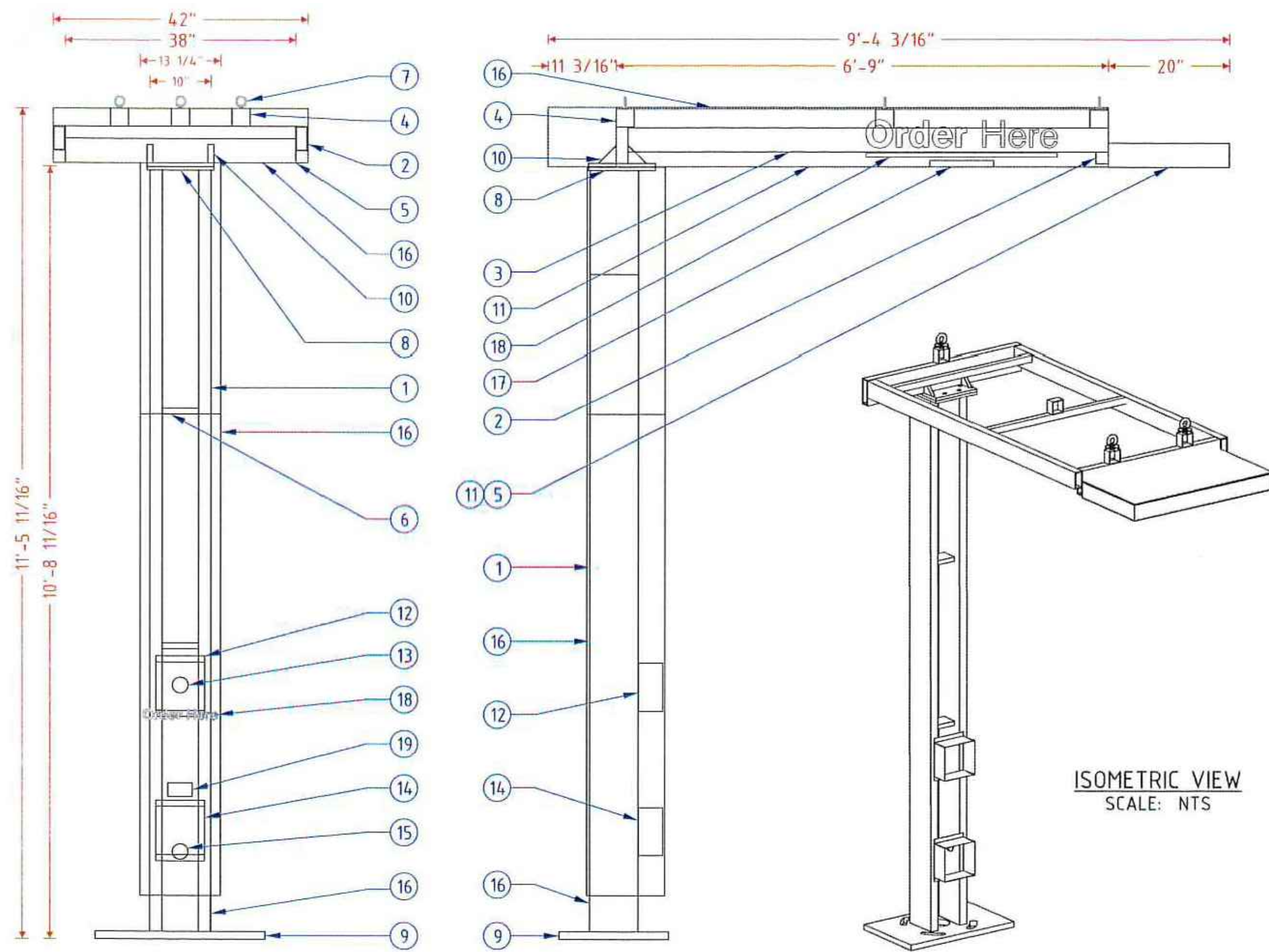
N.T.S.



MONUMENT SIGN

SEE SIGN PACKAGE FOR ADDITIONAL DETAILS

SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:	PREPARED BY:		Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	REV	DATE	DESCRIPTION	BY								
	SD-1	McDonald's SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH FOUNDATION AND MISCELLANEOUS DETAILS DRIVE-THRU DETAILS	—	—					—	—	—	—	—	—	—				
																DATE ISSUED	DATE REVIEWED	DATE	REV
																—	—	—	—
																—	—	—	—



FRAME & LAMP DETAIL

CROSS SECTION A-A

18" X 28" X 1 1/4" PLATE
1 3/8" SLOTTED HOLES
1" BOLTS

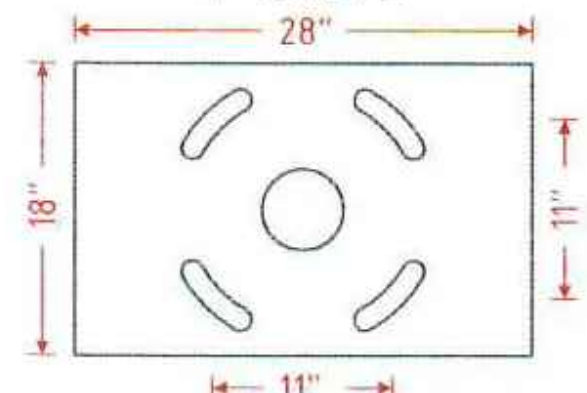


PLATE DETAIL

11" X 11" X 5/8" PLATE
3/4" HOLES
5/8" BOLTS

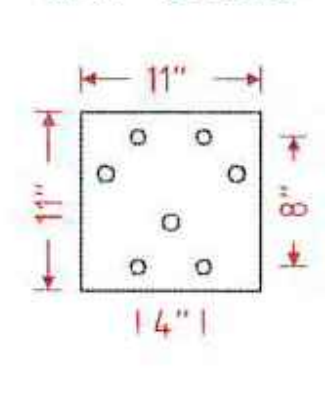
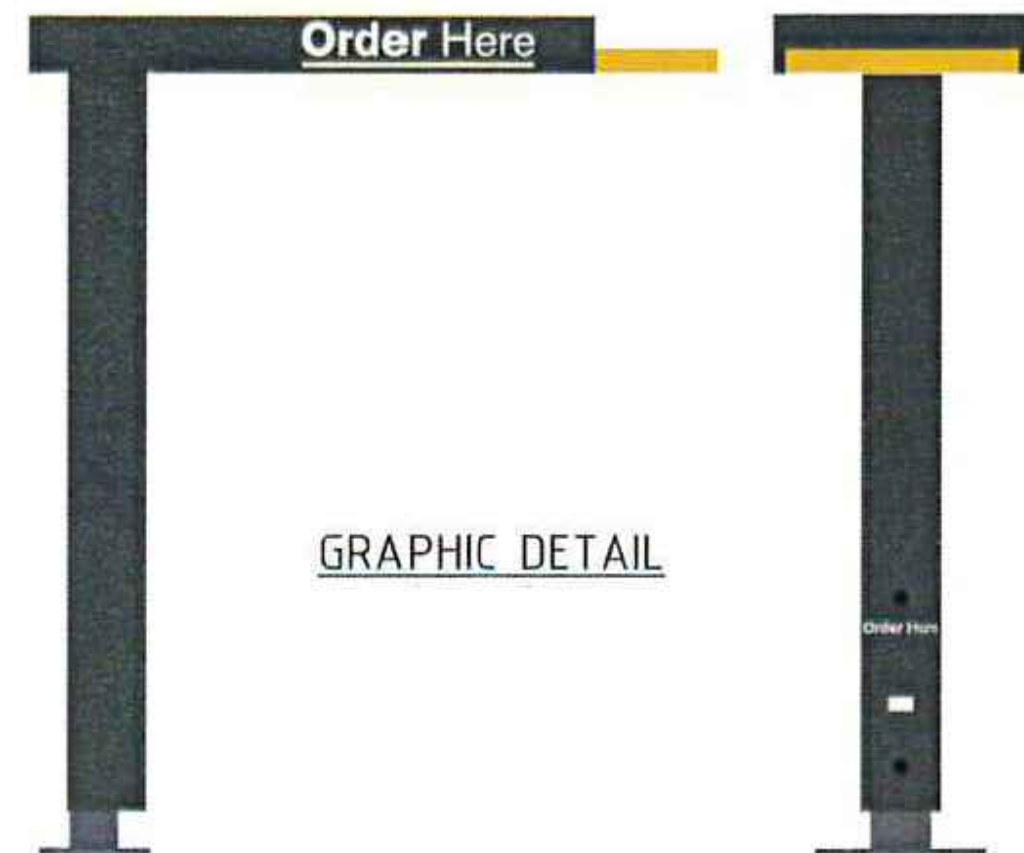


PLATE DETAIL

ISOMETRIC VIEW
SCALE: N.T.S.

GRAPHIC DETAIL

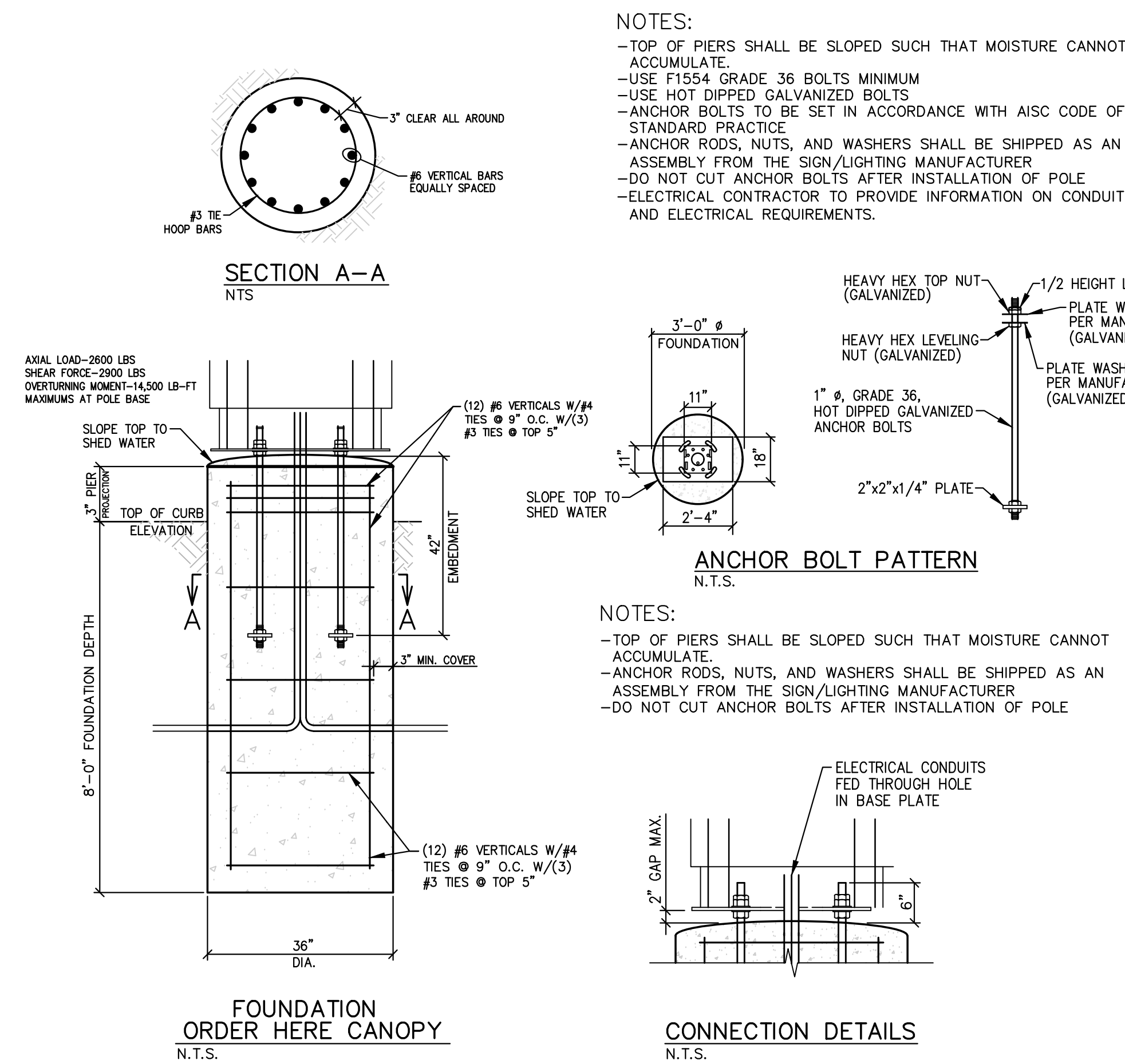
MCDONALD'S SPRINGBOARD OHC SPECIFICATIONS	
NO.	PART/DESCRIPTION
1	2" X 8" X 3/16" RECTANGULAR TUBE
2	2" X 6" X 1/4" RECTANGULAR TUBE
3	2" X 4" X 1/4" RECTANGULAR TUBE
4	3" X 3" X 3/16" SQUARE TUBE
5	1" X 4" X 1/8" RECTANGULAR TUBE
6	C4 ALUMINUM C-CHANNEL
7	1/2" EYEBOLTS (3)
8	11" X 11" X 5/8" TOP PLATES (2) (SEE PLATE DETAILS)
9	18" X 28" X 1 1/4" BASE PLATE (SEE PLATE DETAILS)
10	3" X 3" X 3/4" GUSSETS
11	.063" ALUMINUM SKIN
12	.063" ALUMINUM BENT SP10 SPEAKER BOX HOLDER
13	SPEAKER OPENING
14	.063" ALUMINUM BENT DM 4/DM 5 MICROPHONE BOX HOLDER
15	MICROPHONE OPENING
16	ACM CLADDING
17	SLOAN LED LIGHT WITH POWER SUPPLY
18	REFLECTIVE WHITE 680-10 VINYL
19	ADA STICKER

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 2" X 8" X 3/16 RECTANGULAR TUBE FRAME
- ACM AND .063" ALUMINUM SKIN
- EXTERIOR FINISH:
BASE PLATE - PAINT BM 1631 MIDNIGHT OIL
TUBE AND TOP ACM - PAINT CHARCOAL
SPRINGBOARD TIP AND UNDERSIDE - PAINT PMS 123 C GOLD
- ACM/SKIN REMOVABLE FOR SERVICE
- U.L. LISTED
- ELECTRICAL: 0.64 AMPS/120 VOLTS

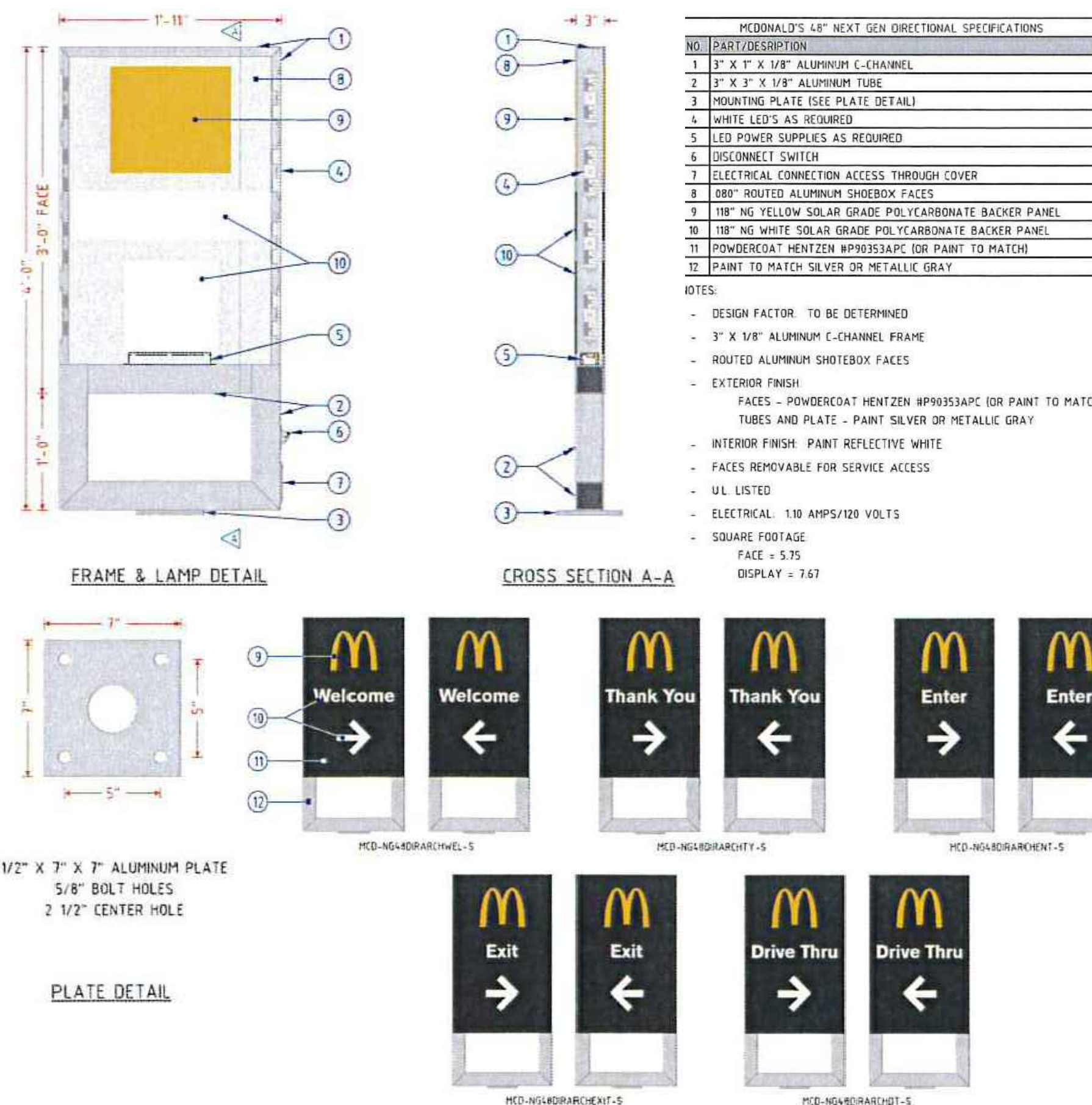
ORDER HERE CANOPY (COD) DETAIL

NOT TO SCALE WIND SPEED: 115 MPH EXPOSURE "C"



ORDER HERE CANOPY FOUNDATION DETAIL

N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"



FRAME & LAMP DETAIL

CROSS SECTION A-A

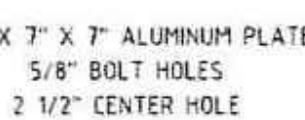


PLATE DETAIL

NEW GEN DIRECTIONAL SIGN DETAILS

NOT TO SCALE WIND SPEED: 115 MPH EXPOSURE "C"

NOTES:

- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
- USE F1554 GRADE 36 BOLTS MINIMUM
- USE HOT DIPPED GALVANIZED BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

GENERAL NOTES:

- THE FOLLOWING CODES WERE USED IN DESIGN:
- IBC 2015
- ASCE 7-10
- ACI 318-14
- WIND SPEED 115 MPH (ULTIMATE WIND SPEED)
- EXPOSURE C
- 50 PSF SNOW LOADING
- ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE
- MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT (X2)
- SITE SOIL CONDITIONS TO BE CONFIRMED BY GEOTECHNICAL ENGINEER, IF ASSUMED SOIL CONDITIONS ARE NOT PRESENT, FOUNDATION SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER TAKING IN TO ACCOUNT ACTUAL SITE SOIL CONDITIONS
- TOP 6" OF SOIL NEGLECTED IN EMBEDMENT DEPTH CALCULATIONS (EMBEDMENT DEPTHS SHOWN ARE FROM GRADE)

CONCRETE:

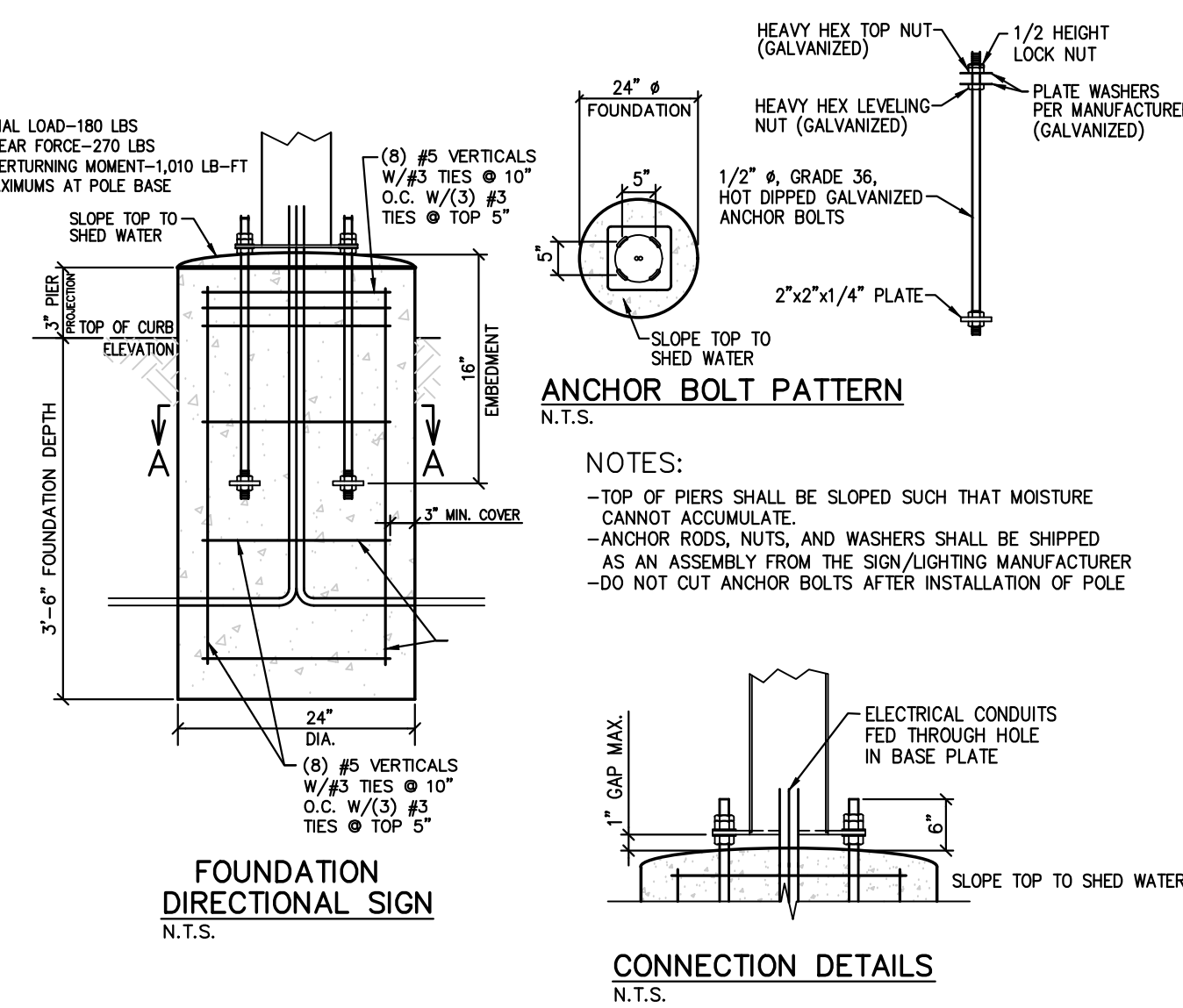
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED EARTH FILL COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D 698-70 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE
- ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE
- MINIMUM CONCRETE STRENGTH (F'c=3,000 PSI) SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- USE OF ADMIXTURES SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 2.6
- AIR ENTERTAINMENT SHALL CONFORM WITH MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 2.13-A
- WATER CONTENT RATIO SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- FOUNDATION CONCRETE TO BE TESTED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTION 3.14
- PROVIDE A MINIMUM 3" OF CONCRETE COVER OVER ALL EMBEDDED STEEL.
- REINFORCEMENT PLACEMENT SHALL CONFORM TO MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATIONS SECTIONS 3.2 & 3.5 PERFORMED BY GENERAL CONTRACTOR
- ANCHOR RODS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
- DO NOT PLACE POLES ON CONCRETE UNTIL CONCRETE HAS CURED PER MCDONALD'S CAST-IN-PLACE CONCRETE SPECIFICATION SECTION 3.11-E
- CAST CONCRETE DIRECTLY AGAINST EXCAVATED HOLE SIDES
- ASTM A-615, GR 60 REBAR, BLACK

STEEL:

- STEEL PIPE SECTION: ASTM A53 OR A252 TYPE E GRADE B (Fy=35 KSI)
- HSS ROUND SECTION: ASTM A500 GRADE B (Fy= 42 KSI)
- HSS SQUARE/RECTANGULAR SECTIONS: ASTM A500 GRADE B (Fy= 46 KSI)
- HEADED ANCHOR RODS ASTM F1554 GR 55, AN ACCEPTABLE ALTERNATIVE IS ASTM F1554 GR 55, S1 WHEN THE EMBEDDED END OF THE ROD IS THREADED AND THE NUT TACK WELDED PRIOR TO GALVANIZATION.
- STEEL ANGLES, CHANNELS, STRUCTURAL SHAPES AND PLATES: ASTM A36
- REINFORCEMENT: ASTM A615 GRADE 60- BY GENERAL CONTRACTOR
- NUTS: ASTM A563A, HEAVY HEX
- WASHERS: ASTM F844 A36
- USE ASTM A153 CLASS C HOT DIPPED GALVANIZED BOLTS AND FASTENERS.
- ANCHOR RODS, NUTS, AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGN/LIGHTING MANUFACTURER
- NO FIELD HEATING TO BEND STEEL SHALL BE ALLOWED WITHOUT ENGINEER'S APPROVAL
- DO NOT CUT ANCHOR RODS AFTER INSTALLATION OF POLE
- AFTER INSTALLATION, ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO INHIBIT CORROSION
- ANY FIELD WELDING SHALL FIRST BE VERIFIED BY ENGINEER AND PERFORMED IN ACCORDANCE WITH AWS D1.1
- REFER TO SIGN MANUFACTURER DRAWINGS AND INSTRUCTIONS FOR ADDITIONAL INFORMATION

NOTES:

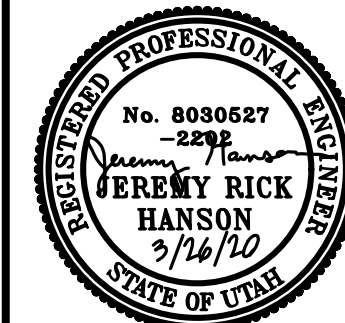
- TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
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- USE HOT DIPPED GALVANIZED BOLTS
- ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE
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- DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF POLE
- ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS.

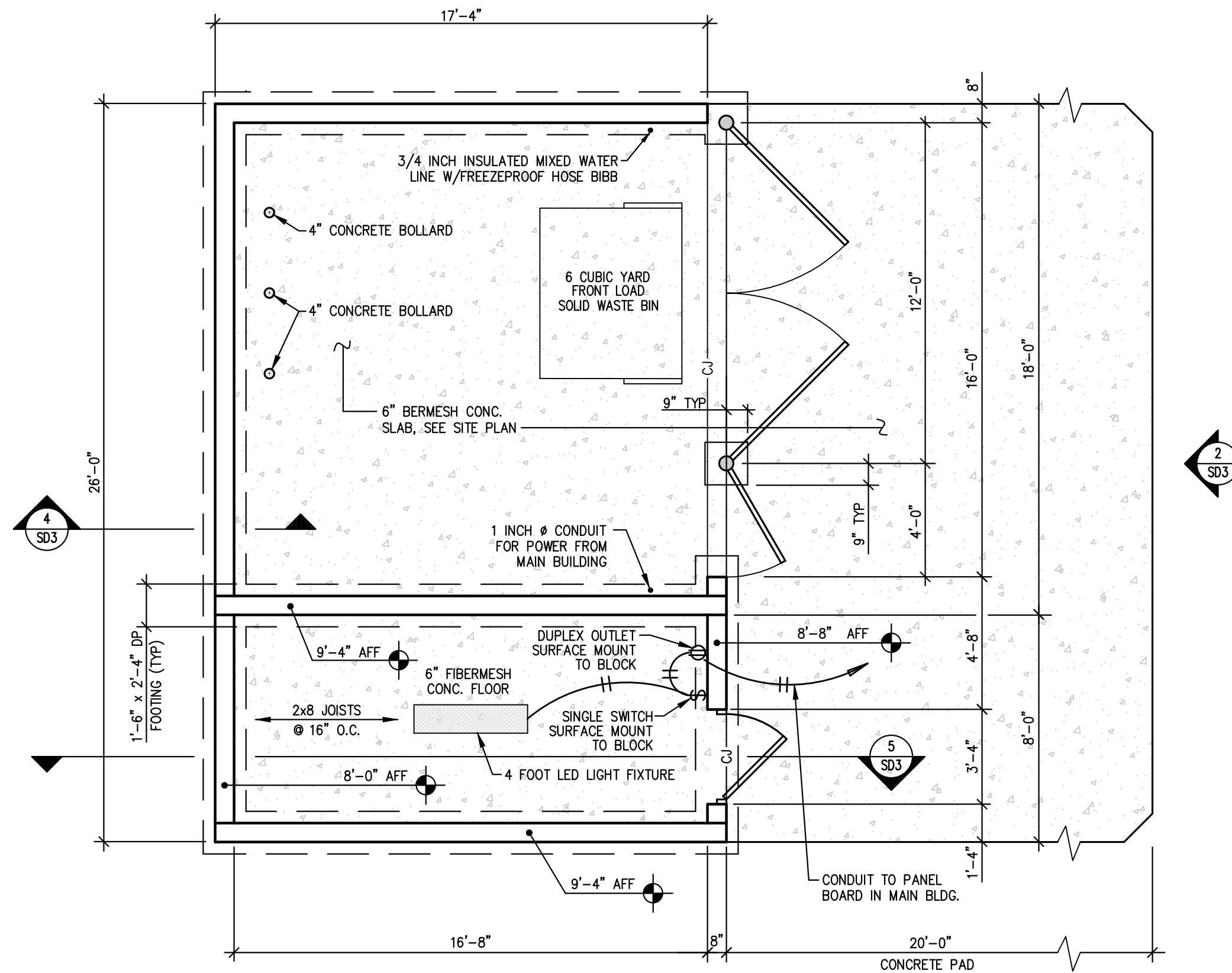
FOUNDATION
DIRECTIONAL SIGN
N.T.S.CONNECTION DETAILS
N.T.S.

DIRECTIONAL SIGN FOUNDATION DETAIL

N.T.S. WIND SPEED: 115 MPH EXPOSURE "C"

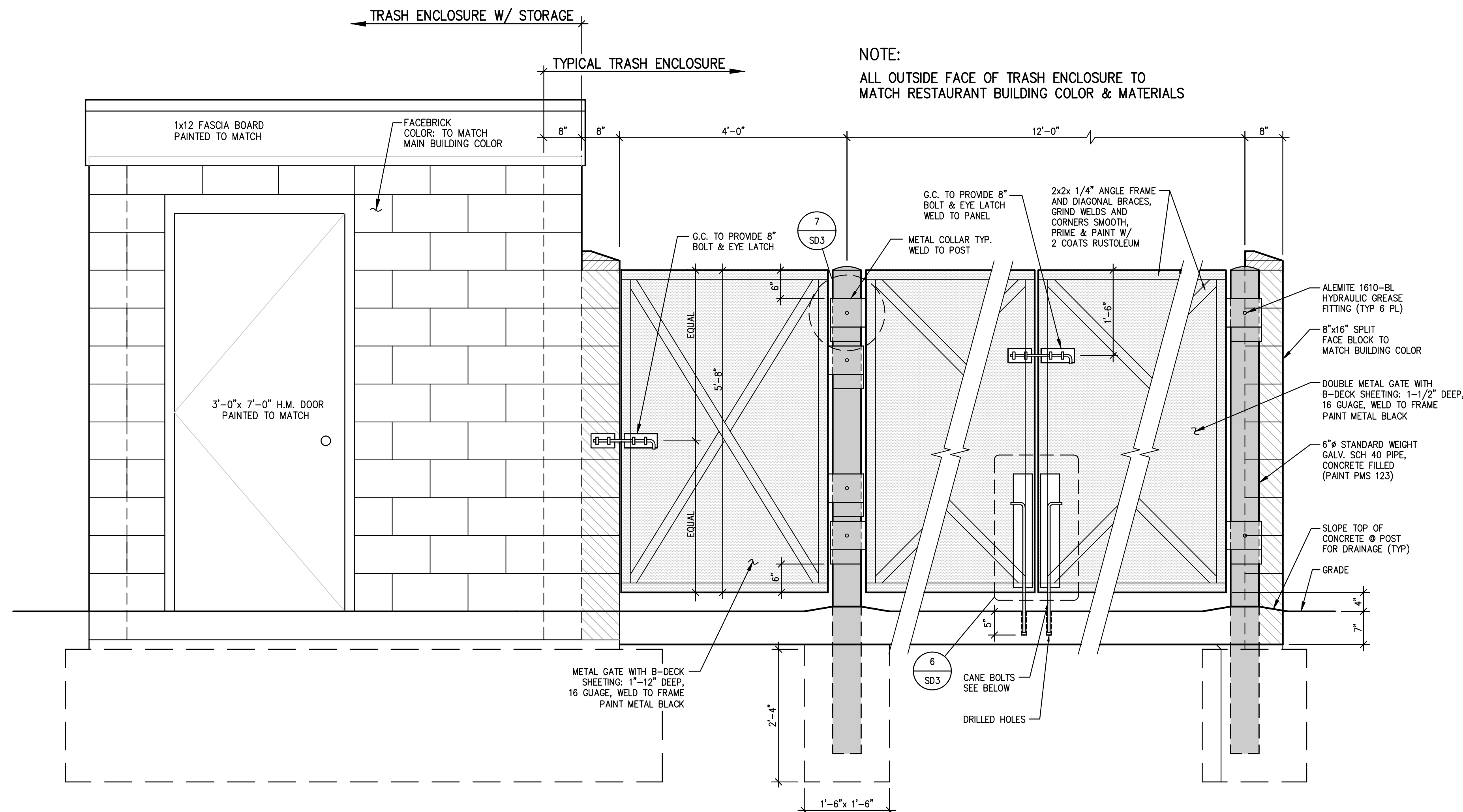
SHEET NO.	TITLE	DRAWN BY	PREPARED FOR:	 McDONALD'S CORPORATION © 1988 McDonald's Corporation	PREPARED BY:	 dominion Engineering Associates, L.C. 5064 S. 3000 W. Suite 200 Murray, Utah 84123 801-713-3000	REV	DATE	DESCRIPTION	BY
SD-2	MCDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH MCDONALD'S SIGNS AND FOOTINGS DETAILS	STD ISSUE DATE	REVIEWED BY	DATE REVIEWED	DATE ISSUED	SITE ADDRESS 4343 S. ILLISTER ST. SUITE 1300 DENVER CO 80237	—	—	—	—





1 OPTIONAL TRASH ENCLOSURE WITH LOCKABLE STORAGE

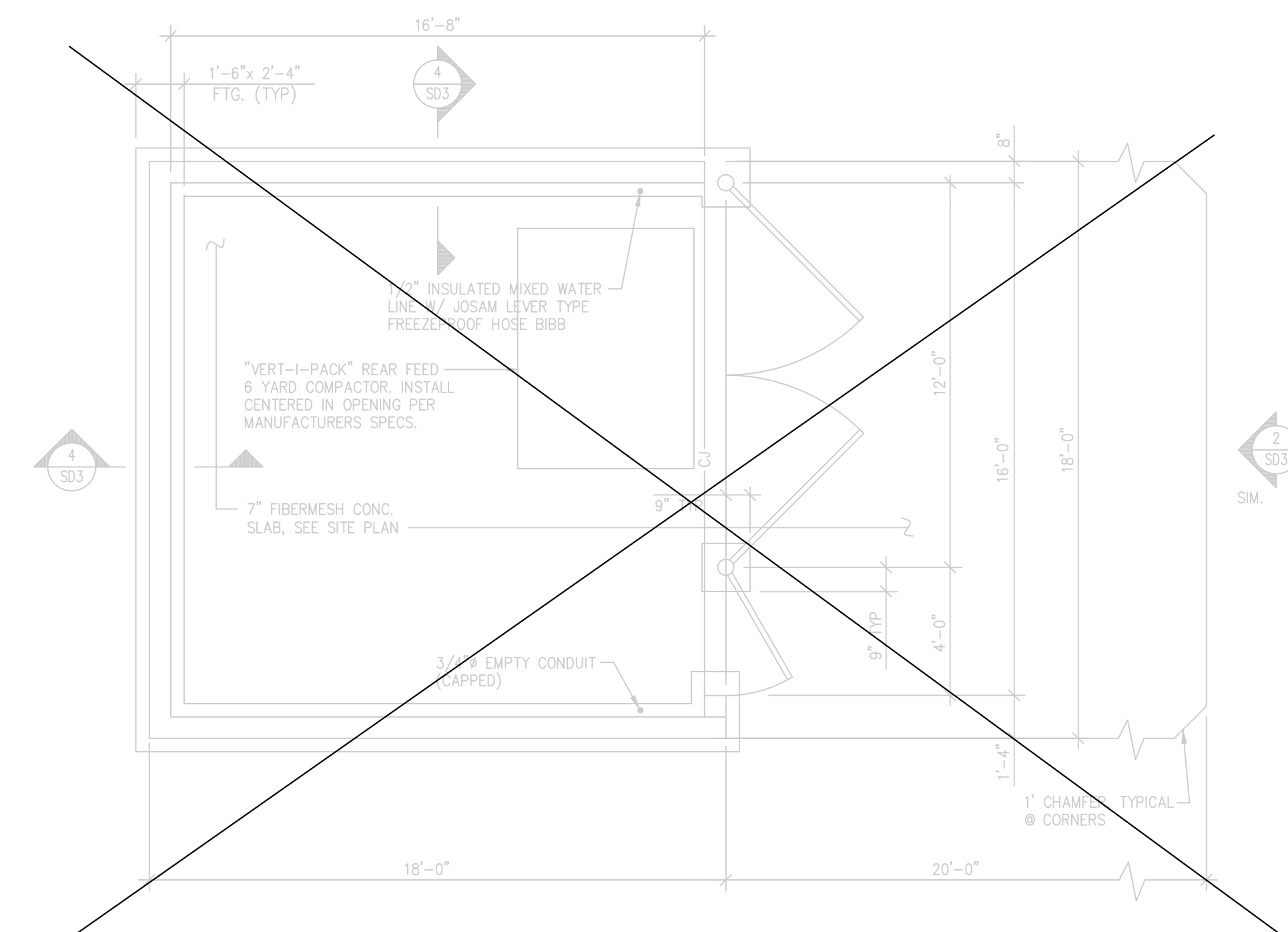
SD3 1/4" = 1'-0"



NOTE:
ALL OUTSIDE FACE OF TRASH ENCLOSURE TO
MATCH RESTAURANT BUILDING COLOR & MATERIALS

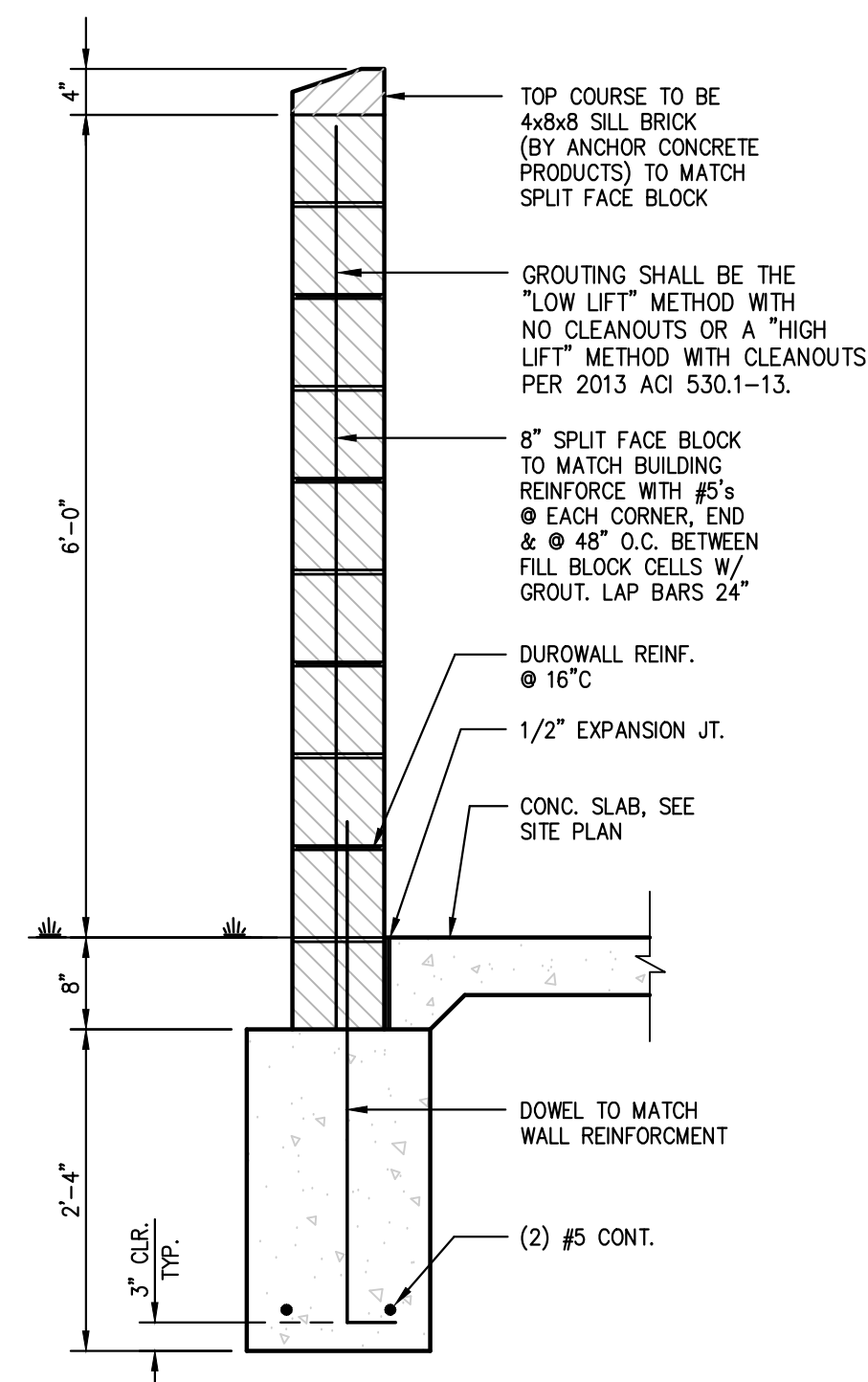
2 TRASH ENCLOSURE GATE AND MOUNTING DETAILS

SD3 3/4" = 1'-0"



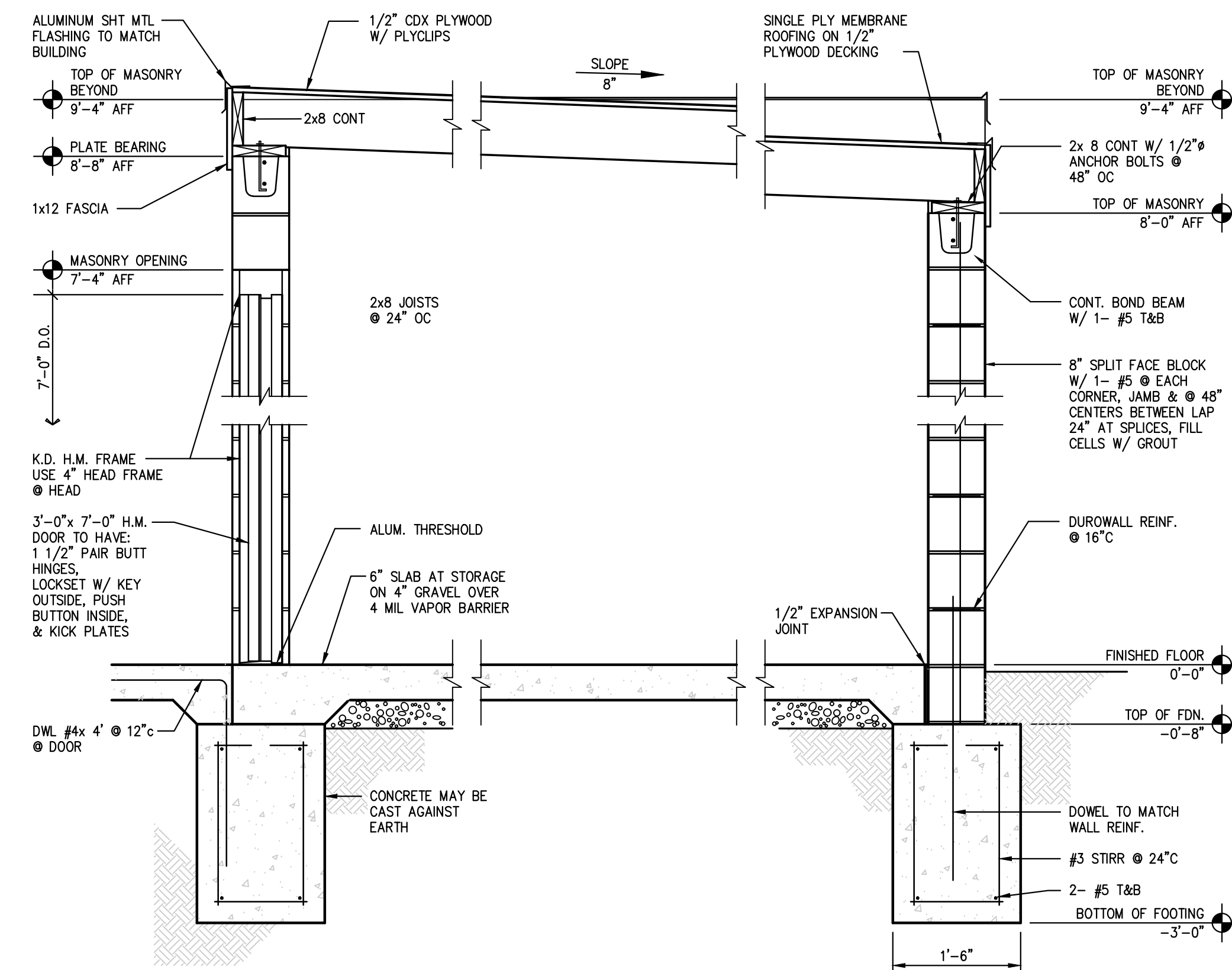
3 TRASH ENCLOSURE PLAN - NOT USED

SD3 1/4" = 1'-0"



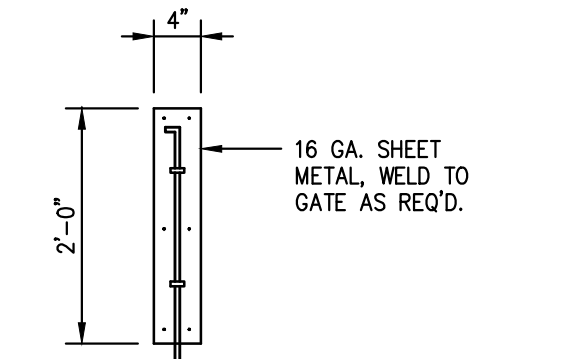
4 TYPICAL WALL SECTION

SD3 3/4" = 1'-0"



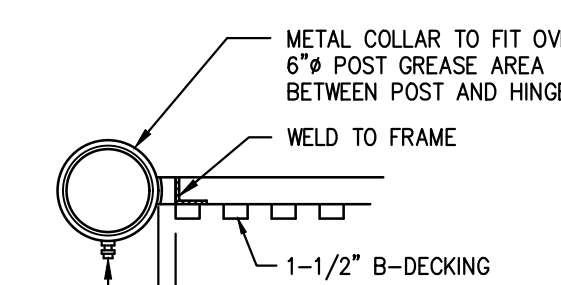
5 SECTION THRU STORAGE ROOM

SD3 3/4" = 1'-0"



6 BOLT DETAILS

SD3 NOT TO SCALE

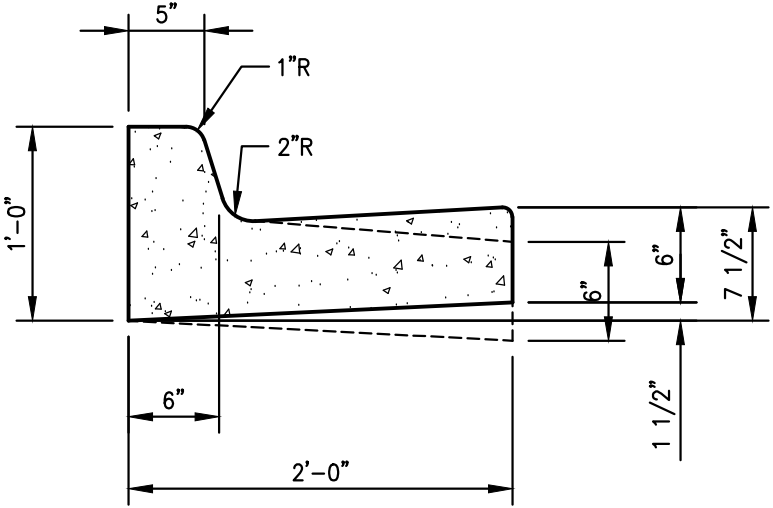
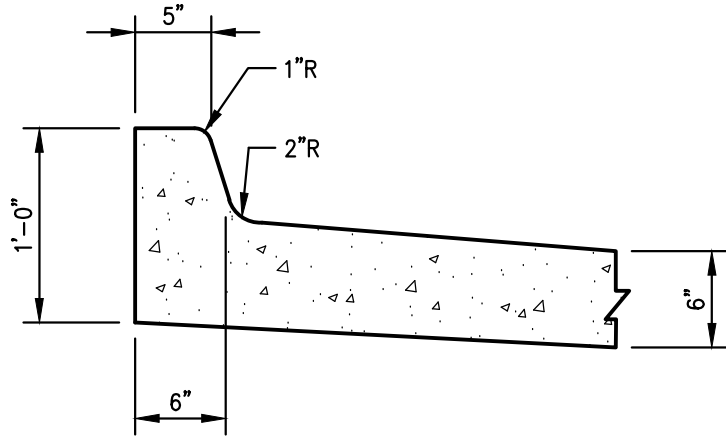
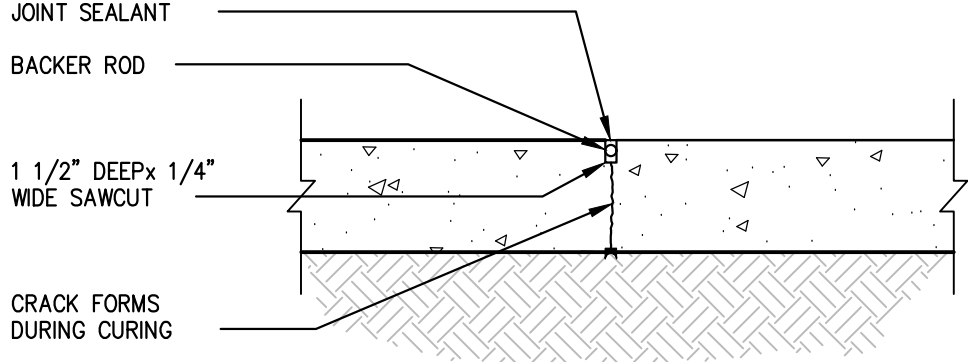
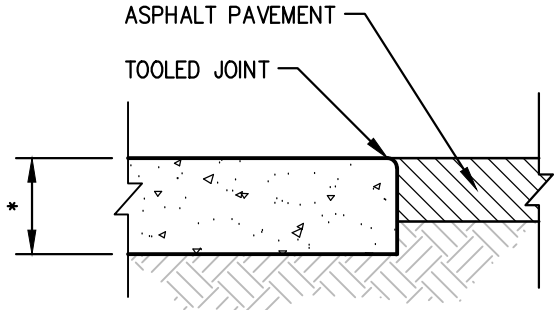
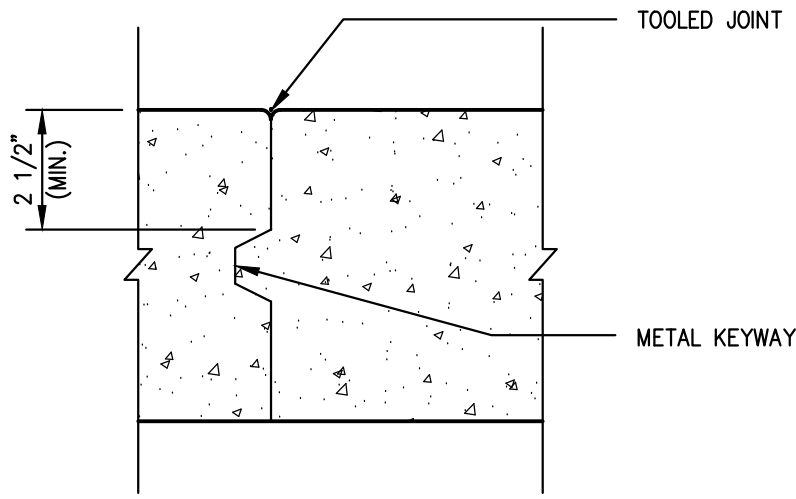
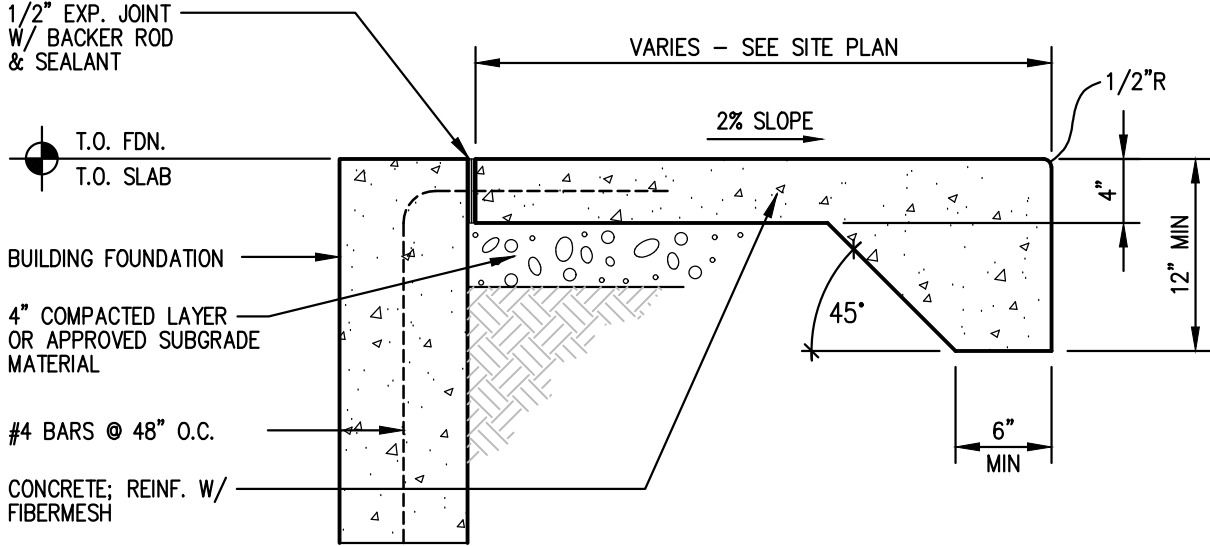
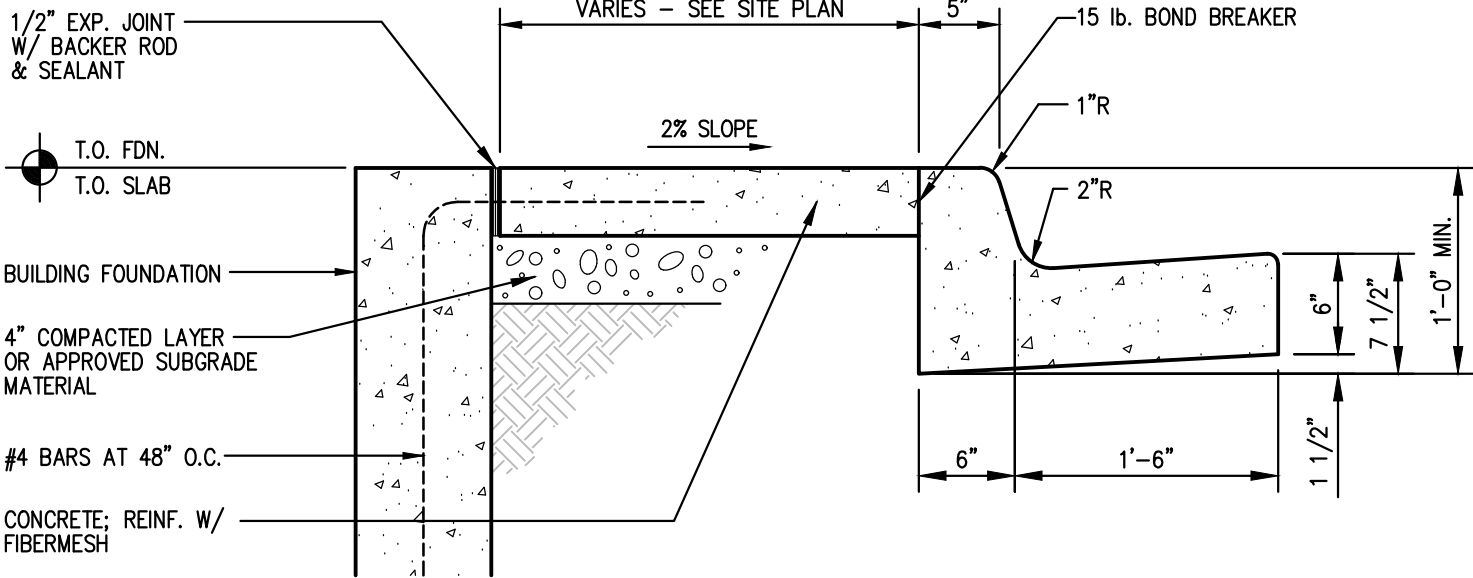
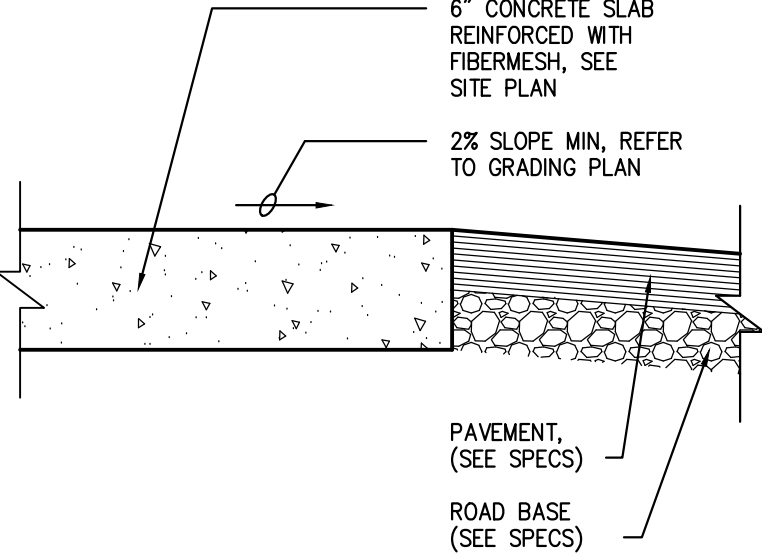
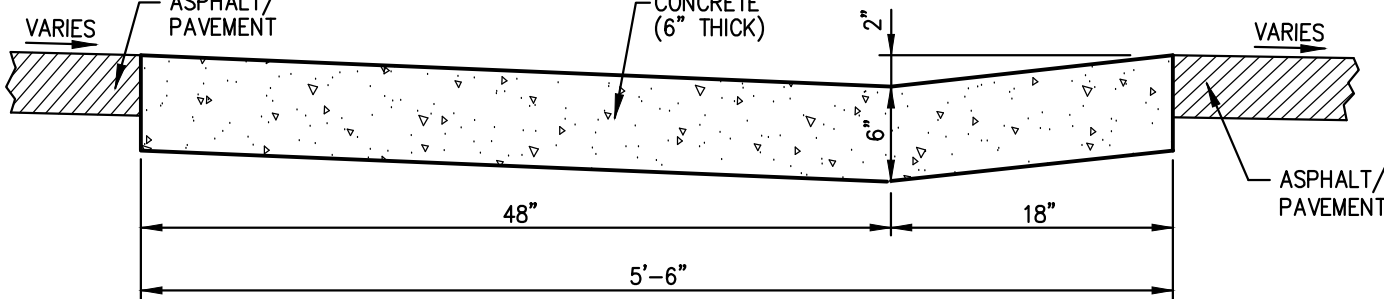
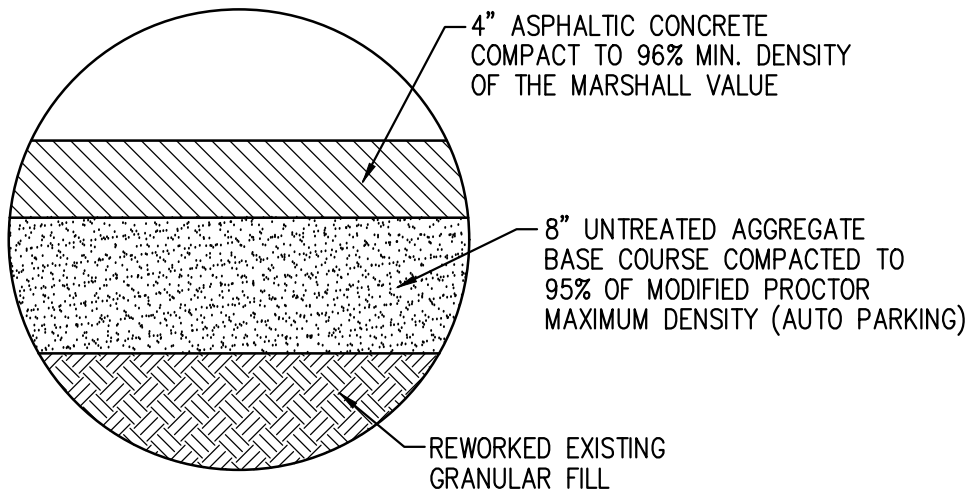
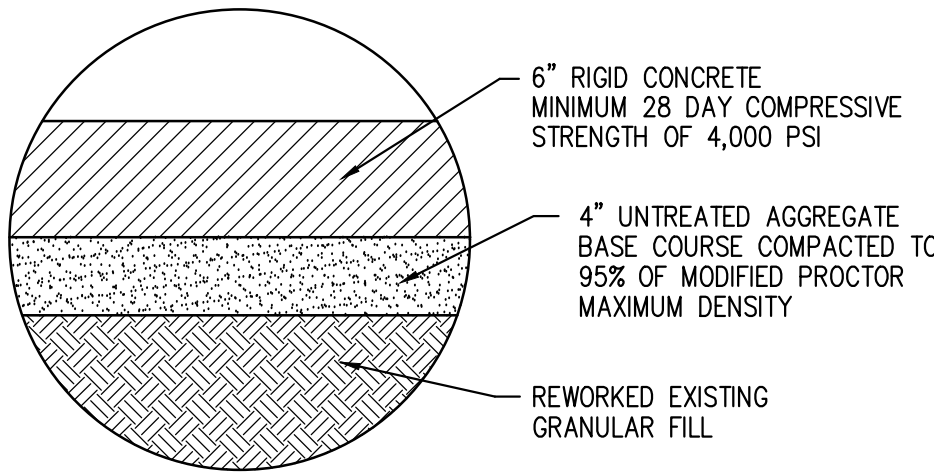
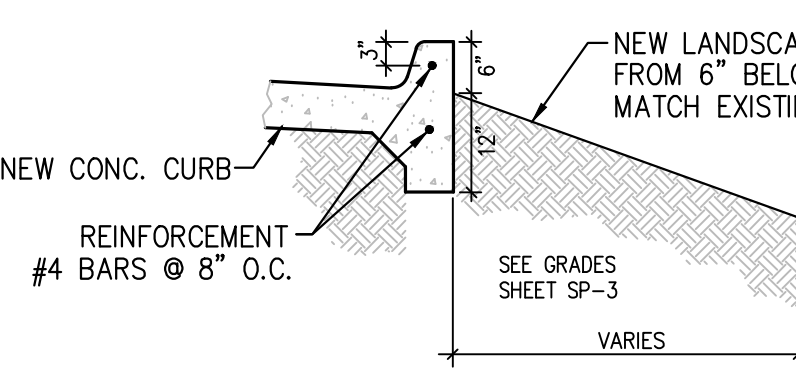
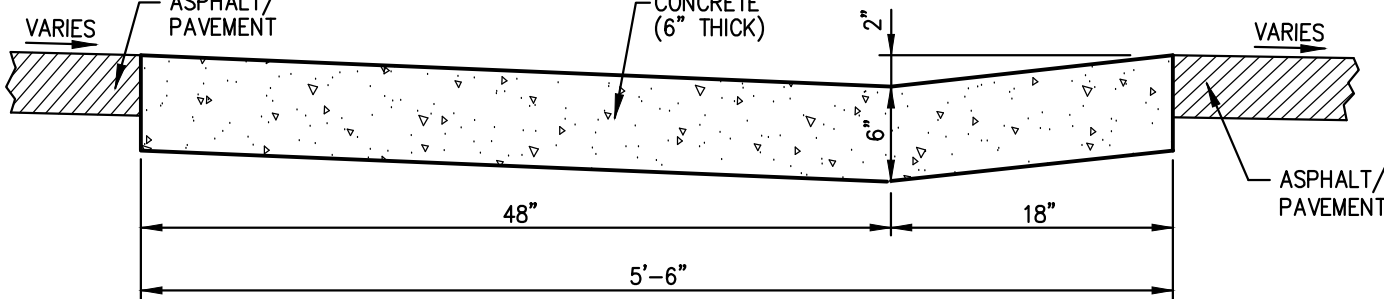
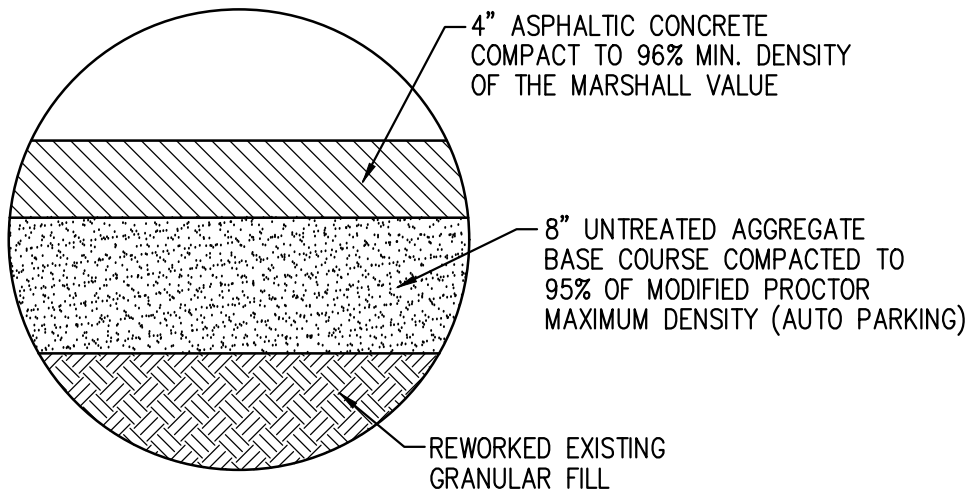
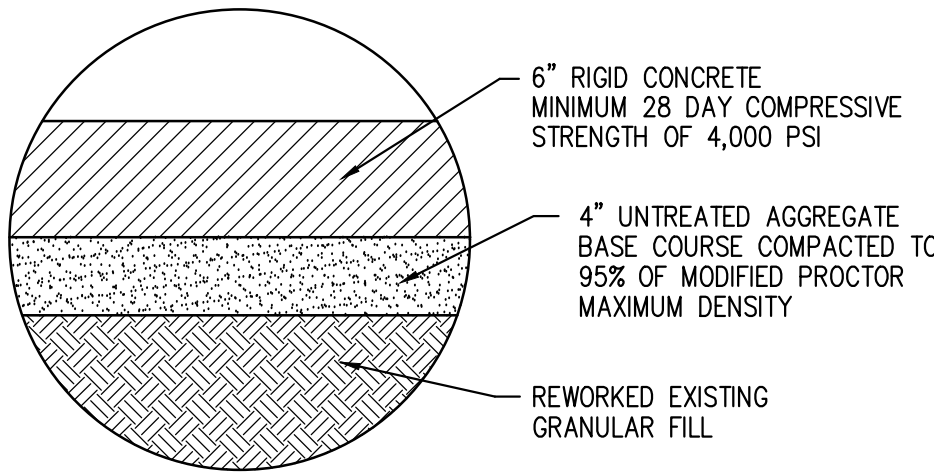
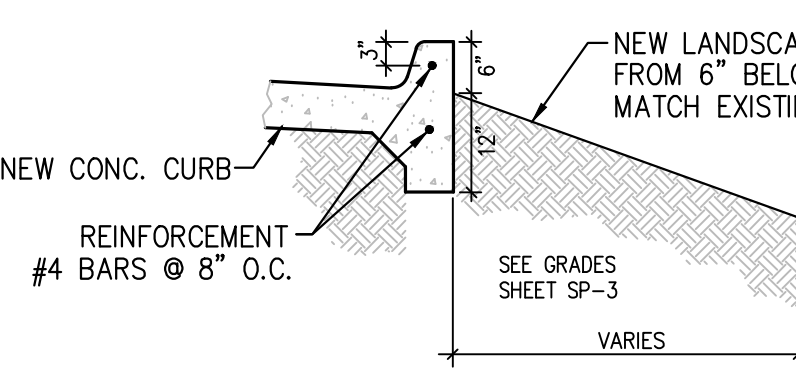


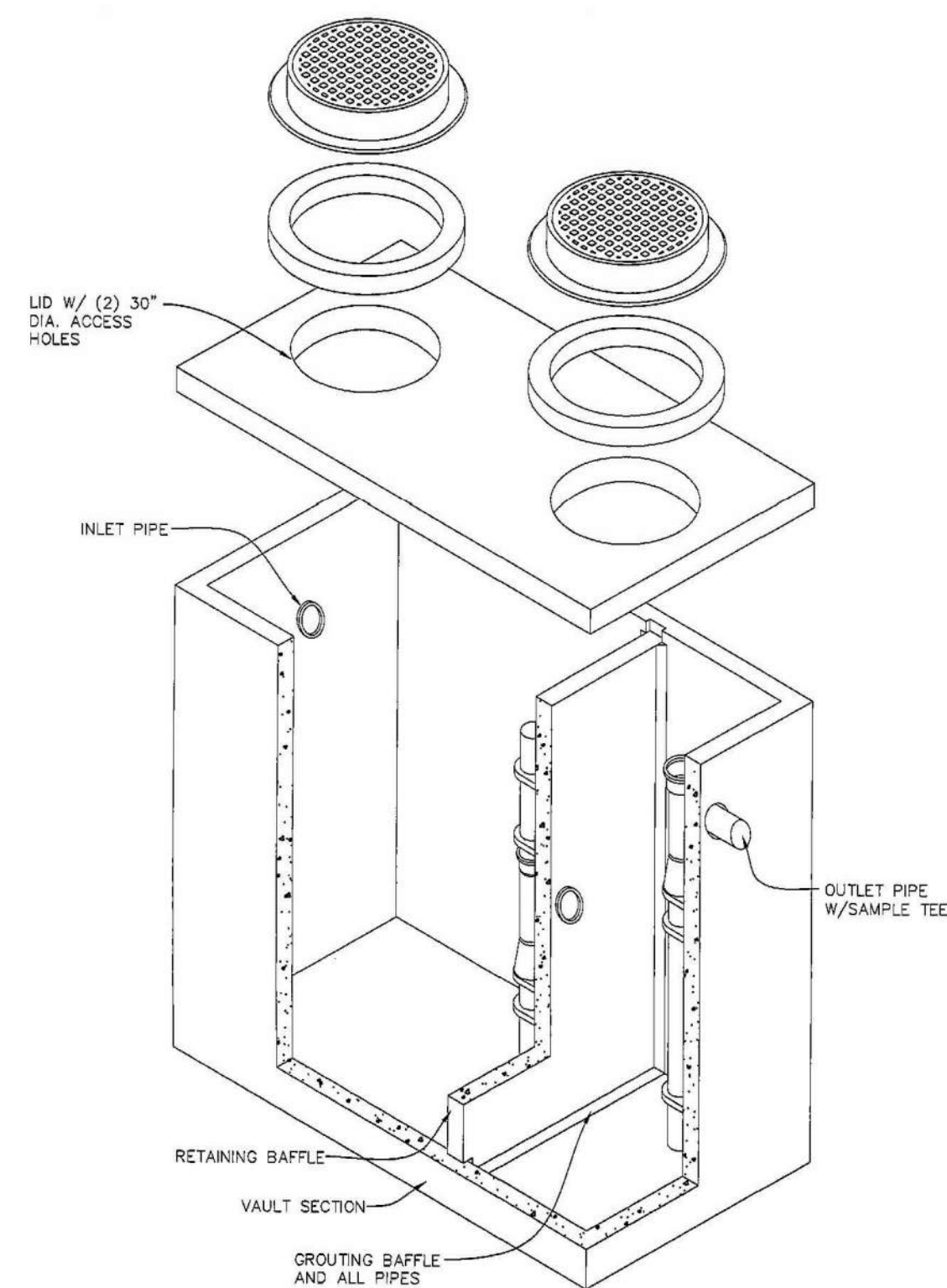
7 HINGE DETAILS

SD3 NOT TO SCALE

SHEET NO.	TITLE		DRAWN BY		PREPARED FOR:		
	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH		STD ISSUE DATE		MCDONALD'S CORPORATION KNOX DRIVE - JAM BROOK, ILLINOIS 60051		
DESCRIPTION	TRASH ENCLOSURE DETAILS		REVIEWED BY		THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION. THE CONTRACT DOCUMENTS, INCLUDING THE SPECIFICATIONS, SHALL BE USED IN CONJUNCTION WITH THESE DRAWINGS. ANY DEVIATION FROM THE CONTRACT DOCUMENTS OR THESE DRAWINGS SHALL BE AT THE USER'S RISK. MCDONALD'S CORPORATION ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, INCLUDING ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, ARISING OUT OF THE USE OF THESE DRAWINGS OR SPECIFICATIONS.		
			DATE REVIEWED		DATE ISSUED		
SITE ID		SITE ADDRESS		DATE ISSUED		DENVER REGION: 4643 S. ULLSTER ST., SUITE 1300, DENVER, CO 80237	
043-0318		4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH		—			

SD-3

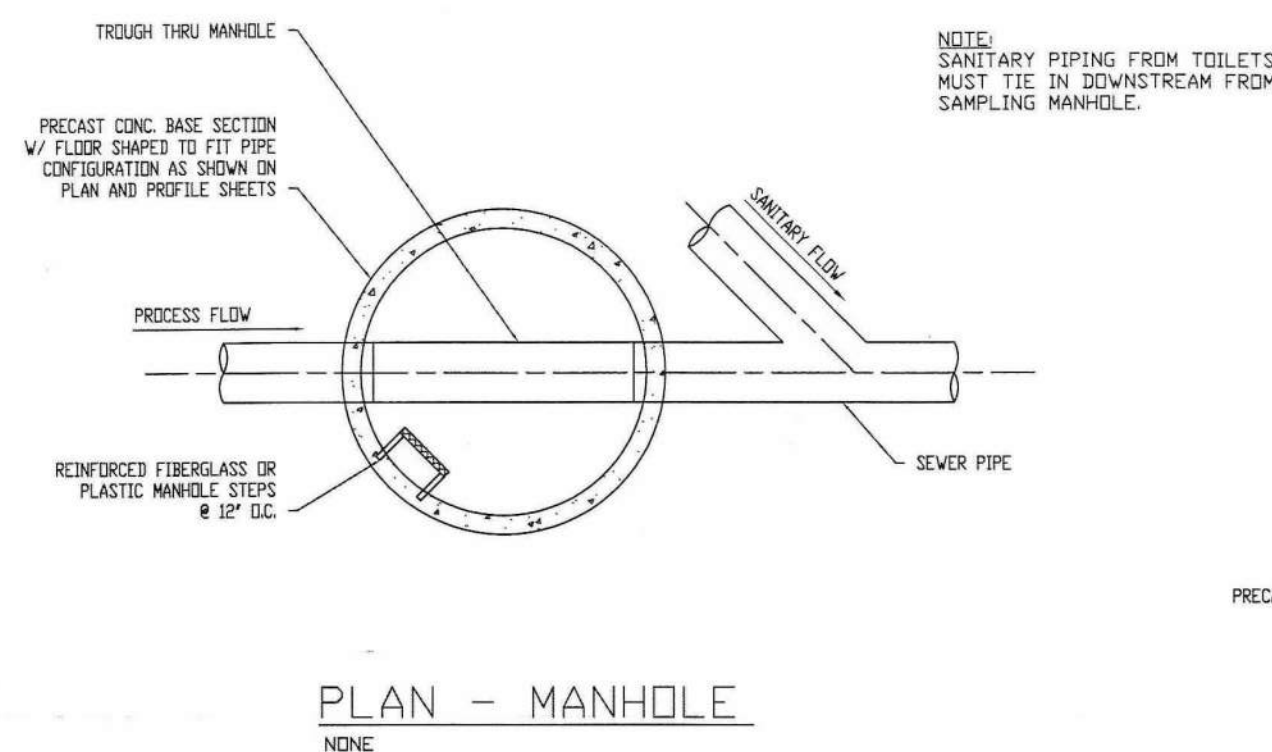
 NOTES: 1. PROVIDE CONTRACTION JOINTS @ 15' CC & EXPANSION JOINTS @ 75' CC 2. REFER TO GRADING PLAN FOR SPILL GUTTER 1 SD4 CONCRETE CURB & GUTTER 1" = 1'-0"	 2 SD4 INTEGRAL CONCRETE CURB & GUTTER 1" = 1'-0"	 3 SD4 CONTRACTION JOINT 1" = 1'-0"	 • SEE SITE PLAN 4 SD4 TERMINAL JOINT W/ASPHALT PAVEMENT 1" = 1'-0"	 5 SD4 CONSTRUCTION JOINT 3" = 1'-0"	 6 SD4 SIDEWALK AT BACK OF BUILDING 1" = 1'-0"	 NOTES: 1. PROVIDE CONTRACTION JOINTS AT 15' C.C. AND EXPANSION JOINTS AT 75' C.C. 7 SD4 CONCRETE BUILDING WALK 1" = 1'-0"	 NOTE: SLOPE PAVEMENT FOR PROPER DRAINAGE, SEE GRADING PLAN 8 SD4 DRIVE THRU LANE DETAIL 1-1/2" = 1'-0"	 9 SD4 CONCRETE WATERWAY AT ACCESS DRIVES 1" = 1'-0"	 NOTE: SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557. 10 SD4 ASPHALT FLEXIBLE PAVEMENT SECTION N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019	 NOTE: SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557. 11 SD4 CONCRETE RIGID PAVEMENT SECTION N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019	 SECTION A-A 12 SD4 12" DEEPEINED CURB AT BACK DETAIL N.T.S.					<table><tr><td data-bbox="2841 42 2856 2003">SHEET NO.</td><td data-bbox="2856 42 2871 2003">TITLE</td><td data-bbox="2871 42 2887 2003">DRAWN BY</td><td data-bbox="2887 42 2902 2003">DATE</td><td data-bbox="2902 42 2917 2003">DATE</td><td data-bbox="2917 42 2932 2003">DATE</td><td data-bbox="2932 42 2948 2003">DATE</td><td data-bbox="2948 42 2963 2003">DATE</td><td data-bbox="2963 42 2978 2003">DATE</td><td data-bbox="2978 42 2994 2003">DATE</td><td data-bbox="2994 42 3009 2003">DATE</td></tr><tr><td data-bbox="2841 42 2856 2003">043-0318</td><td data-bbox="2856 42 2871 2003">McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH MISCELLANEOUS SITE DETAILS</td><td data-bbox="2871 42 2887 2003">JACOB</td><td data-bbox="2887 42 2902 2003">3/27/2020</td><td data-bbox="2902 42 2917 2003">3/27/2020</td><td data-bbox="2917 42 2932 2003">3/27/2020</td><td data-bbox="2932 42 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 9 SD4 CONCRETE WATERWAY AT ACCESS DRIVES 1" = 1'-0"	 NOTE: SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557. 10 SD4 ASPHALT FLEXIBLE PAVEMENT SECTION N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019	 NOTE: SUBGRADE PREPARATION SHOULD INCLUDE REWORKING AND COMPACTING THE UPPERMOST 12-INCHES OF NATIVE SOILS TO A MINIMUM OF 95 PERCENT OF THE MDD AS DETERMINED BY ASTM D-1557. 11 SD4 CONCRETE RIGID PAVEMENT SECTION N.T.S. BY TERRACON CONSULTANTS, INC., DATED DEC. 17, 2019	 SECTION A-A 12 SD4 12" DEEPEINED CURB AT BACK DETAIL N.T.S.																																																																																																																																																																																																																																																																																																																					
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- NOTES:

1. DESIGN FOR AASHTO HS-20 LOADING.
2. 3" MIN. BEDDING MATERIAL.
3. ALL SURFACE WATER MUST DRAIN AWAY FROM MANHOLE.
4. ALL WYES SHALL BE ONE-WAY CLEANOUT WYES EXCEPT AS NOTED.
5. ALL WASTE MUST ENTER THROUGH INLET FITTING ONLY.
6. STAINLESS STEEL CLAMP & BOLTS 3"-Ø O.C. MAX (TYP.) MIN. 2 REQ'D.
7. WATERSTOP CONSISTING OF A STD. MANHOLE ADAPTER GASKET AS SUPPLIED BY THE PIPE MANUFACTURER SHALL BE GROUDED INTO THE INTERIOR OF THE WALL NEAR THE CENTER OF THE WALL.
8. ALL PIPES & FITTINGS TO BE 4" SCH. 40 PVC.
9. REINFORCING BAR INTERMEDIATE GRADE ASTM A193-B2 & A305-56T. REINFORCING WIRE FABRIC - ASTM A185-61T.
10. CONCRETE: 28 DAY COMPRESSIVE STRENGTH FC = 4500 PSI.
11. DESIGNED ACCORDING TO ASTM C687-87 AND ASTM C558-83.
12. CONTRACTOR TO SUPPLY & INSTALL ALL PIPING & SAMPLING TEES.
13. GRAY WATER ONLY, BLACK WATER SHALL BE CARRIED BY SEPARATE SIDE SEWER.
14. FILL WITH CLEAN WATER PRIOR TO STARTUP OF SYSTEM.

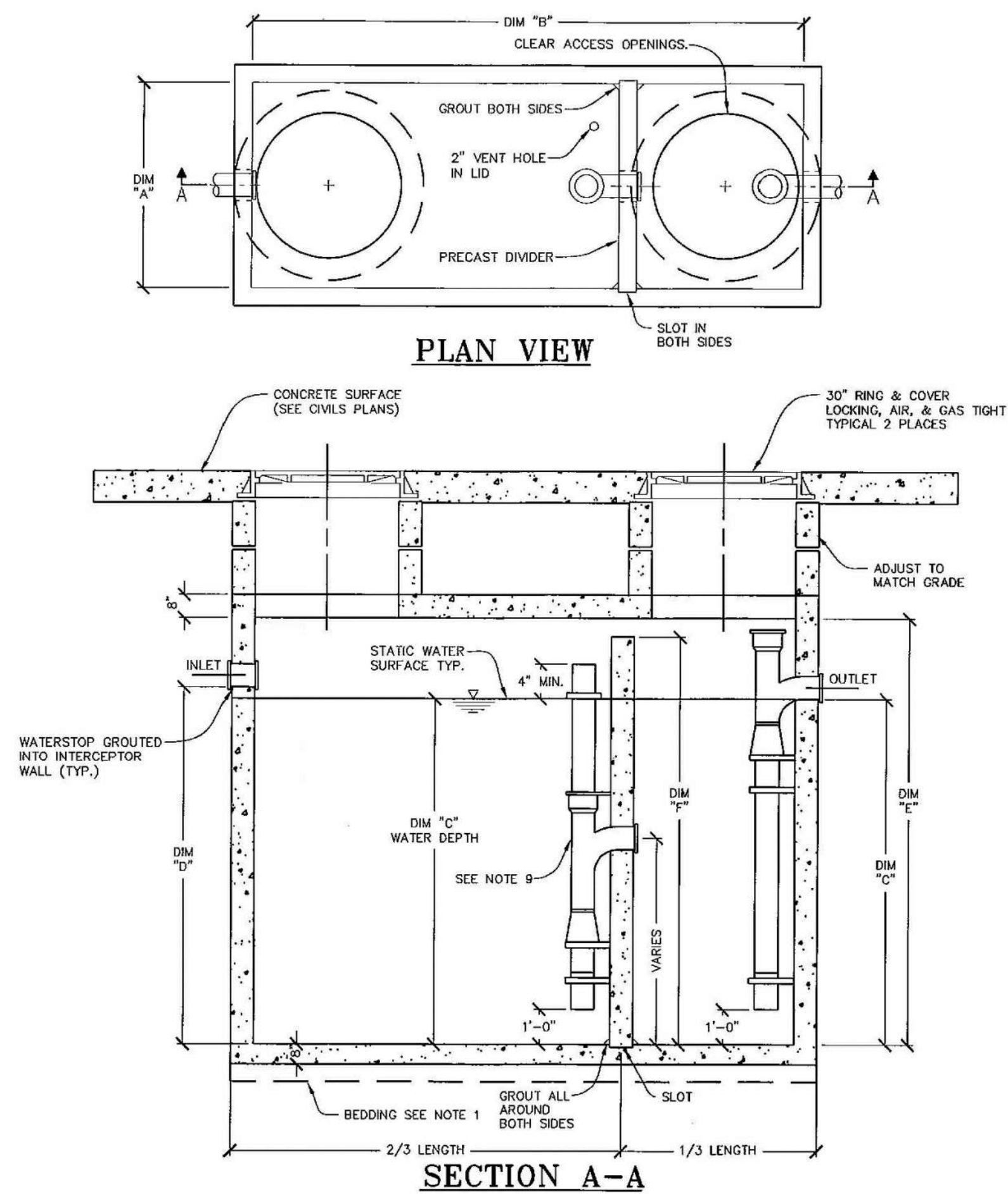
1,500 GAL. GREASE INTERCEPTOR-ISOMETRIC VIEW



- NOTES

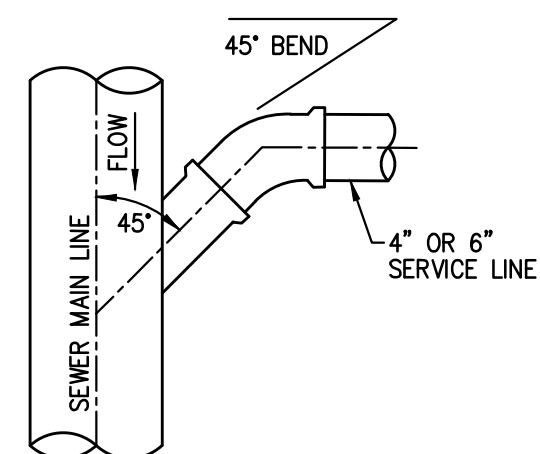
1. PIPING, CLEANOUT CONFIGURATION, SIZE AND TYPE OF PIPING MATERIAL AS PER CITY OR SANITARY DISTRICT. INSPECTION BY SVWRF PRIOR TO BACKFILLING IS REQUIRED.
2. WIDTH OF TROUGH IN THE MANHOLE MUST BE THE SAME SIZE AS THE INLET PIPE INTO MANHOLE. DEPTH OF TROUGH MUST BE THE SAME AS 1/2 OF INLET PIPE DIAMETER.
3. CONCRETE SHALL HAVE A MINIMUM 88 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
4. REINFORCEMENT STEEL SHALL BE ASTM A616 GRADE 60.
5. THE CONCRETE COVER OVER REINFORCEMENT STEEL SHALL BE A MINIMUM OF 1 1/2 INCHES.
6. THE STRUCTURE SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
7. THE STRUCTURE SHALL BE DESIGNED FOR THE FOLLOWING LOADING CRITERIA:
 - a) WALLS DESIGNED FOR A SATURATED EQUIVALENT FLUID AT-REST SOIL PRESSURE OF 90 PSF PLUS TRUCK CHARGES.
 - b) TRUCK LOADING USING AN HS-20 TRUCK LOAD.
8. MANHOLES OVER 4 FEET IN DEPTH WILL HAVE STAINLESS OR PLASTIC STEPS.
9. ALL MANHOLES MUST HAVE ROUND NOTCHED COVERS WITH PICK HOLE FOR REMOVAL.
10. FOR NEW CONSTRUCTION, BOTTOM OF INLET PIPE INTO MANHOLE MUST BE AT LEAST 9 INCHES ABOVE BOTTOM OF THE TROUGH THRU THE MANHOLE.

SAMPLING MANHOLE – EXAMPLE DETAIL

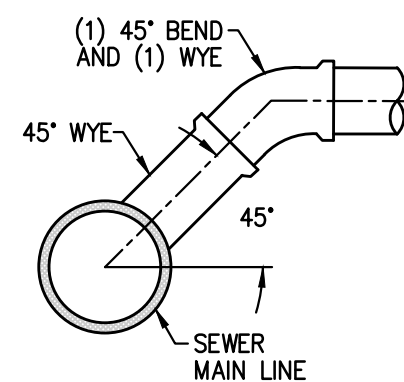


GALLON CAPACITY		320	500	750	1000	1250	500	1800	2000	2500	3000	3500	5000
WATER DEPTH	DIM "A"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	6'-0"	11'-0"	11'-0"	11'-0"
	DIM "B"	6'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	11'-0"	12'-6"	12'-6"	12'-0"	8'-0"	17'-0"
	DIM "C"	2'-0"	2'-0"	2'-6"	3'-3"	4'-0"	5'-0"	5'-6"	6'-0"	4'-6"	5'-6"	3'-8"	3'-8"
	DIM "D"	2'-2"	2'-2"	2'-8"	3'-5"	4'-2"	5'-2"	5'-8"	6'-2"	4'-8"	5'-8"	3'-10"	3'-10"
	DIM "E"	3'-0"	3'-0"	4'-0"	4'-6"	5'-0"	6'-0"	6'-6"	7'-0"	6'-0"	7'-0"	5'-0"	5'-0"
	DIM "F"	2'-0"	3'-0"	4'-0"	4'-4"	4'-10"	5'-0"	6'-4"	6'-10"	5'-0"	6'-4"	4'-10"	4'-10"
WEIGHT	7,535	11,631	14,033	15,231	16,431	18,831	20,031	21,231	24,529	27,454	29,521	37,702	50,674

GREASE INTERCEPTOR PROPOSED FOR THIS PROJECT
(TO BE CONFIRMED BY MCP)
320 - 5500 GALLON CAPACITIES MONOLITHIC BASE DESIGN
NONE



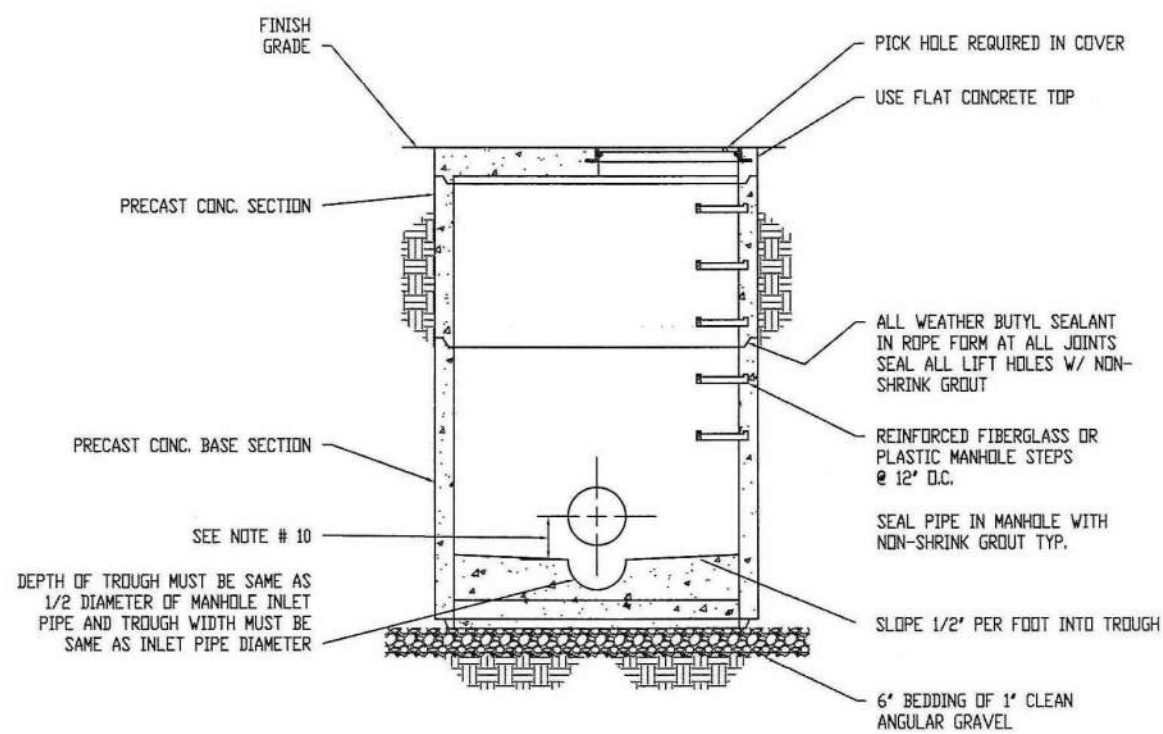
PLAN VIEW



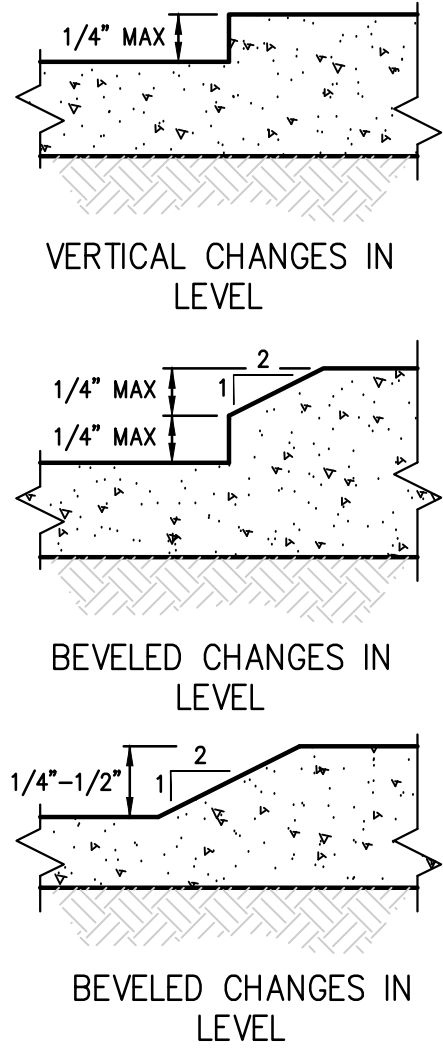
PROFILE VIEW

SEWER LATERAL CONNECTION DETAIL

N.T.S.



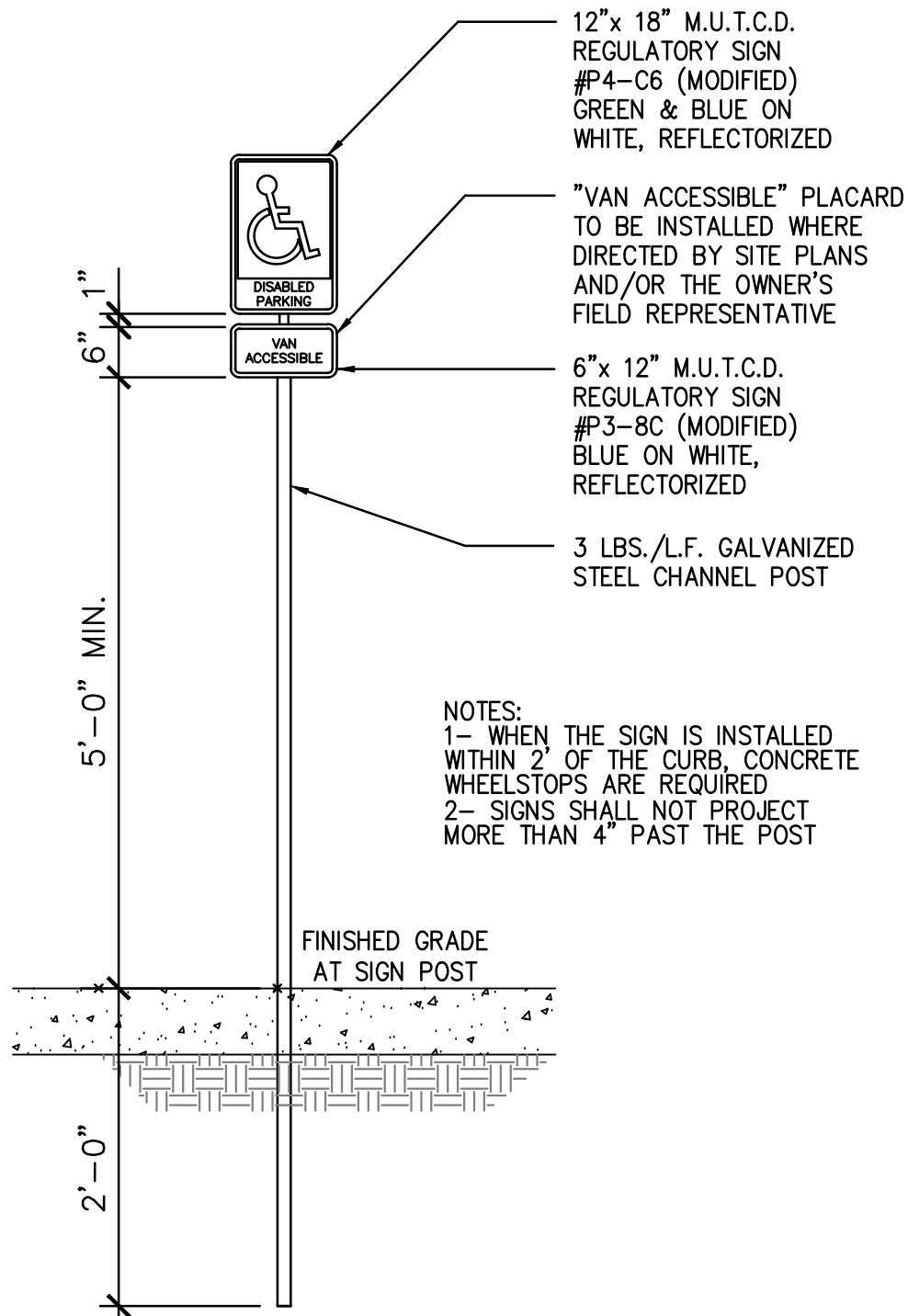
SECTION - MANHOLE
NONE



NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED.

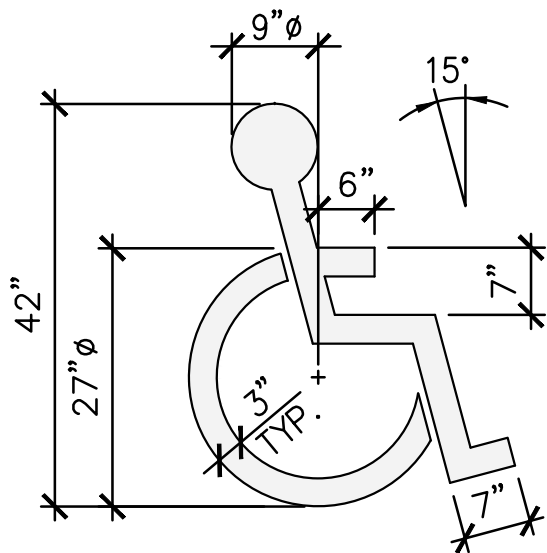
ACCESSIBLE CHANGES IN LEVEL

N.T.S.



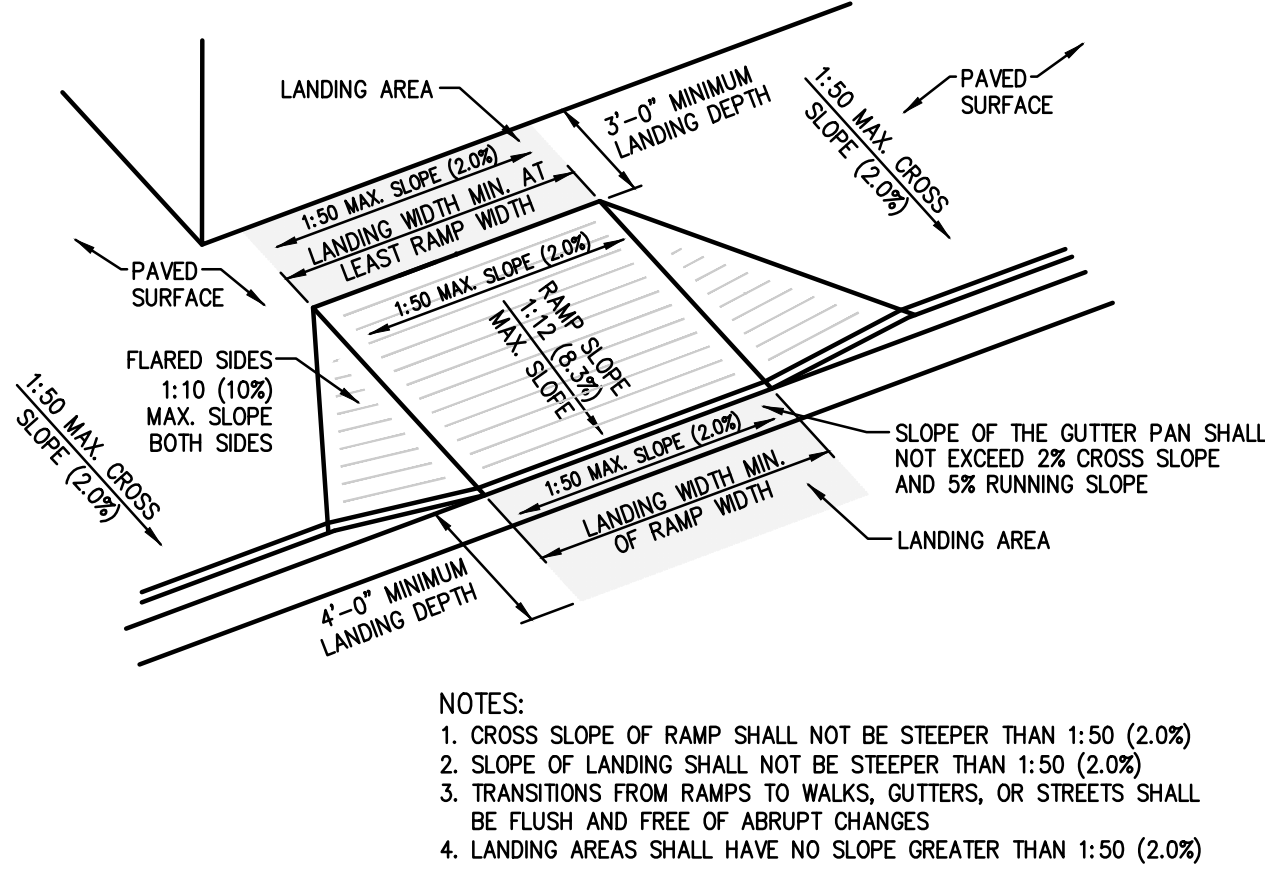
"HANDICAP PARKING-ONLY" SIGN

N.T.S.



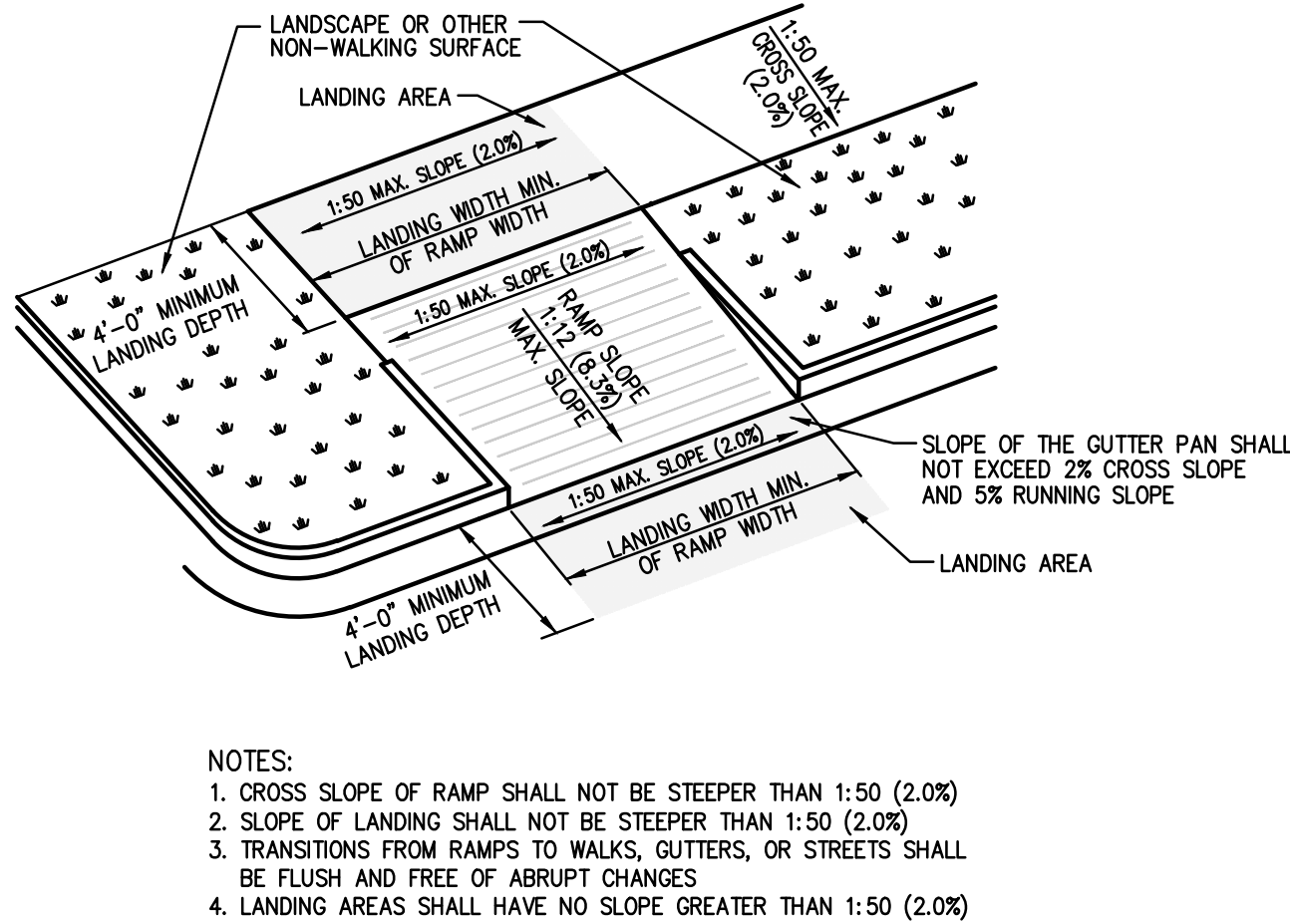
PAINTED HANDICAPPED PARKING SYMBOL (ADA)

N.T.S.



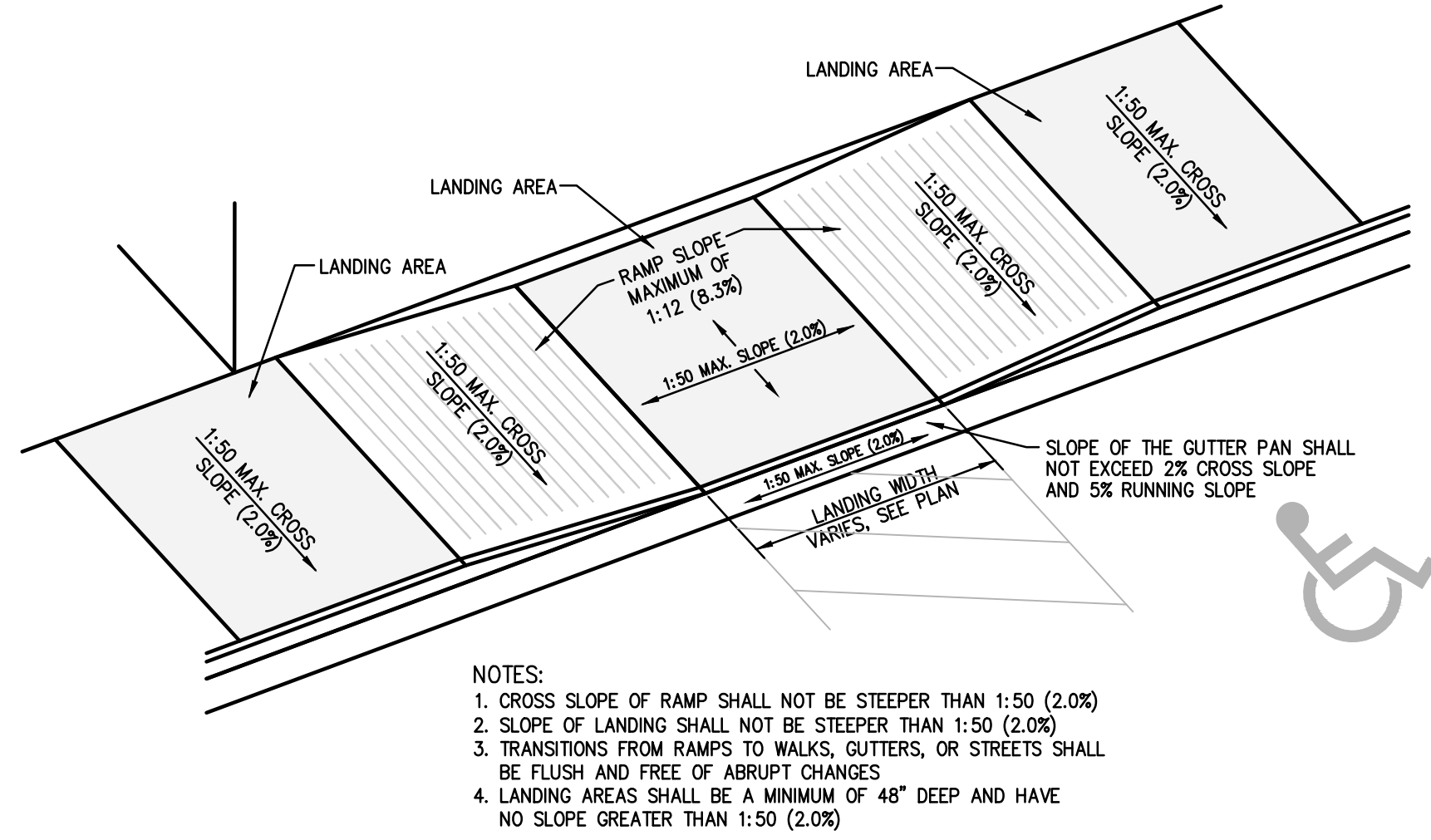
TYPICAL CURB RAMP IN PAVEMENT AREA

N.T.S.



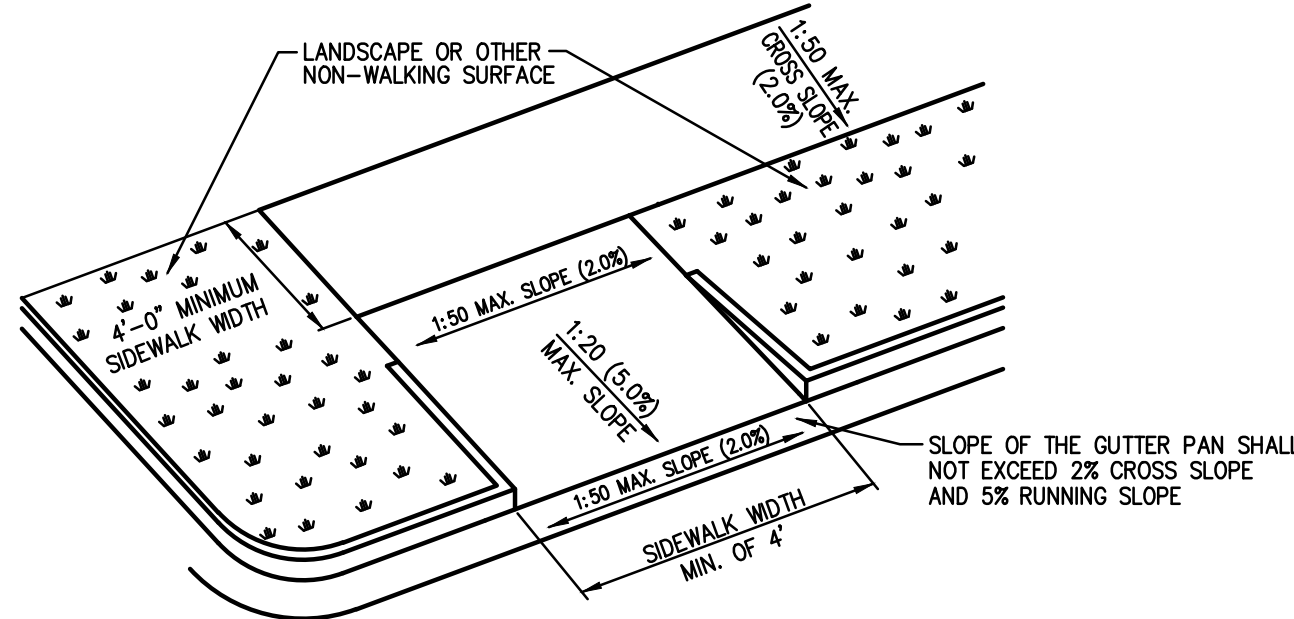
TYPICAL CURB RAMP IN LANDSCAPE AREA

N.T.S.



TYPICAL ACCESSIBLE PARKING RAMP

N.T.S.



TYPICAL SIDEWALK CURB-CUT IN LANDSCAPE AREA

N.T.S.

SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:	OFFICE ADDRESS	DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237
	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH		—	—		
DESCRIPTION	ADA SITE DETAILS		REVIEWED BY	—	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF McDONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF McDONALD'S CORPORATION. THE CONTRACT DOCUMENTS WERE PREPARED BY McDONALD'S CORPORATION AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.	
	SITE ID		DATE REVIEWED	—	ANY REUSE OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED.	
043-0318	4137 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH	DATE ISSUED	—	—	OFFICE ADDRESS: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237	
SD-6		REGISTERED PROFESSIONAL ENGINEER		PREPARED BY:		DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000
No. 8030527-9083 JERRY RICK HANSON 3/13/24 STATE OF UTAH		—		—		
—		—		—		BY
—		—		—		

1. LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENT MAY BE ADDED OR DELETED BY THE BIDDER. ANY CHANGES TO THE BIDDING REQUIREMENTS MUST BE MADE AND ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE ANY CHANGES TO THE BIDDING REQUIREMENTS. THE OWNER'S CONSTRUCTION REPRESENTATIVE HAS NO AUTHORITY TO ALLOW OR DENY ANY CHANGES TO THE BIDDING REQUIREMENTS. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

3. CONSTRUCTION CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.

5. PLANT MATERIAL EXCAVATION. CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.

7. PREPARE SUBGRADE SOIL FOR TURF AND SHRUB / PERENNIAL PLANTER BEDS BY LOOSENING SUBGRADE TO A MINIMUM DEPTH OF 4". REMOVE STICKS, ROOTS, EXTRANEOUS MATTER, AND STONES LARGER THAN 1". SPREAD TOPSOIL AND AMENDMENTS AND THOROUGHLY BLEND SOIL TO A MINIMUM DEPTH OF 6". SOIL AMENDING SHALL INCLUDE COMPOSTED ORGANIC MATERIAL ADDED AT A RATE OF THREE CUBIC YARDS PER 1000 SQUARE FEET. ALL SOD AREAS, SHRUB BEDS, AND PERENNIAL PLANTERS SHALL HAVE THE SOIL AMENDED.

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. 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.

11. FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.

13. TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL ONLY BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.

15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD WILL REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

17. SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION CONSTRUCTION SHALL BE THE 2017 APWA "MANUAL OF STANDARD SPECIFICATIONS".

19. AN EPA APPROVED HERBICIDE SHALL BE APPLIED TO WEEDS PRIOR TO ADDING SOIL AMENDMENTS, INSTALLING SOD, SEEDING, OR APPLYING WEED BARRIER. APPLY HERBICIDE PER MANUFACTURERS SPECIFICATIONS, THEN REPEAT APPLICATION THREE DAYS LATER TO WEEDS THAT ARE STILL ALIVE. REPEAT AS NECESSARY UNTIL WEEDS ARE CONTROLLED.

20. TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT OF WAY REQUIRES APPROVAL FROM SLC URBAN FORESTRY (972-7818) OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.



SHRUB PLANTING



UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
SEWER	EAGLE MOUNTAIN CITY – CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY – TYSON ANDERSON	801-324-3634
TELEPHONE	DIRECT COMMUNICATIONS – MARJORIE CLIFFORD	marjorie@directco

SHEET NO.	TITLE	DRAWN BY	PREPARED FOR	PREPARED BY	REV	DATE	REVISIONS PER CITY PLANNER	REVIEW COMMENTS	DLP	BY
LS-1	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH	—	 McDONALD'S CORPORATION KROC DRIVE — OAK BROOK, ILLINOIS 60051 THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MC DONALD'S CORPORATION. NO PART OF THESE DRAWINGS OR SPECIFICATIONS ARE TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN AUTHORIZATION FROM MC DONALD'S CORPORATION. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM MC DONALD'S CORPORATION IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM MC DONALD'S CORPORATION IS STRICTLY PROHIBITED. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS OR SPECIFICATIONS WITHOUT WRITTEN AUTHORIZATION FROM MC DONALD'S CORPORATION IS STRICTLY PROHIBITED.	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	1	4/10/20	REVISIONS PER CITY PLANNER	REVIEW COMMENTS	DLP	BY
	LANDSCAPE PLAN	—			—	—	—	—	—	—
	SITE ID	SITE ADDRESS	OFFICE ADDRESS							
	043-0318	1437 E. PONY EXPRESS PARKWAY, EAGLE MOUNTAIN, UTAH	DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237							

1. IRRIGATION SYSTEM BID MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN FOR EACH SYSTEM COMPONENT. ANY SYSTEM ELEMENT OR COMPONENT MAY BE ADDED TO OR DELETED BY LANDSCAPE ARCHITECT AND CONTRACTOR COMPENSATION ADJUSTED ACCORDING TO THE UNIT PRICE BID. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTORS REGARDLESS OF BID FIGURES. IRRIGATION CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION. A PRE CONSTRUCTION MEETING MAY BE REQUIRED. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.

3. IRRIGATION SYSTEM GUARANTEE FOR ALL MATERIALS AND WORKMANSHIP SHALL BE ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE. GUARANTEE WILL INCLUDE, BUT IS NOT LIMITED TO WINTERIZING, SPRING ACTIVATION, REPAIR, TRENCH SETTING, BACKFILLING DEPRESSIONS, AND REPAIRING FREEZE DAMAGE. CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT TO SCHEDULE PRE AND POST GUARANTEE INSPECTION MEETINGS. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BEEN ACTIVATED OR DE-ACTIVATED.

4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 80 P.S.I.

5. 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.

6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES BASED UPON THE PLAN PRIOR TO COMPLETION OF A CONSTRUCTION COST ESTIMATE.
FIELD VERIFICATION OF ALL IRRIGATION PIPING AND EQUIPMENT NECESSARY TO COMPLETE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) 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 LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1.8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.), (1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.)

8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" 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.

9. THRUST BLOCKS FOR MAINLINES 2" OR GREATER SHALL BE INSTALLED WITH A MINIMUM OF THREE AND A HALF (3 1/2) CUBIC FOOT OF CONCRETE WHEREVER A CHANGE IN DIRECTION OR A "T" OCCURS.

10. CONTROL WIRE MUST BE UF-UL LISTED, COLOR CODED, COPPER CONDUCTOR, DIRECT BURIAL, USE 14 GAUGE MINIMUM WIRING WITH ALL CONNECTIONS MADE WITH WATERTEIGHT RAINBIRD SPLICE-1 WATERPROOF CONNECTORS AND CONTAINED IN VALVE BOXES. PROVIDE 24" OF SLACK WIRE AT EACH REMOTE CONTROL VALVE IN VALVE BOXES AND SLACK AT ALL CHANGES IN DIRECTION. TAPE WIRE TO THE UNDERSIDE OF THE MAINLINE EVERY TWENTY (20) FEET. WIRING SHALL HAVE SEPARATE COLORS FOR COMMON, CONTROL, AND SPARE. PROVIDE ONE SPARE WIRE FOR EVERY 5 REMOTE CONTROL VALVES, WITH SPARE AVAILABLE AT ALL VALVE MANIFOLDS OR CLUSTERS. ALL SPARE WIRE SHALL BE "HOME RUN" TO THE CONTROLLER AND COMMON SHALL BE END RUN.

11. RISERS FOR SPRAY HEADS AND ROTORS UP TO 7 GPM SHALL BE RAINBIRD SPX SWING PIPE (OR APPROVED EQUAL) WITH SB SERIES BARB FITTINGS. RISERS FOR HEADS OVER 7 GPM SHALL BE RAINBIRD TSJ SERIES SWING JOINTS (OR APPROVED EQUAL), SIZE TO MATCH INLET SIZE OF HEAD.

12. CONTROL VALVE, SIZE, TYPE, QUANTITY, AND LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT. INSTALL A RAINBIRD 1" PEB FOR ZONES UP TO 30 GPM, 1 1/2" FOR ZONES OF 30-80 GPM, AND 2" VALVE FOR ZONES OVER 80 GPM, INSTALL IN HEAVY DUTY PLASTIC VANDAL PROOF BOX. SIZE BOXES ACCORDING TO VALVE NUMBERS FOR EASE OF MAINTENANCE AND REPAIR. INSTALL FOUR (4) CUBIC FEET OF PEA GRAVEL FOR SUMP IN BASE OF BOXES.

13. QUICK COUPLERS SHALL BE A RAINBIRD 44LRC WITH A LASCO 1" UNITIZED SWING JOINT ASSEMBLY AND 1" BRASS INSERT 90° ELL OUTLET, SUPPORT WITH REBAR IN EACH RETAINER LUG. INSTALL WHERE SHOWN ON THE PLANS.

14. 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.

15. 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 MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) 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.

16. PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO SCALE. WHERE POSSIBLE, ALL PIPING IS TO BE INSTALLED WITHIN THE PLANTING AREAS. NO TEES, ELLS, OR CHANGES IN DIRECTION SHALL OCCUR UNDER HARDSCAPE.

17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".

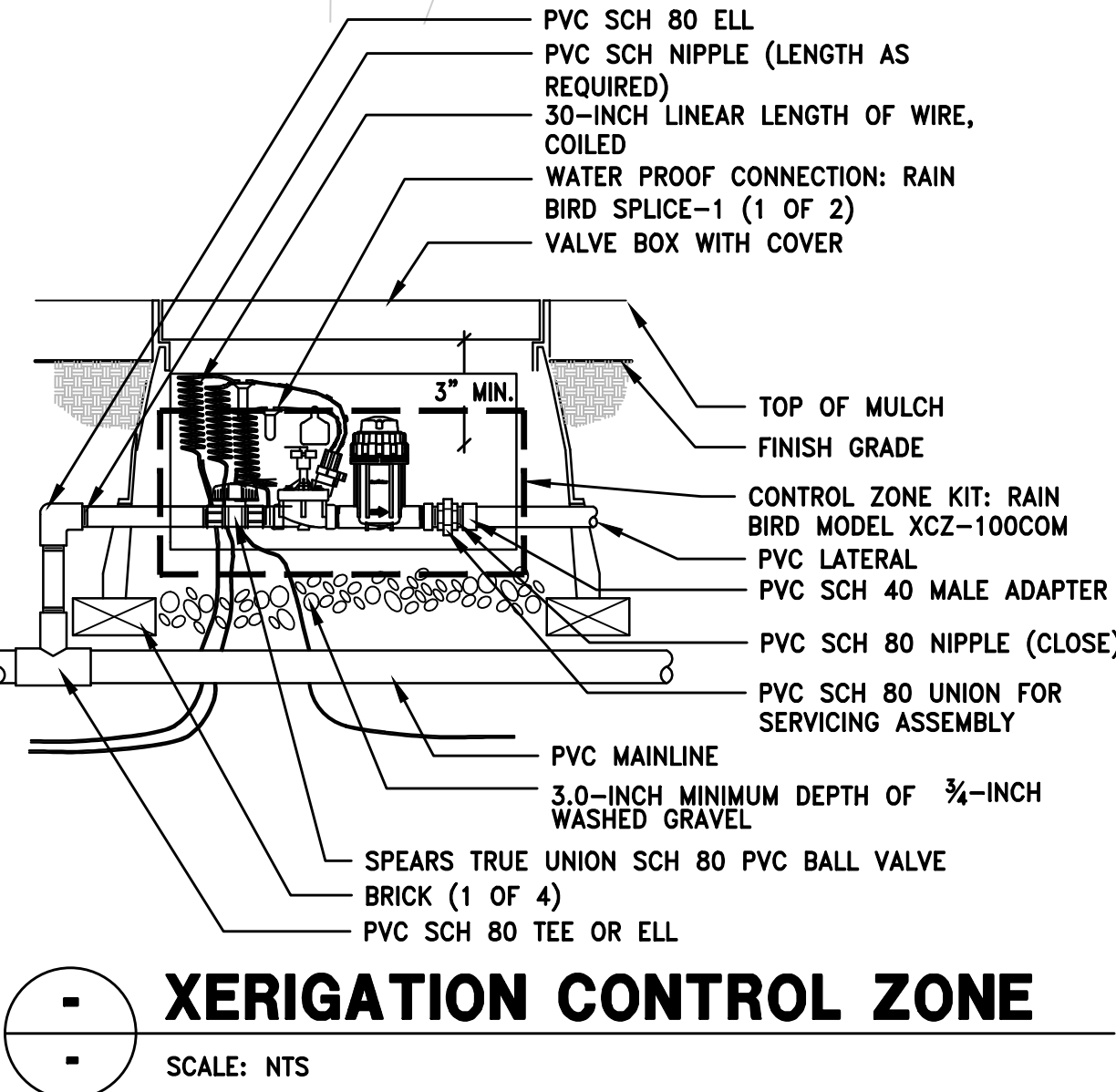
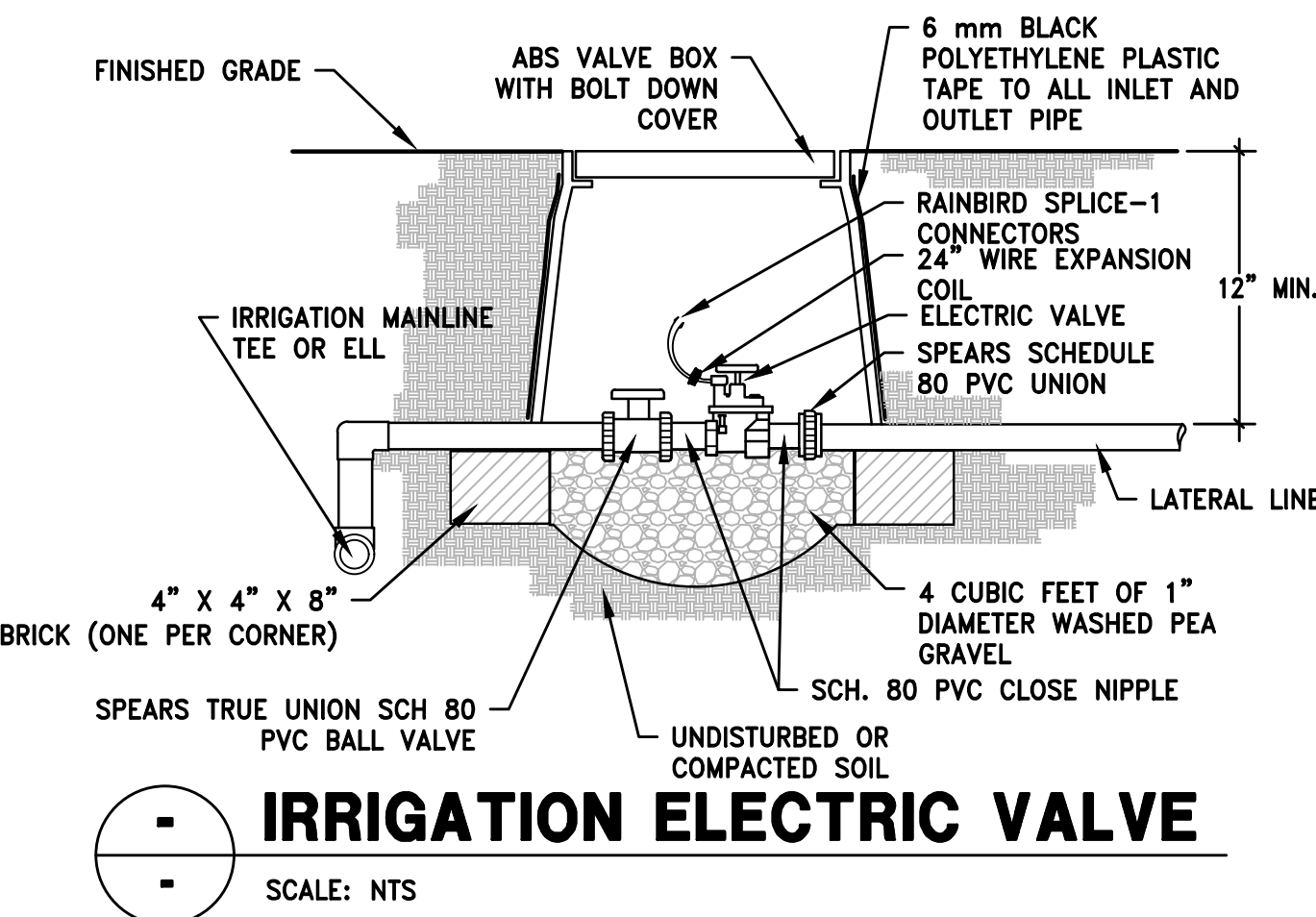
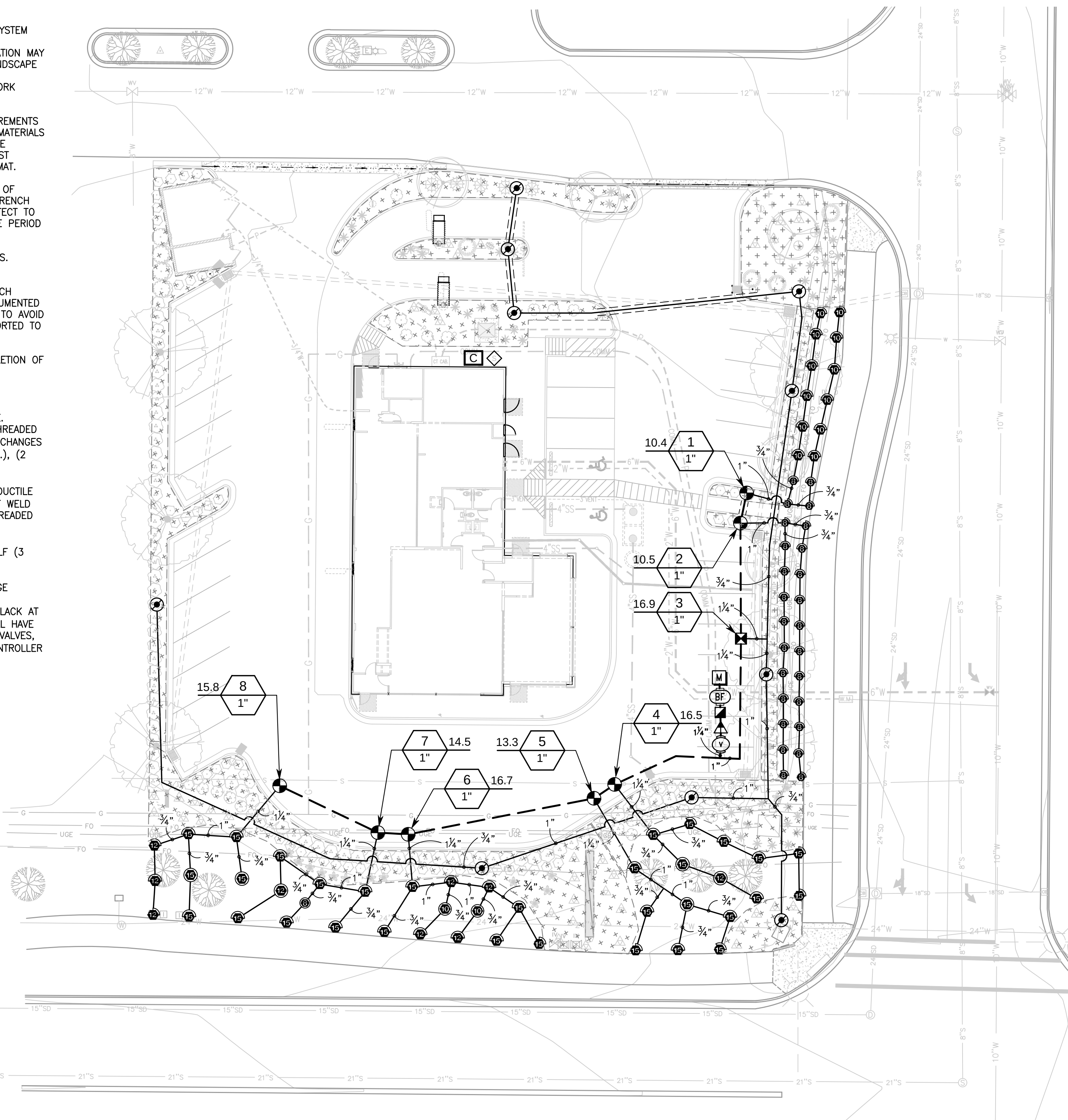
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED FOR PROPER DRAINAGE AND WINTERIZATION. NO LINE SAGS OR SADDLES SHALL OCCUR IN IRRIGATION MAIN OR LATERAL LINES. ALL PIPING SHALL HAVE A MINIMUM .5% POSITIVE SLOPE TO END OF LINES. INSTALL KING DRAINS AT ALL LOW POINTS AND ENDS OF LATERAL LINES. PROVIDE SYSTEM WITH MANUAL COMPRESSION AIR BLOWOUT ABILITY THROUGH QUICK COUPLERS. THE OWNER MUST BE INFORMED OF WINTERIZING SCHEDULE FOR BLOWING OUT SYSTEM.

19. UPON COMPLETION OF IRRIGATION MODIFICATIONS, THE CONTRACTOR SHALL VISUALLY INSPECT THE IRRIGATION SYSTEM AND VERIFY THAT ALL IRRIGATION ZONES OPERATE PROPERLY. ANY UNDER IRRIGATED OR UNIRRIGATED AREAS SHALL BE IDENTIFIED, AND THE CONTRACTOR SHALL MAKE ADJUSTMENTS OR ADDITIONS TO THE SYSTEM TO CORRECT IRRIGATION DEFICIENCIES.

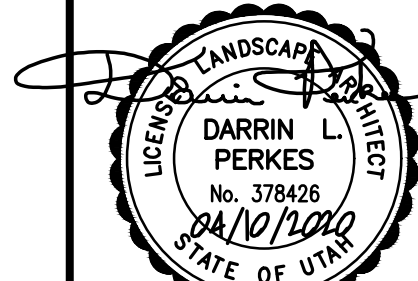
20. DRIP SYSTEM PIPING SHALL CONSIST OF A RIGID SCHEDULE 40 PVC PIPE DISTRIBUTION SYSTEM CONNECTING DRIP IRRIGATED PLANTER AREAS. POLYTUBING OR DRIP LINE SHALL BE RUN OFF THE RIGID PVC IN EACH PLANTING AREA OR ISLAND WITH A PVC TO POLYTUBING ADAPTER. ALL TRANSITION POINTS AND POLYTUBING ENDS SHALL TERMINATE WITH A FLUSH CAP IN A DRIP BOX WITH BROWN LID. NO POLYTUBING SHALL RUN UNDER PAVEMENT.

21. THE LANDSCAPE CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT DRAWINGS OF THE IRRIGATION SYSTEM TO THE OWNERS CONSTRUCTION REPRESENTATIVE. ALL IRRIGATION COMPONENTS ADDED, DELETED, OR MODIFIED IN THE FIELD SHALL BE NOTED ON THE PLAN. NOTE TAP SIZE, LINE SIZE, AND STATIC PRESSURE AT POINT OF CONNECTION.

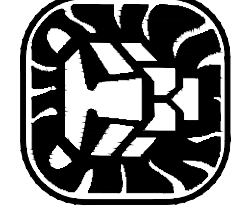
UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
SEWER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
ELECTRIC POWER	PACIFICORP	1-888-221-7070
GAS	DOMINION ENERGY - TYSON ANDERSON	801-324-3636
TELEPHONE	DIRECT COMMUNICATIONS - MARJORIE CLIFFORD	marjorie@directco



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	P/SI
	RAIN BIRD 1804 8 SERIES MPR	27	30
	TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.		
	RAIN BIRD 1804 10 SERIES MPR	14	30
	TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.		
	RAIN BIRD 1804 12 SERIES MPR	9	30
	TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.		
	RAIN BIRD 1804 15 SERIES MPR	31	30
	TURF SPRAY 4.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-PRB-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 3GPM TO 20GPM.	1	
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	10	
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant) 1.0 GPH emitters (2 assigned to each 2 gal plant) 2.0 GPH emitters (2 assigned to each 3 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant) 2.0 GPH emitters (10 assigned to each B & B, 2"Cal plant)	7,777 S.F.	
		340	
		6	
		320	
		100	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	7	
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1	
	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
	1" WILKINS 500 YSBR PRESSURE REDUCING VALVE PRESSURE LIMITED TO 49.81 PSI	1	
	ZURN 375 RPZ, INSTALL IN A LOCKABLE STRONG BOX. 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. SIZES 1/2", 3/4", 1", 1-1/4", 1-1/2", 2&6 .	1	
	RAIN BIRD ESP8LXME 8 STATION CAPABLE COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. EXACT INSTALLATION LOCATION TO BE DETERMINED BY OWNER.	1	
	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
=====	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,439 L.F.	
-----	IRRIGATION MAINLINE: PVC SCHEDULE 40	244.0 L.F.	
=====	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	81.7 L.F.	



Dominion
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000



McDONALD'S
CORPORATION

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MCDONALD'S CORPORATION. NO USE FOR ANY OTHER PROJECT OR FOR ANY OTHER SITE IN CONJUNCTION WITH THIS ISSUE DATE AND ARE NOT SUITABLE FOR USE ON A DIFFERENT SITE OR AT A LATER TIME. USE OF THESE DRAWINGS FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF ANY PART OF THESE DRAWINGS OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE CONTRACT DOCUMENTS FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED.

OFFICE ADDRESS
DENVER REGION: 4643 S. ULSTER ST., SUITE 1300, DENVER, CO 80237

PREPARED FOR:

DRAWN BY

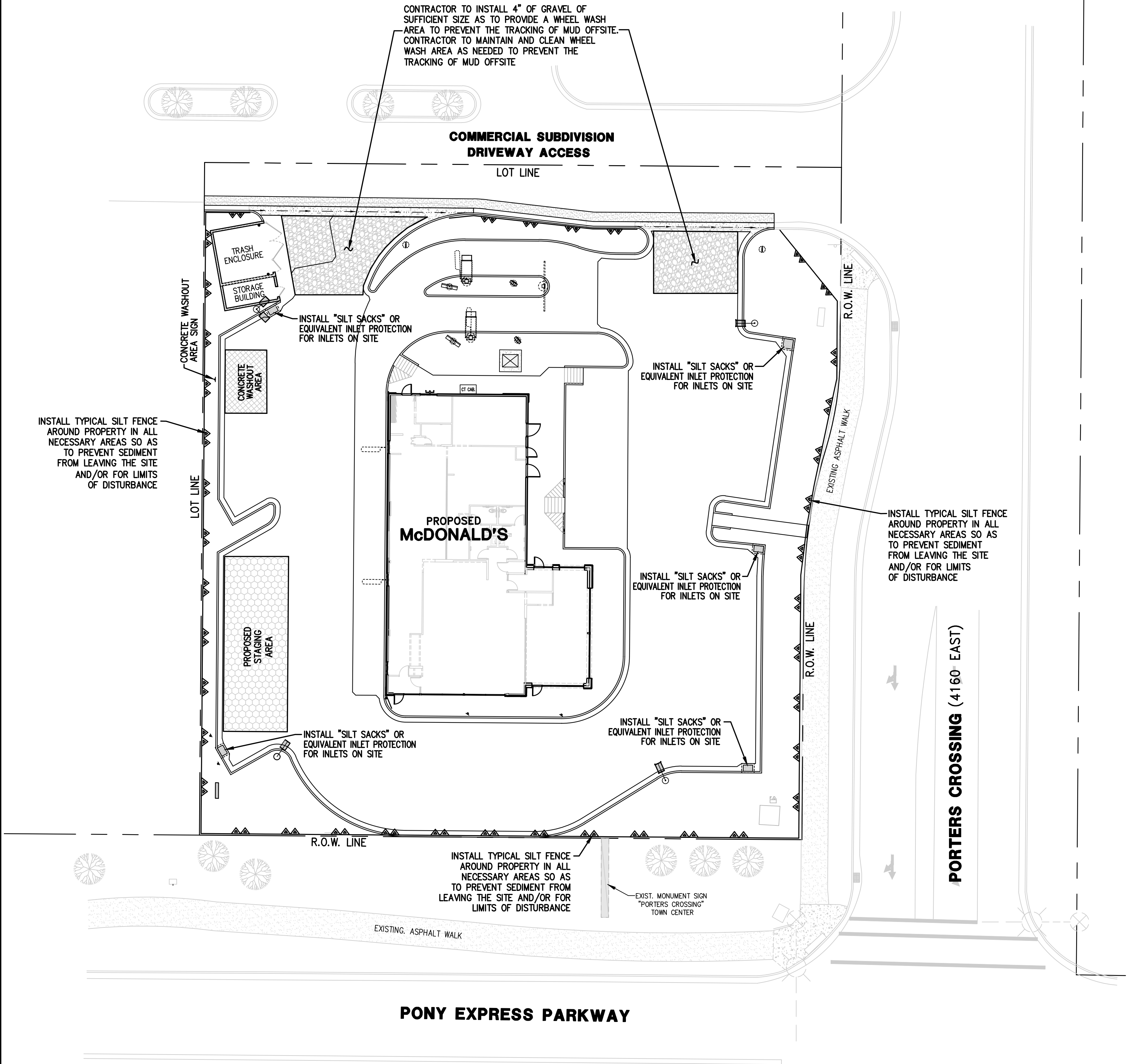
TITLE
MCDONALD'S SITE IMPROVEMENT PLANS
EAGLE MOUNTAIN, UTAH

TITLE	MCDON EAGLE	DESCRIPTION	IRRIGATION
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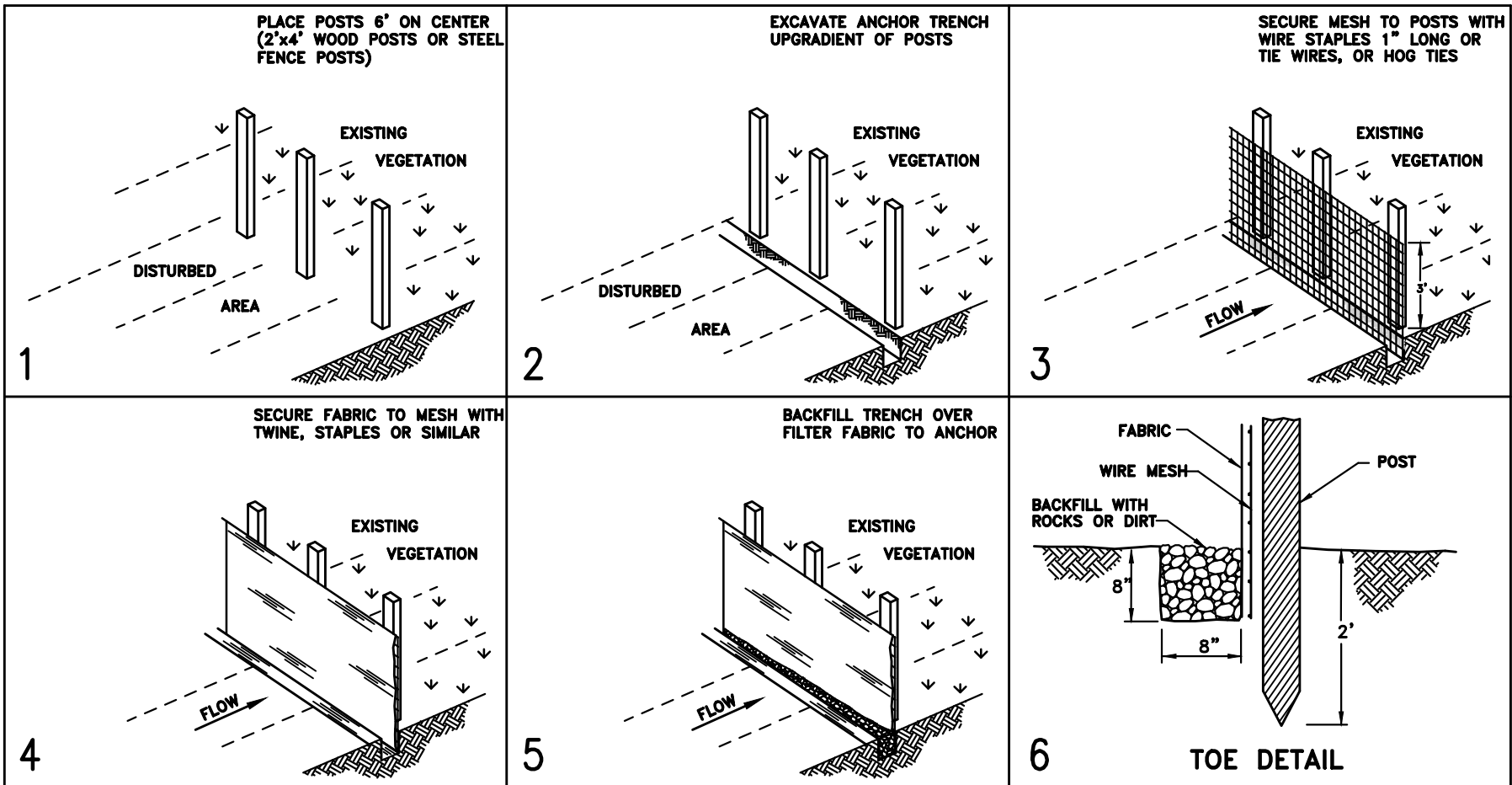
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UTILITY CONTACTS		
WATER	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
STORM	EAGLE MOUNTAIN CITY - CHRIS TRUSTY	801-789-6671
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TELEPHONE	DIRECT COMMUNICATIONS - MARJORIE CLIFFORD	marjorie@directco

EROSION CONTROL PLAN



- DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
- PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
- APPLICATION:
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
 - SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
 - PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCHBASINS



- LIMITATIONS:
- RECOMMENDED MAXIMUM DRAINAGE AREA OF 0.5 ACRE PER 100 FEET OF FENCE
 - RECOMMENDED MAXIMUM UPGRADIENT SLOPE LENGTH OF 150 FEET
 - RECOMMENDED MAXIMUM UPHILL GRADE OF 2:1 (50%)
 - RECOMMENDED MAXIMUM FLOW RATE OF 0.5 cfs
 - PONDING SHOULD NOT BE ALLOWED BEHIND FENCE

- INSTALLATION:
- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PREASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
 - SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
 - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
 - BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.

- MAINTENANCE:
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
 - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
 - REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
 - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

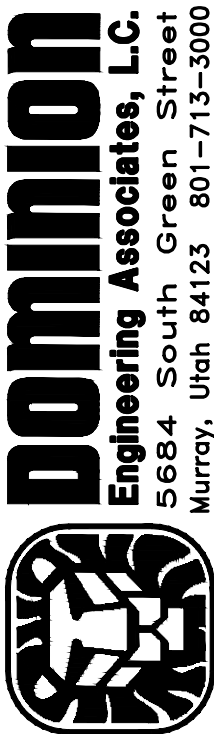
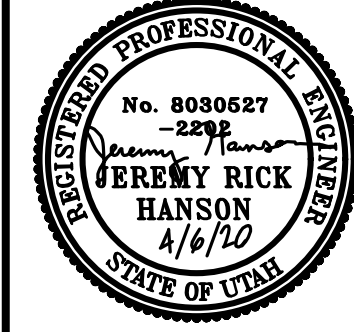
NOTES

- THE CONTRACTOR SHALL MAINTAIN EARTHWORK SURFACES TRUE AND SMOOTH AND PROTECTED FROM EROSION. WHERE EROSION OCCURS THE CONTRACTOR SHALL PROVIDE FILL OR SHALL EXCAVATE AS NECESSARY TO RETURN EARTHWORK SURFACES TO THE GRADE AND FINISH SPECIFIED.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM - NO SITE CLEARING OF LOT SHALL BE ALLOWED UNTIL RESPECTIVE LOT CONSTRUCTION BEGINS EXCEPT FOR FILL PLACEMENT.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT POLLUTION OF STORM WATER PER PROJECT SWPPP.



UTILITY NOTE

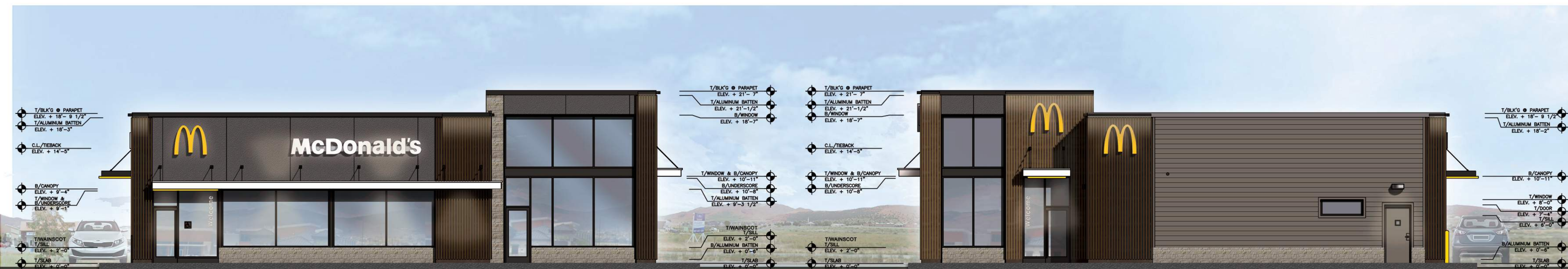
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND SURVEY TIES AND/OR EXISTING UTILITY DRAWINGS AND VERBAL EXPLANATIONS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT POSITION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE TO HIM. BEFORE DIGGING, CONTACT EACH UTILITY ENTITY SO THAT THEY MAY MARK THEIR LOCATIONS ON THE GROUND.



SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:		 McDONALD'S CORPORATION KNOX DRIVE - JAM BROOK, ILLINOIS 60051 © 1994, McDonald's Corporation
	McDONALD'S SITE IMPROVEMENT PLANS EAGLE MOUNTAIN, UTAH		STD ISSUE DATE —			
DESCRIPTION	EROSION CONTROL PLAN		REVIEWED BY			
			DATE REVIEWED			
SITE ID	SITE ADDRESS	DATE ISSUED				
EC-1						

EC-1





Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

Materials Legend	
	Hardie Plank(Main Building) "Aged Pewter"
	Stucco (Feature Wal) "Iron Ore"
	Aluminum Batten "Wood grain"
	Alpolic "RAL 7022"
	Paint (Accent) "Gauntlet Gray"
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Trellis (Prefinished Metal) "RAL 7022"
	Aluminum Trellis (Underscore) "Gold"
	Metal Coping "Weathered Zinc"
	Metal Coping "RAL 7022"
	Tile "R9 Black"
	Stone Wainscot "Span"



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multicare

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Please
Pull
Forward
to the
Shopper

88





DRAFT MINUTES FROM THE 04.14.2020 PLANNING COMMISSION MEETING

McDonald's – Site Plan & Conditional Use Permit

Planning Manager Michael Hadley presented the item. This proposed project is for a McDonald's fast food restaurant. This application is for a site plan located in the Porter's Crossing Town Center site Lot 3 and is approximately 0.974 acres in size. Porter's Crossing Town Center was approved by the City Council on May 3, 2011, along with a master site plan; the preliminary plat was approved in April 2011.

Mr. Hadley suggested the Planning Commission consider if the building materials and elevations meet the intent of Municipal Code and if the 6-foot-6-inch monument sign that exceeds the height maximum of five feet and could be located in the southwest ~~SW~~ corner of the lot.

Mr. Hadley stated staff recommends the Planning Commission recommend approval of the site plan to the City Council with the conditions that the applicant adds rock building materials to the building, the monument sign complies with City requirements, and any additional conditions that the Planning Commission deems appropriate.

Commissioner Pengra verified the lighting complies with the dark sky ordinance. Commissioner Wells verified parking lot access points and expressed concern regarding pedestrian traffic passing across the drive-through lane.

Applicant representative Darrin Perkes explained the site plan is for a standard McDonald's site and said the building faces south with customer entrances on the east side and the southwest corner, and an employee entrance is located on the rear of the building. He explained the three drive-through windows are located on the west side of the building and customers parking to the west of the building would cross the drive-through lane to reach the southwest corner entrance. The drive-through lanes will have stop-bar pavement stripping at the second, main pickup window and at the third pick up window, only used when needed for large orders.

Mr. Perkes said it is common to have parking and successful pedestrian crossings on the drive-through side of McDonald's locations. He explained the site plan included the installation of five-foot safety rail fencing at southwest entrance to prevent pedestrians crossing the drive-through lane at the low-visibility point at the corner of the building.

Commissioner Wood suggested the configuration may be safer if the drive-through windows were moved to the south side of the building, facing Pony Express Parkway, and the drive-through entrance moved to the west side of the building to allow for an increase of parking on the east side of the building, facing Porters Crossing, and to wrap the drive-through traffic to the north to prevent drive-through overflow traffic backing up onto Porters Crossing.

Commissioner Everett said the design adequately addressed pedestrian traffic concerns due to the exclusion of an entrance on the drive-through side of the building, the fencing along the southwest corner, and the likelihood of customers parking on the east side of the building closest to the main entrance. He said requesting a redesign would place undue burden on the applicant.

Discussion ensued regarding drive-through pedestrian and vehicular traffic concerns.

Mr. Perkes explained the double-lane drive-through supports eleven vehicles and that the drive-through traffic stripping indicators direct and wrap the traffic back through the parking lot along the east, south, and west sides of the building before it would back up onto the commercial subdivision driveway access at Porters Crossing.

Commissioner Pengra stated an exhibit in the packet included the queue indicator stripping plan for the parking lot and said traffic backup onto Porters Crossing is unlikely due to the multiple parking lot and drive-through access points.

Mr. Perkes said a 180-degree rotation had been considered for the building but was determined to be unfavorable as the drive-through and the menu boards would front on Pony Express Parkway decreasing the aesthetics of the location and reducing the drive-through queue length. The presented design allows for natural wrapping through the McDonald's parking lot.

Mr. Perkes said the sign company had inadvertently been supplied erroneous height dimension requirements and the error was not discovered in time to allow for a redesign before the submission was due. He stated willingness to modify the sign height to comply with Municipal Code requirements and said the landscape plan design is in the process of alterations to include headlight screening berms and shrubbery. Mr. Perkes said he needed to confer with McDonald's corporate representatives to review branding requirements before agreeing to design alteration recommendations to increase façade rockery materials. He said McDonald's attempts to accommodate cities whenever possible and did not foresee issues with the request to increase the stonework on the monument sign.

Commissioner Wood opened the public hearing at 7:30 p.m. No comments were submitted to the City Recorder's Office phone line at 801.789.6611 or online via the City website at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, and no public was in attendance to make comment. As there were no comments, Commissioner Wood closed the hearing.

Commissioner Everett suggested requesting the applicant remove the drive-through painting indicators on the east parking lot access to make the access an exit only. He expressed appreciation of the applicant's willingness to adhere to Code requirements.

Commissioner Pengra stated that McDonald's has experience in construction, layout, and traffic flow and did not have concerns with the site plan.

Commissioner Wright said the drive-through design addressed pedestrian safety issues. He agreed with traffic flow concerns and said indicating the east parking lot access as an exit only through signage would help to direct traffic to wrap through the parking lot. He agreed it was appropriate to request design alterations to meet design aesthetics of other businesses in the area.

Commissioner Wells expressed concerns the drive-through traffic wrapping through the parking lot would increase pedestrian hazards and cause parking obstructions. She acknowledged the experience McDonald's has in facility layout and was not aware of a better solution to address her concerns.

Discussion ensued regarding drive-through and traffic concerns.

MOTION: *Commissioner Everett moved to approve the McDonald's conditional use permit. Commissioner Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the McDonald's site plan with the following conditions:*

- 1. The applicant shall add rock masonry details to the building;*
- 2. The monument sign shall comply with City height requirements and the applicant shall add rock masonry details similar to other signage in the area; and*
- 3. The east parking lot access drive-through stripping indicators shall be removed.*

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	Available Storage - Amended Site Plan		
ITEM TYPE:	Amended Site Plan		
FISCAL IMPACT:	N/A		
APPLICANT:	Ken Menlove		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:
No

REQUIRED FINDINGS:
N/A

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

N/A

PREPARED BY:

Michael Hadley,
Planning

RECOMMENDATION:

BACKGROUND:

The site plan for Available Storage was approved by the City Council on October 15, 2019. The applicant is requesting that the office/apartment be allowed to be built with Phase 2 instead of Phase 1; the original approval had the office/apartment being built in Phase 1. The applicant's proposal is to run underground utilities, construct footings, and construct the concrete slab in Phase 1 for the office building. All landscaping surrounding the office and improvements along Pony Express Parkway will be completed in Phase 1, with the actual building to be built with Phase 2.

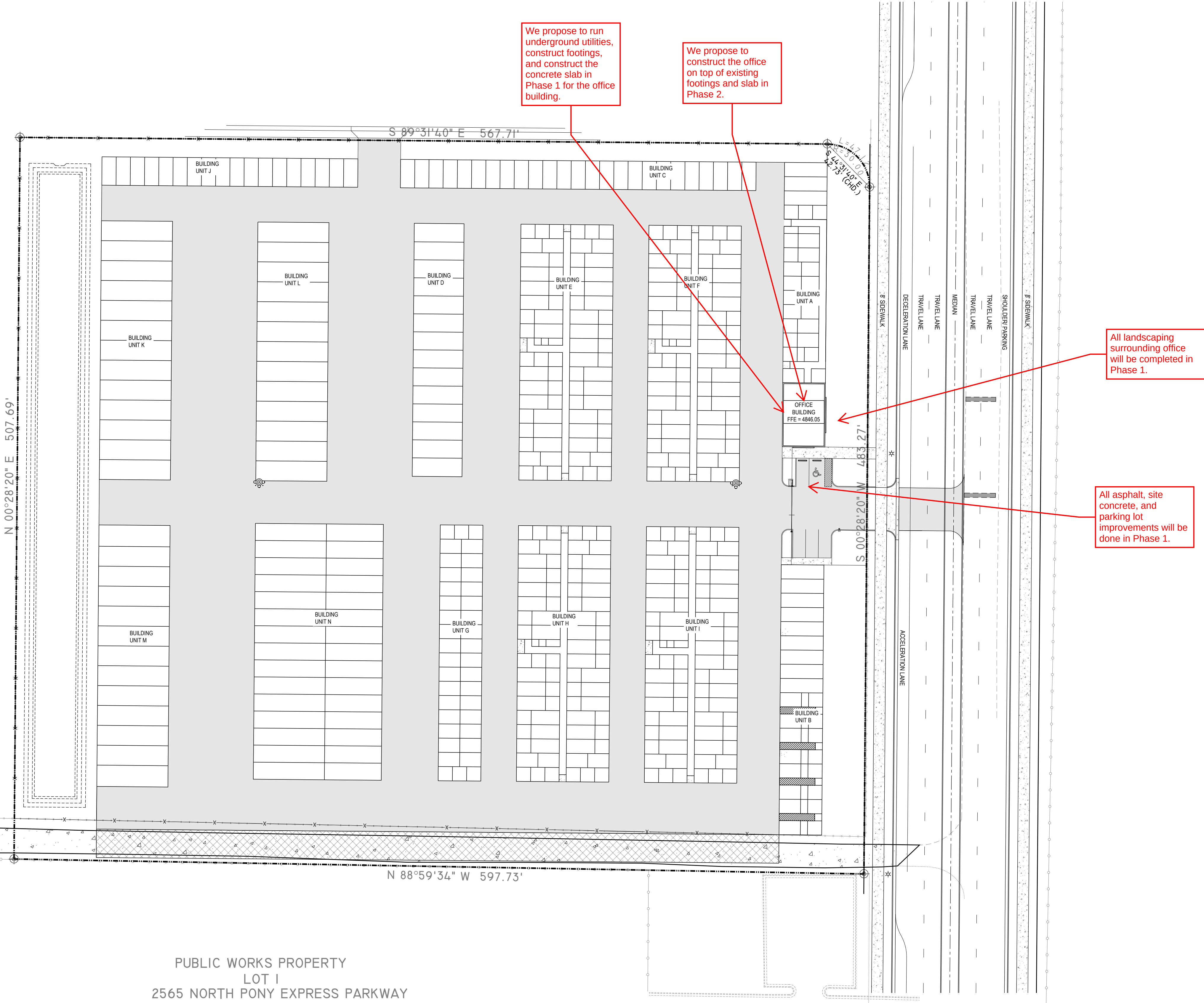
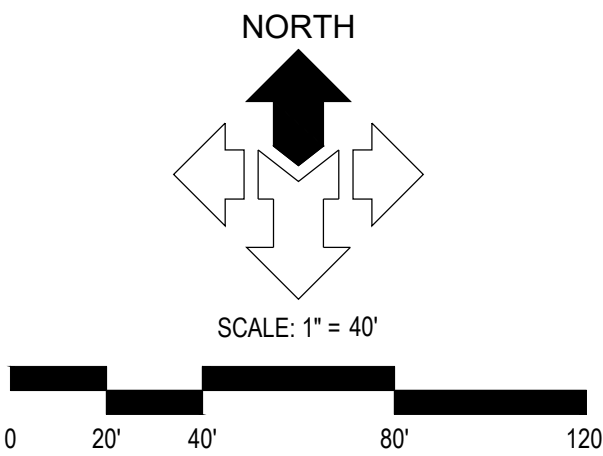
Attachments:

[Available Storage Phasing Plan](#)

[10.15.2019 City Council Minutes - Available Storage](#)

AVAILABLE STORAGE CONSTRUCTION PLANS

2585 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 24
TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN



DRAWING INDEX	
SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C3.01	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS

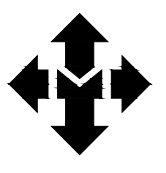
ALL WORK AND MATERIALS FOR WATER
MUST CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

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

ALL WORK AND MATERIALS MUST
CONFORM TO EAGLE MOUNTAIN
STANDARDS AND SPECIFICATIONS

DEVELOPER
MR. KEN MENLOVE, PE
MENLOVE CONSTRUCTION, INC.
4243 NIKE DRIVE #C
WEST JORDAN, UTAH 84088
MENLOVEC@GMAIL.COM

OWNER
DUSTIN ALDRIDGE
12102 SOUTH WINDOW ARCH LANE
HERRIMAN, UTAH 84096
801-809-9179

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Structural Engineering • Land Surveying & HDS

PUBLIC WORKS PROPERTY
LOT I
2565 NORTH PONY EXPRESS PARKWAY

Fund contains the money needed for the completion of the Pony Express Parkway expansion if the City does not obtain another Transportation Infrastructure Bank loan. Currently, the Transportation Impact Fee Fund contains enough to expand Pony Express Parkway from Bobby Wren Boulevard to Frontier Middle School. If used for the traffic signal and loan payment, the fund will be depleted.

Councilmember Clark asked what fund the City will use for future payments of the Transportation Infrastructure Bank loan. Mr. Jerome stated the Transportation Impact Fee Fund will be utilized.

17.C. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Approving the Second Amendment to the Fiscal Year 2019-2020 Budget.

Mr. Jerome stated the amendment includes the following increases to the General Fund budget: \$1,500 for a defibrillator for the Senior Center, \$3,500 to remove the wrap from the senior bus, \$10,000 for traffic studies on Pony Express Parkway at the intersections of Lone Tree Parkway and Bobby Wren Boulevard, and \$2,000 for a Youth Council scholarship. The proposed amendment for electric vehicle charging stations has been removed to allow staff to obtain additional information regarding the stations. Staff is considering locating charging stations at City Hall, Wride Memorial Park, and potentially Smith Ranch Park. Once staff has final details, the item will be included in a future budget amendment request.

The changes associated with the Enterprise Fund transfer are included in this amendment, as are two projects from the 2018-2019 fiscal year budget that were not completed before the end of the fiscal year.

Changes to the Capital Projects Fund include the traffic signal described earlier, as well as a \$25,000 reimbursement for landscape improvements made by the developer on City-owned property at the corner of Pony Express Parkway and Ranches Parkway. The increase of \$20,000 for SilverLake trees is due to the City collecting \$52,000 but only expending \$32,000 thus far. An increase of \$29,000 is included to install a card access system at City Hall which links to the same system as is in the Community Development Building.

The budget originally included funds for a Water Impact Fee Analysis (IFA) and a Water Impact Fee Facilities Plan (IFFP); however, the actual costs are higher than anticipated. The budgeted cost of the IFFP was increased by \$13,000, and the IFA was increased by \$25,000.

18. MOTION – AVAILABLE STORAGE

18.A. Available Storage – Conditional Use Permit Appeal

Mr. Hadley explained the project is on a seven-acre lot in the Sweetwater Industrial Park. The proposal is to build the storage units in phases. The Planning Commission approved

the conditional use permit with conditions on September 24. The Commission was concerned that if the project began construction and later stalled, only one phase would contain screening. The applicant is requesting an appeal to the condition requiring the entire project be screened, as it is not fiscally possible to do so in the first phase. Typically when storage facilities are constructed, the facility is built in phases and the individual storage units act as the exterior wall.

Councilmember Clark asked how far away the homes to the north are from this project. Mr. Hadley explained the storage site is surrounded by industrial land uses. He said Tiffany Way is the north boundary to the Sweetwater Industrial Park and presented the elevations for the north side of the buildings.

Councilmember Burnham explained at the Planning Commission meeting, the applicant expressed concern that building all of the perimeter units would impede on an existing "handshake easement" the former property owner has with an adjacent property owner to access Arrow Engineering. She stated this project is not similar to storage facilities in residential areas and should not be held to the same standard.

Councilmember Clark stated a phasing plan could address the Planning Commission's concerns while allowing the applicant to move forward with construction.

Mr. Mumford explained some reduced standards were allowed with the approval of the Sweetwater Industrial Park site plan. An example he gave of a reduced standard is only requiring paving of front parking lots, versus both the front and rear lots.

Applicant representative Ken Menlove explained they have submitted a phasing plan. He stated they typically do not have a set timeline for each phase, but once the first phase is at fifty to sixty percent capacity, the second phase begins. Storage facilities typically begin to make money around the time the second phase is completed. Mr. Menlove said the backs of the storage units are the perimeter walls and are aesthetically pleasing from all sides of the project. It would not make sense financially to build all of the perimeter units in the first phase. Once they construct phase three, the business owner using the southern end of the applicant's property as an access to his property will be able to use another road that is scheduled to be completed in the future. Phase two will likely be built three years after phase one begins, with phase three construction beginning two years after that. He asked if a solid wall is required in this zone, as chain link fence exists in other areas near this site.

Owner Dustin Aldridge said another storage facility in the area began construction of phase two within one year, but allowing this project two years until phase two begins will ensure they can meet the timeline.

Councilmember Curtis stated his concerns regarding unfinished projects and chain link fence. Mr. Mumford said the phasing plan can include specific details regarding location of buildings and timelines. City Attorney Jeremy Cook expressed concern regarding enforcement of a timeline. He said the last phase of construction will complete the wall

between City property and this project; the first two phases will include screening between all other property owners.

Councilmember Clark stated the Council must be comfortable with chain link fencing until the phases are complete and asked if this approval will cause the Council to be forced to approve a future storage facility in an undesirable area or with reduced screening requirements. Mr. Mumford explained both of the storage units on Wride Memorial Highway were built in phases and had chain link fencing.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 5:58 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. Councilmember Stephanie Gricius was excused.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Brad Hickman, Parks and Recreation Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

5. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:03 p.m.

6. PLEDGE OF ALLEGIANCE

Councilmember Reaves led the Pledge of Allegiance.

7. INFORMATION ITEMS/UPCOMING EVENTS

- Farmers Market – The Eagle Mountain Farmers Market is held each Saturday from 9:00 a.m. to 1:00 p.m. at Wride Memorial Park through the end of this month, weather permitting. Information and vendor or entertainer applications are available at eaglemountainfarmersmarket.org.
- Halloween Town – Eagle Mountain City's traditional Halloween event, Halloween Town, will be held Saturday, October 26 from 11:00 a.m. to 2:00 p.m. at Nolen Park. Businesses and organizations are invited to register for a free informational booth. Visit emcity.org/events and click on the Halloween Town link to register. Bring the kids in

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, approving the second amendment to the Fiscal Year 2019-2020 budget, as presented. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

18. MOTION – AVAILABLE STORAGE

18.A. Available Storage – Conditional Use Permit Appeal

Mr. Hadley stated this project is located in the Sweetwater Industrial Park, which was approved by the City Council in 2015. The Planning Commission approved a conditional use permit for Available Storage with a condition that a screening wall or fence is constructed around the entire property with the completion of the first phase of development. The Commissioners expressed concern that the project may stall after the first phase, resulting in a lack of screening. The applicant is concerned that the condition imposed by the Planning Commission is not financially feasible, as the storage units are the perimeter wall; they do not construct additional masonry walls. He presented elevations of the storage and office units, and the proposed site plan.

Councilmember Curtis confirmed with staff that the Municipal Code does not allow the Council to require a perimeter wall around the entire property, as the structural walls of the storage units act as the fence.

Discussion ensued regarding appropriate language of the City Council's motion and potential issues with enforcement.

Mr. Cook asked if the perimeter fencing outside of the retention basin will be chain link. Applicant representative Ken Menlove stated the retention basin will be included on the west side of the property and chain link fence will surround this for safety purposes. A temporary chain link fence will be placed around the property to secure the site, which will be replaced as the phases are completed.

Discussion ensued regarding the Planning Commission's conditions of approval of the conditional use permit.

MOTION: *Councilmember Curtis moved to uphold the Planning Commission's approval of the conditional use permit for Available Storage with the following modification to condition of approval number three:*

- 1. The full length of the perimeter wall is built with each phase before the certificate of occupancy is issued.*

Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

18.B. Available Storage – Site Plan

MOTION: *Councilmember Curtis moved to approve the Available Storage site plan with the following conditions:*

- 1. Applicant shall submit a phasing plan;*
- 2. Applicant shall submit a specification sheet for lighting that complies with the City's dark sky ordinance; and*
- 3. A second access shall be provided with the appropriate phase, to be approved by the Fire Marshal.*

Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

19. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Clark

Councilmember Clark suggested a Soar Award program be implemented in the City for Councilmembers to nominate one resident a month for recognition.

Councilmember Reaves

None.

Councilmember Burnham

See Board Liaison Report.

Councilmember Curtis

Councilmember Curtis apologized to Economic Development Director Aaron Sanborn for mistakes made at the previous City Council meeting. He stated he appreciates Mr. Sanborn and the Eagle Mountain Chamber of Commerce.

Mayor Westmoreland

Mayor Westmoreland explained the Unified Fire Authority is updating the interlocal agreement they have with the municipalities they serve. They hope to have the contract finalized and approved by the end of the year.

20. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark

Councilmember Clark stated the City's HAM radio training is currently underway and residents can still attend. Residents can also study the material online and take the test with the class. A Volunteer Coordination Center will be held in November to allow volunteers to familiarize themselves with emergency response practices. The Youth Council will meet on October 30, and the Military and Veterans Advisory Board will meet on October 24.

Councilmember Burnham

Councilmember Burnham clarified that although the City Council did not agree with the Planning Commission's decision regarding the Available Storage conditional use permit, they appreciate and respect the Commissioners and the work they do for the City. The Eagle



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	Resolution of Eagle Mountain City, Utah, Adopting a Second Amendment to the Interlocal Agreement for Joint and Cooperative Action of Central Utah 911		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY NA

PUBLIC HEARING:

No

REQUIRED FINDINGS:

NA

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Fionnuala Kofoed,
Recorder's Office

RECOMMENDATION:

Staff recommends that the City Council approves the second amendment to the Interlocal Agreement for Joint and Cooperative Action of Central Utah 911.

BACKGROUND:

The proposed amendment to the interlocal agreement for the Joint and Cooperative Action of Central Utah 911 amends the agreement to include Pleasant Grove and provides a process for additional entities to join.

Attachments:

RES--Second Amendment to Central Utah 911 Interlocal Agreement
Exhibit A--Central Utah 911 Second Interlocal Agreement

RESOLUTION NO. R- -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
ADOPTING A SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT
FOR JOINT COOPERATIVE ACTION OF CENTRAL UTAH 911**

WHEREAS, Central Utah 911 (the Agency) is an interlocal entity created by Utah Valley Dispatch Special Service District (the District) and Nephi City and Juab County to provide dispatch services to its member agencies; and

WHEREAS, District desires all of its members to become members of Central Utah 911 and obtain dispatch services through the Agency; and

WHEREAS, prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries.

NOW THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah, as follows:

1. The Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911, to provide dispatch services, as attached hereto, is approved and shall be executed by the Mayor on behalf of City Council of Eagle Mountain City, Utah.
2. Pursuant to Utah Code Annotated §11-13-209 (1953 amended), a duly executed original counterpart of said Interlocal Agreement shall be filed with the City Recorder.
3. The Interlocal Agreement shall become effective upon execution by all parties thereto.
4. This Resolution shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of April 2020.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of April 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

**SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT
AND COOPERATIVE ACTION OF
CENTRAL UTAH 911**

This Interlocal Agreement for Joint and Cooperative Action Amending the Central Utah Regional Dispatch Agency (the “Agreement”) is made by and among Utah County (Utah), Juab County (Juab), Alpine City (Alpine), American Fork City (American Fork), Cedar Fort Town (Cedar Fort), City of Cedar Hills (Cedar Hills); Eagle Mountain City (Eagle Mtn), Elk Ridge City (Elk Ridge), Fairfield Town (Fairfield), Genola Town (Genola), Town of Goshen (Goshen), Highland City (Highland), Lehi City (Lehi), Payson City (Payson), Pleasant Gove City (Pleasant Grove), Salem City (Salem), Santaquin City (Santaquin), City of Saratoga Springs (Saratoga Springs), Spanish Fork City (Spanish Fork), Vineyard Town (Vineyard), City of Woodland Hills (Woodland Hills), and Nephi City (Nephi) (sometimes referred to herein individually as a “Party” and collectively as the “Parties”), pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq. (1953, as amended) (the “Act”). This Agreement is signed by the Parties on the dates indicated and is effective upon completion of the filing requirements of the Act.

RECITALS

A. The Act allows public agencies to jointly exercise any power, privilege, or authority exercised or capable of exercise by a Utah public agency for the betterment of itself and its constituents.

B. The Act provides that the public agencies may create a legal entity to exercise such powers, privileges, or authority.

C. The Parties share a common interest in providing dispatching emergency services for public safety agencies in unincorporated Utah and Juab Counties, as well as various cities identified herein located in Utah and Juab Counties.

D. The Parties recognize that the health and safety of residents and visitors of the Parties depend on prompt and efficient dispatch of emergency services and the Parties will exercise the powers, privileges, and authority granted through the laws of the State of Utah to achieve this purpose.

E. The Parties have found that prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries.

F. The Parties have determined that joint and cooperative action of the Parties in operating through a separate legal entity established under authority of the Act will help

implement the desired economies of scale; promote the objectives stated above as well as the health, safety, and welfare of their residents and visitors, and provide other benefits.

H. The Parties hereto desire to jointly enter into this Agreement to accomplish the purposes set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby contract, covenant, and agree as follows:

SECTION 1 - AMENDMENT

The Parties hereby amend that separate legal and administrative interlocal entity known as “Central Utah 911,” empowered under the authority of the Act to be a public agency and political subdivision of the State of Utah (the “Agency”) by adding Pleasant Gove as a member of the Agency and modifying how new members in Utah and Juab Counties may be added.

SECTION 2 - DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them in this Section, as well as such other meanings as are clear from the context:

Act: the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq.

Alternate Director: an individual appointed as an alternate to a Director as provided in this Agreement.

Agency: the Central Utah 911 Agency as amended pursuant to this Agreement.

Agency Service Area: that area serviced by the Agency, as shown on the map attached hereto as Exhibit A.

Board: the Board of Directors of the Agency, which is the governing body of the Agency.

Director: an individual appointed by a Member to serve on the Board as provided herein.

Dispatch: the act of receiving and calling out emergency services, including 911 calls, generally related to police, fire, ambulance (EMT, paramedic, etc.), or search and rescue. The events require dispatch to stay in contact with the emergency services until the incident is completed.

Facility: any property or works owned, operated, or used by the Agency in connection with the advancement of the purposes for which the Agency was created,

including, without limitation, buildings and other structures, wherever such facilities may be located, computer equipment and radios used to dispatch, relay devices and towers, and other real or personal property deemed necessary to fulfill the purposes of the Agency.

Member(s): public agencies consisting of Utah County, Juab County, Alpine City, American Fork City, Cedar Fort Town, City of Cedar Hills, Eagle Mountain City, Elk Ridge City, Fairfield Town, Genola Town, Town of Goshen, Highland City, Lehi City, Nephi City, Payson City, Pleasant Grove City, Salem City, Santaquin City, City of Saratoga Springs, Spanish Fork City, Vineyard Town, and the City of Woodland Hills, which currently constitute all of the Parties to this Agreement, and any additional Members admitted as provided in this Agreement.

Non-Member Contracting Entity: a public entity which provides emergency services that elects, by contract, to have the Agency provide dispatch services for it.

Public Entity: a political subdivision of the State of Utah or any agency of the federal government.

SECTION 3 – AGENCY PURPOSES

- A. The purposes of the Agency are to:
 - 1. dispatch emergency services for the public safety departments of its Members;
 - 2. operate, administer, manage, repair, and replace equipment necessary to dispatch emergency services;
 - 3. enjoy economies of scale and other benefits made possible through the joint and cooperative action of the Members;
 - 4. train dispatchers to promptly and efficiently dispatch emergency services, to work with emergency services personnel through the conclusion of an incident, and to calm and direct members of the public who make 911 or other emergency calls to the dispatch center.
- B. The Parties recognize that the accomplishment of such purposes are in the best interests of and promote the health, safety, and general welfare of the Parties and their respective residents and visitors.

SECTION 4 – POWERS

- A. In order to accomplish the purposes of the Agency, it shall, without limitation, have the power to:
 - 1. Own, acquire, finance, operate, maintain, repair, and replace Facilities and lease and/or dispose of such Facilities;
 - 2. Employ and train dispatchers to work with emergency services personnel to provide emergency services to the public;

3. Enter into contracts with public and private entities, as deemed beneficial by action of the Board;
4. Prepare, update, and implement capital improvement plans;
5. Consult and participate with the State of Utah, and other government entities on issues relating to emergency services, dispatching, allocation of funding and resources, and otherwise cooperate to provide prompt and efficient dispatching of emergency services;
6. Acquire, possess, lease, encumber, and dispose of personal and real property;
7. Contract with Non-Member Contracting Entities that wish to have the Agency dispatch for them;
8. Contract for the provision of services to or from the Agency;
9. Contract for professional services consultants;
10. Employ such persons as it deems necessary;
11. Borrow money or incur indebtedness, including the issuance of revenue and other bonds, notes, and other obligations as permitted by law;
12. Pledge, assign, or otherwise convey as security for the payment of any indebtedness, the Agency's revenues and receipts;
13. Exercise the power of eminent domain as authorized under the Act;
14. Take such other actions, engage in such other transactions, enter into such contracts and agreements, and do all other things as may be necessary, convenient, or appropriate to accomplish its purposes or carry out any of its purposes or powers;
15. Contract for property, liability, and other insurance coverages and contracts as needed to protect the Agency, its Members, Directors, officers, and employees from and against any claim and/or loss; and
16. Exercise all powers now or hereafter granted to an Interlocal entity pursuant to the Act.

SECTION 5 – GOVERNANCE

A. Board of Directors.

1. The Agency shall be governed by a Board of Directors consisting of one director appointed by each Member ("Directors").
2. Each Director shall serve at the pleasure of the Member who appointed them and continue to serve until his or her successor is appointed and qualified. If a Director resigns, dies, is removed, or is otherwise unable to finish their service, the Alternate Director shall act in the stead of the Director who is no longer available. Thereafter the Member shall appoint a new Director or a new Alternate Director in accordance with Section 5(A)(1) and 5(B)(2).

B. Transaction of Board Business; Alternate Directors.

1. Votes Required for Board Action. It requires a majority weighted vote of the Board, as set forth in the by-laws, to pass any measure.

2. **Alternate Directors.** Each Member making an appointment to the Board shall also appoint an Alternate Director for each Director it appoints to the Board, following the procedure set forth in Section 5(A)(1). The Alternate Director shall have no vote, except in the absence of the Director for whom he/she is an alternate, in which event the Alternate Director shall be authorized to cast a vote in place of the absent Director.
- C. **Board Meetings.** The Board shall hold a regular Board meeting on a monthly basis, as scheduled by the Board, and may call and convene such other special Board meetings as shall be necessary to accomplish its work.
- D. **Committees.**
 1. **Committees.** The Board may appoint such committees and sub-committees as necessary for the Agency to exercise its powers in the accomplishment of its purposes.

SECTION 6 – OFFICERS

- A. **Board Officers.** The Board shall appoint from among its Directors a chair, vice chair, and secretary/treasurer. The chair and vice chair shall be appointed to serve one year terms, and may serve up to three consecutive terms. The secretary/treasurer may be appointed to serve up to a three-year term, but may not serve consecutive terms. Except for the initial terms, all terms shall commence and end with the beginning and ending of the Agency’s fiscal year. The initial chair and vice chair may serve the balance of the initial fiscal year, plus the next full fiscal year. The initial secretary/treasurer may serve the balance of the initial fiscal year, plus the next two full fiscal years. At least one of the Board Officers shall represent Juab or Nephi until June 30, 2021 after which officers may be elected from any of the Members’ directors.
- B. **Executive Director.** The Board may appoint an executive director, who shall be a paid employee of the Agency. The executive director shall be employed at the discretion of the Board and shall be responsible to the Board for the proper and efficient administration of the Agency. The executive director shall plan, organize, and direct Agency activities as directed by the Board, appoint and, subject to applicable law, remove employees, authorize expenditures within the budget approved by the Board, and take such other actions which are authorized from time to time by the Board.

SECTION 7 – FISCAL YEAR

The fiscal year for the Agency shall be from and including July 1 through the following June 30.

SECTION 8 – BUDGET AND FINANCING

- A. **Budgets.** The budget for the Agency shall be established and maintained by the Board. Tentative budgets shall be prepared by the Board on or before March 1 each year and submitted to each Director. The final budget shall be adopted by the Board during June of each year.
- B. **Funding and Assessments.** 911 monies from each Member will be assigned to the Agency. In addition, the Agency shall make assessments to the Members to make up for the difference between the 911 monies and the costs to operate the Agency. Such assessments shall be apportioned among the Members on such basis as the Board determines proper, in its sole discretion. The Agency will notify Members of its proposed budget by March 1 of each year and invoice for the same on or about July 1 each year. Each Member shall pay the assessment within thirty (30) days of being invoiced. Any Member which does not pay assessments will subject them to expulsion from the Agency, or such other sanctions as the Board determines equitable under all the circumstances. A Director representing a Member or other entity which has not paid its assessment may not vote on any matter during any period in which the Member or other entity is delinquent on payment of any assessment.
- C. **Advances of Funds; Contributions.** Contributions or advances of funds or of personnel, supplies, equipment, or property may be made to the Agency by any Member or Non-Member Contracting Entity to accomplish the purposes of the Agency. Any such advance may be made subject to reimbursement as agreed by the Member, any Non-Member Contracting Entity, and the Agency.
- D. **Project Financing.** A Project may be financed in whole or in part by the issuance of bonds and/or notes of the Agency payable from or secured by the revenues and receipts derived from the ownership and operation of such Project. No Member, nor any entity represented on the Agency Board, shall be liable for any bond, note, indebtedness, or other obligation incurred by the Agency, nor liable for the indebtedness of any other Member, nor liable for any indebtedness or other obligation with respect to a Project, other than the obligations of such Member arising under its contracts with the Agency related to each separate Project.

SECTION 9 – TERM

The Agency shall exist for the later of fifty (50) years from the effective date of this Agreement, or five years after it has fully paid or otherwise discharged all of its indebtedness, as authorized by §11-13-204(3)(a) and (b) of the Act. Existing or future provisions of the Act allowing for a longer term automatically extend the term of this Agreement to the longest term allowed by the Act. An amendment to this Agreement may extend the term. The term shall commence when this Agreement is adopted by each Member and approved by an attorney for each Member, as provided in the Act, placed

with the keeper of records of each Member, and provisions of the Act required for initial formation of the Agency have been completed.

SECTION 10 – ADDING FUTURE MEMBERS

Governmental entities operating public safety departments that are located in Utah or Juab Counties may join the Agency by following the procedures in this section without the necessity of amending this Agreement. Future members are admitted when the Board has approved an application by an entity seeking admission to the Agency, the entity has adopted a resolution accepting the interlocal agreement, as it may have been amended at the time of admittance of the future member, executed the appropriate interlocal agreement, and paid the required membership fee.. Newly admitted members to the Agency will be assessed a membership fee equal to the pro-rata portion of the value of assets owned by the Agency at the time of admittance. The membership fee shall be determined by taking the value of the Agency assets and dividing that number by the proportion of each Member=s contribution to the total Agency budget for the previous fiscal year, along with what the New Member’s contribution would have been. Newly admitted members shall have equal footing with all Members upon being added as Members.

SECTION 11 – WITHDRAWAL

A Member may withdraw from the Agency subject to such terms and conditions as shall be specified in a withdrawal agreement between the Member and the Agency. Such withdrawal shall not affect any contractual liability of such Member to the Agency or to other Members. No Member shall be permitted to withdraw if such withdrawal would cause the Agency’s existence to terminate, or otherwise cause the Agency to be in violation of any contract or bond obligation set forth in any indenture, contract, or other agreement with any third party, except upon consent of the Board. A withdrawing Member is not entitled to receive any of the assets of the Agency upon its withdrawal. One year’s notice of intent to withdraw must be given prior to the end of a fiscal year.

SECTION 12 – TERMINATION

- A. The Agency shall be terminated and dissolved upon a unanimous vote of the Board.
- B. Upon termination, the Members are entitled to receive a distribution of Agency assets, based upon their individual capital contributions to the Agency. If capital contributions cannot be determined, the Members may distribute the assets in an equitable manner, as shall be determined by the Board in its discretion.
- C. If the Members cannot agree on an equitable distribution, they shall resort to mediation to resolve the conflict. If mediation does not resolve the disagreement, an arbiter shall be

chosen by the Board, who shall hear arguments of the Parties and make a distribution. The distribution made by the arbiter shall be final and non-appealable.

SECTION 13 – MISCELLANEOUS

- A. This Agreement is governed by the laws of the State of Utah.
- B. The Members and any Non-Member Contracting Entity shall not be deemed to be partners, joint venturers, or associated in any manner which obligates them for the debts, defaults, or mistakes of any other party, or which renders them liable for the debts or obligations of the Agency.
- C. Should any part, term, or provision of this Agreement be held by a court of proper jurisdiction as void, illegal, in conflict with any law, or otherwise rendered unenforceable, the validity of the remaining portions shall not be affected, unless the purposes of the Agency are thwarted thereby.
- D. Directors shall have no liability to any Member for any act or omission in the performance of his/her duties as a Director.
- E. The Agency shall defend, indemnify, and hold harmless the Directors, officers, and employees for any action taken within the scope of the authority of the Agency.
- F. The Agency is entitled to the protections, obligations, and responsibilities conferred on public agencies by the Utah Governmental Immunities Act.
- G. This Agreement is unique to the Members hereof, and is, therefore, not assignable, though qualified public entities may be added according to the procedure set forth herein.
- H. This Agreement shall only be amended, in writing, upon the unanimous approval of the Members hereof.

SECTION 14 – NOTICE TO THE LIEUTENANT GOVERNOR

The governing body of each Party to this Agreement shall: (i) within 30 days after the date of the Agreement, jointly file with the Lieutenant Governor of the State of Utah a copy of a notice of an impending boundary action, as required in the Act; and submit to the recorders of Utah County and Juab County mylar plats showing the new boundaries of the Agency..

SECTION 15 – FILING OF THIS AGREEMENT

This Agreement shall take effect upon the filing of a fully-executed copy of this Agreement with the keeper of records of each of the Parties hereto.

NEPHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

NEPHI CITY by:

GLADE NIELSON, Mayor

Attest:

Lisa E. Brough, City Recorder

Approved as to form and compliance
with applicable law:

KASEY WRIGHT, City Attorney

JUAB COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

JUAB COUNTY by:

Clinton Painter,
County Commission Chair

Attest:

Alaina Lofgran, County Clerk

Approved as to form and compliance
with applicable law:

AnnMarie Howard, Deputy County Attorney

SPANISH FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SPANISH FORK CITY by:

STEVE LEIFSON, Mayor

Attest:

KENT R. CLARK, City Recorder

Approved as to form and compliance
with applicable law:

S. JUNIOR BAKER, City Attorney

PAYSON CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PAYSON CITY by:

BILL WRIGHT, Mayor

Attest:

Sara Hubbs, City Recorder

Approved as to form and compliance
with applicable law:

Mark Sorenson, City Attorney

SALEM CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SALEM CITY by:

KURT L. CHRISTENSEN, Mayor

Attest:

Jeffrey D. Nielson, City Recorder

Approved as to form and compliance
with applicable law:

S. Junior Baker, City Attorney

UTAH COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

UTAH COUNTY by:

NATHAN IVIE,
County Commission Chair

Attest:

Bryan Thompson, County Clerk

Approved as to form and compliance
with applicable law:

JEFFREY R. BUHMAN
By Deputy

SANTAQUIN CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SANTAQUIN CITY by:

KIRK HUNSAKER, Mayor

Attest:

Susan Farnsworth, City Recorder

Approved as to form and compliance
with applicable law:

Brett Rich, City Attorney

GENOLA TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

GENOLA TOWN by:

MARTY LARSON, Mayor

Attest:

Lucinda Daley, Town Clerk

Approved as to form and compliance
with applicable law:

, City Attorney

AMERICAN FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

AMERICAN FORK CITY by:

BRAD FROST, Mayor

Attest:

TERILYN LURKER, City Recorder

Approved as to form and compliance
with applicable law:

TIM MERRILL, City Attorney

ALPINE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

ALPINE CITY by:

TROY STOUT, Mayor

Attest:

CHARMAYNE WARNOCK, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

LEHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

LEHI CITY by:

MARK JOHNSON, Mayor

Attest:

MARILYN BANASKY, City Recorder

Approved as to form and compliance
with applicable law:

RYAN WOOD, City Attorney

CITY OF SARATOGA SPRINGS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF SARATOGA SPRINGS by:

JIM MILLER, Mayor

Attest:

CINDY LoPICCOLO, City Recorder

Approved as to form and compliance
with applicable law:

KEVIN THURMAN, City Attorney

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF CEDAR HILLS by:

JENNEY REES, Mayor

Attest:

COLLEEN MULVEY, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

EAGLE MOUNTAIN CITY

Authorized by Resolution No. _____, adopted on _____, 2020

EAGLE MOUNTAIN CITY by:

TOM WESTMORELAND, Mayor

Attest:

FIONNUALA KOFOED, City Recorder

Approved as to form and compliance
with applicable law:

JEREMY COOK, City Attorney

ELK RIDGE CITY

Authorized by Resolution No. _____, adopted on _____, 201_

ELK RIDGE CITY by:

TY ELLIS, Mayor

Attest:

ROYCE SWENSEN, City Recorder

Approved as to form and compliance
with applicable law:

, City Attorney

CITY OF WOODLAND HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF WOODLAND HILLS by:

WENDY PRAY Mayor

Attest:

JODY STONES, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

HIGHLAND CITY

Authorized by Resolution No. _____, adopted on _____, 2020

HIGHLAND CITY by:

ROD MANN, Mayor

Attest:

Stephanie Cottle, City Recorder

Approved as to form and compliance
with applicable law:

Rob Patterson, City Attorney

CEDAR FORT TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

CEDAR FORT TOWN by:

DAVID GUSTIN, Mayor

Attest:

CARA LYON, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

FAIRFIELD TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

FAIRFIELD TOWN by:

MICHAEL J. BURCH, Mayor

Attest:

CHYANNE SOFFEL, City Recorder

Approved as to form and compliance
with applicable law:

, City Attorney

TOWN OF GOSHEN

Authorized by Resolution No. _____, adopted on _____, 2020

TOWN OF GOSHEN by:

FRED JENSEN , Mayor

Attest:

RACHEL PENA, Town Clerk

Approved as to form and compliance
with applicable law:

, City Attorney

VINEYARD TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

VINEYARD TOWN by:

JULIE FULLMER, Mayor

Attest:

PAMELA SPENCER, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

PLEASANT GROVE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PLEASANT GROVE CITY by:

GUY L. FUGAL, Mayor

Attest:

KATHY T. KRESSER, City Recorder

Approved as to form and compliance
with applicable law:

CHRISTINE PETERSEN, City Attorney



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	Resolution of Eagle Mountain City, Utah, Authorizing the Extension of the Mayor's March 16, 2020 Proclamation Declaring a Local State of Emergency for Eagle Mountain City		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	NA		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE NA	ACREAGE NA	COMMUNITY City Wide

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Fionnuala Kofoed, Recorder's Office

RECOMMENDATION:

Staff recommends that the City Council adopts a resolution of Eagle Mountain City, Utah, extending the time period for a Local State of Emergency until June 30th, 2020.

BACKGROUND:

Mayor Tom Westmoreland declared a local state of emergency on March 16, 2020 due to the infectious disease COVID-19. State statute prohibits a local emergency continuing or renewing for a period in excess of 30 days, except by or with the consent of the governing body of the municipality. With the City Council's approval, the proposed resolution will extend the local state of emergency until June 30, 2020.

Attachments:

[RES--Extension of Time for Local State of Emergency](#)

RESOLUTION NO. R- -2020

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AUTHORIZING THE EXTENSION OF THE MAYOR’S MARCH 16, 2020 PROCLAMATION DECLARING A LOCAL STATE OF EMERGENCY FOR EAGLE MOUNTAIN CITY

WHEREAS, on March 16, 2020, pursuant to Utah Code Sections 53-2a-203(1)(a)(ii) and 53-2a-208, Mayor Tom Westmoreland declared, by proclamation, a local state of emergency due to infectious disease COVID-19 Novel Coronavirus; and

WHEREAS, Utah Code Subsection 53-2a-208(1)(b) provides that “a local emergency shall not be continued or renewed for a period in excess of 30 days except by or with the consent of the governing body of the municipality”; and

WHEREAS, the rapid spread of COVID-19 continues to be an emergency in Eagle Mountain City; and

WHEREAS, since the issuance of the Proclamation of Local Emergency, Utah Governor Gary Herbert has issued several directives and orders related to COVID-19, including a “Stay Home, Stay Safe” directive dated March 27, 2020; and

WHEREAS, the Utah Department of Health recognizes COVID-19 as an imminent threat to the health and safety of the residents of Utah; and

WHEREAS, the global outbreak and threat of COVID-19 continues to constitute a condition which requires Eagle Mountain City to provide emergency assistance to save lives and protect property in response to a disaster, or to avoid or reduce the threat of a disaster; and

WHEREAS, the Mayor has requested that the City Council extend the local state of emergency, declared by the Mayor, until June 30, 2020; and

WHEREAS, the City Council finds that it is necessary to extend the local state of emergency until June 30, 2020, to ensure that appropriate response and recovery action is taken to protect the health and welfare of the citizens of Eagle Mountain City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, UTAH, as follows:

1. The City Council finds that a local emergency continues to exist in Eagle Mountain City due to the rapid spread of COVID-19 and that this local emergency threatens and could affect the entirety of Eagle Mountain City.
2. The City Council authorizes the continued use of emergency powers in Eagle Mountain City to respond to the COVID-19 pandemic.
3. The City Council hereby authorizes the extension of Mayor Tom Westmorland’s March 16, 2020 Proclamation of Local Emergency to enable Eagle Mountain City to efficiently and proactively respond to the COVID-19 pandemic.
4. All ordinances, resolutions and policies in conflict herewith are hereby repealed.

5. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED by the City Council of Eagle Mountain City, Utah, this 21st day of April 2020.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of April 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	N/A		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid if reasonably debatable and not illegal.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

The Planning Commission recommended approval of the Development Code Amendment with no conditions.

PREPARED BY:

Michael Hadley,
Planning

RECOMMENDATION:

Recommended Motion: I move that the City Council approve the proposed code amendments to Section 15.80.050 Retaining Walls, as presented.

BACKGROUND:

BACKGROUND: (Presented by Planning Staff) This proposal amends EMMC section 15.80.050 Retaining Walls to allow the City Engineer to approve retaining walls in public utility easements if they will not unreasonably interfere with the easement. It is often difficult for property owners to "lose" five feet of their property to place a retaining wall outside of a public utility easement, especially on smaller lots. While it is important for the City to obtain public utility easements on the backs and sides of lots in case utilities are needed in those areas, we don't often use them for more than the occasional drainage system. The City Attorney recommended that we amend the code to allow the City Engineer the ability to approve retaining walls within public utility easements when he determines that it will not unreasonably interfere with the easement.

Attachments:

[Retaining Walls in PUEs](#)

[ORD--EMMC 15.80.050 Retaining Walls in PUEs](#)

[04.14.2020 PC Minutes - EMMC 15.80.050 Retaining Walls in PUEs - DRAFT](#)

Chapter 15.80 HILLSIDE SITE DEVELOPMENT

Sections:

15.80.010 Average slope definition.

15.80.020 Certified report required.

15.80.030 Certified report specifications.

15.80.040 Liability.

15.80.050 Retaining walls.

15.80.010 Average slope definition.

For the purpose of this chapter, the definition of “average slope” shall be as follows: The average slope of the parcel of land or any portion thereof shall be computed by applying the formula:

$$S = \frac{0.00229 \text{ IL}}{A}$$

to the natural slope of the land before any grading is commenced, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not less than five feet, where:

0.00229 = A conversion factor of square feet to acres;

S = Average percent slope;

I = Contour interval, in feet;

L = Summation of the length of contour lines, in feet, within the subject parcel;

A = Areas in acres of the parcel being considered. [Ord. O-03-2010 § 1 (Exh. A § 16.010)].

15.80.020 Certified report required.

It shall be unlawful for the owner, developer, or any contractor or other person to excavate, grade, level, or build upon any lot or property within the city when the average slope of the lot exceeds 25 percent. Building within 200 feet of slopes in excess of 25 percent will require a slope stability report to address the potential for landslides. Such report must be reviewed and approved by the city engineer or his/her designee. Each lot within a hillside development shall indicate a proposed building envelope and driveway location. The lot width shall be such that the maximum 12 percent driveway shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and

the building department based on specific design considerations such as a southern-facing or heated driveway. Nor shall any person grade, level, or improve in any manner any parcel of land which is crossed by a natural or manmade watercourse or existing utility before such person has submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah containing the information set forth in EMMC [15.80.030](#). [Ord. O-03-2010 § 1 (Exh. A § 16.020)].

15.80.030 Certified report specifications.

The certified report required in EMMC [15.80.020](#) shall contain at least the following information:

A. A plat of the property showing the following:

1. Contour lines at five-foot intervals. Existing contours shall be indicated by dashed lines and proposed contours by solid lines;
2. Elevations at the corners of foundations and at the corners of driveways; and
3. Show or reference any existing or potential ground water flows which may cause unstable conditions such as debris flow or slides.

B. Assessment of the civil engineer as to the seriousness of any development problems such as erosion, drainage, flood and geologic hazards or unstable soil conditions and their potential effect on adjoining properties and on any proposed improvements to be built on the property.

C. The proposed method for handling the problems noted in subsection B of this section. [Ord. O-03-2010 § 1 (Exh. A § 16.030)].

15.80.040 Liability.

The purpose of this chapter is to point out to the owner and/or developer of any property that the liability and responsibility of such persons to protect the integrity of their own and adjoining properties, existing watercourses and utilities lies upon the person doing the development and upon the owner of the property being developed and not upon the city or any other person. The city may require additional information on any development or building which may have potential hazards. [Ord. O-03-2010 § 1 (Exh. A § 16.040)].

15.80.050 Retaining walls.

Retaining walls shall not be built over or adjacent to city utilities. Retaining walls shall not be allowed in public utility easements **unless the City Engineer determines the retaining wall will not unreasonably interfere with the public utility easement and approves the retaining wall in writing.** [Ord. O-03-2010 § 1 (Exh. A § 16.050)].

ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE SECTION 15.80.050
RETAINING WALLS IN PUES**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of April, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of April, 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____ .

Exhibit A

DRAFT MINUTES FROM THE 04.14.2020 PLANNING COMMISSION MEETING

Development Code Amendment – Retaining Walls in PUEs

Community Development Director Steve Mumford presented the item and said it is often difficult for property owners to lose five feet of their property to place a retaining wall outside of a public utility easement, especially on smaller lots. While it is important for the City to obtain public utility easements on the backs and sides of lots in case utilities are needed in those areas, we do not often use them for more than the occasional drainage system. The City Attorney recommended that we amend the Municipal Code to allow the City Engineer the ability to approve retaining walls within public utility easements when he determines that it will not unreasonably interfere with the easement.

Commissioner Wood opened the public hearing at 6:42 p.m. No comments were submitted to the City Recorder's Office phone line at 801.789.6611 or online via the City website at <https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs>, and no public was in attendance to make comment. As there were no comments, Commissioner Wood closed the hearing.

MOTION: ***Commissioner Wells moved to recommend approval to the City Council of the amendment to Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs. Commissioner Pengra seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.***



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
APRIL 21, 2020**

TITLE:	An Ordinance of Eagle Mountain City, Utah, Rezoning Carson Crossing West/LCS from Town Core Residential (a former zoning district) to Community Commercial		
ITEM TYPE:	Rezone		
FISCAL IMPACT:	N/A		
APPLICANT:	Dan Ford		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Town Core Residential	ACREAGE 6.38	COMMUNITY The Ranches

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

17.90.060 Rezone Criteria for Approval : Rezone proposals are evaluated using the following criteria:

- Compliance with General Plan
- C o m p a t i b i l i t y Determination
- City Services
- Traffic Generation
- Property Values

Compliance with Future Land Use Plan (General Plan): The proposed rezone to Commercial is compliant with the Eagle Mountain General Plan

Compatibility Determination:

The zoning of property adjacent to this project includes:

- North: Pony Express Parkway borders the project to the north, the north side of Pony Express Parkway is zoned Commercial in the Porter's Crossing Town Center Project.
- East: Porters Crossing Road borders the project to the east, the east side of Porters Crossing is zoned Commercial, and Residential within the Oak Hollow Development.
- West: The Tickville Wash borders the property to the west

RECOMMENDATION:

Recommended Motion: I move that the City Council approve the proposed rezone of the Carson Commercial west parcel of land to Community Commercial as presented.

BACKGROUND:

The Carson Crossing Project is located on 6.38 Acres on the Southwest corner of Pony Express Parkway and Porters Crossing, on parcel 58:040:0498. The applicant is only proposing a rezone at this time. This proposal was tabled at the September 4, 2018 City Council meeting due to a negotiation on land that was in the Pony Express Pkwy right of way.

The applicant is proposing to rezone the property from Town Core Residential (A former zoning district) to Community Commercial. The newly adopted Eagle Mountain General Plan designates the future land use of the entire parcel as Community Commercial which is defined as:

“Small to medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to a 2.5 mile radius/network.”

- South: The Tickville Wash borders the property to the south, beyond this is a School and single family residential.

City Services: This project is not expected to place a burden on City Services.

Traffic Generation: Should the rezone be approved any commercial development shall be required to complete a traffic study as a part of their site plan approval, and mitigation required by the traffic study or the City Engineer shall be a requirement of development.

Property Values: This rezone is not anticipated to have a negative impact on neighboring properties.

PLANNING COMMISSION ACTION / RECOMMENDATION

On August 14th 2018 the Eagle Mountain Planning Commission held a public hearing for the proposed Carson Crossing Rezone, no one from the public made comment and the Planning Commission voted (4-0) to recommend approval of the Rezone to City Council with no conditions.
--

PREPARED BY:

Michael Hadley, Planning

Attachments:

[Carson Vicinity Land Use](#)

[Map Pony Express Commercial](#)

[ORD--Carson Crossing West LCS Rezone](#)

[09.08.2018 City Council Minutes - Carson Crossing Rezone](#)



Pony Express Commercial Land

Utah County, Utah



ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
REZONING CERTAIN LANDS KNOWN AS CARSON CROSSING WEST/LCS**

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to rezone certain lands known as Carson Crossing West/LCS, as set forth more specifically on Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the rezoning of certain lands known as Carson Crossing West/LCS, as set forth on Exhibit A.
2. The lands depicted and described on Exhibit A are hereby rezoned to the uses as set forth more specifically on Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of April, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above ordinance was adopted by the City Council of Eagle Mountain City on this 21st day of April, 2020.

Those voting aye:

Those voting nay:

Those excused:

☐ Donna Burnham

☐ Donna Burnham

☐ Donna Burnham

☐ Melissa Clark

☐ Melissa Clark

☐ Melissa Clark

☐ Colby Curtis

☐ Colby Curtis

☐ Colby Curtis

☐ Jared Gray

☐ Jared Gray

☐ Jared Gray

☐ Carolyn Love

☐ Carolyn Love

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____ .

Exhibit A

B. MOTION – Pony Express Estates Preliminary Plat.

The developers of the 72.05-acre Pony Express Estates project, located east of Sage Park, west of the high school and Pacific Springs, and south of the Cory B. Wride Memorial Park, proposed a rezone from Agriculture to Residential, as well as a preliminary plat for 213 single family lots. With a density of 2.96 DU/AC, the project would be the lowest-density development in the surrounding area.

The applicant was required to provide a minimum of 4.89 acres of improved open space and 489 amenity points. The applicant proposed 3.87 acres of improved open space, with an additional 1.04 acres of space within 100 year detention basins and .9 acres within 10 year detention basins for a total of 5.81 acres. Per the Municipal Code, up to 75% of detention basins may be counted as open space, if approved by the Planning Commission and City Council. The 75% would total 1.455 acres. The Planning Commission felt that the applicant had provided sufficient open space.

Because the Pony Express Trail cut through the center of the project, the applicant would provide nearly 1,700 feet of equestrian trails and over 1,800 feet of 10' wide pedestrian trails for the Pony Express Trail. The Pony Express Trail was designated as regional trail.

Aviator Avenue was shown as a minor collector with a 77' right-of-way. City Administration would like the classification for Aviator Avenue to be increased to a major collector which would require a 94' right-of-way. Some of the additional 17' of right-of-way would need to be taken from the southern edge of the development, although that was unlikely to make any lots unbuildable. However, staff asked that the applicant be able to work with staff to facilitate the wider right-of-way during the final plat process.

In addition, the stub roads in this project and Pacific Springs would be required to connect. Their designs were slightly off of connecting and would have to be moved slightly to form a road connecting the two subdivisions.

PUBLIC HEARING

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 6.38 Acres from Town Core Residential to Commercial.

Mr. Jensen stated the proposed rezone of Carson Crossing was from Town Core Residential to Commercial. The 6.38 acre parcel was located on the southwest corner of Pony Express Parkway and Porter's Crossing.

Mr. Mumford noted an approval would require negotiation with the property owner for a right-of-way.

Mr. Cook stated the right-of-way could be acquired before the rezone or the rezone could be done before City staff negotiated with the owner for a right-of-way. The second choice carried the risk of having to use eminent domain to acquire the right-of-way.

Councilmember Curtis asked if the rezone could be conditioned on acquisition of the right-of-way at the prevailing market rate.

Mr. Cook said a conditional rezone would be problematic.

Mayor Westmoreland suggested tabling the item until a right-of-way was negotiated.

Mr. Cook said the rezone could be delayed until the property owner presented a site plan indicating setbacks, which would give City staff a clearer idea of how much right-of-way would be needed.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council adjourned into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

MOTION: *Councilmember Burnham moved to adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Reaves seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis and Benjamin Reaves. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:55 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Melanie Lahman, Chief Deputy City Recorder; Aaron Sanborn, Economic Development Director; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, City Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:22 p.m.

5. PLEDGE OF ALLEGIANCE

Benjamin Reaves led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- **Library Expanded Hours** -- Beginning Sept. 8th the library will have NEW Saturday hours- 9:00 a.m. to 5:00 p.m.
- **Adaptive Prom** -- Eagle Mountain City will hold an Adaptive Prom for guests with special needs on Saturday, September 15 from 6:00-7:30 p.m. Please be sure to pre-register as space is limited. Registration is available on at emcity.org/events.
- **Legends and Lace** – Eagle Mountain City will hold a Mommy and Me dance on Saturday, September 22 from 6:00-7:30 p.m. at Garden Near the Green. Come with Mom (or other female role model) dressed as your favorite Super Hero. Light refreshments, DJ, and door prizes - while supplies last. This event is free but space is limited and pre-registration is

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seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis and Benjamin Reaves. The motion passed with a unanimous vote.

PUBLIC HEARING

16. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Rezoning 6.38 Acres from Town Core Residential to Commercial.

Mr. Jensen explained the proposed rezone of Carson Crossing was from Town Core Residential to Community Commercial. It was for a 6.38 acre parcel located on the southwest corner of Pony Express Parkway and Porter's Crossing, across Pony Express Parkway from the Porter's Crossing Town Center.

Councilmember Curtis asked if negotiations about Tickville Wash would be done at the plat stage. Mr. Mumford said wash protection would be done at the preliminary plat stage using the City's development standards.

Councilmember Curtis asked about the potential of residential units as an accessory use in a Community Commercial development.

Mr. Mumford said this rezone would be to the current Commercial zone in the General Plan, not the new General Plan in which zones weren't entirely defined yet.

Mayor Westmoreland opened the public hearing at 8:01 p.m. As there were no comments, he closed the hearing.

Councilmember Burnham felt delaying the rezone until after the right-of-way was negotiated wouldn't delay the Carson Crossing project unreasonably. She was concerned that the City not appear to be uncooperative with new businesses.

Mr. Cook preferred tabling the rezone until after the right-of-way was negotiated. He said the Council had made it clear that they would grant the rezone once the right-of-way was negotiated.

MOTION: *Councilmember Curtis moved to table an ordinance of Eagle Mountain City, Utah, rezoning 6.38 acres from Town Core Residential to Commercial until the next City Council meeting. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis and Benjamin Reaves. The motion passed with a unanimous vote.*

17. CITY COUNCIL/MAYOR'S BUSINESS – This time is set aside for the City Council's and Mayor's comments on City business.

Councilmember Clark

Councilmember Clark announced a board meeting for the Chamber of Commerce on September 12 at 4:00 p.m. at the Direct Communications building.

Councilmember Reaves

No comment.

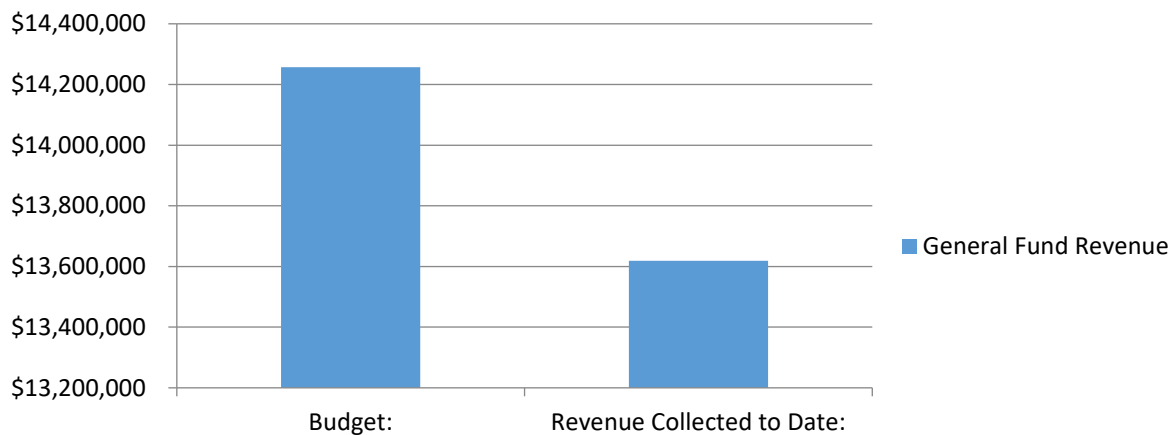
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through March 31, 2020

GENERAL FUND

General Fund Revenues

Budget:	\$ 14,256,953
Revenue Collected to Date:	\$ 13,619,222
Percent of Total Budget Collected:	96%
Percent of Year Completed:	75%



Revenue Analysis

Property Taxes: All but delinquent taxes have been received for 2019.

Sales Tax: Trending above budgeted amount for year.

B&C Road Funds: Trending above budgeted amount for year.

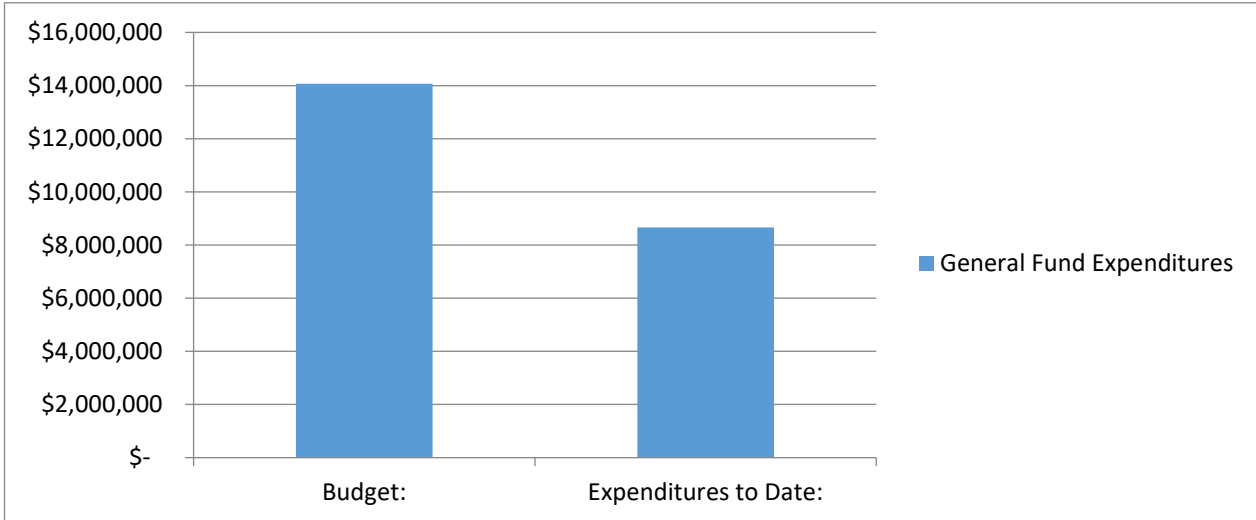
Transfers: Up-to-date on administrative allocations.

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

General Fund Expenditures

Budget: \$ 14,072,683
Expenditures to Date: \$ 8,667,422
Percent of Total Budget Expended: 62%
Percent of Year Completed: 75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,225,000	\$ 1,668,374	75%	75%
Sub 18 - Community Services	\$ 1,191,318	\$ 759,851	64%	75%
Sub 19 - Non-Departmental	\$ 1,337,376	\$ 1,047,434	78%	75%
Sub 21/25 - Public Safety	\$ 3,206,450	\$ 1,823,183	57%	75%
Sub 32 - Planning/Zoning	\$ 567,746	\$ 482,711	85%	75%
Sub 33 - Building	\$ 1,130,528	\$ 768,454	68%	75%
Sub 41 - Public Works	\$ 4,414,265	\$ 2,117,415	48%	75%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental: Insurance and Surety Bonds to be distributed by journal entry through all funds at end of year.

Sub 21/25 - Public Safety:

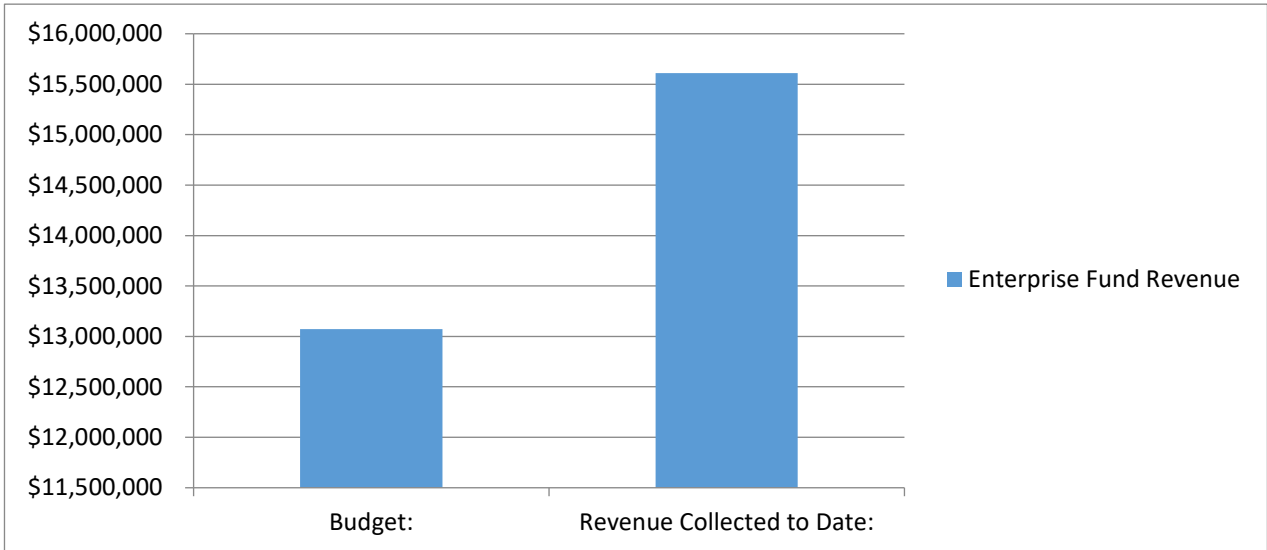
Sub 32/33 - Planning/Zoning/Building: Park Fee-In-Lieu to be reclassified to Capital Projects. Professional Technical expenses related to outside building inspections is lower than budgeted.

Sub 41 - Streets/Parks/Recreation: Improvement projects to begin in Spring 2020.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 13,073,800
Revenue Collected to Date: \$ 15,609,424
Percent of Total Budget Collected: 119%
Percent of Year Completed: 75%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 6,178,300	\$ 10,359,257	168%	75%
Fund 52 - Wastewater Fund	\$ 4,579,000	\$ 3,559,626	78%	75%
Fund 57 - Solid Waste Fund	\$ 1,523,500	\$ 1,229,871	81%	75%
Fund 59 - Storm Water Fund	\$ 793,000	\$ 460,670	58%	75%

Fund 51 - Water Fund: Reflects CWP Shares sold and Facebook payments for infrastructure (reimbursed).

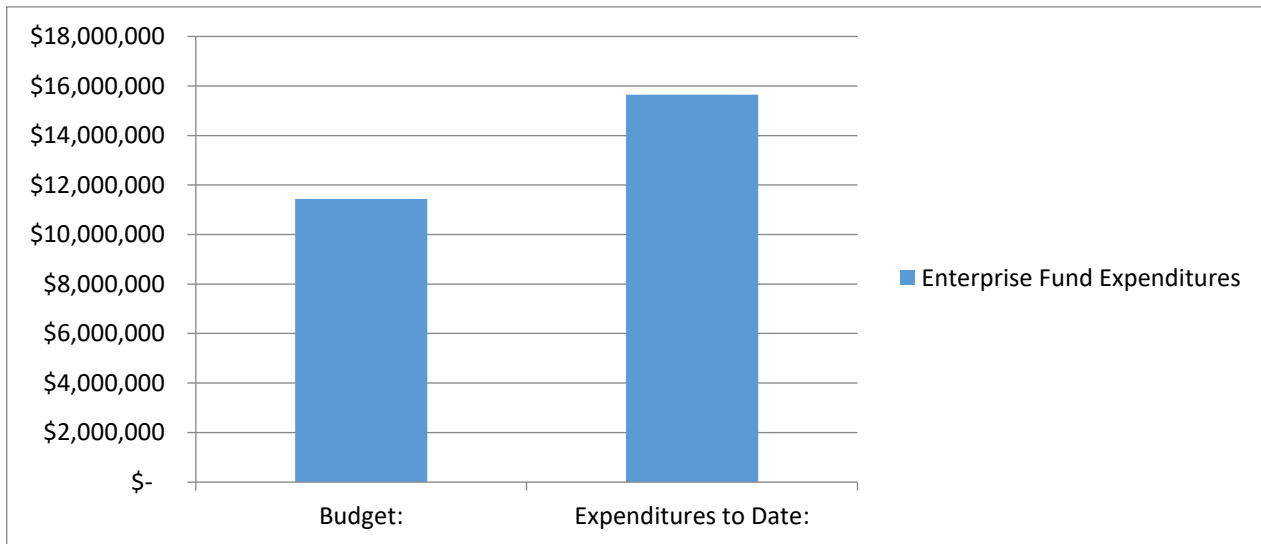
Fund 52 - Wastewater Fund: Reflects Facebook payments for reimbursable infrastructure.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund: Does not reflect reimbursement from Impact Fee Fund.

Enterprise Fund Expenditures

Budget: \$ 11,432,287
Expenditures to Date: \$ 15,644,921
Percent of Total Budget Expended: 137%
Percent of Year Completed: 75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 5,414,738	\$ 9,522,003	176%	75%
Fund 52 - Wastewater Fund	\$ 3,788,075	\$ 4,746,286	125%	75%
Fund 57 - Solid Waste Fund	\$ 1,451,057	\$ 915,756	63%	75%
Fund 59 - Storm Water Fund	\$ 778,417	\$ 460,876	59%	75%

Fund 51 - Water Fund: Reflects CWP shares purchased (revenue attached) and reimbursable Facebook infrastructure projects.

Fund 52 - Wastewater Fund: Reflects reimbursable Facebook infrastructure projects (some carry-over from FY19).

Fund 57 - Solid Waste Fund: Ace Disposal invoice for February not reflected.

Fund 59 - Storm Water Fund: Capital improvement project to occur in spring.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 3/31/20	Restricted Balance as of 3/31/20	Available Balance as of 3/31/20	Projected Available Balance by 6/30/20**
Water Impact Fee Fund	\$10,829,520	\$6,651,801	\$4,177,719	\$5,152,719
Wastewater Impact Fee Fund	\$5,859,727	\$24,624	\$5,835,103	\$6,060,103
Parks/Trails Impact Fee Fund	\$2,078,244	\$625,710	\$1,452,534	\$1,707,534
Stormwater Impact Fee Fund	\$1,202,674	\$206,032	\$996,642	\$1,071,642
Transportation Impact Fee Fund	\$2,659,618	\$534,507	\$2,125,111	\$2,395,111

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

Recreation Center	Planning Stage
Three Library Meeting Rooms	Ready to be put out to bid.
CD Bldg Wash Bay	Ready to be put out to bid.
CW Park Improvements	Planning Stage
Trail and Sidewalk Improvements	Planning Stage
City Center Median/Streetscapes	Planning Stage
Skyline Ridge Pavillion	Completed
Valley View Park Bathrooms	Planning Stage
Northmoor Detention Pond and Park	Planning Stage
City Center Orchard in Paseos	Planning Stage
Woodhaven Park Improvements	Planning Stage - construction likely in FY2021
Smith Ranch Park Improvements	Planning Stage - construction likely in FY2021
Pony Express Regional Park Bathroom	Completed

*Unaudited figures - adjusting entries will be done throughout the fiscal year.