



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 11, 2023, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. ANNUAL PLANNING COMMISSION TRAINING

Training related to meeting/hearing conduct, open meeting laws, ex-parte laws, decision making and appeals etc. by the City Recorder and/or Legal Counsel

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

- 4.A March 28, 2023 Planning Commission Minutes
[PC 03.28.23 DRAFT Minutes](#)

5. Status Report

SITE PLAN - 100' Monolithic Cell Tower for AT&T approved by Council March 21st on 3-2 vote

6. Action and Advisory Items

6.A [ACTION ITEM / PUBLIC HEARING - CIRCLE 5 RANCH & JOE'S DUGOUT AREA REZONE](#)

A City-proposed rezone of parcels 58:040:0378, 58:040:0326, 58:040:0188, 58:040:0259, 58:034:0332, 58:048:0074, 58:048:0129, 45:415:0242, 58:040:0228, 58:040:0260, and 58:040:0377 to zones included in the City's current Municipal Code.

[Proposed Zoning Map - Circle 5 Joe's Dugout Area](#)

6.B [ACTION ITEM -- PUBLIC HEARING: SITE PLAN, ARCHITECTURAL DESIGN AND PRELIMINARY PLAT APPROVAL FOR "PARKWAY FIELDS C"](#)

Planning Commission action on a previously tabled review of a Request for Approval of/for a Site Plan and Preliminary Plat C associated with 235 townhouse units on 31.28 acres of land within the Parkway Fields (formerly "Founders' Square" & "Ault Farms") Master Planned Development. The decision to table was intended to give the Applicant time to revise the townhouse elevations to make them more code conforming.

[Founders__Square_Parcel_Vicinity_Map](#)
[Parkway Fields PP Phase C \(3-14-23\)](#)
[Parkway Fields - Phase C Arch Renderings - current version](#)
[Parkway Fields Phase C - Revised Landscape Plans \(3.29.2023\)](#)

- 6.C [ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF APPLEBEE'S](#)
Planning Commission review of a site plan approval request by Applebee's at the northeast corner intersection of Ranches Parkway and Pony Express Parkway.
[Applebee's Architecture](#)
[Applebee's Civil](#)
- 6.D [ACTION ITEM -- PUBLIC HEARING: REZONE OF ~162 ACRES COMPRISED OF A PORTION OF PARCEL 59:034:0168 AND A PORTION OF PARCEL 59:034:0010, FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE AND WAIVER OF THE MASTER DEVELOPMENT PLAN REQUIREMENT](#)
Approving a rezone of approximately 162 acres from Agriculture to Light Manufacturing/Distribution and waiver of master development plan approval.
[Rush Creek rezone and concept](#)
[Rush Creek MDP Waiver](#)
- 6.E [ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL A 90' MONOLITHIC CELL TOWER](#)
Planning Commission review of a site plan approval request by AT&T of a 90' tall monolithic cell tower on Parcel 58:033:0386; accessed by 9469 N. Mt. Airey Blvd.
[Civil ATT](#)
[Photo Sim ATT](#)
[Justification ATT](#)
- 6.F [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.05.200, BY ADOPTING SUBSECTION \(d\), APPLICATION EXPIRATION](#)
An amendment to add a table to the Code that identifies expiration of applications after a specified time period of no activity.
[Expiration of applications](#)
- 6.G [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.25.040, MULTI-FAMILY BUILDING HEIGHT](#)
Amending the residential standards to permit the maximum height of a multi-family building in the MF2 zone up to 45 feet.
[MF2 building height](#)
[Height pitch exhibit](#)
- 6.H [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.30.030, ACCESSORY DWELLING UNIT STANDARDS](#)

An amendment to eliminate the 50 percent of the primary dwelling footprint as the maximum size, up to 1,200 square feet, of a detached accessory dwelling unit and permit the flexibility of a unit ranging from 400-1200 square feet on any lot.

[Detached ADU size](#)

6.I [ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.100.050, SITE PLAN DEVELOPMENT STANDARDS](#)

An amendment to clarify how the minimum separation distance is calculated between a driveway on a site plan from another driveway or a public right-of-way intersection

[Driveway separation distance](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

March 28, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, Brent Strong, and Alternate Commissioner Robert Fox.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Marcus Draper, City Attorney; Evan Berrett, Economic Development Director; Todd Black, Wildlife Biologist/Environmental Planner; David Stroud, Senior Planner; and Steven Lehmitz, Planner.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:41 p.m.

The Planning Commission and staff discussed Planning Commission training requirements and potential future Municipal Code amendments to be placed on future agendas.

Commissioner Everett adjourned the work session at 6:16 p.m.

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

Commissioner Everett called the policy session to order at 6:34 p.m.

1. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

None.

3. Approval of Meeting Minutes

- 4.A. Minutes

MOTION: *Commissioner Allen moved to approve the March 14, 2023 minutes. Commissioner Pengra seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***

Those Voting No

☐ ***Jason Allen***

Those Abstaining

☐ ***Jason Allen***

Those Absent

☐ ***Jason Allen***

☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong

The motion passed with a unanimous vote.

4. Status Report

5. Action and Advisory Items

5.A. ACTION ITEM – PUBLIC HEARING: Taco Bell Site Plan

Senior Planner David Stroud presented the request for site plan approval of a commercial building for use by Taco Bell. The subject property is platted as lot 201 of The Marketplace at Eagle Mountain Phase 2 Subdivision. The zoning of the property is Commercial Community (CC) and follows the standards of the CC zone unless otherwise permitted in the development agreement for the Marketplace at Eagle Mountain Town Center. The use as a restaurant is classified as a permitted use in the CC zone.

Staff recommends the Planning Commission consider the site as it relates to the applicable EMMC requirements and the Development Agreement for the Marketplace at Eagle Mountain Town Center and forward a positive recommendation to the City Council subject to the following:

1. Correction of any outstanding redlines, if any.

Commissioner Everett opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

Mr. Stroud verified that the applicant has made the redline corrections and the changes are reflected in the material presented.

Commissioner Allen asked if the drive-through queue would impede traffic flow through the parking lot.

Commissioner Bergener inquired about the adjacent uses.

Mr. Stroud said the plan meets drive-through queue stacking length standards and the minimum parking requirements.

Discussion ensued regarding the City's inability to suggest additional measures to address the Commission's drive-through queue stacking concerns as the proposal complies with Municipal Code requirements.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the site plan for Taco Bell at The Marketplace at Eagle Mountain Town Center. Commissioner Allen seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

- 5.B. ACTION ITEM – PUBLIC HEARING: Rezone of Approximately 668 Acres Comprised of Parcels 59:047:0011, 59:069:0003, and a Portion of Parcel 59:030:0003, to Add the Regional Technology and Industry Overlay Zone

Mr. Stroud presented the item. The applicant requests that the City amend the zoning map to place the Regional Technology and Industry (RTI) Overlay zone on approximately 668 acres comprised of two locations. The first location is along the east side of the future south extension of Pony Express Parkway with the second location along the south side of 4000 North and east of Tyson Foods and the Pole Canyon Industrial area. The two proposed RTI areas are adjacent to existing RTI overlay zone properties. The extent of the applicant's request is to rezone to the RTI overlay zone and then market to currently undetermined users. The requested zoning for the Regional Technology and Industry Overlay is compatible with the General Plan Land Use of Business Park/Light Industry and Regional Commercial and is appropriate in these locations due to the adjacency to existing overlay areas.

Applicant representative Jessica Bennett with Tract explained they build fiber networks and own, develop, and operate data centers. Their vision is to master plan data center campuses and develop the infrastructure and road networks to drive economic development to a certain area and attract businesses. The campus with house multiple users.

Commissioner Everett opened the public hearing at 6:51 p.m. As there were no comments, he closed the hearing.

Commissioner Allen thanked the City's Economic Development Director for submitting a letter that resolved his concerns with data center uses and encouraged residents to reference the letter if they have questions.

Commissioner Everett stated his support for the application as the area was slated for this type of use in the General Plan.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the rezone of approximately 668 Acres comprised of parcels 59:047:0011, 59:069:0003, and a portion of parcel 59:030:0003, to add the Regional Technology and Industry Overlay Zone. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

5.C. ACTION ITEM – PUBLIC HEARING: Development Code Amendment – Section 17.60.160 Zone Transitions

Items 5.C. and 5.D. were presented and discussed concurrently.

Mr. Stroud presented the item. Eagle Mountain Municipal Code contains a list of various zones and which compatible buffer zones may be located near a particular zone. The proposed amendment permits the City Council to make rare exceptions to the list of buffer zones. The applicant has proposed the addition of, “Exceptions to the compatible buffer zones should be rare but may be approved by the City Council in areas where, at the discretion of the Council, the value or benefit to the general public will be significantly higher with an alternative buffer,” to EMMC 17.60.160 Zone Transitions. The applicant has requested the amendment because the CR zoning, needed for their use, is not compatible with the adjacent residential zoning.

Commissioner Everett opened the public hearing at 7:09 p.m. As there were no comments, he closed the hearing.

Commissioner Pengra noted the nebulous nature of the language in the requested amendment and inquired if staff had considered a more targeted approach.

Mr. Stroud explained that as the wording was proposed by the applicant, staff has not considered other verbiage but can make changes as directed by the Commission and Council.

Commissioner Everett expressed apprehension that the change could set a dangerous precedence and create a potential for misuse of the exemptions in the future. Current standards allow for a compatible buffer of improved open space; although, the amount of open space is not identified. He is against amending the standards as proposed, especially where open space can be used to resolve the compatibility conflict.

Mr. Stroud stated that staff has informed the applicant of the ability to use improved open space, such as a trail, as a buffer and they are weighing that option with other possibilities.

The other Commissioners concurred with the concerns of the open-ended nature of the language causing future issues and the desire for more precise exemption criteria.

Commissioner Pengra noted the time and intentionality in the drafting of the compatible buffering standards. Even though a Walmart store is in line with the desire for commercial uses in the area, he is hesitant with the proposal of a trail as a buffer as he feels it might not be the best practice from a planning perspective.

Mr. Mumford explained the different options staff and the applicant discussed. The location of a buffer trail could have maintenance challenges and safety issues. The adjacent properties have not been rezoned to the current standards and buffering and transition recommendations are based on the most similar residential zone.

Applicant representative Jim Wright stated they desire to be sensitive to the neighboring property owners while finding a solution that allows for their needed zoning. They are amenable to a recommendation to the City Council that requires adjusting the wording of the amendment.

City Attorney Marcus Draper noted that the political impacts and ramifications of the City Council granting exceptions build in checks and balances to the proposed wording, despite the vagueness.

Commissioner Pengra expressed concern that being too dogmatic could be problematic and result in losing significant economic opportunities because they fail to meet standards. Regardless, he is uncomfortable with the verbiage as written and feels it needs additional consideration and revision as it would apply to more than this single applicant.

Commissioner Everett suggested amending the wording to, “Exceptions to the compatible buffer zones may be approved by the City Council.” Discussion ensued regarding Commissioner Everett’s suggestion and other wording possibilities. Mr. Draper expressed concern about the proposed wording changes that could result in many applicants requesting exceptions. He advised to revise the language to provide direction about which items might qualify for an exception should the Planning Commission desire to reword the amendment.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.160 Zone Transitions as presented by staff with the additional suggestion that City staff and the applicant work with the City Council to identify ways to make the code narrower and more specific in scope. Commissioner Bergener seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***

☒ ***Jeremy Bergener***

☐ ***Matthew Everett***

☒ ***Chris Pengra***

☒ ***Brent Strong***

Those Voting No

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☒ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

Those Abstaining

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

Those Absent

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☐ ***Matthew Everett***

☐ ***Chris Pengra***

☐ ***Brent Strong***

The motion passed with a vote of 4:1.

Commissioner Everett said that although he is not opposed to the project, he voted against the item because he is uncomfortable moving the amendment forward to the City Council with the current wording.

5.D. ACTION ITEM – PUBLIC HEARING: General Plan Land Use Map Amendment on Parcel 58:033:0404 from Neighborhood Residential One and Community Commercial to Regional Commercial and Rezoning the Same Parcel from Agriculture to Commercial Regional.

Mr. Stroud presented the request to amend the General Plan Land Use Map from Neighborhood Residential One and Community Commercial to Regional Commercial and rezoning the subject lot from Agriculture to Commercial Regional for the purpose of permitting development of a Walmart store. The subject property is located at the northwest intersection of Wride Memorial Highway and Spring Run Parkway. The project would additionally require a master site plan approval.

Applicant representative Jim Wright reviewed the history of the project which included feedback from the City expressing the desire for commercial development of the parcel. He presented a video produced by Armstrong Capital Development in partnership with Walmart that demonstrated data supporting the viability of a store at this location including population and income levels, growth projections, area schools, relevant roads, and the 3.1-mile distance between the site and Saratoga Springs store. They projected 4,200 average daily traffic (ADT) on Wride Memorial Highway to the west of the store, 34,000 ADT on Wride Memorial Highway to the east of the store, and 12,000 ADT on Ranches Parkway.

Commissioner Pengra stated that he felt the 4,200 ADT for Wride Memorial Highway west of Ranches Parkway seemed low.

The applicant stated they used data from 2019 in their presentation.

Mr. Mumford clarified that the Master Transportation Plan completed by Horrocks for the City earlier in the year using traffic counts from 2022 determined an 8,200 ADT on Wride Memorial Highway west of Ranches Parkway, 22,200 ADT on Ranches Parkway, 3,300 ADT on Spring Run Parkway, and 36,900 ADT on Wride Memorial Highway east of Ranches Parkway.

Commissioner Everett opened the public hearing at 7:47 p.m.

Marco Palacios suggested making exceptions contingent upon the approval of the adjacent property owners.

Commissioner Everett closed the public hearing at 7:50 p.m.

Commissioner Allen expressed concern regarding the traffic impacts of a Walmart at the location and the future freeway. Nevertheless, he foresees the benefits of the project and desires to help to make it succeed.

Commissioner Bergener noted that a traffic study will be completed to clarify traffic impacts during future applications for the project. He inquired if the site has topographical challenges.

Mr. Stroud said that he is unaware of slope and grading concerns with the project.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the amendment to the Future Land Use Map of the General Plan for parcel 58:033:0404 from Neighborhood Residential One and Community Commercial to Regional Commercial and rezoning the subject lot from Agriculture to Commercial Regional for the purpose of permitting "big box" development. Commissioner Allen seconded the motion.*

AMENDED MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the amendment to the Future Land Use Map of the General Plan for parcel 58:033:0404 from Neighborhood Residential One and Community Commercial to Regional Commercial. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong

The motion passed with a unanimous vote.

Commissioner Everett opened the public hearing at 7:58 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Pengra moved to recommend approval to the City Council of the rezone of parcel 58:033:0404 from Agriculture to Commercial Regional. Commissioner Everett seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ Jason Allen	☐ Jason Allen	☐ Jason Allen	☐ Jason Allen
☒ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener	☐ Jeremy Bergener
☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong

The motion passed with a unanimous vote.

5.E. ACTION ITEM – Eagle Quest East MDA

Assistant City Administrator/Community Development Director Steve Mumford presented the item. A rezone and master development plan were approved for the Eagle Quest East project by the City Council on April 5, 2022. A preliminary plat was approved on April 19. These approvals are contingent upon the approval of a master development agreement, as described in EMMC 16.10. This master development agreement was drafted by the City Attorney and negotiated between the parties, and is now presented to the Planning Commission for review and a recommendation to the City Council. The approved Eagle Quest East master plan includes a total of 401 residential lots with a mix of RD1, RD2, R1, R2, and R3 zoning. It also includes two parks totaling 8.3 acres.

The project includes planned collector roads on the north, west, and south. The developer is required to construct a half-width of the collector roads dedicating 38.5 feet, with a minimum of 24 feet of asphalt. The developer is also providing an extra 12 feet of right-of-way on Aviator Avenue and dedicating 50.5 feet. The City will enter into a reimbursement agreement for the extra costs to upsize Aviator from a 53-foot road to a 77-foot road and for the value of the additional 12 feet of land. The land value will be based on the agricultural value of the land as of the date of the land dedication. The developer shall dedicate 152 feet of right-of-way for Old Airport Road within 60 days of a request by the City. The City will enter into a reimbursement agreement for the cost of the land, exempting the land needed for the road crossing between phases 10 and 11.

Mr. Mumford confirmed that Old Airport Road is included in the Mountainland Association of Government's Regional Transportation Plan and is eligible for funding. The project would need to be added to the Impact Fees Facility Plan before the City enters into the reimbursement agreement in order to be able to collect impact fees for the improvements.

Applicant representative Josh Cummings said they are comfortable with moving forward with the plan without finalizing the terms of the road improvements and reimbursement agreement.

Mr. Draper confirmed that he is comfortable with the agreement as drafted and the future completion of the reimbursement agreement.

MOTION: ***Commissioner Bergener moved to recommend approval to the City Council of the Eagle Quest East Master Development Agreement. Commissioner Strong seconded the motion.***

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>	☐ <i>Jeremy Bergener</i>
☒ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>	☐ <i>Matthew Everett</i>
☒ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>	☐ <i>Chris Pengra</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

6. Discussion Items

6.A. DISCUSSION ITEM – Eagle Mountain Pet Care Concept Plan EM

Planner Steven Lehmitz presented the item. Eagle Mountain Pet Care is a veterinary clinic proposed at 1495 E. Raven Way. The lot is zoned Community Commercial and is 0.63 acres. The proposed building is 6,000 square feet. City staff has reviewed the proposed concept plan and provided feedback. The applicant is now seeking feedback about the proposal from the Planning Commission.

Staff explained that the development has an open space buffer between the commercial and residential areas and Raven Way has been platted but not improved.

Commissioner Pengra stated that he has no concerns with the proposal as long as it adheres to Municipal Code requirements.

Commissioner Bergener suggested that the applicant take into consideration the appearance of other buildings in the area to be in harmony with design standards.

Commissioner Everett supported Commissioner Bergener's statements, noting a two-story building is unlikely to be problematic as long as it does not exceed the height of the grocery store. A veterinary clinic will be beneficial to the City and will have a less intensive impact and provide a better buffer than other possible uses.

7. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 11, 2023.

Commissioner Allen will be in attendance virtually.

Commissioner Everett might not be able to attend and will inform staff and the Commission once his plans are finalized.

Commissioner Everett noted that the Open and Public Meetings Act training will take place at the next meeting and requested a future discussion or training regarding recent legislative changes impacting the Commission. He reminded the Commissioners to complete their required annual trainings.

8. Adjournment

MOTION: *Commissioner Bergener moved to adjourn at 8:33 p.m. Commissioner Everett seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***

☒ ***Jeremy Bergener***

Those Voting No

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

Those Abstaining

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

Those Absent

☐ ***Jason Allen***

☐ ***Jeremy Bergener***

☒ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett	☐ Matthew Everett
☒ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra	☐ Chris Pengra
☒ Brent Strong	☐ Brent Strong	☐ Brent Strong	☐ Brent Strong

The motion passed with a unanimous vote.

The meeting was adjourned at 8:33 p.m.

Approved by the Planning Commission on April 11, 2023.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE: ACTION ITEM / PUBLIC HEARING - CIRCLE 5 RANCH & JOE'S DUGOUT AREA REZONE

ITEM TYPE: Rezone

APPLICANT: Eagle Mountain City

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Steve Mumford, Planning

BACKGROUND:

At the request of several City Council members, the City is proposing to rezone the vacant properties in the "circle 5 ranch and Joe's dugout" areas, located to the north Hidden Hollow Elementary, east and northeast of Lone Tree, south of Cedar Pass Ranch, and west of Ruby Valley / Ash Point. These properties were part of the Ranches Master Development Plan. The Ranches Master Development Agreement, which contained the zoning details for the properties, has been expired for approximately five years. This proposal would bring the properties into compliance with the current City Code and generally comply with the City's General Plan Map (Future Land Use Map). It also adds the Wildlife Corridor Overlay Zone to portions of the properties, ensuring the future success of the corridor.

The proposed rezone includes the following:

58:040:0378 to RD2, PF, OS-N Zones & the Wildlife Corridor Overlay Zone;

58:040:0326 to CC & OS-N Zones with the Wildlife Corridor Overlay Zone;

58:040:0188, 58:040:0259, 58:034:0332, 58:048:0074 to OS-N Zone & Wildlife Corridor Overlay Zone;

58:048:0129 to FR & R2 Zones;

45:415:0242 to OS-I Zone;

58:040:0228, 58:040:0260, 58:040:0377 to PF Zone.

ITEMS FOR CONSIDERATION:

We have spoken with three of the property owners in this area. The

owner of the Joe's Dugout property (to be zoned CC) has expressed opposition to the proposal, and has stated their desire to develop the property as residential, based on the slopes and limited buildable area, among other reasons. The residential property owners (Circle 5 Ranch and Lone Tree F-3) have mainly expressed concern if the rezones remove or modify their rights to construct their developments as planned.

EMMC 17.90.060 contains the criteria for approval of a rezone. These are included below, along with some commentary related to this application.

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan.

- Parcel #58:040:0326 is shown on the Future Land Use Map as "Commercial Community." Generally the CC and CN zones are appropriate in the Commercial Community areas. The proposed zone is CC (Commercial Community). Small portions of this parcel are proposed to be zoned as OS-N for a wildlife corridor connection (on the west end of the property) and a trail connection (on the east end).
- Properties shown as "Parks and Open Space" on the Future Land Use Map are being zoned as Open Space Natural (OS-N) or Open Space Improved (OS-I).
- Parcel #58:040:0378 is the Circle 5 Ranch property. A preliminary plat was approved for this property many years ago, and the property owner is entitled to the approved lot layout and street layout of the project. No matter how the property's zoning is modified, the project remains approved. The Future Land Use Map designates the property as "Foothill Residential." EMMC 17.25.020(C) indicates that the most appropriate zone within that land use category is the Foothill Residential Zone, which allows a minimum lot size of 1/4 acre and an average lot size of 1/2 acre. We have been asked to propose the RD-2 Zone for the areas of the property that were included as lots and roads in the approved preliminary plat. The RD-2 Zone has a required minimum lot size of 1/2 acre and an average lot size requirement of 3/4 acre. The Commission and Council can determine whether the RD-2 Zone is appropriate within the Foothill Residential category of

the General Plan.

- Parcels 58:048:0129 and 58:048:0045 are the properties included in the Lone Tree F-3 proposed preliminary plat application, and are designated in the Future Land Use Map as "Neighborhood Residential One." EMMC 17.25.020(D) indicates that the appropriate zones in that category are R1, R2, and R3. We are proposing the Foothill Residential (FR) Zone and the R2 Zone, based on the lot sizes being proposed with the Lone Tree F-3 plat. The R1 Zone would seem to be compatible as well, with a minimum required lot size of 1/4 acre and an average lot size of 1/3 acre.
- The areas of the Circle 5 Ranch parcel that were shown as open space on the approved preliminary plat are being proposed to be zoned OS-N (Open Space Native).
- The Wildlife Corridor Overlay Zone is being proposed to begin across the street from the open space area of the hill in the Lower Hidden Valley planned development, and follow the open space areas along the east side of the project, utilizing the City's parcel and ultimately connecting to the area within Deer Haven with the overlay zone. The City's Wildlife Biologist, Todd Black, is supportive of this proposal.

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.

- The proposal includes open space zones between most of the properties zoned for development, including existing neighborhoods. Table 17.60.160(1) contains zone transitions, and the proposed zones generally comply, although rather than OS-I areas a majority of open space areas are zoned OS-N. The terrain also provides some level of buffering.
- Although the FR zone seems appropriate in the Lone Tree F-3 area, the R1 zone would create a more proper transition adjacent to the proposed R2 zone, and could be an option to consider.
- Some of the allowed uses in the CC zone may not be appropriate in that location, being that close to the elementary school and residential uses. If a commercial zone is appropriate, we would recommend a limit to uses that generate

less traffic or are more compatible with the surrounding uses (small retail, office, day care or preschool, corner market, bakery, athletic instruction, nursery/garden center, salon, etc.).

C. City Services. The proposed uses can be accommodated with public services and will not overburden the city's service capacity.

- Projects already have been approved or are in process for the residential properties. The commercial property does not have any project approvals. No specific service study has been conducted for this area, although the area contains quite a bit of water infrastructure.

D. Traffic Generation. Traffic generation by the proposed uses is within capabilities of streets serving the property.

- Pony Express Parkway is a major arterial roadway and contains capacity for the proposed uses. Our biggest concern is related to potential traffic impacts during school times. The commercial project would have to connect a road at the signalized intersection, and we suggest limiting the uses to those that are compatible with school traffic.

E. Property Values. The proposed uses are not expected to have a significant negative impact on surrounding property values.

- The addition of open space zoning generally has positive property value impacts to neighboring properties. As stated earlier, we recommend limiting the commercial uses to those that would have limited negative impacts.

REQUIRED FINDINGS:

A rezone is a legislative decision and is considered valid if reasonably debatable and not illegal. The criteria for approval for a rezone are listed in EMMC 17.90.060.

RECOMMENDATION:

We recommend that the Planning Commission forward the application to the City Council with a positive recommendation, along with any changes made at the meeting. Alternatively, the Commission can hold a public hearing, discuss the proposal, provide feedback, and table the application for additional modification.

ATTACHMENTS:

Proposed Zoning Map - Circle 5 Joe's Dugout Area

Legend



Wildlife corridor

Ranches Circle 5

area rezone



CC



FR



OS-I



OS-N



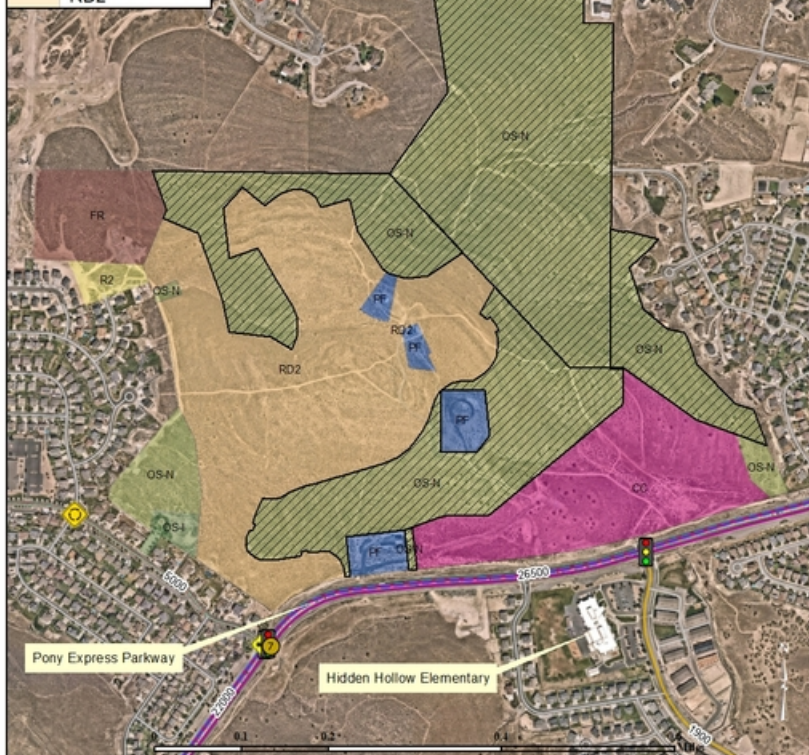
PF



R2



RD2





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE:	ACTION ITEM -- PUBLIC HEARING: SITE PLAN, ARCHITECTURAL DESIGN AND PRELIMINARY PLAT APPROVAL FOR "PARKWAY FIELDS C"
ITEM TYPE:	Preliminary Plat & Site Plan
APPLICANT:	Flagship Homes as Owner/Developer with Bronson Tatton as Applicant and representative

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast quadrant/region of the City. The development continues the platting of that master development now using "Parkway Fields" as its name. Phase C proposes 235 attached townhouse building lots and 10 common parcels on 31.28 acres of land. The building lots' dimensions and arrangement are designed to conform to the MF-1 Zone as well as the approved master plan.

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC § 16.20):

The Project has been reviewed by the DRC Committee and suggested redline corrections incorporated into plat drawings. The plat's present configuration appears to be in conformance with platting & site plan standards belonging to the MF-1 Zone and to the pre-approved Ault Farms Master Development Plan.

Provided/proposed plat calculations:

Total Acreage -- 31.28 (corrected)

Land Use Zone(s) -- MF1

Total Lot Count -- 235 (with 10 additional open space parcels)

Total Acreage in Lots -- 50

Total Acreage in Rights-of-Way -- 3.45

Total Open Space Provided -- 9.27 acres

Reqd. Min. Lot Size -- n/a

Proposed Min. Lot Size -- n/a

Reqd. Avg. Lot Size -- n/a
Proposed Min. Lot Size -- n/a
Max. Allowable Gross Density -- 10 units/acre
Overall Density -- 7.5 lots/acre
Asphalt Pavement Area -- 150,178.90 sq. ft.

ROW:

Right-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project, as are the housing "blocks", and, common parcel positions and dimensions.

Correspondence:

Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat and site plan application set, or, be geared towards recommending Conditions of Approval for Phase C should it be approved.

Site Plan/Architectural Items (EMMC § 17.100.050 & 060):

Analysis:

The Ault Farms MDA does not include any specific language referencing townhouse architecture, and instead requires compliance with the City Code.

Townhouse & Clubhouse Architecture (EMMC § 17.72 et al -- refer to attached elevations):

Roofs -- Required: Sloping roofs, overhanging eaves & multiple roof planes & heights. Proposed: Conforming roof systems.

Building Articulation -- Required: That vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections. Proposed: Elevations demonstrate conformance to required design elements/styling -- less so on the back and ends of buildings. Whether the proposed elevations are sufficiently compliant in form is a subjective decision left to the Planning Commission.

Architectural Detailing -- Required: A majority (10) in count of the following 18 select features on each side of each building in the development: Decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. Architectural renderings provided by the Applicant suggest compliance with the detailing tally requirement (see attached drawings). The Planning Commission will have to decide whether to accept the Applicant's representations.

Building Materials -- Required: That a minimum of two exterior material types on all building faces, minimum of 30% material type be used on any given wall face. Proposed: Siding and stucco on the front and back of the front-loaded townhomes -- but not the ends. The 30% standard is not met on either the rear or end sides of the same buildings. A proposed Condition of Approval addresses this finding. Conversely, the rear-loaded townhomes appear to conform to the material types and coverage percentage requirements.

Building Colors -- Recommendation: Wide palette, not restricted to earth tones or desert landscape colors. Proposed: white, grey and black tones predominating one building style, the other feature an added color type per unit (e.g., bluey/green, etc.) Depth of color choice may be inadequate. Again, whether the color suite is sufficiently compliant is a subjective decision left to the Commission.

Garage Doors -- Required: That to cause garage doors to not be a dominant architectural element, they be placed at the sides or rears of buildings or be recessed from front wall planes of units. Many (119) townhouse units are intended to have be "rear loaded" garages; the balance that are front loaded (116) do not feature the garages being recessed; rather, they are rather forward of unit entryways.

Lighting -- All lighting fixtures on building (and poles) to be shielded and down-directed. Given the requirements of pole lights in the City and that townhouse structures are proposed (vs. commercial buildings), it is anticipated that lighting will be made compliant with code.

Mailbox Structure(s) -- Recommended: Cluster mailboxes for multi-

family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.

Mechanical Equipment -- Required: Mechanical equipment shall be screened from public view. No precise code standard noted.

Proposed: N/A with townhomes, clubhouse plan details inadequate to determine compliance. Expected that any units associated with clubhouse will have roof screening or more likely be ground mounted and have landscaping and/or screening to hide them from view. A proposed Condition of Approval addresses this finding.

Storage, Loading Areas & Trash Enclosures -- Required: Outdoor storage, loading or trash areas require screening/enclosure. Proposed: N/A given nature of structures in the development.

Parking Provision (EMMC § 17.55.120(c)) -- Required: Rate of 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); min. 1 stall per unit to be enclosed/covered. Proposed: 98 guest spaces (79 required); all units to have double car garages.

Access & Streets (EMMC § 16.35.140) -- Required: Public streets' widths to be 53', 77', 122'. Proposed: All public @ 53', 63', (variation of the 53' type to add an adjoining trail element in the row along one side of the road with planter strip buffers to either side -- see detail) and 122' (Tiffany Boulevard) -- save for the service drive access through the open space providing access to the clubhouse and four private alleys or shared drives (two north/two south) providing access to some of the units. All townhouse dwelling units have direct or indirect access to public streets -- but due to orientation thereto, 116 units are typified as "front-loaded", 119 units as "rear-loaded" as afore-noted.

Connectivity Index: (EMMC § 16.30.090) -- Required: To be (for a MF-1 zoned area) 1.75. Proposed 1.83 (note that the master plan already approved Plat's C's configuration as well).

Screening (EMMC § 16.35.090) -- Required: Six-foot (6') privacy fencing along the rear or side lot lines of lots intended to abut collector and/or arterial rights-of-way. It may be interpreted that said fencing will be required along the full length (running east/west) of Tiffany Boulevard on its north and south sides adjoining the

roadway. Proposed: Six-foot (6') as mandated except for where townhomes are situated that are proposed to face the street whereat a lower rail fence was previously, effectually, approved by the Planning Commission (see attached landscape plan page L.2).

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(l): All open space is intended to be maintained by a future HOA. Required open space area: 5.37 acres. Proposed open space area: 1.5 acres -- balance is in other phases of Parkway Fields as approved during the master plan stage. Required amenity points: 542. Proposed: 1438. All units within 1/4 mile of open space and otherwise have access thereto. Main open space amenities include, as required for MF-1 projects, a pool and clubhouse with related parking and landscaping - including linear connecting parks (see attached landscape plan page L.1 and amenity points worksheet attached to prior report). Per the Applicant, "all landscaping in this phase [C] is intended to be maintained by the HOA. Not sure if the Tiffany Lane streetscape is intended to be maintained by the City or the HOA though."

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20. Approval criteria [Conclusions of Law] for a Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060. Plats, multi-unit architectural design, and, site plans are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective.

RECOMMENDATION:

As pertaining to the Site Plan and Preliminary Plat for Parkway Fields C, Staff recommends that the Planning Commission forward a positive recommendation to the City Council, contingent upon Applicant/Development compliance with the following recommended conditions of approval:

1. Applicant shall cause that all townhouse buildings' two exterior

siding material types cover at least 30% all sides (ends) of each building.

<2. Any other conditions adopted by the Planning Commission...>

ATTACHMENTS:

[Founders__Square_Parcel_Vicinity_Map](#)

[Parkway Fields PP Phase C \(3-14-23\)](#)

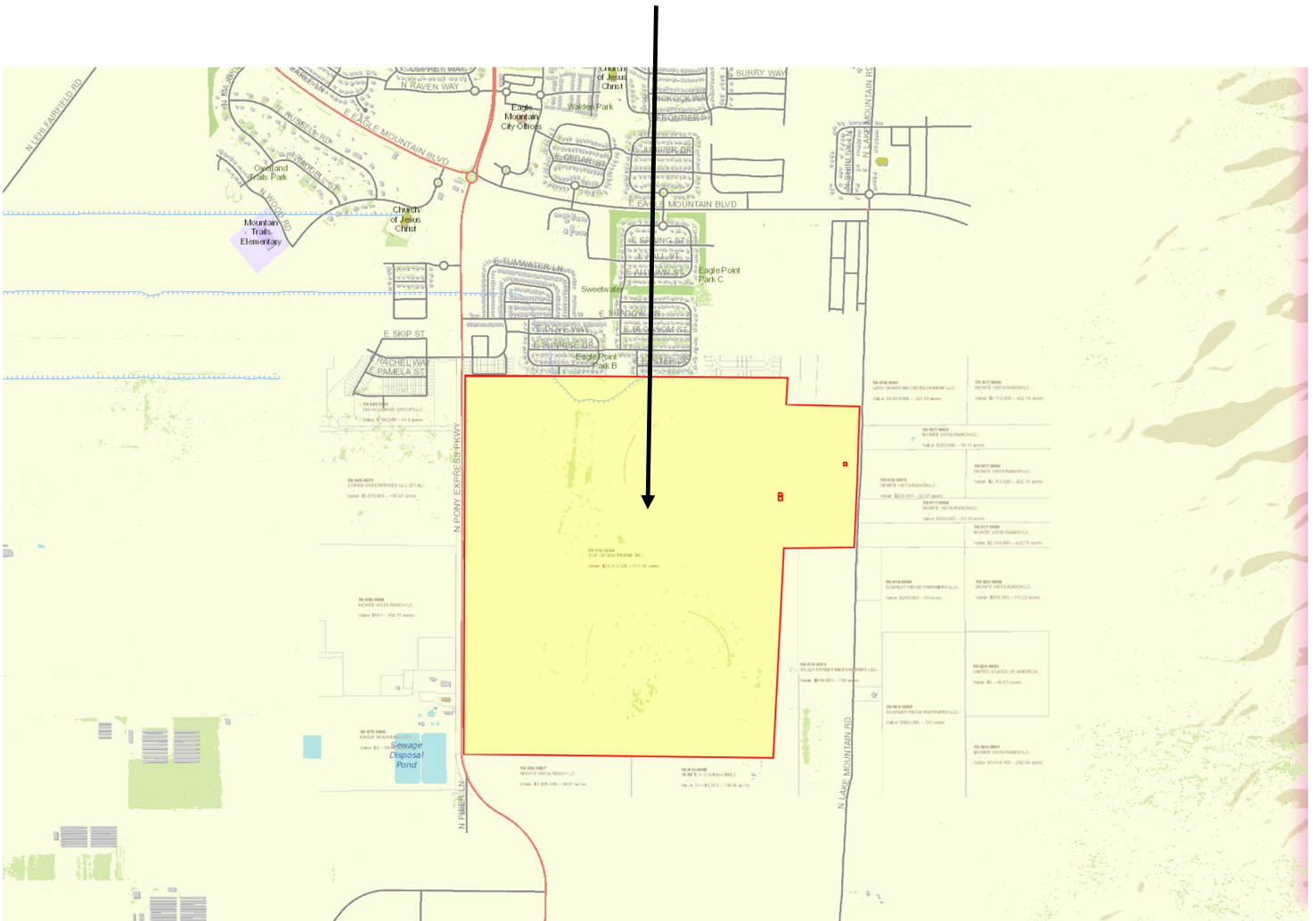
[Parkway Fields - Phase C Arch Renderings - current version](#)

[Parkway Fields Phase C - Revised Landscape Plans \(3.29.2023\)](#)

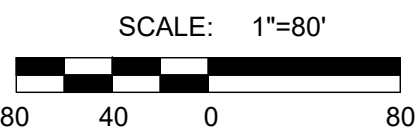
VICINITY MAP

Utah County Parcel Map Snippet

Property



EAGLE MOUNTAIN CITY, UTAH



Contains: ±31.28 Acres
1,362,630 Sq. Ft.

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. **UTTC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. **COLLARS:** ALL COLLARS TO BE 1" WIDE BY 1" DEEP WITH A 6000 psi CONCRETE WITH 1.58 FIBER MESH PER CUBIC YARD ($\frac{3}{4}$ ") MONOLITHIZATION) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE $\frac{3}{4}$ " DOWN FROM ASPHALT EDGE AND CONCRETE TO BE $\frac{3}{4}$ " TO $\frac{1}{2}$ " DOWN FROM ASPHALT EDGE.

The map shows the Eagle Mountain area. A north arrow is in the top left. Major roads shown include 8000 NORTH, 4000 NORTH, 1600 WEST, 1000 NORTH, and LIGHT RAILROAD ROAD. A shaded area labeled 'SITE' is located near the intersection of PONY EXPRESS and LAKE MOUNTAIN ROAD. Other labels include 'EAGLE MOUNTAIN' and 'LAKE MOUNTAIN ROAD'.

101	COVER
201	LOT LAYOUT
301	UTILITY PLAN
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TOTAL ACREAGE:	31.28 ACRES
TOTAL OPEN SPACE:	9.27 ACRES
OVERALL DENSITY:	7.5 LOTS/ACR
TOTAL # OF UNITS:	235 LOTS
ASPHALT PAVEMENT AREA:	150,178.90 SF

<u>PLAT</u>	
TOWNHOMES	235 TOTAL
FRONT LOAD	116 TOWNHOMES
REAR LOAD	119 TOWNHOMES
PARKING REQUIRED.....	79 STALLS
PARKING PROVIDED.....	98 STALLS

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TREES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. DRIVEWAY SLOPES NOT TO EXCEED 12%.
8. NO DEFLECTIONS ALLOWED ON WATER LINES.
9. ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
10. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
11. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
12. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
13. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

R-VAC VALVE (W)
 OW-OFF (W)
 MP. BLOW-OFF (W)
 ALVE (W & SW)
 IE
 CROSS
 PRESSURIZED IRRIGATION
 * PIPE ELBOW (PI)
 .5" PIPE ELBOW (PI)
 25" PIPE ELBOW (PI)
 NGLE SW SERVICE
 AL SW SERVICE
 R-VAC VALVE (PI)
 OW-OFF (SW)
 MP. BLOW-OFF (PI)
 OP SIGN
 TREET SIGN
 NUMENT

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PARKWAY FIELDS PHASE C

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS	
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LEI PROJECT #:
2019-0046

DRAWN BY:
CJI

DESIGNED BY:
BCT

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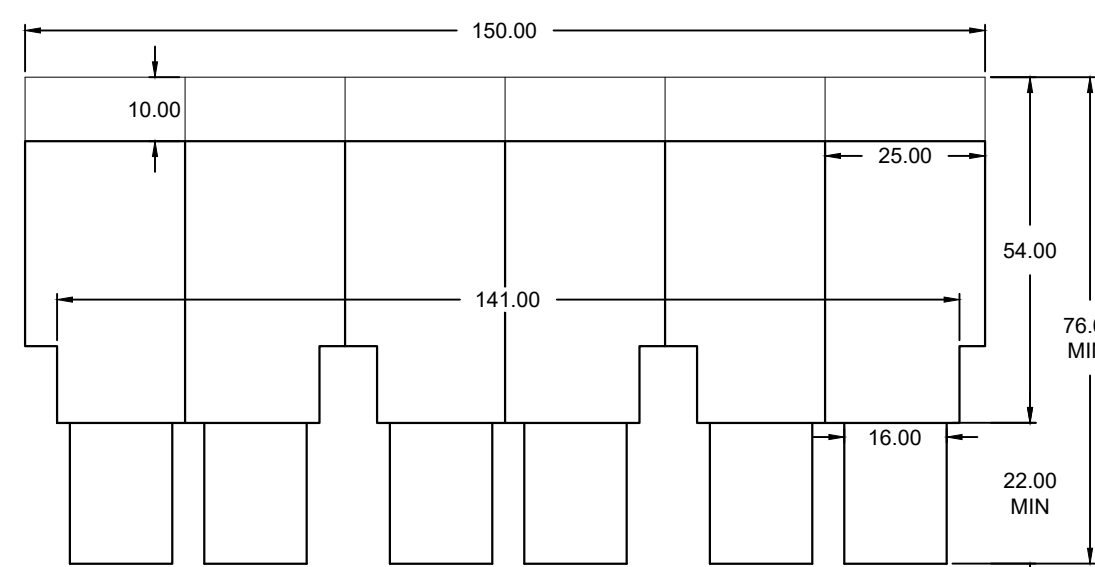
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03/14/2023

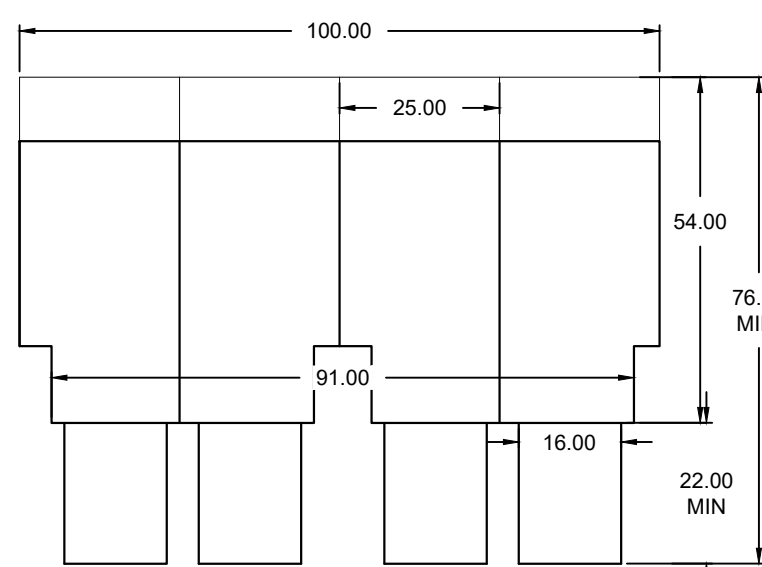
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101

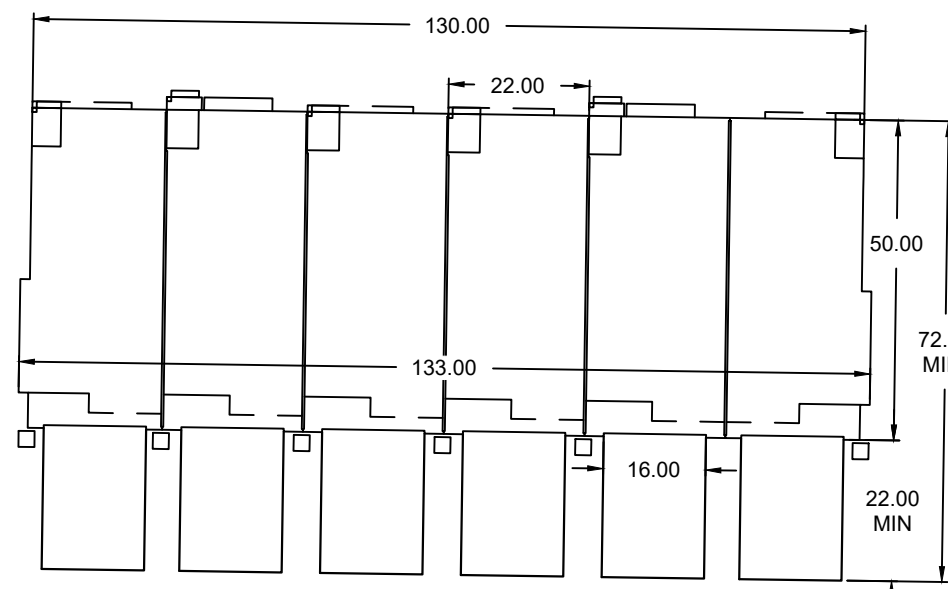
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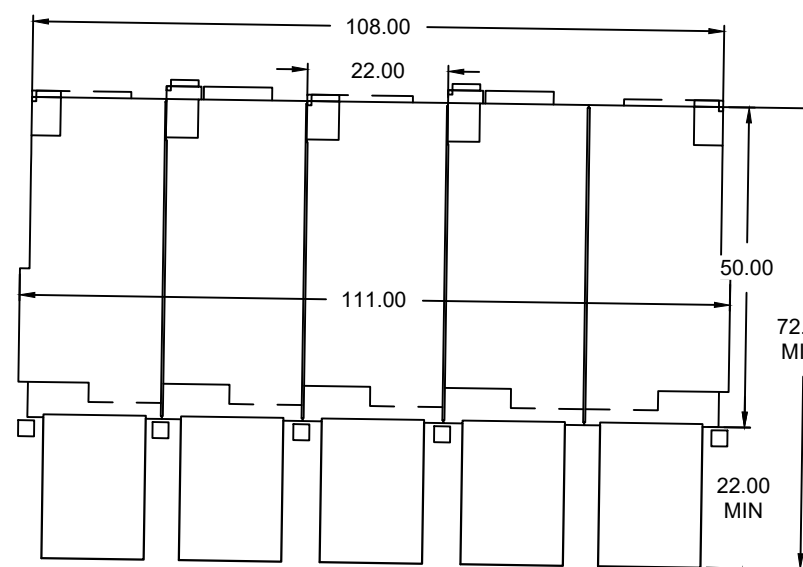
(16) FRONT LOAD BUILDING DETAILS (TYP.)



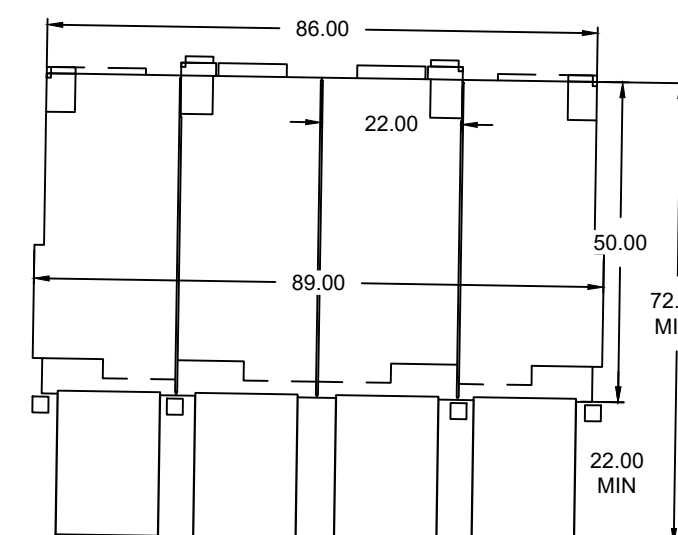
(4) FRONT LOAD BUILDING DETAILS (TYP.)



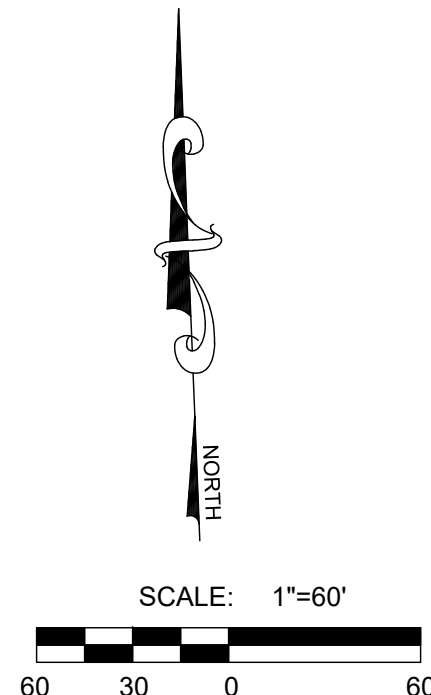
(15) REAR LOAD BUILDING DETAILS (TYP.)



(1) REAR LOAD BUILDING DETAILS (TYP.)

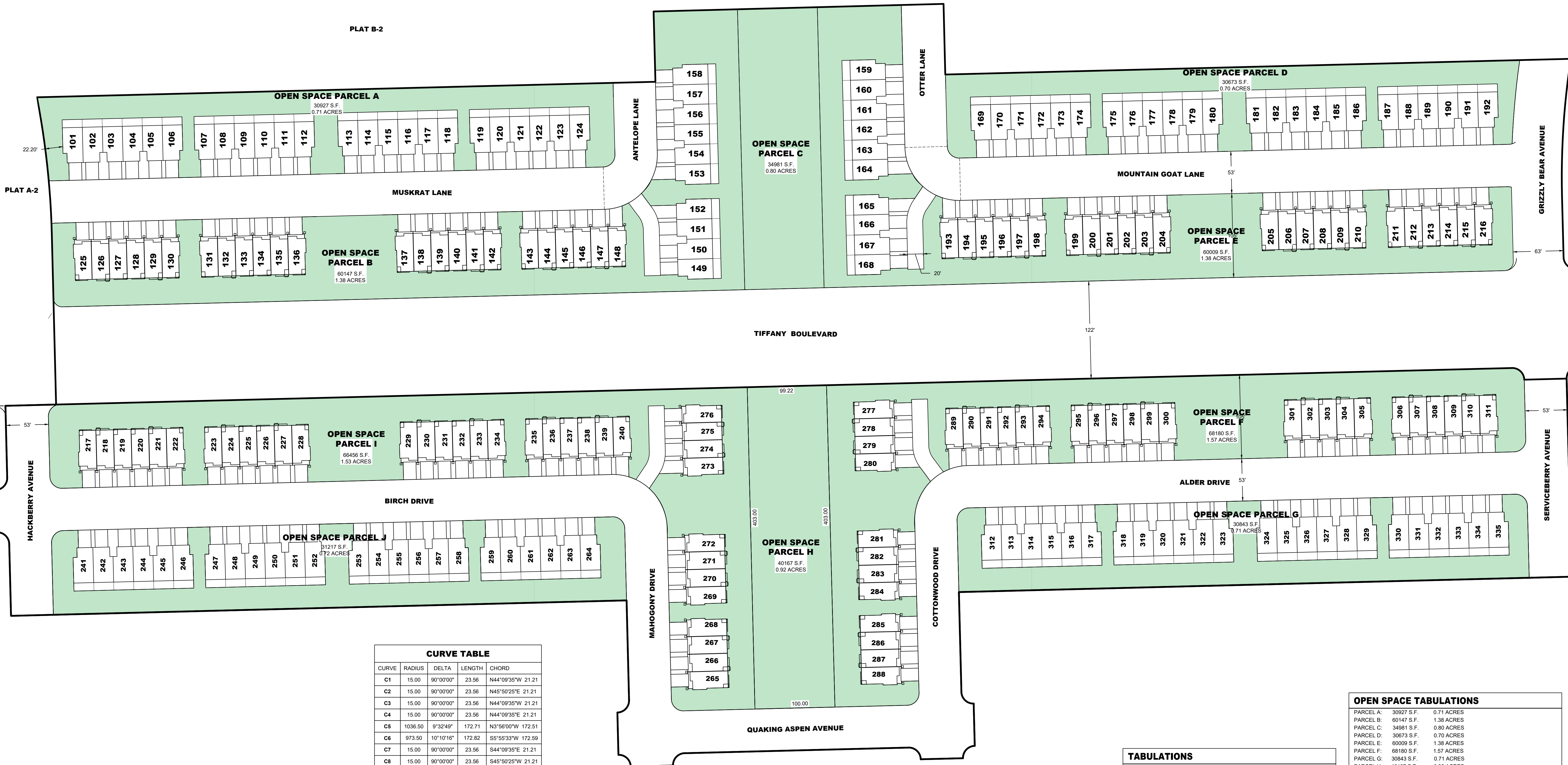


(6) REAR LOAD BUILDING DETAILS (TYP.)



3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C2	15.00	90°00'00"	23.56	N45°50'25"E 21.21
C3	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C4	15.00	90°00'00"	23.56	N44°09'35"E 21.21
C5	1036.50	9°32'49"	172.71	N3°56'00"W 172.51
C6	973.50	10°10'16"	172.82	S5°53'33"W 172.59
C7	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C8	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C9	15.00	90°00'00"	23.56	S44°09'35"E 21.21
C10	15.00	90°00'00"	23.56	S45°50'25"W 21.21
C11	15.00	90°00'00"	23.56	N44°09'35"W 21.21
C12	15.00	90°00'00"	23.56	S45°50'25"W 21.21

TABULATIONS	
PLAT	
TOWNHOMES	235 TOTAL
FRONT LOAD	116 TOWNHOMES
REAR LOAD	119 TOWNHOMES
PARKING REQUIRED	79 STALLS
PARKING PROVIDED	98 STALLS

OPEN SPACE TABULATIONS		
PARCEL A:	30927 S.F.	0.71 ACRES
PARCEL B:	60147 S.F.	1.38 ACRES
PARCEL C:	34981 S.F.	0.80 ACRES
PARCEL D:	30673 S.F.	0.70 ACRES
PARCEL E:	60009 S.F.	1.38 ACRES
PARCEL F:	68180 S.F.	1.57 ACRES
PARCEL G:	30843 S.F.	0.71 ACRES
PARCEL H:	40167 S.F.	0.92 ACRES
PARCEL I:	66456 S.F.	1.53 ACRES
PARCEL J:	31217 S.F.	0.72 ACRES
TOTAL:	453600 S.F.	10.42 ACRES
OPEN SPACE		
NOTE: ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOA.		

PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
LOT LAYOUT

REVISIONS	
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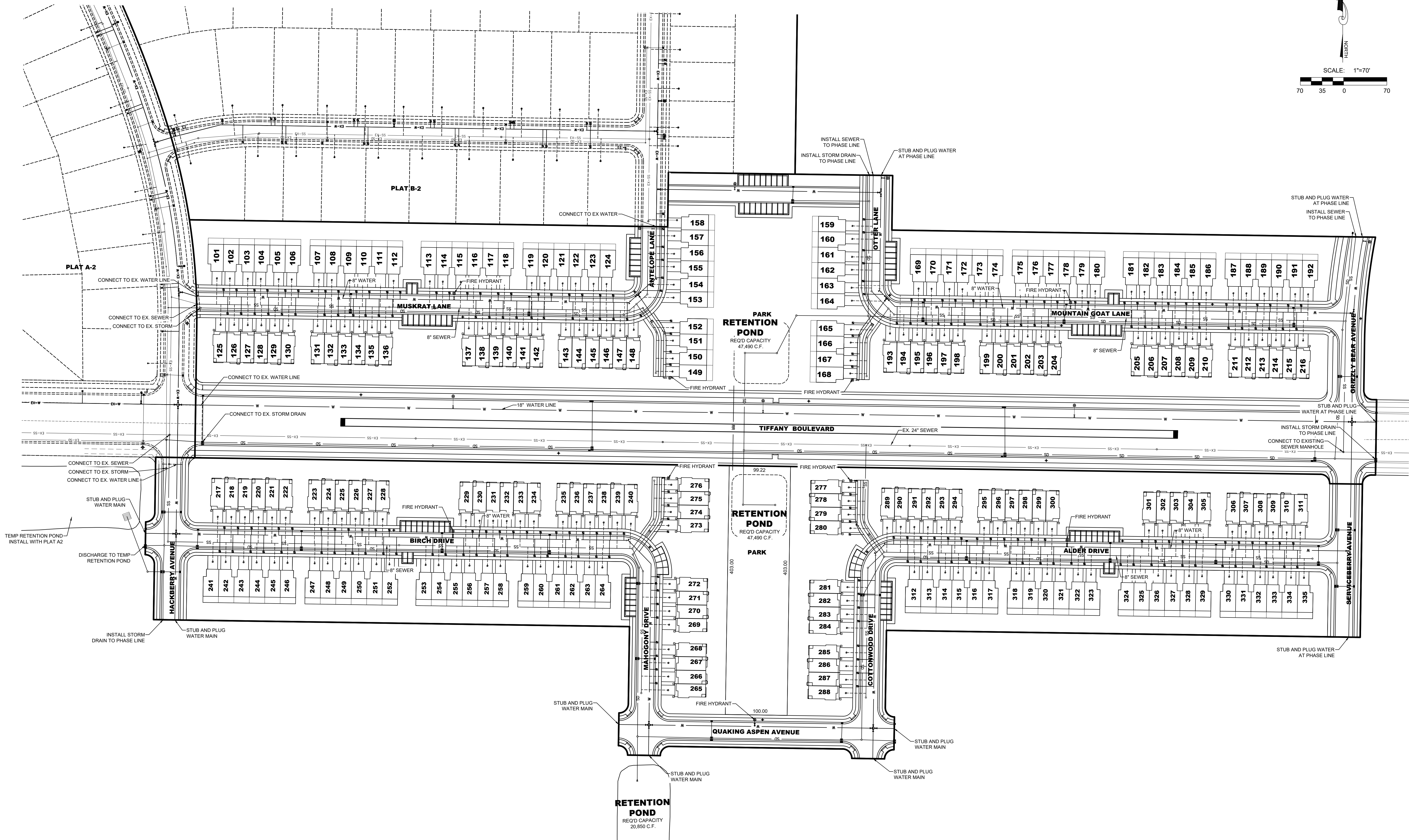
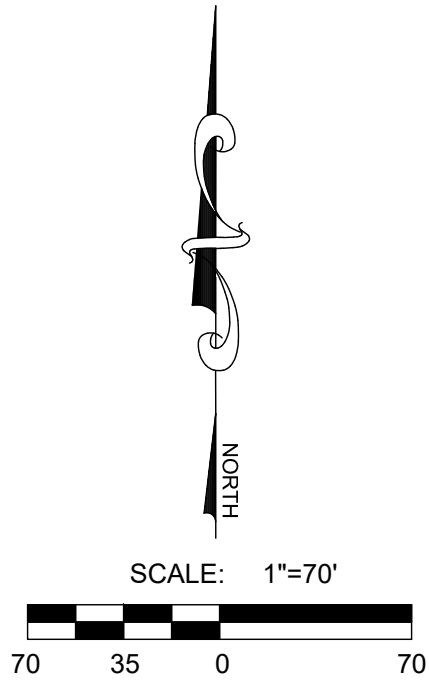
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2019-0046
DRAWN BY:
CJI
DESIGNED BY:
BCT
SCALE:
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DATE:
03/14/2023

NOT FOR
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PARKWAY FIELDS PRELIMINARY PHASE C

EAGLE MOUNTAIN, UTAH

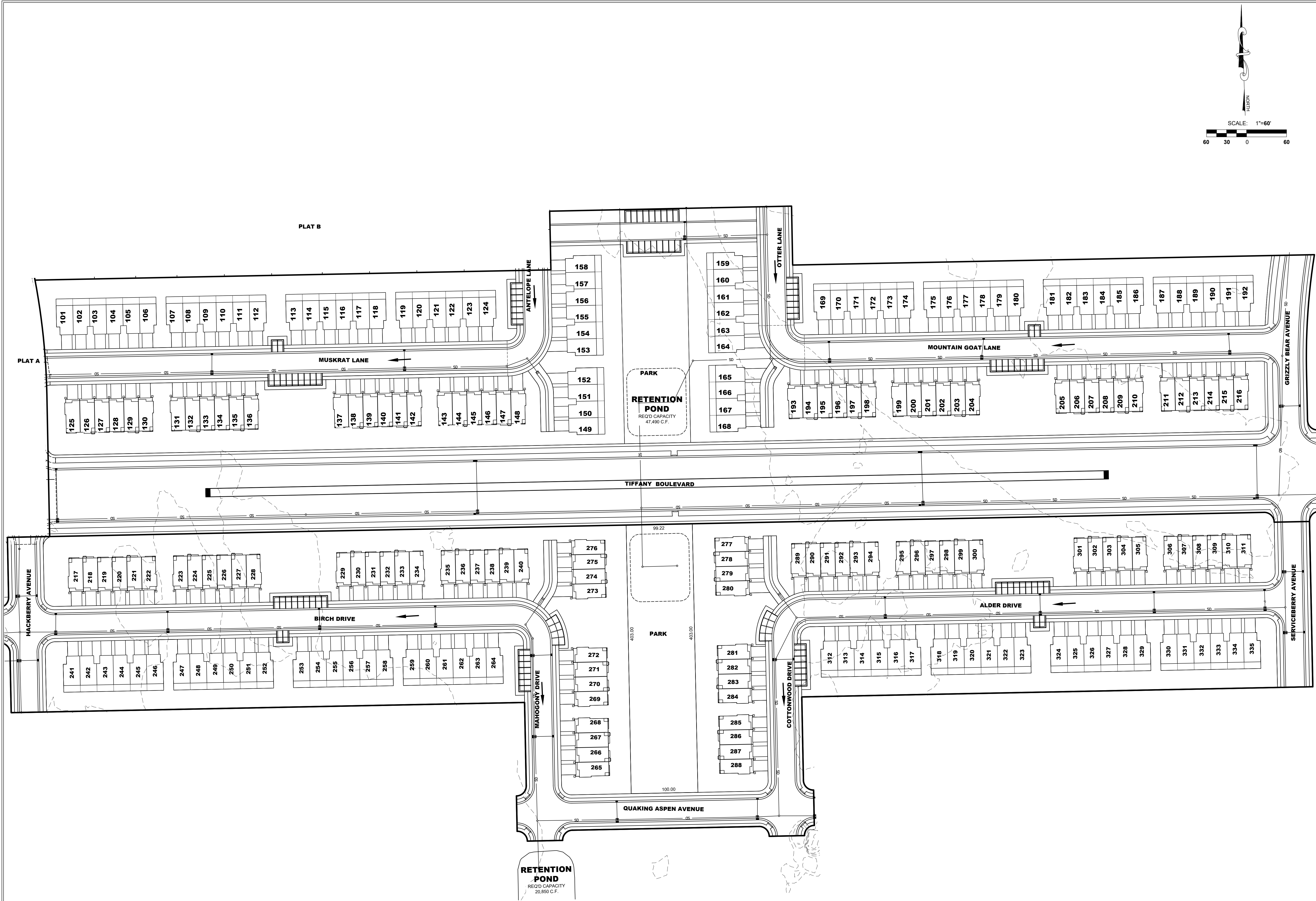
UTILITY LAYOUT



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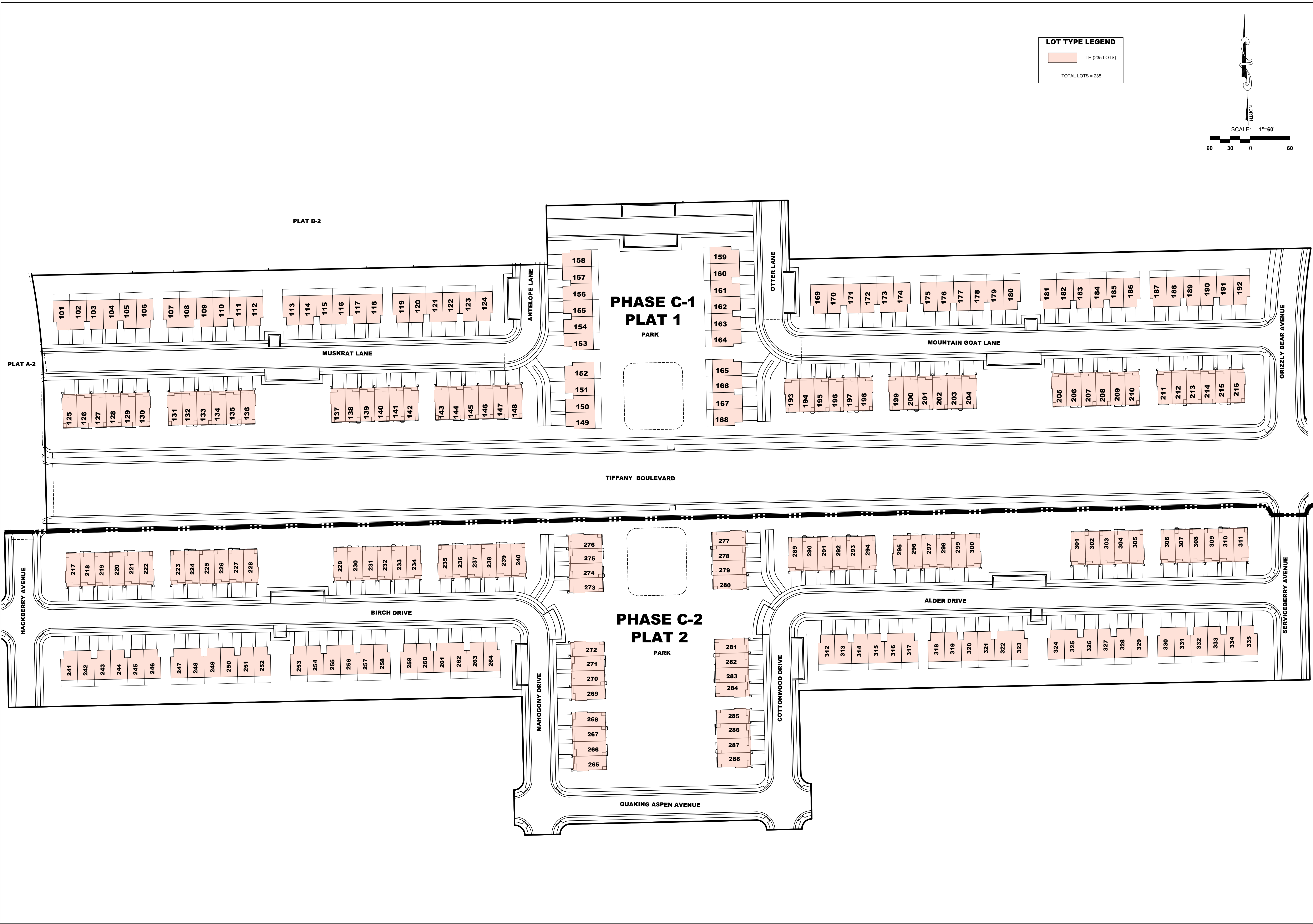


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PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
GRADING PLAN

REVISIONS	
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LEI PROJECT #:
2019-0046
DRAWN BY:
CJI
DESIGNED BY:
BCT
SCALE:
1"=60'
DATE:
03/14/2023

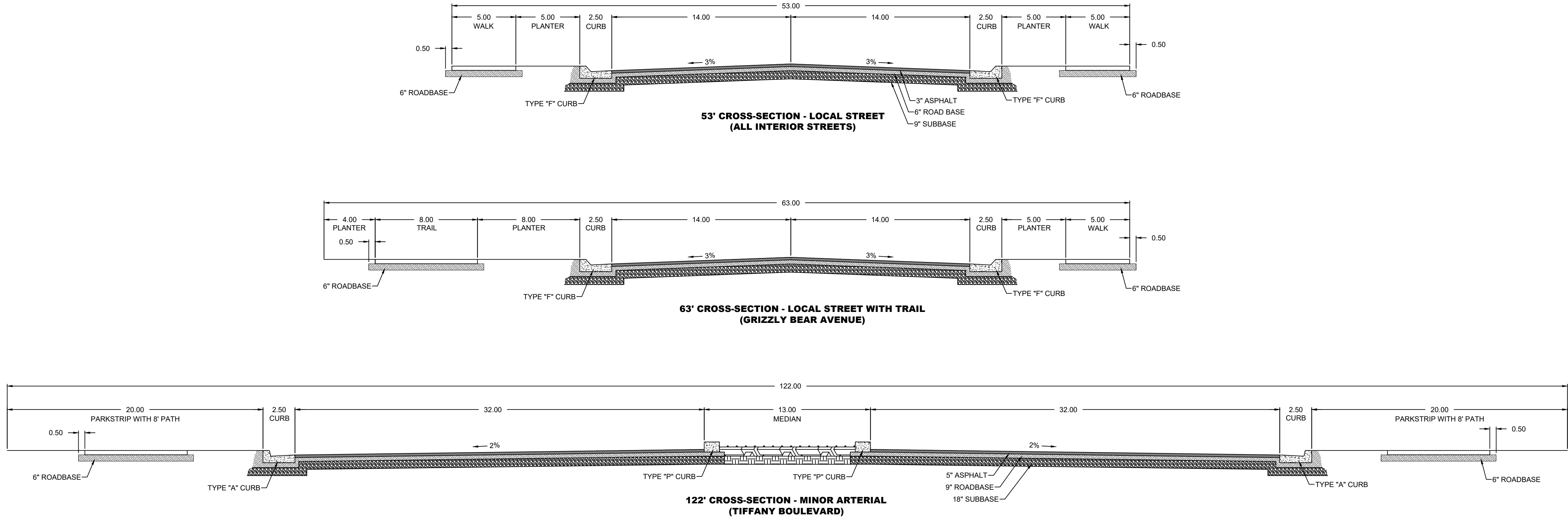


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CONSTRUCTION

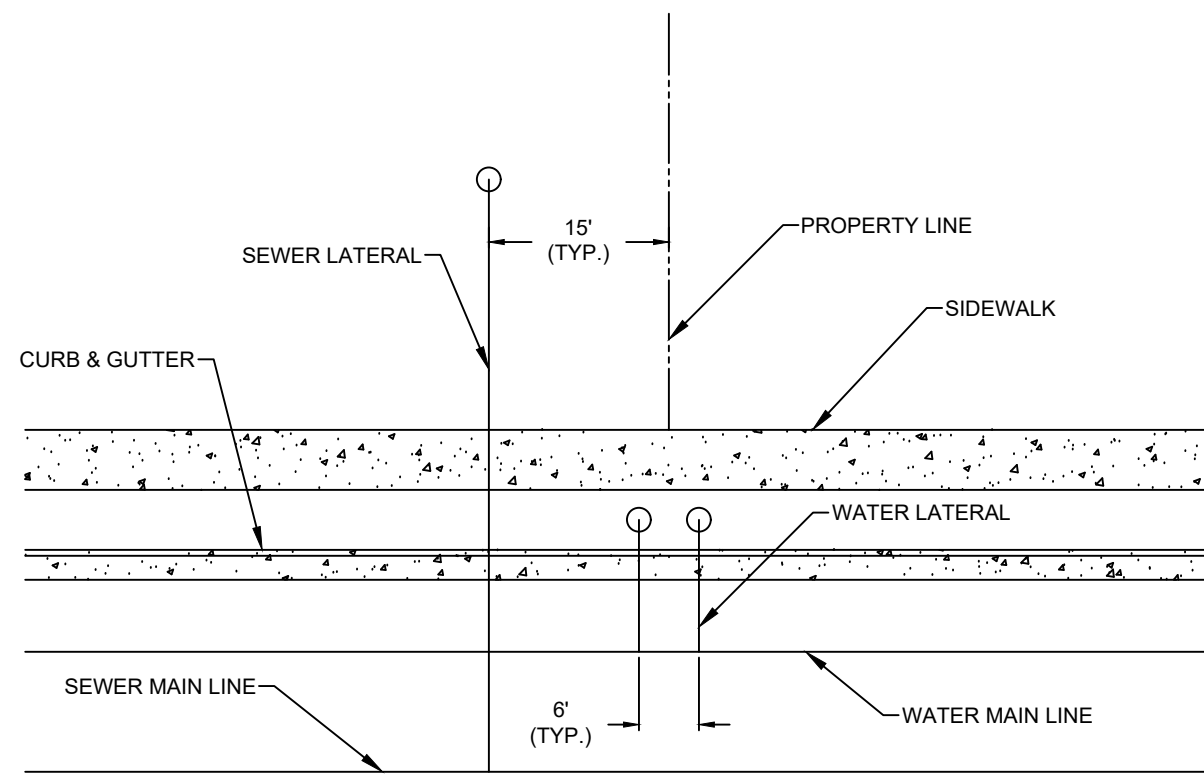
PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
PHASING PLAN / LOT PLAN

REVISIONS	
1 -	
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4 -	
5 -	
6 -	
7 -	
LEI PROJECT #: 2019-0046	
DRAWN BY: CJI	
DESIGNED BY: BCT	
SCALE: 1"=60'	
DATE: 03/14/2023	
SHEET	

1 ROADWAY CROSS SECTIONS



2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL

PARKWAY FIELDS PRELIMINARY PHASE C
EAGLE MOUNTAIN, UTAH
DETAILS

REVISIONS	
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LEI PROJECT #:
2019-0046

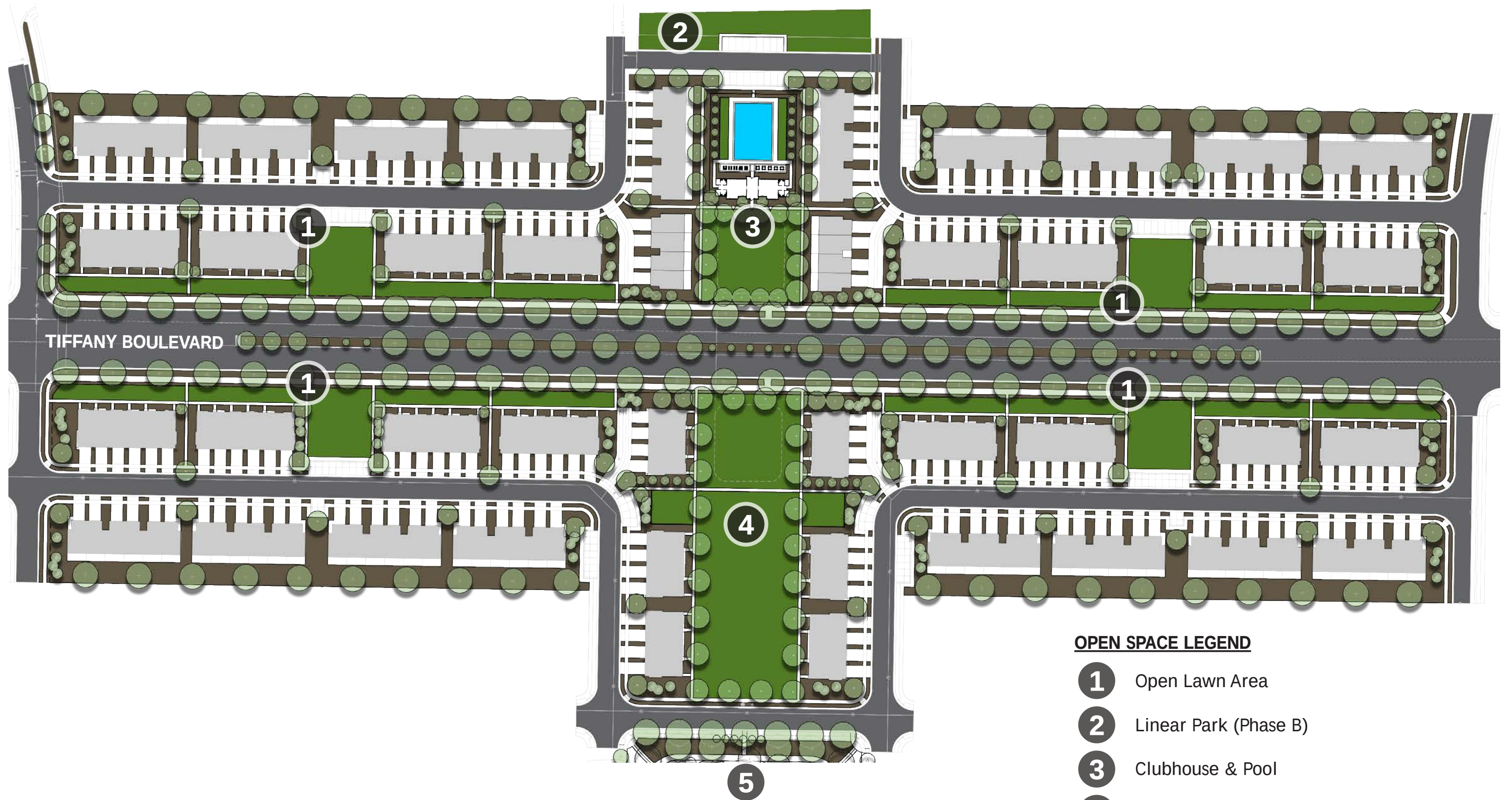
DRAWN BY:
CJI

DESIGNED BY:
BCT

SCALE:
1"=NTS

DATE:
03/14/2023

NOT FOR
CONSTRUCTION



PARKWAY FIELDS - Site Plan Illustration

Site Plan Application by Flagship Homes

OPEN SPACE LEGEND

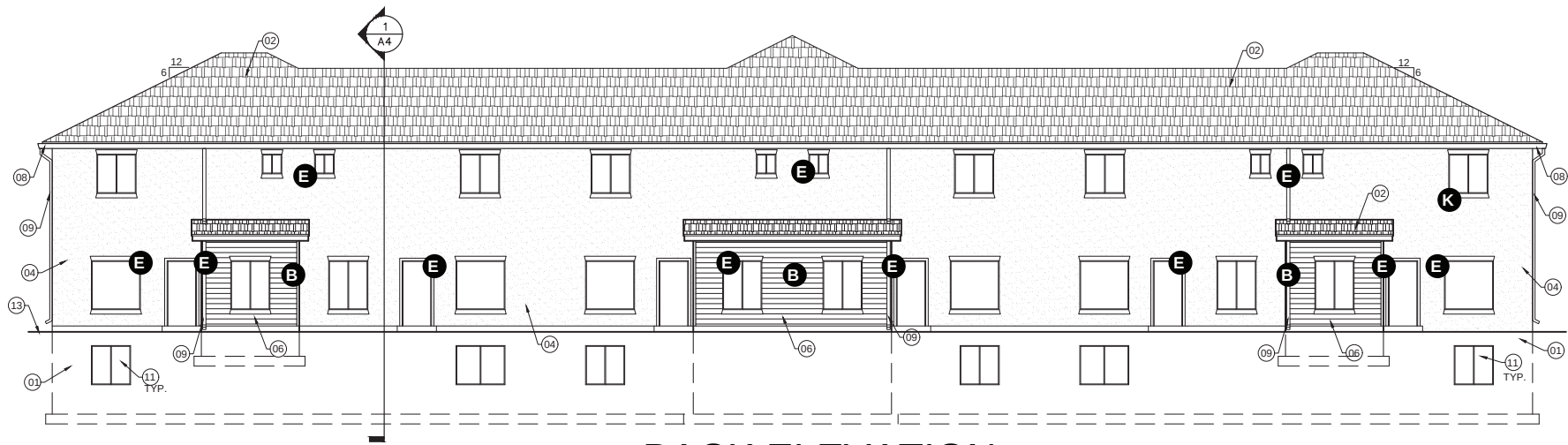
- 1 Open Lawn Area
- 2 Linear Park (Phase B)
- 3 Clubhouse & Pool
- 4 Linear Park
- 5 South City Park (Future Phase G)

*Waterwise landscaping principles implemented through project.



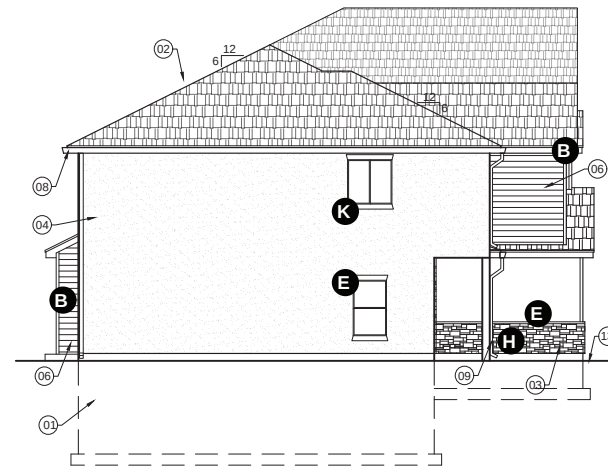
PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



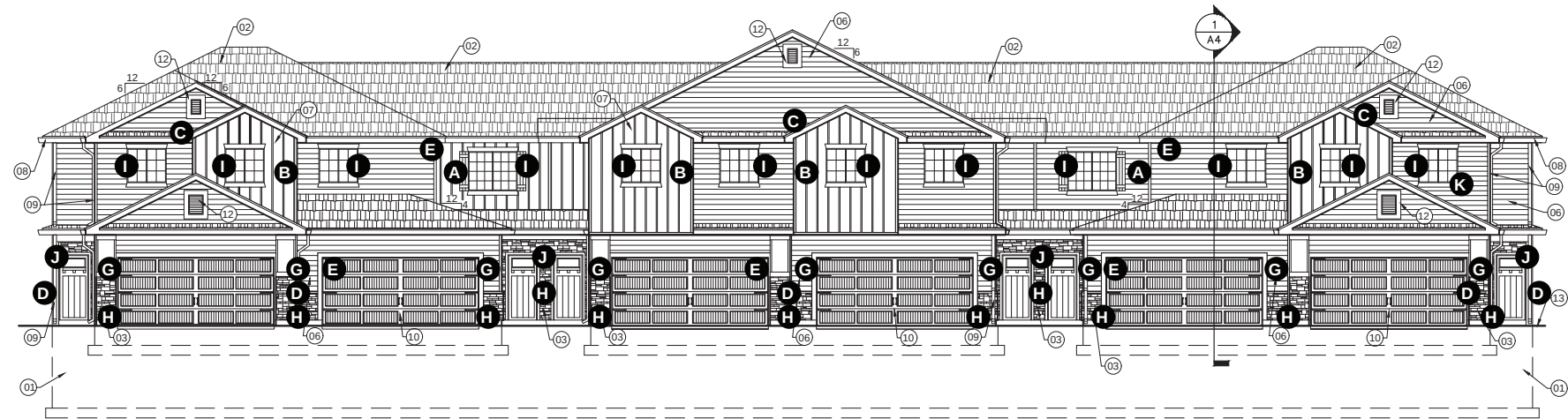
BACK ELEVATION

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



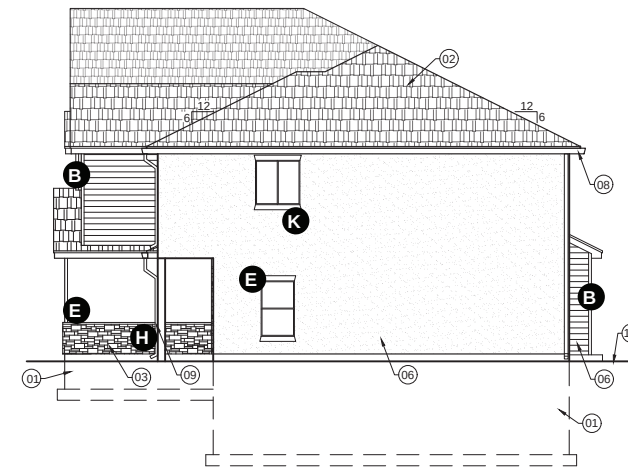
LEFT ELEVATION

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



FRONT ELEVATION

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



RIGHT ELEVATION

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

KEYED NOTES:

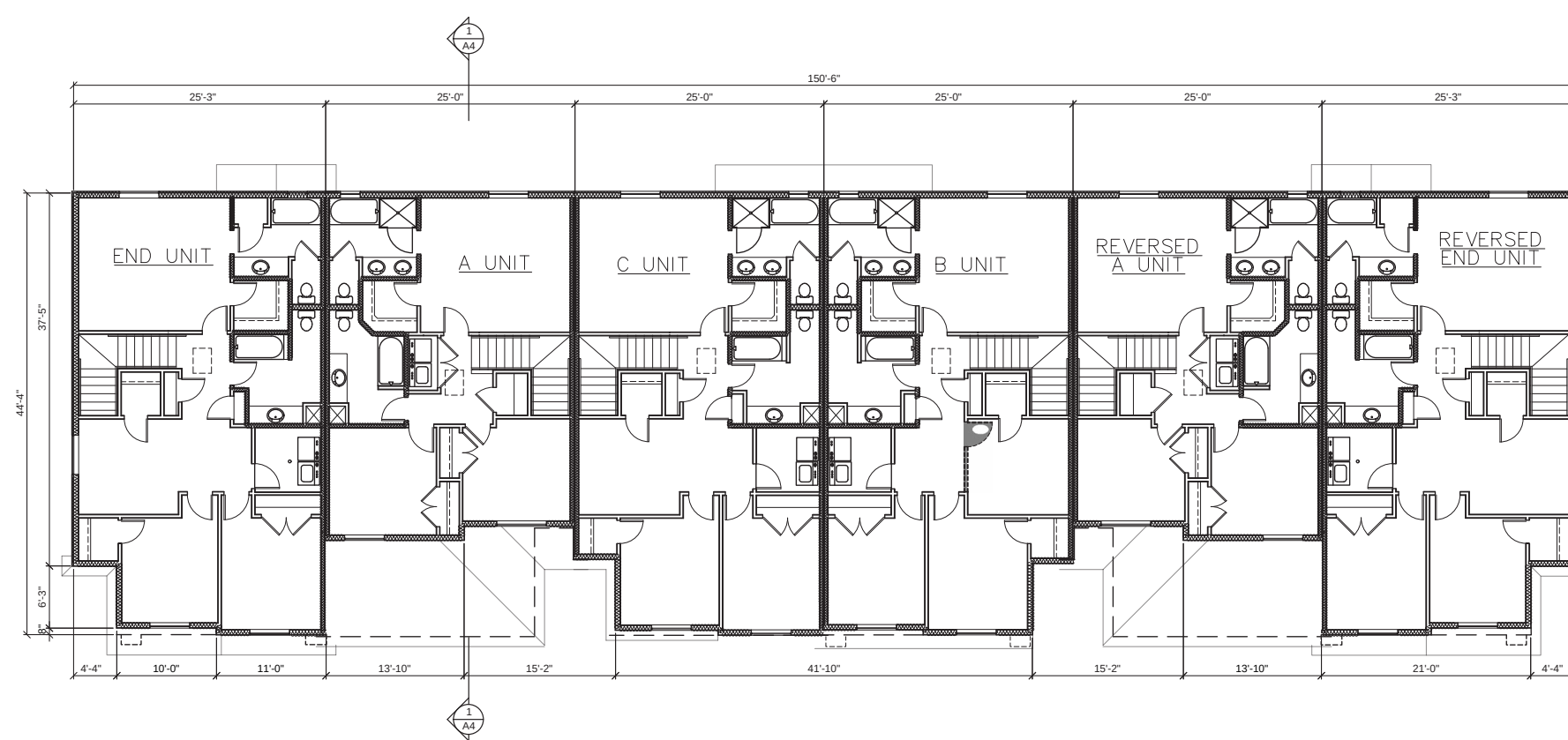
- 01 CONCRETE FOUNDATION TO GO BELOW FROST LINE.
- 02 ASPHALT SHINGLE OVER FELT OVER 1/2" SHEATHING OVER TRUSSES @ 24" O.C.
- 03 STONE VENEER.
- 04 EIFS.
- 05 EIFS FEATURES.
- 06 HORIZONTAL LAP SIDING.
- 07 VERTICAL FIBER CEMENT PANEL.
- 08 RAIN GUTTER. SEE ROOF PLAN.
- 09 DOWNSPOUT. SEE ROOF PLAN.
- 10 OVERHEAD GARAGE DOOR.
- 11 PROVIDE WINDOW WELL AT BASEMENT WINDOWS.
- 12 ATTIC VENT.
- 13 FINISH GRADE.

ARCHITECTURAL DETAILING

- A DECORATIVE SHUTTERS
- B POP OUTS
- C DECORATIVE GABLES
- D COLUMNS
- E DECORATIVE TRIM
- F DECORATIVE RAILINGS (NOT SHOWN - WHERE STAIRS ARE REQUIRED)
- G ARCHITECTURAL LIGHTING
- H DECORATIVE MASONRY PATTERN
- I WINDOW GRIDS
- J DECORATIVE DOORS
- K DECORATIVE WINDOWS

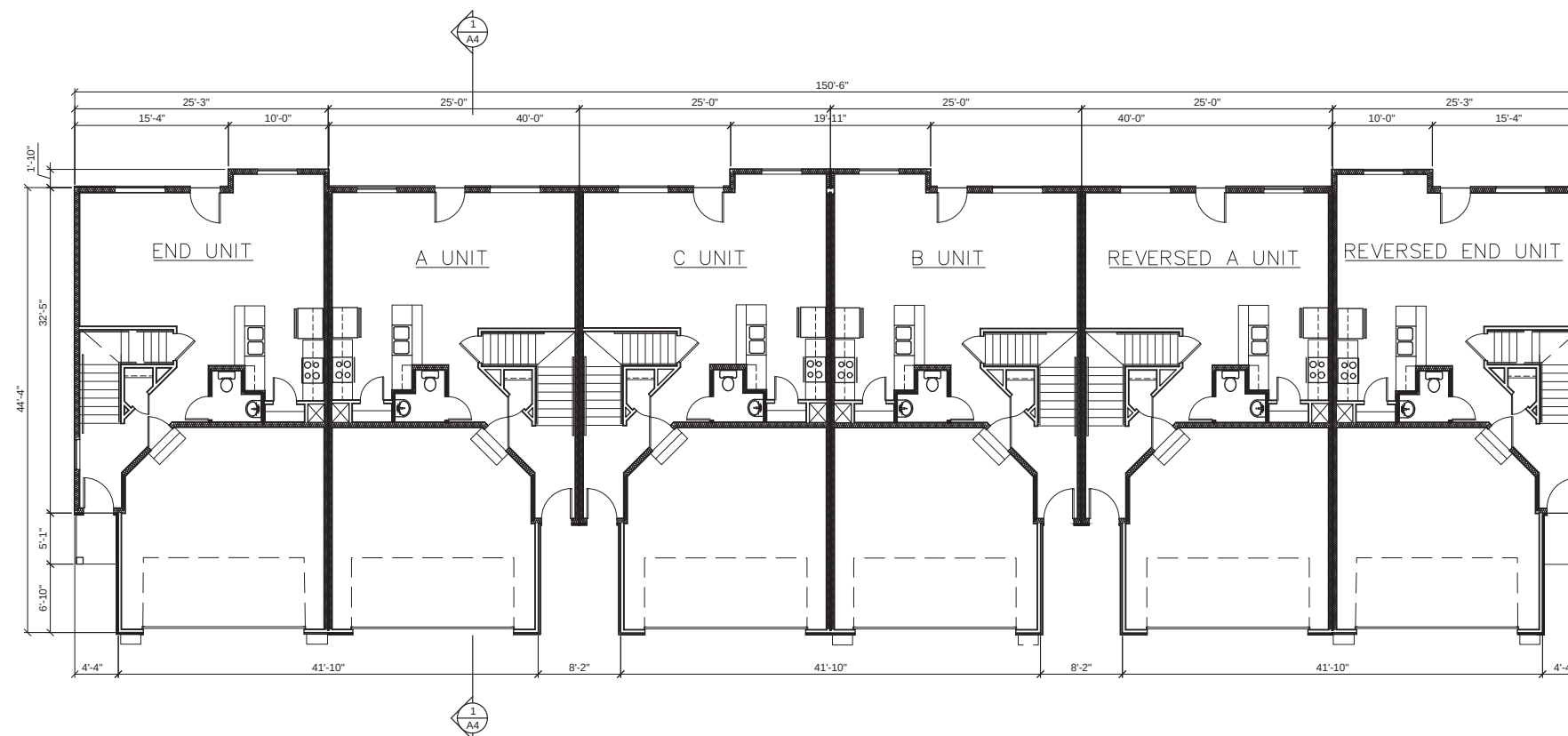
PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

PARKWAY FIELDS - Front Loaded Townhomes

Site Plan Application by Flagship Homes



ARCHITECTURAL FEATURES LEGEND

1. COLUMNS
2. WINDOW TRIM
3. POPOUTS
4. PORCHES
5. DECORATIVE DOORS
6. DECORATIVE WINDOWS
7. DECORATIVE GABLES
8. DECORATIVE TRIM
9. ARCHITECTURAL LIGHTING

ELEVATION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STUCCO
	LAP SIDING - PAINTED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS
	LAP SIDING - PRE-STAINED FIBER CEMENT 6" EXPOSURE
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes



REAR ELEVATION SD
3/16" = 1'-0"

ARCHITECTURAL FEATURES LEGEND

- 1. COLUMNS
- 2. WINDOW TRIM
- 3. POPOUTS
- 4. PORCHES
- 5. DECORATIVE DOORS
- 6. DECORATIVE WINDOWS
- 7. DECORATIVE GABLES
- 8. DECORATIVE TRIM
- 9. ARCHITECTURAL LIGHTING

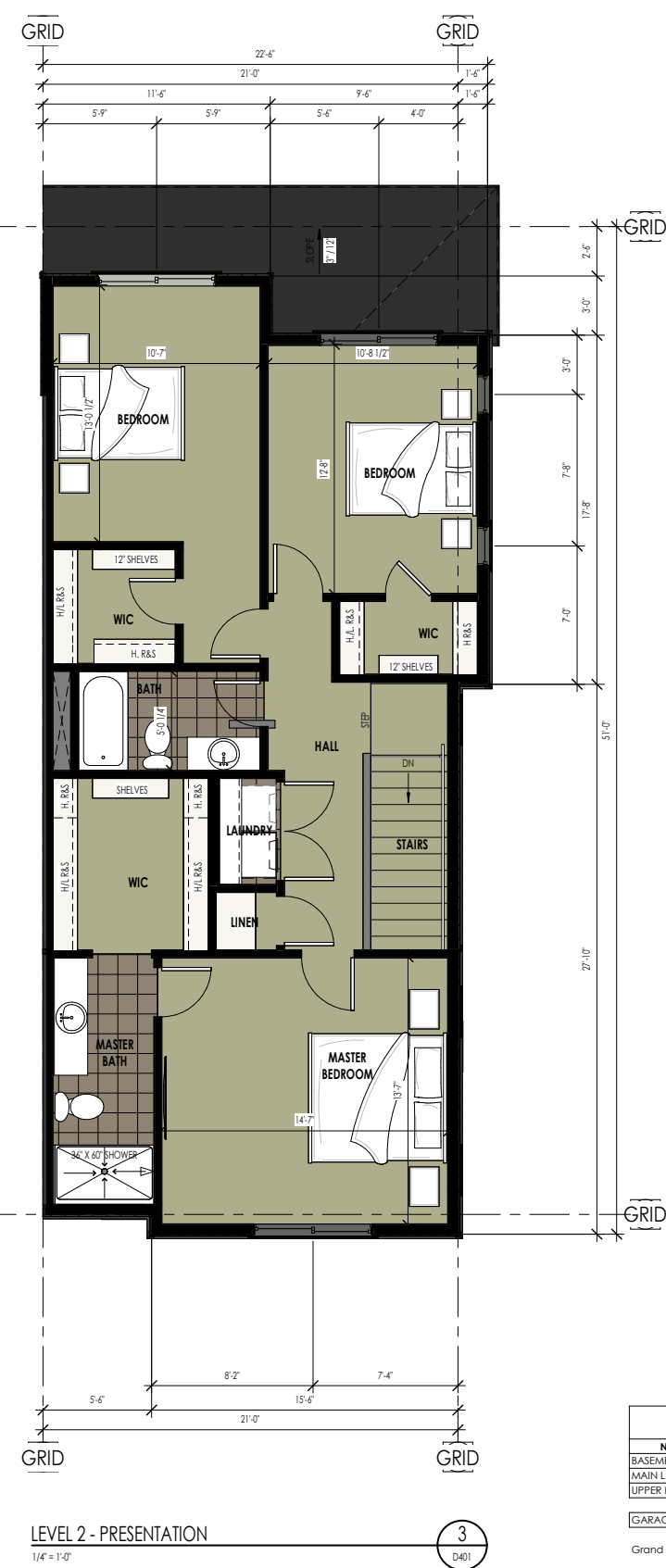
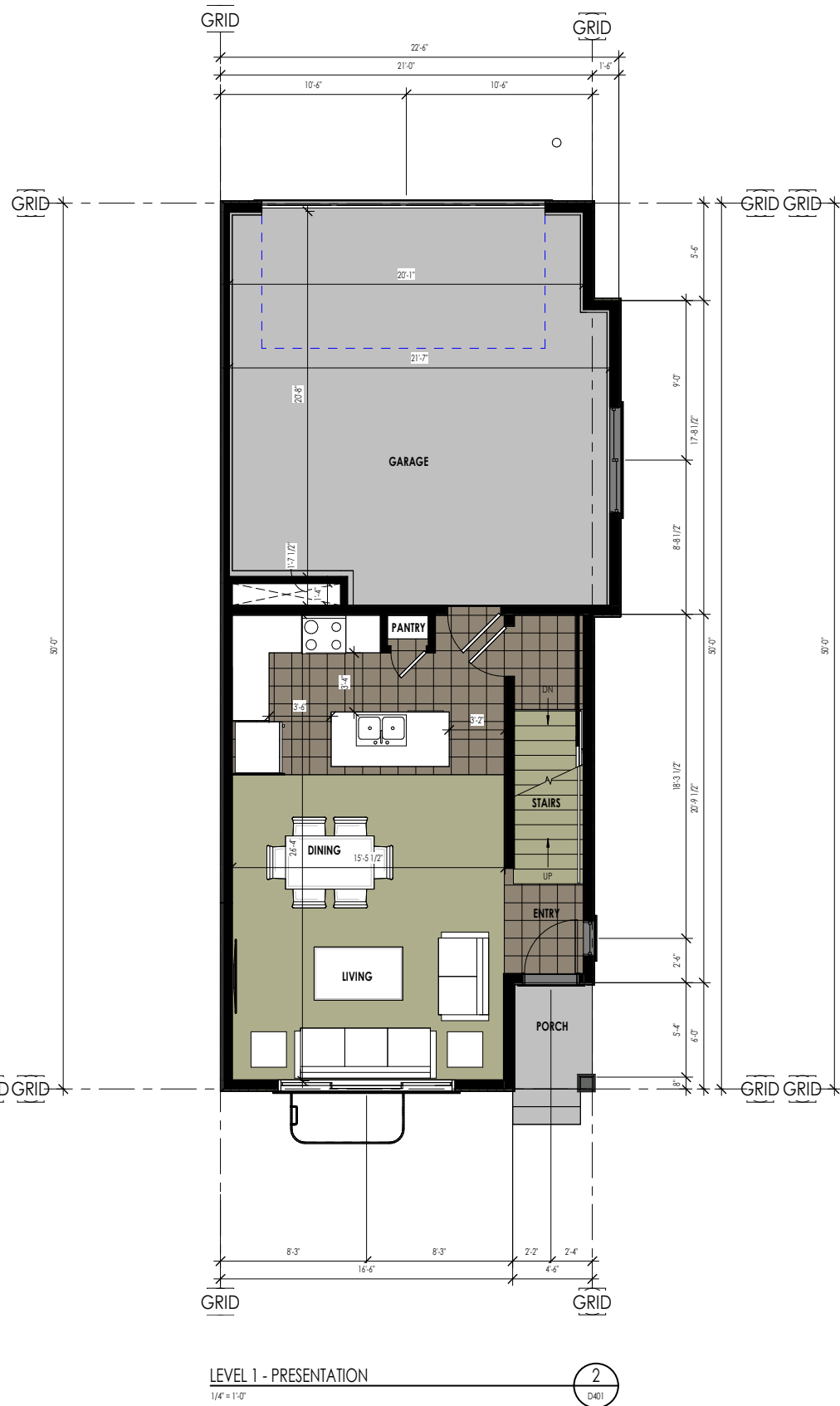
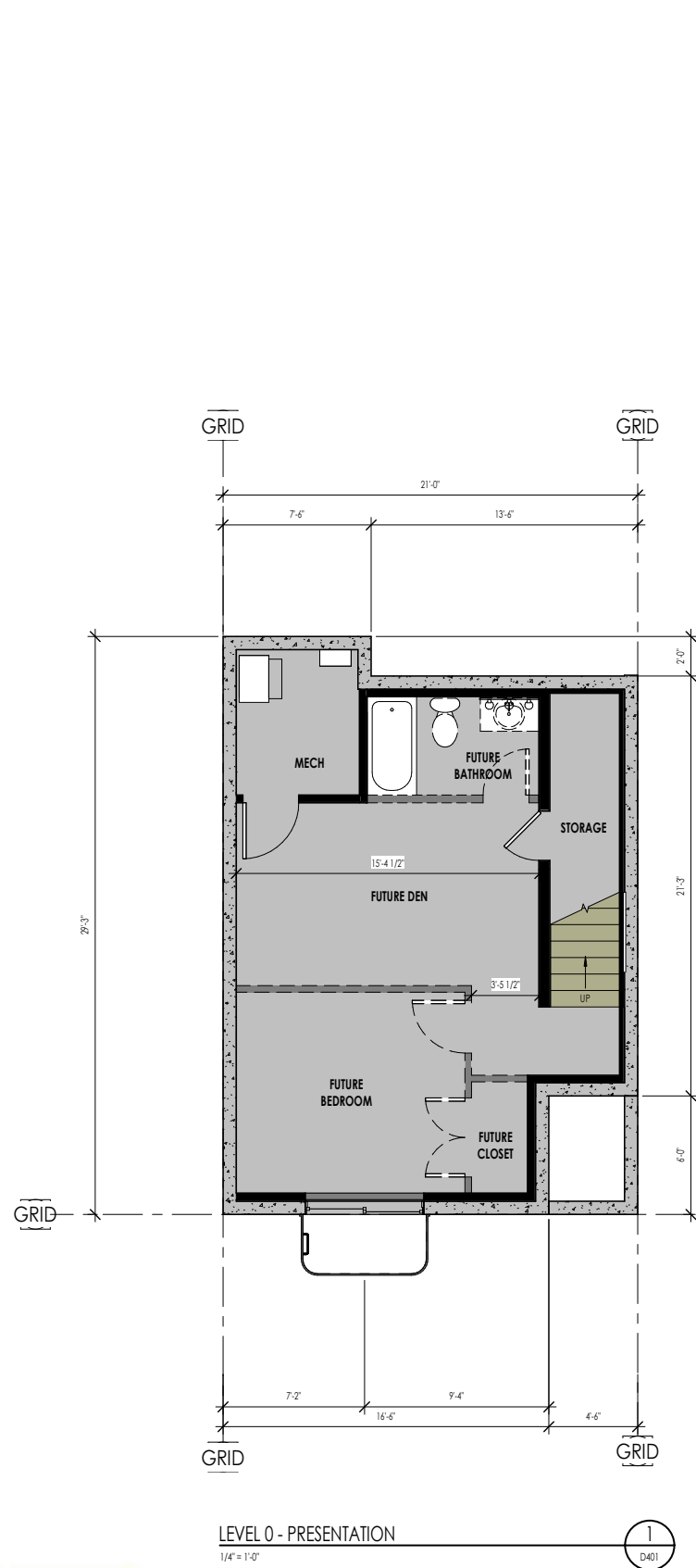


LEFT ELEVATION SD
3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	STUCCO
	LAP SIDING - PAINTED FIBER CEMENT 6" EXPOSURE AS PER SPECIFICATIONS
	LAP SIDING - FREE STAINED FIBER CEMENT 6" EXPOSURE
	ROOF ASPHALT SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.

PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes



UNIT A - SQUARE FOOTAGE	
NAME	AREA
BASEMENT LEVEL	458 SF
MAIN LEVEL	515 SF
UPPER LEVEL	917 SF
	1890 SF
GARAGE	427 SF
	427 SF
Grand total	2317 SF

PARKWAY FIELDS - Rear Loaded Townhomes

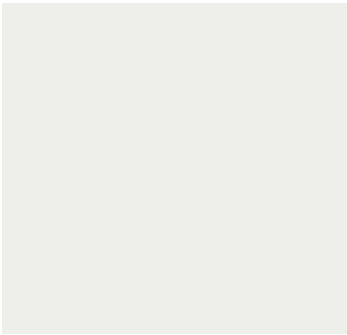
Site Plan Application by Flagship Homes



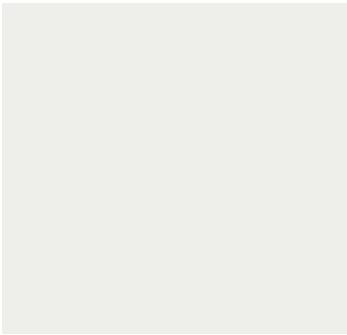
PARKWAY FIELDS - Rear Loaded Townhomes

Site Plan Application by Flagship Homes

Scheme 1



Siding/Board & Bat
Snowscape White



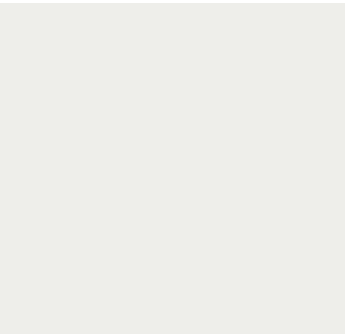
Trim
Snowscape White



Front Door
Peppercorn



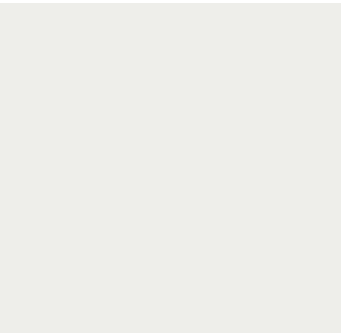
Roof
Moire Black



Garage Door
White



Soffit & Fascia
Black

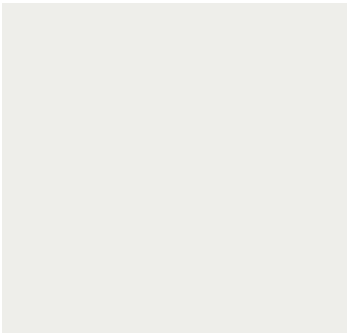


Windows
White

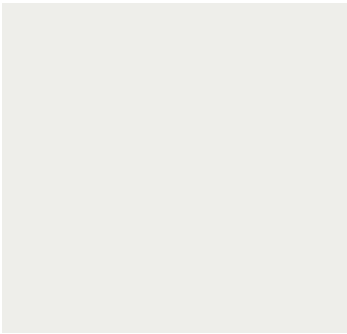
Scheme 2



Siding/Board & Bat
Tundra Gray



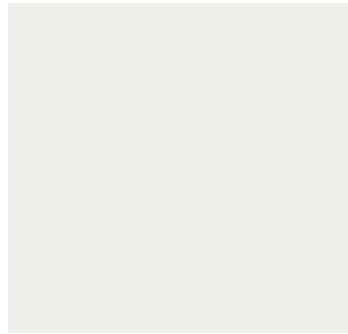
Trim
Snowscape White



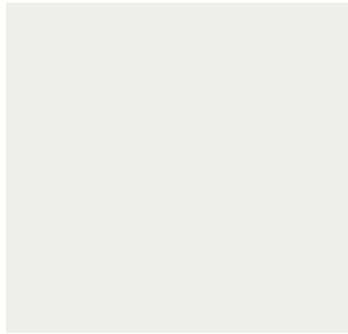
Front Door
Extra White



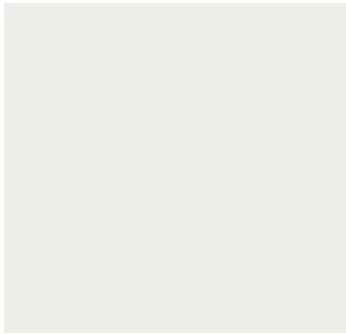
Roof
Moire Black



Garage Door
White



Soffit & Fascia
White



Windows
White

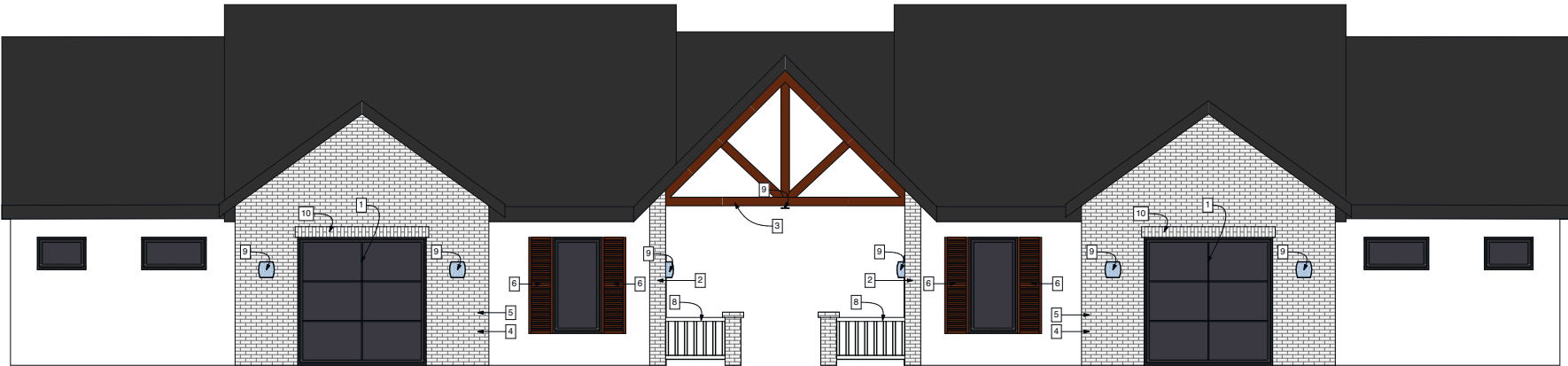
PARKWAY FIELDS - Townhomes Finishes

Site Plan Application by Flagship Homes



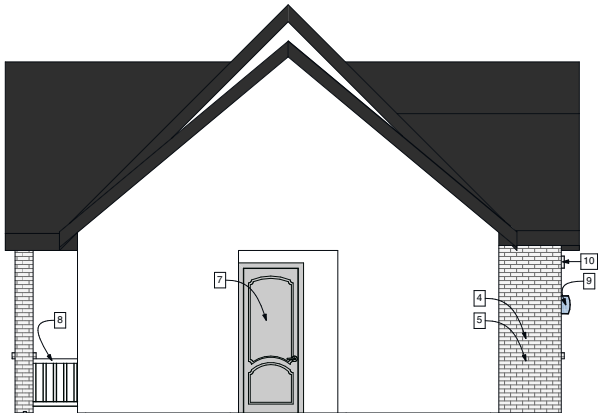
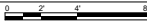
PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes



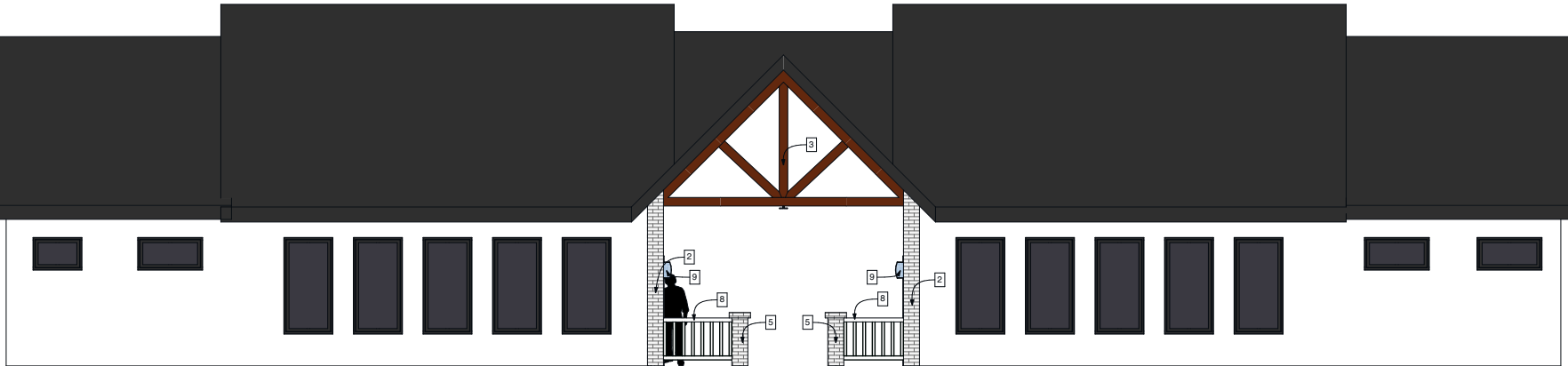
1
A201

ELEVATION
SCALE: 1/4" = 1'-0"



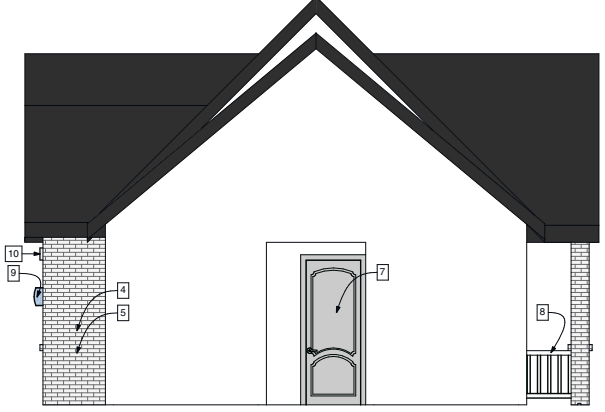
1
A202

ELEVATION
SCALE: 1/4" = 1'-0"



2
A201

ELEVATION
SCALE: 1/4" = 1'-0"



2
A202

ELEVATION
SCALE: 1/4" = 1'-0"



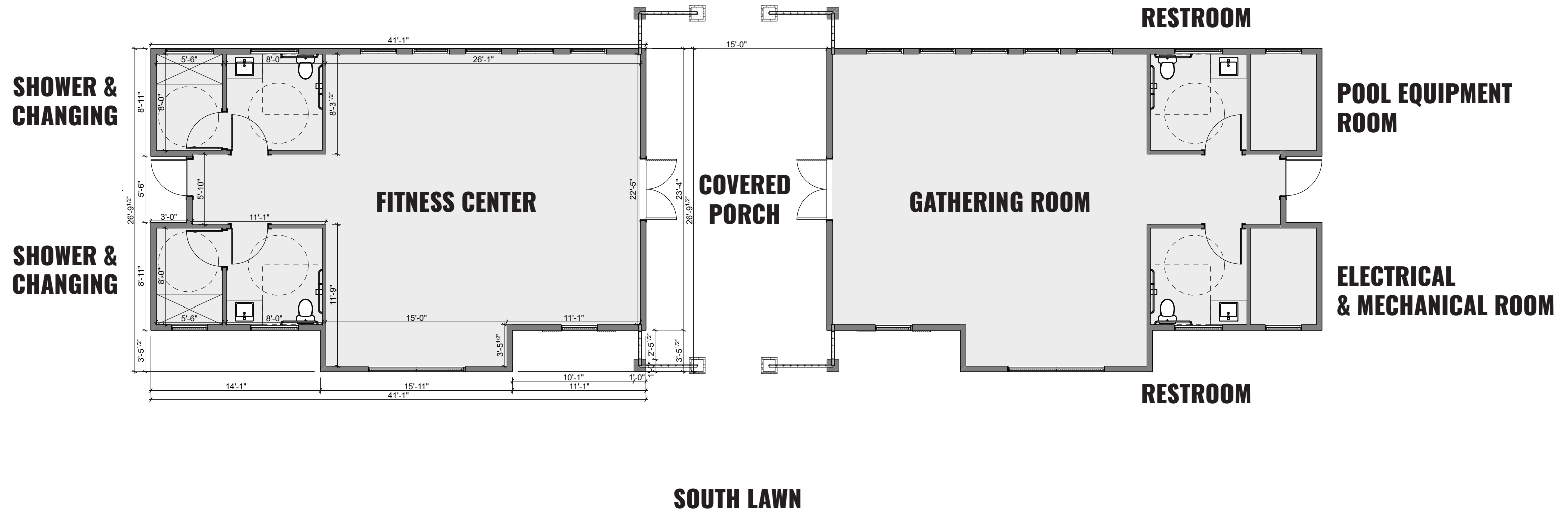
PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes

ARCHITECTURAL FEATURES LEGEND

- 1 - WINDOW GRIDS
 - 2 - COLUMNS
 - 3 - DECORATIVE GABLES
 - 4 - POPOUT
 - 5 - DECORATIVE MASONRY
 - 6 - DECORATIVE SHUTTERS
 - 7 - DECORATIVE DOORS
 - 8 - DETAILED RAILINGS
 - 9 - ARCHITECTURAL LIGHTING
 - 10 - DECORATIVE TRIM
- (REFERENCE: EMC Code 17.72.040.E.2.)

NORTH POOL & DECK AREA



PARKWAY FIELDS - Clubhouse & Pool

Site Plan Application by Flagship Homes

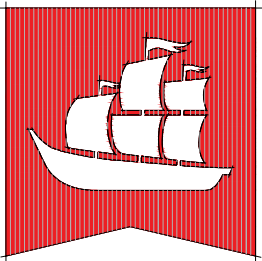
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Hunter MP Strip PRO5-06-PR540-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. LST=Ivory left strip, SST=Brown side strip, RST=Copper right strip.	14	40	
	Hunter MP1000 PRO5-06-PR540-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	50	40	
	Hunter MP2000 PRO5-06-PR540-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	99	40	
	Hunter MP3000 PRO5-06-PR540-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	51	40	
	Hunter MP3500 PRO5-06-PR540-CV Turf Rotator, 6.0" Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PR540 body. LB=light brown adjustable arc, 90-210.	28	40	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Drip Remote Control Valve Assembly Hunter ICZ-101-40 Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	24		
	Area to Receive Dripline Dripperline Assembly Netatim TLCV-04-18, Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	93,174 l.f.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	Remote Control Valve Assembly Hunter ICV-G, 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	14		
	Water Meter 2" City Meter Vault (by excavator)	1		
	Water Meter 2" City Meter Vault (by excavator)	1		
	Irrigation Lateral Line: PVC Schedule 40	6,296 l.f.		
	Irrigation Mainline: PVC Schedule 40	5,904 l.f.		
	Pipe Sleeve: PVC Schedule 40 Sleeve size 2x size of pipe being sleeved. Main line sleeves should include an additional wire sleeve.	2,194 l.f.		
	Valve Callout # Valve Number # Valve Flow # Valve Size			

PLANT SCHEDULE PARKWAY FIELDS PHASE C

TREES	BOTANICAL / COMMON NAME	CONT	GAL	SIZE	QTY
	Acer truncatum x platanoides 'Pacific Sunset' / Pacific Sunset Maple Mature Size: H30' W25'	B & B	2"Cal		4
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam Mature Size: H35' W15'	B & B	2-3" Cal.		10
	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Mature Size: H35-45' W25-35'	B & B	2.5"Cal		44
	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Mature Size: H50' W35' Water Requirement: Low	B & B	2"Cal		60
	Malus x 'Jeflite' / Starlite Flowering Crabapple Mature Size: H20' W15-20' Water Requirement: Low	B & B	2"Cal		19
	Picea pungens glauca 'Hoopsii' / Hoopsi Blue Spruce Mature Size: H50' W18'	B & B		8' Ht.	85
	Platanus x acerifolia / London Plane Tree Mature Size: H40-60' W30-40'	B & B	2"Cal		30
	Quercus borealis / Northern Red Oak Mature Size: H50' W45'	B & B	2"Cal		56
	Quercus robur fastigiata 'Regal Prince' / Regal Prince Columnar Oak Mature Size: H40-50' W10-18'	B & B	1.5"-2.0"		23
	Zelkova serrata 'JF5-KN4Z5' / Zileration® Japanese Zelkova Mature Size: H30' W25' Water Requirement: Low	B & B	2"Cal		57
GROUND COVERS	BOTANICAL / COMMON NAME	CONT			
	Planting Bed Area Mulch (3" depth)	mulch			333,590 sf
	Turf Sod Kentucky Bluegrass Drought Tolerant Blend of Kentucky Bluegrass	sod			159,379 sf

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Berberis thunbergii 'Nana' / Crimson Pygmy Barberry Mature Size: H24" W24-30"	5 gal
	Caryopteris x glandonensis 'Grand Bleu' / Grand Bleu Mature Size: H3' W3'	5 gal
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac Mature Size: H3' W3'	5 gal
	Stipa tenacissima / Mexican Feather Grass Mature Size: H2' W2'	1 gal
	Viburnum trilobum 'Alfredo' / Alfredo Cranberrybush Viburnum Mature Size: H5' W5'	5 gal
ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Agastache aurantiaca 'Apricot Sprite' / Apricot Sprite Hyssop Mature Size: H12" W12"	1 gal
	Agastache foeniculum 'Golden Jubilee' / Golden Jubilee Hyssop Mature Size: H24-36" W18-24"	1 gal
	Centranthus ruber / Red Valerian Mature Size: H24-30" W36"	1 gal
	Echinacea purpurea 'Magnus' / Magnus Purple Coneflower Mature Size: H3-4' W2-3'	1 gal
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily Mature Size: H15" W18"	1 gal
	Heuchera x 'Amber Waves' / Amber Waves Coral Bells Mature Size: H8-12" W18"	1 gal
	Heuchera x 'Lime Rickey' / Lime Rickey Coral Bells Mature Size: H8" W18"	1 gal
	Heuchera x 'Purple Petticoats' / Purple Petticoats Coral Bells Mature Size: H12-24" W18"	1 gal
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint Mature Size: H24-30" W36"	1 gal
	Oenothera missouriensis 'Ozark Sundraps' / Missouri Primrose Mature Size: H12" W24"	1 gal
	Penstemon digitalis 'Huskers Red' / Husker Red Beard-Tongue Mature Size: H30" W24"	1 gal
	Perovskia atriplicifolia / Russian Sage Mature Size: H3-4' W3-4'	1 gal
	Perovskia atriplicifolia 'Little Lace' / Little Lace Russian Sage Mature Size: H12-14" W12-14"	1 gal
	Rudbeckia fulgida 'Goldstrum' / Goldstrum Black-eyed Susan Mature Size: H24-30" W24"	1 gal
	Salvia nemorosa 'May Night' / May Night Sage Mature Size: H18-24" W18"	1 gal
	Sedum spectabile 'Autumn Joy' / Stonecrop Mature Size: H18-24" W18-24"	1 gal
GRASSES	BOTANICAL / COMMON NAME	SIZE
	Bouteloua gracilis 'Blonde Ambition' / Blue Grama Mature Size: H30-36" W30-36"	1 gal
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass Mature Size: H3-5' W2-3'	1 gal
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass Mature Size: H2-3' W2-3'	1 gal
	Panicum virgatum 'Shenendoah' / Shenendoah Switch Grass Mature Size: H48" W24-36"	1 gal
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass Mature Size: H2' W3'	1 gal
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass Mature Size: H18" W18"	1 gal
	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass Mature Size: H3-6' W2'	1 gal



flagship
homes

300 South 1350 East, 2nd Floor
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

PARKWAY FIELDS

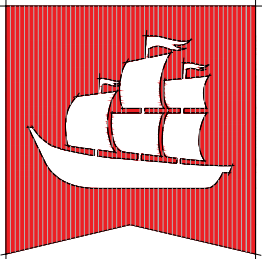
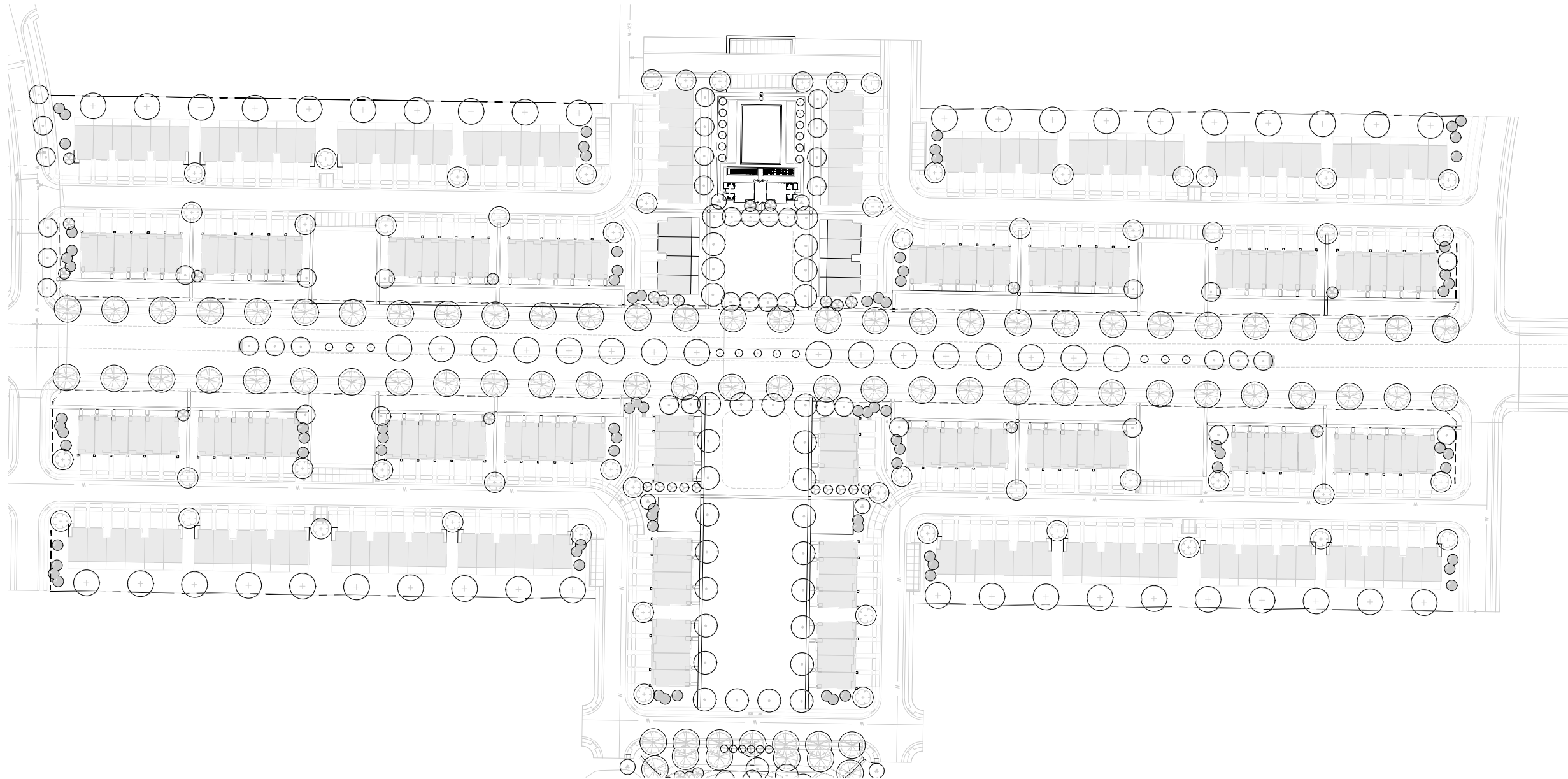
LANDSCAPE REVIEW SET

Tiffany Boulevard . Eagle Mountain . Utah

MARCH 2023

LANDSCAPE
schedules

LO



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Lehi | Utah | 84043

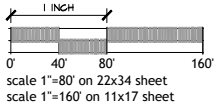


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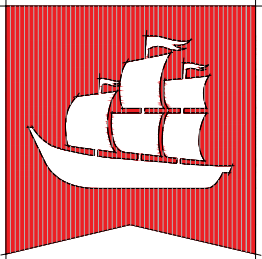
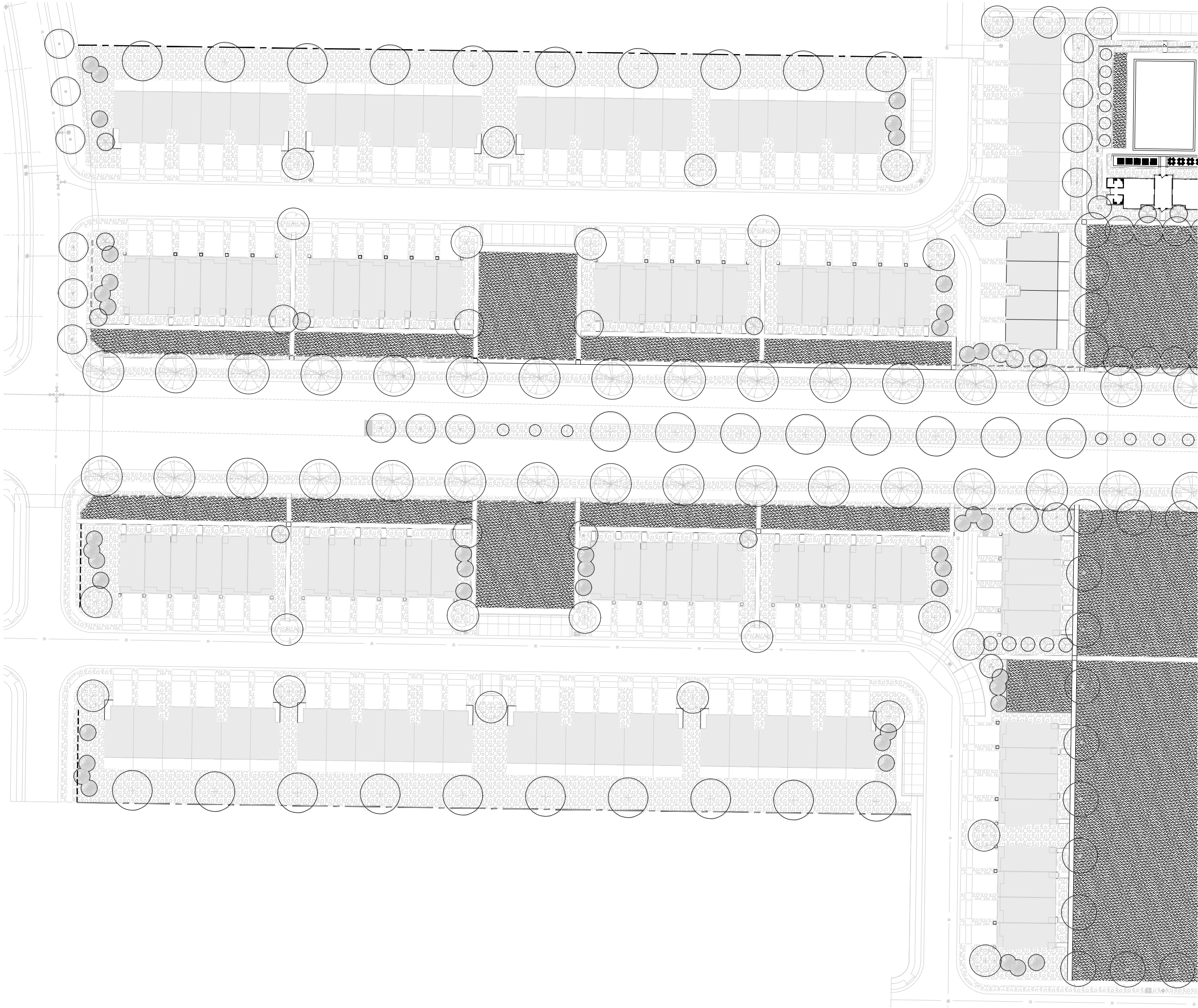
PARKWAY FIELDS
LANDSCAPE REVIEW SET
Tiffany Boulevard . Eagle Mountain . Utah

MARCH 2023

LANDSCAPE
planting plan
overview



L1



flagship
homes

300 South 1350 East, 2nd Floor
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before you dig to have all utilities
located and marked

PARKWAY FIELDS

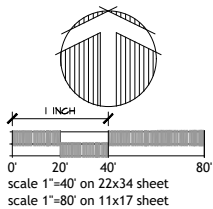
LANDSCAPE REVIEW SET

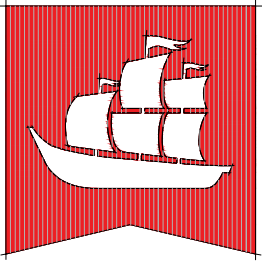
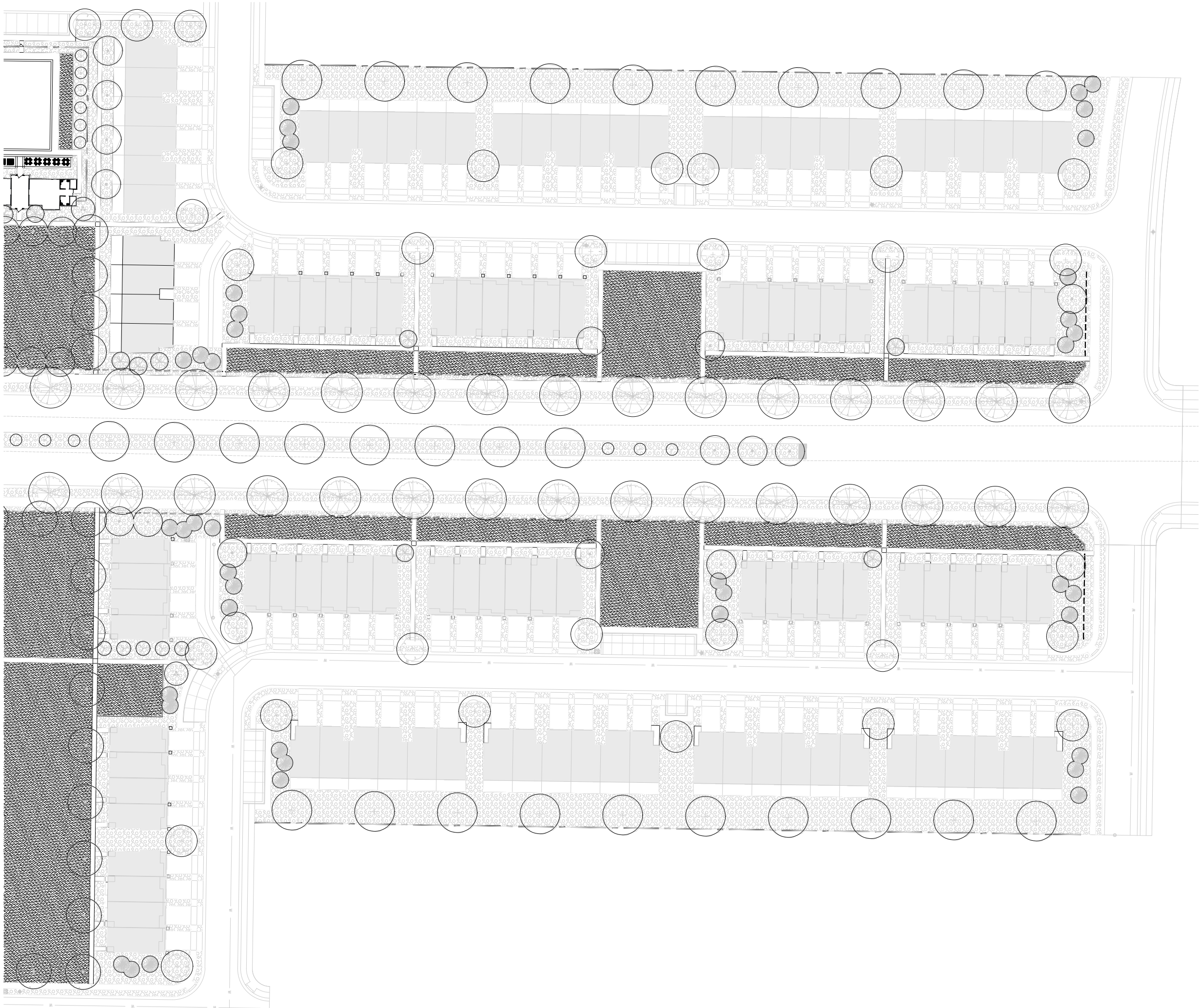
Tiffany Boulevard . Eagle Mountain . Utah

MARCH 2023

LANDSCAPE
planting plan

L2





flagship
homes

300 South 1350 East, 2nd Floor
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

PARKWAY FIELDS

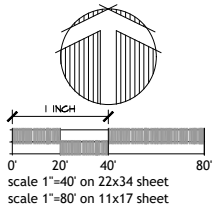
LANDSCAPE REVIEW SET

Tiffany Boulevard . Eagle Mountain . Utah

MARCH 2023

LANDSCAPE
planting plan

L3





EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE:	ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL OF APPLEBEE'S
ITEM TYPE:	Site Plan
APPLICANT:	Brian Haskell

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

The applicant has been working for several months to bring in Applebee's into the City. The preliminary plat of the project has been reviewed by the Planning Commission and City Council. The site plan attached as an exhibit is the latest submittal from April 6. These are under review until April 14. Existing redlines of Planning have been largely addressed with a few non-substantive corrections needed. Engineering has yet to review the latest but their second review redlines will not substantially change the proposal once corrected. Staff asks the Planning Commission review the changes in light of the redlines to be corrected as part of the recommended motion of approval.

ITEMS FOR CONSIDERATION:

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

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

B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it complies with 17.100.050.B.

C. Access Requirements: The building is accessed via Ranches Parkway and Clear Rock Road.

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

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

F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer.

Commercial Design Standards

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

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway with the drive-thru between the building and interior lot line. Pedestrian access is provided from the Pony Express trail.

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the north elevation which opens to the main parking area with the rear (south elevation) facing toward Pony Express Parkway. It is the opinion of staff that the architecture of the most prominent elevations (south) could be improved. Landscaping is sufficient to provide needed elements when facing a public ROW.

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located to the rear (from the Pony Express perspective) of the building in compliance with the required design standard.

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

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Applebee's is the only building at this time on this lot. There is a possibility of a second build to be located on the north side of the property.

17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning

structure. The drive-through elevation also contains an awnings over the pick-up window location.

17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights. The drive-through elevation is fairly uniform in height but does have architectural relief on the east end.

17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and various materials providing visual articulation.

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses awnings, a column, architectural lightings, and decorative doors and windows.

17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff's opinion, the elevations use an acceptable combination of materials, textures, and colors.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations match the colors and materials of other developments within the Marketplace development, and it is the opinion of staff that the elevations comply with this requirement.

Parking. Table 17.55.120(c), Required Parking by Land Use, requires a Restaurants to have one stall per 250 square feet of area which is then 28 stalls; 64 are provided. A county of tables that could be used by individual dining parties would require more than 40 stalls in addition to what is needed for staff. The proposed parking stall count appears to be needed at full capacity. Bike Racks The applicant is providing bike racks in compliance with 17.35.050.K.

Lighting Standards 17.56. All lighting meets EMMC standards regarding design and maximum luminary calculations.

Landscape Standards 17.60. Landscaping meets EMMC standards provided redlines are corrected to meet Code.

REQUIRED FINDINGS:

Site Plan approvals are based upon compliance with EMMC 17.100.

RECOMMENDATION:

Staff recommends the Planning Commission consider the site as it relates to the applicable EMMC requirements and forward a positive recommendation to the City Council subject to the following:

1. Correction of any outstanding redlines.

(Additional conditions as appropriate by the Planning Commission.)

ATTACHMENTS:

[Applebee's Architecture](#)

[Applebee's Civil](#)

MATERIAL SCHEDULE	
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1111



FRONT ELEVATION

APPLEBEE'S
TOWER 2.0. PROTOTYPE
RANCHES CROSSING,
CEDAR ROCK RD.
EAGLE MOUNTAIN, UT 84005

CORE STATES
GROUP

201 S. Maple Avenue
Suite 300
Arvada, CO 80002
303.899.2125
corestates.com

ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION
0	08/10/22	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	DGB.33361
DATE:	06/06/22
SCALE:	AS NOTED
DRAWN BY:	JAYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

MATERIAL SCHEDULE	
	1. 1/2" x 8" x 16" BRICK, SANDWICH GLAZED END COST
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 EARL GRAY (FA, 7000) PRVMT
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 NUTBUSH (FA, 7000) PRVMT
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 EAST TROUS (FA, 7000) JAMES HAPPE
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 WHITE (FA, 7000) AZ AFFIX
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 BLACK (FA, 7000) PRVMT
	1. 1/2" x 8" x 16" SWIN WILLAMS SW 5500 BROWN (FA, 7000) PRVMT



SIDE ELEVATION

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ARCHITECT OF RECORD

[illegible]

PROJECT INFORMATION

PROJECT NO:	DGB.33361
DATE:	06/06/22
SCALE:	AS NOTED
DRAWN BY:	J.AYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

MATERIAL SCHEDULE	
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000
	1111 BRICK JURGENDY SAND NO BRICK B.D. 1000



RANCHES PKWY ELEVATION

APPLEBEE'S
TOWER 2.0. PROTOTYPE
RANCHES CROSSING,
CEDAR ROCK RD.
EAGLE MOUNTAIN, UT 84005

CORE STATES
GROUP

201 S. Maple Avenue
Suite 300
Arvada, CO 80002
303.899.2125
corestates.com

ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION
0	08/10/22	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	DGB.33361
DATE:	06/06/22
SCALE:	AS NOTED
DRAWN BY:	JAYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200

MATERIAL SCHEDULE

 THIN BRICK BURGUNDY SAND (NO BLACK) \ ENDICOTT

 E.I.F.S. - SHERWIN WILLIAMS SW 6199 RARE GRAY (RAL 7004) DRYVIT

 E.I.F.S. - SHERWIN WILLIAMS SW 6134 NETSUKE (RAL 1015) DRYVIT

 HARDIE PLANK - SHERWIN WILLIAMS SW 6866 HEARTTHROB (RAL 3031) JAMES HARDIE

 OLD BARN FAUX BEAMS - PIONEER - FINISH AZ FAUX

 METAL ROOF - SHERWIN WILLIAMS SW 6993 BLACK OF NIGHT (RAL 7016) DRYVIT

 METAL COPING - BRONZE KYNAR 500



PONY EXPRESS PKWY ELEVATION

APPLEBEE'S
TOWER 2.0. PROTOTYPE
STREET ADDRESS
EAGLE MOUNTAIN, UT 84005

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CORE STATES
GROUP

201 S. Maple Avenue
Suite 300
Avondale, PA 19002
215.899.2125
core-states.com

CORE STATES, INC.

ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION

PROJECT INFORMATION	
PROJECT NO:	
DATE:	DD/MM/YY
SCALE:	AS NOTED
DRAWN BY:	X.X.LASTNAME
CHECKED BY:	K. MACKENZIE

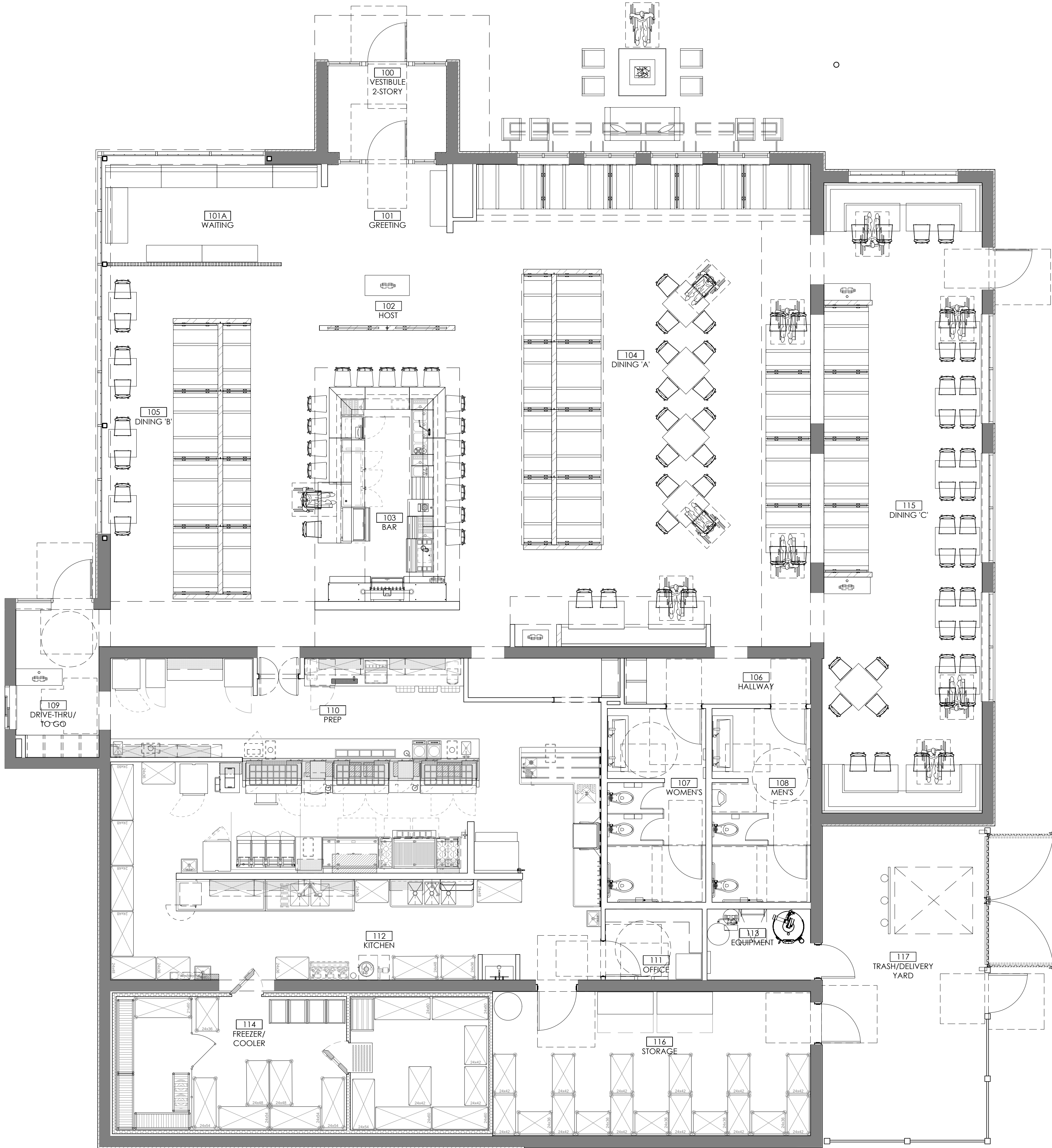
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

NOT FOR CONSTRUCTION



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

**NOT FOR
CONSTRUCTION**

APPLEBEE'S
TOWER 2.0. PROTOTYPE
RANCHES CROSSING,
CEDAR ROCK RD.
EAGLE MOUNTAIN, UT 84005



201 S. Maple Avenue
Suite 300
Arvode, PA 19002
215.899.2125
core-states.com

ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION
0	06/06/22	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	DGB.33361
DATE:	01/18/22
SCALE:	AS NOTED
DRAWN BY:	J. JAYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

COMPOSITE
FLOOR PLAN

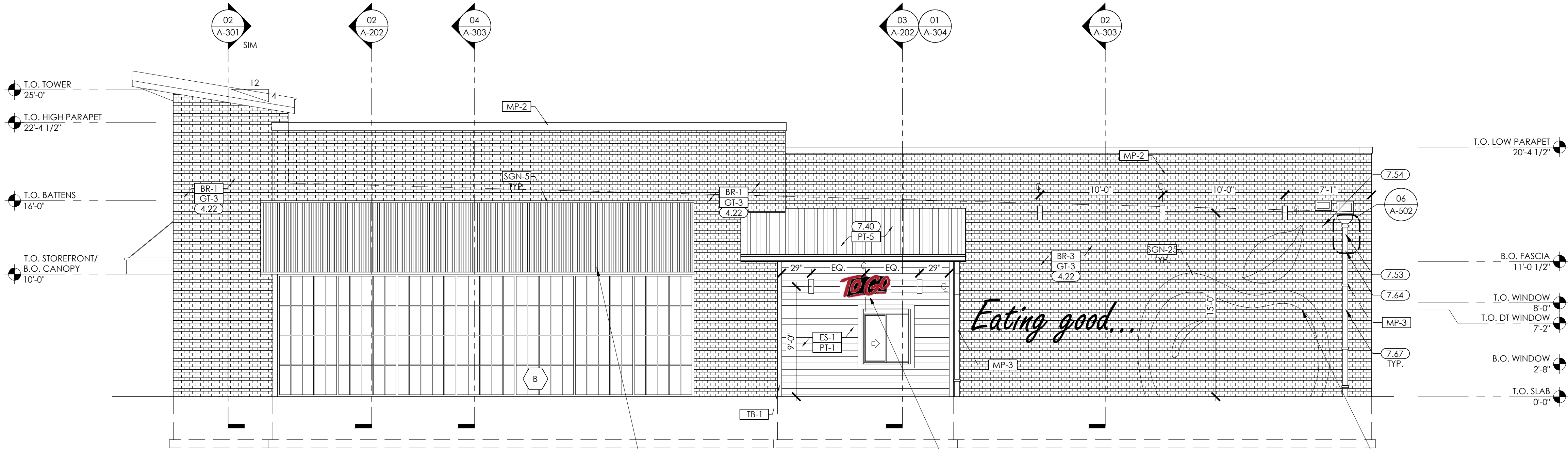
SHEET NUMBER

A-100

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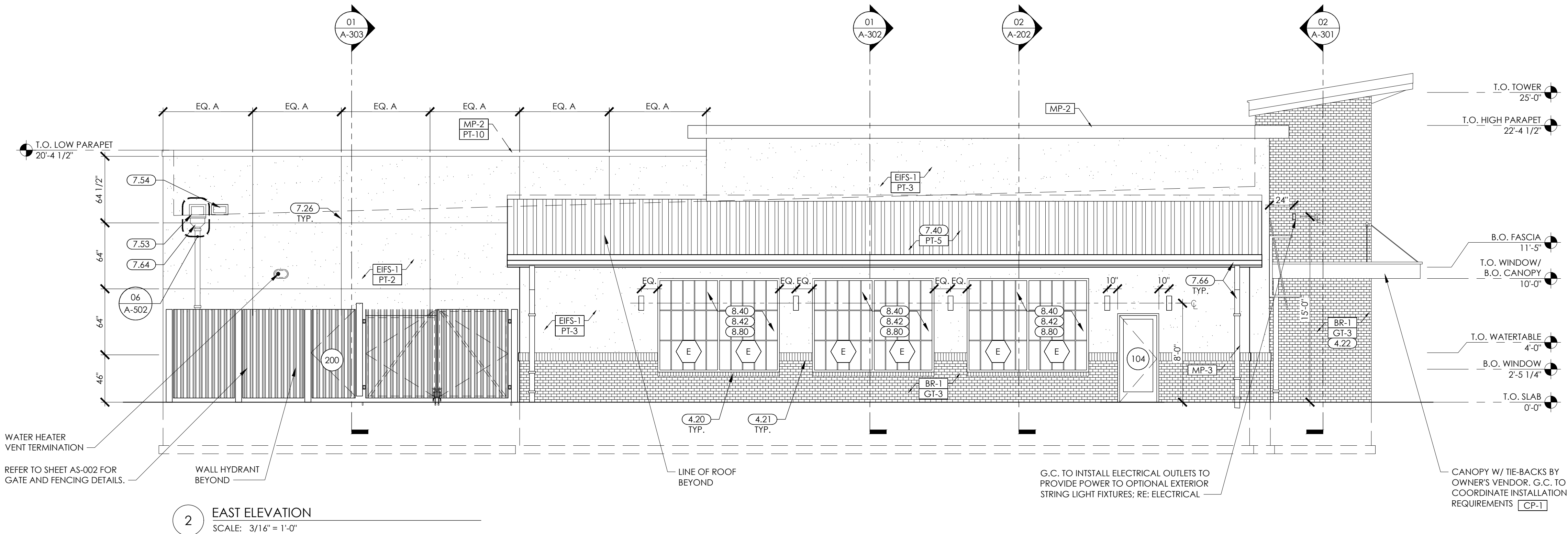
EXTERIOR MATERIAL SCHEDULE

EXTERIOR VENEER		EXTERIOR VENEER		PAINT "P"		PAINT "P"		CANOPY "CP"		METAL PANEL "MP"	
EIFS-1		ES-1		PT-1		PT-5		CP-1		MP-2	
PRODUCT	EXTERIOR FINISH SYSTEM	MATERIAL	HARDIE PLANK LAP SIDING	MFR	SHERWIN WILLIAMS	MFR	SHERWIN WILLIAMS	MATERIAL	PREFABRICATED CANOPY	MATERIAL	COPING
MFR	DRYVIT	MFR	JAMES HARDIE	COLOR NAME	SW 6866 HEARTHROB (RAL 3031)	COLOR NAME	SW 6993 BLACK OF NIGHT (RAL 7016)	MFR	AWNEX	MFR	KYNAR 500
MODEL	SANDBLAST TEXTURE	MODEL	BEADED SMOOTH	LOCATION	EXTERIOR, COMMUNITY AREA, LOCAL HERITAGE AREA AND RESTROOM	LOCATION	EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM	PRODUCT	COLORADO FRONT GUTTER	COLOR NAME	BRONZE
COLOR NAME	TO MATCH SHERWIN WILLIAMS: SPICY HUE	COLOR	PRIMED FOR PAINT COLLECTION - "PT-1"	PT-2		PT-8		LOCATION	EXTERIOR	SIZE	24 GAUGE STEEL
LOCATION	EXTERIOR	LOCATION	EXTERIOR CLADDING	MFR	SHERWIN WILLIAMS	MFR	SHERWIN WILLIAMS			LOCATION	CORNICE
BR-1				COLOR NAME	SW 6134 NETSUKE (RAL 1015)	COLOR NAME	SW 7048 URBAN BRONZE	TRIM BOARD "TB"		MP-3	
MATERIAL	THIN BRICK			LOCATION	EXTERIOR AND WELCOME AREA	LOCATION	---	TB-1		MATERIAL	METAL
MFR	ENDICOTT TILE	GROUT "GT"		PT-3		PT-10		MFR	HARDIE TRIM	MFR	----
MODEL	578DE (IRONSIDE)	GT-3		MFR	SHERWIN WILLIAMS	MFR	BENJAMIN MOORE	MFR	JAMES HARDIE	COLOR NAME	FACTORY FINISH TO MATCH DURON 6432M
COLOR	BURGUNDY SAND (NO BLACK)	MFR	MOTAR	COLOR NAME	SW 6199 RARE GRAY (RAL 7004)	COLOR NAME	SOC-59 MILKSHAKE	PRODUCT	4/4 SMOOTH	SIZE	24 GAUGE STEEL
LOCATION	EXTERIOR AND VESTIBULE	COLOR NAME	C-55 (GREY); COORDINATE W/ ADJACENT MATERIAL	LOCATION	EXTERIOR BOH	LOCATION	DINING AND LOCAL HERITAGE AREAS	COLOR	RICH ESPRESSO	LOCATION	GUTTERS & DOWNSPOUTS
BR-3				PT-5				LOCATION	EXTERIOR	MP-4	
MATERIAL	THIN BRICK	LOCATION	EXTERIOR	MFR	SHERWIN WILLIAMS					MATERIAL	COMPOSITE WOOD PLANK
MFR	ENDICOTT	GT-4		COLOR NAME	SW 6993 BLACK OF NIGHT (RAL 7016)			DECORATIVE BEAM "DB"		MFR	IDENTITY WOOD PRODUCTS
MODEL	-----	MATERIAL	CAULK	LOCATION	EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM			DB-1		COLOR NAME	CEDAR
COLOR	GLAZED WHITE VC-1	MFR	PECORA					MATERIAL	OLD BARN FAUX BEAMS	NOTE	SIGNATURE SERIES PANEL W/ 1/16" JOINT REVEAL
LOCATION	EXTERIOR	COLOR NAME	515 ALUMINUM STONE / 345 TRU WHITE; COORDINATE W/ ADJACENT MATERIAL					MFR	AZ FAUX	LOCATION	UNDERSIDE OF CANOPY
		LOCATION	EXTERIOR					COLOR	PIONEER - FINISH		
								LOCATION	EXTERIOR		

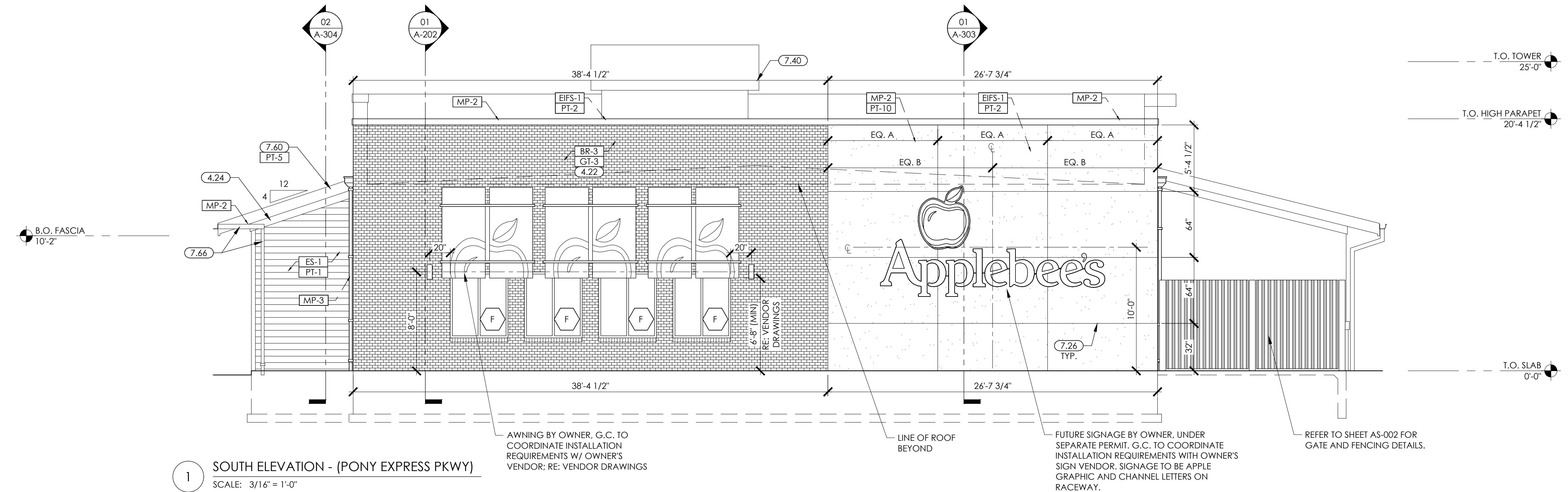


EXTERIOR MATERIAL SCHEDULE

EXTERIOR VENEER		EXTERIOR VENEER		PAINT "P"		PAINT "P"		CANOPY "CP"		METAL PANEL "MP"			
EIFS-1		ES-1		PT-1		PT-5		CP-1		MP-2			
PRODUCT	EXTERIOR FINISH SYSTEM MFR MODEL COLOR NAME LOCATION	MATERIAL	HARDIE PLANK LAP SIDING JAMES HARDIE BEADED SMOOTH PRIMED FOR PAINT COLLETION - "PT-1" EXTERIOR CLADDING	MFR	SHERWIN WILLIAMS SW 6866 HEARTHROB (RAL 3031) EXTERIOR, COMMUNITY AREA, LOCAL HERITAGE AREA AND RESTROOM	MFR	SHERWIN WILLIAMS SW 6993 BLACK OF NIGHT (RAL 7016) EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM	MATERIAL	PREFABRICATED CANOPY MFR PRODUCT LOCATION	MATERIAL	COPING KYNAR 500 BRONZE 24 GAUGE STEEL CORNICE		
DRYVIT		MFR		MFR		MFR		MATERIAL					
SANDBLAST TEXTURE		MODEL		MODEL		MODEL		MATERIAL					
TO MATCH SHERWIN WILLIAMS: SPICY HUE		COLOR		COLOR		COLOR		MATERIAL					
LOCATION	EXTERIOR	LOCATION		LOCATION		LOCATION		EXTERIOR		LOCATION			
BR-1													
MATERIAL	THIN BRICK ENDICOTT TILE MFR MODEL COLOR LOCATION	GROUT "GT"		PT-3	SHERWIN WILLIAMS SW 6134 NETSUKE (RAL 1015) EXTERIOR AND WELCOME AREA	PT-8	SHERWIN WILLIAMS SW 7048 URBAN BRONZE ---	TRIM BOARD "TB"		MP-3			
ENDICOTT TILE		GT-3	MOTAR FLAMIGO C-55 (GREY); COORDINATE W/ ADJACENT MATERIAL EXTERIOR	MFR		PT-10		MFR	BENJAMIN MOORE SOC-59 MILKSHAKE DINING AND LOCAL HERITAGE AREAS	TB-1		MATERIAL	METAL ----- FACTORY FINISH TO MATCH DURON 6432M 24 GAUGE STEEL GUTTERS & DOWNSPOUTS
578DE (IRONSIDE)		MFR		MFR		MFR		MFR		MFR			
BURGUNDY SAND (NO BLACK)		COLOR NAME		COLOR NAME		COLOR NAME		COLOR NAME		COLOR NAME			
EXTERIOR AND VESTIBULE	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	LOCATION	EXTERIOR			MP-4			
BR-3										MATERIAL	COMPOSITE WOOD PLANK IDENTITY WOOD PRODUCTS CEDAR SIGNATURE SERIES PANEL W/ 1/16" JOINT REVEAL		
MATERIAL	THIN BRICK ENDICOTT MFR MODEL COLOR LOCATION	GT-4	CAULK PECORA 515 ALUMINUM STONE / 345 TRU WHITE; COORDINATE W/ ADJACENT MATERIAL EXTERIOR	MFR	SHERWIN WILLIAMS SW 6993 BLACK OF NIGHT (RAL 7016) EXTERIOR, BAR COUNTER AREA, BAR AREA AND RESTROOM	DECORATIVE BEAM "DB"		MFR					
ENDICOTT		MATERIAL		MFR		DB-1		MFR					
-----		COLOR NAME		COLOR NAME			MATERIAL	OLD BARN FAUX BEAMS AZ FAUX PIONEER - FINISH EXTERIOR	NOTE				
GLAZED WHITE VC-1		LOCATION		LOCATION			COLOR		LOCATION				
EXTERIOR													



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION - (PONY EXPRESS PKWY)
SCALE: 3/16" = 1'-0"

KEY NOTES

(1.00) (NOT ALL KEY NOTES ARE USED)

- 3.00 CONCRETE FOOTING & ICF FOUNDATION - RE: STRUCT.
- 3.01 ICF WALL - RE: STRUCT.
- 3.02 5-1/2" (J.N.O.) H CONCRETE CURB
- 3.03 CONCRETE STOOP & 4" DRAIN-FILL
- 3.05 CONCRETE FORMED MOP-SINK
- 3.11 CONCRETE SLAB ON VB & DRAINAGE-FILL RE: STRUCT.
- 3.12 CONCRETE TOPPING @ FREEZER
- 3.13 1/2" W STRIP-TOP EJ-FILLER & SEALANT TYP.
- 4.01 CMU WALL W/ JT-REINFORCEMENT @ 24" O.C. (WIDTH)
- 4.02 3/8" TYP. MASONRY CONTROL JOINT W/ SEAL
- 4.05 MASONRY THRU-WALL FLASHING W/ MTL. DRIP EDGE & WEEPS @ 24" O.C. MAX.
- 4.06 TYPE N OR S MORTAR, BY OTHERS
- 4.20 ENDICOTT - THIN BRICK FINISH SYSTEM ROWLOCK COURSE
- 4.21 ENDICOTT - THIN BRICK FINISH SYSTEM SOLDIER COURSE
- 4.22 ENDICOTT - THIN BRICK FINISH SYSTEM VENEER
- 4.24 1X HARDIE BOARD TRIM
- 4.25 HARIDE PLANK VENEER - SMOOTH FINISH
- 5.01 STEEL COLUMN - RE: STRUCT
- 5.02 STEEL BEAM - RE: STRUCT
- 5.05 STEEL ANGLE - RE: STRUCT
- 5.06 SILL SUPPORT CLIP
- 5.40 GALVANIZED METAL FRAMING (DEPTH)
- 5.50 DOWNSPOUT BOOT WITH GUARD
- 5.51 PAINTED GALVANIZED-METAL PIPE BOLLARD
- 5.52 METAL ROOF-ACCESS LADDER
- 5.53 GALVANIZED METAL TRASH-GATE
- 5.54 GALVANIZED METAL DOWNSPOUT GUARD
- 5.55 METAL DECKING - RE: STRUCT.
- 5.56 GALVANIZED METAL JOIST FRAMING - RE: STRUCT
- 6.03 PRESSURE TREATED WOOD BLOCKING
- 6.05 PLYWOOD WALL-SHEATHING - RE: STRUCT
- 6.06 1/2" GLASS-WALL ROOF BOARD SHEATHING
- 6.08 CDX PLYWOOD SHEATHING - RE: STRUCT
- 6.12 PRE-BUCK (1 1/2" THK LOCKING - TAPERED AT COPING)
- 6.13 TREATED WOOD SHIMS (1/4" CLR U.N.O.)
- 6.14 PAINTED 3/4" PLYWOOD UTILITY-PANEL (SIZE)
- 6.15 REDWOOD BLOCKING @ FSE COOLER/FREEZER UNITS
- 6.16 PAINTED 3/4" PLYWOOD BLOCKING @ BEVERAGE EQUIPMENT
- 6.22 1/8" WOOD LAMINATE (PL-1) ON 1/2" GYP. BD. NO EXPOSED EDGES
- 6.23 1 X HARDWOOD TRIM W/ STAIN FINISH; SEE FINISH SCHEDULE
- 6.24 1 X HARDWOOD STOOL W/ STAIN FINISH - ROUND OFF ALL EDGES & VISIBLE CORNERS
- 6.25 TYP. HARDWOOD BASE W/ STAIN FINISH
- 6.27 FAUX DECORATIVE WOOD BEAMS
- 6.30 2X METAL WRAPPED FASCIA TRIM BOARDS
- 6.40 SITE-FAB CASEWORK PARTITION
- 6.42 LOW PARTITION WALL PROVIDED BY OWNER'S VENDOR (FINISH PROVIDED BY MILLWORK VENDOR, INSTALLED BY G.C.)
- 6.61 3/4" BUILT UP CORIAN, COLOR "KALAHARI" WITH EASED EDGE
- 7.01 DAMP PROOFING @ SLAB EDGE TO FOOTING BELOW
- 7.19 (R-30) FIBERGLASS BATT INSULATION
- 7.20 2 X 24" RIGID PERIMETER INSULATION
- 7.21 (R-19) FIBERGLASS BATT INSULATION
- 7.23 2 LAYERS 2" RIGID FREEZER-SLAB INSULATION
- 7.24 BATT OR FOAM-INSULATION FILL
- 7.25 EXTERIOR-FINISH SYSTEM 1 (TOUGH)
- 7.26 EFS REVEAL-JOINT
- 7.27 AIR-MOISTURE BARRIER (AMB) ON SHEATHING
- 7.28 RIGID INSULATION BOARD WITH KERFED BOTTOM
- 7.40 STAND-STEAM ROOF (SSR) ON ROSIN PAPER ON SHEATHING
- 7.50 ROOFING-SYSTEM W/ TREATED BLOCKING @ EDGES (WHITE MEMBRANE ONLY)
- 7.51 ROOF MEMBRANE FULLY ADHERED TO STRUCTURAL SHEATHING (WHITE MEMBRANE ONLY)
- 7.52 FULLY-ADHERED ROOF MEMBRANE - EXTEND UP BACK AND OVER TO FRONT OF PARAPET WALL (WHITE MEMBRANE ONLY)
- 7.53 SCUPPER THRU PARAPET
- 7.54 14" X 4" EMERGENCY SCUPPER 2" ABOVE PRIMARY
- 7.55 ROOF-INSULATION W/ 1/4" PER 1'-0" SLOPE, R-VALUE OF 30, THICKNESS AS REQUIRED TO MEET CODE
- 7.60 SHEET-METAL COPING AND CONTINUOUS CLEAT
- 7.61 SHEET-METAL FLASHING W/ SEAL & WEEPS @ 24" O.C. MAX - FORM 2" END-DAM @ ALL SILLS
- 7.62 SHEET METAL FLASHING W/ SEAL BELOW
- 7.63 SHEET METAL COUNTERFLASH
- 7.64 SHEET METAL CONDUCTOR HD
- 7.66 CONTINUOUS SHEET METAL GUTTER AND DOWNSPOUT
- 7.67 4" X 5" METAL DOWNSPOUT TO BOOT @ GRADE
- 7.69 CONDENSATE ROOF-PENETRATION
- 7.70 30" X 36" ROOF-HATCH POST & RAILING
- 7.90 3/8" CONTINUOUS SEAL W/ BACKER
- 7.91 3/8" CONTINUOUS SEAL W/ BACKER & WEEPS @ 24" O.C.
- 8.40 ALUMINUM STOREFRONT FRAMING-SYSTEM W/ METAL REINFORCEMENT & GLAZING - SEAL ALL AROUND, TYP.
- 8.41 ALUMINUM BREAK-METAL STOREFRONT TRIM
- 8.42 STOREFRONT 3/4" X 3/4" BAR MUNTIN/ SASH DIVIDER
- 8.70 EXTERIOR THRESHOLD @ DOOR
- 8.80 1" INSULATED LOW-E GLASS, TYP.
- 8.91 SHEET METAL ROOF VENT @ 8 FT O.C., TYP.
- 9.10 DRYWALL CORNER OR J-BEAD
- 9.11 5/8" TYPE-X GYP. BD. W/ CONTROL JOINTS AT 30' MAX. TYP.
- 9.12 5/8" TYPE-X GLASS-MAT TILE BACKER-BOARD
- 9.13 DOUBLE L-BEAD DRYWALL CONTROL-JOINT TYP.
- 9.15 EXTEND DRYWALL TO ROOF FOR DRAFTSTOP
- 9.17 5/8" TYPE-X FIBER MAT GYP. BD. EXTERIOR SHEATHING
- 9.20 .0312" (20 GA) INT. METAL STUDS @ 16" O.C. (SIZE)
- 9.21 7/8" X .018" (25 GA) HET CHAN @ 16" O.C. TYP.
- 9.22 1-1/2" X .053" (16 GA) CRC'S @ 48" O.C. TYP.
- 9.30 TILE-BASE - RE: FINISH SCHEDULE
- 9.32 WOOD BASE - RE: FINISH SCHEDULE
- 10.10 ILLUMINATED BUILDING SIGNAGE - SHOWN FOR FUTURE, UNDER SEPARATE PERMITS
- 10.11 INTERIOR RECESSED LIGHT-BOX
- 10.12 PSV ENTRY-DOOR SIGNAGE
- 10.13 PSV BUILDING ADDRESS NUMBERS
- 10.14 PSV SPRINKLER VALVE ACCESS SIGNAGE
- 10.15 PSV SERVICE-DOOR SIGNAGE
- 10.25 STAINLESS STEEL CORNER GUARD FROM 6" - 60" A.F.F. TYP.
- 10.26 STAINLESS STEEL WALL PANELING
- 10.40 4A-608C FE MIN - VERIFY LOCATION WITH AHJ
- 10.41 FE CABINET W/ 4A-608C FE
- 10.80 PAINTED EXTERIOR GRILLE - RE: MECH
- 11.13 GREASE-CONTAINMENT SYSTEM @ EXHAUST
- 11.21 TV/VIDEO MONITOR
- 11.23 FSE COOLER/FREEZER BOX W/ CLOSURE TRIM
- 12.01 MILLWORK PROVIDED BY OWNER
- 12.02 MILLWORK FURNISHED BY OWNER, INSTALLED BY G.C.
- 12.04 PRIVACY SCREEN
- 13.01 CANOPY W/ TIE-BACKS
- 13.02 COMPOSITE WOOD PLANK
- 21.11 AUTO-SPRINKLER BACK-FLOW UNIT
- 21.12 FIRE ALARM CONTROL PANEL
- 22.03 WATER HEATER UNIT
- 22.04 HAND SINK OR LAVATORY WITH TOP @ 32" A.F.F. TYP.
- 22.05 4" MIN. VENT THROUGH ROOF, COORDINATE WITH MEP, TYP.
- 23.01 ROOFTOP HVAC UNIT
- 23.02 HVAC UNIT ROOF MOUNTED CURB
- 23.03 ROOFTOP EXHAUST FAN UNIT
- 23.04 COOLER/FREEZER ROOFTOP COMPRESSORS WITH ROOF CURB
- 26.02 ELECTRICAL PANEL
- 26.03 LIGHT SCENCE - RE: ELEC
- 27.01 PHONE EQUIPMENT
- 28.01 SECURITY ALARM SYSTEM BY OWNER, COORDINATE WITH MEP
- 31.01 LINE OF FINISH GRADE - RE: CIVIL
- 31.03 COMPACTED BACKFILL
- 32.01 4" CONCRETE PAVEMENT & 4" DRAINAGE-FILL
- 32.05 6" CONCRETE PAVEMENT & 4" DRAINAGE-FILL
- 32.07 DETECTABLE-WARNING PANEL @ WALK
- 33.01 TRENCH-DRAIN - RE: CIVIL

APPLEBEE'S
TOWER 2.0. PROTOTYPE
RANCHES CROSSING,
CEDAR ROCK RD.
EAGLE MOUNTAIN, UT 84005



201 S. Maple Avenue
Suite 300
Avondale, PA 19002
215.899.2125
core-states.com

ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION
0	10/28/22	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	DGB.33361
DATE:	06/06/22
SCALE:	AS NOTED
DRAWN BY:	J. JAYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

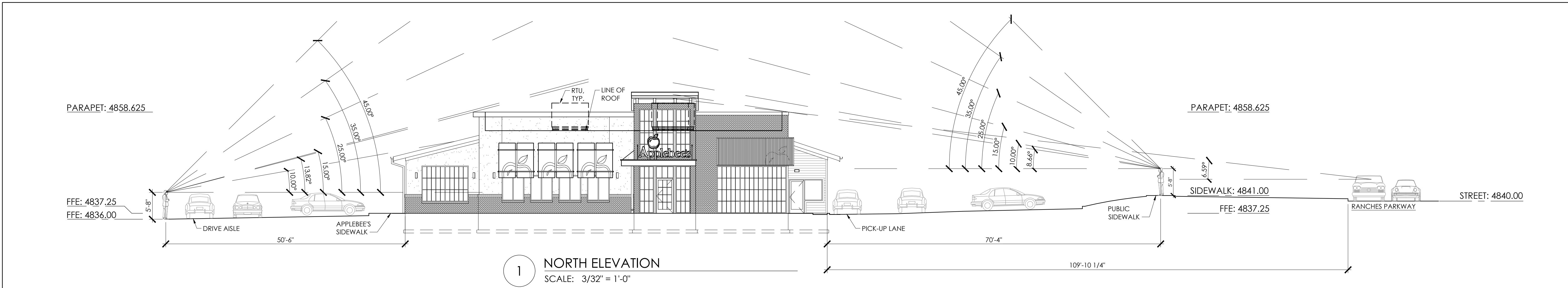
EXTERIOR ELEVATIONS

SHEET NUMBER

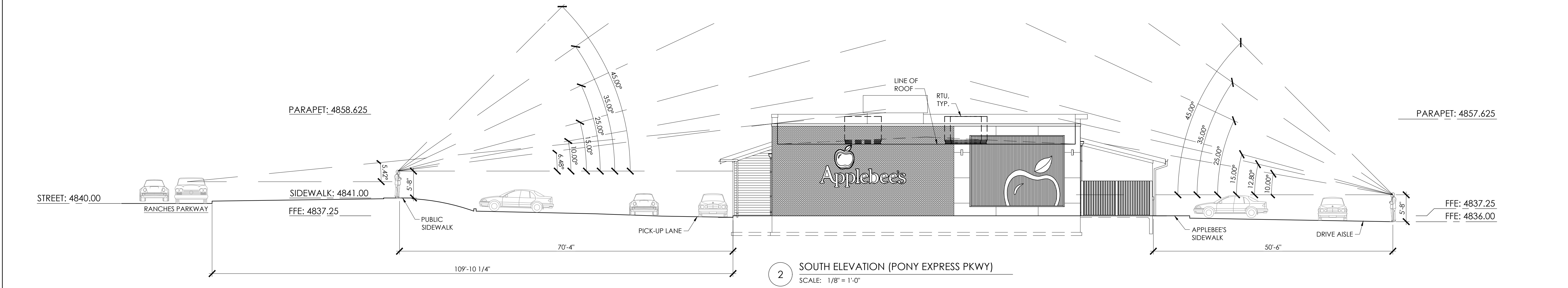
A-201

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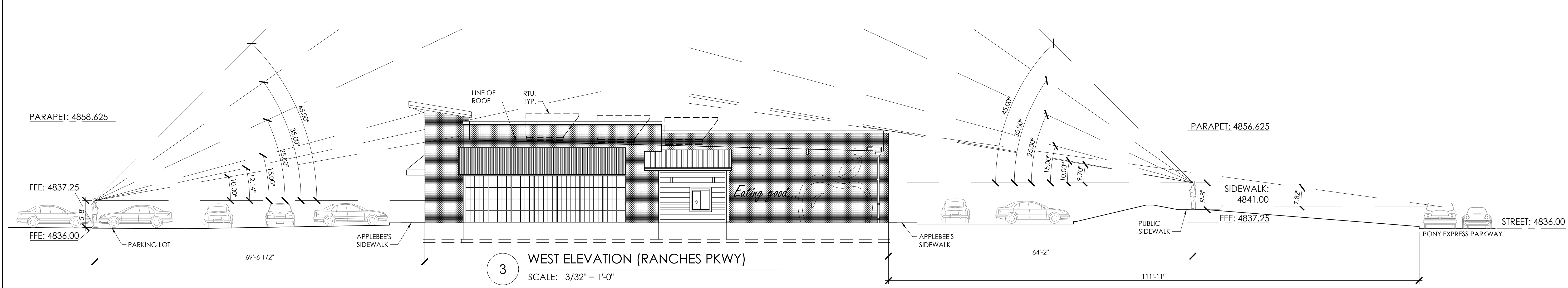
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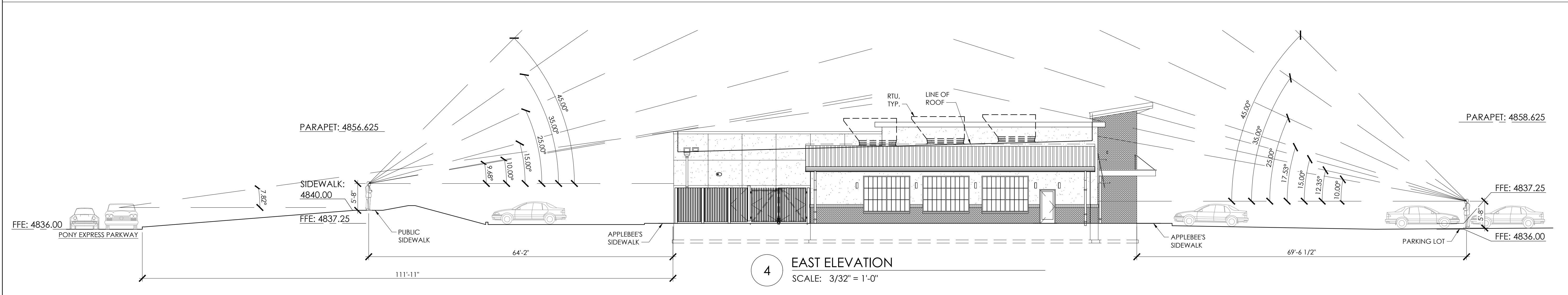
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION (PONY EXPRESS PKWY)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (RANCHES PKWY)
SCALE: 3/32" = 1'-0"



4 EAST ELEVATION
SCALE: 3/32" = 1'-0"

APPLEBEE'S
TOWER 2.0. PROTOTYPE
RANCHES CROSSING,
CEDAR ROCK RD.
EAGLE MOUNTAIN, UT 84005



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ARCHITECT OF RECORD

ISSUE	DATE	DESCRIPTION
0	10/28/22	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	DGB.33361
DATE:	10/28/22
SCALE:	AS NOTED
DRAWN BY:	J. JAYMER
CHECKED BY:	K. MACKENZIE

SHEET TITLE

LINE OF STUDY

SHEET NUMBER

000



OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

CLEAR ROCK RD

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

CONTACTS

OWNER/DEVELOPER:
R5VENTURES
BRIAN HASKELL, AL RAFATI
801.592.3972
brian@scmutah.com

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
385.501.7371

SURVEYOR:
AZTEC ENGINEERING, INC.
AARON THOMAS, PLS
732 N 780 W
AMERICAN FORK, UT 84003
801.224.7308
aztecengineering@gmail.com

UTILITY PROVIDERS

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

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

NATURAL GAS:
DOMINION ENERGY
757.857.2112

COMMUNICATIONS/CABLE:
CONFIRM PROVIDER W/OWNER

LEGAL DESCRIPTION

PENDING PLAT: LOT 1 OF RANCHES CROSSING PLAT A.

LOT DEVELOPMENT NOTES

PARCEL NUMBER: 58:034:0242 & 58:034:0250
SECTION: 20
TOWNSHIP: 5S
RANGE: 1W

DEVELOPMENT ACREAGE: 3.738 ACRES (162,824 SF)

ZONING: CC – COMMERCIAL COMMUNITY

ADJOINING RECORDED DEED NAMES:

- ROCK CREEK CONDOS PHASE 1
- THE COVE AT ROCK CREEK
- WILLOW SPRINGS PHASE 1
- M&J PROPERTY HOLDINGS LLC

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

LANDSCAPING NOTES

PRE-DEVELOPMENT SURFACE AREAS:

- IMPERVIOUS AREA: 0 SF (0%)
- PERVIOUS AREA: 162,824 SF (100%)

POST DEVELOPMENT SURFACE AREAS & LANDSCAPING:

- IMPERVIOUS AREA: 51,365 SF (31.5%)
- PERVIOUS AREA (LANDSCAPING): 111,459 SF (68.5%)

DEVELOPMENT AREAS	
BUILDING COVERAGE	6,933 SF
PAVED SURFACES	44,432 SF
LANDSCAPED AREAS	4,241 SF
VACANT AREA FOR FUTURE DEVELOPMENT	107,218 SF
PARKING STALLS PROVIDED	64 STALLS

SITE FIRE PROTECTION CALCULATIONS

- TOTAL BUILDING SF: 6,933 SF
- IFC TABLE B105.1 FIRE FLOW REQ'T: 2250 GPM FOR WORST CASE SCENARIO (VB)
- FULLY SPRINKLED BUILDING: IFC B105.2 ALLOWS 75% REDUCTION IN FIREFLOW (1,500 GPM MIN.)
 - FINAL REQUIRED FIRE FLOW: 1,500 GPM
- IFC TABLE C105.1 ONE FIRE HYDRANT IS REQUIRED AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY MUST BE WITHIN 250' OF THE HYDRANT (SPACING REQ'T).
 - SPACING PROVIDED: 235'
- IFC 503.1.1: ACCESS ROAD SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY.
 - EXCEPTION: 150' MAY BE INCREASED WITH AN AUTOMATIC SPRINKLER SYSTEM.
 - DISTANCE FROM ACCESS ROAD PROVIDED: 110'

SHEET INDEX & REVISION TABLE

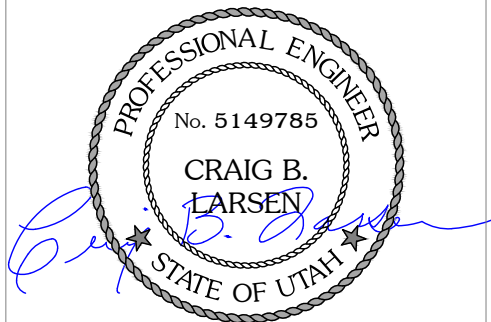
Ldg		LEGACY DESIGN GROUP ABERDEEN, SD SALT LAKE CITY, UT 385.501.7371				PERMIT	SUBMITTAL	A-REVIEW COMMENTS	B-REVIEW COMMENTS	C-REVIEW COMMENTS	L1
						DATE	09.26.22	12.02.22	01.09.23	04.04.23	
- I R M U O	C000	CIVIL COVER SHEET				X					
	C001	CIVIL NOTES				X					
	C002	CITY NOTES				X					
	C050	EX.CONDITIONS & DEMOLITION				X					
	C100	SITE PLAN				X				X	
	C200	UTILITY PLAN—W, SS, ELEC, G				X				X	
	C201	UTILITY PLAN—SD				X				X	
	C202	PHOTOMETRIC PLAN				X				X	
	C300	OVERALL GRADING PLAN				X				X	
	C301	GRADING PLAN—NORTH				X				X	
	C302	GRADING PLAN—SOUTH				X				X	
	C400	SWPPP				X				X	
	C401	SWPPP DETAILS				X				X	
	C500	CIVIL DETAILS				X				X	
	C501	CIVIL DETAILS				X				X	
	C502	CIVIL DETAILS				X				X	
	C503	CIVIL DETAILS				X				X	
L100	LANDSCAPE PLAN				X				X		
L101	LANDSCAPE DETAILS				X				X		
L200	IRRIGATION PLAN				X				X		
L201	IRRIGATION DETAILS				X				X		
L202	IRRIGATION DETAILS				X				X		
						X				X	
DENOTES REVISED OR NEW SHEET											
R DENOTES REMOVED SHEET											
* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION											



Rev.	Date	Comment
A	12.02.22	REVIEW COMMENTS

DRAWN BY: DRSDESIGN BY: CBL

ORIG. ISSUE DATE: SEP. 26, 2022



4/4/2023 5:32:14 PM

CIVIL COVER
SHEET
C000

GENERAL NOTES

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

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE SITE PLAN, SHEET C100
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

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

CONCRETE

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

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

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

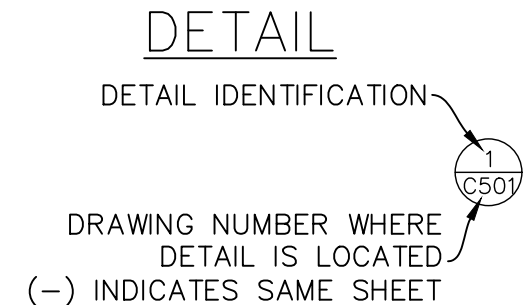
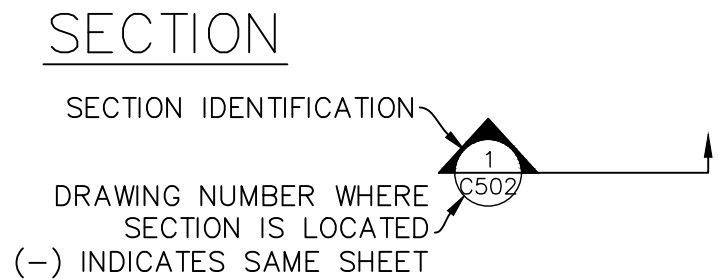
SPECIAL INSPECTIONS PER 2015/2019 IBC 1705

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

ABBREVIATIONS

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

DETAIL AND SECTION SYMBOLS



L

dg

LEGACY DESIGN GROUP

ABERDEEN, SD

SALT LAKE CITY, UT

385.501.7371

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OWNER:

EAGLE 11 LLC.

APPLEBEE'S

AT

RANCHES

CROSSING

CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5

SOUTH, RANGE 1 WEST

EAGLE MOUNTAIN,

UTAH COUNTY, UTAH

811

Know what's below.

Call before you dig.

Rev.	Date	Comment
-	-	-

DRAWN BY: DRS

DESIGN BY: CBL

ORIG. ISSUE DATE: SEP. 26, 2022

PROFESSIONAL ENGINEER

No. 5149785

CRAIG B. LARSEN

STATE OF UTAH

4/4/2023 5:32:20 PM

CIVIL NOTES

C001

EAGLE MOUNTAIN CITY GENERAL NOTES:

1. SEWER–
 - PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY & BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
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 - VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" & LARGER TO BE BUTTERFLY VALVES.
 - BEDDING: SAND MUST MEET AASHTO (A–3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
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 - SERVICES & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS & OTHER FITTINGS.
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3. STORM DRAIN–
 - BEDDING: ¾" GRAVEL 6" BELOW & ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
 - ADS: ALL ADS PIPE TO BE "HP" BRAND.
 - COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
 - MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) & NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.
4. ROAD SECTION–
 - PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB–GRADE, SUB–BASE, & CURB BASE & ROAD BASE. CURB STAKES REQUIRED FOR SUB–GRADE INSPECTION & STRING LINE REQUIRED FOR SUB–BASE & ROAD BASE INSPECTION.
 - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
 - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS & WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE & CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE..



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APPLEBEE'S
AT
RANCHES
CROSSING

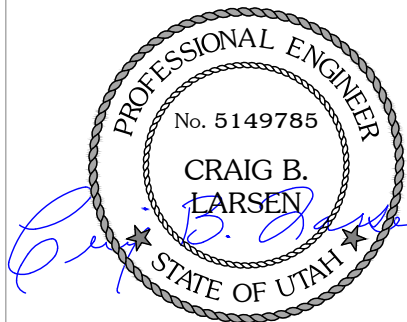
CLEAR ROCK RD.

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



Rev.	Date	Comment
A	12.02.22	REVIEW COMMENTS

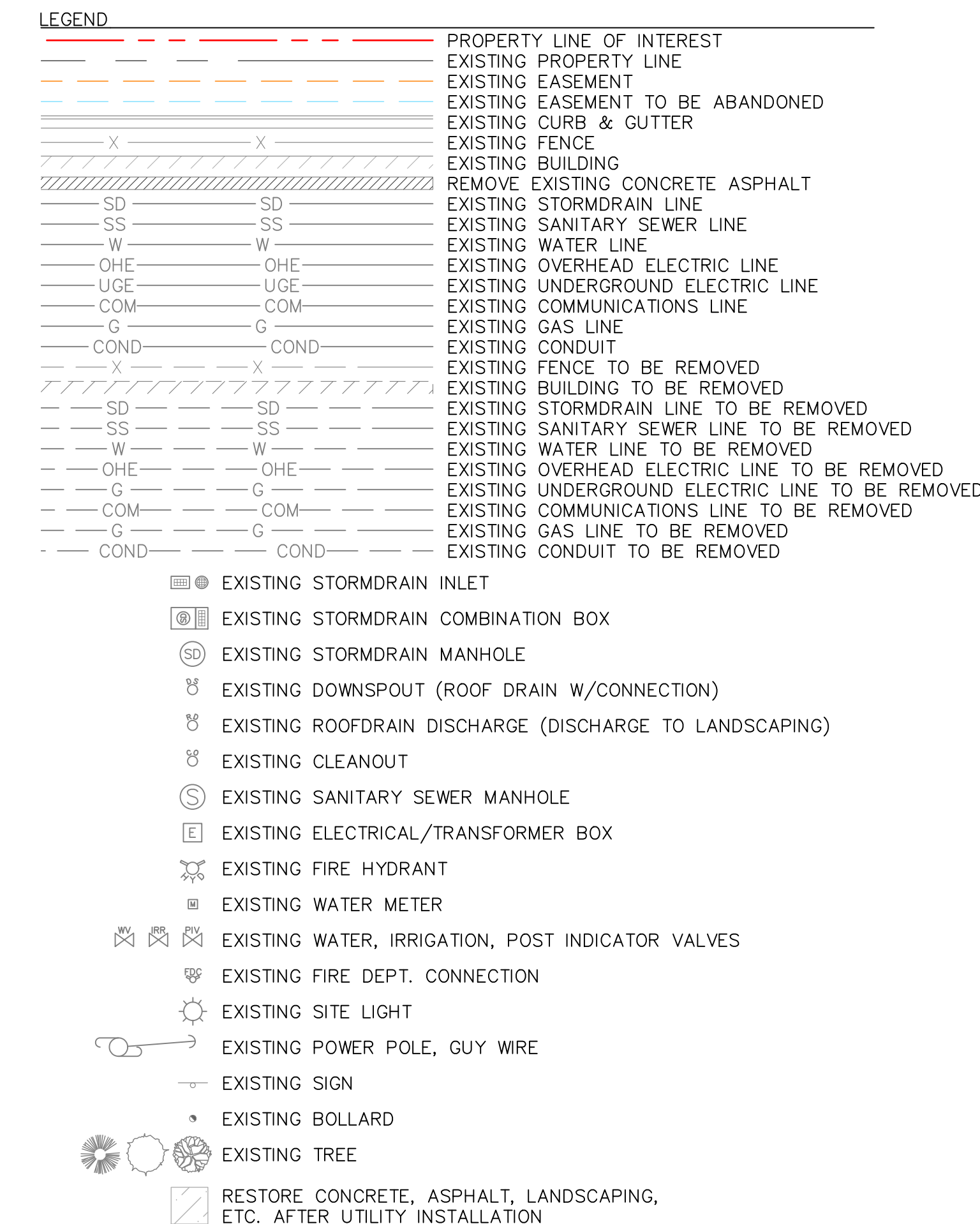
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CITY NOTES

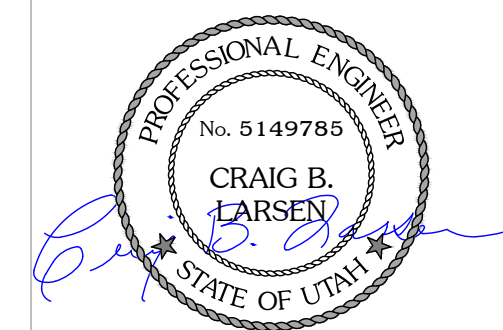
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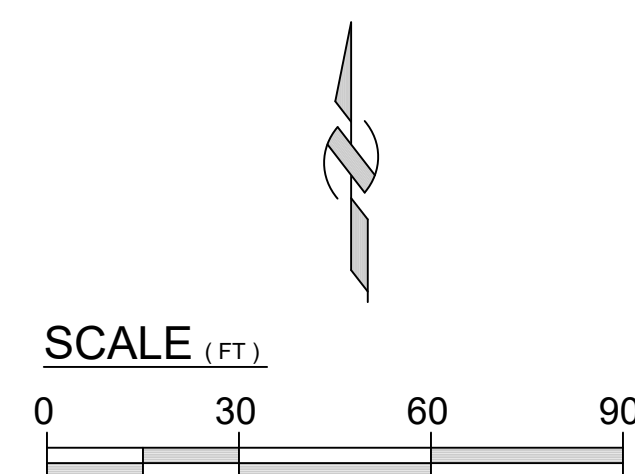
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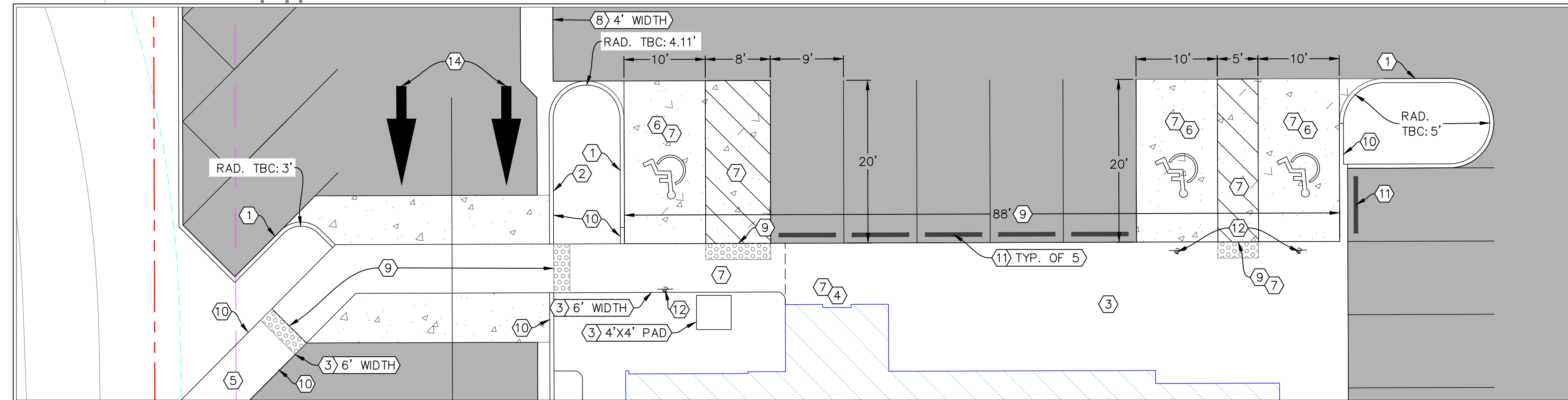
1. COORDINATE ANY PRIVATE UTILITY WORK WITH PROVIDERS (GAS, POWER, COMMUNICATIONS).
2. COORDINATE ANY PUBLIC UTILITY WORK WITH THE CITY OR UTILITY OWNER (SANITARY SEWER, WATER, STORM DRAIN).
3. SMALL OR MINOR IMPROVEMENTS MAY EXIST THAT ARE TO BE DEMOLISHED THAT ARE NOT SHOWN HERE.
4. INTENT IS TO DEMOLISH SITE TO THE EXTENT REQUIRED FOR NEW CONSTRUCTION & LANDSCAPING. CONTRACTORS ARE CAUTIONED & ENCOURAGED TO VERIFY SITE CONDITIONS & EXISTING FEATURES THAT MAY NOT BE SHOWN ON DRAWINGS BUT REQUIRE WORK AND/OR DEMOLITION.
5. LANDSCAPING & IRRIGATION BETWEEN SIDEWALK/TRAIL & TOP BACK OF CURB ALONG RANCHES PARKWAY & PONY EXPRESS PARKWAY TO REMAIN EXCEPT FOR TREES INDICATED TO BE REMOVED. PRESERVE & PROTECT DURING CONSTRUCTION.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
7. EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED. IF UNDOCUMENTED UTILITIES ARE FOUND DURING CONSTRUCTION CONTRACTOR SHALL CONTACT OWNER & ENGINEER FOR DIRECTION.
8. CONTRACTOR SHALL COOPERATE CLOSELY WITH CITY OF EAGLE MOUNTAIN OFFICIALS & PRIVATE UTILITY COMPANIES TO PROTECT, PRESERVE, & RESTORE EXISTING UTILITIES.
9. CONTRACTOR SHALL PROVIDE ALTERNATE MEANS OF ADA COMPLIANT PEDESTRIAN ACCESS DURING DEMOLITION & IMPROVEMENTS OF ASPHALT TRAIL.

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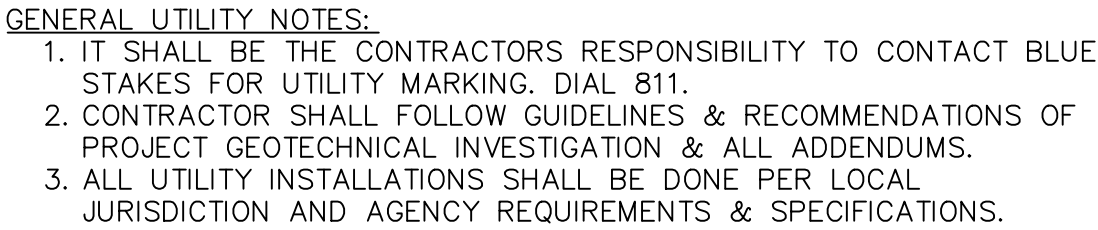


EX. CONDITIONS
& DEMOLITION
C050





C100



KEY TAGS:

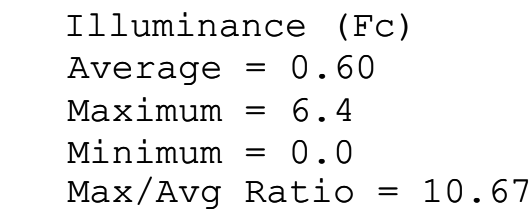
- ① INSTALL SS CLEANOUT 8
C500
- ② INSTALL WATER VALVE 4
C500
- ③ INSTALL FIRE HYDRANT FH1
C502
- ④ INSTALL FIRE DEPARTMENT CONNECTION (FDC)
COORDINATE FINAL LOCATION W/FIRE SPRINKLER
CONTRACTOR & CONFIRM W/FIRE DEPARTMENT
- ⑤ INSTALL 48"Ø SS MANHOLE 6
C500
- ⑥ INSTALL SEWER LATERAL SERVICE CONNECTION SLSC1
C502
- ⑦ INSTALL WATER LINE, SETTER, & CAN WSC1
C502
- ⑧ INSTALL GREASE TRAP/INTERCEPTOR 7
C500

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① x ft	SINGLE HEAD FIXTURE & FIXTURE HEIGHT: BEACON VP-1 36L-55 5K-7-4W LED	$\frac{9}{C501}$
② x ft	DOUBLE HEAD FIXTURE & FIXTURE HEIGHT: BEACON VP-1 36L-55 5K-7-4W LED	$\frac{9}{C501}$
③ x ft	BUILDING MOUNTED LIGHTS, SEE ARCHITECTURAL & ELECTRICAL DRAWINGS	

*ALL KEY TAG HEIGHTS LISTED REFER TO ACTUAL FIXTURE HEIGHT

1. SEE ELECTRICAL SHEETS FOR CABLEING, PANEL, ELECTRIC, CIRCUIT DESIGN & BUILDING MOUNTED LIGHTING.
2. OWNER/DEVELOPER TO VERIFY & COORDINATE WITH SUPPLIER, ARCHITECT & ELECTRICAL ENGINEER FOR COMPLIANCE WITH PHOTOMETRIC PLAN, FIXTURE MODEL, FINISH, SHIELD, HEIGHT, MOUNTING, ACCESSORIES, ETC.
3. ALL NONESSENTIAL COMMERCIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS THE BUSINESS IS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL THE BUSINESS REOPENS OR UNTIL DAYLIGHT THE FOLLOWING DAY.
4. ALL LIGHTS TO BE FULL CUT-OFF AND DOWN LIGHT ONLY.

1. POLE LIGHTS: 14 @ 6,724 lm EA. = 94,136 lm
2. DOWNWARD WALL SCONCE: 17 @ 702 lm EA. = 11,934 lm
3. LED DIODE TAPE: 330 LF @ 11 lm/ft = 3,630 lm
4. TOTAL LUMENS: 109,700 lm.
5. ALLOWABLE LUMENS: 100,000/ac. @ 1.14 ac. = 114,000 lm

VP	VP Name	Size	Log Engine	SQL Code	Intelligence	Query Relation	Usage
1	VP1	1	SQL	AP -> ditor Combined	2	2	100 100
			100,001 7000 Lines		3	3	100 100
			100,100 10000 Lines	2700 2700	4	4	200 200
			100,000 10000 Lines	70 70	5	5	200 200
			100,100 10000 Lines	70 70	6	6	200 200
			100,000 10000 Lines	70 70	7	7	200 200
			100,100 10000 Lines	70 70	8	8	200 200
			100,000 10000 Lines	70 70	9	9	200 200
			100,100 10000 Lines	70 70	10	10	200 200
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			100,100 10000 Lines	70 70	54	54	200 200
			100,000 10000 Lines	70 70	55	55	200 200
			100,100 10000 Lines	70 70	56	56	200 200
			100,000				

PITCH 19
shown in black

PITCH 19
shown in bronze

PITCH 19
shown in silver

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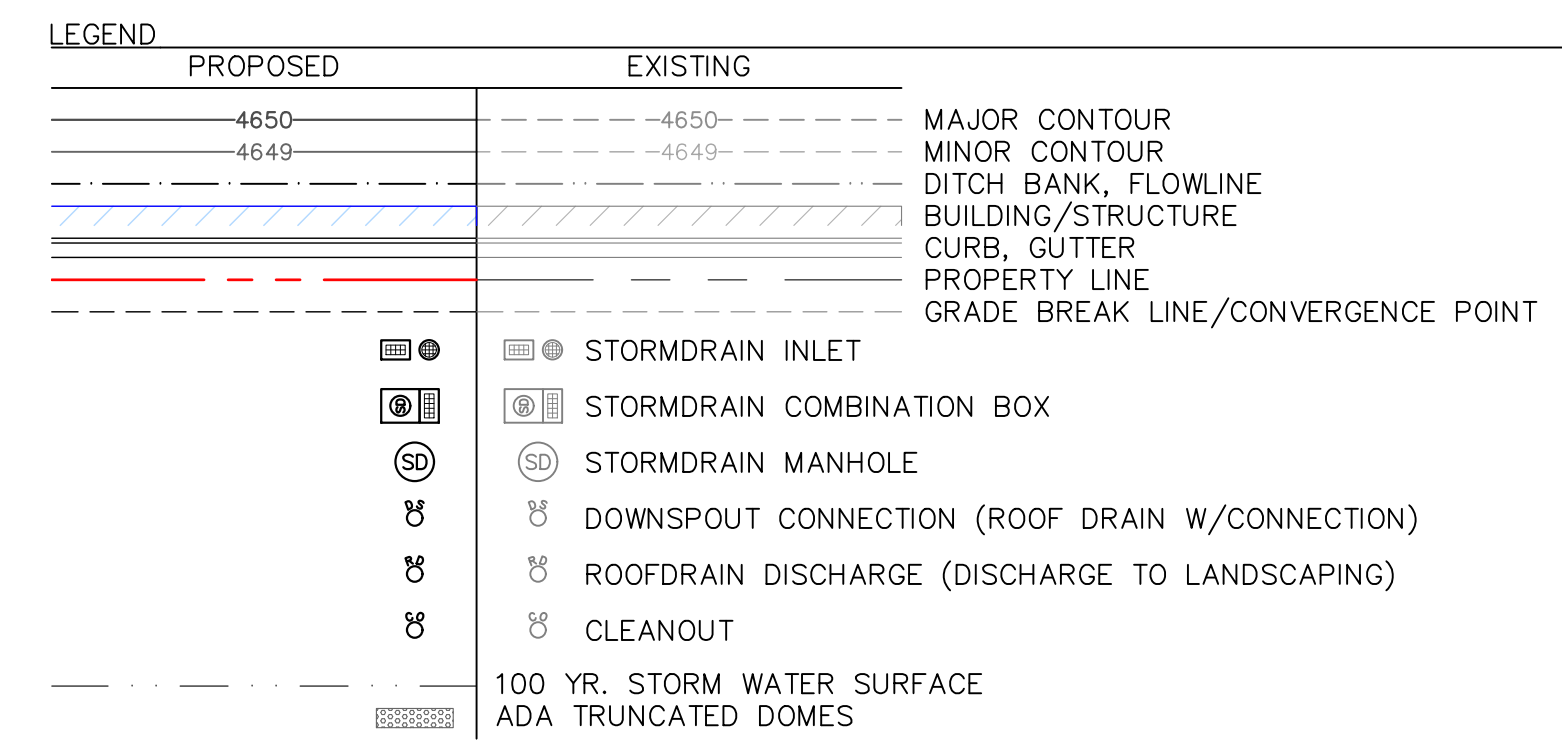
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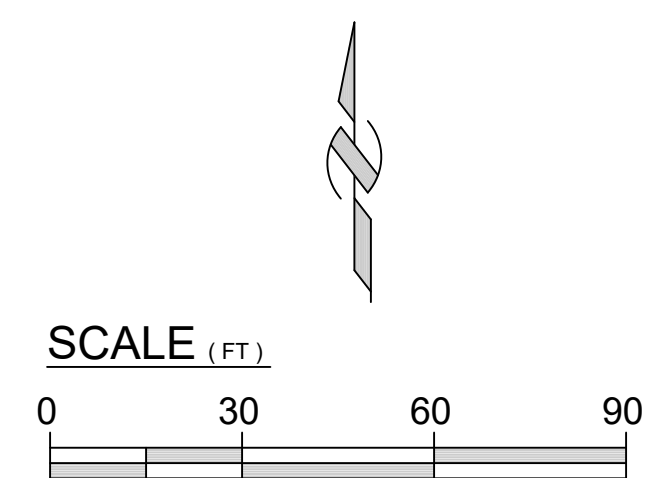
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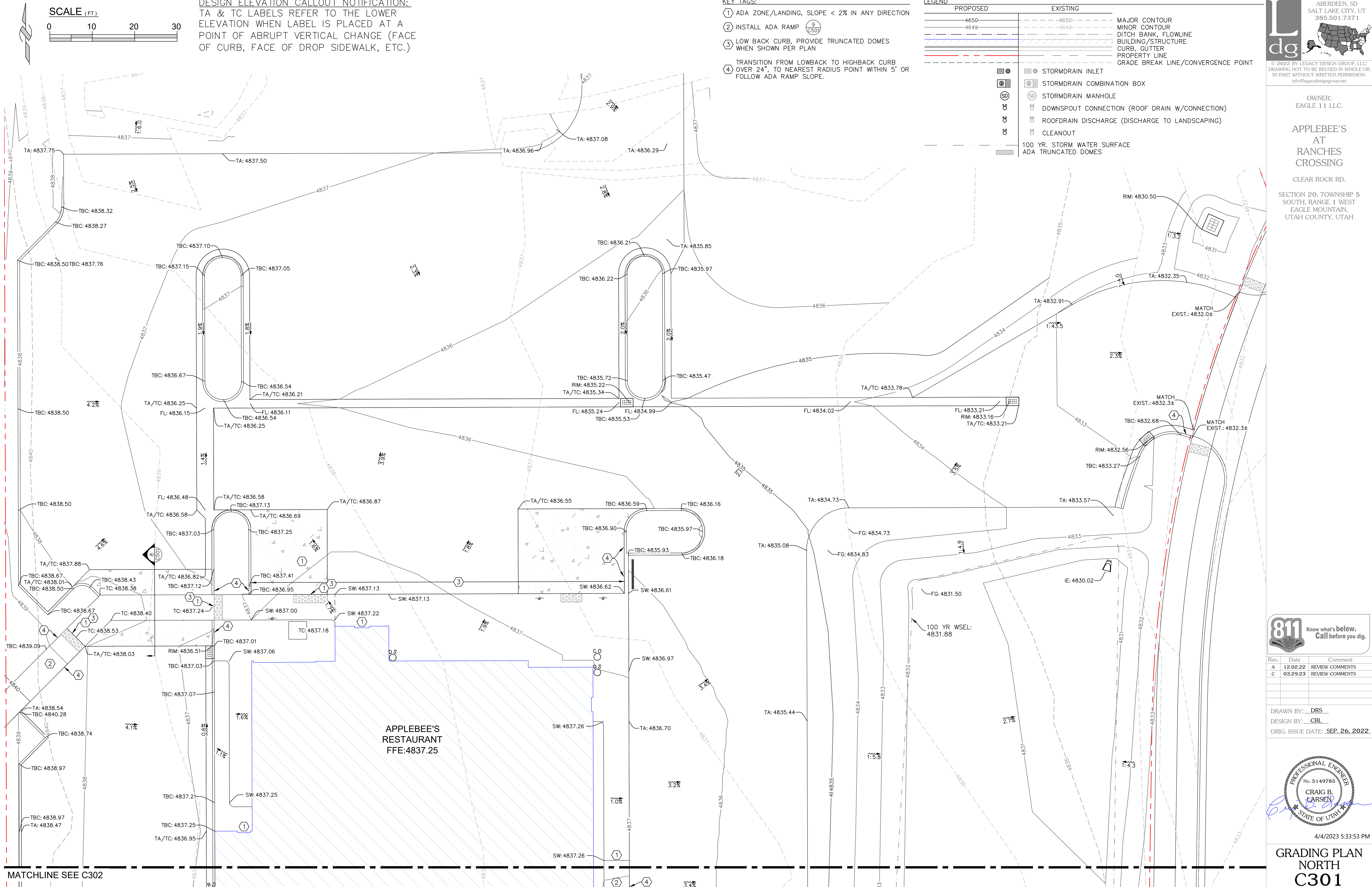
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PLAN
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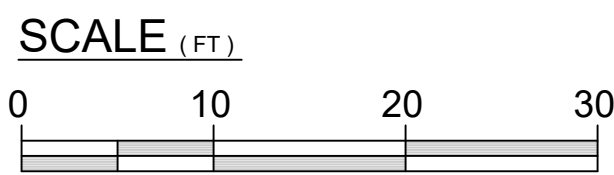


- ① ADA ZONE/LANDING, SLOPE < 2% IN ANY DIRECTION
- ② INSTALL ADA RAMP 
- ③ LOW BACK CURB, PROVIDE TRUNCATED DOMES WHEN SHOWN PER PLAN
- ④ TRANSITION FROM LOWBACK TO HIGHBACK CURB OVER 24", TO NEAREST RADIUS POINT WITHIN 5' OR FOLLOW ADA RAMP SLOPE.

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







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LEGEND

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

L
dg

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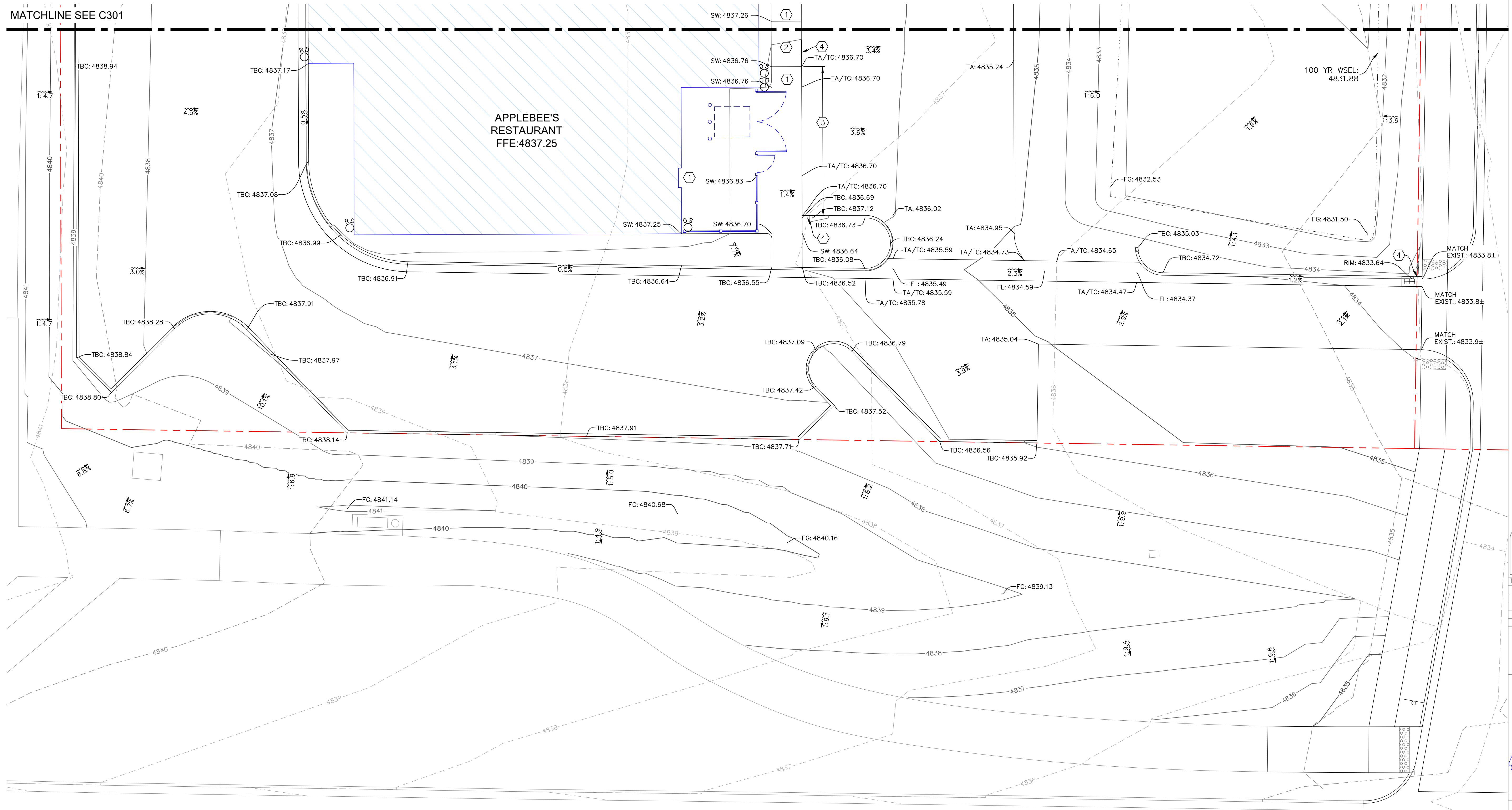
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OWNER:
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APPLEBEE'S
AT
RANCHES
CROSSING

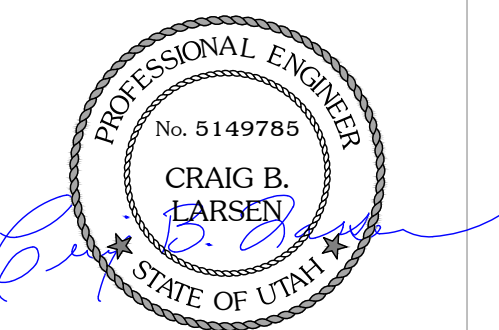
CLEAR ROCK RD.

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



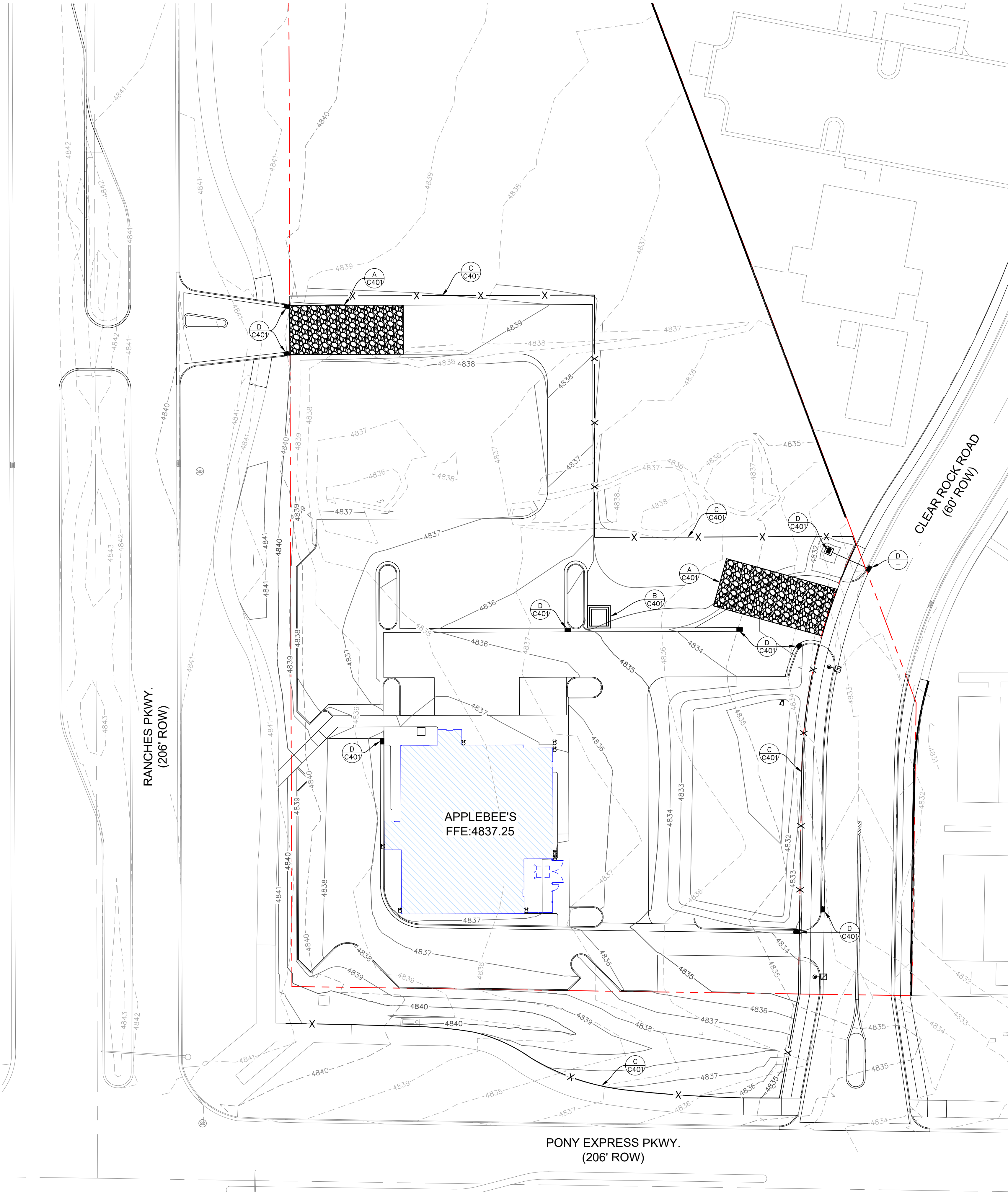
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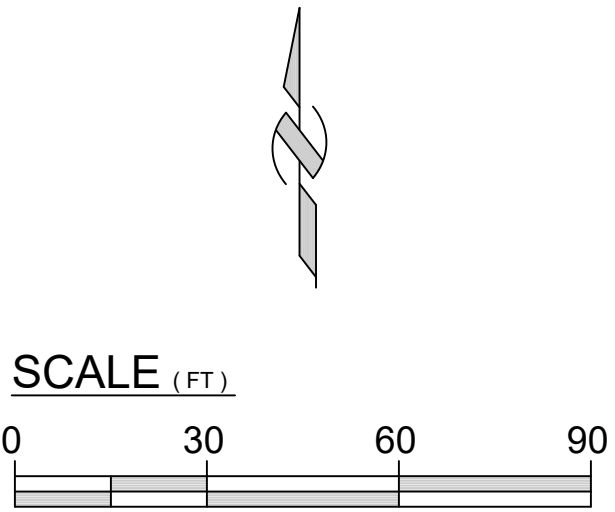
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GRADING PLAN SOUTH C302



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

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



Ldg

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

811

Know what's below.
Call before you dig.

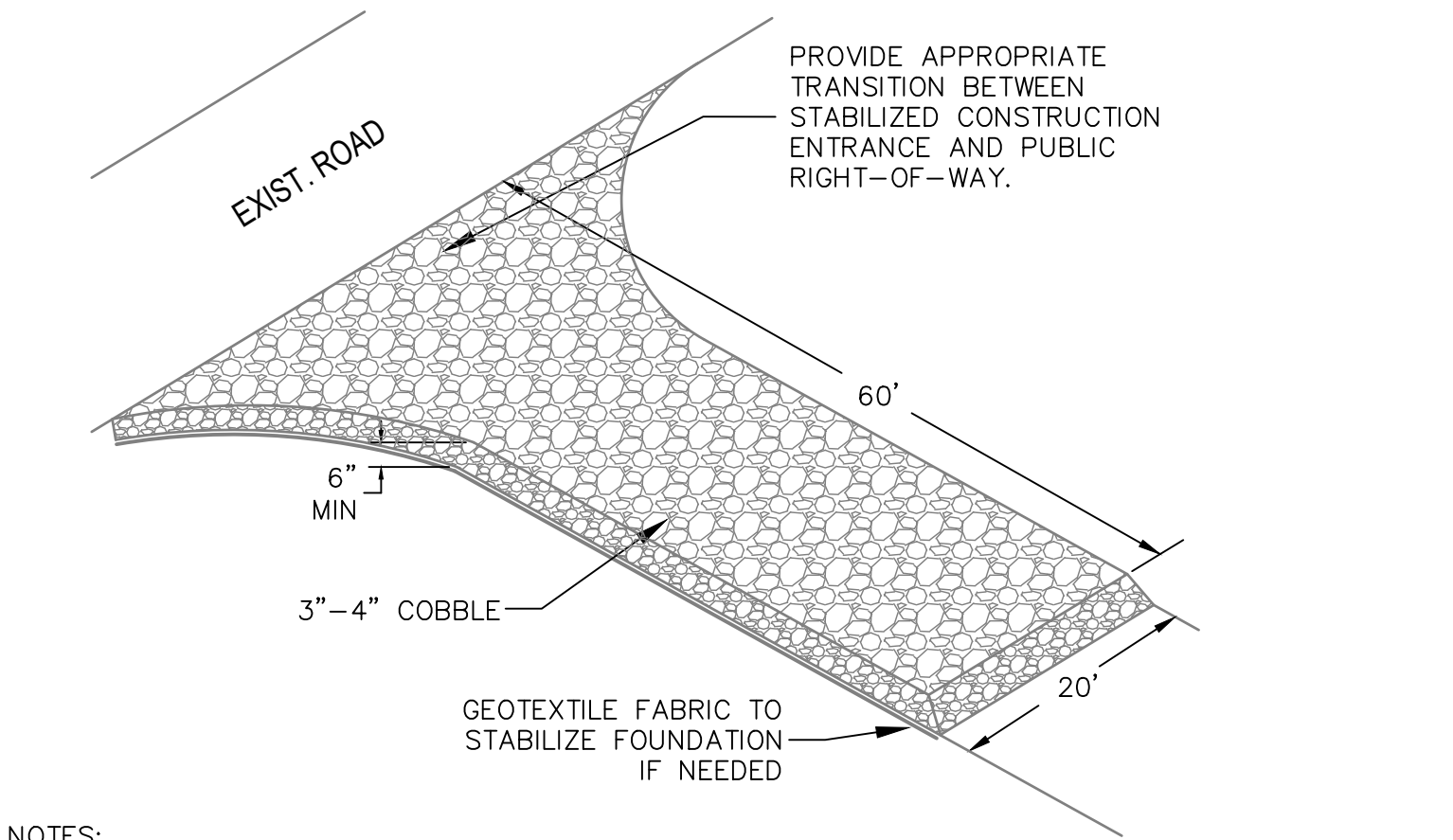
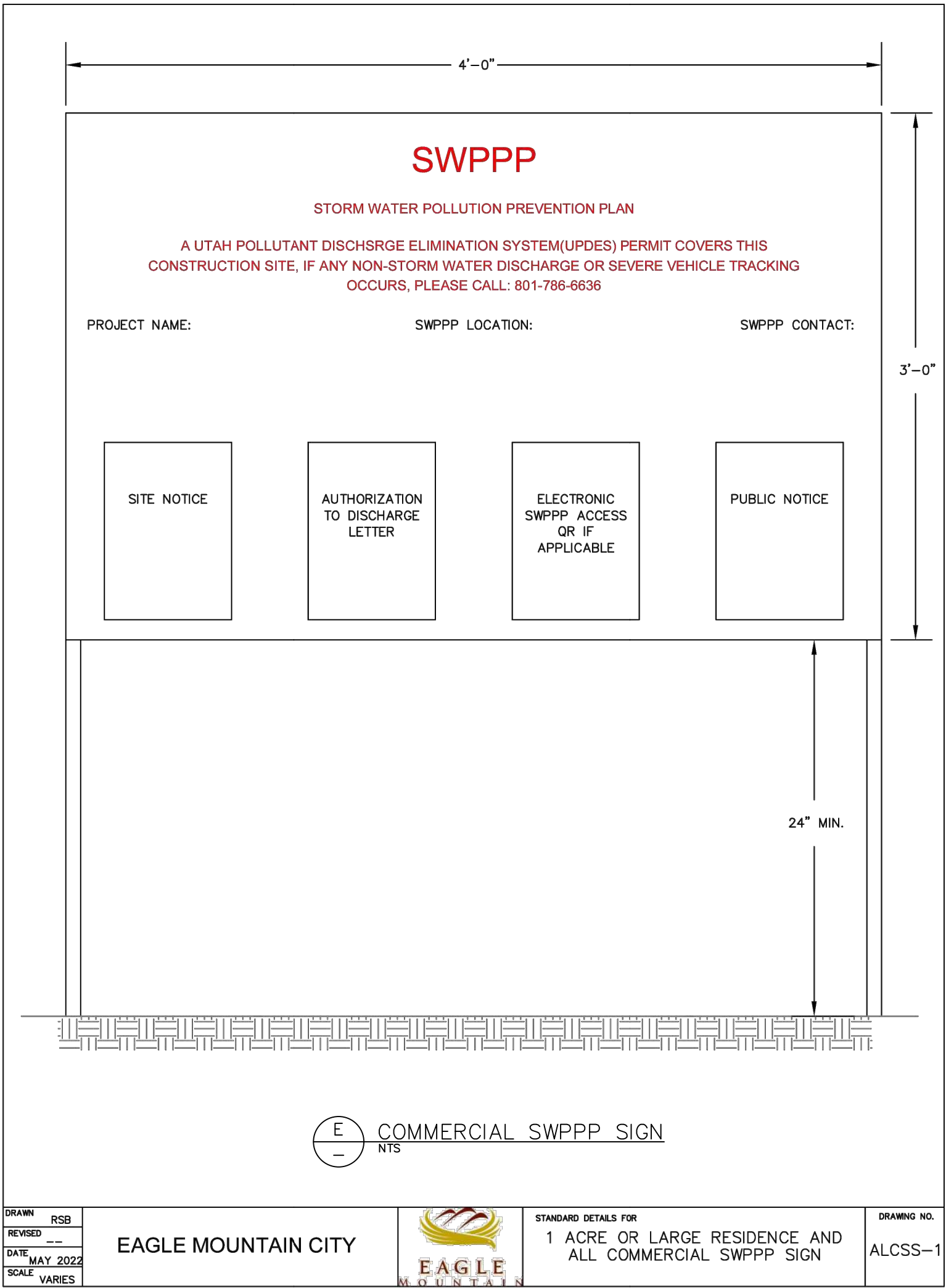
Rev.	Date	Comment
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DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: SEP. 26, 2022

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

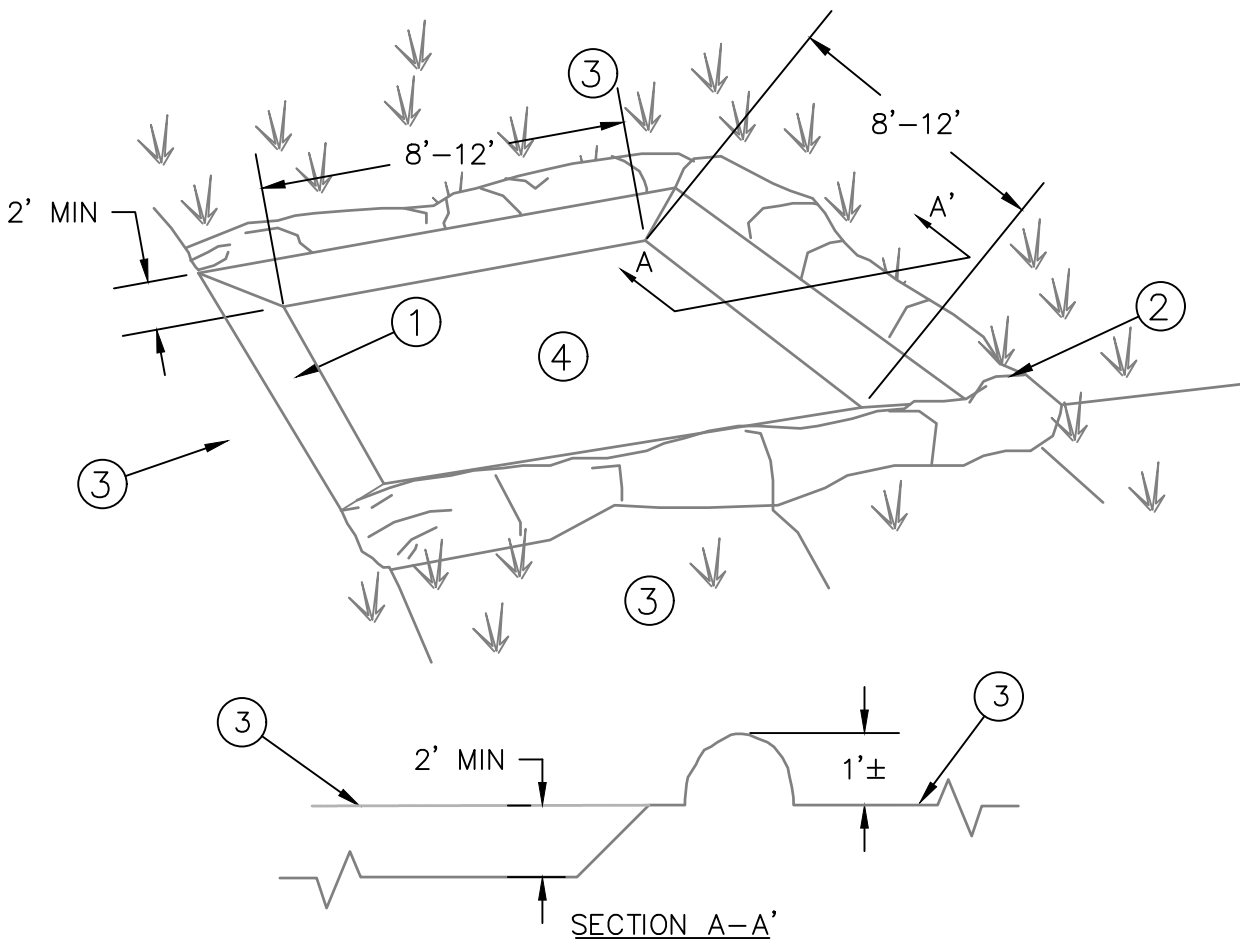
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SWPPP
C400



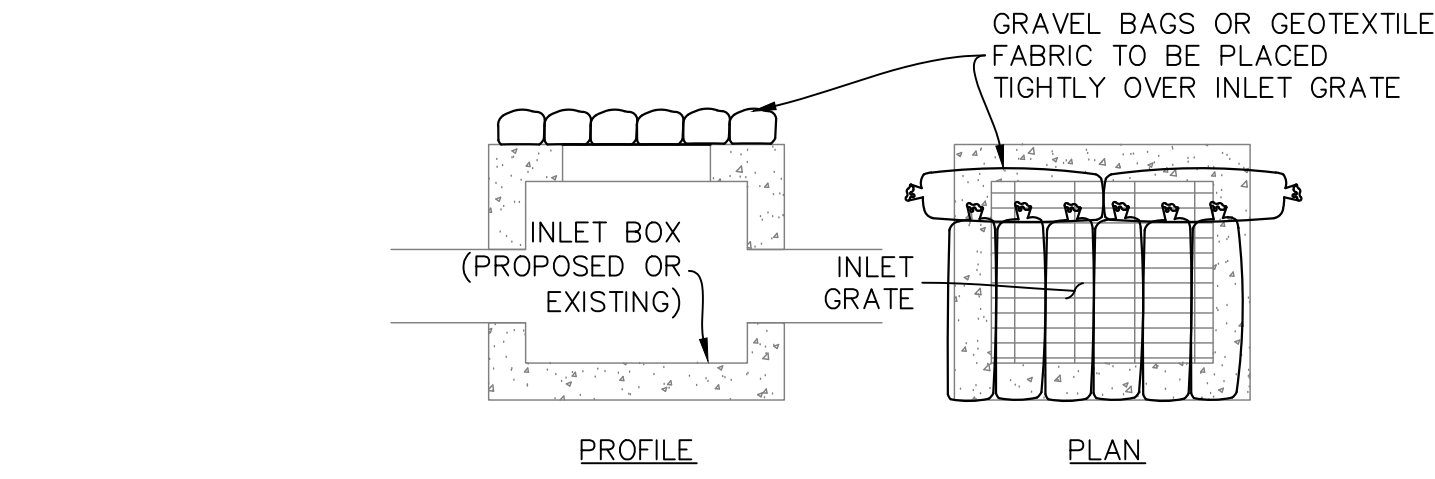
- NOTES:
1. STONE SIZE: 3"-4" OPEN GRADEROCK.
 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
 3. THICKNESS: NOT LESS THAN 6"
 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
 5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
 7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

A VEHICLE TRACKING CONTROL
NTS



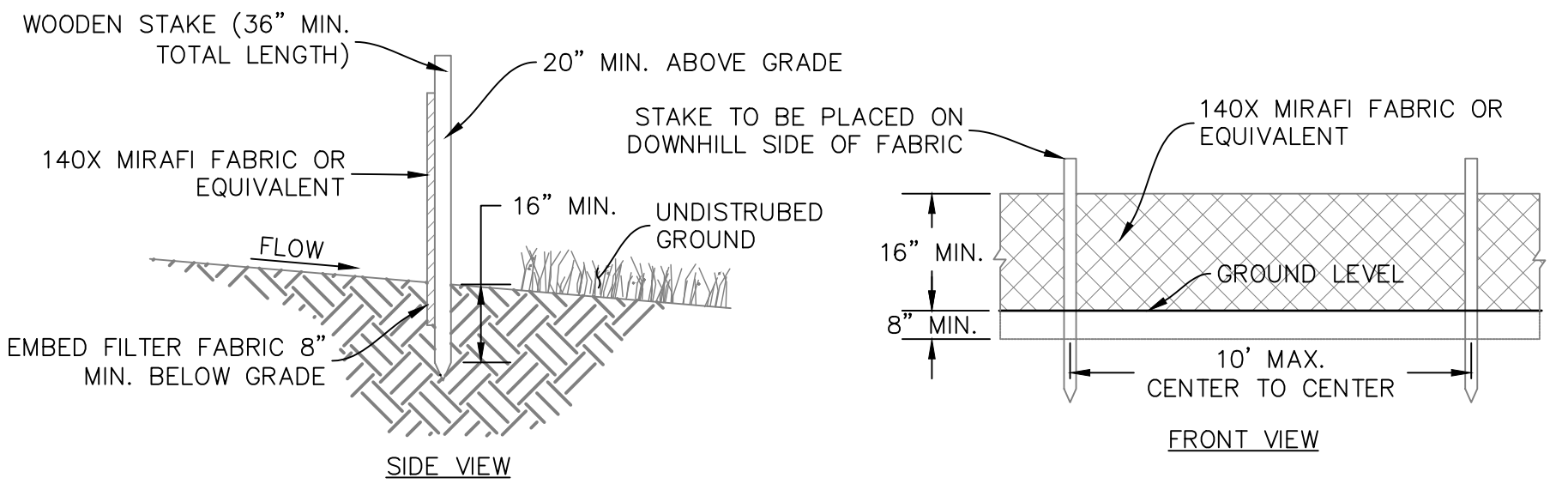
- 1 EXCAVATE 2' DEPTH MIN.
 - 2 EXCAVATED MATERIAL TO FORM BERM ±1'
 - 3 EXISTING GRADE
 - 4 PIT SHALL BE LINED WITH LEAK PROOF SHEETING OR WASHOUT SHALL BE A LEAKPROOF CONTAINER
- NOTE:
1. INSPECT PERIODICALLY AND CLEAN OUT CONCRETE BEFORE IT REACHES THE BOTTOM OF THE EARTH BERM.
 2. DISPOSE OF CONCRETE OFF-SITE IN LAWFUL MANNER RESTORE AREA TO ORIGINAL GRADE AT END OF JOB.
 3. FOR WASHING APPLICATORS AND CONTAINERS USED FOR STUCCO, PAINT, CONCRETE, FORM RELEASE OILS, CURING COMPOUNDS, OR OTHER MATERIALS: DIRECT WASH WATER INTO A LEAK-PROOF CONTAINER OR LEAK-PROOF AND LINED PIT DESIGNED SO THAT NO OVERFLOWS CAN OCCUR DUE TO INADEQUATE SIZING OR PRECIPITATION.

B CONCRETE WASHOUT BASIN
NTS



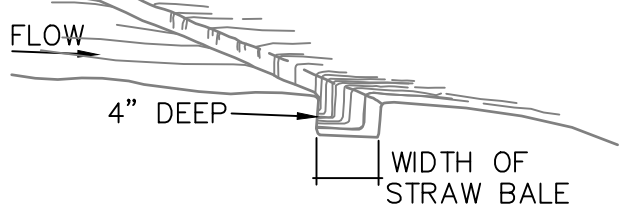
NOTE:
INLET PROTECTION TO MEET OR EXCEED ASTM D8057 PER CITY CODE 15.50.070.

D GRAVEL BAGS
NTS



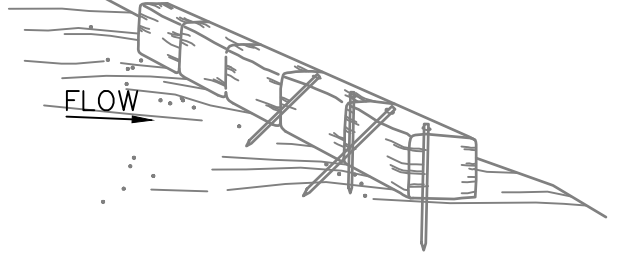
SILT FENCE

1. DIG A 4" BY 2' TRENCH. ALIGN TRENCH PARALLEL TO CONTOURS BUT CURVED SLIGHTLY UPHILL SO RUNOFF CANNOT ESCAPE AROUND THE END BALES. (SEE #2 BELOW)

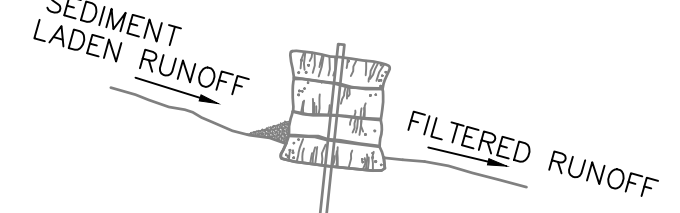


2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.
- FLOW
- CORRECT
- INCORRECT

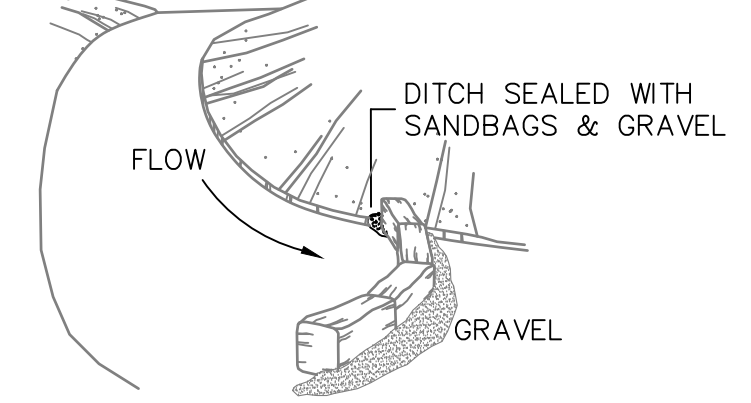
3. ANCHOR EACH BALE WITH 2 STAKES HAMMERED 11/2' TO 2' INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE.



4. WEDGE LOOSE STRAW BETWEEN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER.



5. WHEN INSTALLING BALES ON PAVEMENT, PILE GRAVEL OR ROCK BEHIND THE BALES TO HOLD THEM IN PLACE.



- NOTES:
1. INSPECT PERIODICALLY AND AFTER EACH STORM. REPLACE DAMAGED WATTLES & BALES; RE-ANCHOR DISPLACED ONES. CLEAN OUT SEDIMENT BEFORE IT REACHES THE TOP OF THE WADDLES & BALES. DEPOSIT THE REMOVED SEDIMENT WHERE IT WILL NOT ENTER A DRAINAGE WAY.
 2. MATERIALS:
 - 2.1. 9"ø STRAW WATTLES BOUND WITH NETTING & TWINE, STRAW BALES BOUND WITH TWINE, WOOD STAKES 5' O.C. (2X2, 2' LONG) OR STEEL PICKETS.
 - OR
 - 2.2. STRAW BALES BOUND WITH TWINE, WOOD STAKES (2X2, 4' LONG) OR STEEL PICKETS, 2 STAKES PER BALE.

STRAW WATTLE/BALE

C SILT FENCE, STRAW WATTLE OR BALE EROSION CONTROL
NTS

OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

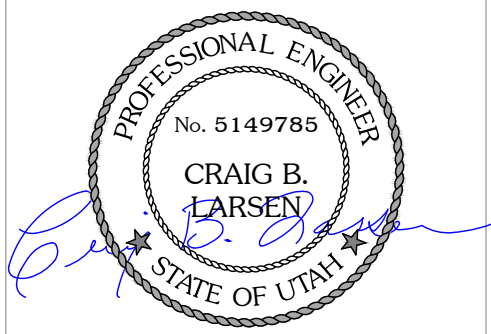
CLEAR ROCK RD.

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



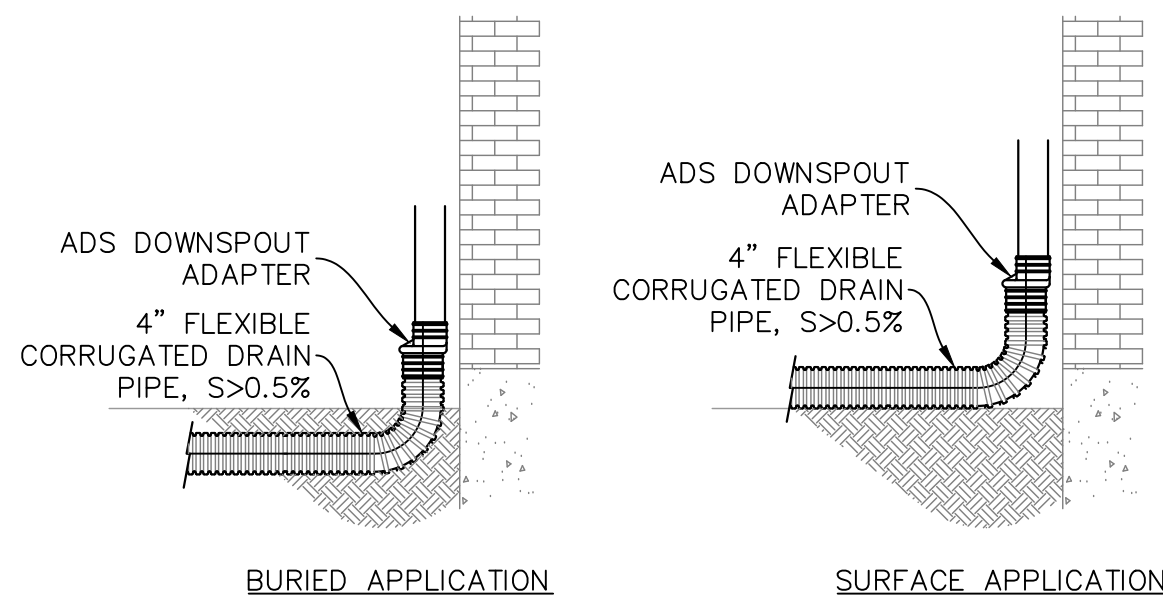
Rev.	Date	Comment
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SWPPP
DETAILS
C401



NOTE: USED BURIED APPLICATION UNLESS NOTED OTHERWISE ON PLAN

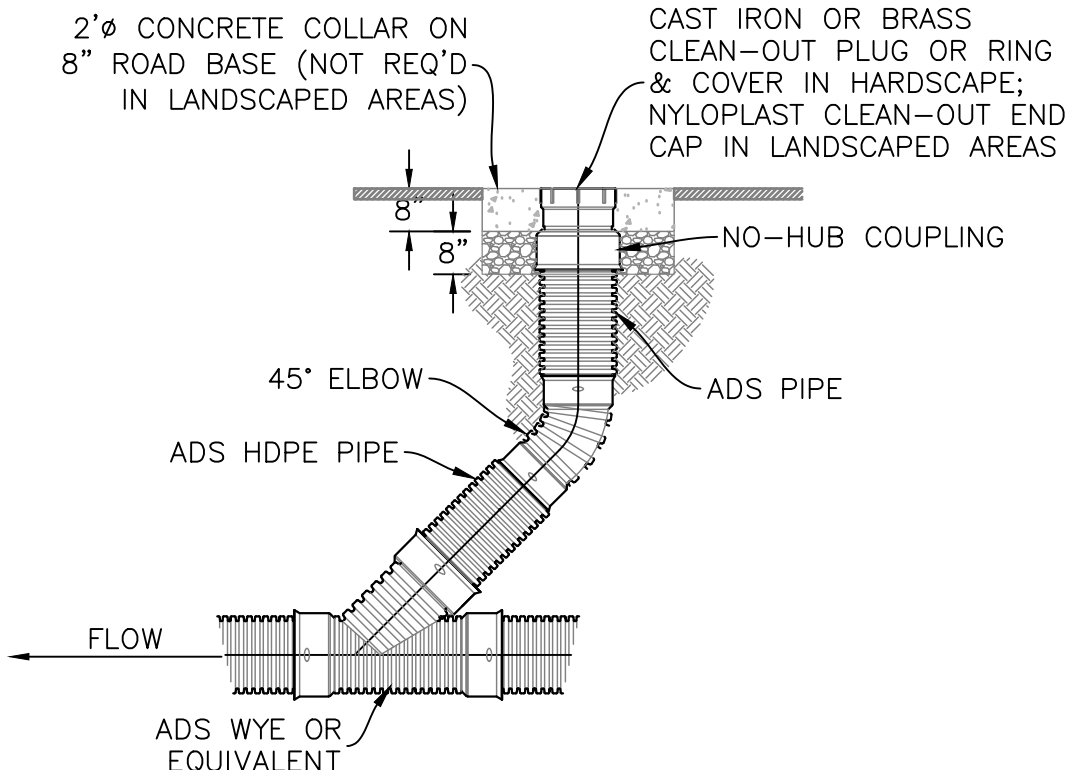
1
-
NTS
DOWNSPOUT CONNECTION

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

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

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

5
-
NTS
2x3 INLET BOX



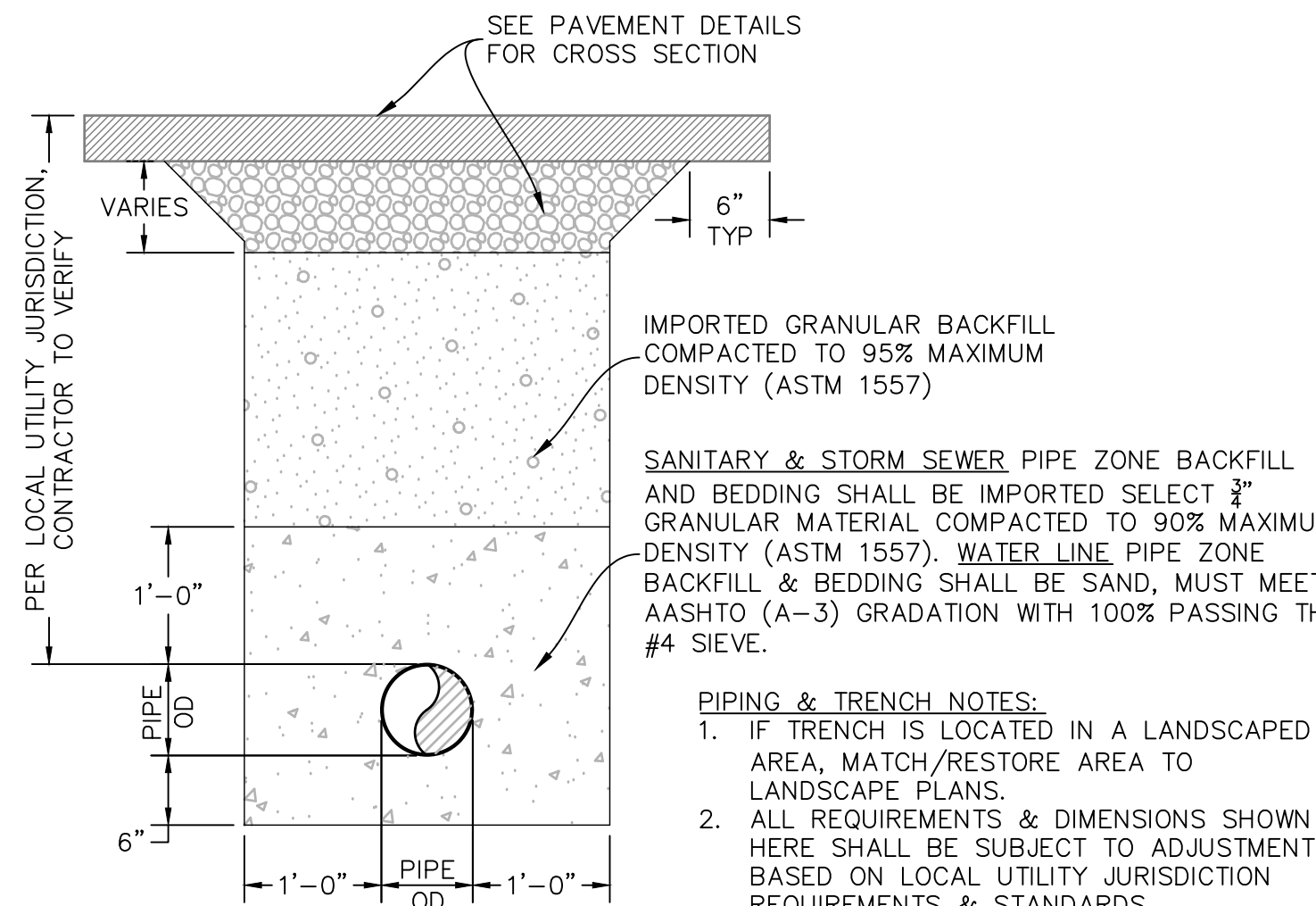
2
-
NTS
STORMDRAIN CLEANOUT

USE FOTERRA STANDARD 48" PRECAST SANITARY SEWER MANHOLE W/INVERT CHANNELS, CONE, ADJUSTING RINGS, & TRAFFIC RATED NEENAH R-1955 FRAME & R-1733 LID W/"SANITARY SEWER" EMBOSSING OR APPROVED EQUAL. FRAME & GRATE TO RECEIVE CONCRETE COLLAR WHEN IN HARDSCAPED AREA. MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX.) & NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

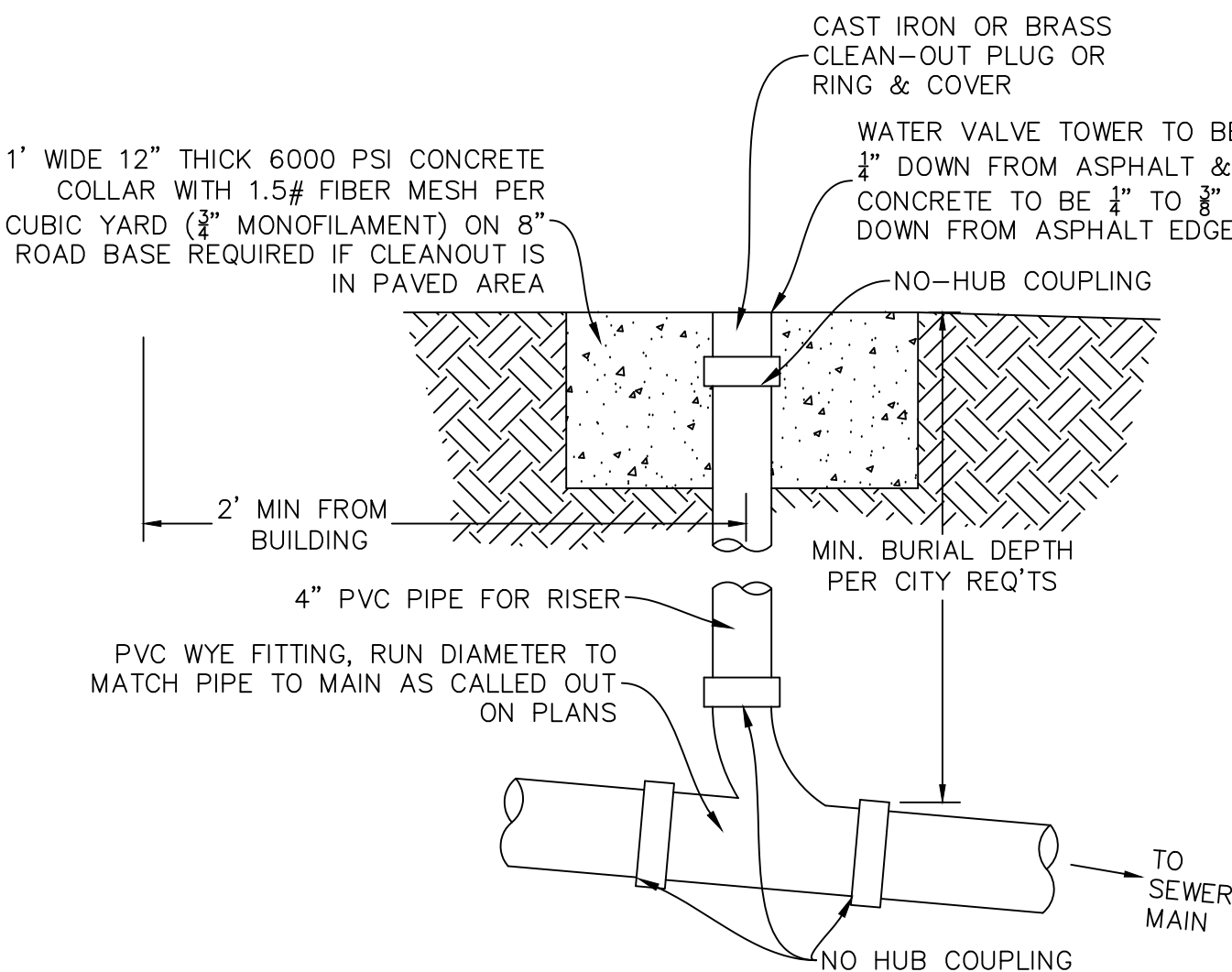
6
-
NTS
SANITARY SEWER MANHOLE

USE DURA-CRETE 1500 GALLON GREASE TRAP 5'X11'X5' W/CONES, ADJUSTING RINGS (IF REQUIRED), & TRAFFIC RATED FRAME & GRATE W/"GREASE TRAP" EMBOSSING OR EQUAL. FRAME & GRATE TO RECEIVE CONCRETE COLLAR WHEN IN HARDSCAPED AREA.

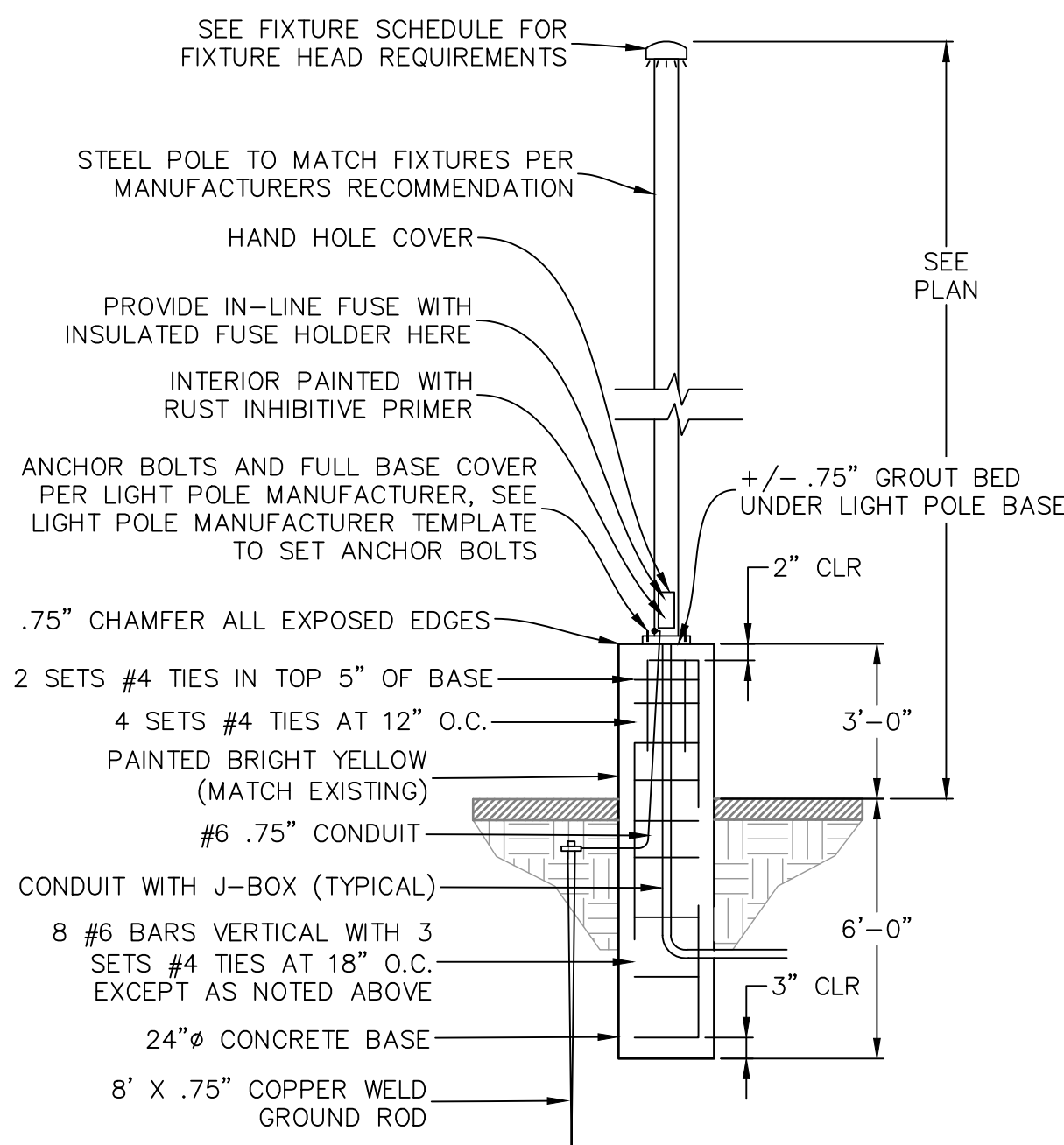
7
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NTS
GREASE TRAP DETAIL



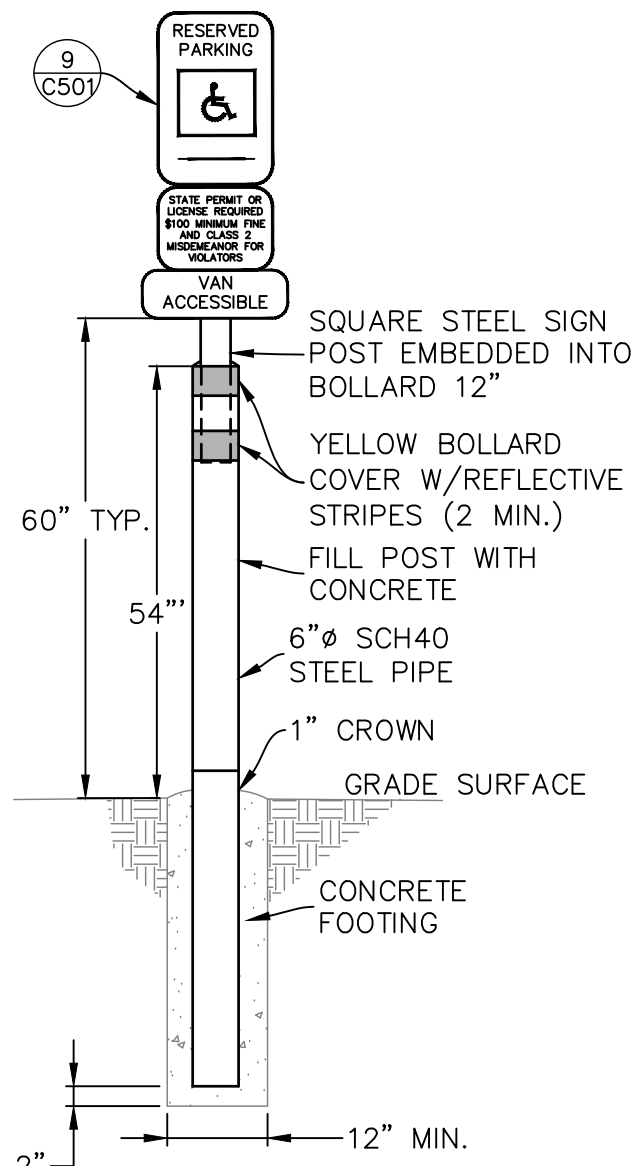
3
-
NTS
STANDARD TRENCH DETAIL



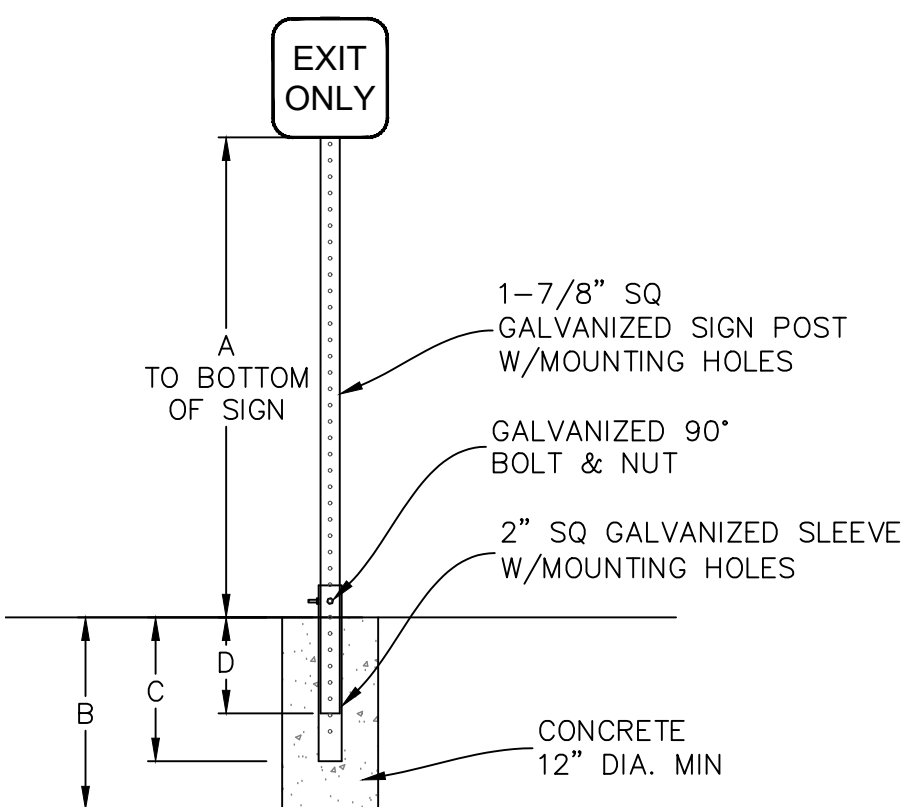
8
-
NTS
SEWER CLEANOUT



9
-
NTS
PARKING LOT LIGHT POLE BASE



10
-
NTS
BOLLARD & ADA SIGN



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

11
-
NTS
SIGN BASE

USE DURA-CRETE 4x4x6 PRECAST CONCRETE CATCH BASIN/INLET BOX & LID W/2x3 KO & CAST IRON I3518 FRAME & GRATE (OR APPROVED EQUAL)

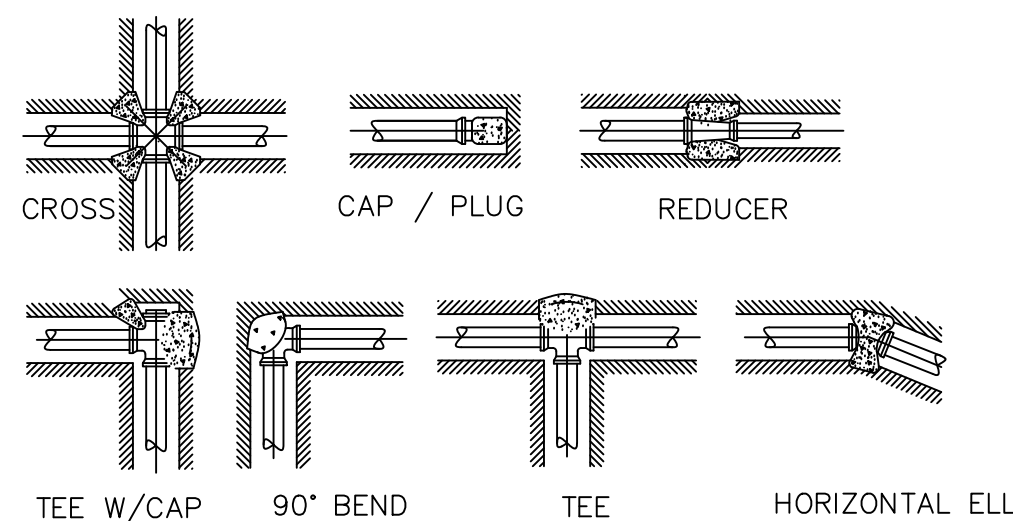
12
-
NTS
4x4 INLET BOX

VALVE NOTES
1. ALL WORK MUST BE INSPECTED BY ENGINEER.

2. THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.

3. #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.

4. CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDSCAPED AREA. CONCRETE SHALL BE 5" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL BE THE SAME AS CURB AND GUTTER.



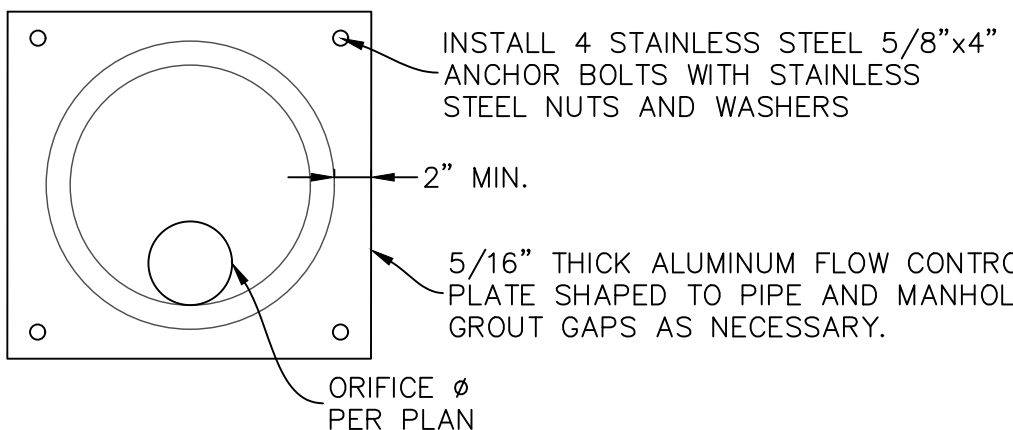
BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)

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

NOTES:

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

13
-
NTS
THRUST BLOCK



14
-
NTS
FLOW CONTROL ORIFICE

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APPLEBEE'S
AT
RANCHES
CROSSING

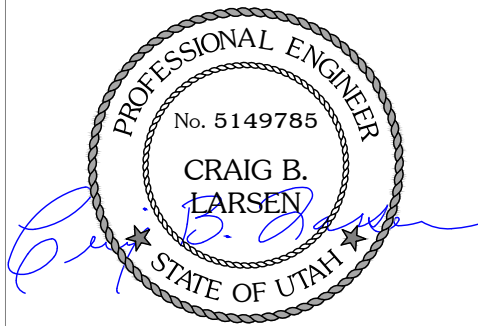
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UTAH COUNTY, UTAH



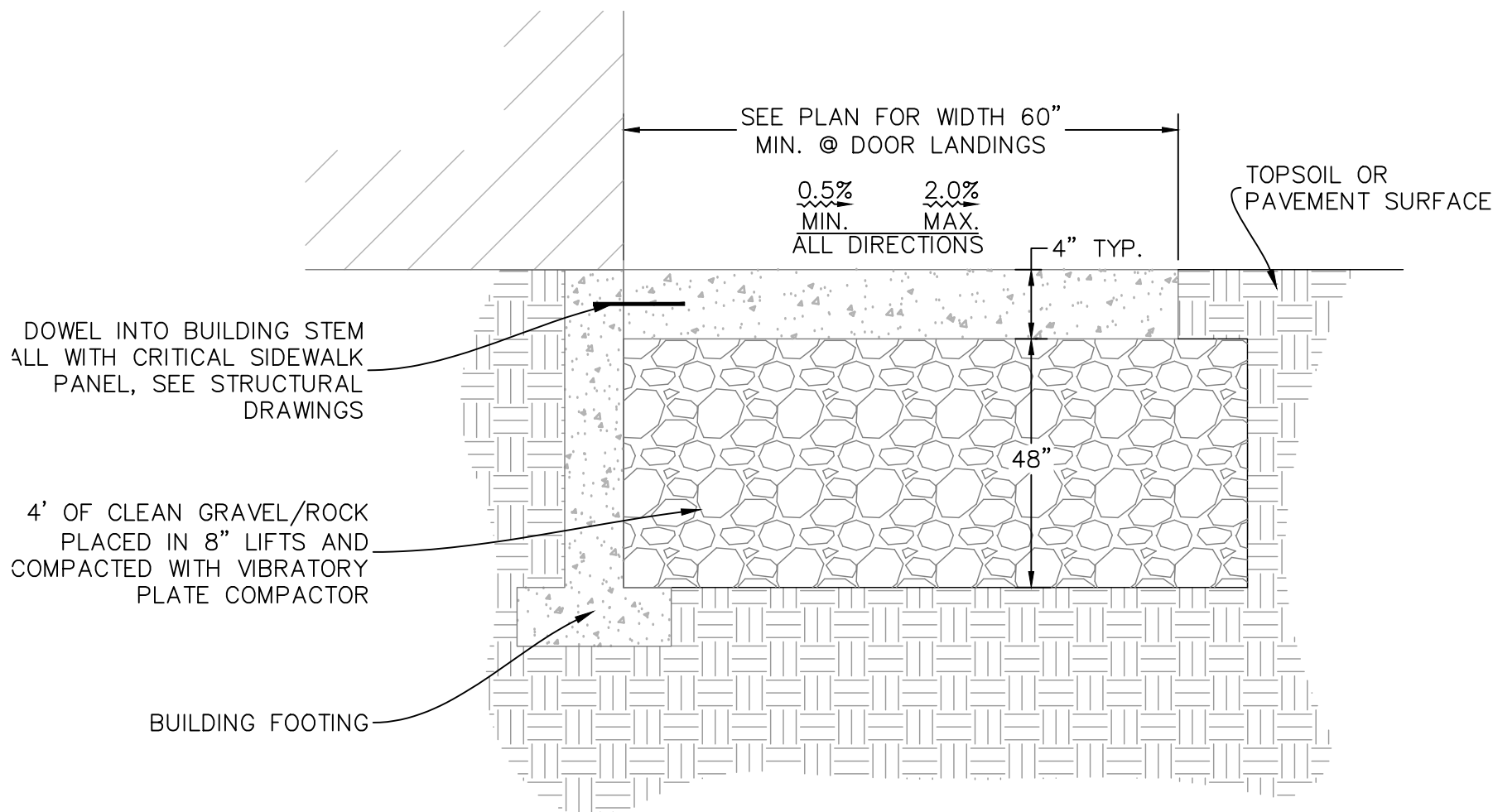
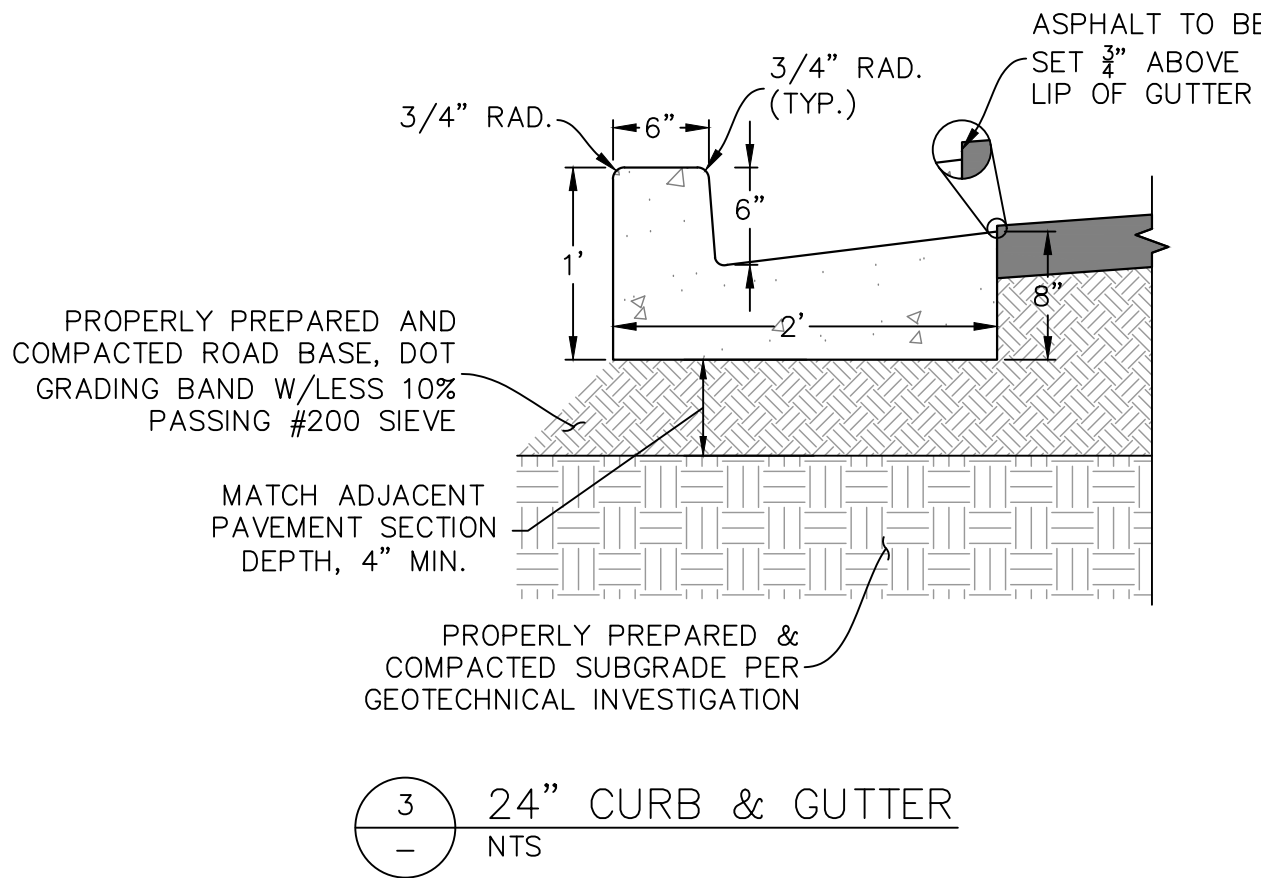
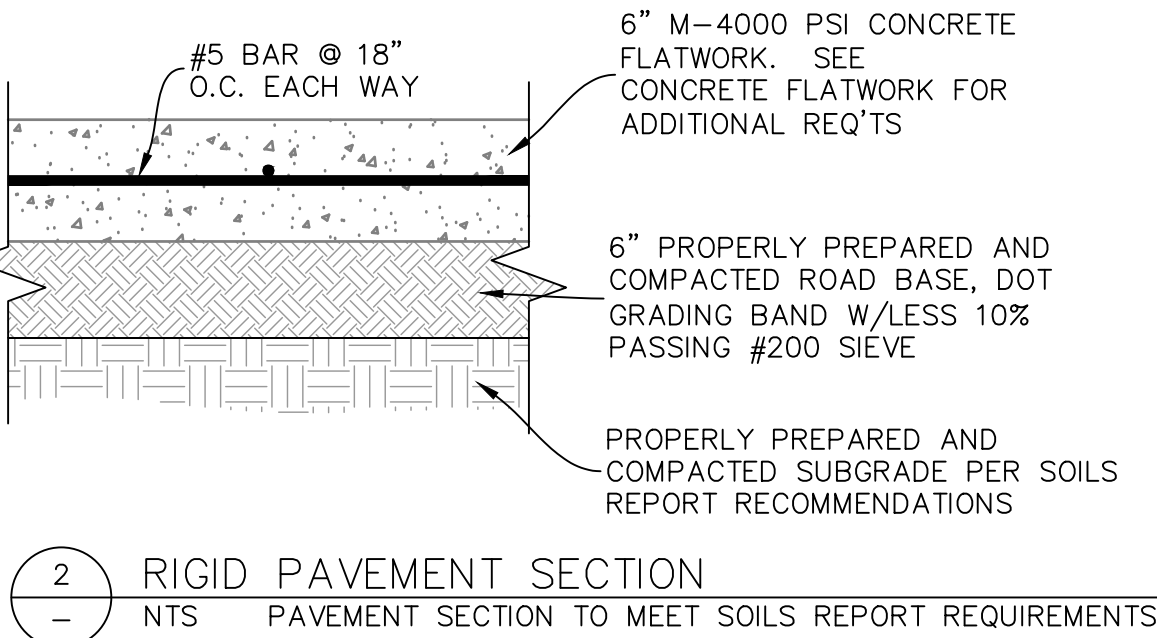
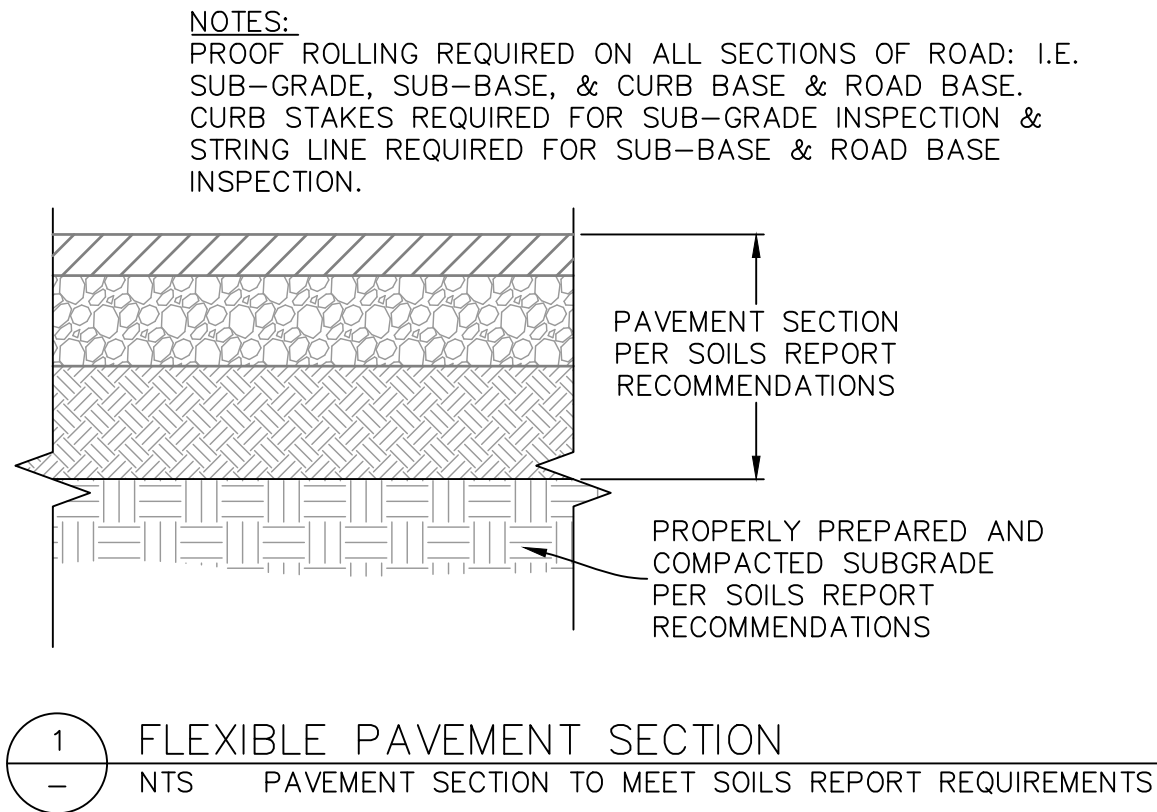
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DESIGN BY: CBL
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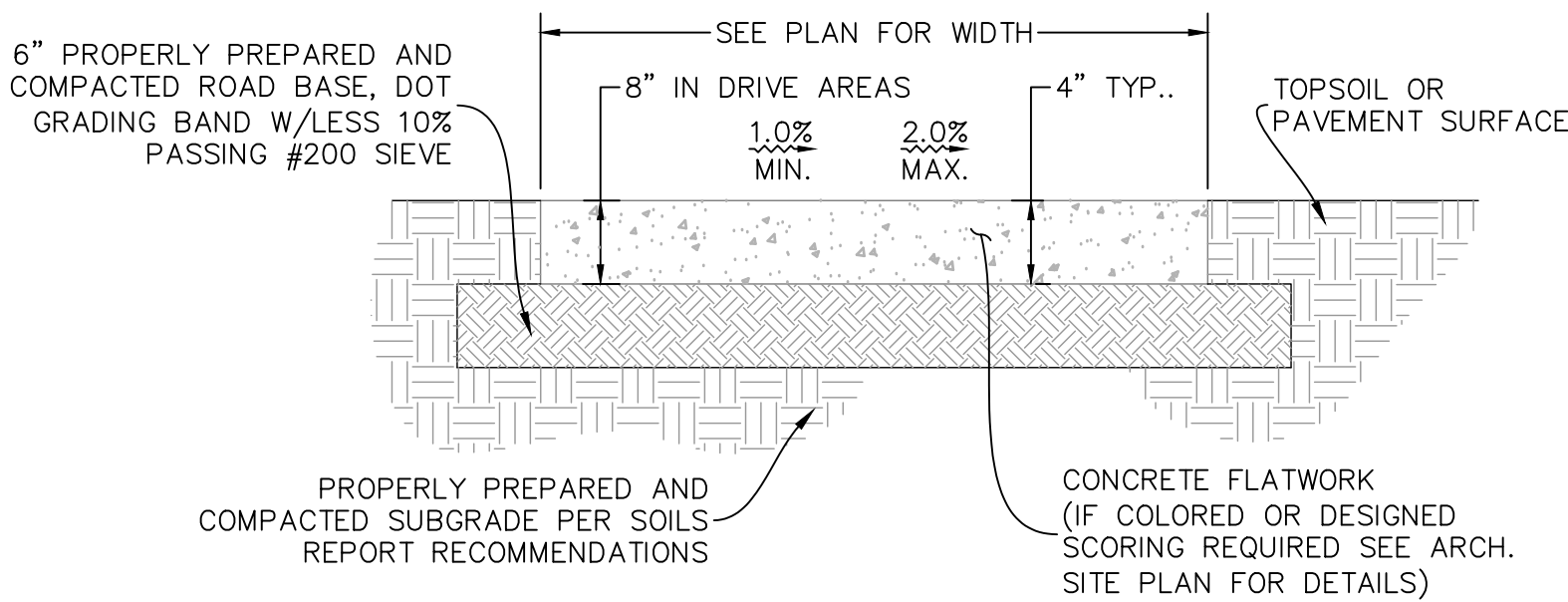
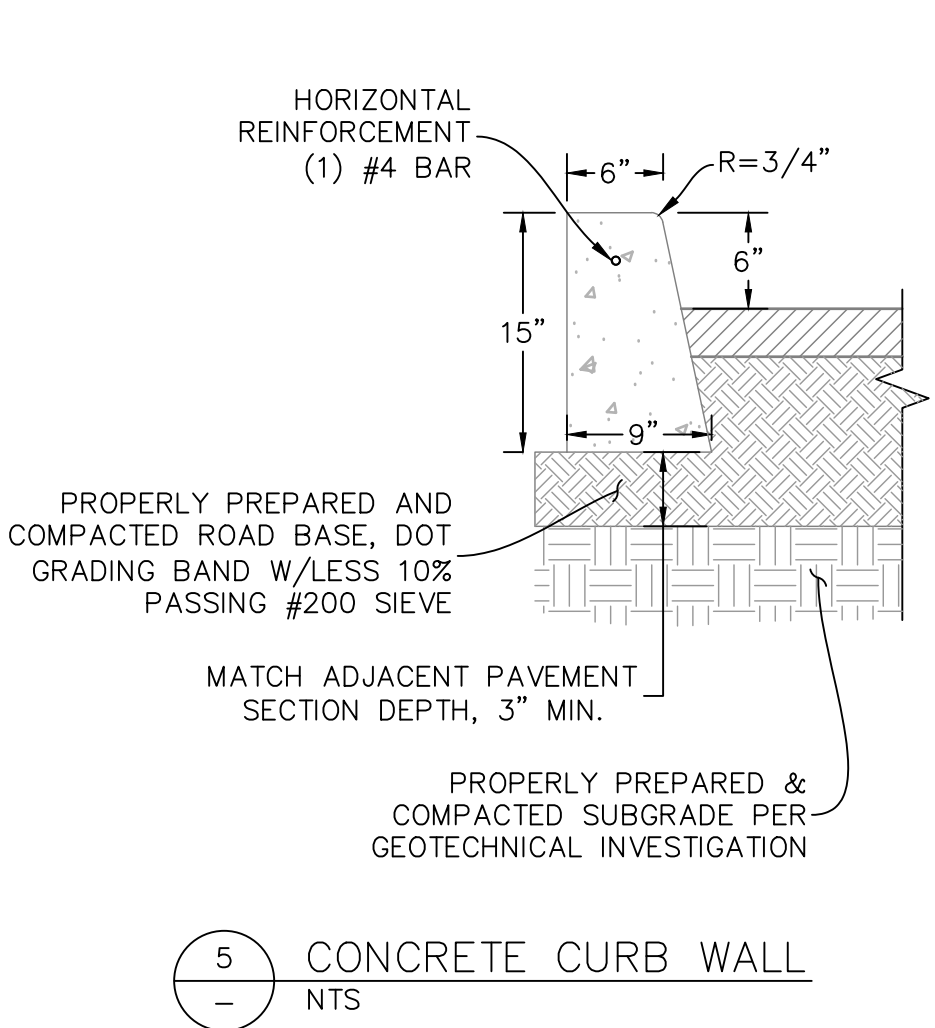


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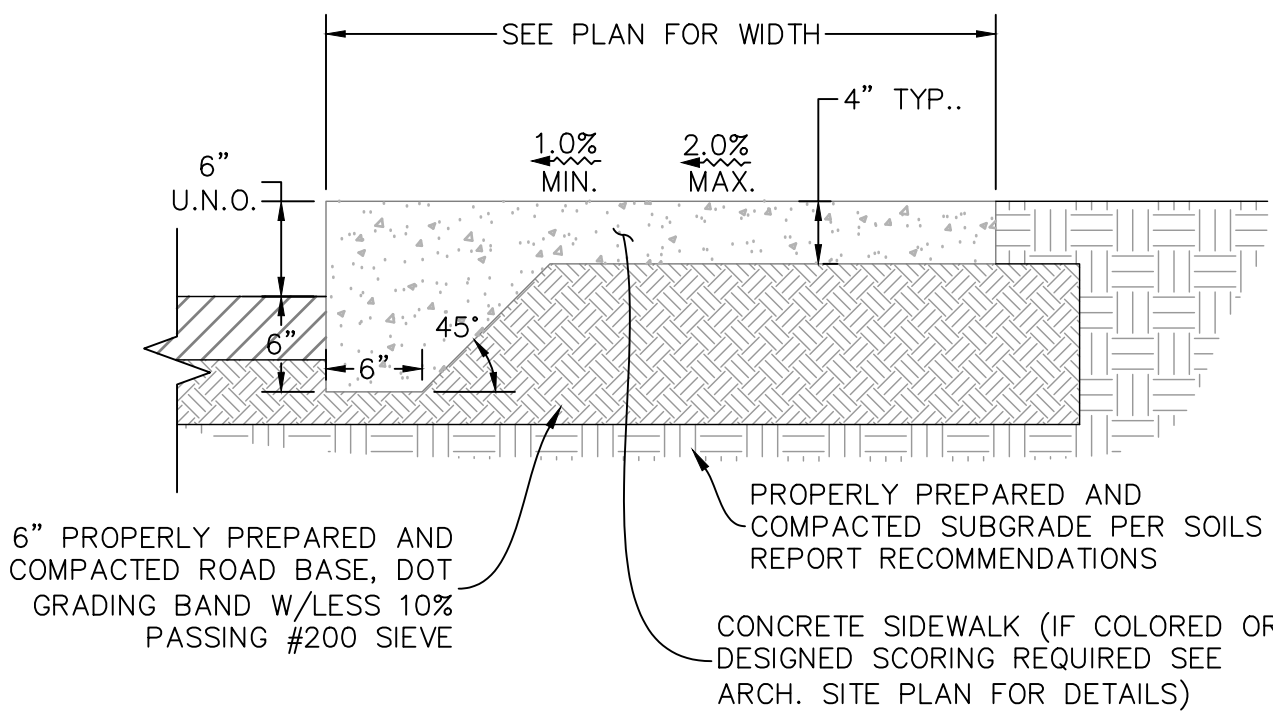
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C500



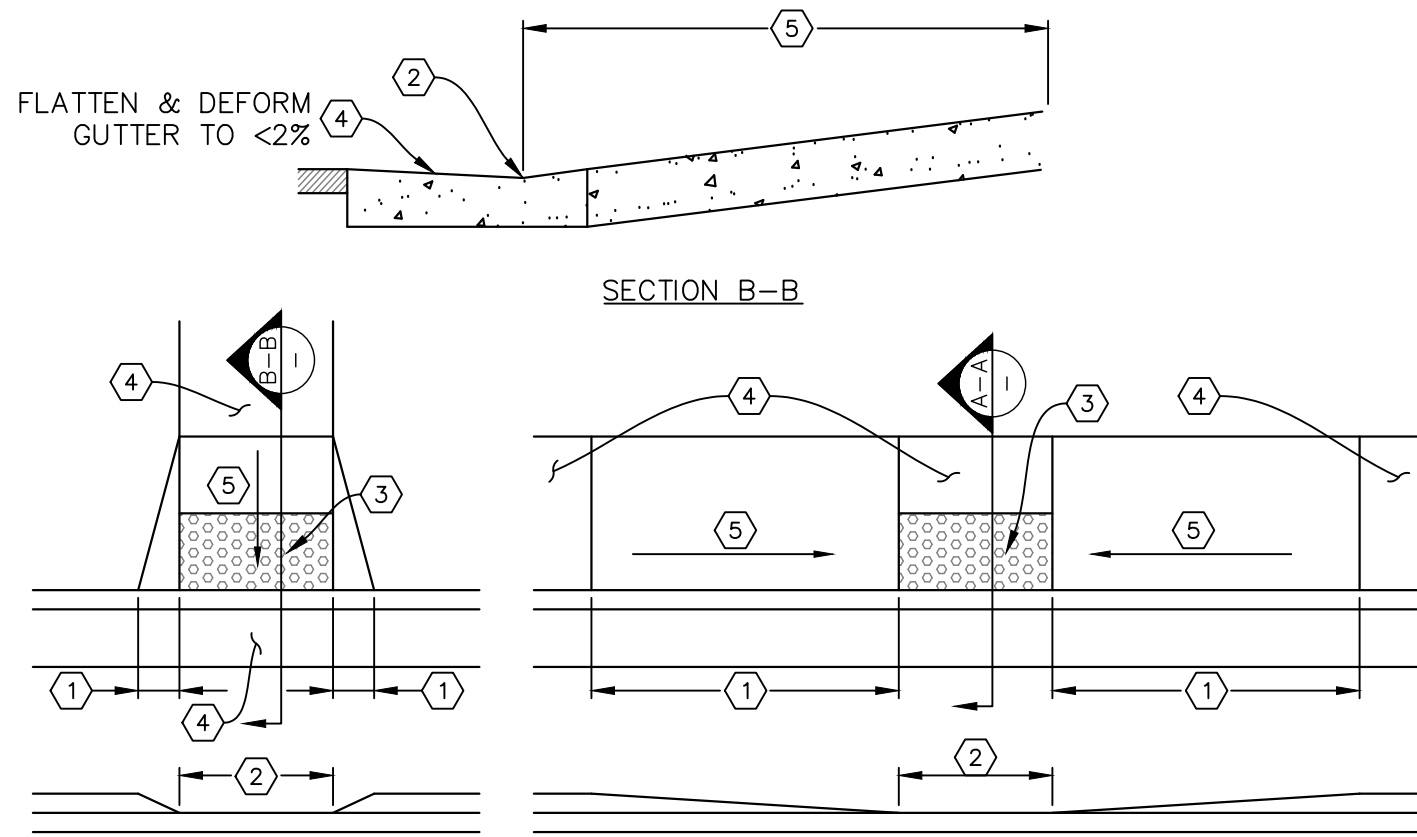
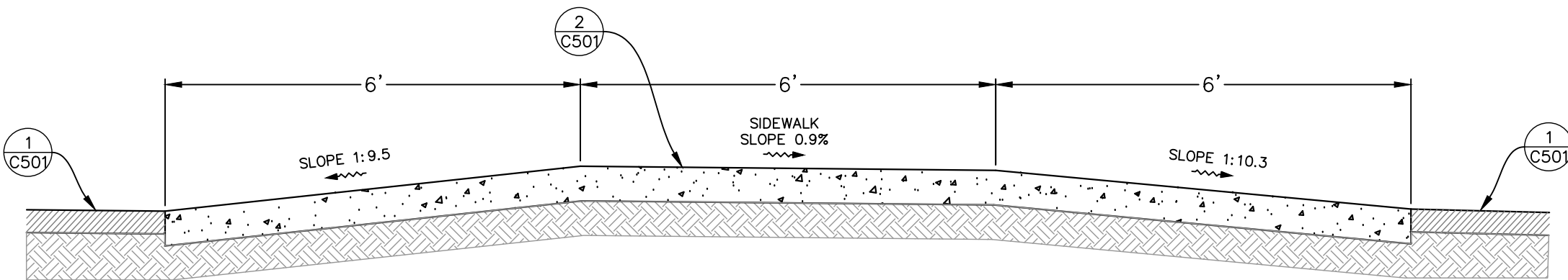
- NOTES:
1. MINIMUM SIDEWALK: 60" IN DIRECTION OF TRAVEL
 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK.
 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS.
 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.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



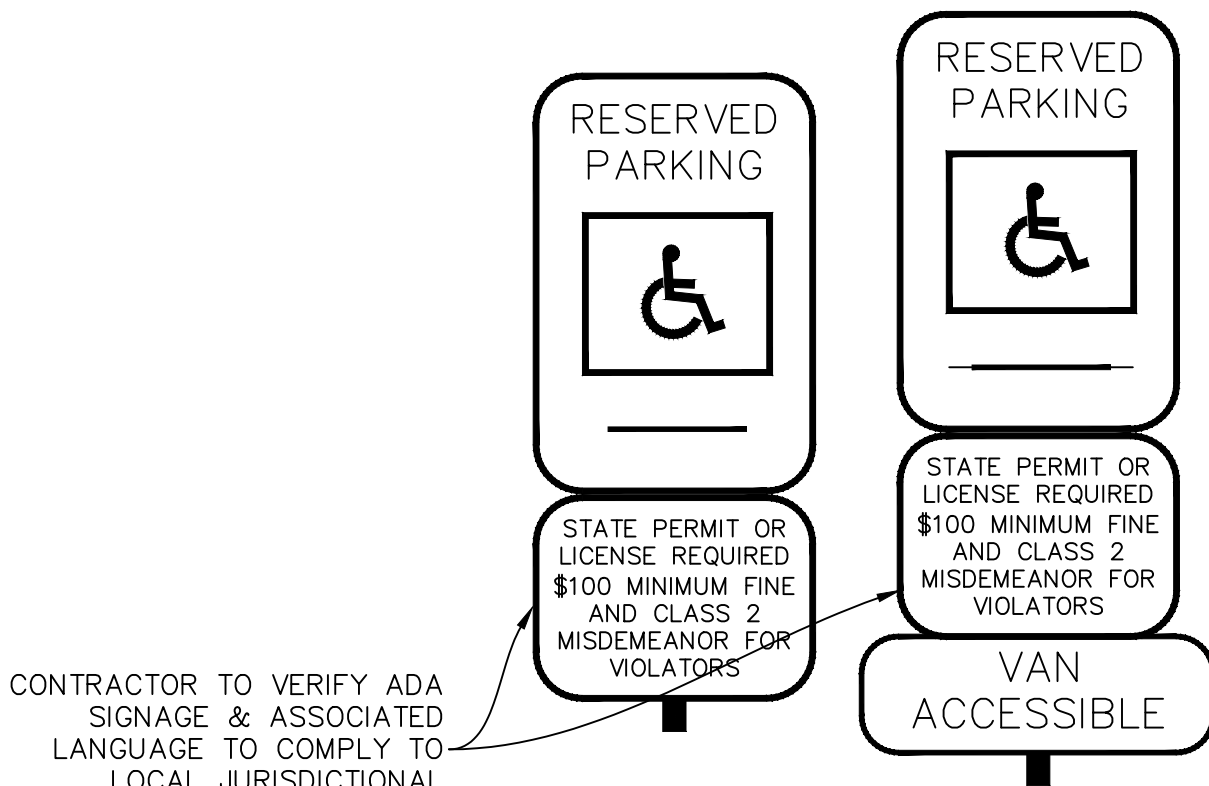
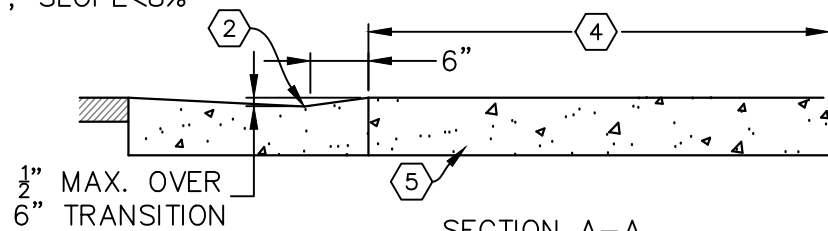
- NOTES:
1. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
 2. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
 3. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH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



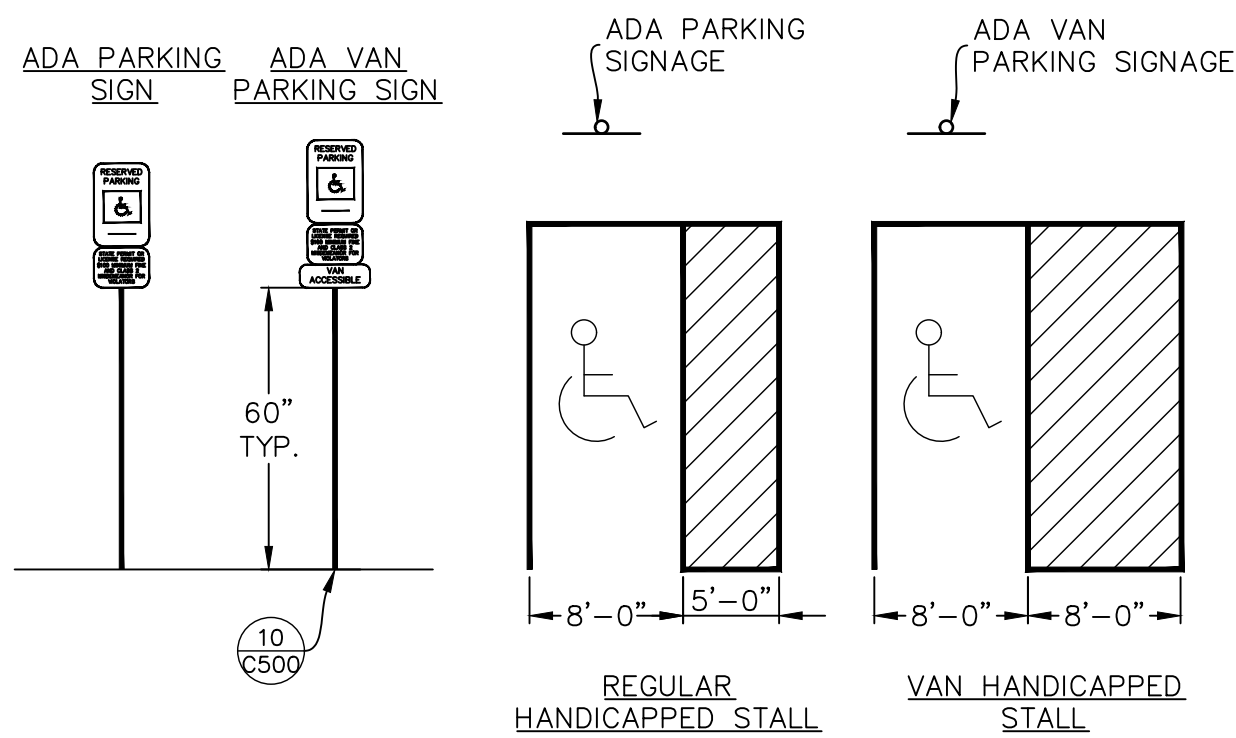
- NOTES:
1. SEE "TYPICAL CONCRETE SITEWORK & FLATWORK" DETAIL FOR ADD'L REQ'TS.



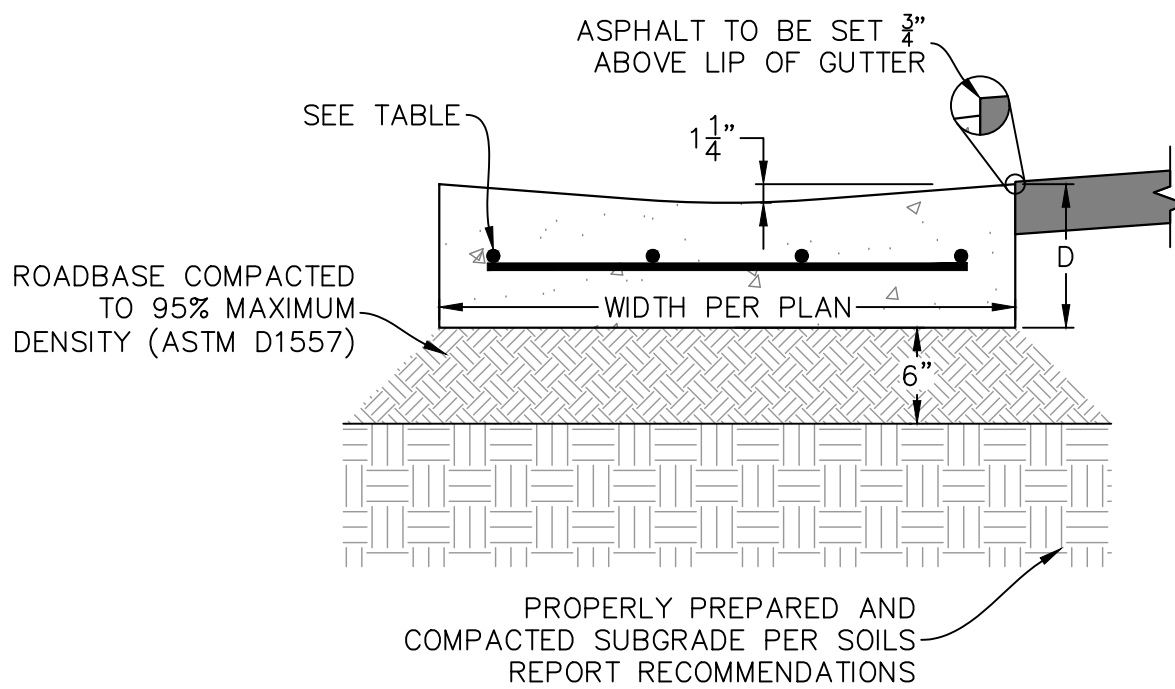
- NOTES:
1. RAMP SHALL COMPLY WITH CURRENT DEPARTMENT OF JUSTICE ADA STANDARDS & ICC A117.1.
 2. ABRUPT CHANGES IN LEVEL UP TO 1/4" MAXIMUM ARE ALLOWED.
 3. ABRUPT CHANGES IN LEVEL GREATER THAN 1/4" BUT LESS THAN 3/8" SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1 VERTICAL: 2 HORIZONTAL.
 4. ABRUPT CHANGES IN LEVEL GREATER THAN 3/8" ARE PROHIBITED.



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



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



OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

CLEAR ROCK RD.

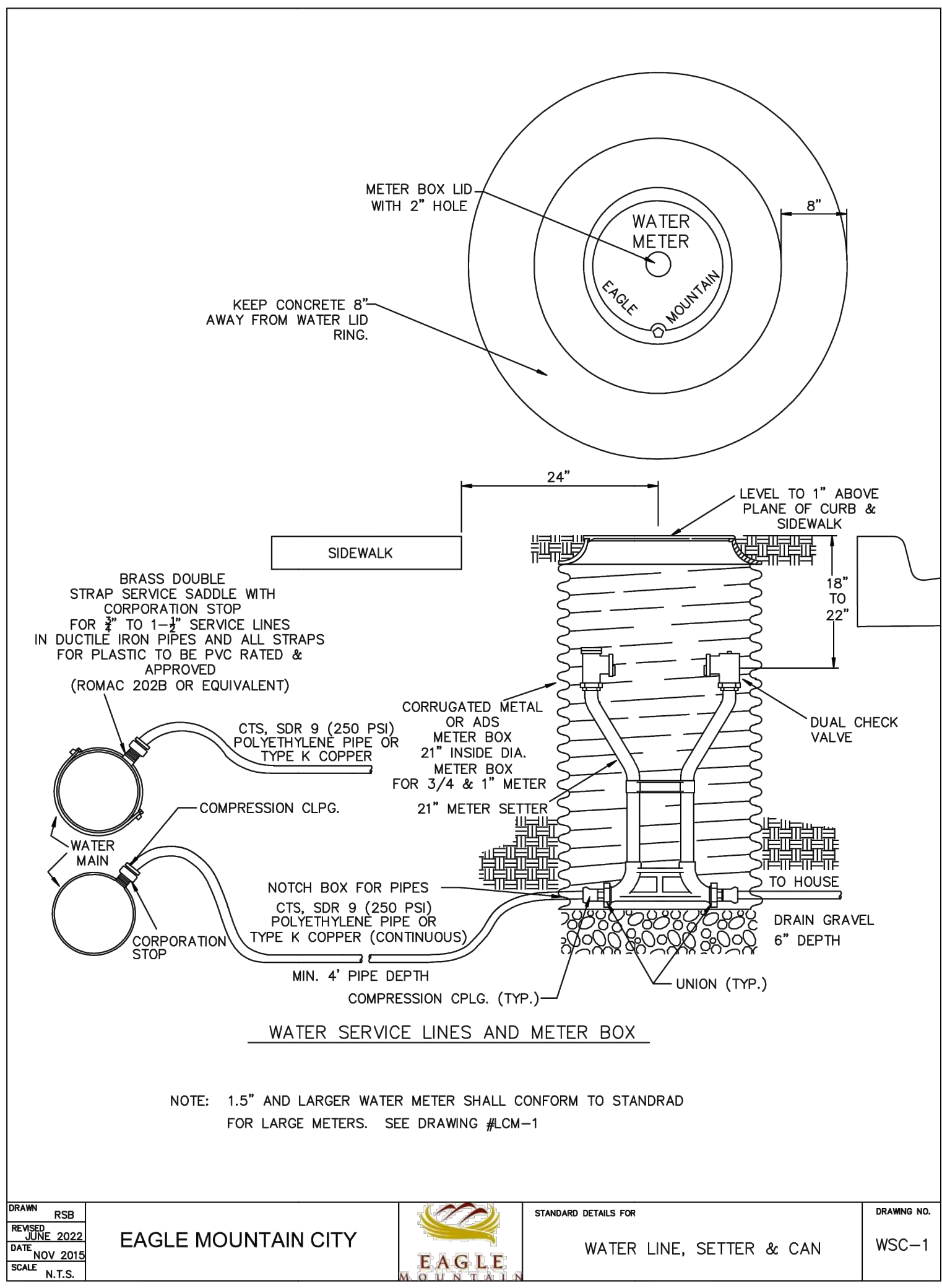
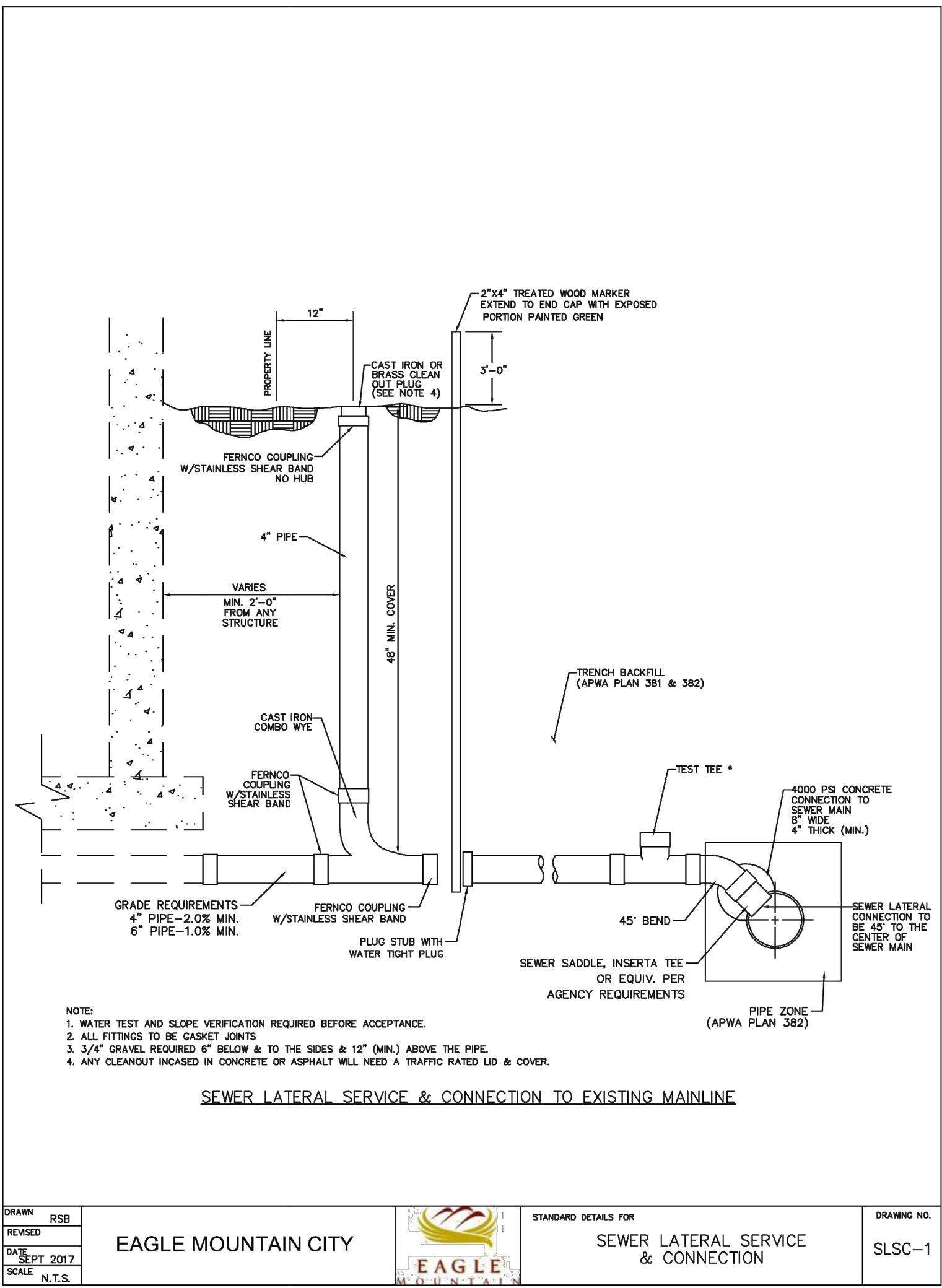
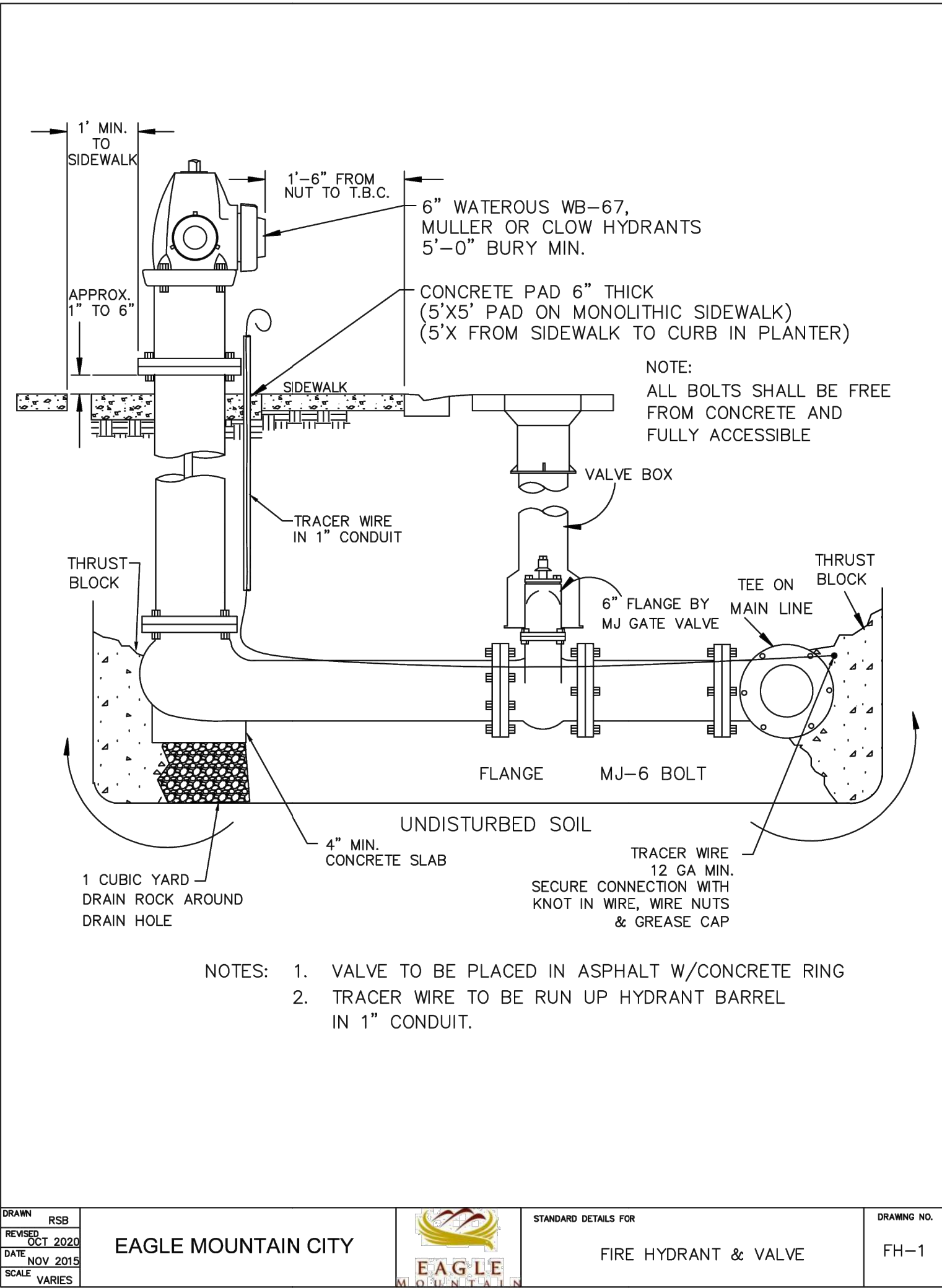
SECTION 20, TOWNSHIP 5
SOUTH, RANGE 1 WEST
EAGLE MOUNTAIN,
UTAH COUNTY, UTAH

Rev.	Date	Comment
A	12.02.22	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: CBL
ORIG. ISSUE DATE: SEP. 26, 2022

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CIVIL
DETAILS
C501

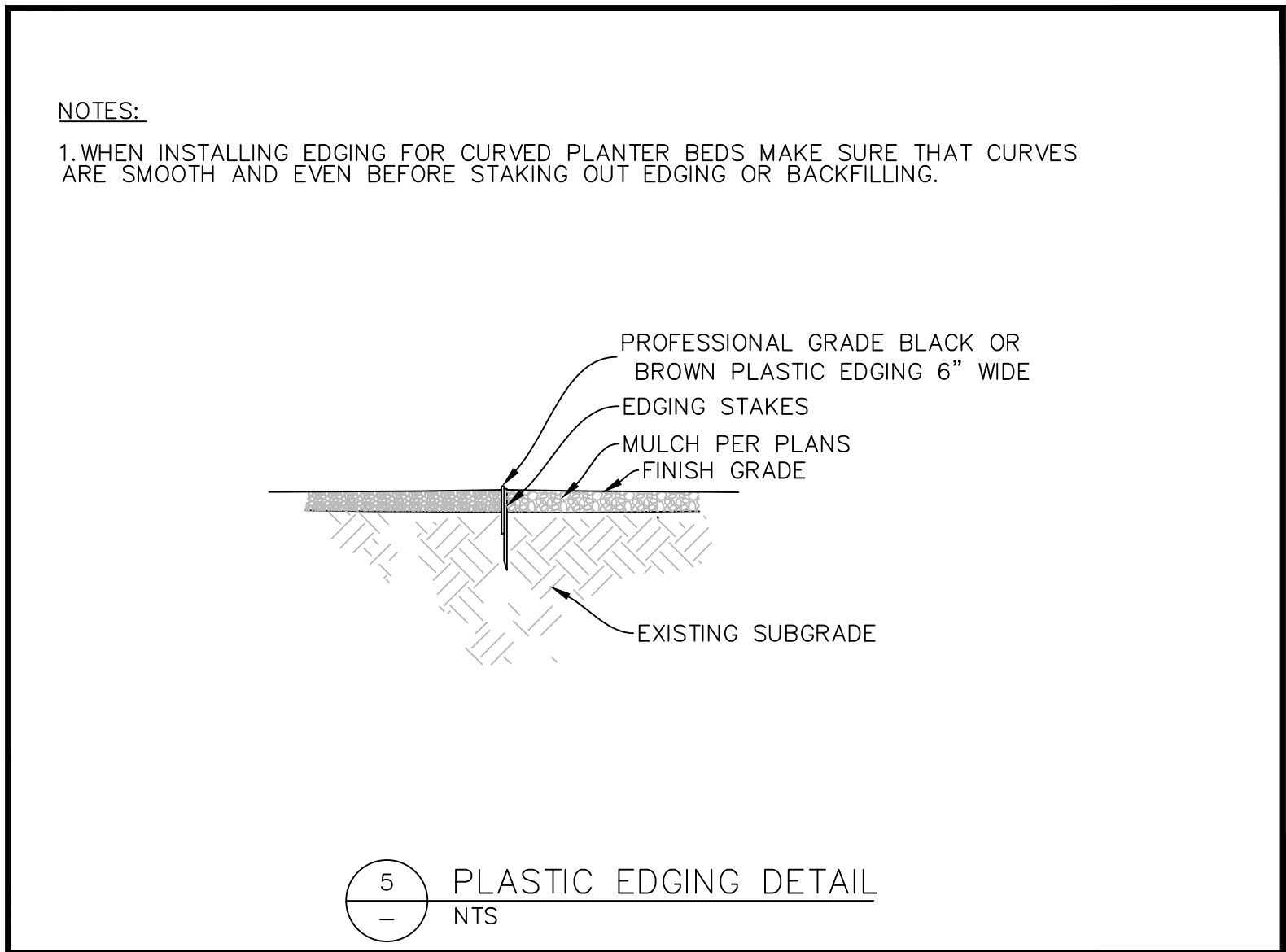
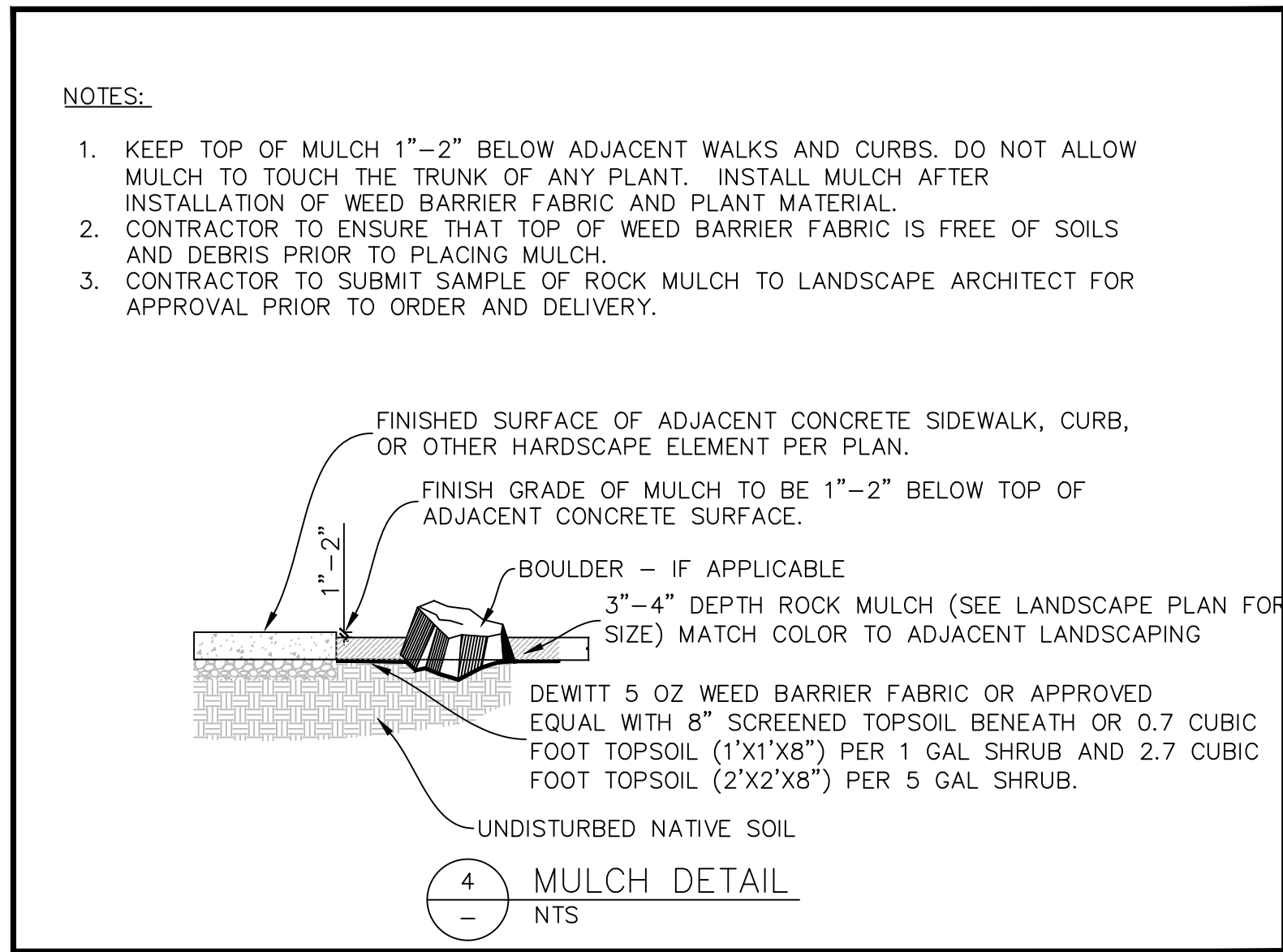
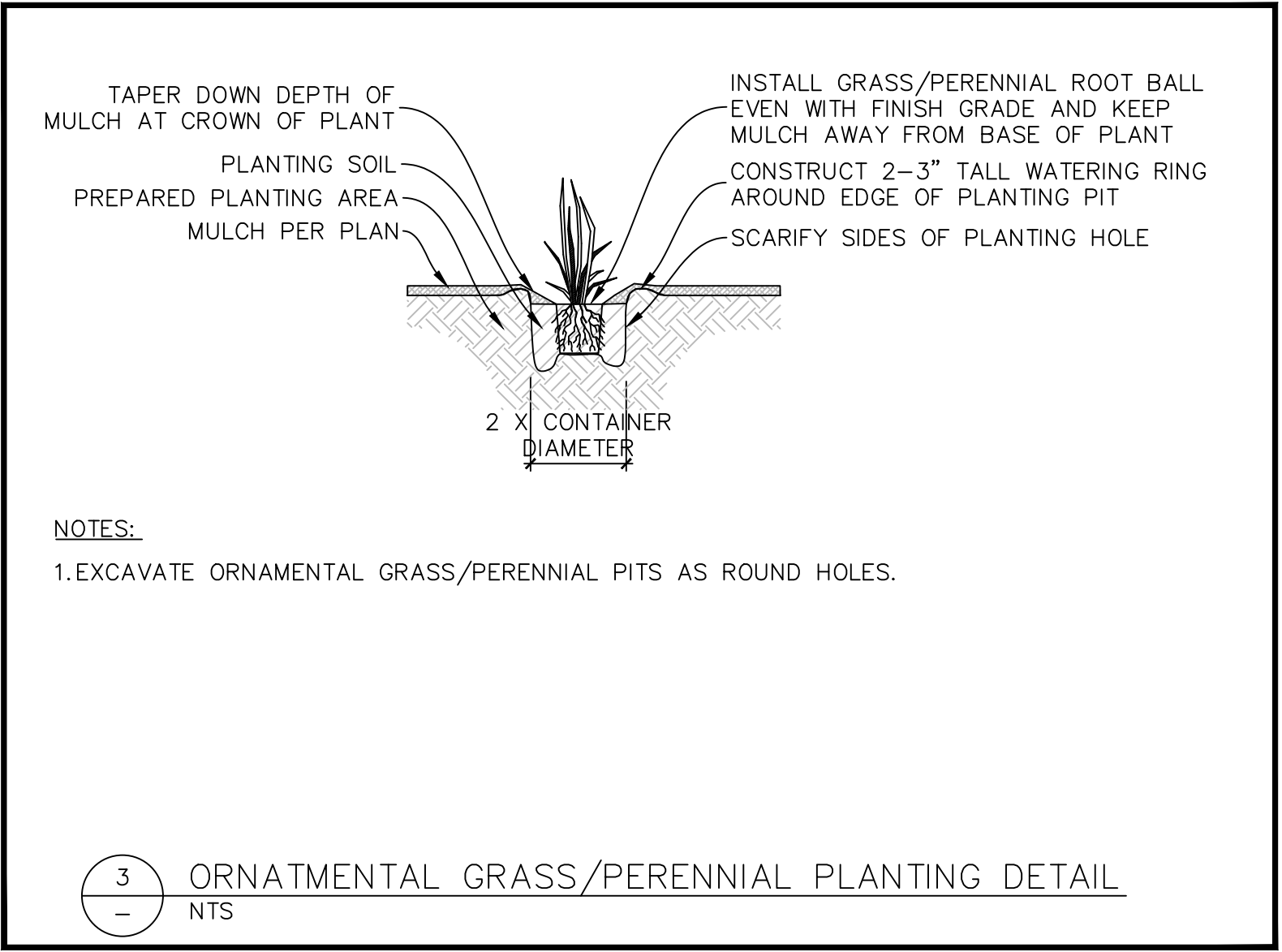
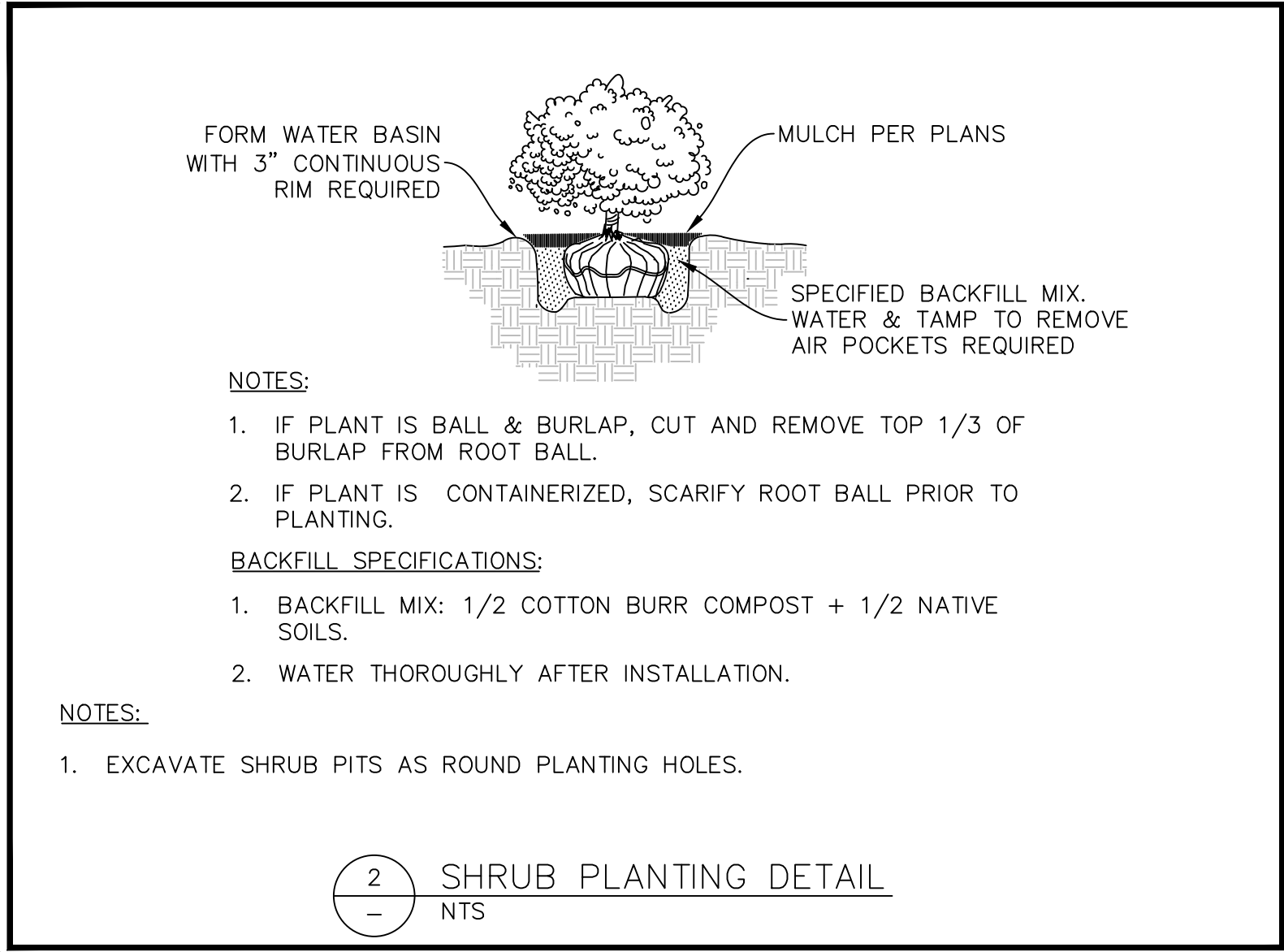
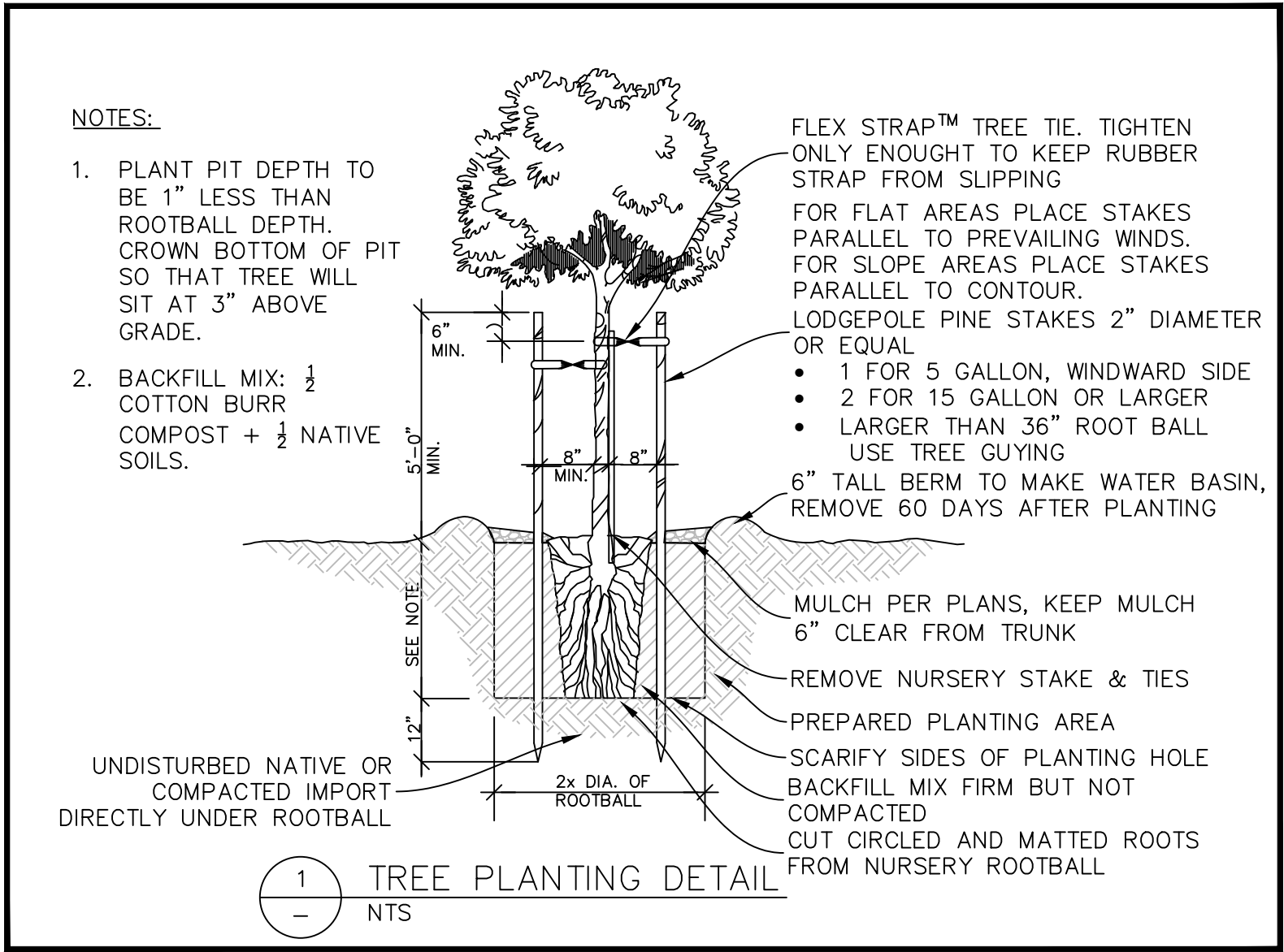


OWNER:
EAGLE 11 LLC.

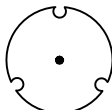
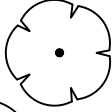
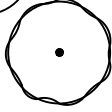
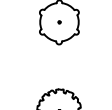
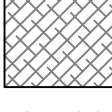
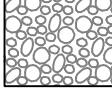
EAGLE MOUNTAIN CITY
AT
RANCHES CROSSING
CLEAR ROCK RD.

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



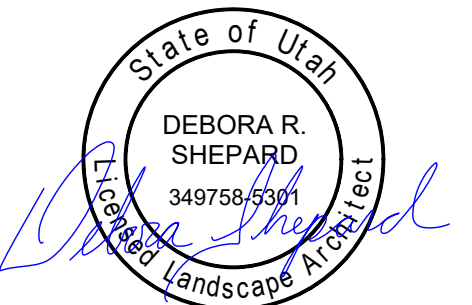


PLANT SCHEDULE

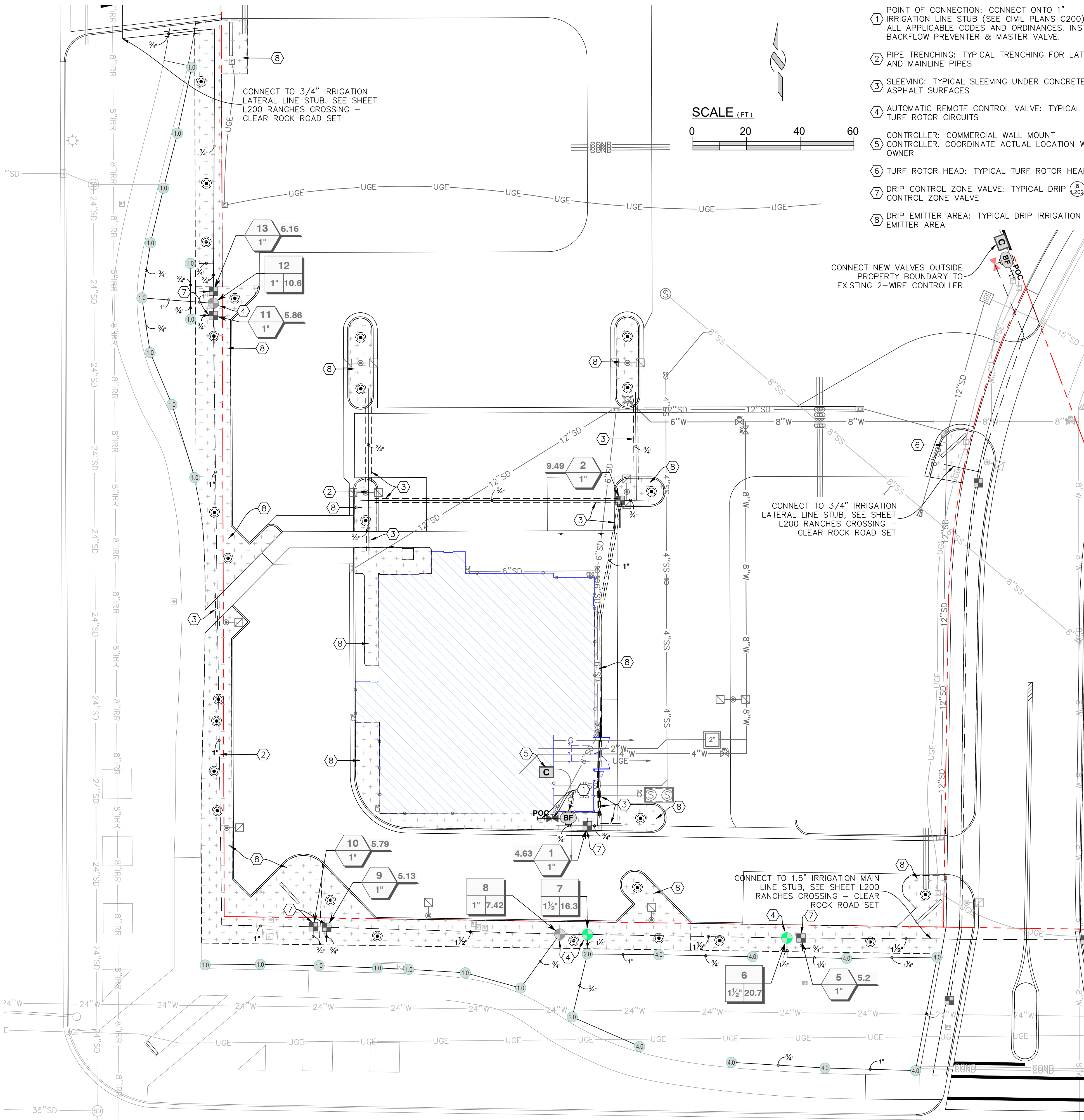
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	SYR ORJ	Syringa reticulata 'Summer Storm'	Summer Storm Japanese Tree Lilac	1.5" Cal.	B&B	6		
DROUGHT TOLERANT TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	CER HOG	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Eastern Redbud	1.5" Cal.	B&B	7	10' Tall	
	PYR TRI	Pyrus calleryana 'Trinity'	Trinity Flowering Pear	1.5" Cal.	B&B	8	25'-30' Tall	
	ZEL GRE	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	1.5" Cal.	B&B	4	60'-80' Tall	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	BUX GLN	Buxus `Glencoe` Chicagoland Green	Chicagoland Green Boxwood	1 gal.	Pot	38	2' Tall	
	ROS K32	Rosa x 'Radsunny' TM	Sunny Knock Out Yellow Rose	5 gal.	Pot	30	3'-4' Tall	
	TAX DEN	Taxus x media `Densiformis`	Dense Yew	5 gal.	Pot	3	4' Tall	
DROUGHT TOLERANT GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	PEN HAM	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot	24	18"-30" Tall	
DROUGHT TOLERANT PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	GAJ AR8	Gaillardia aristata `Arizona Apricot`	Arizona Apricot Blanket Flower	1 gal.	Pot	19	10"-12" Tall	
	GER CAN	Geranium x cantabrigiense `Biokovo`	Biokovo Cranesbill	1 gal.	Pot	13	6"-12" Tall	
	HEM ORO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	10	11"-12" Tall	
	HEU CH8	Heuchera x 'Cherry Cola'	Cherry Cola Coral Bells	1 gal.	Pot	7	6"-24" Tall	
DROUGHT TOLERANT SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	ARC CLR	Arctostaphylos x coloradensis	Mock Bearberry Manzanita	3 gal.	Pot	23	10"-24" Tall	
	BUD BHR	Buddleja davidii 'TOBUD1202'	Buzz™ Hot Raspberry Butterfly Bush	5 gal.	Pot	47	3.5'-4" Tall	
	COT ACK	Cotinus coggygria 'COTSIDHS' TM	Velveteeny Smoke Tree	3 gal.	Pot	24	3.5'-4" Tall	
	FOR SHO	Forsythia x intermedia `Show Off Sugar Baby`	Show Off Sugar Baby Forsythia	2 gal.	Pot	3	2'-3" Tall	
	HIB EUU	Hibiscus syriacus 'SHIMRV24' TM	Lil' Kim Violet Rose of Sharon	2 gal.	Pot	14	3.5'-4" Tall	
	JUN MOO	Juniperus sabina 'Monard' TM	Moor-Dense Juniper	5 gal.	Pot	14	6"-12" Tall	
	PER NYJ	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	1 gal.	Pot	25	2'-3" Tall	
	PHI SN3	Philadelphus x 'Snowbelle'	Snowbelle Mock Orange	3 gal.	Pot	17	3.5'-4" Tall	
	PHY GOL	Physocarpus opulifolius 'Golden Nugget'	Golden Nugget Ninebark	5 gal.	Pot	33	3.5'-6" Tall	
	ROS PMR	Rosa x 'WEKphom' TM	Pink Home Run Rose	5 gal.	Pot	29	2'-3" Tall	
	SPI NBU	Spiraea betulifolia 'COURISPI01' TM	Pink Sparkler Birchleaf Spirea	2 gal.	Pot	15	3'-4" Tall	
	SYR YOL	Syringa meyeri 'Anny200810' TM	Flowerfesta White Korean Lilac	2 gal.	Pot	13	4'-5" Tall	
PERENNIALS/GROUNDCOVER	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	HOS FOR	Hosta fortunei 'Aureomarginata'	Gold Crown Hosta	1 gal.	Pot	4	24" Tall	
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
	NAT SEED	Native Seed Mix	Native Seed Mix per Granite Seed for Ranches Golf Course native seed mix				9,275 sf	
	ROC MUL	Rock Mulch	1"-2" Grey Rock Mulch 3" Depth	---			10,741 sf	

Rev.	Date	Comment
A	12.02.22	REVIEW COMMENTS
C	04.04.23	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: SEP. 26, 2022



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KEY TAGS:

- POINT OF CONNECTION: CONNECT ONTO 1" IRRIGATION LINE STUB (SEE CIVIL PLANS C200) PER ALL APPLICABLE CODES AND ORDINANCES. INSTALL BACKFLOW PREVENTER & MASTER VALVE.
- PIPE TRENCHING: TYPICAL TRENCHING FOR LATERAL AND MAINLINE PIPES
- SLEEVING: TYPICAL SLEEVING UNDER CONCRETE AND ASPHALT SURFACES
- AUTOMATIC REMOTE CONTROL VALVE: TYPICAL FOR TURF ROTOR CIRCUITS
- CONTROLLER: COMMERCIAL WALL MOUNT CONTROLLER. COORDINATE ACTUAL LOCATION WITH OWNER
- TURF ROTOR HEAD: TYPICAL TURF ROTOR HEAD
- DRIP CONTROL ZONE VALVE: TYPICAL DRIP CONTROL ZONE VALVE
- DRIP EMITTER AREA: TYPICAL DRIP IRRIGATION EMITTER AREA

LEGEND

SD	SD
SS	SS
W	W
OHE	OHE
UGE	UGE
COM	COM
G	G
COND	COND
Valve Callout	Valve Callout
Valve Number	Valve Number
Valve Flow	Valve Flow
Valve Size	Valve Size

LANDSCAPE NOTES:

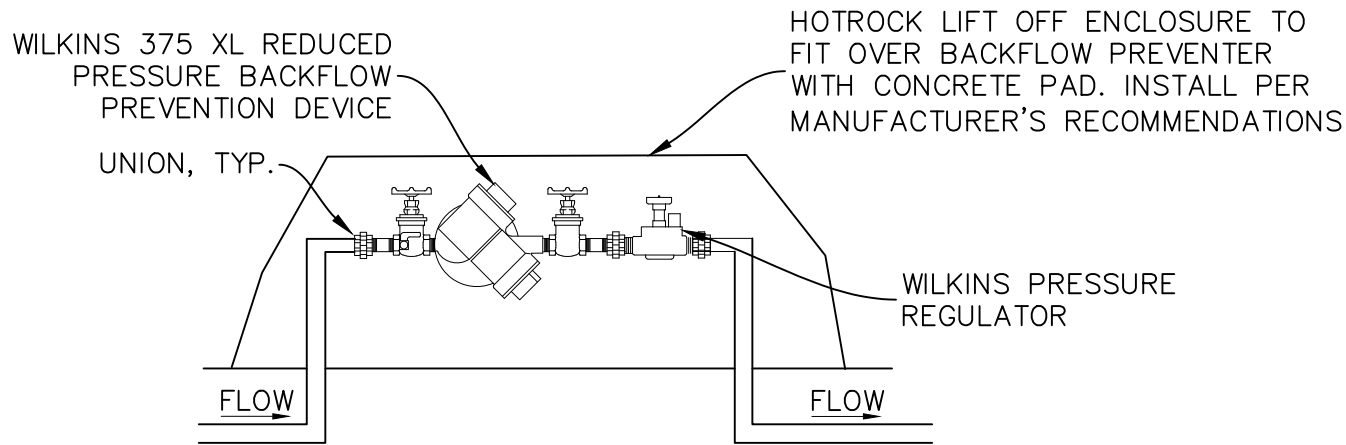
- CONTRACTOR MAY ADJUST OR IRRIGATION PLAN AND BRANDS INDICATED HERE SO LONG AS ALL CITY REQUIREMENTS ARE MET AND OWNER APPROVES ALL CHANGES.
- CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM ALONG CLEAR ROCK ROAD, RANCHES PARKWAY, & PONY EXPRESS PARKWAY.
- EXISTING LANDSCAPING & IRRIGATION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

IRRIGATION SCHEDULE

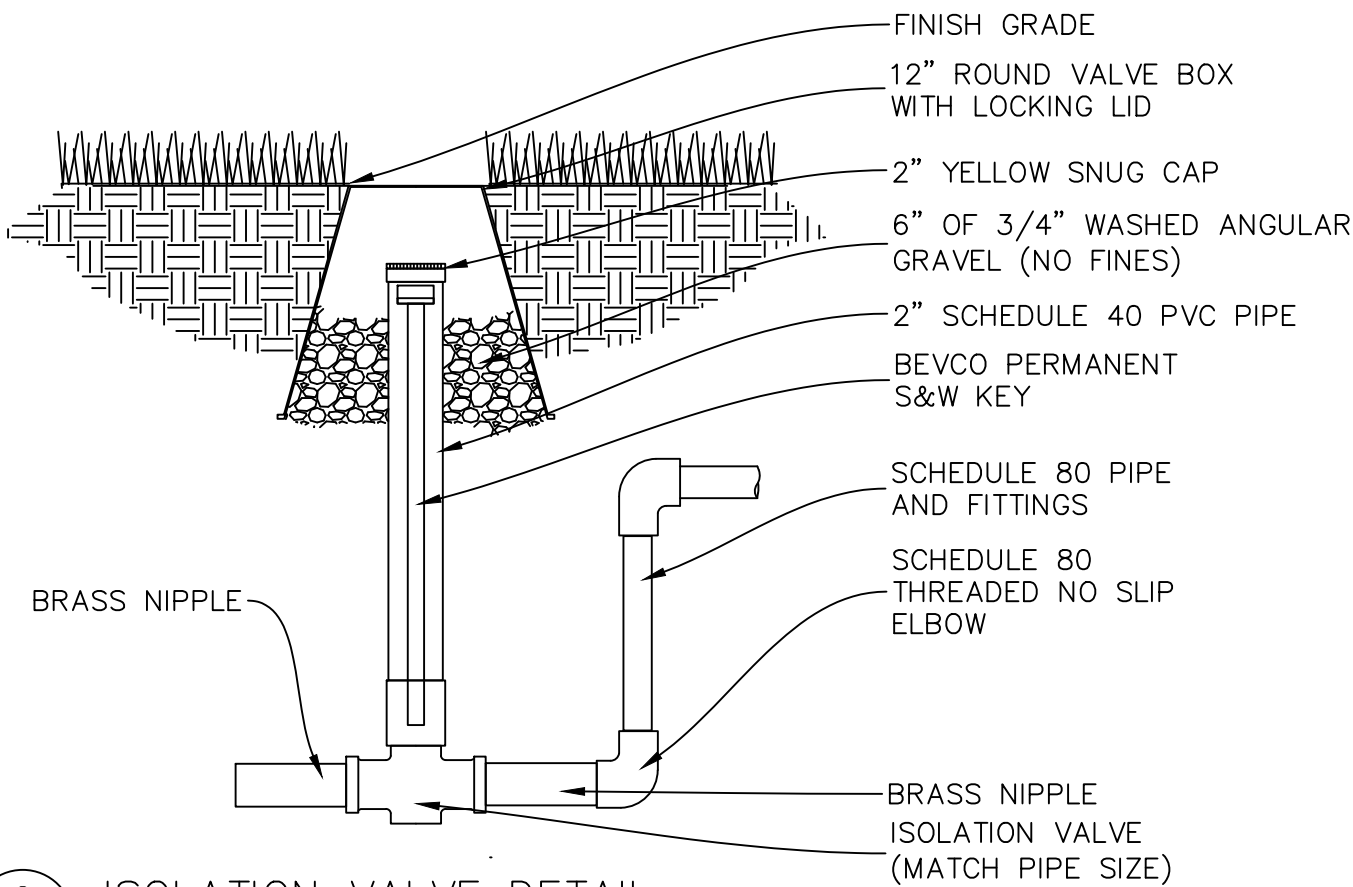
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
10	Rain Bird 3504-PC 1.0 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	17	45	1.06	21'
20	Rain Bird 3504-PC 2.0 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	2	45	1.93	27'
40	Rain Bird 3504-PC 4.0 Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle.	8	45	4.13	35'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird XCZ-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications, 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	7			
	Drip Emitter .9 GPH @ 12" O.C. APPROX. 20 L.F. OF TUBING PER TREE RAINBIRD XFD BROWN DRIPLINE TUBING WITH IN-LINE EMITTER 18" AND 36" FROM TREE BASE, SEE DETAIL	26			
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 2.0 GPH emitters (2 assigned to each 1 gal. plant) 2.0 GPH emitters (3 assigned to each 5 gal. plant) 2.0 GPH emitters (3 assigned to each 2 gal. plant) 2.0 GPH emitters (3 assigned to each 3 gal. plant) 2.0 GPH emitters (2 assigned to each --- plant) 2.0 GPH emitters (5 assigned to each 1.5" Cal. plant)	10,824 s.f.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird PEB-PRS-D 1-1/2" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	2			
	Rain Bird PEB-PRS-D 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	2			
	Master Valve (Size Per Pipe)	1			
	Zurn Wilkins 975 1-1/2" Reduced Pressure Backflow preventer, install per WaterPro requirements	1			
	Rain Bird ESP8LXMEF 8 Station Commercial Controller, Wall mount. Flow sensing Point of Connection 1"	1			
	Irrigation Lateral Line: PVC Schedule 40	13.9 I.f.			
	Irrigation Lateral Line: PVC Schedule 40 3/4"	905.0 I.f.			
	Irrigation Lateral Line: PVC Schedule 40 1"	136.0 I.f.			
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	70.0 I.f.			
	Pipe Sleeve: PVC Class 200 SDR 21	298.3 I.f.			

NOTES:

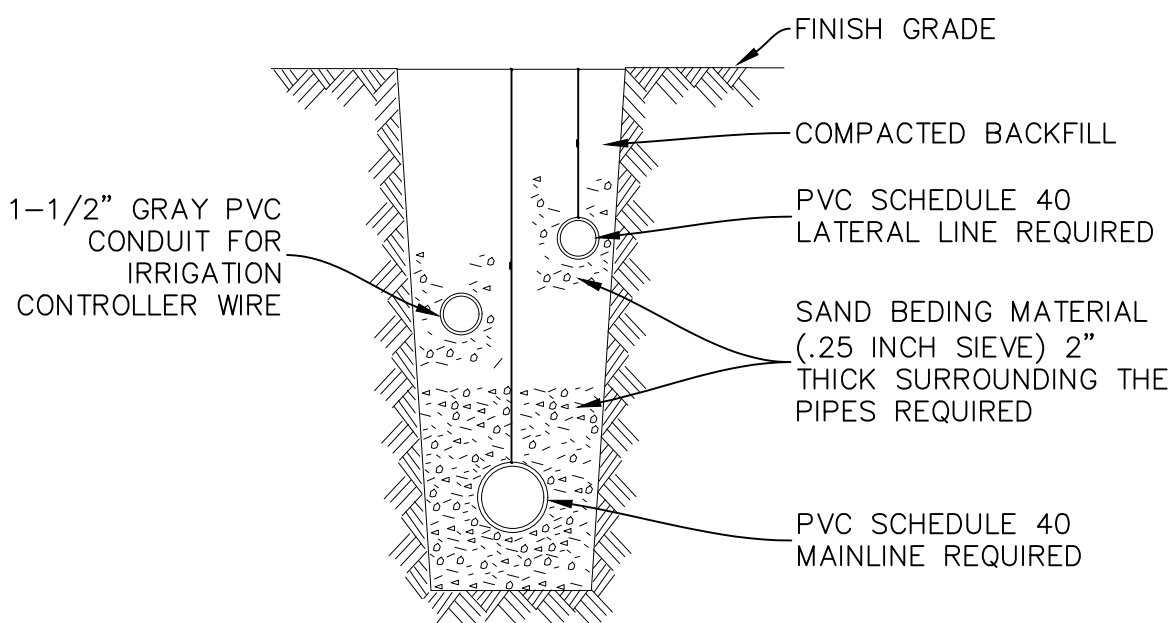
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
2. WHEREVER AN IRON BASED MATERIAL ADJOINS A BRASS BASED MATERIAL A DIELECTRIC UNION IS REQUIRED. SIZE AS NECESSARY.
3. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
4. MAIN LINE PIPE SIZE SHALL BE PER PLAN, 1" MIN..



1 BACKFLOW DETAIL
NTS



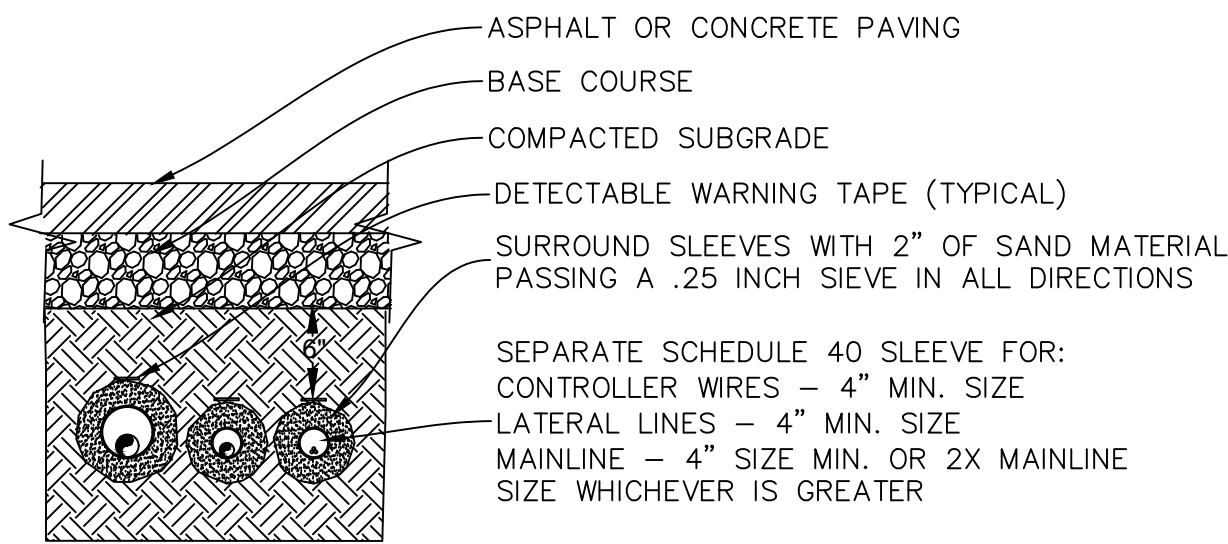
2 ISOLATION VALVE DETAIL
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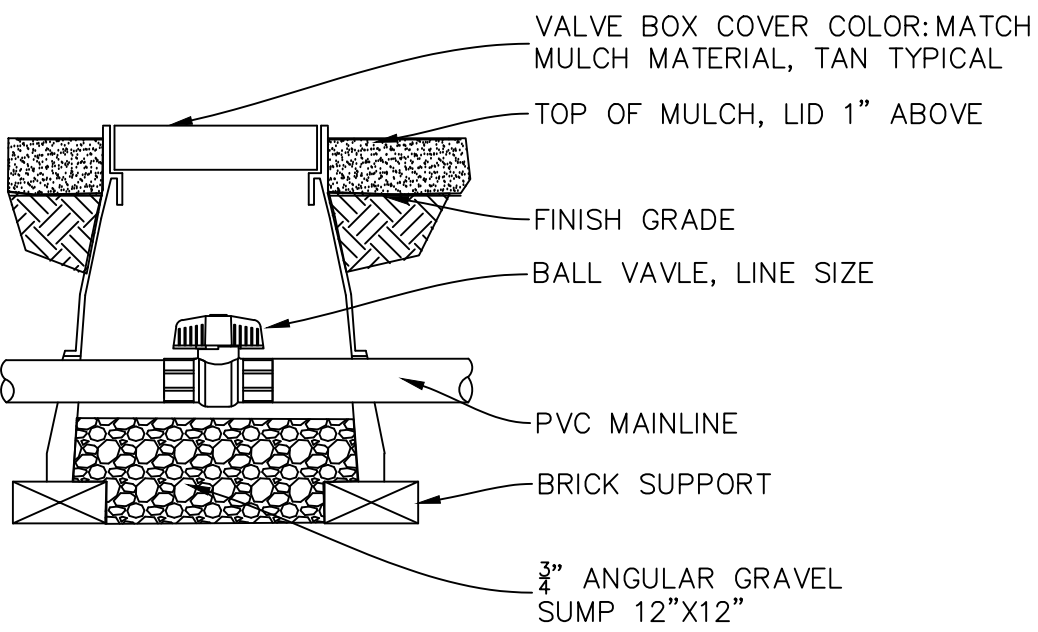
3 PIPE LAYOUT AND TRENCHING DETAIL
NTS

NOTES:

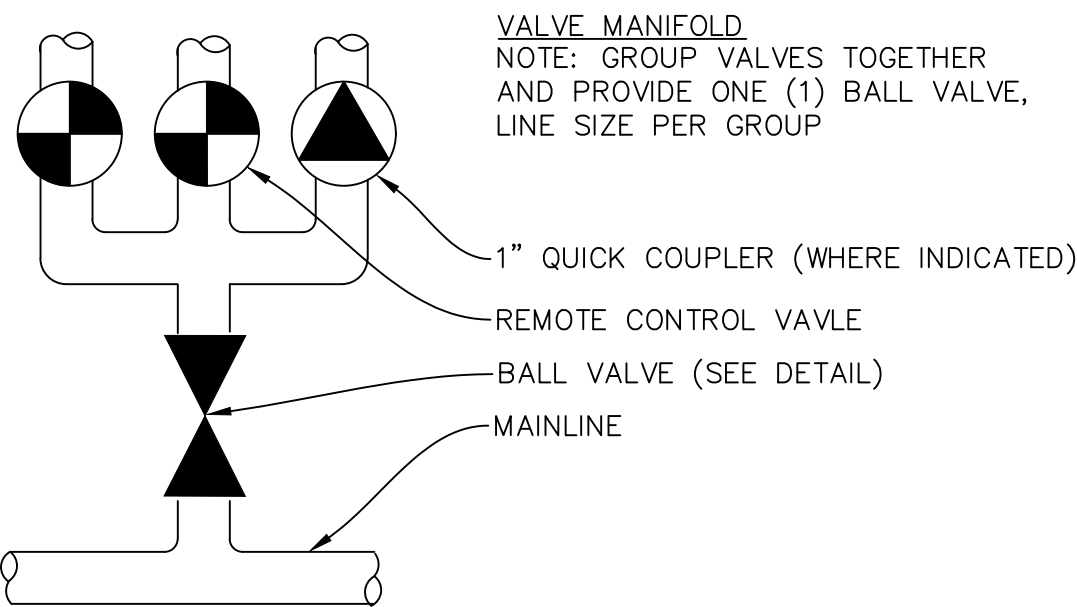
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE.
3. EXTEND ALL SLEEVING 8" MINIMUM BEYOND EDGE OF PAVING.



4 SLEEVING DETAIL
NTS



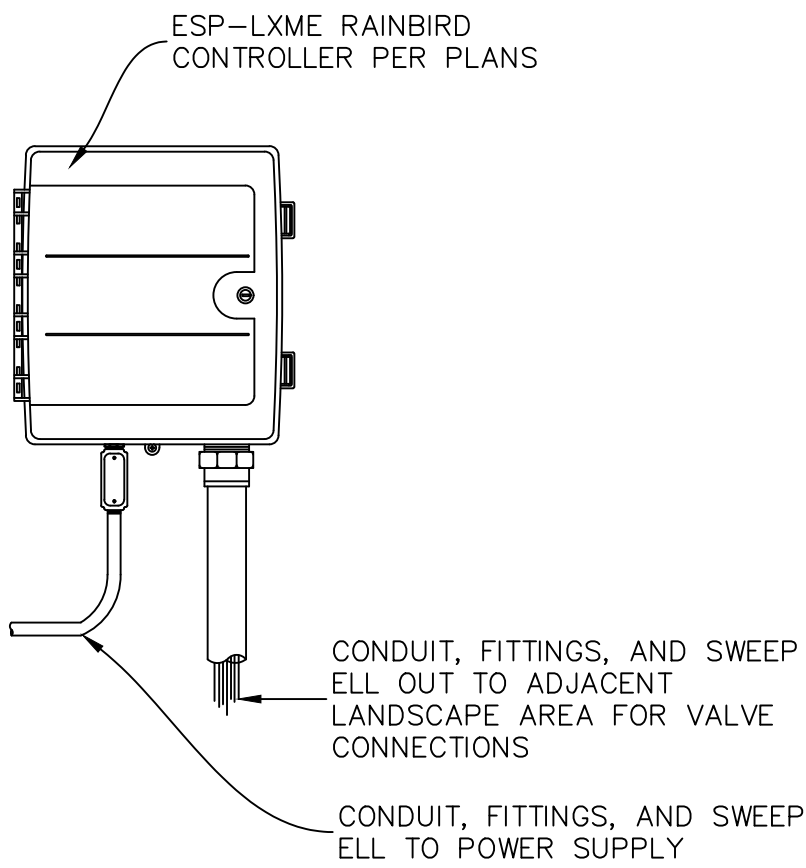
5 BALL VALVE DETAIL
NTS



6 VALVE MANIFOLD DETAIL
NTS

NOTES:

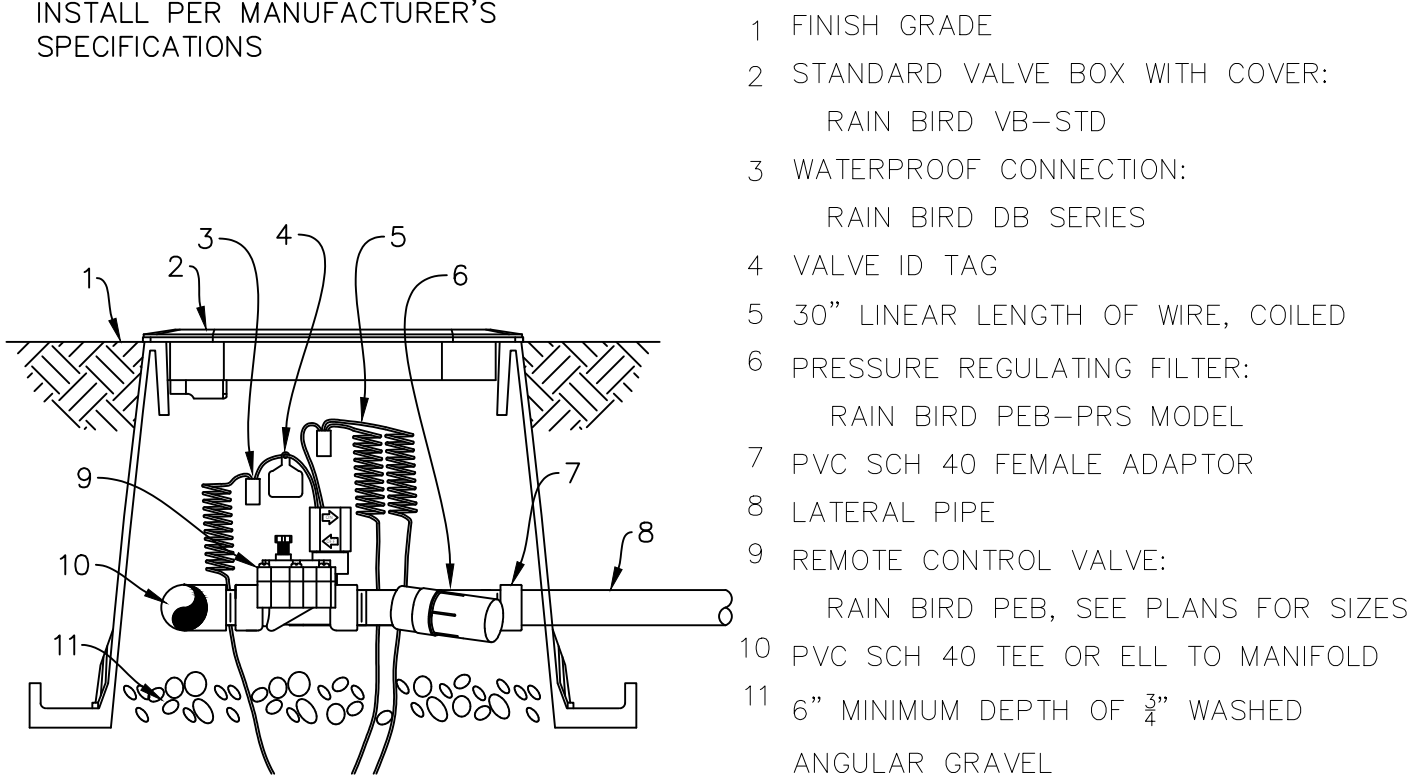
1. WALL MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES. EXACT LOCATION TO BE APPROVED BY OWNER. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. ELECTRICAL CONTRACTOR SHALL GROUND CONTROLLER AND PROVIDE SLEEVING FROM ADJACENT LANDSCAPE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



7 WALL MOUNT IRRIGATION CONTROLLER DETAIL
NTS

NOTES:

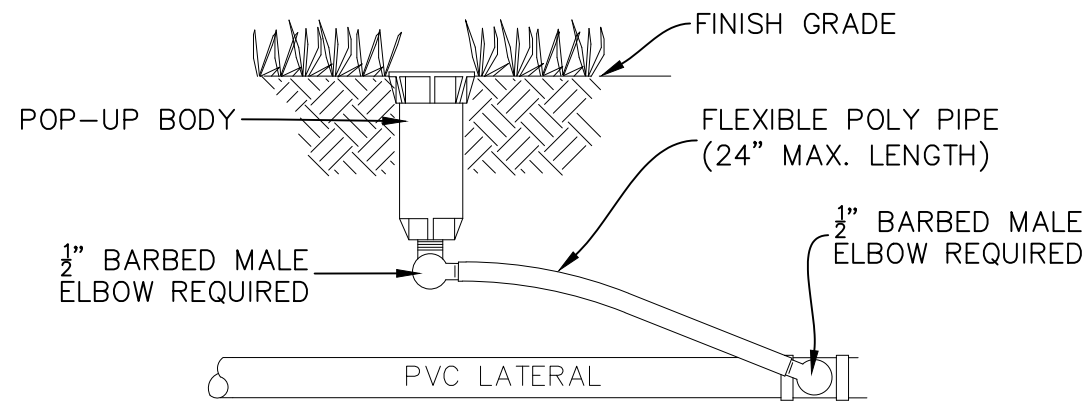
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS



8 AUTOMATIC CONTROL VALVE DETAIL
NTS

NOTES:

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



9 ROTOR HEAD DETAIL
NTS

OWNER:
EAGLE 11 LLC.

APPLEBEE'S
AT
RANCHES
CROSSING

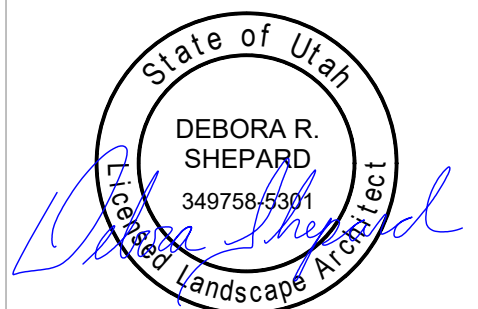
CLEAR ROCK RD.

SECTION 20, TOWNSHIP 5
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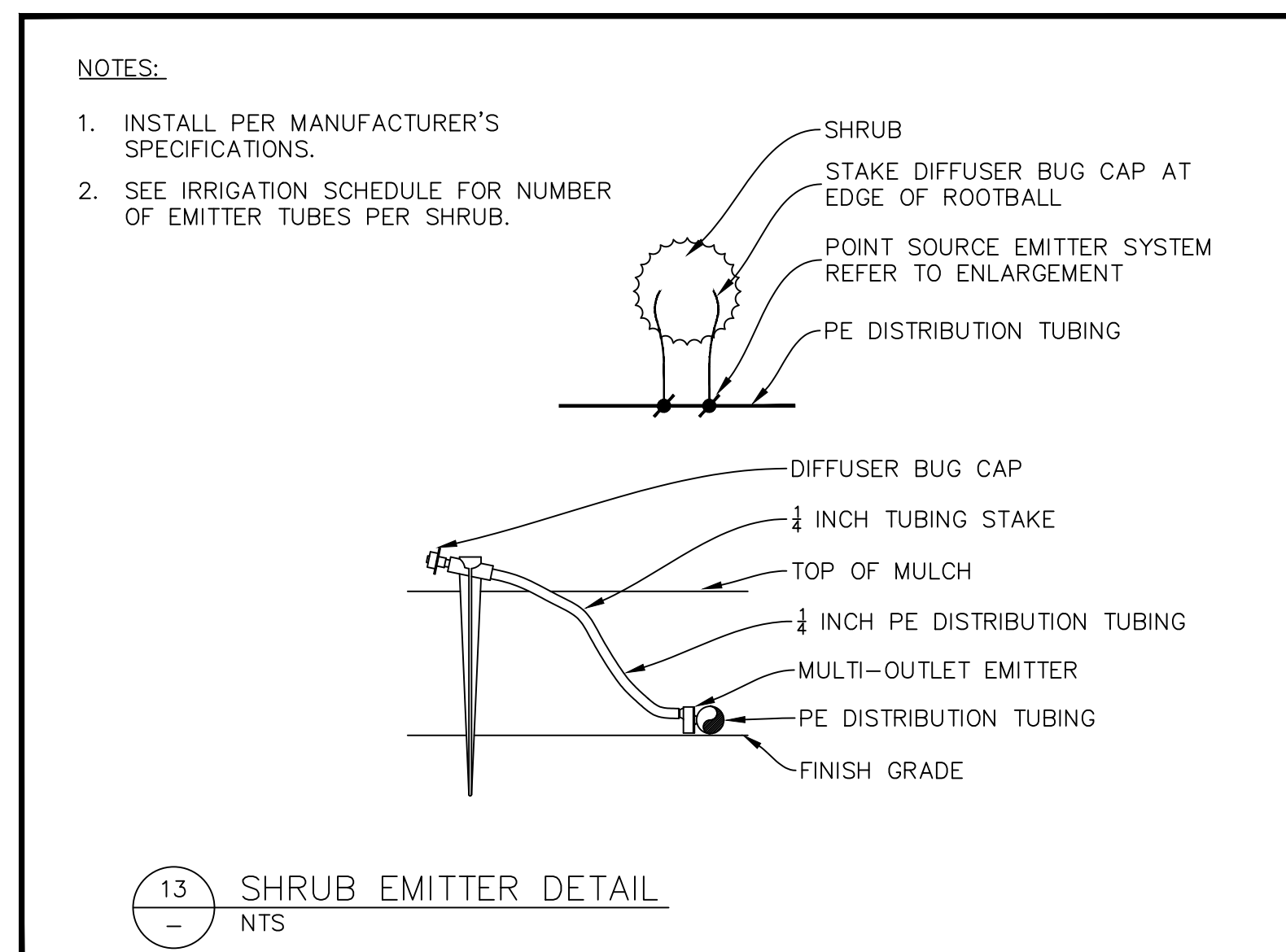
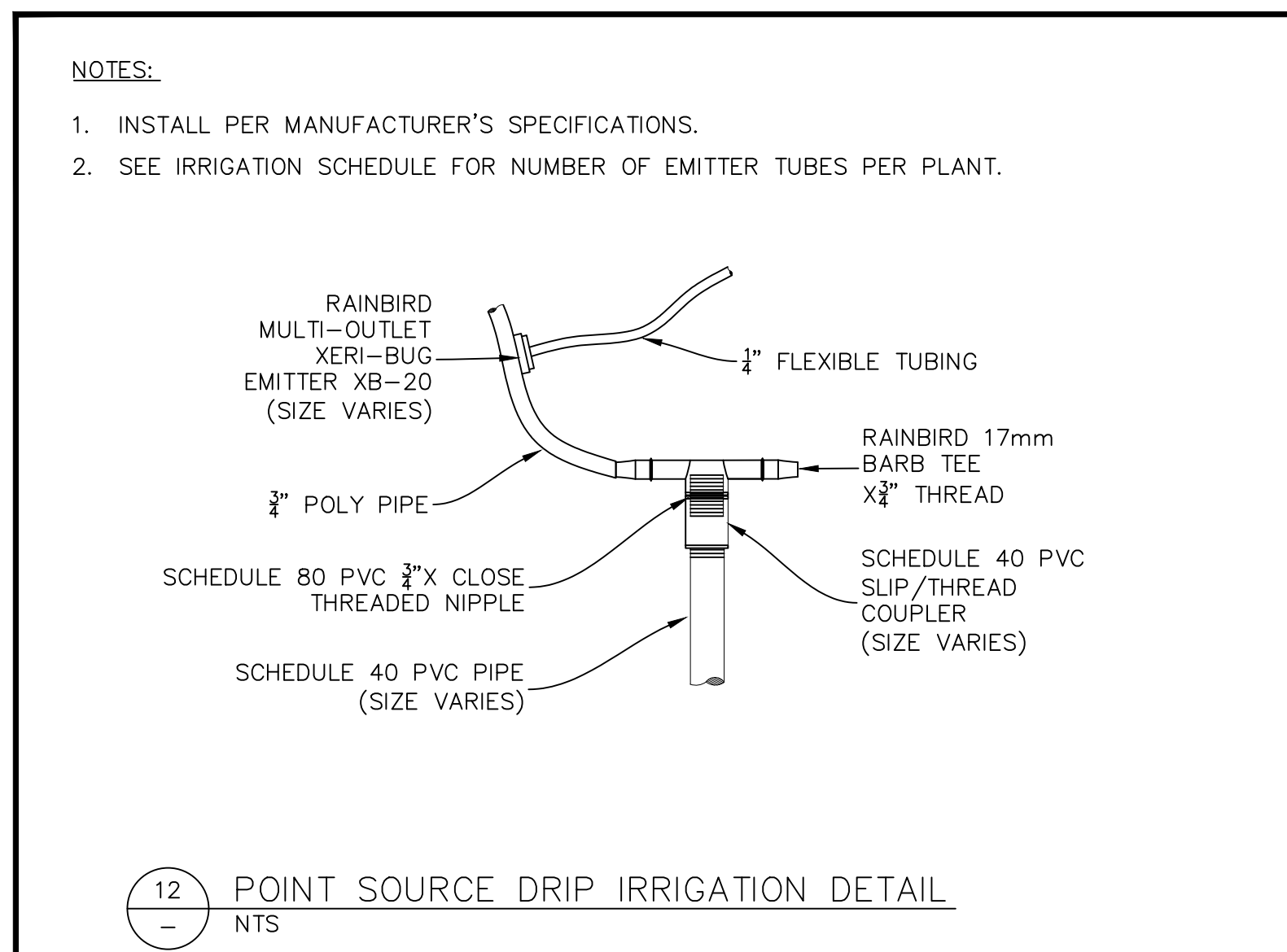
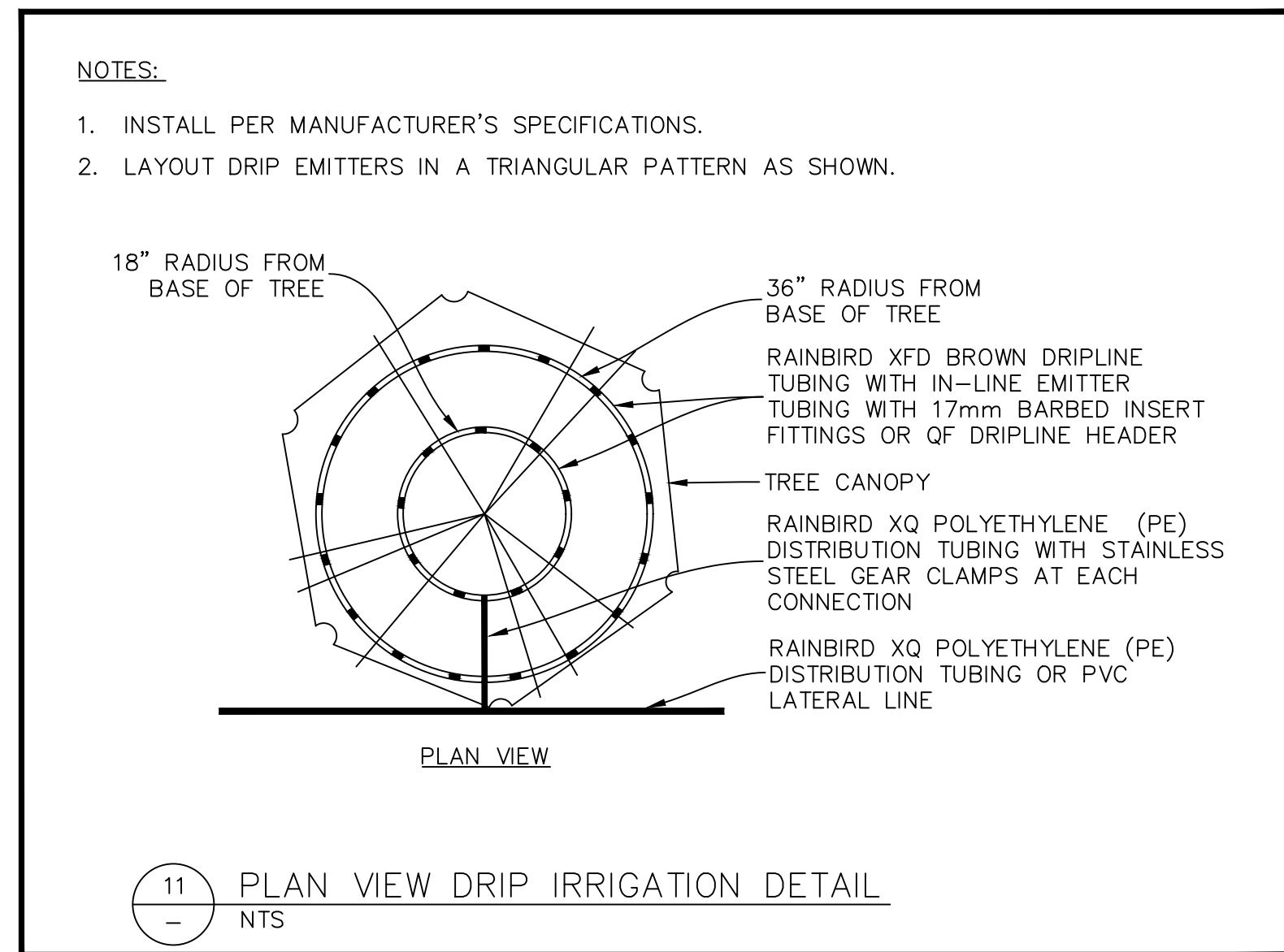
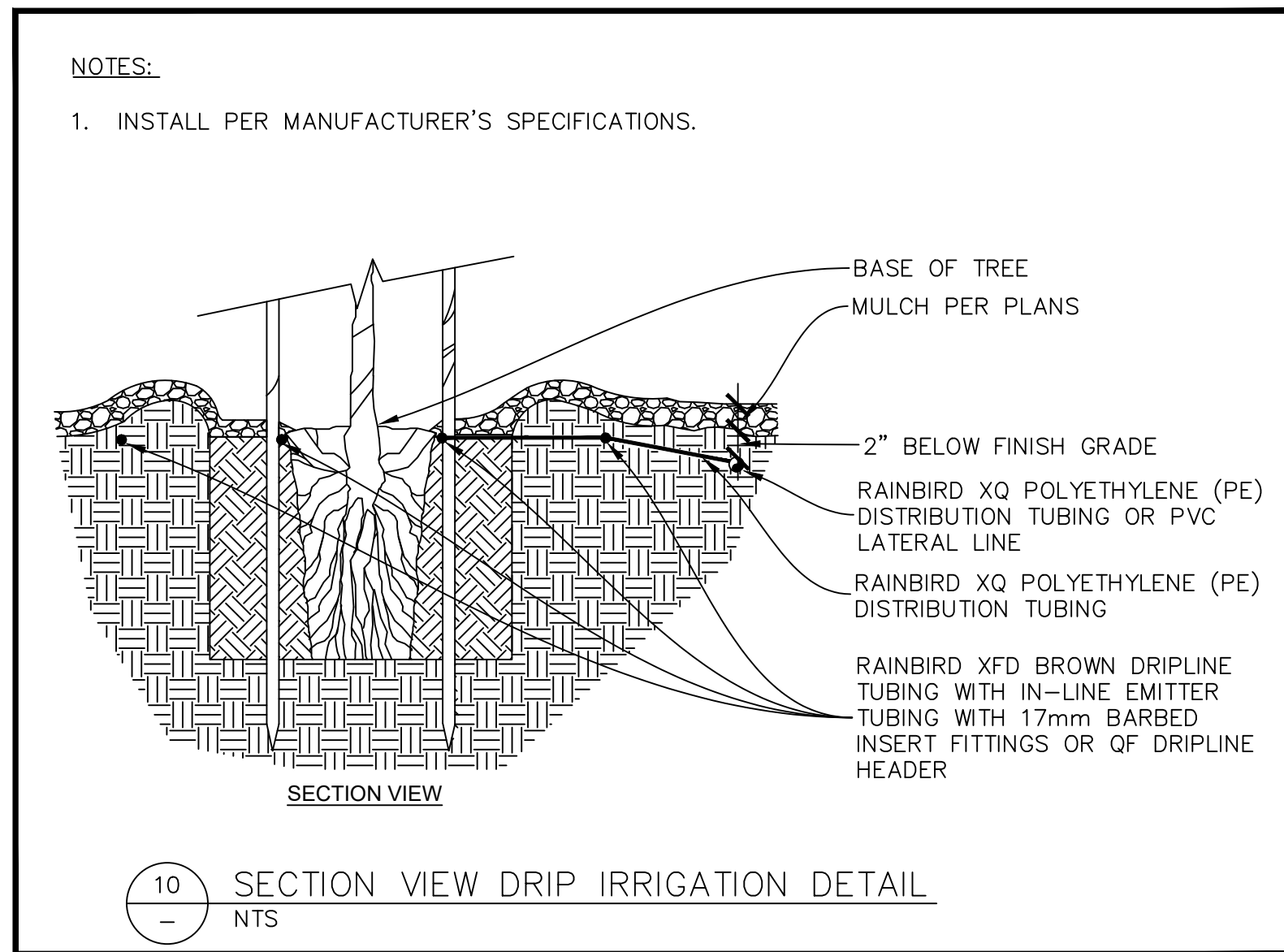
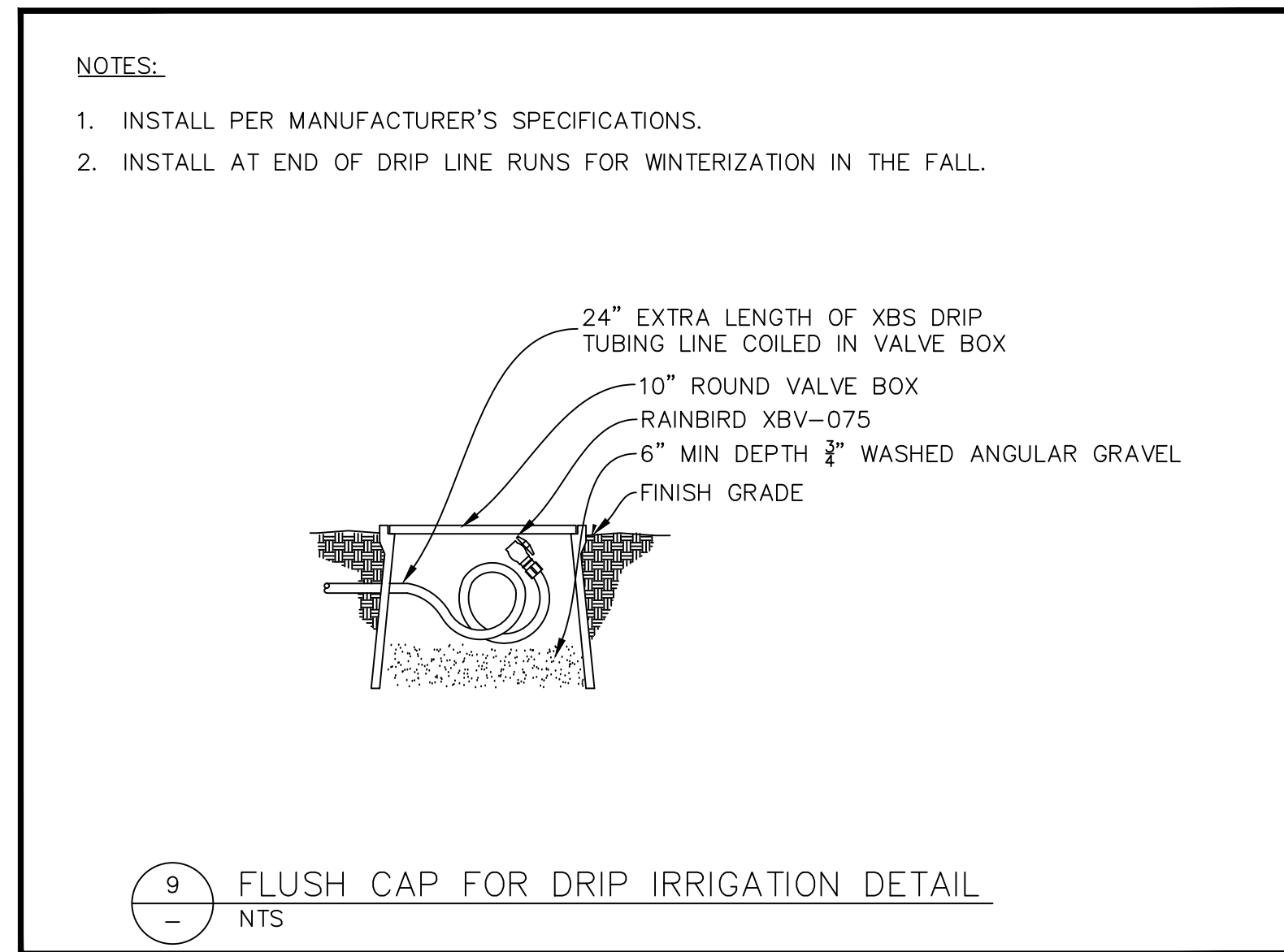
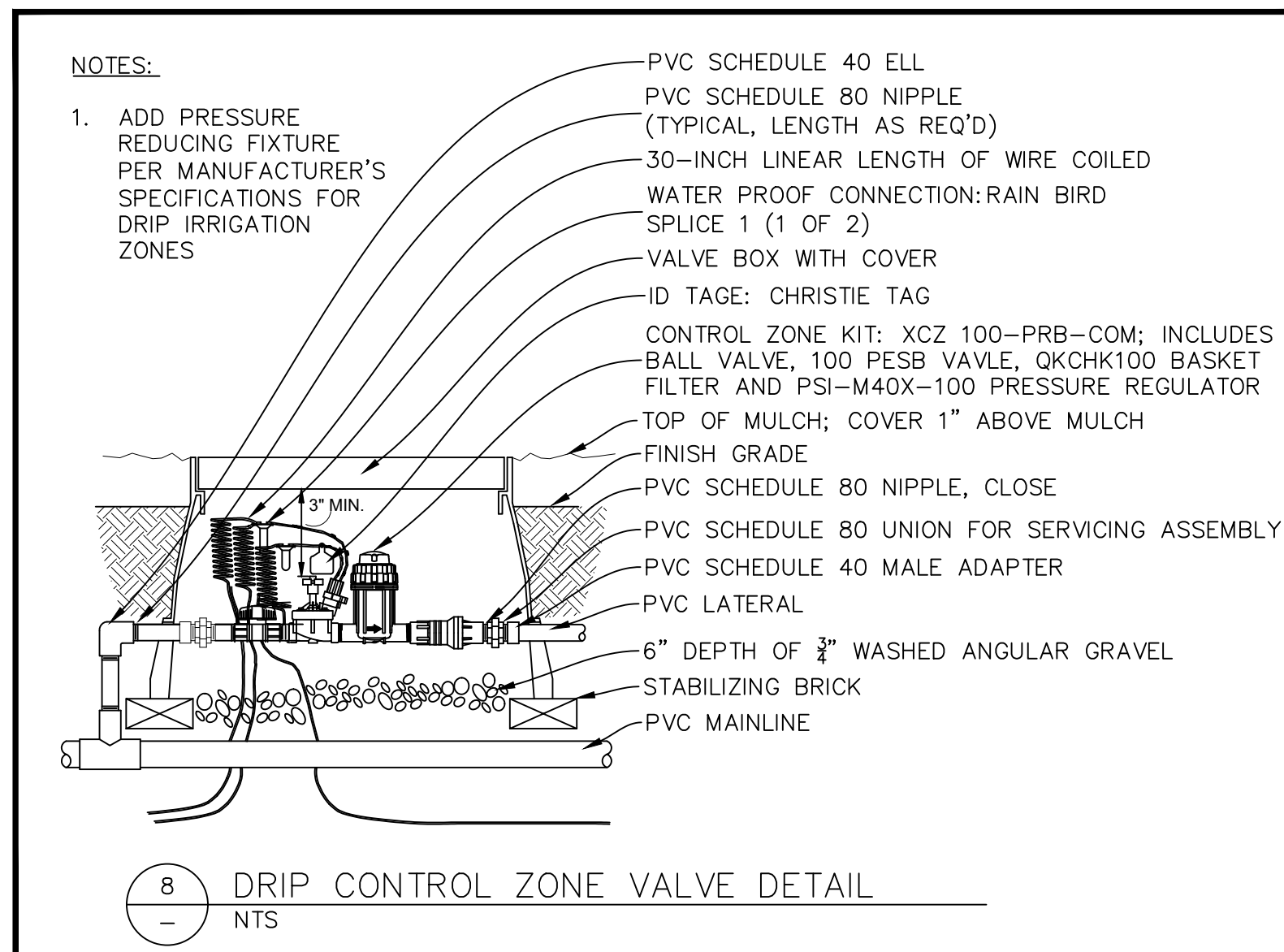
Rev.	Date	Comment
C	04.04.23	REVIEW COMMENTS

DRAWN BY: DRS
DESIGN BY: DRS
ORIG. ISSUE DATE: SEP. 26, 2022



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IRRIGATION
DETAILS
L201



IRRIGATION NOTES

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

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

1. INSTALL DRIPLINE IRRIGATION PER PLANS AND DETAILS. INSTALL DRIPLINE RINGS AT ALL TREES. CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY.
11. CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
12. WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON, CONTROL AND SPARE. MINIMUM 1/8" SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
13. ALL SLEEVES INSTALLED SHALL BE DUCT TAPE TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
14. IRRIGATION SYSTEM MUST CONTAIN CHECK VALVES TO PREVENT LOW POINT DRAINAGE.
15. SPACE ALL SPRAY HEADS 2" AWAY FROM ANY HARDSCAPE.
16. CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS. OVERHEAD IRRIGATION MUST HAVE A MINIMUM DU (DISTRIBUTION UNIFORMITY) OF 60%.
17. IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
18. MAIN LINES SHALL BE 36" DEEP MIN. AND LATERAL LINES 18" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
19. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
20. IRRIGATION INSTALLATION TO COMPLY WITH APPLICABLE CITY SPECIFICATIONS AND DRAWINGS.
21. CONTRACTOR SHALL INSTALL IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE IN ALL TURF AREAS. USE VAN AND/OR U-SERIES NOZZLES AS NECESSARY TO PROVIDE PROPER COVERAGE AND TO KEEP WATER OFF OF BUILDINGS AND HARDSCAPES.
22. POWER TO CONTROLLER TO BE PROVIDED BY OWNER. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. INSTALL PER MANUFACTURERS INSTRUCTIONS. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.
23. INSTALL A FLUSH CAP AT THE END OF EACH DRIPLINE PER DETAILS FOR MAINTENANCE.
24. THE PURPOSE OF THE IRRIGATION SYSTEM IS TO PROVIDE SUFFICIENT WATER TO MAINTAIN PLANTS IN OPTIMAL CONDITION DURING PRIOR WEATHER CONDITIONS. TIME CLOCKS SHALL BE ADJUSTED CONTINUOUSLY THROUGHOUT THE YEAR TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS.
25. IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS, OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNERS REP.
26. INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS: OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS, OR STRUCTURES; DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING, OR STREETS; DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLER, OR OTHER IRRIGATION EQUIPMENT.
27. CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT THE END OF THE PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE ISOLATION VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.
28. AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM AND MOWCURB, INSTALLATION OF ALL PLANT MATERIALS INCLUDING STAKING OF TREES, AND PLACEMENT OF SOIL PREP AND MULCH) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH THE OWNER TO REVIEW COMPLETED WORK AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY THE ITEMS ON THE PUNCH LIST.
29. IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY OWNER.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023**

TITLE:	ACTION ITEM -- PUBLIC HEARING: REZONE OF ~162 ACRES COMPRISED OF A PORTION OF PARCEL 59:034:0168 AND A PORTION OF PARCEL 59:034:0010, FROM THE AGRICULTURE ZONE TO THE LIGHT MANUFACTURING/DISTRIBUTION ZONE AND WAIVER OF THE MASTER DEVELOPMENT PLAN REQUIREMENT
ITEM TYPE:	Master Development Plan & Rezone
APPLICANT:	Dan Ford

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

The applicant requests the City amend the zoning map from Agriculture to Light Manufacturing/Distribution. The request encompasses approximately 162 acres and is located along Eagle Mountain Blvd. and northwest of Cedar Valley High School.

The applicant has submitted a concept plan of the potential use as multiple LMD lots. EMMC 16.10.020 states that projects in excess of 50 acres requires master development approval. However, EMMC 16.10.050 does provide an option to waive the master development plan requirement.

Rezone and waiver standards are contained in the Items for Consideration section.

ITEMS FOR CONSIDERATION:

The extent of the applicant's request is to rezone to the LMD zone, waive the master development plan requirement, and then market to TBD users. A concept plan of the subdivision was reviewed by staff and this is included as an attachment to the staff report.

EMMC 17.90.060 Criteria for (rezone) approval

There is no minimum parcel size or diversity of ownership required for rezoning of property. Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements

below are met:

A. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map, and comply with the policies and provisions of the city general plan. *The land use map identifies this property as Employment Center/Campus. The requested zone of LMD is compatible with the Employment Center/Campus land use as was granted with the previous Rush Creek rezone request.*

B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility. *The proposed lots are compatible with the adjacent uses of LMD, agriculture, or vacant land.*

C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity. *Public Works and Engineering do not identify any issues.*

D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property. *Complies.*

E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values. *Complies.*

The City Council may approve a request for waiver of either elements of the application or master development plan requirement if finding one or more of the following:

1. The project's concept plan review (pursuant to Chapter 16.15 EMMC) received feedback from the planning commission and/or city council in regards to reduced master development application requirements;
2. The project will not require modification or additions to existing conditions (zoning designation, land use designation, roadways);

3. The project involves limited development requirements for infrastructure; or

4. The strict application of this chapter would result in peculiar or exceptional difficulties, or exceptional and undue hardship, or the buildable area of the property is significantly reduced by topography or preexisting easement restrictions.

REQUIRED FINDINGS:

That the requested zone of Light Manufacturing/Distribution is compatible with the General Plan Land Use of Employment Center/Campus.

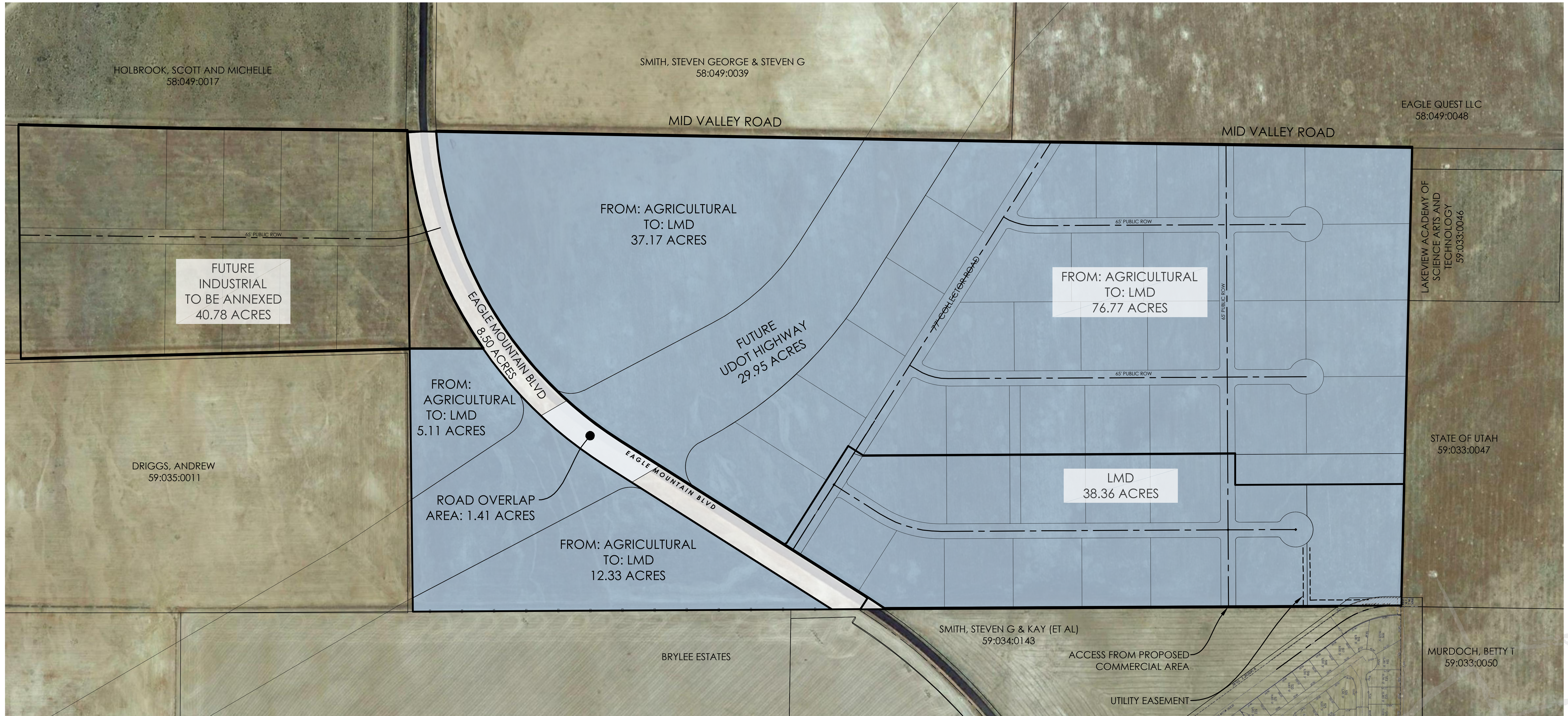
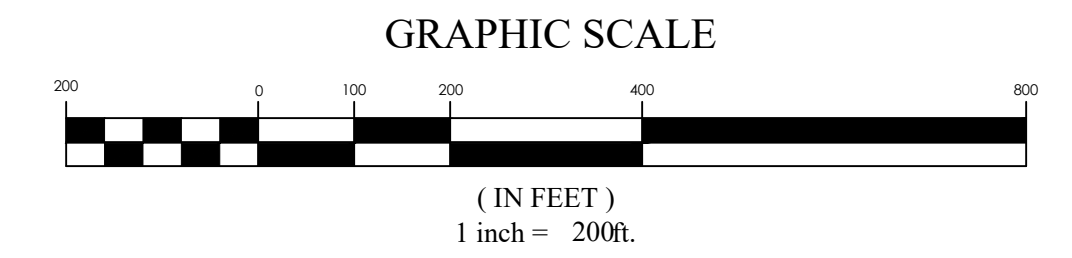
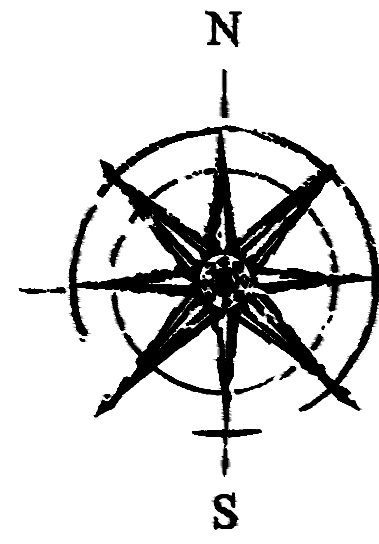
RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the requested rezone and master development plan waiver based on the reasons set forth in the Staff report.

ATTACHMENTS:

[Rush Creek rezone and concept](#)

[Rush Creek MDP Waiver](#)



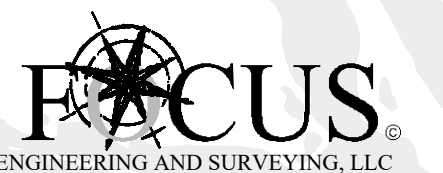
RUSH CREEK zoning change exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY

3/15/2023

20-0224

Note: This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.





2/24/2024

Eagle Mountain City
1650 Stagecoach Run
Eagle Mountain, UT 84005

Re. Rush Creek Zoning Application

Dear City Council,

This letter is to respectfully request a waiver of submitting a Master Development Plan for Zoning application for the Rush Creek Subdivision. Per Eagle Mountain City Code 16.10.050 C.2, this rezone is in conformity with the General Plan and does not require modifications to existing conditions of the code and property. Our application complies with the general plan and the designated uses of the general plan.

In addition, the Rush Creek development needs to remain fluid as far as design because of the potential business we wish to attract. Many businesses that we are working with and are marketing to have their own requirements as far as layout, size, access, utilities, etc... Attempting to pre-design a large acreage development would potentially result in changing the design and having to modify our plan as each business came to our city.

We are confident that our waiver request meets the requirements outlined in 16.10.050 and is in the best interest of the city. Thank you for your time and consideration of this matter.

Sincerely,

Dan Ford
Agent for Rush Creek



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: SITE PLAN APPROVAL A
90' MONOLITHIC CELL TOWER

ITEM TYPE: Site Plan

APPLICANT: Tyler Laros, Smartlink Group

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

AT&T has submitted a site plan for a new 90' (94' with lightning rod) monolithic cell tower to be located on the north side of the City. The project application is ready for the Planning Commission's consideration and recommendation. The tower is proposed on a small, leased area next to the Eagle Mountain Storage. Property surrounding the lease area is vacant or commercial.

ITEMS FOR CONSIDERATION:

Please note the following findings relating to the proposed cell tower project:

17.75.091.A.

1. The proposed cell tower is to be a stand-alone structure on private property that is zoned to accept cell towers (as a "special use"). A building permit for the tower will be required in addition to site plan approval.
2. The applicant proposes to screen the mechanical and electrical equipment to be associated with the tower in addition to having part of the equipment located in a walk-in cabinet structure. Screening is intended to be 7' CMU to match the storage unit wall.
3. Both the tower and its equipment will not be in public right-of-way.
4. Staff believes the applicant intends to ensure the tower and its operation will comply with relevant regulatory controls imposed by the Federal Communications Commission and the Federal Aviation Administration.
5. Copies of any required outside agency permits for the tower will

be made available to Staff prior to issuance of a building permit.

6. Project drawings and conversation with the Applicant through DRC assures that the proposed tower will conform to applicable code standards.

7. A 4' high lightning rod is proposed in conjunction with the tower. This makes the overall height to be 94 feet.

8. The equipment to be mounted directly to the pole is understood to have an unpainted, metallic coloration.

9. A generator is proposed in conjunction with the tower. The Commission will want to verify whether it is associated with a venting system as such is restricted.

10. The Commission will want to verify whether lighting that may affect aircraft is proposed in conjunction with the tower.

17.75.091.B.

1. The tower is slated to be positioned on the east side of the parcel and directly west of the existing storage units. The property is at an elevation approximately 44 feet higher than the elevation of Cory Wride Highway.

17.75.091.I(2)(a-g).

a. A justification statement for the use of a mono-pole is attached to this report.

a. A visual analysis is submitted as attached to this report.

b. The proposed tower will be taller than 60' but less than the maximum 120' allowable per code (94' oah proposed).

c. The nearest residential zoning is over 1,000 feet to the south.

d. No other monopole is understood to be within 1,000' of the proposed tower.

e. The color of the pole and its equipment (other than fencing and signage/decals, etc.) will be gray.

f. As previously stated, screening is proposed for the tower base area by a 7-foot CMU wall.

REQUIRED FINDINGS:

The following zoning code standards apply to the proposed tower:

EMMC 17.75.091 Communication facilities and towers.

Communication facilities and towers may be permitted only where:

A. General [Standards]. The following development standards shall be applicable to all facilities regardless of the facility type or zone within which the facility is proposed to be located:

1. The proposed facility shall be located on an approved structure and/or site in conformance with this code. If a proposed facility site does not conform to this code, the carrier shall submit and have approved a plan to bring the structure and/or site into conformance with the code prior to completion and operation of the proposed facility.
2. Any associated mechanical or electrical equipment shall be completely screened from view, from rights-of-way, on-site parking areas and adjacent properties, with a solid fence or wall.
3. The proposed facility, including associated mechanical and electrical equipment, shall not be located within a public right-of-way.
4. The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).
5. Copies of required permits from pertinent federal agencies establishing compliance with applicable federal regulations shall be filed with the city prior to the issuance of any permit for a proposed facility.
6. The proposed facility shall conform to applicable development standards set forth in this section.
7. Lightning rods shall not be included in the height calculation for any facility.
8. Antennas and equipment boxes on the utility poles shall be painted to match the pole to which it is attached to minimize visual impacts.
9. Generators or noise producing venting systems shall not be used.
10. Lighting for aircraft is prohibited except where required by federal law.
11. Location and Type Priority. Telecommunication facilities shall be located as unobtrusively as is reasonably possible.
12. Burden of Proof. If the applicant desires to locate antennas on a site other than the highest priority site, the applicant shall have the burden of demonstrating to the city why it could not locate

antennas on site with a higher priority than the site chosen by the applicant. The applicant shall provide the following information to the approving authority:

...

D. Setbacks.

1. Communication facilities and towers shall comply with the setback requirements of the underlying zone and are further modified in subsection I of this section.
2. When located in a residential zone or on a nonresidential lot that is adjacent to residential zones, development, or property designated for residential land use by the general plan, communication facilities and towers shall be a minimum of 200 feet from the property line abutting residential uses. This will allow for adequate separation from residential development.

...

I. Specific Regulations by Type. Communication facilities are characterized by the type or location of the antenna structure. There are five general types of antenna structures contemplated by this chapter: ham radio towers, monopoles, roof-mounted antennas, stealth facilities, and wall-mounted antennas. If a particular type of antenna structure is allowed by this chapter as a special use, the minimum standards for that type of antenna are as follows:

...

2. Monopoles.

- a. Justification. If the applicant desires to construct a monopole, the applicant shall first submit a detailed written description of why the applicant cannot obtain coverage using existing buildings, structures, or stealth facilities. The description shall include a radio frequency engineering review of the proposed monopole telecommunication facility in relation to the requested height and possible alternative locations.
- b. Visual Analysis. The applicant shall submit a visual analysis which may include photo simulation, field mock-up, or other techniques, which identifies the potential for visual impacts of the proposed monopole. The analysis shall consider views from public areas (streets, parks, etc.) and from private residences.
- c. Maximum Height. The maximum height of the monopole or

monopole antenna shall be 60 feet, although the city may allow an antenna or antenna support structure up to 120 feet in height, if the applicant demonstrates that the additional height is necessary to obtain coverage or to allow collocation, and that the applicant has taken steps to mitigate adverse effects on the surrounding neighborhood. The antenna itself shall not exceed 10 feet in height.

- d. Setback. Monopoles shall be set back a minimum distance equal to four times the height of the proposed monopole structure from any residential lot line, measured from the base of the monopole to the nearest residential lot line unless the applicant can demonstrate that a lesser distance is necessary as demonstrated in a certified radio frequency engineering report.
- e. Spacing. No monopole shall be approved within 1,000 feet of another monopole, except those within 120 feet of or adjacent to existing transmission powerline corridors. This is permitted because monopoles will blend in with the power poles.
- f. Color. A surface treatment may be required so that monopoles, antennas, and related support structures match the background against which they are most commonly seen.
- g. Screening. Monopoles shall be fenced with a six-foot-high black vinyl coated chain-link, opaque fence or other fencing or wall method.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the request by Smartlink, on behalf of AT&T, to locate 90-foot cellular monopole on parcel 58:033:0386 at 9469 N. Mt. Airey Blvd.

ATTACHMENTS:

[Civil ATT](#)

[Photo Sim ATT](#)

[Justification ATT](#)

PROJECT TEAM

APPLICANT:
COMPANY:
ADDRESS:
CITY, STATE, ZIP:
CONTACT:
PHONE:
EMAIL:

AT&T
7670 S CHESTER ST.
CENTENNIAL, CO 80112
BECKY JOHN-HANEY
720.480.6429
BJ739H@AT&T.COM

PROJECT MANAGEMENT:
COMPANY:
ADDRESS:
CITY, STATE, ZIP:
CONTACT:
PHONE:
EMAIL:

AT&T
7670 S CHESTER ST.
CENTENNIAL, CO 80112
JAN ROBINETTE
801.201.4173
JR102N@AT&T.COM

SITE ACQUISITION:
COMPANY:
ADDRESS:
CITY, STATE, ZIP:
CONTACT:
PHONE:
EMAIL:

SMARTLINKGROUP
1997 ANNAPOLIS EXCHANGE PARKWAY, SUITE 200
ANNAPOLIS, MD 21401
TYLER LAROS
858.692.1651
TYLER.LAROS@SMARTLINKGROUP.COM

CONSTRUCTION MANAGER:
COMPANY:
ADDRESS:
CITY, STATE, ZIP:
CONTACT:
PHONE:
EMAIL:

AT&T
7670 S CHESTER ST.
CENTENNIAL, CO 80112
ROB ACOSTA
847.271.3072
RA8279@ATT.COM

ARCHITECT & ENGINEER:
COMPANY:
ADDRESS:
CITY, STATE, ZIP:
CONTACT:

TRYLON ENGINEERING SERVICES
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TX 75038
MIKE MOORE
484.678.2017
MIKE.MOORE@TRYLON.COM

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED

PROJECT INFORMATION

SITE ADDRESS:

9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005

PARCEL NUMBER (APN):

580330386

PARCEL OWNER:

AUTUMN VALLEY LAND, LC
EAGLE MOUNTAIN, UT 84005
TBD

STRUCTURE TYPE:

90'-0" MONOPOLE

SITE TYPE:

NEW BUILD RAW LAND

TOWER OWNER:

AT&T

TOWER OWNER SITE ID:

TBD

LATITUDE (NAD 83):

40.384567' / 40° 23' 04.44" N

LONGITUDE (NAD 83):

-111.967925' / 111° 58' 04.53" W

GROUND ELEVATION:

±4988.7' (AMSL)

OCCUPANCY GROUP:

U-UTILITY (UNMANNED WCF)

COUNTY:

UTAH

JURISDICTION:

EAGLE MOUNTAIN, UTAH

ZONING:

COMMERCIAL

AT&T LEASE AREA:

2500 SQ. FT.

PROPOSED USE:

UNMANNED TELECOMMUNICATIONS FACILITY

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

POWER PROVIDER:

ROCKY MOUNTAIN POWER

FIBER PROVIDER:

T.B.D.

811

Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN UTAH, CALL BLUE STAKES OF UTAH
TOLL FREE: 1-800-662-4111 OR
www.bluestakes.org

UTAH STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

RBallif 03/17/23 no comments

DDeVoogd/UFA reviewed 3/16/2023 - No Comments

M Bahr 3-17-23
NO COMMENTS

CTrusty 3/20/23
No Comments

D Stroud 3.21.23 no
comments

AT&T

Brad Hickman - Reviewed - 03/21/2023 - No Comments

PROJECT: AT&T NEW BUILD

SITE #: UTL04090

SITE NAME: MEADOW_RANCH

FA#: 15705693

USID: 317144

PACE#: MRUTH048207

TOWER OWNER: AT&T

SITE ADDRESS: 9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005

JURISDICTION: EAGLE MOUNTAIN, UTAH

VICINITY MAP

DRIVING DIRECTIONS

FROM PROVO MUNICIPAL AIRPORT, 3421 MIKE JENSE PKWY, PROVO, UT 84601:
DEPART AND HEAD TOWARD ALPINE AIR WAY, TURN RIGHT ONTO ALPINE AIR WAY, TURN LEFT TO STAY ON ALPINE AIR WAY, TURN LEFT TO STAY ON ALPINE AIR WAY, TURN RIGHT ONTO MIKE JENSE PKWY, TURN LEFT ONTO S 3110 W, TURN RIGHT THEN BEAR LEFT ONTO S 3110 W, TURN RIGHT ONTO W CENTER ST, KEEP STRAIGHT TO GET ONTO UT-114 / W CENTER ST
BEAR LEFT ONTO W CENTER ST, TAKE THE RAMP ON THE LEFT FOR I-15 N, KEEP STRAIGHT TO GET ONTO UT-73 / PIONEER CROSSING
TURN RIGHT ONTO N MOUNT AIREY DR, TURN LEFT, ARRIVE AT DESTINATION

BUILDING CODES

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 INTERNATIONAL PLUMBING CODE
3. 2018 INTERNATIONAL MECHANICAL CODE
4. 2017 NATIONAL ELECTRICAL CODE
5. AMERICAN CONCRETE INSTITUTE, ACI-318
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AISC
7. MANUAL OF STEEL CONSTRUCTION 13TH EDITION
8. ANSI/TIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
12. TELCORDIA GR-1275
13. ANSI/T 311

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

RFDS DATA

RFDS ID: UTXN004090 DATED: 04/06/2022
REVISION: 1.0 VERSION: 1.00
UPDATED BY: PG6899
DATE/TIME UPDATED: 4/11/2022 6:40:02 PM

NUMBER OF SECTORS:

3

NUMBER OF ANTENNAS:

12

NUMBER OF RRRs:

18

NUMBER OF DISH ANTENNAS:

-

NUMBER OF FIBER/DC SQUIDS:

-

NUMBER OF DC SQUIDS:

3

NUMBER OF FIBER TRUNK CABLES:

3

NUMBER OF DC TRUNK CABLES:

9

APPROVALS

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org

PROJECT SCOPE

☒ 1C

☒ 3C

☒ 5C

☐ 4T4R

☐ 2ND RRH ADD

☒ 2C

☒ 4C

☒ 6C

☐ RRH SWAP

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
PROPOSED 90'-0" MONOPOLE SCOPE OF WORK:

- INSTALL (6) ANTENNAS, (2) PER SECTOR
- INSTALL (12) RRH'S, (4) PER SECTOR
- PROPOSED AT&T SECTOR SABRE MOUNT C10-841-002C
- INSTALL (3) RAYCAP SURGE SUPPRESSORS, (1) PER SECTOR
- INSTALL (3) FIBER LINES
- INSTALL (6) DC POWER LINES

PROPOSED AT&T GROUND SCOPE OF WORK:

- INSTALL (1) AT&T 10'-9"x10'-9" STEEL WALK-IN-CABINET (SWIC)
- INSTALL 50'-0"x50'-0" CMU WALL W/ 12'-0" DOUBLE SWING GATE
- INSTALL 12'-9"x12'-9" CONCRETE PAD FOR SWIC
- INSTALL 4'-0"x9'-0" CONCRETE PAD FOR GENERATOR
- INSTALL 30Kw DIESEL GENERATOR
- INSTALL (2) OUTDOOR DC12
- INSTALL (1) 15'-10" LONG ICE BRIDGE
- INSTALL (1) AT&T GPS ANTENNA
- INSTALL (1) H-FRAME
- INSTALL (1) 200A ELECTRIC SERVICE WITH 200A METER BASE AND DISCONNECT
- INSTALL (1) UNDERGROUND FIBER VAULT
- INSTALL 620'-0"± ASPHALT ACCESS DRIVEWAY 12'-0" WIDE

SHEET INDEX

SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	5
LS-1 TO LS-4	SURVEY	5
A-1	OVERALL SITE PLAN	5
A-2	ENLARGED SITE PLAN	5
A-3	ENLARGED LEASE AREA	5
A-4	ANTENNA LAYOUT AND SCHEDULE	5
A-5	ELEVATIONS	5
D-6	DETAILS	5
D-7	WALK-IN-CABINET DETAILS	5
D-8	GENERATOR DETAILS	5
D-9 TO D-11	DETAILS	5
D-12	CONCRETE PAD DETAILS	5
D-13	CMU WALL DETAIL	5
D-14 TO D-16	CONCRETE PAD DETAILS	5
E-1	CWIC PANEL SCHEDULE	5
E-2	SINGLE LINE DIAGRAM AND FAULT CALCULATIONS	5
G-1 TO G-2	COMPOUND & EQUIPMENT GROUNDING PLAN	5
G-3 TO G-4	GROUNDING DETAILS	5
GN-1 TO GN-4	GENERAL NOTES	5
ATTACHED	SITE GRADING PLAN	5

7670 S CHESTER ST.
ENGLEWOOD, CO. 80112

1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS

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3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC

PROFESSIONAL ENGINEER

3/10/2023

No. 13251590-2202

MICHAEL S. MOORE

STATE OF UTAH

SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

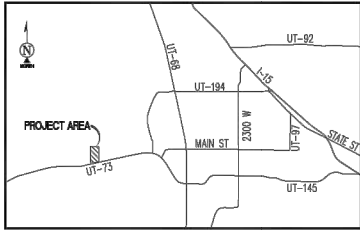
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

TITLE SHEET

SHEET NO.

T-1



VICINITY MAP
N.T.S.

SURVEY DATE
03/09/2022

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE UTAH ZONE CENTRAL STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY RAW STATIC GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE NGS OPUS WEBSITE.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99970888

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #49049C0150F, DATED 6/19/2020

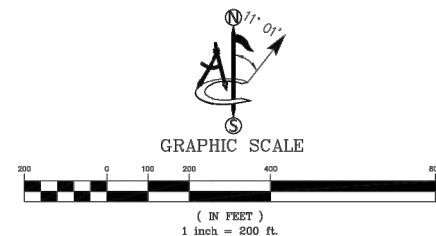
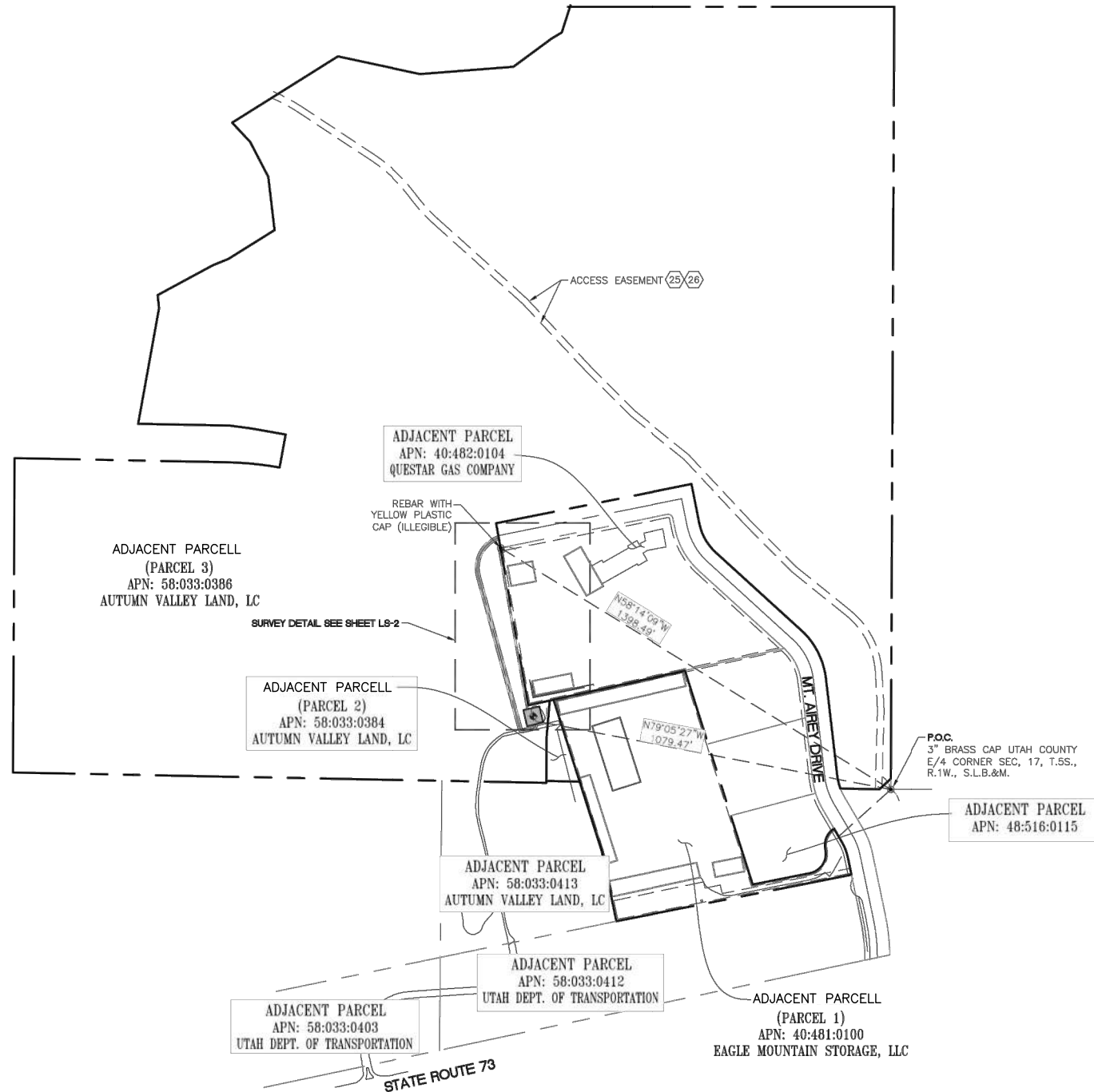
UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.



PLANS PREPARED BY:

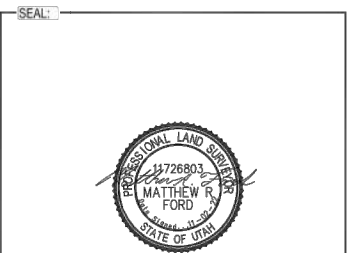


NO.	DATE	DESCRIPTION	BY
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4	10/10/22	UTILITY ESMT (C)	SB
5	10/25/22	ACCESS ESMT (C)	SB

SITE INFORMATION:
SITE #: UTLO4090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

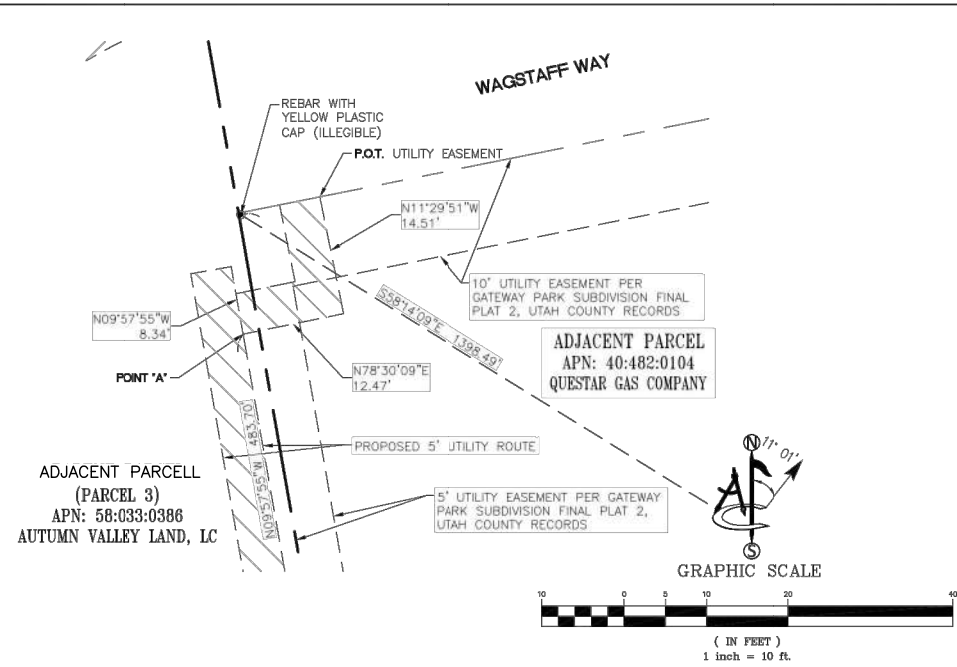
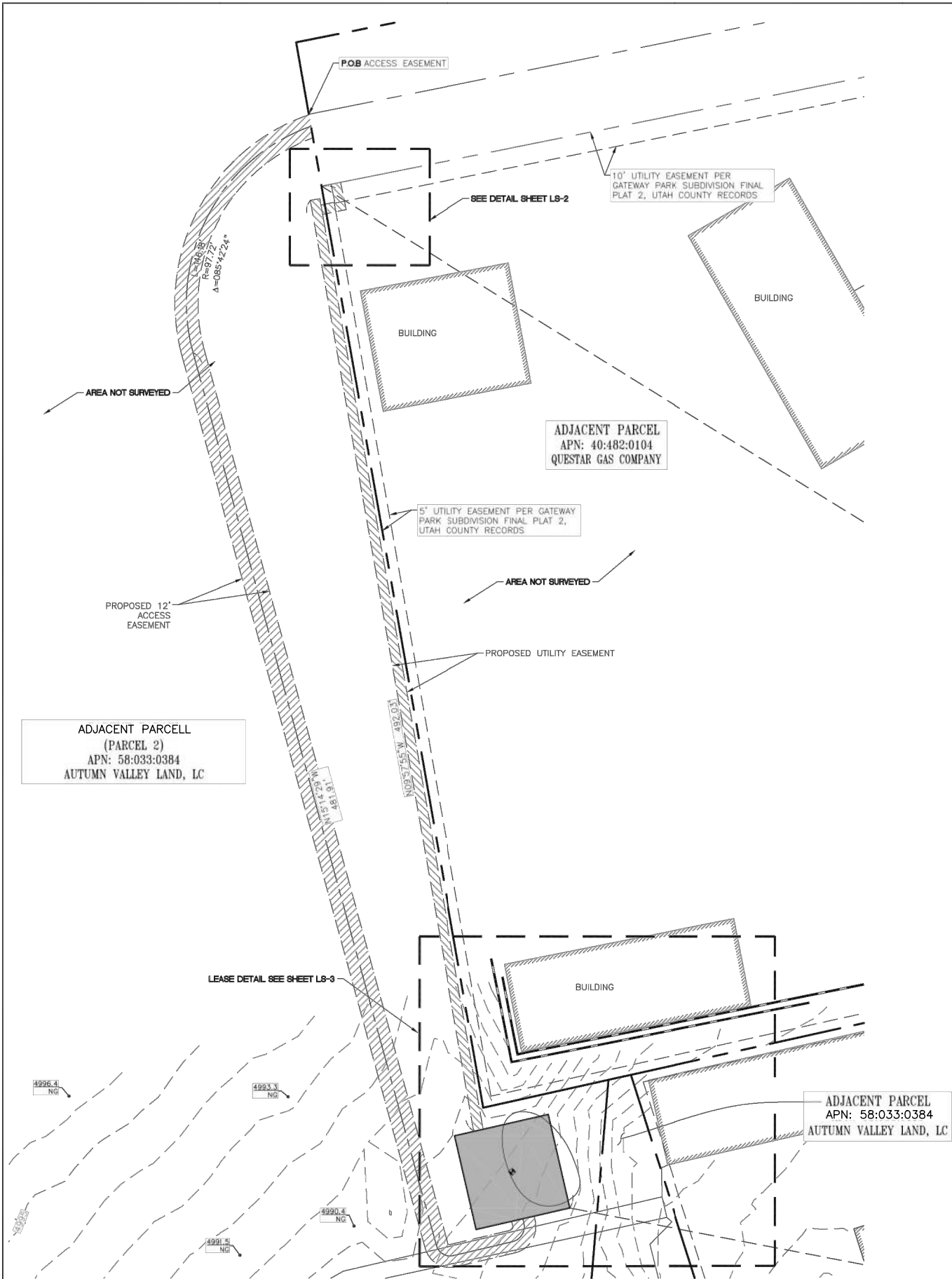


SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1



LEGEND	
AP ASPHALT	UTILITY MANHOLES
BLDG TOP OF BUILDING	POSITION OF GEODETIC COORDINATES
CLF CHAIN LINK FENCE	SPOT ELEVATION
CMU CONCRETE MASONRY UNIT	
CONC CONCRETE	
NG NATURAL GRADE	
WALL TOP OF WALL	
CMU WALLS	
CHAIN LINK FENCE	
STREET CENTERLINES	
SUBJECT PROPERTY LINE	
ADJACENT PROPERTY LINE	
LEASE AREA LIMITS	
MAJOR CONTOUR INTERVAL	
MINOR CONTOUR INTERVAL	

SITE PLAN

4645 S LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:

1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
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SITE INFORMATION:

SITE #: UTLO4090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

SEAL:

SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-2

AP ASPHALT
BLDG TOP OF BUILDING
CLF CHAIN LINK FENCE
CMU CONCRETE MASONRY UNIT
CONC CONCRETE
NG NATURAL GRADE
WALL TOP OF WALL
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS

 UTILITY MANHOLES
 POSITION OF GEODETIC COORDINATES
 SPOT ELEVATION

 CMU WALLS
 CHAIN LINK FENCE
 STREET CENTERLINES
 SUBJECT PROPERTY LINE
 ADJACENT PROPERTY LINE
 LEASE AREA LIMITS
 MAJOR CONTOUR INTERVAL
 MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
LATITUDE 40° 23' 04.44" (40.384567°) NORTH (NAD83)
LONGITUDE 111° 58' 04.53" (111.967925°) WEST (NAD83)
GROUND ELEVATION @ 4988.7' (NAVD88)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99970888

COMMENCING AT A 3" UTAH COUNTY BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A REBAR WITH YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF LOT 104, GATEWAY PARK SUBDIVISION FINAL PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED AS ENTRY NO. 3993:2015 AS MAP FILING #14482 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, STATE OF UTAH BEARS NORTH 58°14'09" WEST, 1398.49 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 79°05'27" WEST, 1079.47 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 77°05'07" WEST, 50.00 FEET; THENCE NORTH 12°54'53" WEST, 50.00 FEET; THENCE NORTH 77°05'07" EAST, 50.00 FEET; THENCE SOUTH 12°54'53" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

5' UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING 5.00 FEET WIDE, LYING 5.00 FEET WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED SIDELINE:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99970888

COMMENCING AT A 3" UTAH COUNTY BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A REBAR WITH YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF LOT 104, GATEWAY PARK SUBDIVISION FINAL PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED AS ENTRY NO. 3993:2015 AS MAP FILING #14482 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, STATE OF UTAH BEARS NORTH 58°14'09" WEST, 1398.49 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 79°05'27" WEST, 1079.47 FEET; THENCE NORTH 12°54'53" WEST, 50.00 FEET; THENCE SOUTH 77°05'07" WEST, 34.78 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 09°57'55" WEST, 483.70 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE NORTH 78°30'09" EAST, 12.47 FEET; THENCE NORTH 11°29'51" WEST, 14.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF WAGSTAFF WAY, BEING THE POINT OF TERMINUS.

AND BEGINNING AS SAID POINT "A"; THENCE NORTH 09°57'55" WEST, 8.34 FEET;

THE SIDES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ALLOW FOR NO GAPS OR OVERLAPS AND TO ABUT SAID RIGHT OF WAY.

ALSO BEING A PORTION OF THE FOLLOWING ASSESSOR PARCEL NUMBERS:
58:033:0386
40:482:0104

CONTAINING 2,570 SQUARE FEET (0.059 ACRES) OF LAND, MORE OR LESS.

12' ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING 12.00 FEET WIDE, LYING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99970888

COMMENCING AT A 3" UTAH COUNTY BRASS CAP AT THE EAST QUARTER CORNER OF SAID SECTION 17, FROM WHICH A REBAR WITH YELLOW PLASTIC CAP AT THE NORTHWEST CORNER OF LOT 104, GATEWAY PARK SUBDIVISION FINAL PLAT 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED AS ENTRY NO. 3993:2015 AS MAP FILING #14482 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, STATE OF UTAH BEARS NORTH 58°14'09" WEST, 1398.49 FEET; THENCE FROM SAID POINT OF COMMENCEMENT NORTH 79°05'27" WEST, 1079.47 FEET; THENCE SOUTH 77°05'07" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 13°16'04" EAST, 2.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'28", A DISTANCE OF 12.57 FEET; THENCE SOUTH 76°44'24" WEST, 31.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 7.52 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°01'07", A DISTANCE OF 11.55 FEET; THENCE NORTH 15°14'29" WEST, 481.91 FEET; TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 97.72 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°42'24", A DISTANCE OF 148.18 FEET TO A POINT ON THE RIGHT OF WAY OF WAGSTAFF WAY, AS SHOWN ON GATEWAY PARK SUBDIVISION FINAL PLAT 2 RECORDED JANUARY 20, 2015 AS ENTRY NO. 3993:2015 AS MAP FILING # 14482 OF OFFICIAL RECORDS, UTAH COUNTY.

THE SIDES OF WHICH ARE TO BE LENGTHENED OR SHORTENED SO AS TO ALLOW FOR NO GAPS OR OVERLAPS AND TO ABUT SAID RIGHT OF WAY.

ALSO BEING A PORTION OF THE FOLLOWING ASSESSOR PARCEL NUMBER:
58:033:0386

CONTAINING 8,237 SQUARE FEET (0.289 ACRES) OF LAND, MORE OR LESS.

SITE PLAN

1





4645 S LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

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SITE INFORMATION:

SITE #: UTLO4090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

SEAL:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-3

LEGEND

EXISTING TREES/SHRUBS

ACCESS ROAD

EXISTING BUILDING

FENCE LINE

TREE/BUSH LINE

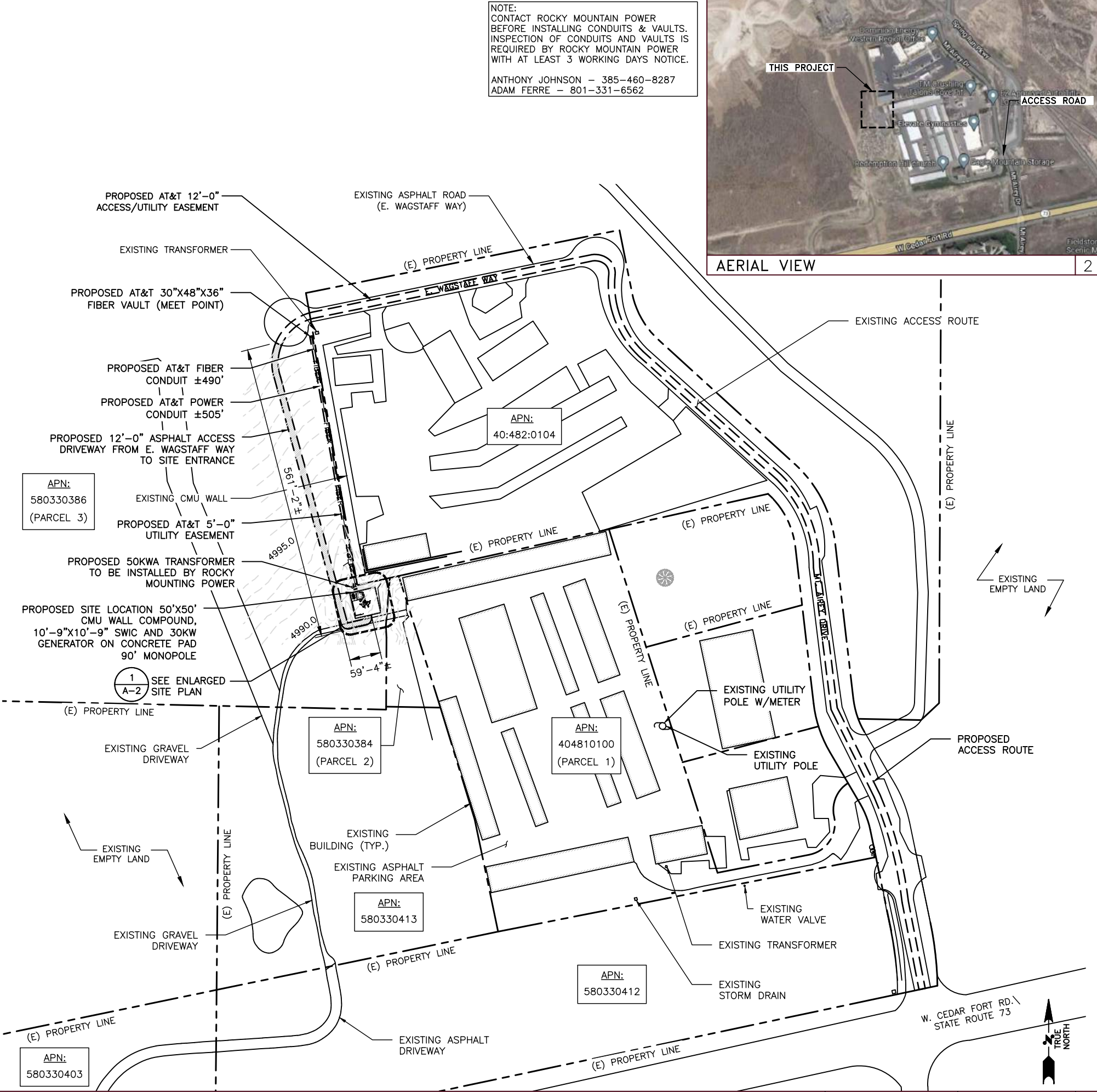
PROPERTY LINE

EASEMENT LINE

UTILITY POLE

OVERHEAD WIRE

- GENERAL NOTES:
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
 - THE CONTRACTOR SHALL NOTIFY THE AT&T CONSTRUCTION MANAGER IN WRITING, OF ANY CONFLICT, ERRORS OR OMISSION PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
 - THE SCOPE OF THE WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES AND NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT (800) 424-5555 PRIOR TO EXCAVATION AT SITE.
 - ANY UNDERGROUND UTILITIES OR STRUCTURES THAT EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
 - NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
 - THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
 - THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
 - POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
 - THERE ARE NO COMMERCIAL SIGNS PROPOSED FOR THIS INSTALLATION.
 - NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
 - ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE DIRECTED BY UTILITY OWNER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
 - THE AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITY SHALL BE GRADED AND RESTORED PER CODE/LANDLORD REQUIREMENTS.
 - CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL, AND COORDINATED WITH THE MUNICIPALITY.
 - UTILITY WARNING TAPE SHALL BE PLACED ABOVE ALL NEW CONDUITS AT MAX 18" DEPTH BELOW GRADE.
 - AT&T CONTRACTOR RESPONSIBILITIES:
 - INSTALLATION OF POWER AND TELCO CONDUIT FROM MULTI-GANG METER RACK AND TELCO DEMARCATION.
 - INSTALLATION OF WAVE GUIDE SUPPORT FROM AT&T LEASED AREA TO TOWER BASE.
 - POWER AND FIBER LINES FROM AT&T GROUND EQUIPMENT TO ANTENNA MOUNT LOCATION ON TOWER.
 - AT&T ANTENNAS, RRU's AND APPURTENANT AT&T EQUIPMENT TO ANTENNA MOUNTING PLATFORM AT RAD CENTER IN ACCORDANCE WITH AT&T RFDS.



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1-855-669-5421

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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

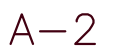
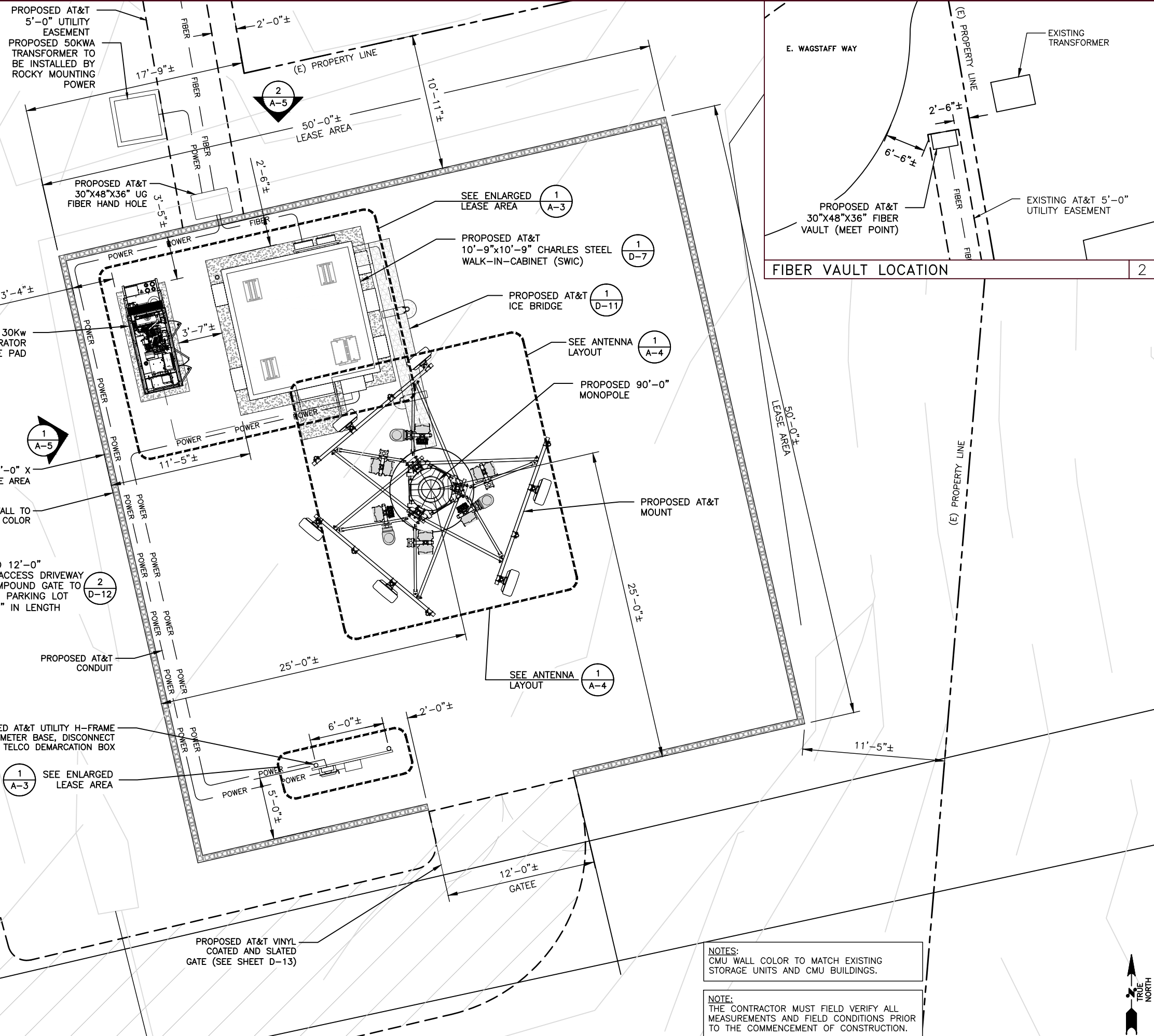
9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

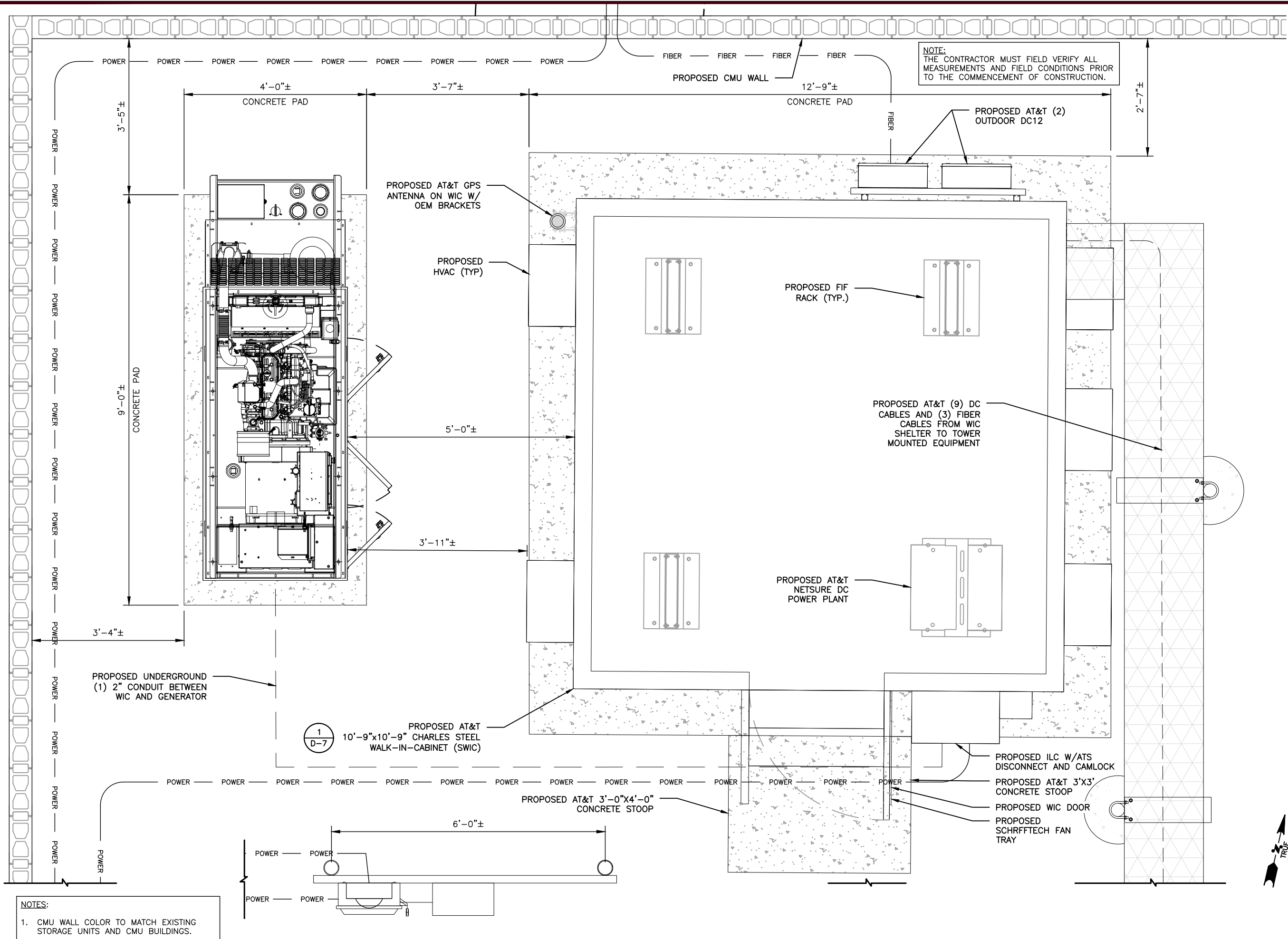
OVERALL SITE PLAN

SHEET NO.

A-1



1



NOTES:
1. CMU WALL COLOR TO MATCH EXISTING STORAGE UNITS AND CMU BUILDINGS.

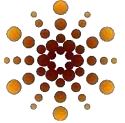
NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



AT&T
7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



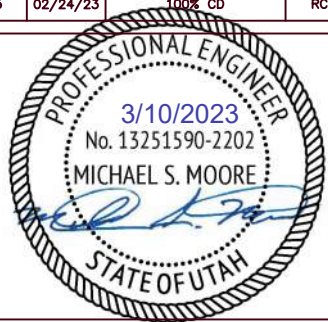
smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C
UTL04090

MEADOW_RANCH
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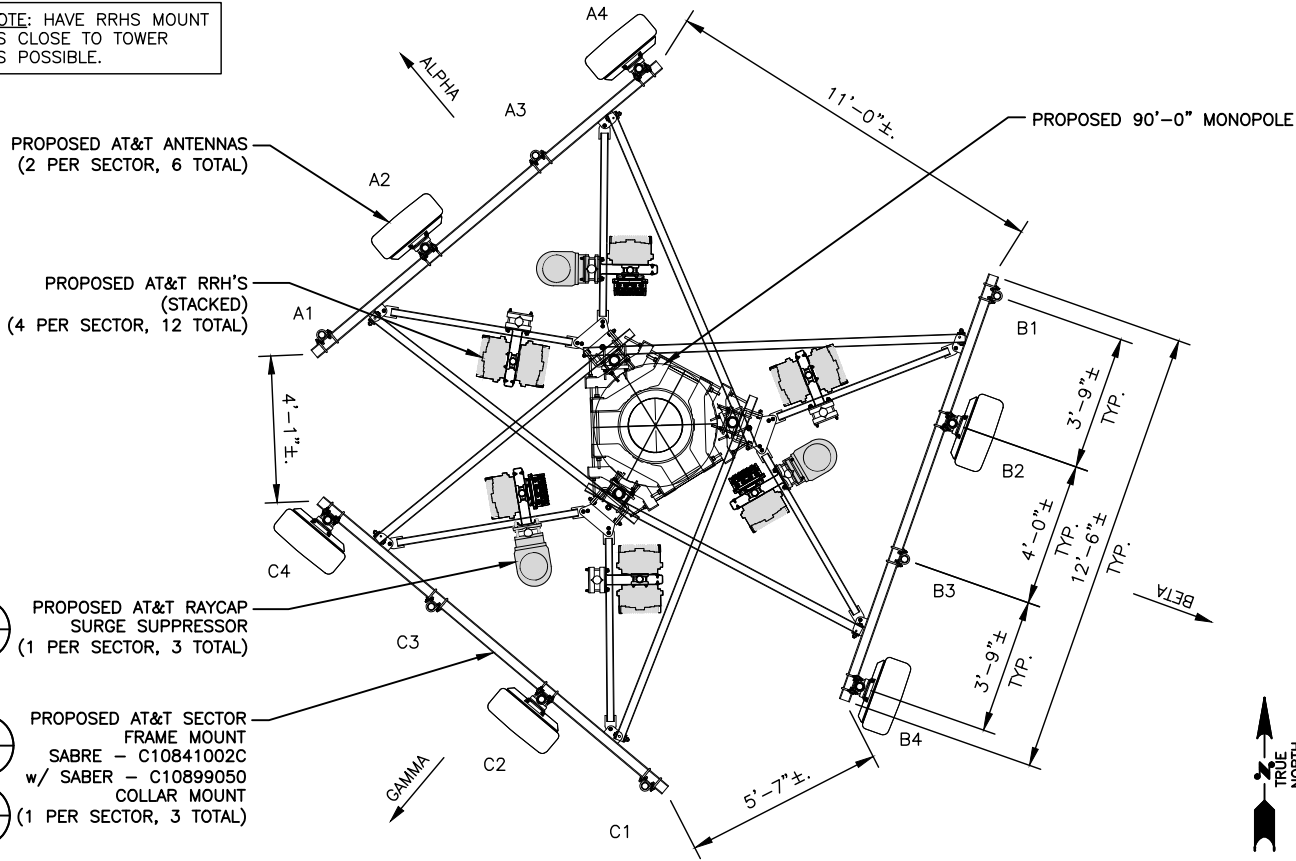
SHEET DESCRIPTION

ENLARGED LEASE AREA

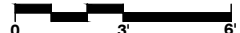
SHEET NO.

A-3

NOTE: HAVE RRHS MOUNT AS CLOSE TO TOWER AS POSSIBLE.



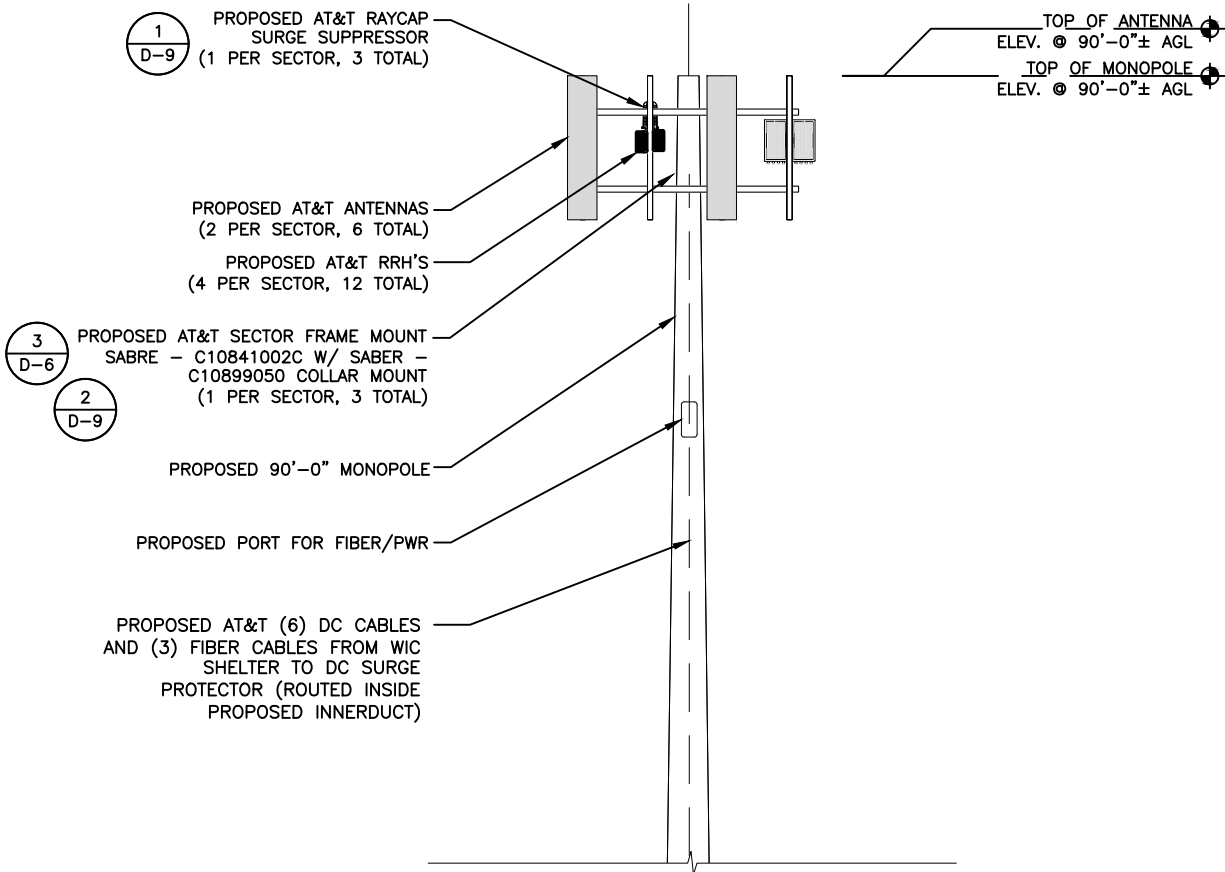
PROPOSED ANTENNA LAYOUT



SCALE: 3/16"=1'-0" (11x17)
(OR) 3/8"=1'-0" (22x34)

1

PROPOSED SECTOR PROFILE



SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

2

ANTENNA SCHEDULE										
SECTOR	ANTENNA POSITION	TECHNOLOGY	MANUFACTURER	MODEL NUMBER	RAD CENTER	TIP HEIGHT	CABLE TYPE	APPROXIMATE CABLE LENGTH	SQUID	RADIO
ALPHA	1	--	--	--	86'-0"	90'-0"	(2) DC TRUNKS (1) FIBER TRUNK	115'-0"	DC9-48-60-24-PC16-EV (1)	-
	2	5G 850	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE AHCA (1) AIRSCALE AHNA
	3	--	--	--	86'-0"	90'-0"		115'-0"		-
	4	LTE 700/AWS/ 1900/WCS	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE DUAL RRH AHLBBA (1) AIRSCALE DUAL AHFIB
BETA	1	--	--	--	86'-0"	90'-0"	(2) DC TRUNKS (1) FIBER TRUNK	115'-0"	DC9-48-60-24-PC16-EV (1)	-
	2	5G 850	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE AHCA (1) AIRSCALE AHNA
	3	--	--	--	86'-0"	90'-0"		115'-0"		-
	4	LTE 700/AWS/ 1900/WCS	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE DUAL RRH AHLBBA (1) AIRSCALE DUAL AHFIB
GAMMA	1	--	--	--	86'-0"	90'-0"	(2) DC TRUNKS (1) FIBER TRUNK	115'-0"	DC9-48-60-24-PC16-EV (1)	-
	2	5G 850	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE AHCA (1) AIRSCALE AHNA
	3	--	--	--	86'-0"	90'-0"		115'-0"		-
	4	LTE 700/AWS/ 1900/WCS	COMMSCOPE	NNH4-65C-R6-HG	86'-0"	90'-0"		115'-0"		(1) AIRSCALE DUAL RRH AHLBBA (1) AIRSCALE DUAL AHFIB

* CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.
** OR SIMILAR

PROPOSED ANTENNA SCHEDULE

3/16"=1'-0" (11x17)
3/8"=1'-0" (22x34)

3



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401

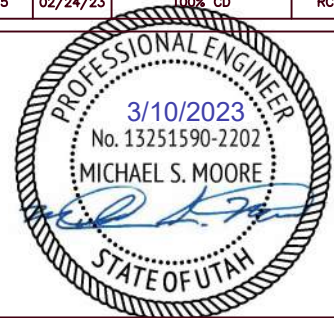


1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS

REV	DATE	DESCRIPTION	BY
B	05/03/22	90% CD	RC
C	05/12/22	90% CD	RC
0	05/25/22	100% CD	RC
1	07/23/22	100% CD	RC
2	07/27/22	100% CD	RC
3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

ANTENNA LAYOUT AND
SCHEDULE

SHEET NO.

A-4

1. THESE DRAWINGS SHALL NOT BE RELIED UPON AS AN INDICATION THAT THE TOWER STRUCTURE, ITS COMPONENTS, AND ITS FOUNDATION HAVE ADEQUATE STRUCTURAL CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, MOUNTS, EQUIPMENT, AND COAXIAL CABLES. TRYLON HAS NOT PERFORMED A STRUCTURAL ANALYSIS ON THE TOWER, FOUNDATION, ANTENNA MOUNT, AND ALL ITS COMPONENTS. IT IS THE RESPONSIBILITY OF THE OWNER TO HAVE A STRUCTURAL ANALYSIS PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS PRIOR TO THE INSTALLATION OF ANY PROPOSED EQUIPMENT, COAXIAL CABLES, ANTENNAS, OR APPURTENANCES ON THE TOWER. THIS STRUCTURAL ANALYSIS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN UTAH.
2. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
3. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH ANSI/TIA-222-H AND ALL LOCAL CODES.
4. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.
5. CONTRACTOR TO GET THE LATEST AT&T RFDS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. CONTRACTOR SHOULD REFER TO FINAL RFDS FOR ALL RF DETAILS.
7. THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



CABLE LENGTH												
SECTOR	PDF	DISTANCE & CABLE TYPE		DC12	DISTANCE & CABLE TYPE		SQUID	DISTANCE & CABLE TYPE		RRH	TOTAL CABLE LENGTH	FINAL VOLTAGE
ALPHA		15'	8 AWG		170'	6 AWG		15'	8 AWG		200'	40.184V
BETA		15'	8 AWG		170'	6 AWG		15'	8 AWG		200'	40.184V
GAMMA		15'	8 AWG		170'	6 AWG		15'	8 AWG		200'	40.184V
NOTE: 1. USE COMMSCOPE SNAPTAK CABLE HANGERS 10 FT. BELOW AND ABOVE ANTENNAS, AND 5 FT. BEHIND ANTENNAS TO MITIGATE PIM ISSUES. SEE DETAIL 2 THIS SHEET. 2. CONTRACTOR TO REFER TO FINAL RFDS FOR ALL RF DETAILS.												

CABLE COUNT	
QUANTITY	CABLE TYPE
6	6 CONDUCTORS (3 PR) 3/4" DC CABLE
3	48 FIBER (24 PR) 10MM FIBER

CABLE LENGTH AND COUNT

N.T.S.

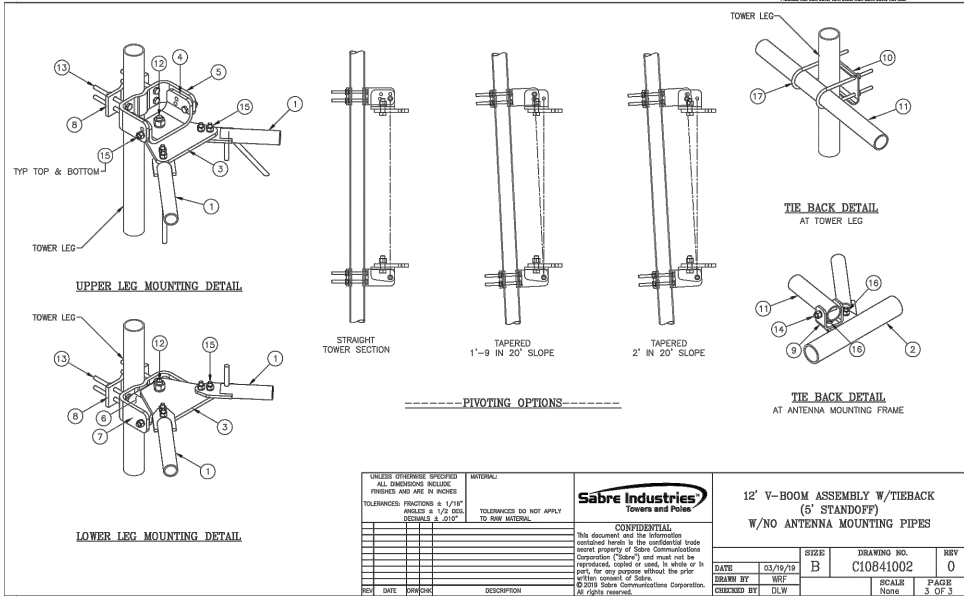
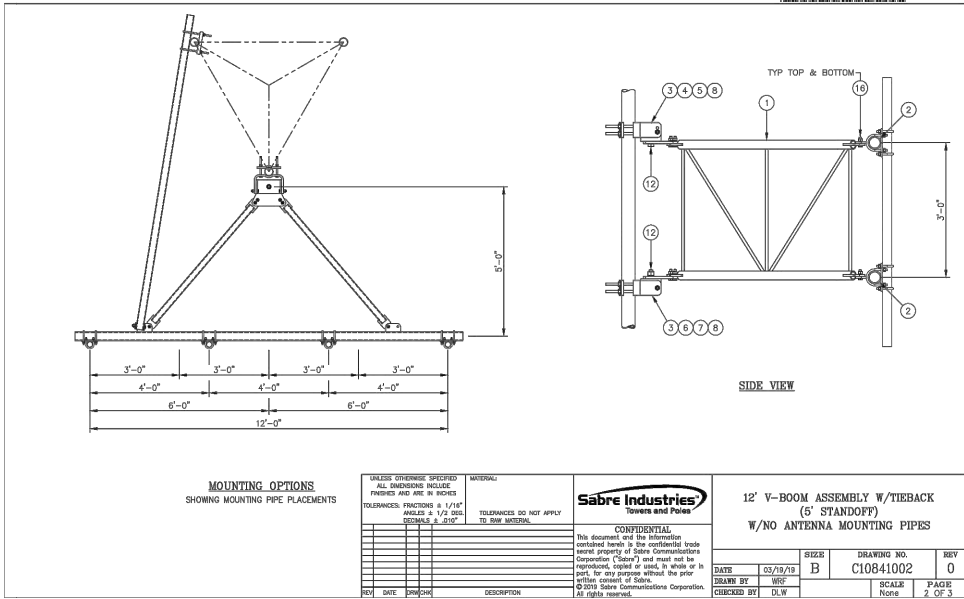
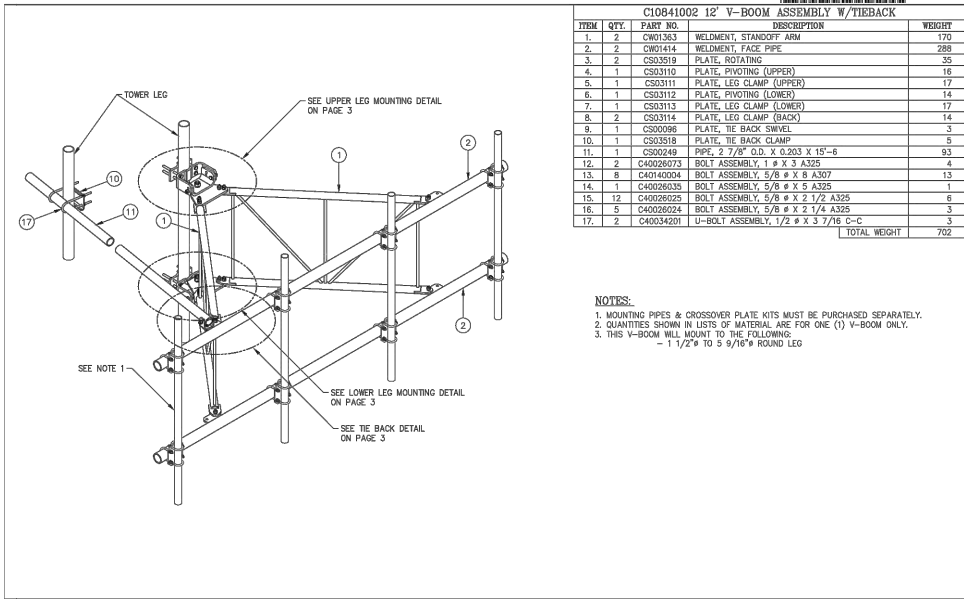
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SNAPTAK PIM FREE POLYMER HANGERS				
	PART #	AT&T ITEM NUMBER	CABLE SIZE RANGE	AT&T APPROVED CABLES
	SSH-47	ANT. 16979	4.0 TO 7.0 MM	2 FIBER JUMPERS AND 4 FIBER JUMPERS
	SSH-710	ANT. 16980	7.1 TO 10.0 MM	RET CABLES
	SSH-1014	ANT. 16981	10.1 TO 14.0 MM	2 CONDUCTOR POWER CABLES
	SSH-1416	ANT. 16982	14.1 TO 16.0 MM	1/2" COAX CABLE JUMPERS
NOTE: 1. USE SNAPTAK PIM FREE POLYMER HANGERS FOR COAX, DC AND FIBER JUMPER SUPPORT. 2. CABLE ATTACHMENT AND PIM MITIGATION TO FOLLOW AT&T CONSTRUCTION STANDARDS DOCUMENT # ATT-CEM-18006 TITLED "HOSE CLAMP & METAL SNAP-IN SUPPORTS PIM PROBLEM RESOLUTION".				

SNAPTAK PIM FREE POLYMER HANGERS

N.T.S.

2



SABER - C10841002C MOUNT DETAIL

N.T.S.

3

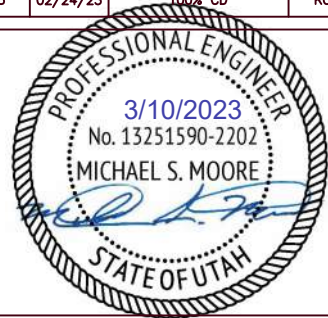


1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



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4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C
UTL04090
MEADOW_RANCH
FA#: 15705693
USID: 317144
SITE ADDRESS:
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-6

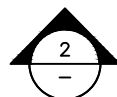
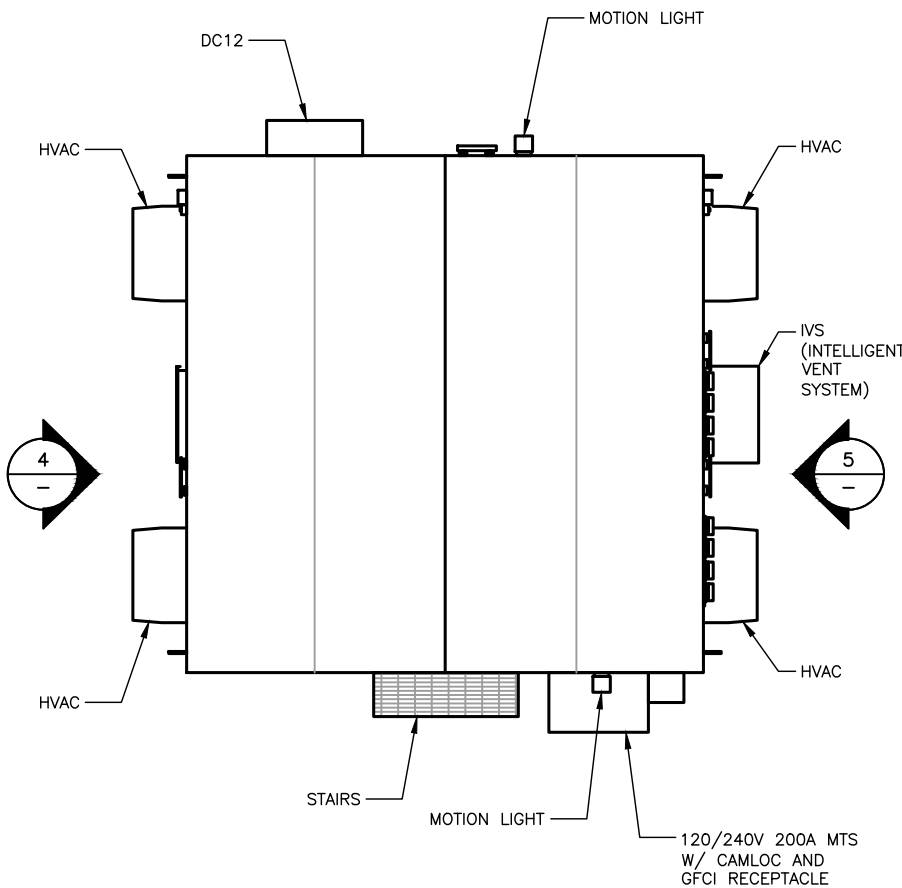
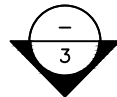


10x10 WIC

(Walk-In-Cabinet)
PN#: WIC-101010SXAN1

charlesindustries.com

1450 American Lane
20th Floor
Schaumburg, IL 60173
(847) 806-6300



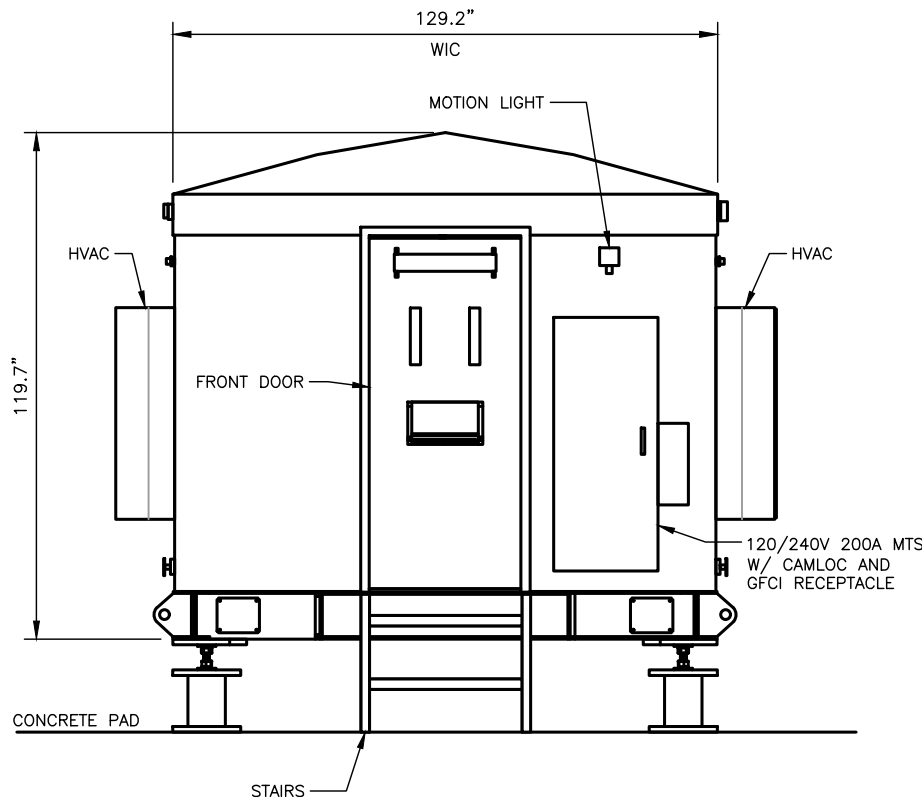
WALK-IN-CABINET PLAN



SCALE: 1/4"=1'-0" (11x17)
(OR) 1/2"=1'-0" (22x34)

1

SIDE ELEVATION



FRONT ELEVATION

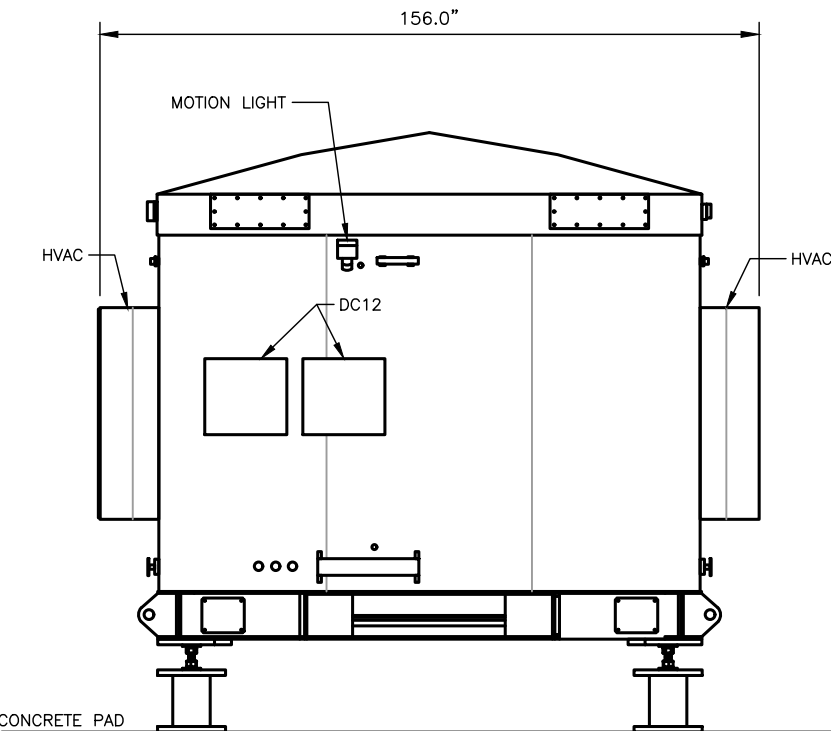
N.T.S.

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REAR ELEVATION

N.T.S.

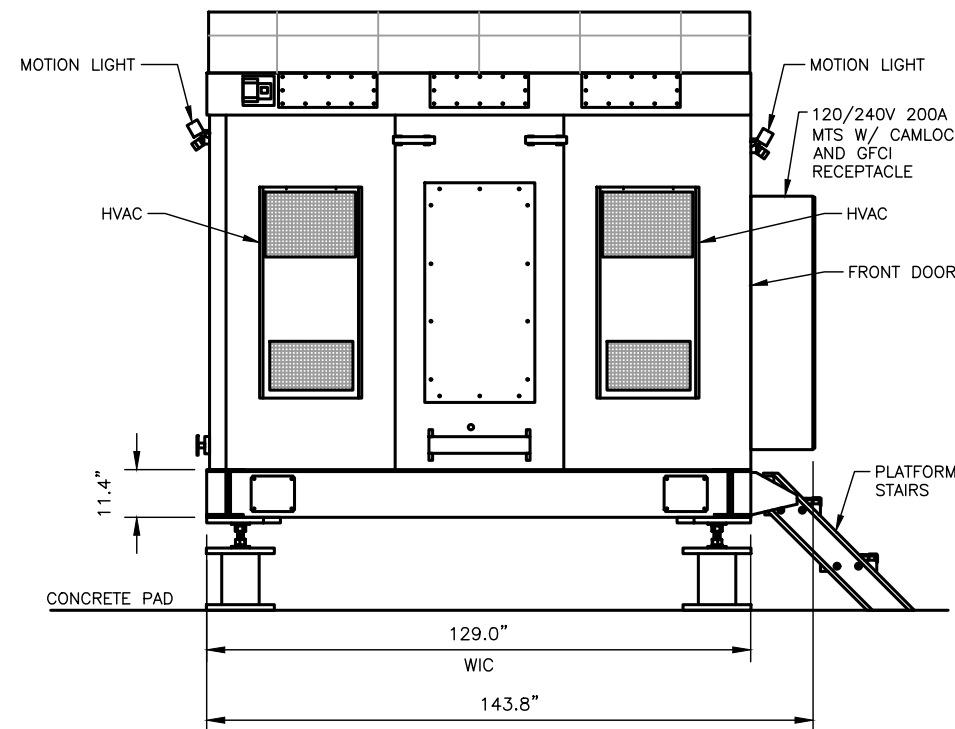
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REAR ELEVATION

N.T.S.

3



SIDE ELEVATION

N.T.S.

4

SIDE ELEVATION

N.T.S.

5

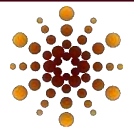


AT&T

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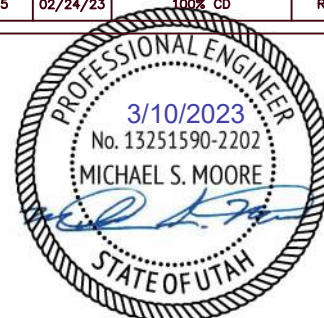


Trylon

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

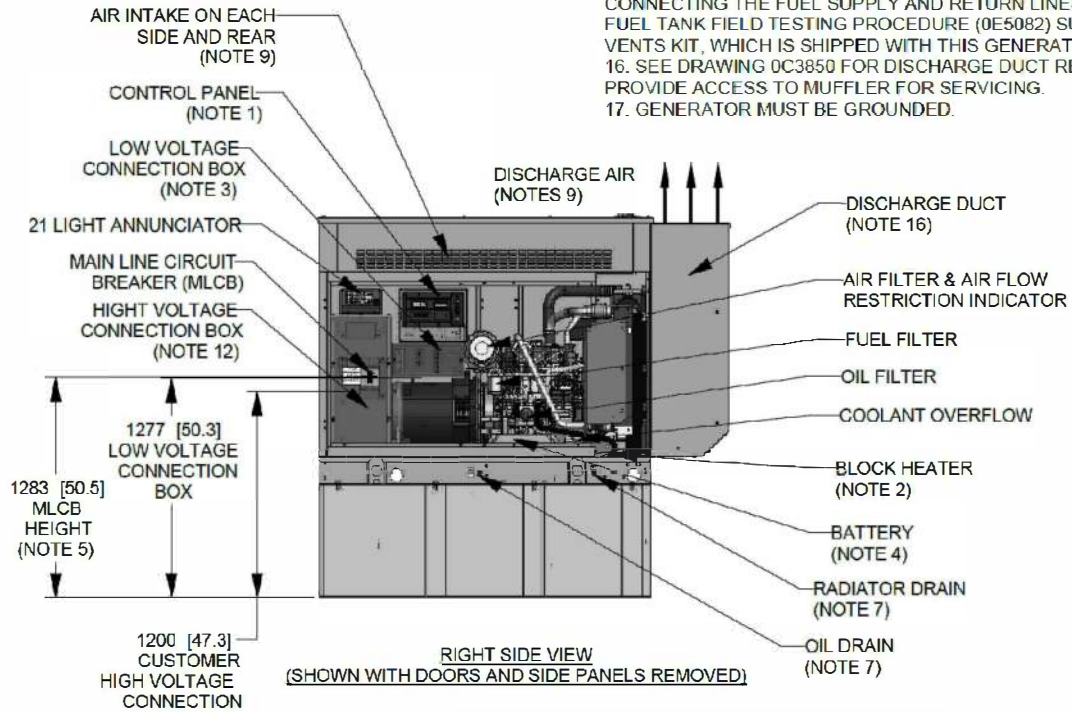
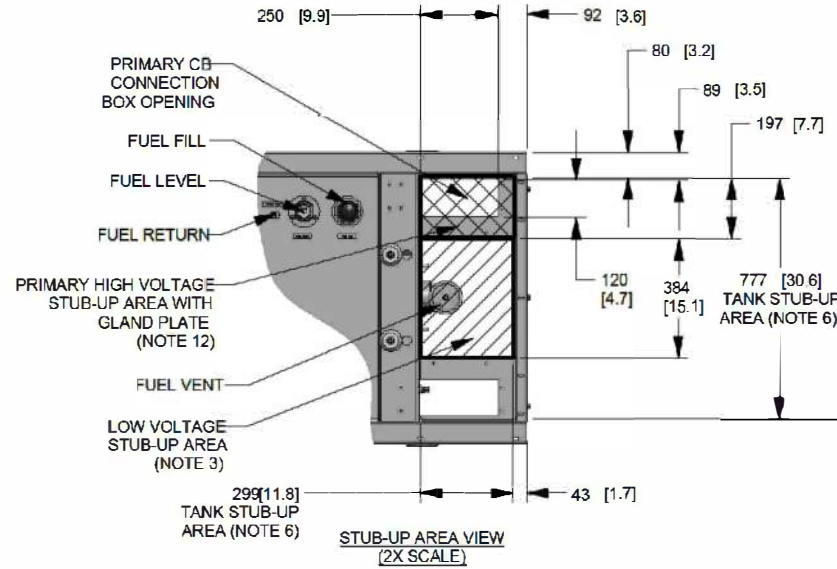
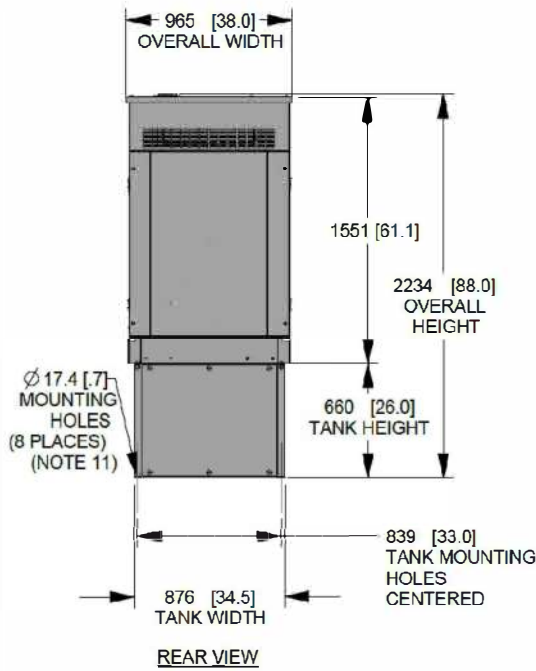
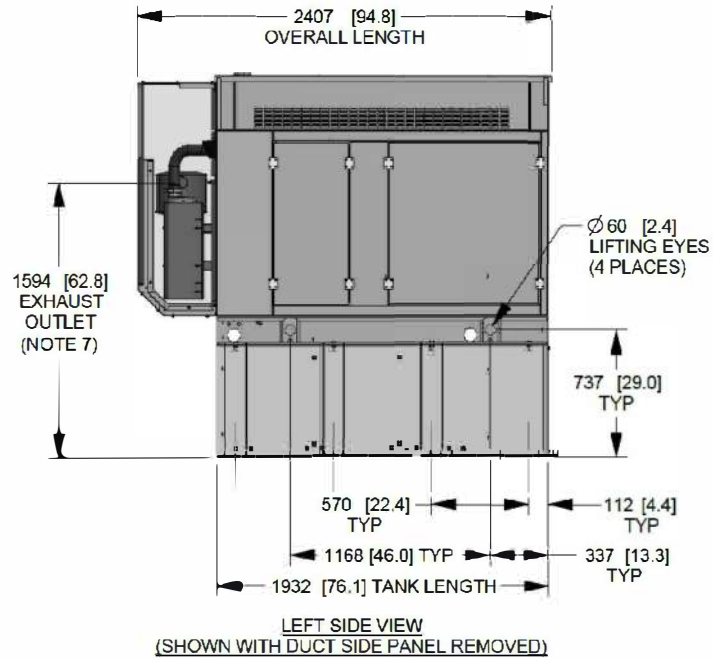
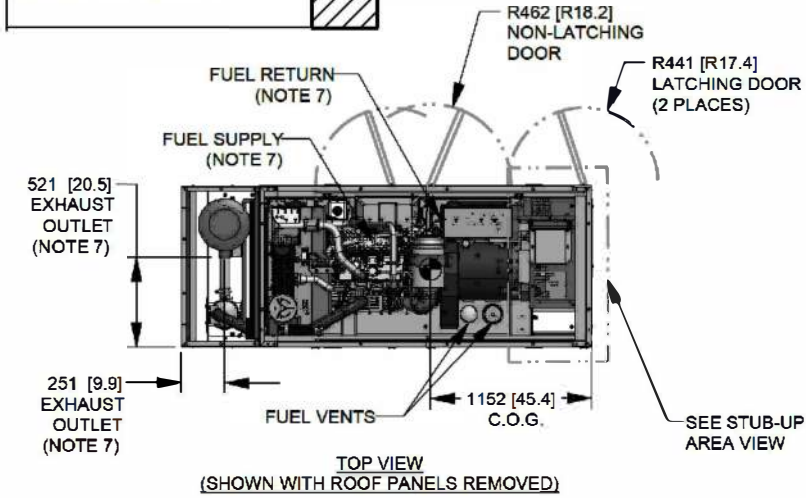
SHEET DESCRIPTION

WALK-IN-CABINET DETAILS

SHEET NO.

D-7

RECOMMENDED ELECTRICAL STUB-UP	
(HIGH VOLTAGE STUB-UP) AC LOAD LEAD CONDUIT	
(LOW VOLTAGE STUB-UP)	



WEIGHT DATA: (INCLUDES FUEL TANK)
GENERATOR: 1267 [2794]
GENERATOR WITH SHIPPING SKID: 1326 [2924]

WEIGHT: KG [LBS]
DIMENSIONS: MM [INCHES]

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

- NOTES:
- CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD
 - 1500W 120 VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD
 - CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX. BOTTOM HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS. (USE LOW VOLTAGE STUB-UP AREA)
 - BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
 - MAIN LINE CIRCUIT BREAKER (MLCB) (MLCB HEIGHT MAY VARY WITH CB SELECTION) AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
 - CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
 - ENGINE SERVICE CONNECTIONS:
INLET DIESEL = 3/8" NPT
RETURN DIESEL = 3/8" NPT
OIL DRAIN = 1/2" NPT
RADIATOR DRAIN = 1/2" NPT
EXHAUST OUTLET = 2.5" I.D.
 - STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
 - GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR IS NOT RECIRCULATED. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8-11 GRADE 5. USE STANDARD SAE TORQUE SPECS.
 - HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTIONS TO MLCB, NEUTRAL CONNECTION AND AUXILIARY 120/240V CONNECTION.
 - 132 GALLON USEABLE CAPACITY BASE TANK STANDARD WITH GENERATOR.
 - IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 - UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
 - SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.
 - GENERATOR MUST BE GROUNDED.

GENERAC

TITLE

INSTALL D2.2L G22
30KW SSS L2A Y02

ISSUE DATE: 12/18/17

SIZE	CAGE NO	DWG NO	REV
B	N/A	10000019238	A
SCALE	0.025	WT-KG	SEE ABOVE
SHEET	1 of 1		

DRAWING CREATED FROM PRO/ENGINEER
3D FILE. ECO MODIFICATION TO BE
APPLIED TO SOLID MODEL ONLY.

INSTALLATION DRAWING



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

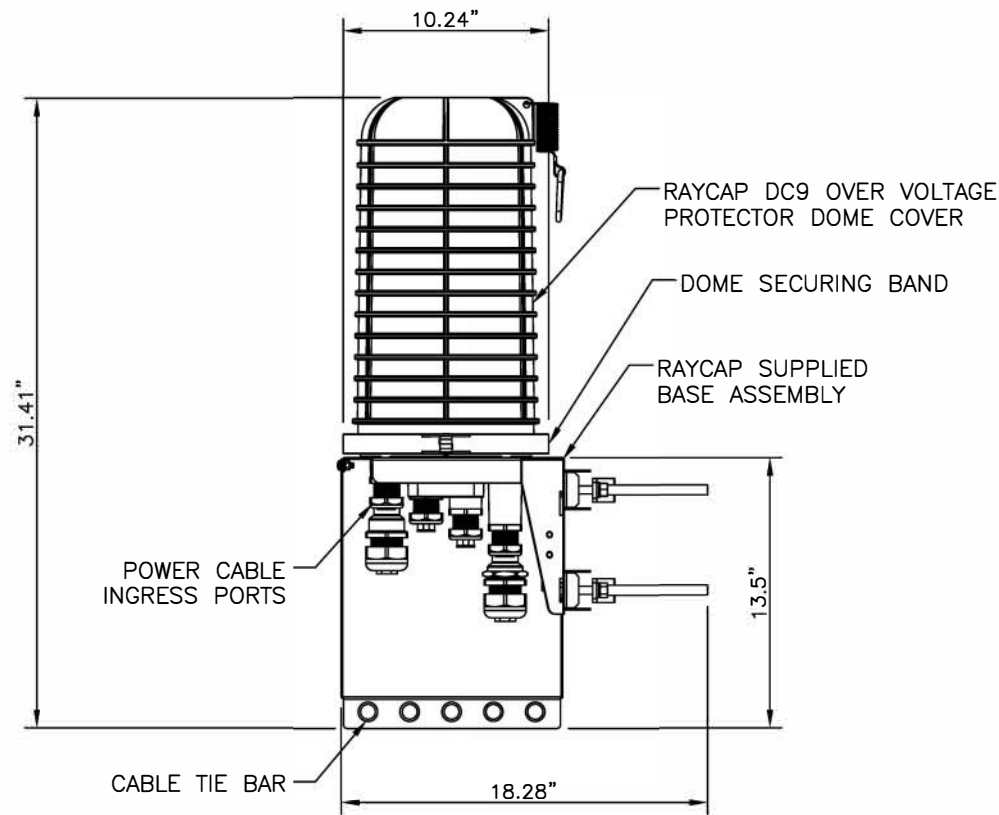
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

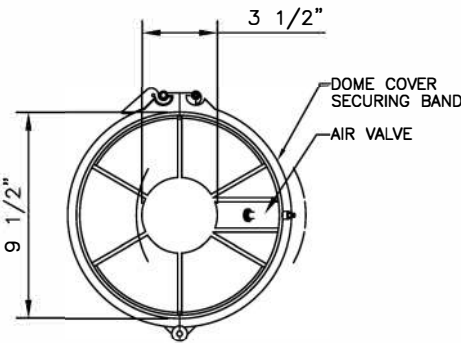
GENERATOR DETAILS

SHEET NO.

D-8



RAYCAP DC9 (SQUID)	
LENGTH (H)	18.28"
WIDTH (W)	10.24"
HEIGHT (D)	31.41"
WEIGHT:	
SYSTEM	16.0 LBS
MOUNT	10.2 LBS
TOTAL:	26.2 LBS
COMBINED WIND LOADING	
SUSTAINED GUST	105.7 LBS 213.6 LBS



TOP VIEW

DC9-48-60-24-8C-EV



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7670 S CHESTER ST.
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FA#: 15705693

USID: 317144

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SHEET DESCRIPTION

DETAILS

SHEET NO.

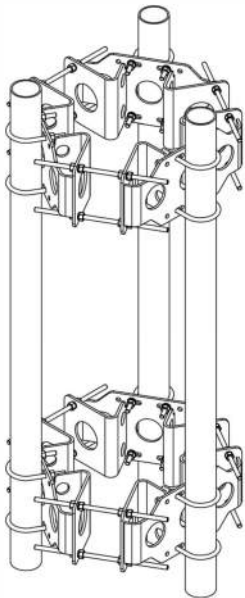
D-9

SURGE SUPPRESSOR DETAILS

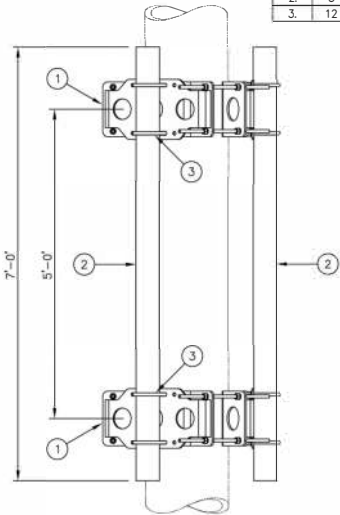
NOT TO
SCALE

1

NOTE:
SEE DRAWING C10112300 FOR INSTALLATION OF TRI-COLLAR BRACKET ASSEMBLY



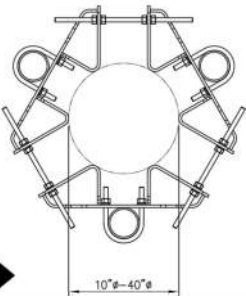
ISOMETRIC VIEW



VIEW A-A

A

A



PLAN VIEW

C10899050 4 1/2" O.D. PIPE MOUNT ASSEMBLY

ITEM	QTY.	PART NO.	DESCRIPTION	WEIGHT
1.	2	C10112300	TRI-COLLAR BRACKET ASSEMBLY	386
2.	3	C10901407	PIPE, 4 1/2 O.D. X .237 X 7'-0	236
3.	12	C40034032	U-BOLT ASSEMBLY, 5/8 x 5 3/16 C-C	26
TOTAL WEIGHT				648

PLAN VIEW

Sabre Industries
Towers and Poles

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4 1/2" O.D. PIPE MOUNT ASSEMBLY
FOR MONOPOLES
(FITS 10" TO 40" DIAMETER)

DATE	01/26/16	SIZE	B	DRAWING NO.	C10899050	REV	0
DRAWN BY	WRF	SCALE	None	PAGE	1 OF 1		
CHECKED BY	DLW						

SABLE-C10899050 COLLAR MOUNT DETAIL

NOT TO
SCALE

2

NOT USED

NOT TO
SCALE

3

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5	02/24/23	100% CD	RC



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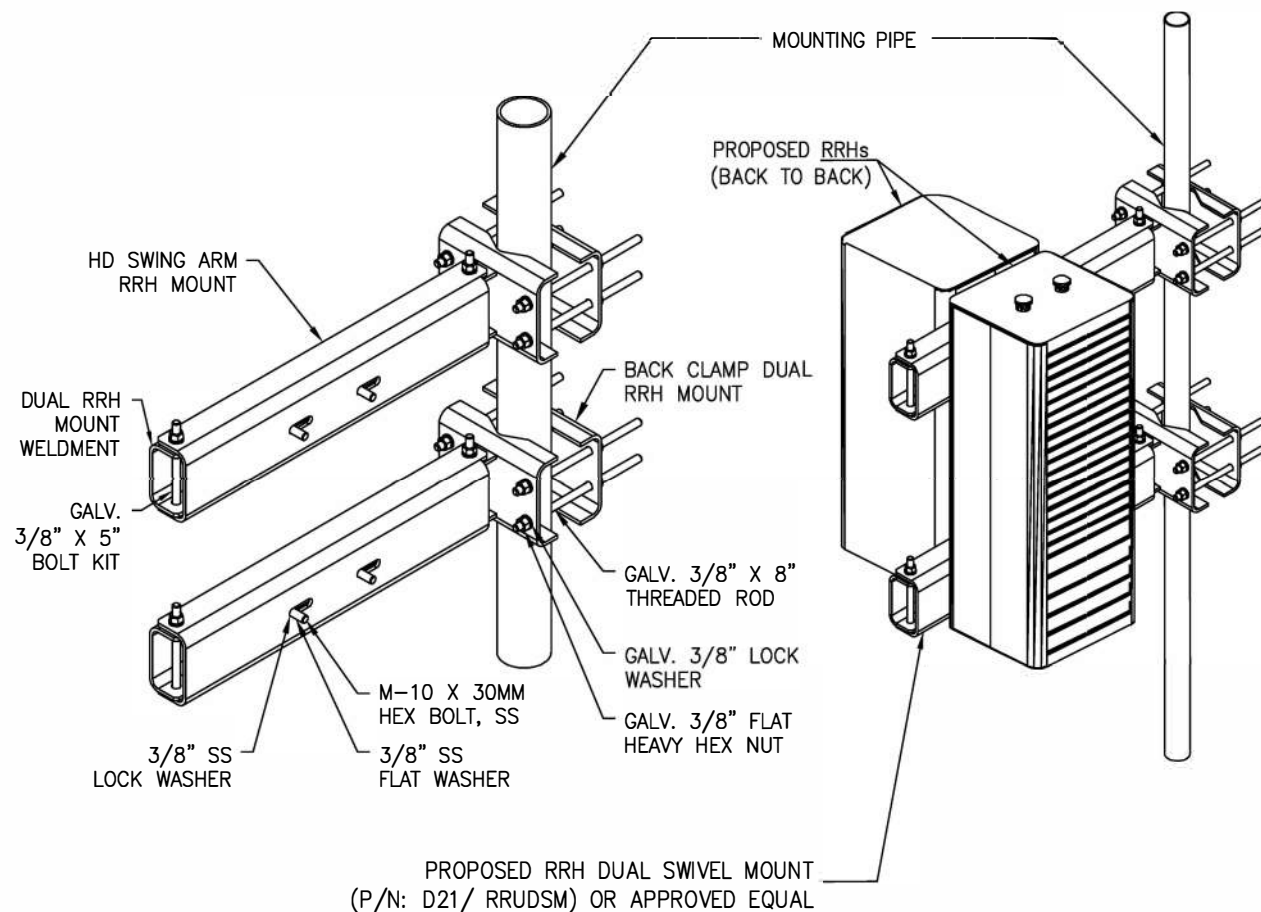
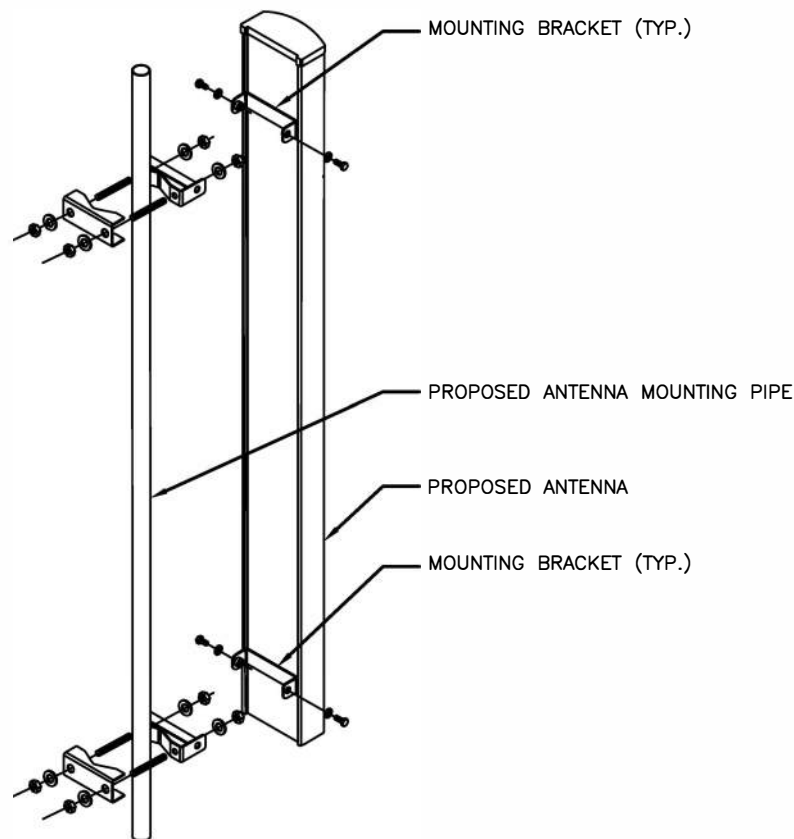
LTE 1C/2C/3C/4C/5C/6C
UTL04090
MEADOW_RANCH
FA#: 15705693
USID: 317144
SITE ADDRESS:
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

DETAILS

SHEET NO.

D-10



ANTENNA MOUNTING DETAIL

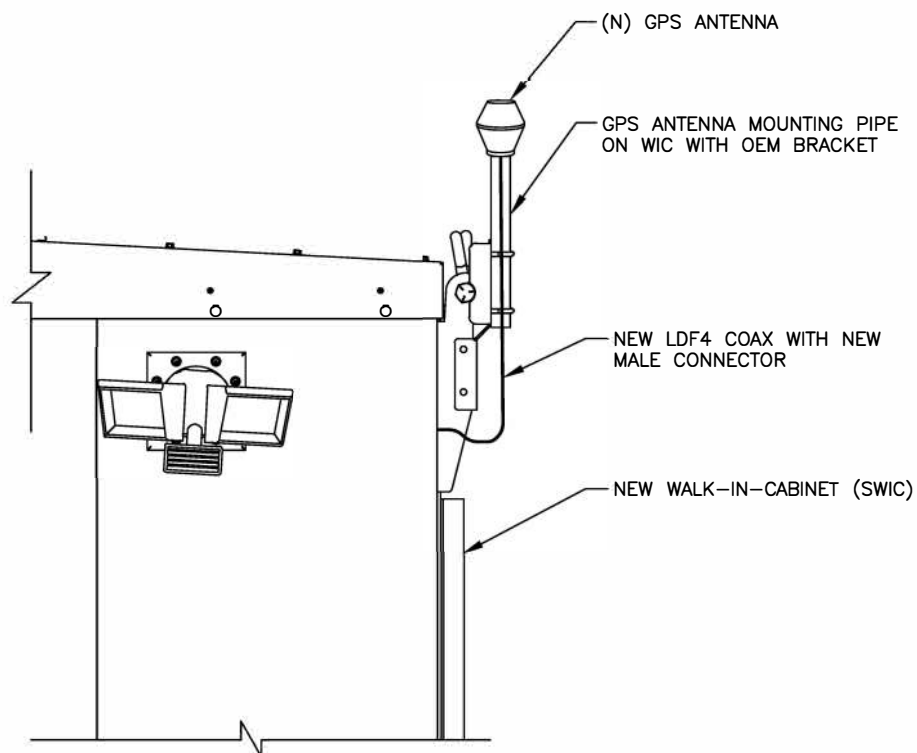
NOT TO
SCALE

1

RRH MOUNTING (BACK-TO-BACK) DETAIL

NOT TO
SCALE

2



GPS ANTENNA MOUNTING DETAIL

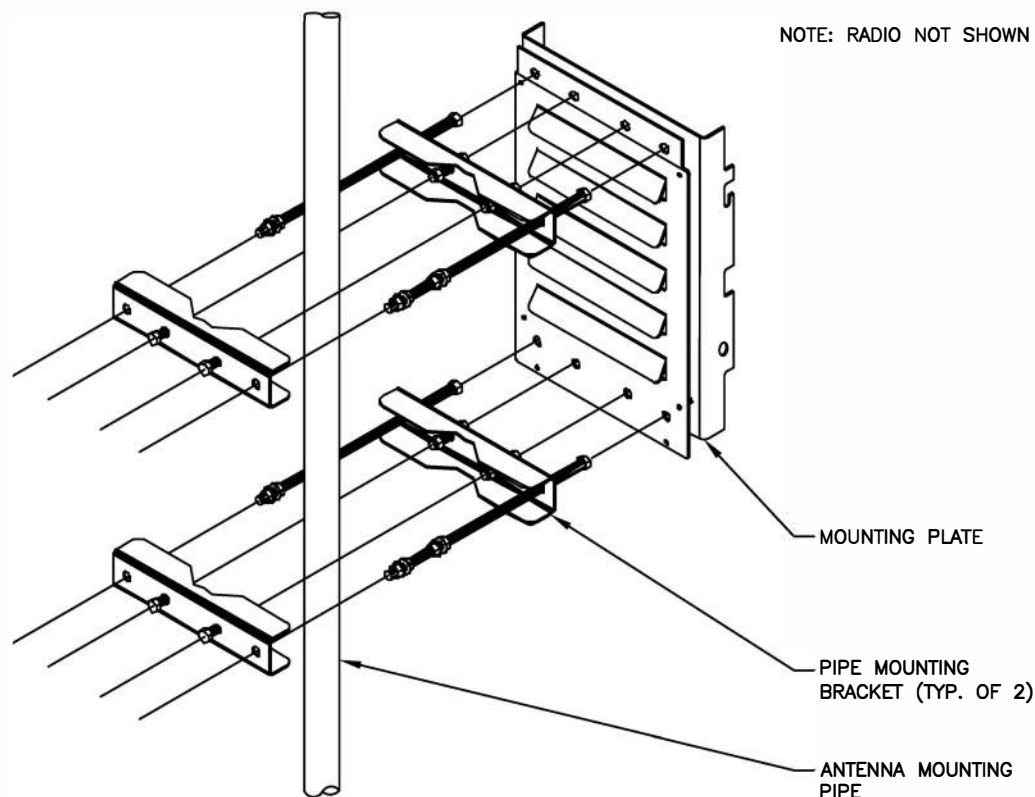
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SCALE

3

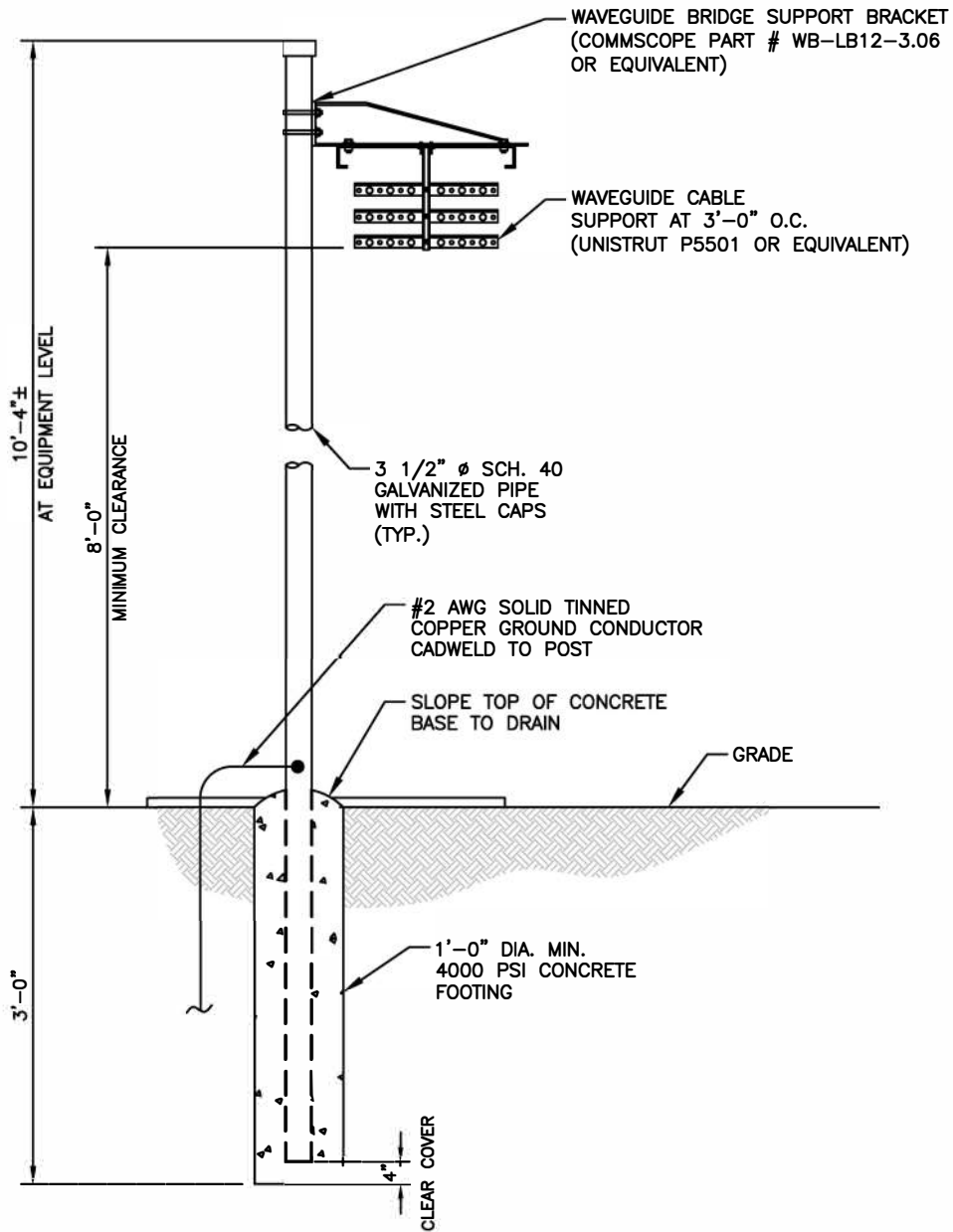
RRH MOUNTING DETAIL

NOT TO
SCALE

4



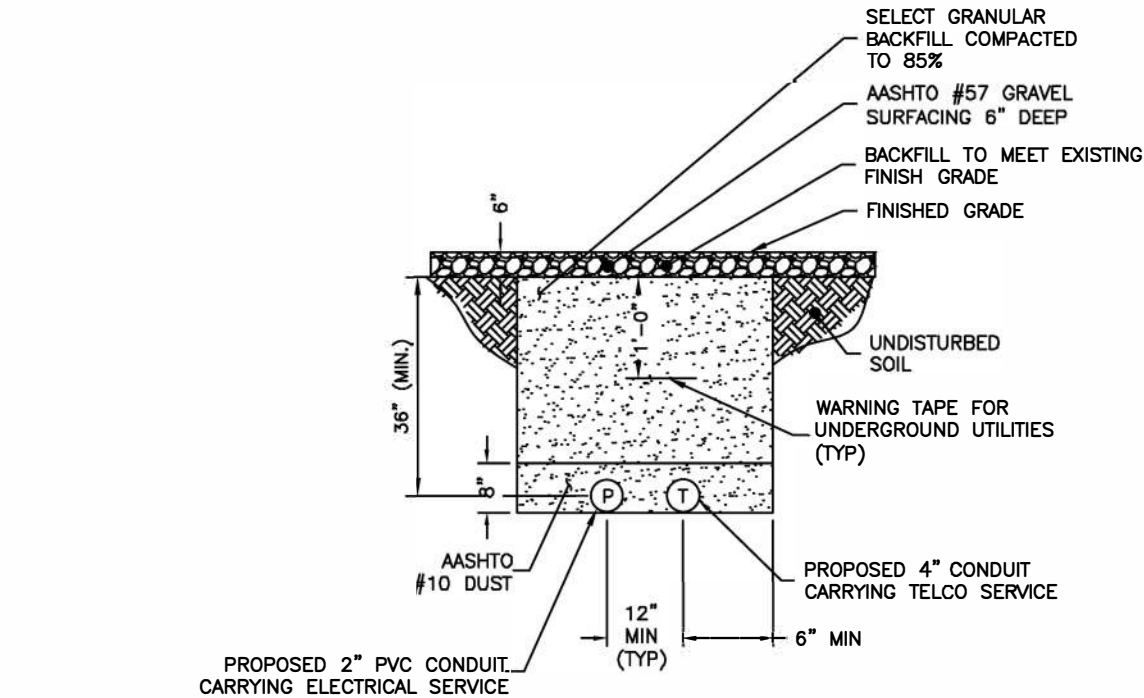
- NOTES:
1. ALL MATERIALS USED FOR ICE BRIDGE SHALL BE HOT DIPPED GALVANIZED. ALL FIELD CUTS OR DRILLED OPENINGS SHALL BE RESEALED WITH (3) COATS OF COLD-GALVANIZING COMPOUND TO CLEANED SURFACES.
 2. ADDITIONAL SECTIONS OF ICE BRIDGE MAY BE REQUIRED AS INDICATED IN SITE PLAN. SUPPORT EACH 10'-0" SECTION WITH A MINIMUM OF TWO POSTS WITH A MAXIMUM SPACING OF 8'-0".
 3. WHEN USING COMPONENTS FOR SPLICING BRIDGE CHANNEL SECTIONS, THE SPLICE SHOULD BE PROVIDED AT THE SUPPORT, IF POSSIBLE, OR AT A MAXIMUM OF 2'-0" FROM THE SUPPORT.
 4. CUT BRIDGE CHANNEL SECTIONS SHOULD HAVE RAW EDGES TREATED WITH A MATERIAL TO RESTORE THE CUT EDGE TO THE ORIGINAL CHANNEL, OR EQUIVALENT, FINISH.



ICE BRIDGE DETAIL

NOT TO
SCALE

1

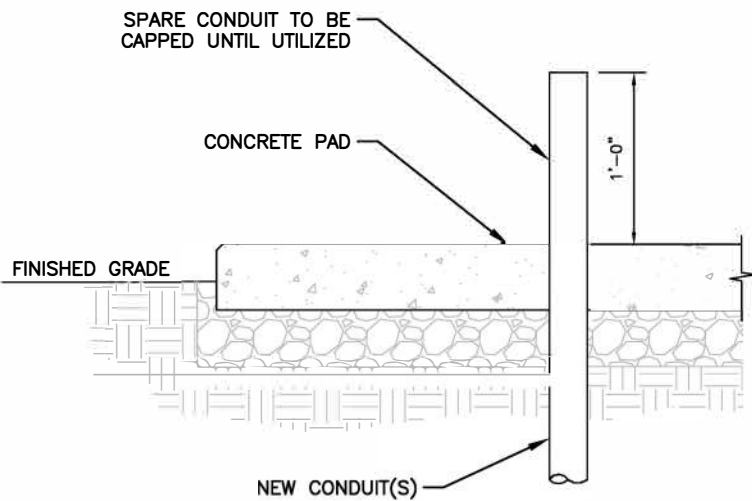


NOTE:
EXCAVATE EXISTING SUBGRADE AS REQUIRED
TO INSTALL CONDUITS ACCORDING TO OSHA
AND ALL APPLICABLE CODES.

TYPICAL TRENCH DETAIL

NOT TO
SCALE

2



NOTE:
ALL CONDUITS SHALL BE INSTALLED
WITH PULL STRINGS

CONDUIT PENETRATION DETAIL

NOT TO
SCALE

3



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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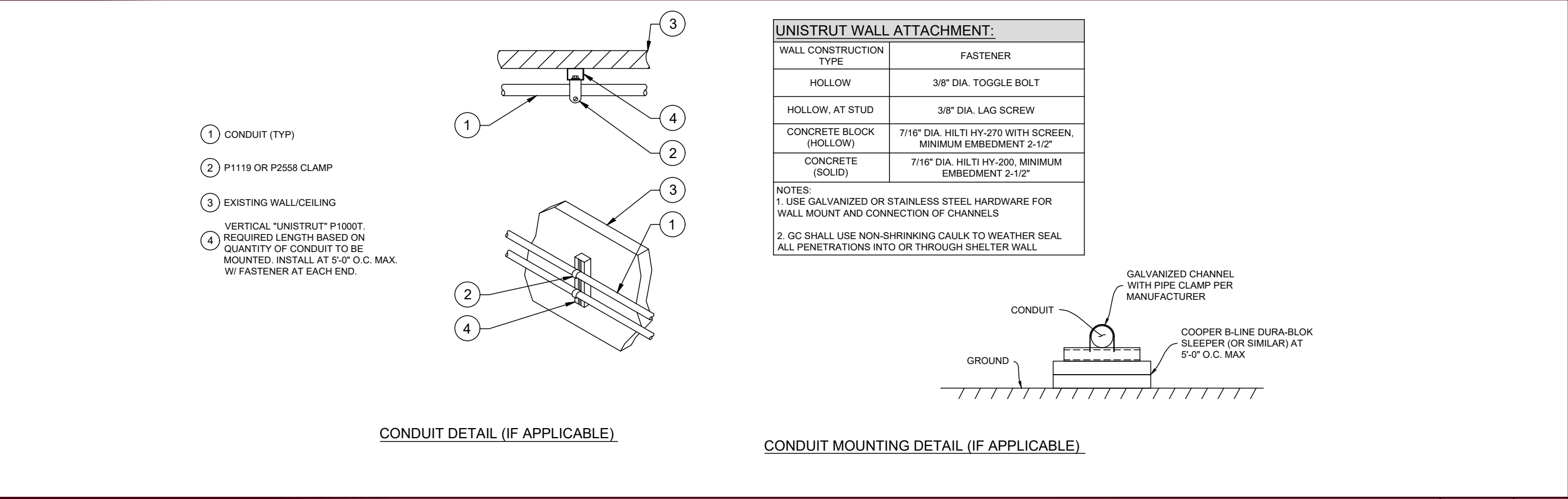
SUBMITTALS			
REV	DATE	DESCRIPTION	BY
B	05/03/22	90% CD	RC
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2	07/27/22	100% CD	RC
3	08/01/22	100% CD	RC
4	08/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

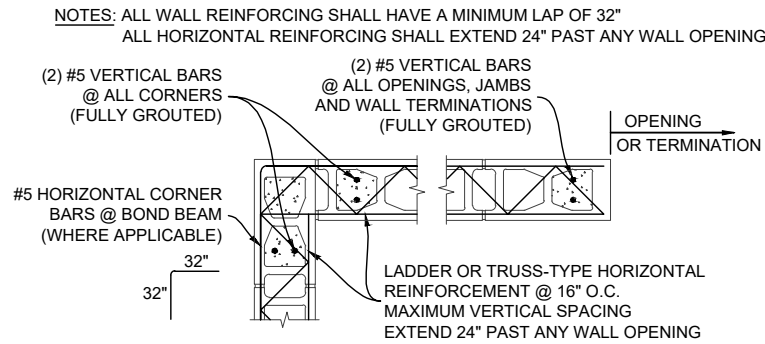
LTE 1C/2C/3C/4C/5C/6C
UTL04090
MEADOW_RANCH
FA#: 15705693
USID: 317144
SITE ADDRESS:
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION
DETAILS
SHEET NO.
D-11

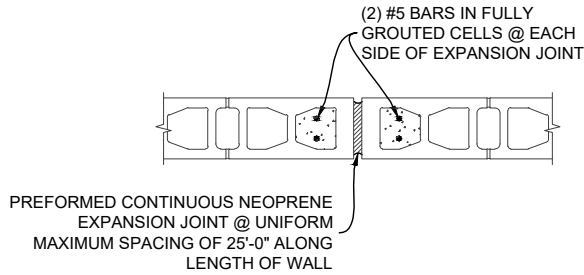


NOTES:

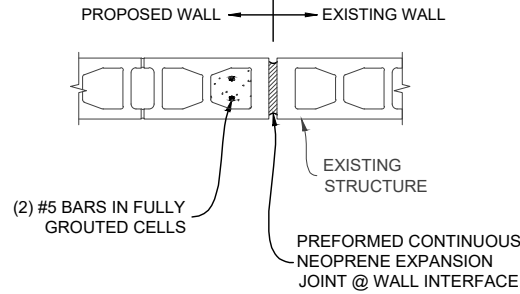
1. CMU WALL COLOR TO MATCH EXISTING STORAGE UNITS AND CMU BUILDINGS.



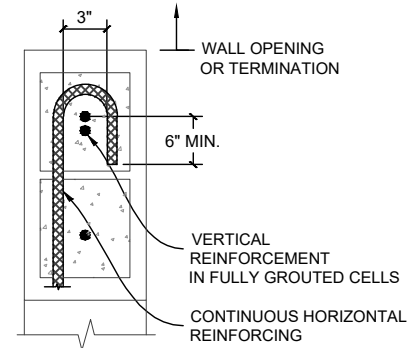
CMU WALL CORNER & JAMB DETAIL



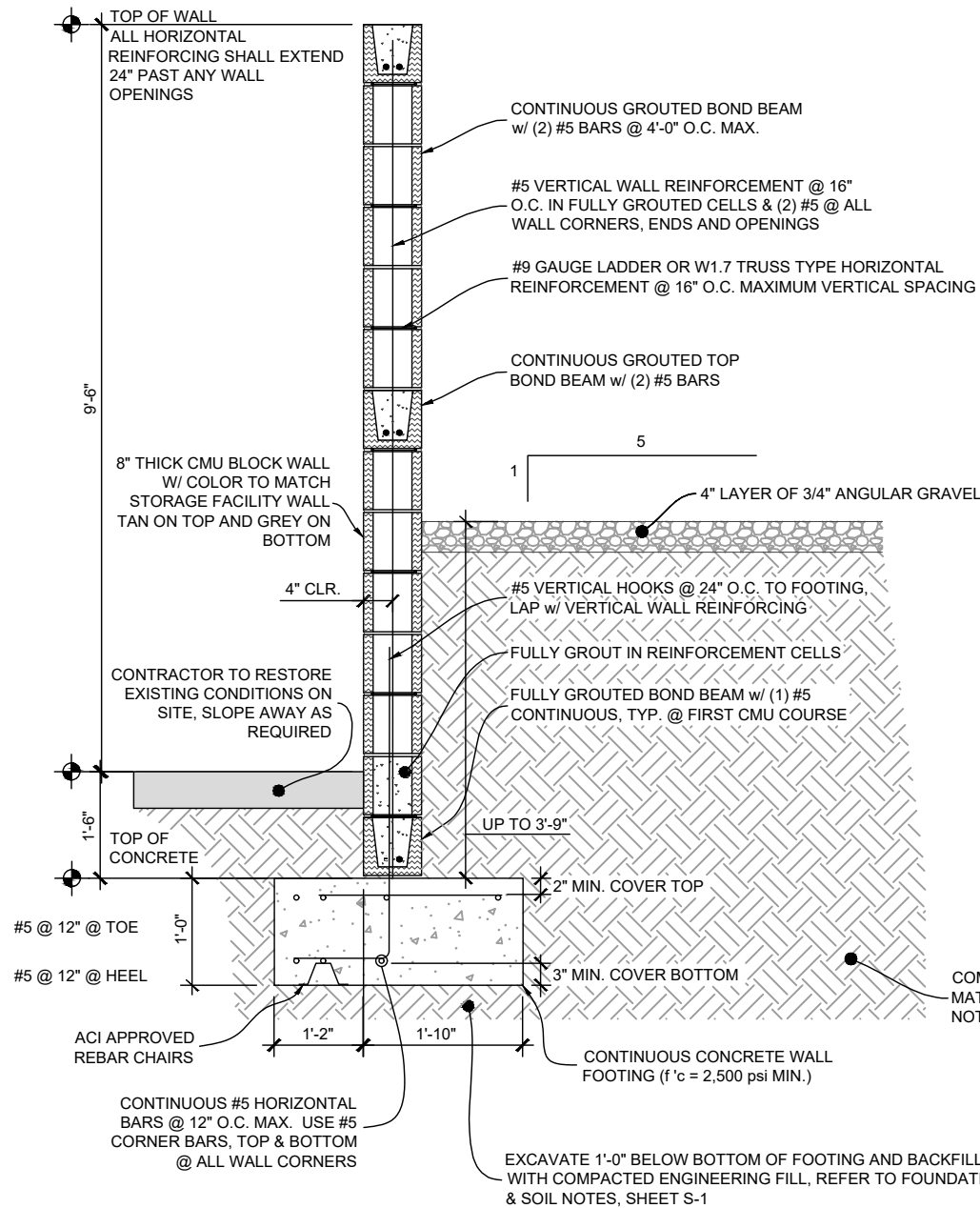
CMU WALL EXPANSION JOINT DETAIL



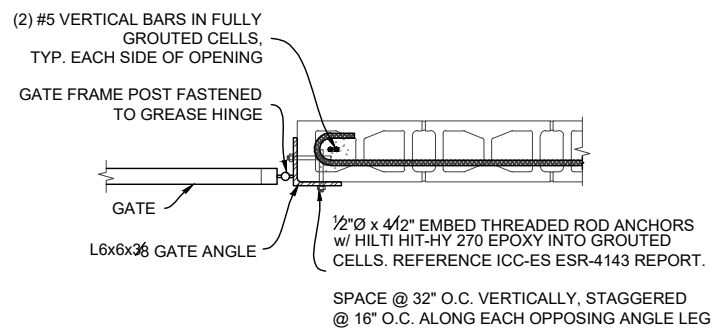
CMU WALL INTERFACE DETAIL
(IF APPLICABLE)



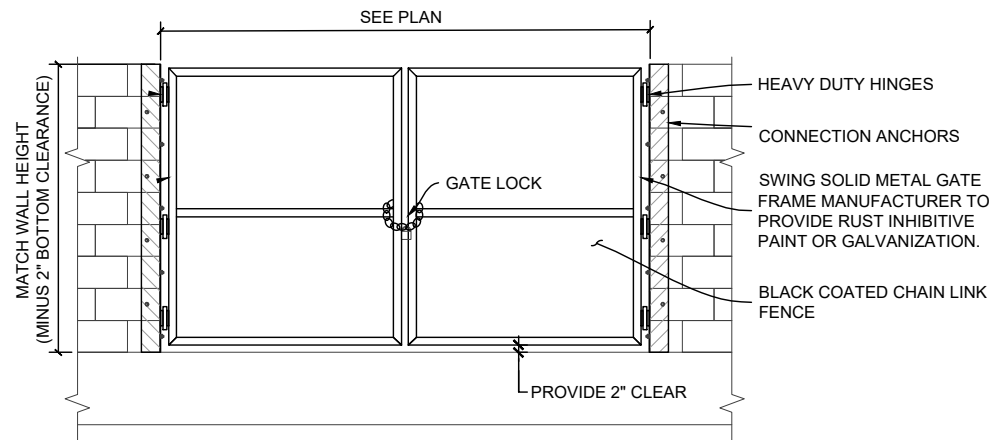
HORIZONTAL HOOK DETAIL



CMU PERIMETER COMPOUND WALL & FOOTING DETAIL



GATE HINGE DETAIL



DOUBLE COMPOUND GATE DETAIL
(IF APPLICABLE)

CONCRETE MASONRY UNIT NOTES:

- CONCRETE MASONRY UNITS (CMU) PER ASTM C90.
 - MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1900 PSI.
 - NOMINAL (ACTUAL) FACE DIMENSIONS, 8"Wx8"Hx16"L (75/8"x75/8"x155/8"). PROVIDE SPECIAL SHAPES AS REQUIRED AT CORNERS, JAMBS, & BOND BEAMS.
 - TYPE I, MOISTURE CONTROLLED, NORMAL-WEIGHT UNITS.
- MORTAR PER ASTM C270
 - EXTERIOR WALLS ABOVE GRADE: TYPE S, 1/4 TO 1/2 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
 - EXTERIOR WALLS AT OR BELOW GRADE: TYPE M, 1/4 PART HYDRATED LIME TO 1 PART PORTLAND CEMENT BY VOLUME.
 - PORTLAND CEMENT: ASTM C150, TYPE I OR II.
 - HYDRATED LIME: ASTM C207, TYPE S.
- GROUT PER ASTM C476
ALL REINFORCEMENT SHALL BE PLACED PRIOR TO GROUTING. VERTICAL BARS SHALL BE HELD IN POSITION AT THEIR TOP AND BOTTOM AND AT INTERVALS OF NOT MORE THAN 200 BAR DIAMETERS. NO "STABBING-IN" OF REINFORCEMENT IS PERMITTED.
- GROUT SOLID ALL BOND BEAMS. RUN REINFORCING AROUND ALL CORNERS WITH APPROPRIATE SPLICES.
- LAYING CMU WALLS:
 - BOND PATTERN: ONE-HALF RUNNING BOND.
 - LAY WALLS WITH 3/8" CONCAVE-TOOLED JOINTS.
- VERTICAL REINFORCEMENT:
 - #5 @ 16" O.C. FULL HEIGHT AT ALL WALLS IN FULLY GROUTED CELLS, U.N.O.
 - #5 @ EACH END OF WALL & EACH SIDE OF WALL OPENINGS IN FULLY GROUTED CELLS.
- HORIZONTAL REINFORCEMENT:
 - TRUSS OR LADDER TYPE (W1.7 OR 9 GA.) @ 16" O.C. MAXIMUM SPACING VERTICALLY.
 - #5 @ TOP AND BOTTOM OF EACH WALL & OPENINGS IN FULLY GROUTED CELLS. PROVIDE (1) #5 HORIZONTAL CORNER/INTERSECTION BAR AT ALL BOND BEAM LEVELS w/ 48 BAR DIAMETER DEVELOPMENT ON EACH END.



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS

REV	DATE	DESCRIPTION	BY
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4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

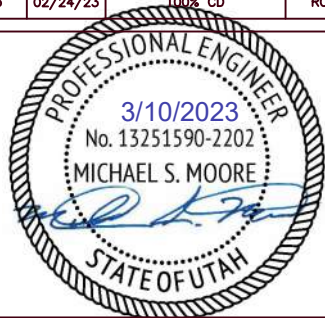
CMU WALL DETAILS

SHEET NO.

D-13

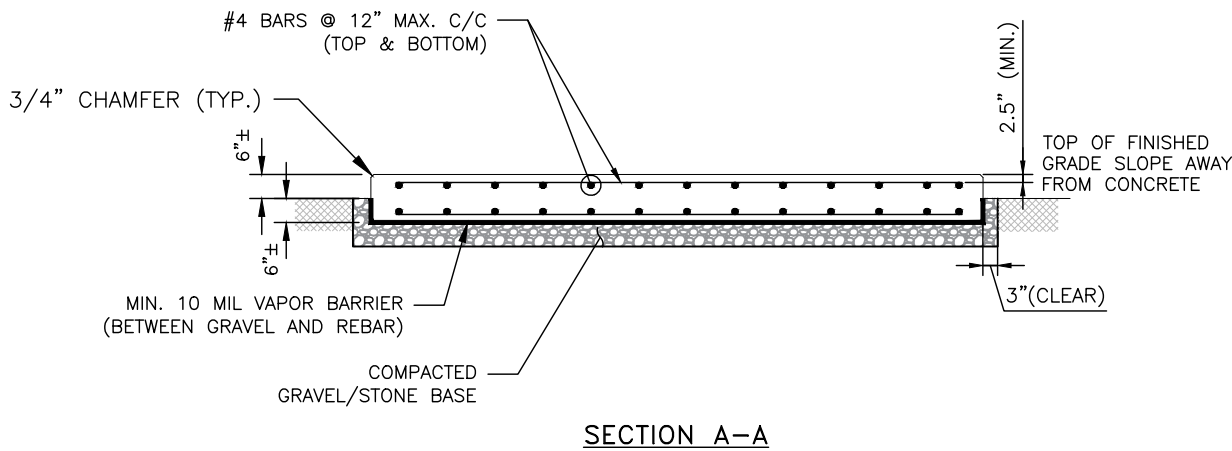
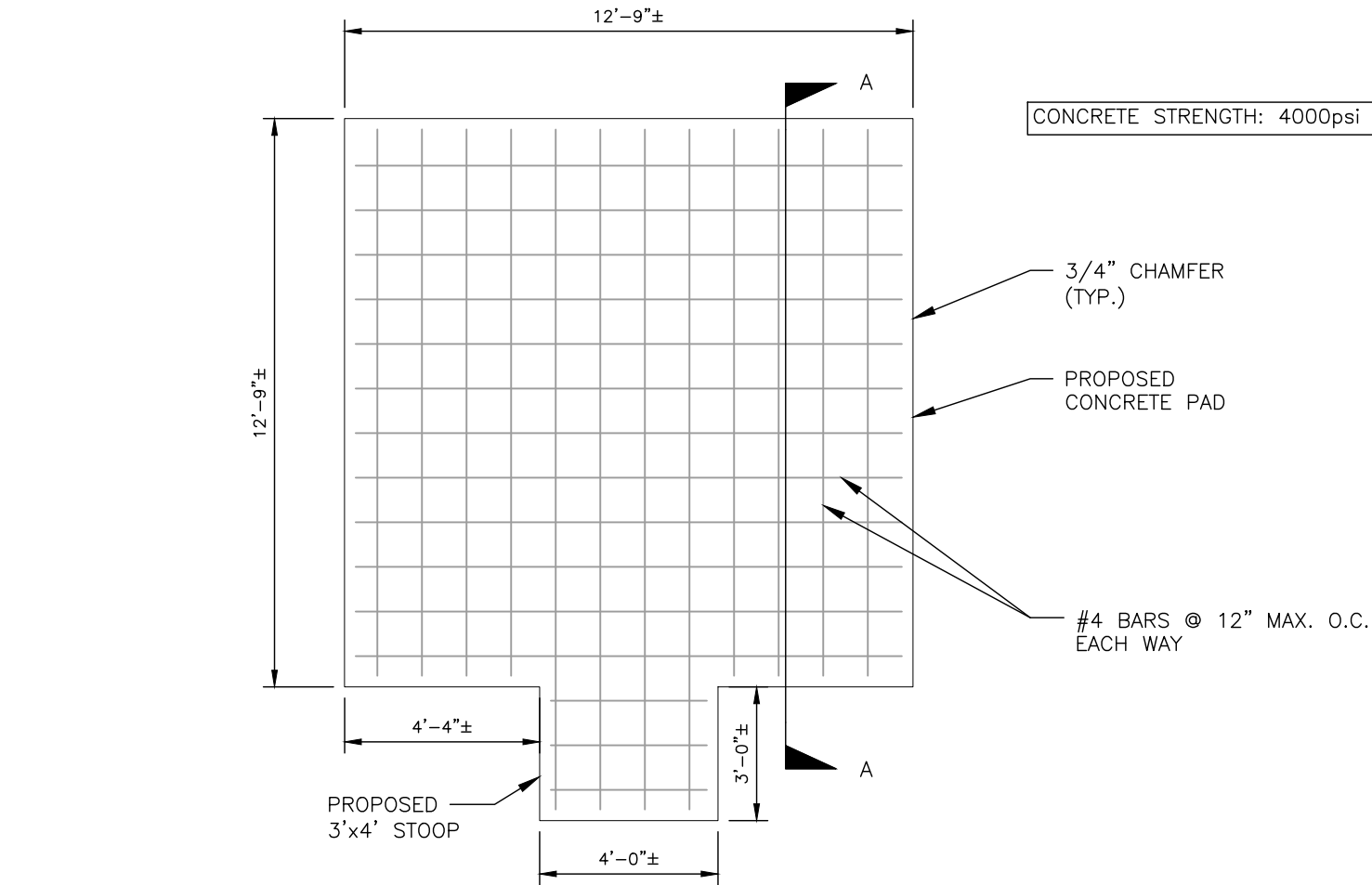
DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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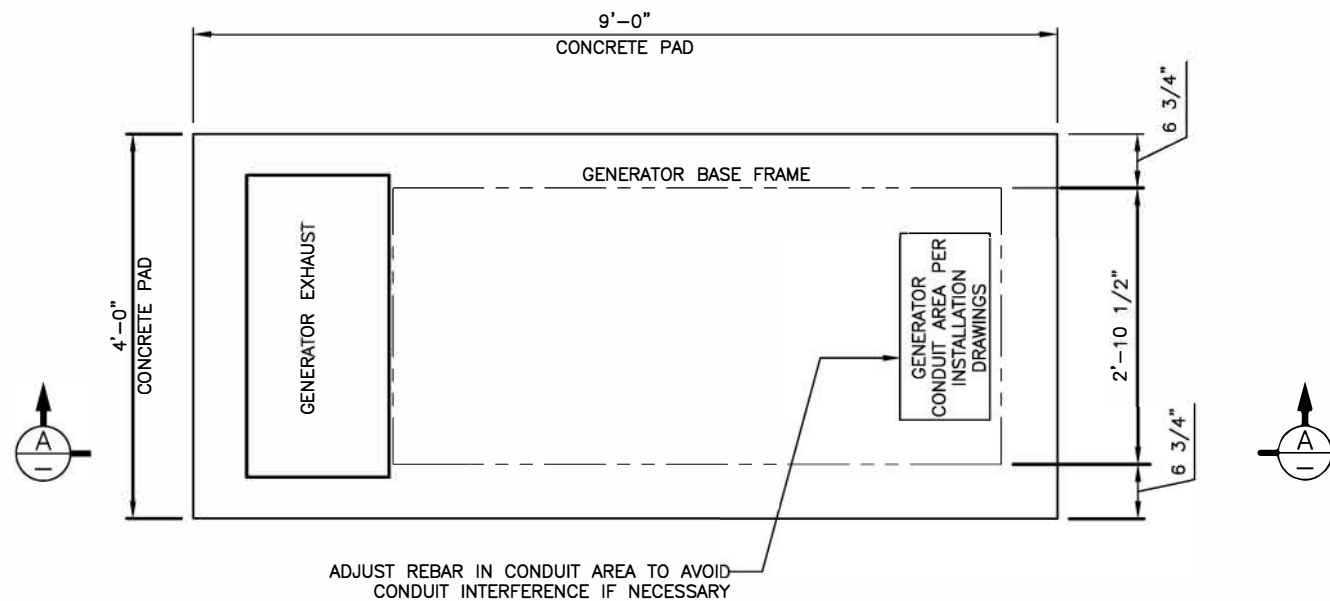
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3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



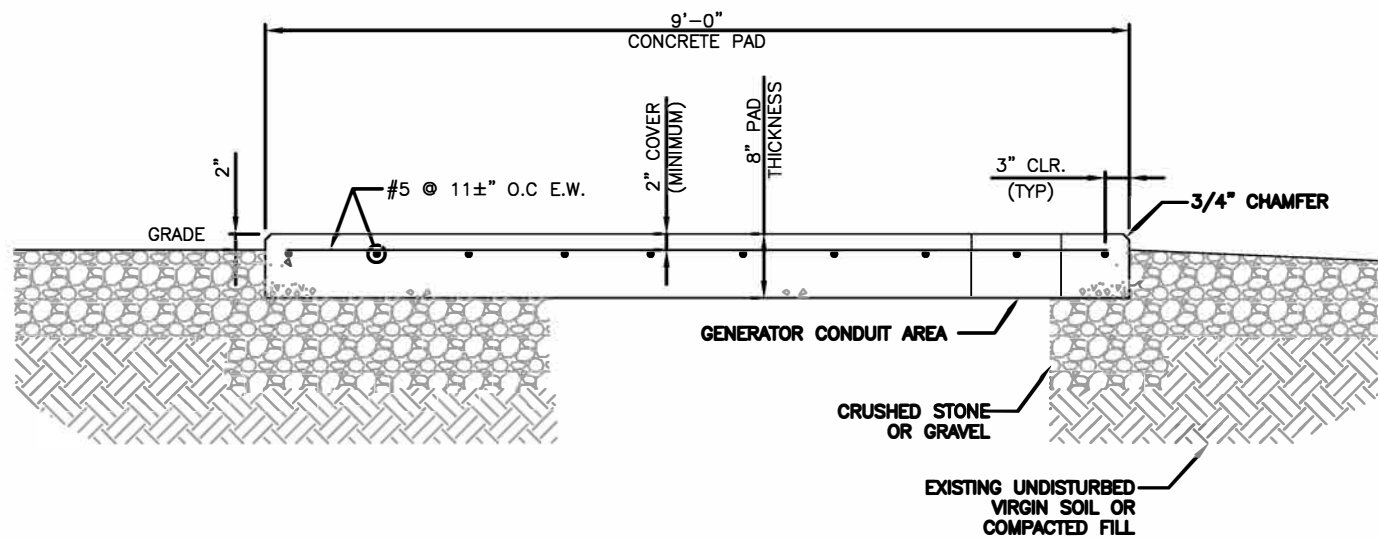
SITE INFORMATION	
LTE 1C/2C/3C/4C/5C/6C	
UTL04090	
MEADOW_RANCH	
FA#: 15705693	
USID: 317144	
SITE ADDRESS:	
9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005	

SHEET DESCRIPTION
CONCRETE PAD DETAILS
SHEET NO.
D-14





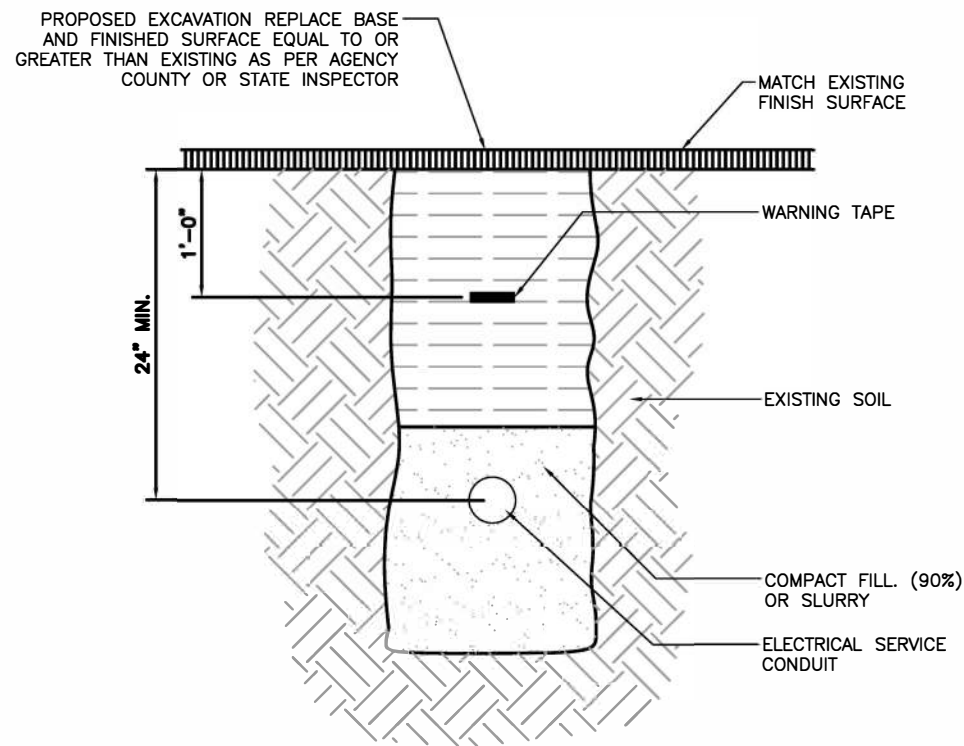
1 FOUNDATION PLAN
D-15 SCALE (11" X 17"): 1' = 1/2"



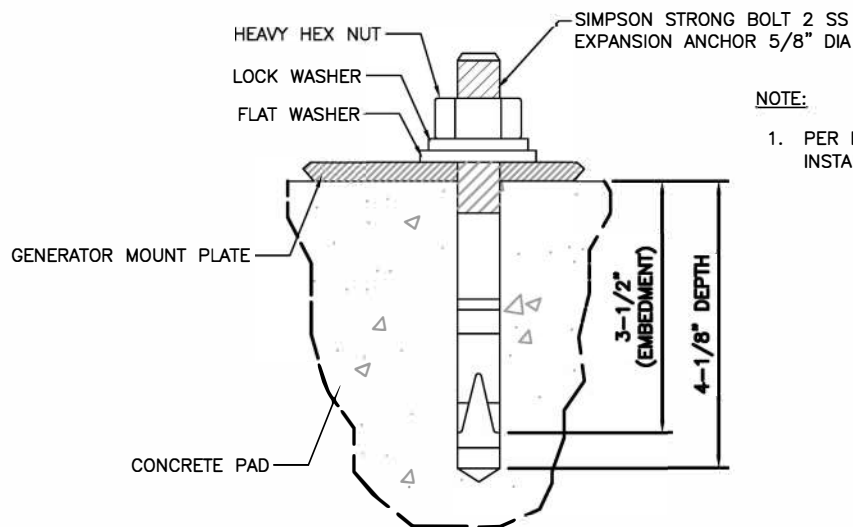
2 SECTION A-A
D-15 SCALE (11" X 17"): 1' = 1/2"

NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-14) BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND (ACI 301) STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACIW301, ACIW318, ASTM A184 AND ASTM A185.
2. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS METHODS STANDARDS ASTM C172, ASTM C31 AND ASTM C39 UNLESS OTHERWISE NOTED.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDING WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "8" AND ALL HOOKS SHALL BE STANDARD, UNLESS NOTED OTHERWISE.
4. DETAILING SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES (ACI STD-315-92).
5. CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" IN ACCORDANCE WITH ACI 301 SECTION 4.2.2. UNLESS OTHERWISE NOTED.
6. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. LOCATION OF REINFORCEMENT SHALL BE INDICATED ON THE DRAWINGS. CONCRETE COVER SHALL DEPEND ON WHETHER CONCRETE IS PRE-CAST OR CAST IN PLACE.
7. TOP OF FOUNDATION TO HAVE A "BRUSH FINISH".
8. EXPOSED FINISHED SURFACE IS NOT TO HOLD WATER.
9. ALL SURFACES ARE TO BE CLEANED OF ANY RESIDUAL CONCRETE FROM SPLASHING OR SPILLS.



3 UTILITY TRENCH
D-15 SCALE (11" X 17"): N.T.S



4 ANCHOR BOLT DETAIL
D-15 SCALE (11" X 17"): N.T.S

NOTE:

1. PER ICC ESR-3037 SECTION 4.3 INSTALLATION TORQUE OF 80FT/LB



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5	02/24/23	100% CD	RC



SITE INFORMATION

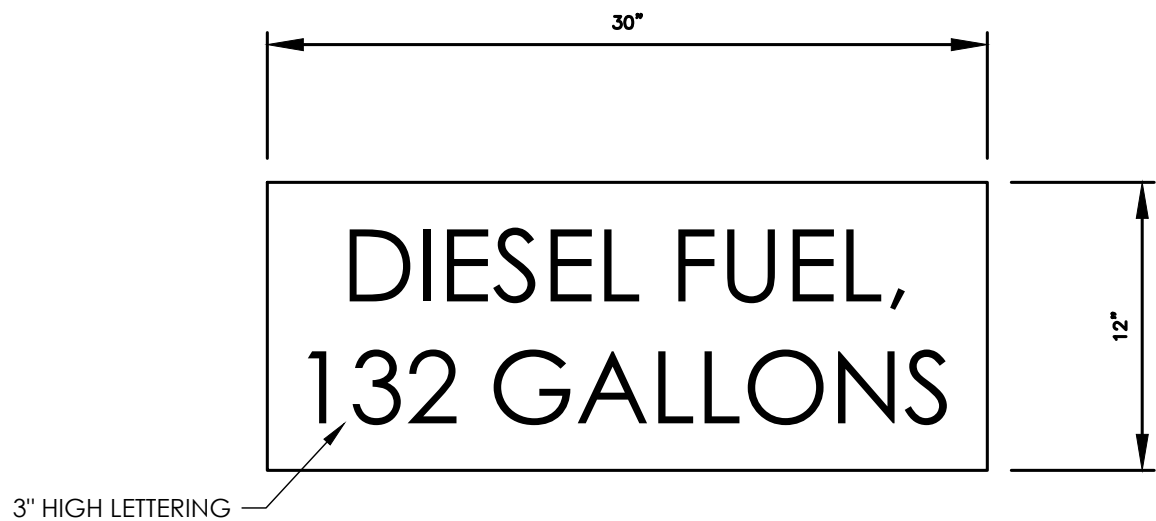
LTE 1C/2C/3C/4C/5C/6C
UTL04090
MEADOW_RANCH
FA#: 15705693
USID: 317144
SITE ADDRESS:
9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

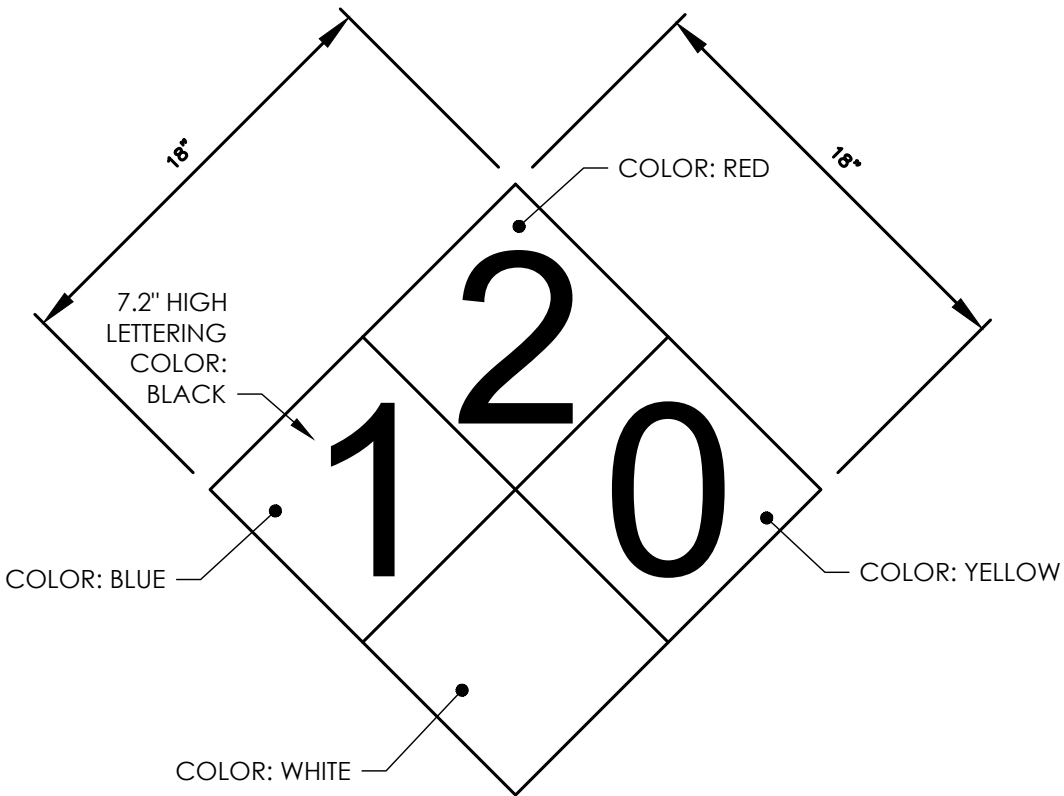
CONCRETE PAD DETAILS

SHEET NO.

D-15



PLACED ON (2) VISIBLE SIDES OF
(P) GENERATOR TANK



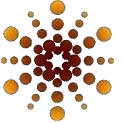
PLACED ON (2) VISIBLE SIDES OF
(P) GENERATOR TANK



AT&T
7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



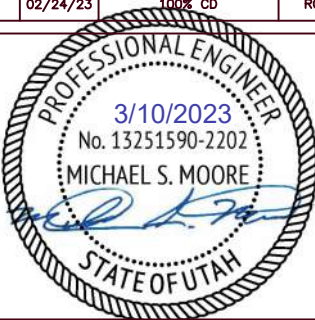
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

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SITE INFORMATION
LTE 1C/2C/3C/4C/5C/6C UTL04090 MEADOW_RANCH FA#: 15705693 USID: 317144 SITE ADDRESS: 9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION
CONCRETE PAD DETAILS

SHEET NO.
D-16

FUEL SIGN DETAIL

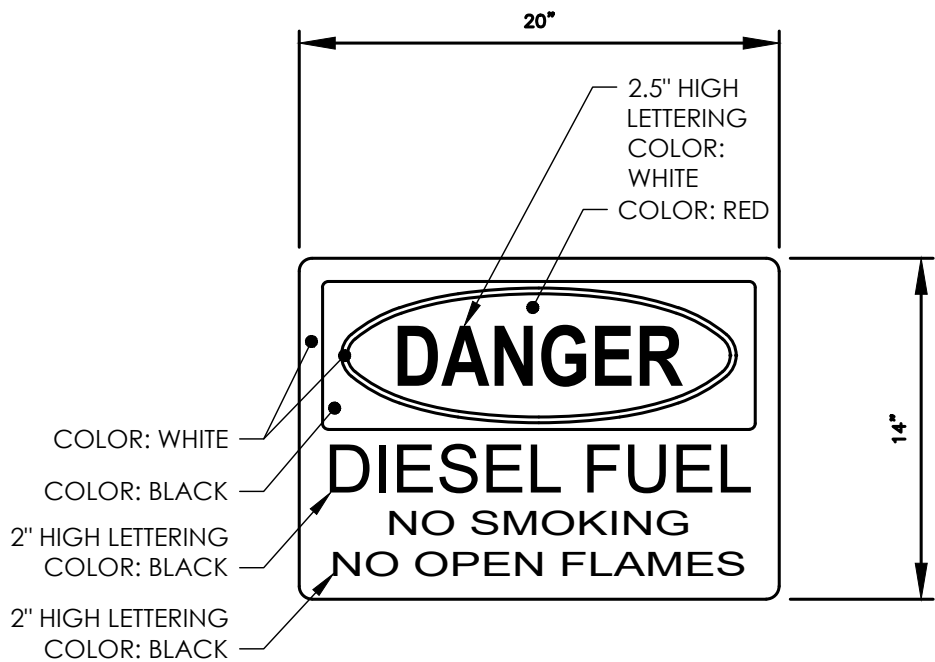
NOT TO
SCALE

1

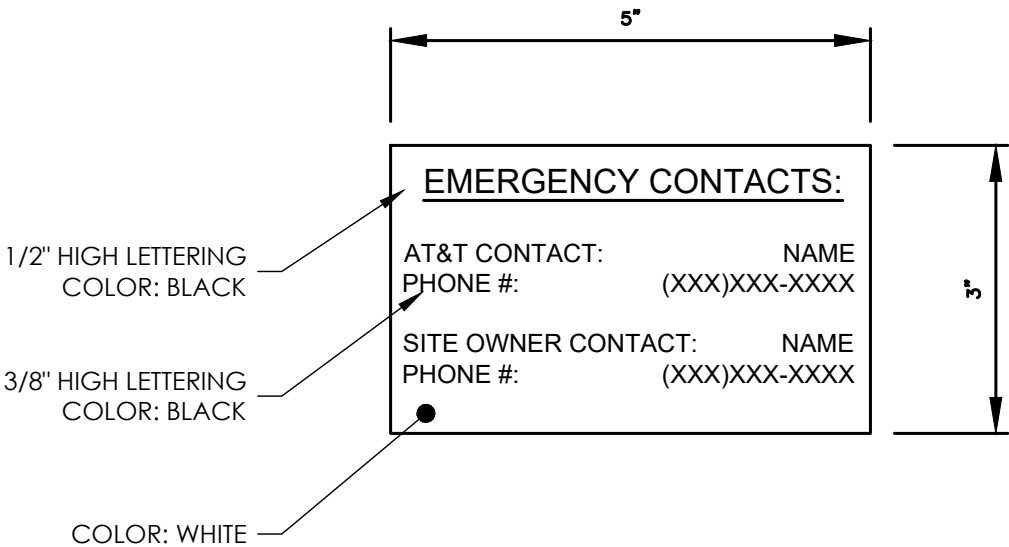
NFPA 740 DIESEL FUEL SIGN DETAIL

NOT TO
SCALE

2



PLACED ON VISIBLE SIDE OF
(P) GENERATOR TANK



PLACED ON EXTERIOR OF (E) SHELTER
OR NEAR (E) AT&T LEASE AREA

NO SMOKING / NO OPEN FLAMES DETAIL

NOT TO
SCALE

3

EMERGENCY CONTACT SIGN

NOT TO
SCALE

4

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SUBMITTALS

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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

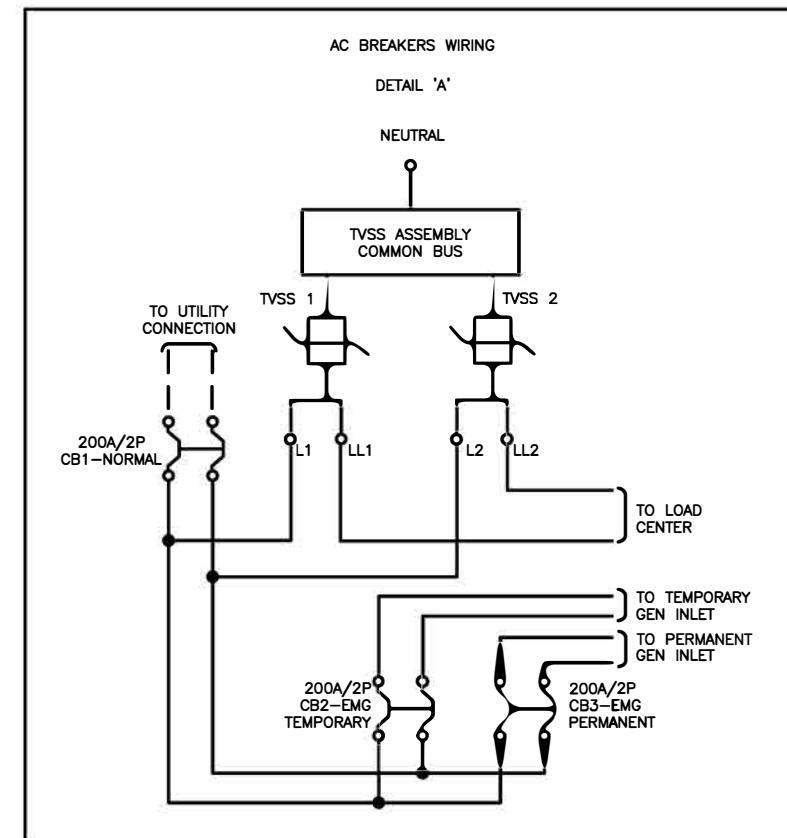
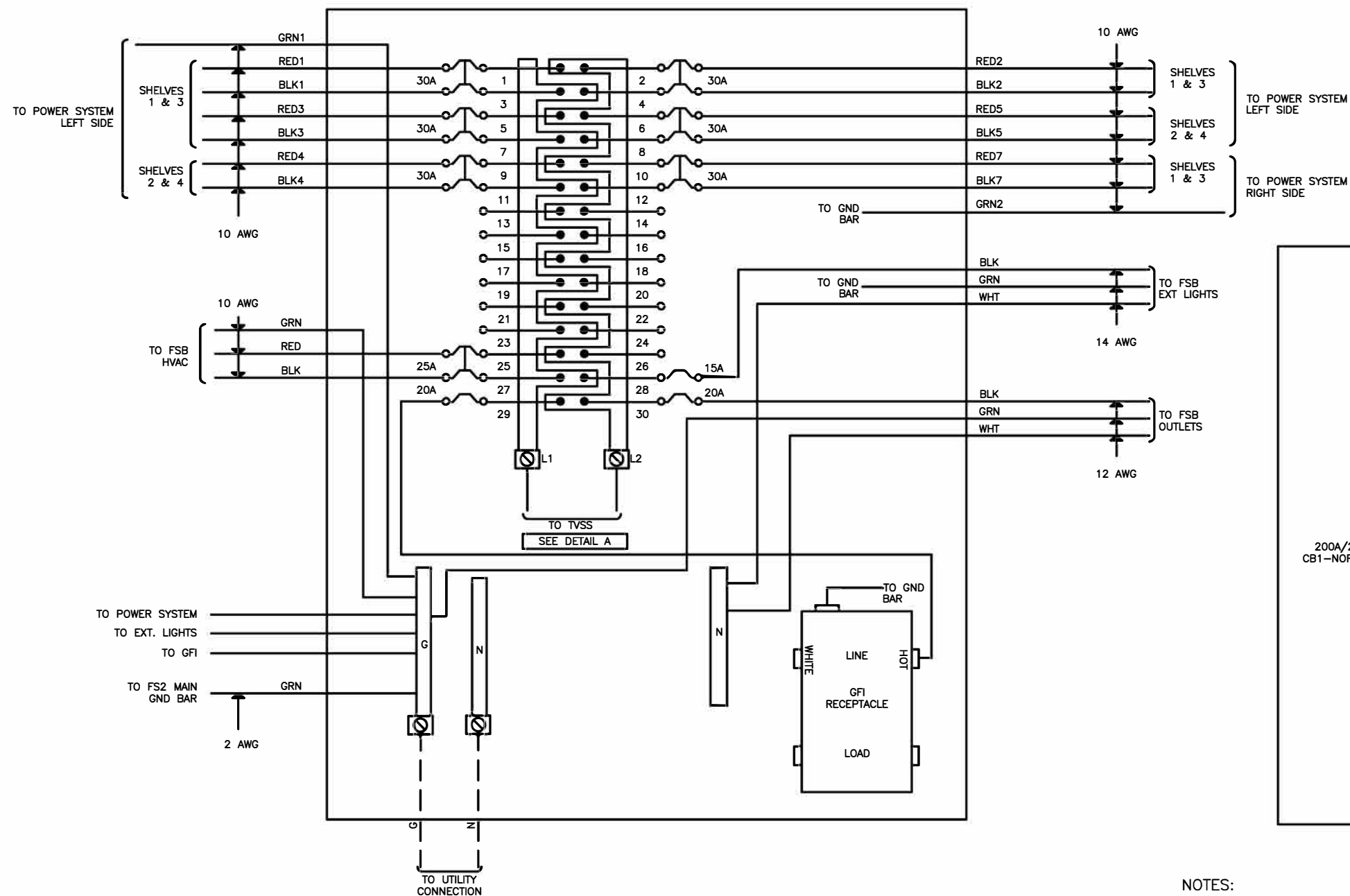
SHEET DESCRIPTION

CWIC PANEL SCHEDULE

SHEET NO.

E-1

AUTOMATIC TRANSFER SWITCH
(200A 1 ϕ)

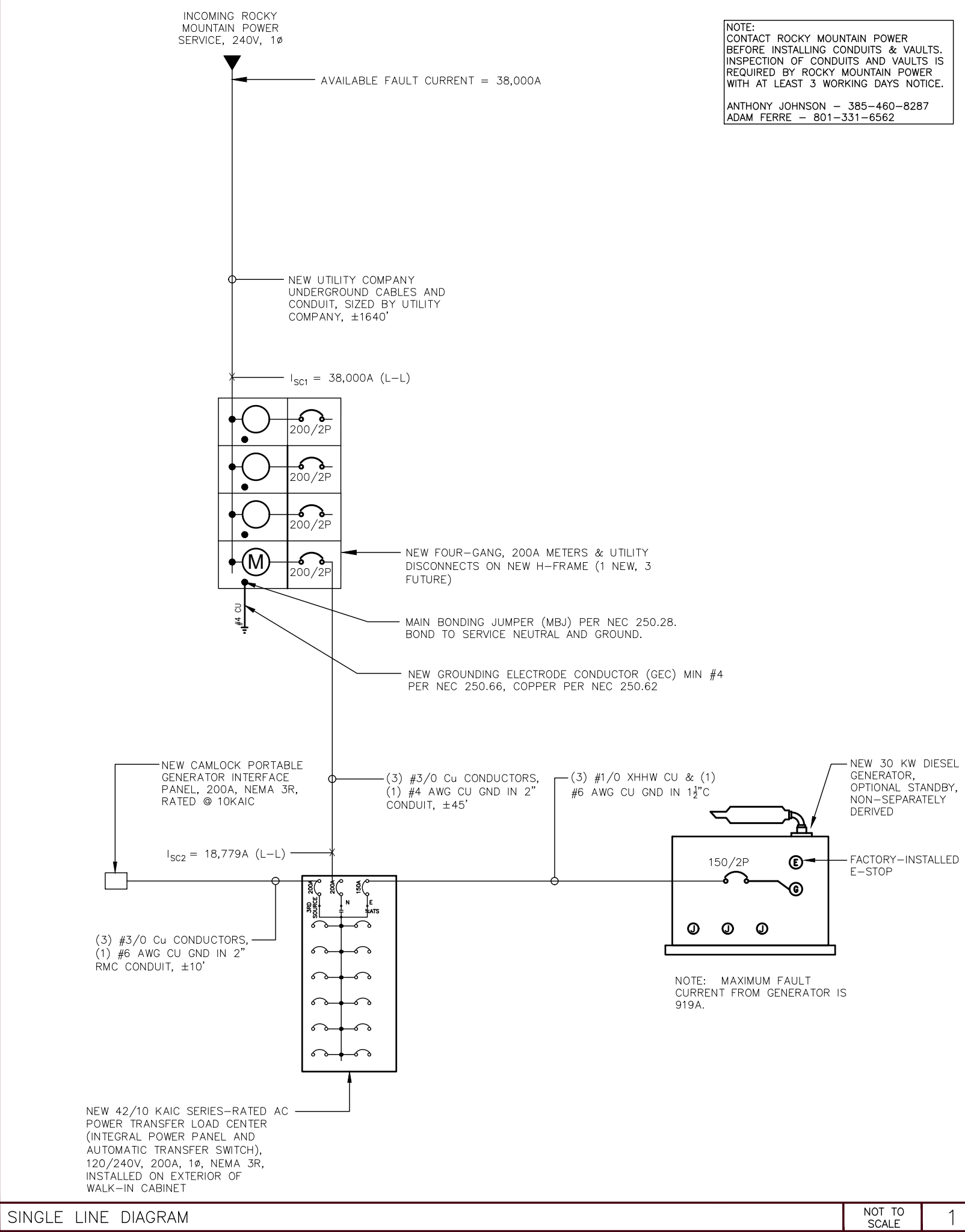


NOTES:

- DO NOT SHARE NEUTRALS UNLESS OTHERWISE SPECIFIED.
- WHEN AC & DC WIRING IS LOCATED IN THE SAME BOX, ENCLOSURE, OR WIREWAY, WIRES MUST BE LABELED WITH VOLTAGE TYPE.
- DC VOLTAGE IS NEGATIVE FEED, CHANGE CONNECTION POINTS AT DEVICES SO THAT BLACK WIRES ARE CONNECTED TO POSITIVE(+) TERMINALS AND RED WIRES ARE CONNECTED TO NEGATIVE(-) TERMINALS.
- ALL WIRES TO BE THHN TYPE RATED 90°C.
- LABEL BREAKERS IN PTLC PANEL AS FOLLOWS:
(1) BREAKER "GEN BLOCK HTR & BATT WARMER"
(1) BREAKER "GEN BATT CHARGER"
- LABEL EACH RECEPTACLE SAME AS IN PTLC PANEL.
- OPTIONAL RECEPTACLE. USE ONLY WHEN REQUIRED.
- ENSURE NEUTRAL & GROUND ARE NOT BONDED ON GENERATOR.

NOT TO
SCALE

1



UTL04090 / MEADOW RANCH, NEW AC POWER PANEL													
LOAD		LOADS CONTINUOUS	LOADS NONCONTINUOUS	BREAKER	LOAD PER PHASE		BREAKER	LOADS NONCONTINUOUS	LOADS CONTINUOUS	LOAD			
DESCRIPTION	VOLT-AMPS				"A"	"B"				VOLT-AMPS	DESCRIPTION		
1	RECTIFIERS #1 & #2	2000	NC	30	3992		25	NC		1992	HVAC #1	2	
3		2000	NC			3992			NC	1992		4	
5	RECTIFIERS #3 & #4	2000	NC	30	3992		25	NC		1992	HVAC #2	6	
7		2000	NC					3992		NC		1992	8
9	RECTIFIERS #5 & #6	2000	NC	30	2180		20	NC		180	INTERIOR RECEPTACLE	10	
11		2000	NC					2180		NC		180	12
13	RECTIFIERS #7 & #8	2000	NC	30	2180		20	NC		180	GFCI RECEPTACLE	14	
15		2000	NC					3000		NC		1000	16
17	RECTIFIERS #9 & #10	2000	NC	30	2250		20	NC		250	GENERATOR BLOCK HEATER	18	
19		2000	NC					2000					20
21	RECTIFIERS #11 & #12	2000	NC	30	2000						BLANK	22	
23		2000	NC					2000					24
25	RECTIFIERS #13 & #14	1000	NC	30	1000						BLANK	26	
27		1000	NC					1000					28
29	BLANK				0						BLANK	30	
CONNECTED PHASE TOTALS, VA:					17594	18164							

AC PANEL DATA			
SYSTEM VOLTAGE:	240		
MAIN BREAKER:	200		
BUSS RATING:	200		
MAIN LUG ONLY:	N/A		
KAIC RATING:	42/10 KAIC SERIES-RATED		
NOTES:			

CONNECTED LOAD PER PHASE, AMPS:		147	151
CONNECTED LOAD PER PHASE, KVA:		17.594	18.164
TOTAL CONNECTED LOAD, KVA:		35.758	
NONCONTINUOUS LOAD PER PHASE, KVA:		17.594	18.164
TOTAL NONCONTINUOUS LOAD, KVA:		35.758	
CONTINUOUS LOAD PER PHASE, KVA:		0.000	0.000
TOTAL CONTINUOUS LOAD, KVA:		0.000	
DEMAND LOAD (CONT + NONCONT) PER PHASE, KVA:		17.594	18.164
TOTAL DEMAND LOAD (CONTINUOUS + NONCONTINUOUS), KVA:		35.758	
TOTAL DEMAND LOAD (CONT + NONCONT), AMPS:		147	151
PANEL CAPACITY, KVA:		48.000	
SPARE PANEL CAPACITY, KVA:		12.242	

AC PANEL SCHEDULE

NOT TO SCALE

2

AC LINE-LINE FAULT CURRENT CALCULATIONS		
NOTE: CALCULATIONS BASED UPON THE POINT-TO-POINT METHOD		
ENTER THE FOLLOWING INPUTS:		
AVAILABLE FAULT CURRENT, FROM GOVERNING UTILITY COMPANY (LEAVE BLANK IF UNKNOWN)	38000	AMPS
FAULT CURRENT AT SERVICE ENTRANCE		
SHORT CIRCUIT CURRENT RMS SYMMETRICAL	38000	AMPS
LINE-LINE FAULT CURRENT AT SECONDARY: $I_{SC(L-L)} = I_{L-L} / \text{TOTAL IMPEDANCE}$	38000	AMPS
LINE-NEUTRAL FAULT CURRENT AT SECONDARY: $I_{SC(L-N)} = I_{L-N} / \text{TOTAL IMPEDANCE}$	38000	AMPS
FAULT CURRENT AT NEW AC POWER PANEL		
CABLE LENGTH FROM TRANSFORMER TO METER ("L")	45	FEET
TYPE OF CABLE ("Cu" FOR COPPER, "Alu" FOR ALUMINUM)	Cu	1 CORE CABLE
SYSTEM VOLTAGE (LINE-LINE)	240	VOLTS
VOLTAGE SYSTEM, NUMBER OF PHASES	1	
SYSTEM VOLTAGE (LINE-NEUTRAL)	120	VOLTS
NUMBER OF CONDUCTORS PER PHASE ("N")	1	
CABLE SIZE, AWG	#3/0	
PHASE CONDUCTOR CROSS-SECTIONAL AREA (CIRCULAR MILS)	167800	
TYPE OF RACEWAY	NONMAGNETIC	
PHASE CONDUCTOR CONSTANT ("C _p ")	13923	
NEUTRAL CONDUCTOR CONSTANT ("C _n ")	13923	
$F_{TL(L-L)} = F_{TL(L-L)} = (2 \times L \times I_{SC}^2) / (C_p \times N \times V_{L-L})$, SINGLE-PHASE OR $= (1.732 \times L \times I_{SC}^2) / (C_p \times N \times V_{L-L})$, THREE-PHASE	1.0235	
$F_{TL(L-N)} = F_{TL(L-N)} = (2 \times L \times I_{SC}^2) / (C_n \times N \times V_{L-N})$, SINGLE-PHASE OR $= (1.732 \times L \times I_{SC}^2) / (C_n \times N \times V_{L-N})$, THREE-PHASE	2.0470	
$M_{TL(L-L)} = M_1 = (1 / (1 + F_1))$	0.4942	
$M_{TL(L-N)} = M_2 = (1 / (1 + F_2))$	0.3282	
LINE-LINE FAULT CURRENT AT NEW AC POWER PANEL: $[I_{SC,L-L} \times M1]$	18779	AMPS
LINE-NEUTRAL FAULT CURRENT AT NEW AC POWER PANEL: $[I_{SC,L-N} \times M2]$	12471	AMPS

FAULT CALCULATIONS

NOT TO SCALE

3



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS

REV	DATE	DESCRIPTION	BY
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4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

SINGLE LINE DIAGRAM AND
FAULT CALCULATIONS

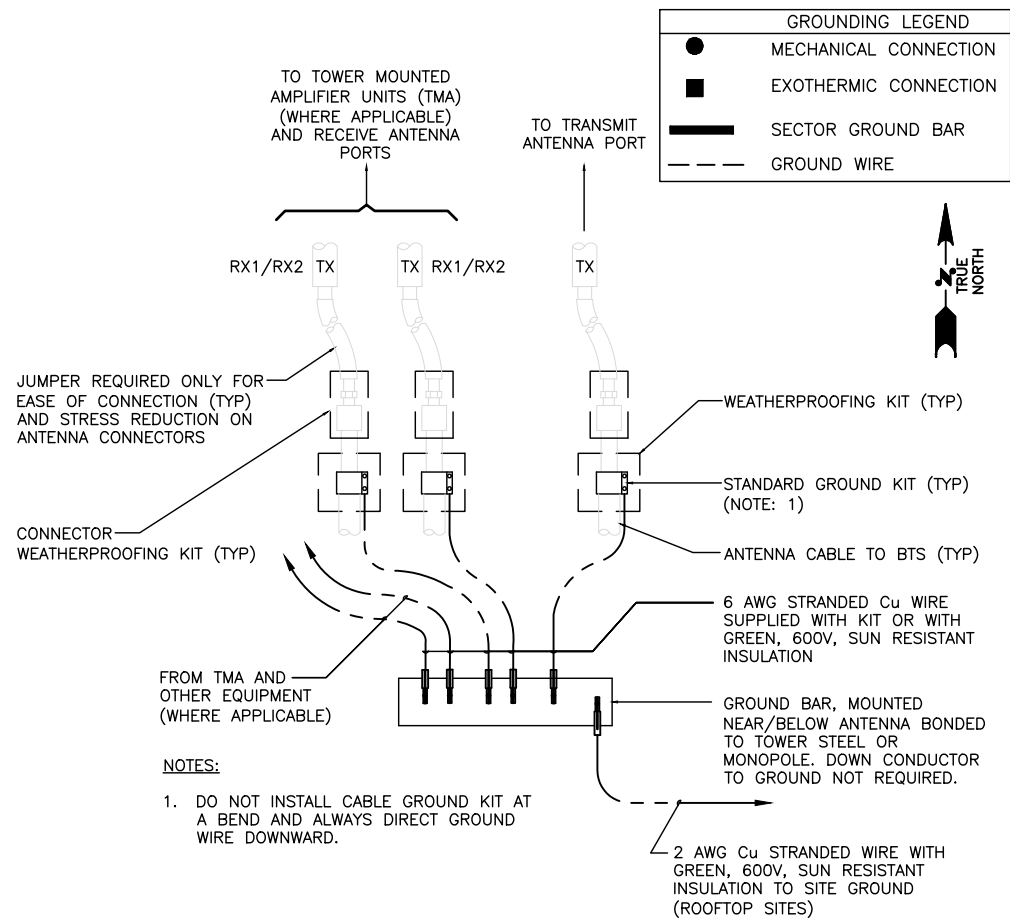
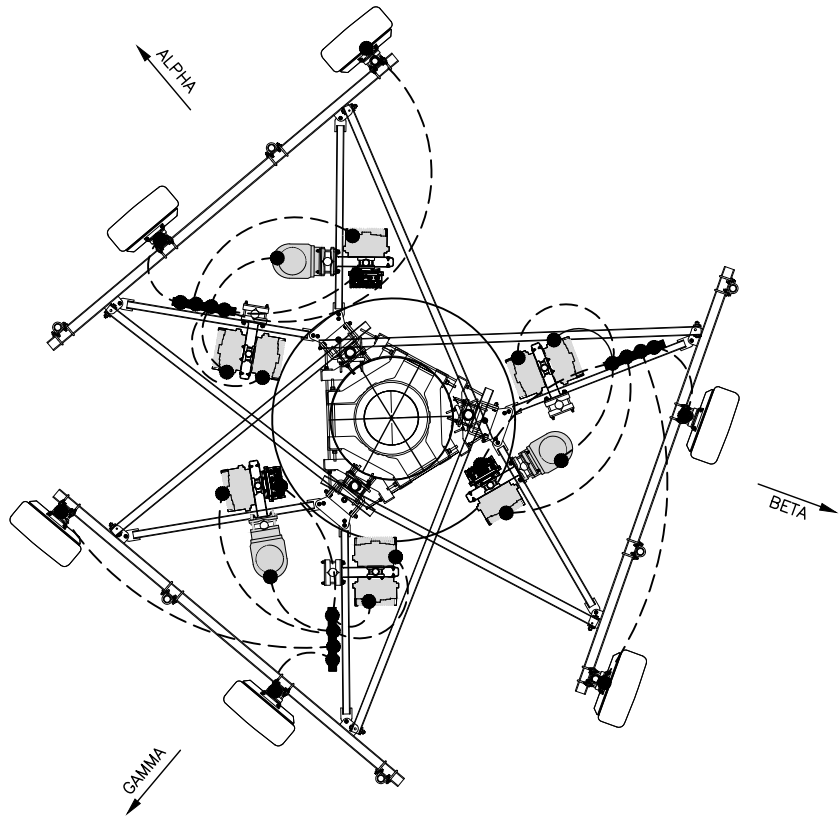
SHEET NO.

E-2

SINGLE LINE DIAGRAM

NOT TO SCALE

1



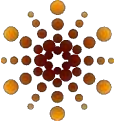
CONNECTION OF COAX CABLE
GROUND WIRE TO GROUND BAR
(TOWER/MONOPOLE/ROOFTOP)



AT&T
7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



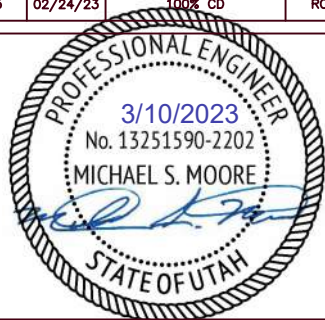
smartlink
1997 ANNAPOLIS EXCHANGE PARKWAY,
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Trylon
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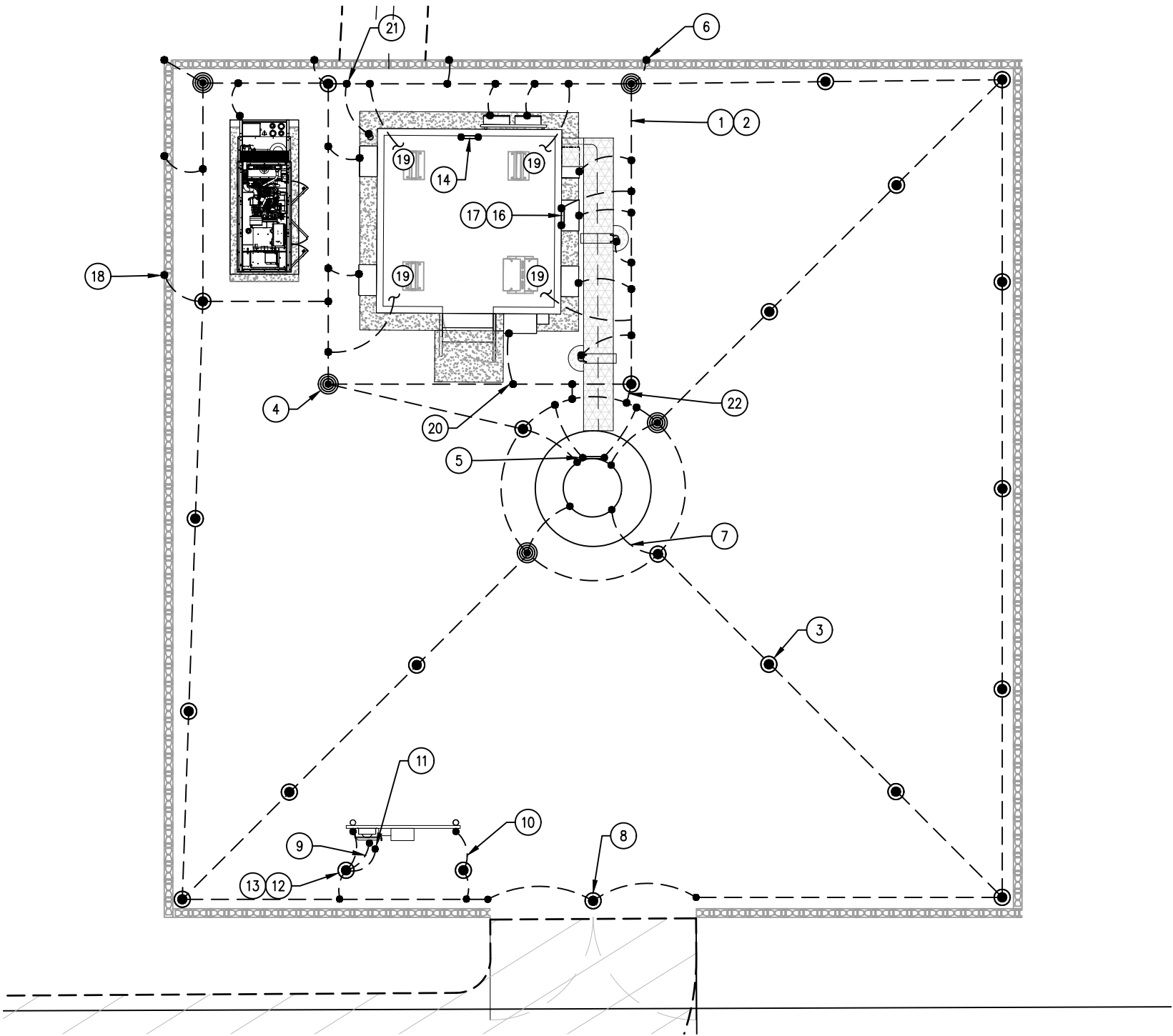
GROUNDING PLAN

SHEET NO.

G-1

GROUNDING KEYED NOTES

- 1
- PROPOSED #2 AWG SOLID TINNED BARE COPPER GROUND RING.
- 2
- GROUND RING SHALL BE 24" MINIMUM (36" MAX.) FROM EQUIPMENT SHELTER UNLESS OTHERWISE SHOWN.
- 3
- GROUND ROD (TYP.)
- 4
- GROUND ROD INSPECTION WELL (TYP.)
- 5
- BOTTOM GROUND BAR (ISOLATED FROM TOWER)
- 6
- BOND CMU WALL TO GROUND RING.
- 7
- CONNECT TOWER TO GROUND RODS IN GROUND RING. CADWELD TO TOWER BASE PLATE OR GROUND LUG PROVIDED BY TOWER MANUFACTURE. (TYP. 4 PLACES)
- 8
- CONNECT GATE TO GATE POST (TYP. FOR 2) WITH #4/0 WELDING CABLE THAT HAS BEEN CRIMPED AT EACH END FOR THE CADWELD PROCESS. LENGTH TO ALLOW FULL SWING OF GATE. BOND POST TO GROUND ROD.
- 9
- GROUND METER AND DISCONNECTING MEANS TO SERVICE GROUNDING ELECTRODE.
- 10
- BOND UTILITY FRAME LEGS TO GROUNDING SYSTEM. (TYP.)
- 11
- BOND MULTI-TENANT TELCO/FIBER CABINET GROUND BAR TO GROUND RING.
- 12
- SERVICE ENTRANCE GROUND ROD.
- 13
- PLACE 2 GROUND RODS APPROXIMATELY 6' APART WHEN THE UTILITY FRAME IS PLACED. BOND ALL FRAME-MOUNTED EQUIPMENT AND FRAME LEGS TO PROPOSED GROUND RODS. GROUND RODS WILL BE BONDED TO COMPOUND GROUNDING SYSTEM ONCE IT IS INSTALLED.
- 14
- CELL REFERENCE GROUND BAR/MASTER GROUND BAR (CRGB/MGB) 30"x4"x1/4" COPPER. (FURNISHED WITH SHELTER)
- 15
- TELCO/FIBER GROUND BAR (TGB) 10"x4"x1/4" COPPER (FURNISHED WITH SHELTER). BOND TO GROUND RING.
- 16
- EXTERIOR GROUND BAR (EGB) 24"x4"x1/4" COPPER TINNED (FURNISHED WITH SHELTER). BOND TO CABLE ENTRY ON SHELTER. GROUND BAR TO BE MOUNTED TO EXTERIOR OF SHELTER WALL BELOW THE CABLE ENTRY PLATE.
- 17
- SINGLE POINT GROUND. BOND EGB AND CRGB USING DOUBLE HOLE LUG CONNECTION.
- 18
- BOND ALL FENCE POST WITHIN 6' OF SHELTER GROUND RING TO THE GROUNDING SYSTEM.
- 19
- BOND SHELTER HALO TO GROUND RING. (TYP. OF 4)
- 20
- BOND SHELTER DISCONNECT SWITCH TO GROUND SYSTEM PER NEC 250.
- 21
- BOND PROPOSED GPS ANTENNA TO GROUND RING.
- 22
- BOND SHELTER GROUND RING TO TOWER GROUND RING.



GROUNDING NOTES:

1.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
2.
- APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
3.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
4.
- METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5.
- GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS

THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ANY EQUIPMENT, BOX, SKID TO BE GROUNDED AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.

GROUND BARS SHALL BE TINNED COPPER AND SHALL BE ENGRAVED OR IMPRESSED "STOLEN-DO NOT RECYCLE" AND/OR "PROPERTY OF AT&T", ETCHED OR STAMPED WITH SITE FA LOCATION AND SECURED WITH ANTI-THEFT HARDWARE.

8.
- THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH IEEE STD 81.
9.
- THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO OR LESS THAN TWICE THE BURIED LENGTH OF THE RODS.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.

EACH INTERIOR COMMUNICATION CABINET FRAME/PLINTH SHALL BE ELECTRICALLY ISOLATED FROM GROUNDS AND SHALL BE DIRECTLY CONNECTED TO THE CELL REFERENCE GROUND BAR WITH 6 AWG OR LARGER STRANDED, GREEN INSULATED GROUND WIRES.

GROUND WIRING INSTALLED OUTDOOR EXPOSED SHALL BE 600V, GREEN SUNLIGHT RESISTANT UL LISTED TYPE THW OR THWN OR XHHW, ANNEALED, TINNED, OR UN-TUNNED CLASS B OR CLASS I STRANDED COPPER, SIZE 6 UNLESS OTHERWISE SPECIFIED.

GROUND RODS SHOULD BE SPACED AT APPROXIMATELY TWICE THEIR LENGTH AS PER ATT-TP-76416 SPECIFICATIONS.



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ENGLEWOOD, CO. 80112



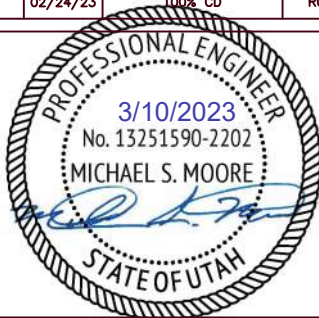
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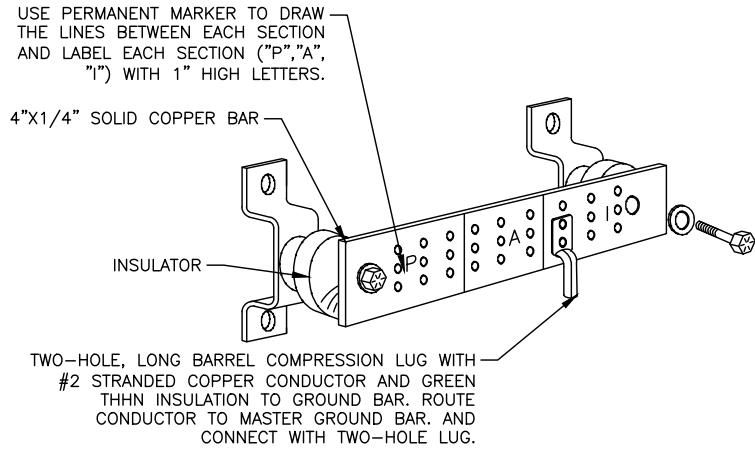
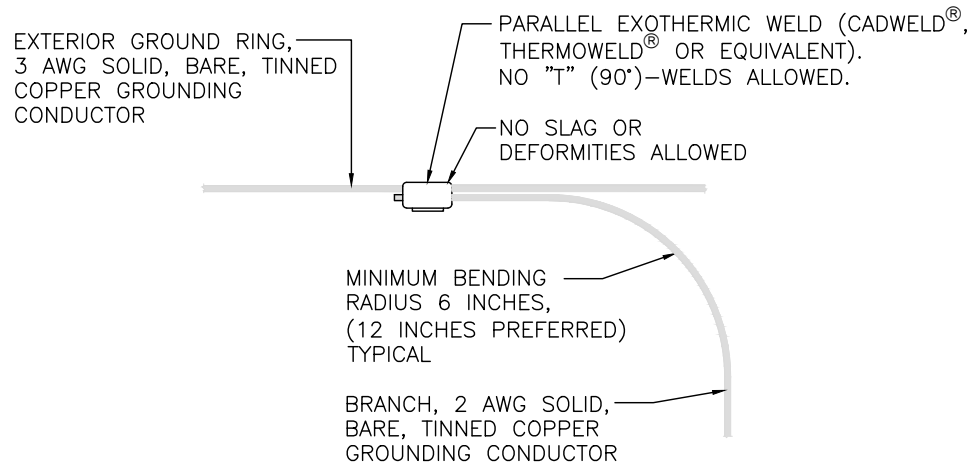
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

GROUNDING PLAN

SHEET NO.

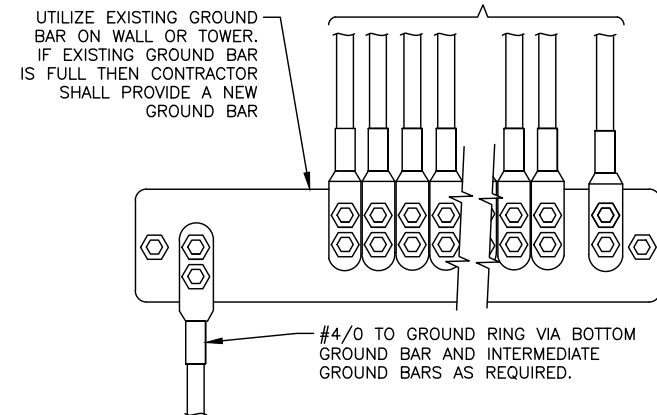
G-2



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" – SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES)
GENERATOR FRAMEWORK (IF AVAILABLE)
TELCO GROUND BAR
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND
+24V POWER SUPPLY RETURN BAR (#2)
-48V POWER SUPPLY RETURN BAR (#2)
RECTIFIER FRAMES



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SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

G-3

TYPICAL EXTERIOR GROUND RING CONNECTION

NOT TO SCALE

1

GROUND BAR

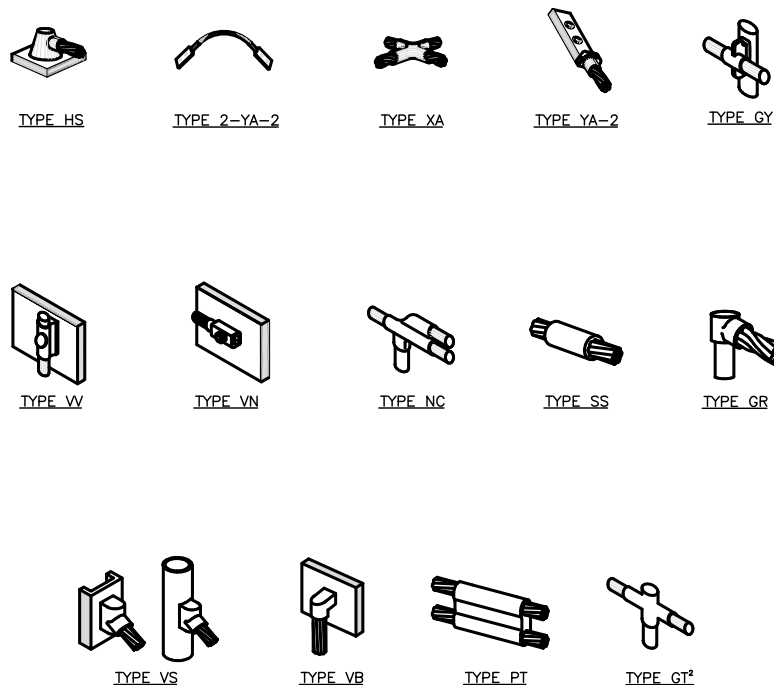
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2

SECTOR GROUND BAR

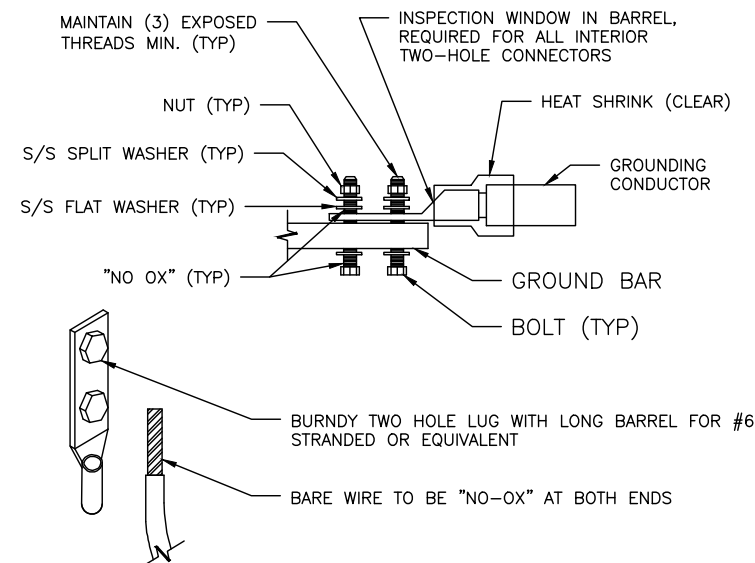
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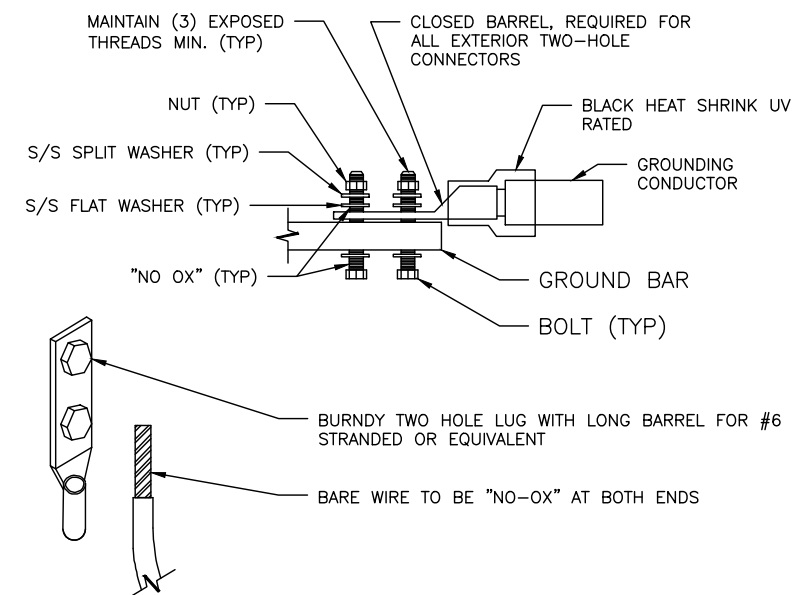
NOTE:

1. ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH CONSTRUCTION MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.
2. MOLD TYPE ONLY TO BE USED BELOW GRADE WHEN CONNECTING GROUND RING TO GROUND ROD.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.



NOTES:

1. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL.
2. COAT ALL SURFACES WITH ANTIOXIDANT COMPOUND BEFORE MATING.
3. ALL EXPOSED EASILY ACCESSIBLE GROUND BARS SHALL BE TAGGED "DO NOT DISCONNECT".
4. COAT ALL BARRELS WITH ANTIOXIDANT BEFORE CRIMPING.

CADWELD GROUNDING CONNECTIONS

NOT TO SCALE

4

INTERIOR GROUND BAR LUG

NOT TO SCALE

5

EXTERIOR GROUND BAR LUG

NOT TO SCALE

6



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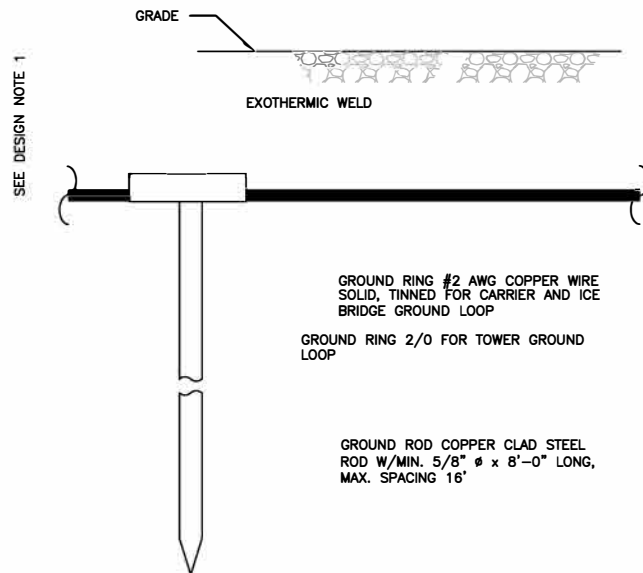
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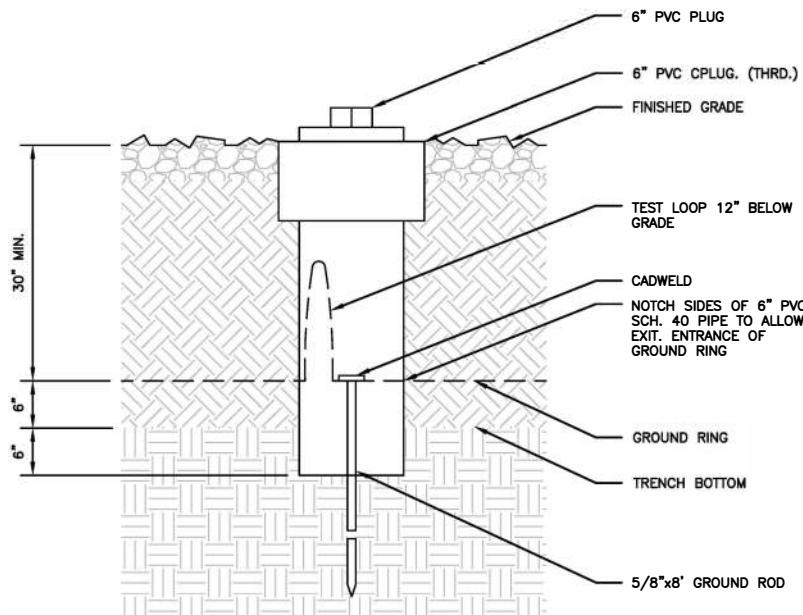
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G-4



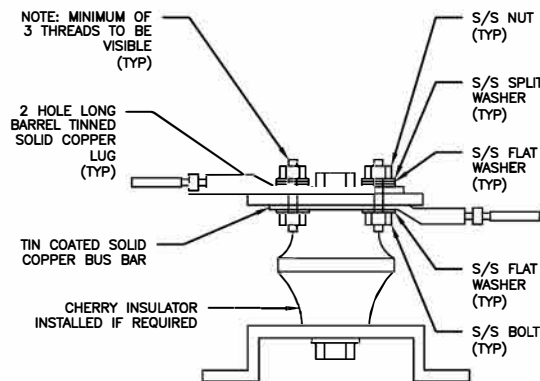
NOTES:

- GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL
- GROUND WIRE SHALL BE MIN. 30" BELOW GRADE OR 6" BELOW FROST LINE. (WHICH EVER IS GREATER) AS PER N.E.C. ARTICLE 250-50(D)



NOTE:

INSPECTION HAND HOLE MAY BE CONCRETE OR PVC
AND SHALL BE A MINIMUM OF 6" IN WIDTH/DIAMETER



GROUND ROD

NOT TO
SCALE

1

GROUND ROD WITH TEST WELL

NOT TO
SCALE

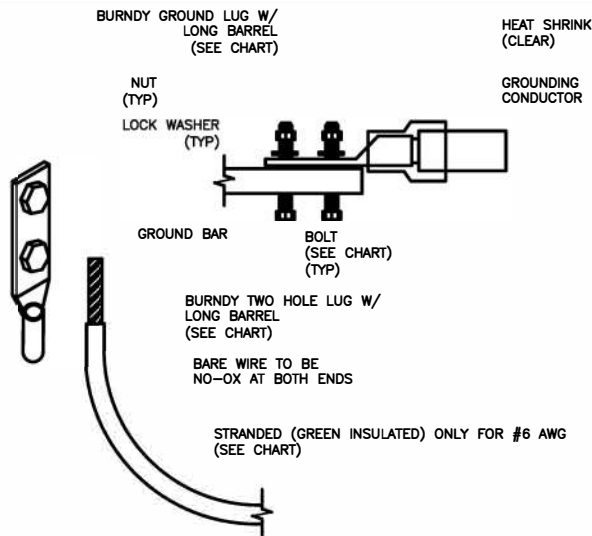
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LUG DETAIL

NOT TO
SCALE

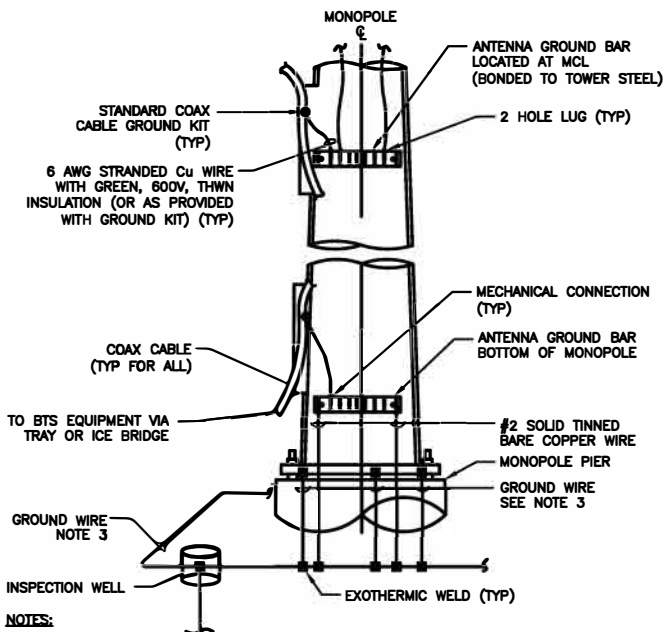
3

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



NOTES:

- ALL GROUNDING LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.



NOTES:

- NUMBER OF GROUND BARS MAY VARY DEPENDING ON THE TYPE OF MONOPOLE, ANTENNA LOCATION AND CONNECTION ORIENTATION. COAXIAL CABLES EXCEEDING 200 FEET IN/ON THE POLE SHALL HAVE GROUND KITS AT THE MIDPOINT. PROVIDE AS REQUIRED.
- ONLY MECHANICAL CONNECTIONS ARE ALLOWED TO BE MADE TO CROWN CASTLE TOWERS. ALL MECHANICAL CONNECTIONS SHALL BE TREATED WITH AN ANTI-OXIDANT COATING.
- ALL TOWER GROUNDING SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF ANSI/TIA 222 AND NFPA 780. FOR TOWERS BEING BUILT TO REV G OF THE STANDARD, THE WIRE SIZE OF THE BURIED GROUND RING AND CONNECTIONS BETWEEN THE TOWER AND THE BURIED GROUND RING SHALL BE 2/0 AWG. STRANDED IN ADDITION, THE MINIMUM LENGTH OF THE GROUND RODS SHALL BE INCREASED FROM 8 FEET TO 10 FEET.

MECHANICAL LUG CONNECTION

NOT TO
SCALE

4

TYPICAL ANTENNA CABLE GROUNDING

NOT TO
SCALE

5

NOT USED

NOT TO
SCALE

6

GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

GENERAL CONSTRUCTION

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR: T.B.D.
CONTRACTOR: T.B.D.
OWNER: AT&T
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
3. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE NEW WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEViate FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
15. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
16. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
17. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
20. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
21. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER AND RF. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
24. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
25. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
28. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
30. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
31. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
32. THE NEW FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE NEW.
35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES" AND "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING". IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
36. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
37. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.
40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

ANTENNA MOUNTING

41. DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
42. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
43. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
44. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
45. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.

46. CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
47. ALL UNUSED PORTS ON ANY ANTENNA SHALL BE COVERED WITH CONCEALOR CAP WITH PROPER WEATHER PROOFING OR BE TERMINATED WITH A 50 ΩDAD.
48. PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5° AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5° AS DEFINED BY THE RFDS. REFER TO ND-00246.
49. JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
50. CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
51. TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE IN A VERTICAL POSITION.
52. ANTENNAS SHALL HAVE A 4'-0" MIN CENTER TO CENTER HORIZONTAL SEPARATION

TORQUE REQUIREMENTS

53. ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
54. ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.

55. ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM).

56. ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM).

57. ALL GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.

58. ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.8 NM).

59. ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 - 2.3 NM).

FIBER & POWER CABLE MOUNTING

60. THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (6) SIX FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.

61. THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.

62. WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



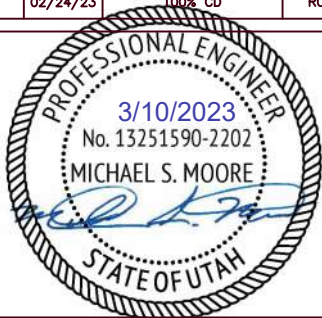
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
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C	05/12/22	90% CD	RC
0	05/25/22	100% CD	RC
1	07/23/22	100% CD	RC
2	07/27/22	100% CD	RC
3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

GN—1

GENERAL NOTES

COAXIAL CABLE NOTES

63. TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
64. CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
65. CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
66. ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".
67. ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.
68. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
69. CONTRACTOR SHALL WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE. WEATHERPROOFING SHALL BE COMPLETED IN STRICT ACCORDANCE WITH AT&T STANDARDS.
- GENERAL CABLE AND EQUIPMENT NOTES
70. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
71. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
72. CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
73. ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED. SELF BONDING TAPE AND PLASTIC ENCLOSURES ALSO PERMITTED PER ATT-002-290-041 SECTION 7.
74. IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
- A. TEMPERATURE SHALL BE ABOVE 50° F.
 - B. PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
 - C. FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
 - D. DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.

75. ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
- A. GROUNDING AT THE ANTENNA LEVEL.
 - B. GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'-0", ADDITIONAL CABLE GROUNDING REQUIRED.
 - C. GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
 - D. GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
 - E. GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
76. ALL NEW GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.

77. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ANTENNA AND THE COAX CONFIGURATION IS THE CORRECT MAKE AND MODELS, PRIOR TO INSTALLATION.
78. ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S SPECIFICATION & RECOMMENDATIONS.
79. ANTENNA CONTRACTOR SHALL FURNISH AND INSTALL A 12'-0" T-BOOM SECTOR ANTENNA MOUNT, IF APPLICABLE, INCLUDING ALL HARDWARE.

ANTENNA MOUNTING NOTES:

- DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
- ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE TERMINATED WITH A 50-OHM LOAD TO ENSURE ANTENNAS PERFORM AS DESIGNED.
- PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 5% AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5% AS DEFINED BY THE RFDS. REFER TO ND-00246.
- JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
- CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
- TMA'S SHALL BE MOUNTED ON PIPE DIRECTLY BEHIND ANTENNAS AS CLOSE TO ANTENNA AS FEASIBLE PREFERABLY IN A VERTICAL POSITION.
- ANTENNAS SHALL HAVE A 4' MIN CENTER TO CENTER HORIZONTAL SEPARATION.

TORQUE REQUIREMENTS:

- ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
- ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
 - A. RF CONNECTION BOTH SIDES OF THE CONNECTOR.
 - B. GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.
- ALL 8M ANTENNA HARDWARE SHALL BE TIGHTENED TO 9 LB-FT (12 NM).
- ALL 12M ANTENNA HARDWARE SHALL BE TIGHTENED TO 43 LB-FT (58 NM).
- ALL GROUND GROUNDING HARDWARE SHALL BE TIGHTENED UNTIL THE LOCK WASHER COLLAPSES AND THE GROUNDING HARDWARE IS NO LONGER LOOSE.
- ALL DIN TYPE CONNECTIONS SHALL BE TIGHTENED TO 18-22 LB-FT (24.4 - 29.8 NM).
- ALL N TYPE CONNECTIONS SHALL BE TIGHTENED TO 15-20 LB-IN (1.7 - 2.3 NM).

FIBER & POWER CABLE MOUNTING NOTES:

- THE OPTIC FIBER TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING OPTIC FIBER TRUNK CABLES INTO A CABLE TRAYS SYSTEM, THE OPTIC FIBER TRUNK CABLES SHALL BE INSTALLED INTO AN INTER DUCT AND PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
- THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
- WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

GPS ANTENNA MOUNTING NOTES:

- THE ELEVATION AND LOCATION OF THE GPS ANTENNA SHALL BE IN ACCORDANCE WITH THE FINAL RF REPORT.
- THE GPS ANTENNA MOUNT IS DESIGNED TO FASTEN TO A STANDARD 1-1/4" DIAMETER, SCHEDULE 40, GALVANIZED STEEL OR STAINLESS STEEL PIPE. THE PIPE MUST NOT BE THREADED AT THE ANTENNA MOUNT END. THE PIPE SHALL BE CUT TO THE REQUIRED LENGTH (MINIMUM OF 18 INCHES) USING A HAND OR ROTARY PIPE CUTTER TO ASSURE A SMOOTH AND PERPENDICULAR CUT. A HACK SAW SHALL NOT BE USED. THE CUT PIPE END SHALL BE REAMED AND SMOOTH EDGES IN ORDER TO SEAL AGAINST THE NEOPRENE GASKET ATTACHED TO THE ANTENNA MOUNT.
- IT IS CRITICAL THAT THE GPS ANTENNA IS MOUNTED SUCH THAT IT IS WITHIN 2 DEGREES OF VERTICAL AND THE BASE OF THE ANTENNA IS WITHIN 2 DEGREES OF LEVEL.
- CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE NEW LTE GPS ANTENNA AND TRANSMITTING ANTENNAS.
- DO NOT SWEEP TEST GPS ANTENNA.

GENERAL SITE WORK & DRAINAGE NOTES:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE NEW WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:

- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION).
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS).
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION).

1.2 INSPECTION AND TESTING:

- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATED BY THE SUBCONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO SHALL CARRY OUT THE GENERAL INSPECTION OF THE WORK WITH SPECIFIC CONCERN TO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS OF WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:

- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OF WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SHRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
 - PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

- SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, III OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
 - NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA OR IVB) COARSE AGGREGATE. FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
 - POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.
 - SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND AND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.
 - GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2487 (SE OR SW-SM).
 - COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM TO ASTM D2940.
 - UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45). MATERIAL CONTAINING REFUSE, FROZEN LUMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION, AND DEBRIS AS DETERMINED BY THE CONSTRUCTION MANAGER. TYPICAL THESE WILL BE SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND OL.
- 2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR ENGINEERED APPROVED EQUAL.



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ENGLEWOOD, CO. 80112



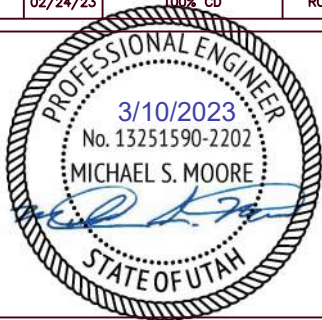
1997 ANNAPOLIS EXCHANGE PARKWAY,
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1825 W. WALNUT HILL LANE, SUITE 120
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SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

GN-2

GENERAL NOTES

2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING AND LOCATING UNDERGROUND UTILITIES. 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCH. TAPE SHALL HAVE MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS, FOIL BACKING OR OTHER MEANS TO ENABLE DETECTION BY A METAL DETECTOR WHEN BURIED UP TO 3 FEET DEEP. THE METALLIC CORE OF THE TAPE SHALL BE ENCASED IN A PROTECTIVE JACKET OR PROVIDED WITH OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

PART 3 - EXECUTION

3.1 GENERAL:

A. BEFORE STARTING GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.

B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINES, GRADES, ELEVATIONS AND BENCHMARKS NEEDED FOR EXECUTION OF THE WORK.

C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS, BRUSH, AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OF 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED, FILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

A. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS. BURNING WILL NOT BE PERMITTED.

B. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES INDICATED ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM NOT SHOWN THAT MIGHT INTERFERE WITH THE NEW CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

C. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL. ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

3.2 BACKFILL:

A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS, AND UNSUITABLE MATERIALS.

2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAN 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B. EXTEND THE TRENCH WIDTH A MINIMUM OF 6 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C. WHEN SOFT YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWINGS AND THE UTILITY REQUIREMENTS.

B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING. BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TAMP BACKFILL INTO SPACE AROUND CONDUITS.

E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE, OR UNBALANCED LOADING.

F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8-INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD:

A. CLEAR, GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6 INCHES AND PROOF-ROLL. ALL HOLES, RUTS, SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 1557.

C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500Xi) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY. THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGLE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL SHALL OVERLAP IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3. ALL OVERLAPS SHALL BE PINNED WITH STAPLES OR NAILS A MINIMUM OF 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT MORE THAN 4 INCH (COMPACTED) THICKNESS. AGGREGATE TO BE PLACED ON GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT, EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE, BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE MODIFIED PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHEEL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION. GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B. UTILIZE SATISFACTORY FILL MATERIAL RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENT OF REMOVED UNSUITABLE MATERIALS.

C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2" - 3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D. REPAIR ALL ACCESS ROADS AND SURROUNDING AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

COLORADO

A. DIVISION 400 - CDOT PAVEMENT

GENERAL CONCRETE WORK NOTES:

PART 1 - GENERAL

1.1 SCOPE:

A. FORM WORK, REINFORCING STEEL, ACCESSORIES, CAST-IN PLACE CONCRETE, FINISHING, CURING AND TESTING FOR STRUCTURAL CONCRETE FOUNDATIONS

1.2 REFERENCES:

A. ACI (AMERICAN CONCRETE INSTITUTE)

1. ACI 301 SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS.

2. ACI 304 RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE.

3. ACI 305 RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING.

4. ACI 306 RECOMMENDED PRACTICE FOR COLD WEATHER CONCRETING.

5. ACI 308 STANDARD PRACTICE FOR CURING CONCRETING.

6. ACI 309 STANDARD PRACTICE FOR CONSOLIDATION OF CONCRETE.

7. ACI 318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

8. ACI 347 RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.

B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS). THE APPLICABLE STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS ARE LISTED IN THE ACI STANDARDS AND ARE A PART OF THIS SPECIFICATION.

PART 2 - PRODUCTS

2.1 REINFORCING MATERIALS:

A. REINFORCING BARS: ASTM A615, GRADE 60, NEW DEFORMED BILLET-STEEL BARS, PLAIN FINISH.

B. FURNISH CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS AS REQUIRED FOR SUPPORT OF REINFORCING STEEL AND WIRE FABRIC.

2.2 CONCRETE MATERIALS:

A. PORTLAND CEMENT SHALL BE TYPE II, CONFORMING TO ASTM C-150.

B. AGGREGATE SHALL CONFORM TO ASTM C-33.

1. FINE AGGREGATE SHALL BE UNIFORMLY GRADED, CLEAN SHARP, WASHED NATURAL, OR CRUSHED SAND, FREE FROM ORGANIC IMPURITIES.

2. COARSE AGGREGATE SHALL BE NATURAL WASHED GRAVEL OR WASHED CRUSHED ROCK HAVING HARD, STRONG, DURABLE PIECES, FREE FROM ADHERENT COATINGS.

3. MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 3/4 INCH IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C-33 GRADATION SIZE NO. 67.

C. WATER USED IN CONCRETE MIX SHALL BE POTABLE, CLEAN, AND FREE FROM OILS, ACIDS, SALTS, CHLORIDES, ALKALI, SUGAR, VEGETABLE, OR OTHER INJURIOUS SUBSTANCES.

D. THE CONCRETE SHALL CONTAIN AN AIR-ENTRAINING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C-260 AND ACI 212. 1R AND A WATER- REDUCING ADMIXTURE COMPLYING WITH THE REQUIREMENTS OF ASTM C-494 AND ACI 212. 1R. ADMIXTURES SHALL BE PURCHASED AND BATCHED IN LIQUID SOLUTION. THE USE OF CALCIUM CHLORIDE OR AN ADMIXTURE CONTAINING CALCIUM CHLORIDE IS PROHIBITED. ADMIXTURES SHALL BE OF THE SAME MANUFACTURER TO ASSURE COMPATIBILITY. ACCEPTABLE MANUFACTURERS ARE:

1. W.R. GRACE

2. SIKA CORP.

3. MASTER BUILDERS

4. EUCLID CHEMICAL CO.

E. CURING COMPOUND SHALL CONFORM TO ASTM C309, TYPE I, ID, CLASS A AND B AND ASTM C171 AS APPLICABLE.

2.3 CONCRETE MIX:

A. PROPORTION CONCRETE MIX IN ACCORDANCE WITH REQUIREMENTS OF ACI 301. THE STRENGTH OF CONCRETE SHALL BE AS INDICATED ON THE DRAWINGS. WHERE STRENGTH IS NOT CLEARLY INDICATED, CONCRETE OF MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I. SHALL BE USED.

B. THE CONCRETE MIX SHALL BE DESIGNED FOR A MAXIMUM SLUMP OF THREE INCHES AT THE POINT OF DISCHARGE. MIXES OF THE STIFFEST CONSISTENCY THAT CAN BE EFFICIENTLY PLACED SHALL BE USED.

C. ALL CONCRETE SHALL HAVE (3) TO FIVE (5) PERCENT ENTRAINED AIR.

D. ALL STRUCTURAL CONCRETE SHALL CONTAIN A WATER-REDUCING AGENT.

PART 3 - EXECUTION

3.1 GENERAL:

A. CONSTRUCT AND ERECT THE FORM WORK IN ACCORDANCE WITH ACI 301 AND ACI 347.

B. COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.

C. HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305.

3.2 INSERTS, EMBEDDED COMPONENTS AND OPENINGS:

A. CONTRACTOR SHALL CHECK ALL CIVIL, ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHOR BOLTS, INSERTS AND OTHER ITEMS TO BE BUILT INTO THE CONCRETE WORK.

B. COORDINATE THE WORK OF OTHER SECTION IN FORMING AND SETTING OPENINGS. RECESSES, SLOTS, CHASES, ANCHORS, INSERTS AND OTHER ITEMS TO BE EMBEDDED.

C. EMBEDDED ITEMS SHALL BE SET ACCURATELY IN LOCATION, ALIGNMENT, ELEVATION AND PLUMBNESS, LOCATE AND MEASURE FROM ESTABLISHED SURVEYED REFERENCE BENCHMARKS.



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



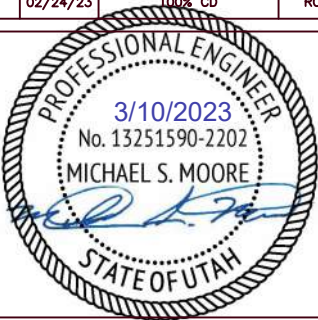
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SUITE 200
ANNAPOLIS, MD 21401



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IRVING, TEXAS 75038
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DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
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SUBMITTALS			
REV	DATE	DESCRIPTION	BY
B	05/03/22	90% CD	RC
C	05/12/22	90% CD	RC
0	05/25/22	100% CD	RC
1	07/23/22	100% CD	RC
2	07/27/22	100% CD	RC
3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

GN-3

GENERAL NOTES

- D. EMBEDDED ITEMS SHALL BE ANCHORED INTO PLACE IN A MANNER TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT AND CONSOLIDATION. COMPONENTS FORMING A PART OF A COMPLETE ASSEMBLY SHALL BE ALIGNED BEFORE ANCHORING INTO PLACE. PROVIDE TEMPORARY BRACING, ANCHORAGE, AND TEMPLATES AS REQUIRED TO MAINTAIN THE SETTING AND ALIGNMENT.

3.3 REINFORCEMENT PLACEMENT:

- A. PLACE REINFORCEMENT ACCORDING TO CHECKED AND RELEASED DRAWINGS AND IN ACCORDANCE WITH ACI 301 AND ACI 318.
- B. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT AGAINST DISPLACEMENT FROM FORM WORK CONSTRUCTION OR CONCRETE PLACEMENT AND CONSOLIDATION. SUPPORT REINFORCING ON METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS AND HANGERS.
- C. SPLICES OF REINFORCING BARS SHALL BE CLASS B UNLESS SHOWN OTHERWISE ON THE DRAWINGS. SPLICES SHALL BE STAGGERED. FULL DEVELOPMENT LENGTH SHALL BE PROVIDED ACROSS JOINTS.
- D. LOCATE REINFORCING TO PROVIDE CONCRETE COVER AND SPACING SHOWN ON THE DRAWINGS. MINIMUM COVER SHALL BE AS REQUIRED BY ACI 318.
- E. WELDING OF AND TO ANY REINFORCING MATERIALS INCLUDING TACK WELDING OF CROSSING BARS IS STRICTLY PROHIBITED.

3.4 CONCRETE PLACEMENT:

- A. PRIOR TO PLACING CONCRETE, THE FORMS AND REINFORCEMENT SHALL BE THOROUGHLY INSPECTED; ALL TEMPORARY BRACING, TIES AND CLEATS REMOVED; ALL OPENINGS FOR UTILITIES PROPERLY BOXED; ALL FORMS PROPERLY SECURED IN THERE CORRECT POSITION AND MADE TIGHT. ALL REINFORCEMENT AND EMBEDDED ITEMS SHALL BE SECURED IN THEIR PROPER LOCATIONS. ALL OLD AND DRY CONCRETE AND DIRT SHALL BE CLEANED OFF AND ALL STANDING WATER AND OTHER FOREIGN MATERIAL REMOVED.
- B. PLACING CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301 AND ACI 304 AND SHALL BE CARRIED OUT AT SUCH A RATE THAT THE CONCRETE PREVIOUSLY PLACED IS STILL PLASTIC AND INTEGRATED WITH THE FRESHLY PLACED CONCRETE. CONCRETING ONCE STARTED, SHALL BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED. NO COLD JOINTS SHALL BE ALLOWED.
- C. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED AND COMPACTED BY VIBRATION SPACING, RODDING, OR FORKING DURING THE OPERATION OF PLACING AND DEPOSITING IN ACCORDANCE WITH ACI 309. THE CONCRETE SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNER OF THE FORMS SO AS TO ELIMINATE ALL AIR AND STONE POCKETS.

3.5 FINISHING:

- A. FINISHING OF THE FLOOR SLABS SHALL BE IN ACCORDANCE WITH ACI 302.1 SECTION 7.2 WITH A MINIMUM OF THREE TROWELINGS. THE SLAB FINISH TOLERANCE AS MEASURED IN ACCORDANCE WITH ASTM E 1155 SHALL HAVE AN OVERALL TEST NUMBER FOR FLATNESS, FF= 20 AND FOR LEVEL. FL=15. THE MINIMUM LOCAL NUMBER FOR FLATNESS, FF= 15 AND FOR LEVEL FL=10.
- B. SURFACE OF FLOOR SLAB SHALL RECEIVE TWO COATS OF CLEAR SEALER/HARDNER.
- C. ABOVE GRADE WALL SURFACES SHALL HAVE A SMOOTH FORM FINISH AS DEFINED IN CHAPTER 10 OF ACI 301.

3.6 CURING:

- A. FRESHLY DEPOSITED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVELY HOT AND COLD TEMPERATURES AND SHALL BE MAINTAINED WITH MINIMUM MOISTURE LOSS AT A RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD OF TIME NECESSARY FOR THE HYDRATION OF THE CEMENT AND PROPER HARDENING OF THE CONCRETE.
- B. CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST AT LEAST OVERNIGHT, IMMEDIATELY FOLLOWING THE INITIAL CURING. BEFORE THE CONCRETE HAS DRIED. ADDITIONAL CURING SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING MATERIALS OR METHODS:
1. PONDING OR CONTINUOUS SPRINKLING.
2. ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
3. NON-ABSORPTIVE FILM (POLYETHYLENE) OVER PREVIOUSLY SPRINKLED SURFACE.
4. SAND OR OTHER COVERING KEPT CONTINUOUSLY WET.
5. CONTINUOUS STEAM (NOT EXCEEDING 150 F) OR VAPOR MIST BATH.
6. SPRAYED- ON CURING COMPOUND APPLIED IN TWO COATS, SPRAYED IN PERPENDICULAR DIRECTION
- C. THE FINAL CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS OR FRACTION THEREOF, NOT NECESSARILY CONSECUTIVE, DURING WHICH TEMPERATURE OF THE AIR IN CONTACT WITH CONCRETE IS ABOVE 50F HAS TOTALED SEVEN (7) DAYS. CONCRETE SHALL NOT BE PERMITTED TO FREEZE DURING THE CURING PERIOD. RAPID DRYING AT THE END OF THE CURING PERIOD SHALL BE PREVENTED.

GENERAL STRUCTURAL STEEL NOTES:

PART 1 - GENERAL

1.1 SCOPE:

- A. PROVIDE FABRICATION AND ERECTION OF STRUCTURAL STEEL AND OTHER ITEMS AS SHOWN ON THE DRAWINGS OR REQUIRED BY OTHER SECTIONS OF THESE SPECIFICATIONS.

1.2 REFERENCES:

- A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC). MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN (ASD).
- B. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).
ASTM A36: STRUCTURAL STEEL
ASTM A53: PIPE, STEEL BLACK AND HOT DIPPED, ZINC-COATED WELDED AND SEAMLESS.
ASTM A108: STEEL BARS, CARBON, COLD FINISHED, STANDARD QUALITY.
ASTM A123: ZINC (HOT-DIPPED GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM A307: CARBON STEEL BOLTS AND STUDS, 60,000 P.S.I. TENSILE STRENGTH.
ASTM A325: HIGH-STRENGTH BOLT FOR STRUCTURAL STEEL JOINTS.
ASTM A490: HEAT-TREATED, STRUCTURAL STEEL BOLTS, 150 (KSI) (1035MPA) TENSILE STRENGTH.
ASTM A500: COLD-FORMED WELDED AND SEAMLESS CARBON STEEL STRUCTURAL TUBING IN ROUNDS AND SHAPES.
ASTM A563: CARBON AND ALLOY STEEL NUTS.
ASTM B695: COATINGS OF ZINC MECHANICALLY DEPOSITED ON IRON AND STEEL.
ASTM F436: HARDENED STEEL WASHERS.
ASTM F959: COMPRESSIBLE-WASHER-TYPE DIRECT TENSION INDICATOR FOR USE WITH STRUCTURAL FASTENERS.
- C. AMERICAN WELDING SOCIETY (AWS):
AWS A5.1: COVERED CARBON STEEL ARC WELDING ELECTRODES.
AWS A5.5: LOW ALLOY STEEL COVERED ARC WELDING ELECTRODES.
AWS D1.1: STRUCTURAL WELDING CODE - STEEL.
- D. RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS (RCSC): "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS OR ASTM A490 BOLTS." AS ENDORSED BY AISC.
- E. STEEL STRUCTURES PAINTING COUNCIL (SSPC):
SSPC-SP3: POWER TOOL CLEANING.
SSPC-PAINT 11: RED IRON OXIDE, ZINC CHROME, RAW LINSEED OIL OR ALKYD PAINT.

1.3 SUBMITTALS:

- A. SUBMIT THE FOLLOWING FOR APPROVAL:

1. FABRICATION AND ERECTION DRAWINGS SHOWING ALL DETAILS, CONNECTIONS, MATERIAL DESIGNATIONS, AND ALL TOP STEEL ELEVATIONS.

B. WELDERS SHALL BE QUALIFIED AS PRESCRIBED IN AWS D1.1.

PART 2 - PRODUCTS

2.1 STRUCTURAL STEEL:

A. SHAPES, PLATES AND BARS SHALL CONFIRM TO ASTM A36.

B. STRUCTURAL TUBING SHALL CONFIRM TO ASTM A500, GRADE B. STEEL PIPE SHALL CONFIRM TO ASTM A53, TYPE E OR S, GRADE B.

2.2 ANCHOR BOLTS:

A. ANCHOR BOLTS SHALL CONFIRM TO ASTM A307 WITH HEAVY HEXAGONAL NUTS.

2.3 BOLTS:

- A. COMMON (MACHINE) BOLTS SHALL CONFIRM TO ASTM A307 GRADE A AND NUTS TO ASTM A563. ONE COMMON BOLT ASSEMBLY SHALL CONSIST OF A BOLT. A HEAVY HEX NUT AND A HARDENED WASHER.
- B. HIGH-STRENGTH BOLTS SHALL CONFORM TO ASTM A325; ONE HIGH STRENGTH BOLT ASSEMBLY SHALL CONSIST OF A HEAVY HEX STRUCTURAL BOLT, A HEAVY HEX NUT, A HARDENED WASHER CONFORMING TO ASTM F436. THE HARDENED WASHER SHALL BE INSTALLED AGAINST THE ELEMENT TURNED IN TIGHTENING. UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS.

2.4 WELDING ELECTRODES:

A. WELDING ELECTRODES SHALL COMPLY WITH AWS D1.1 USING A5.1 OR A5.5 E70XX AND SHALL BE COMPATIBLE WITH THE WELDING PROCESS SELECTED.

2.5 PRIMER:

A. PRIMER SHALL BE RED OXIDE-CHROMATE PRIMER COMPLYING WITH SSPC PAINT SPECIFICATION NO. 11.

PART 3 - EXECUTION

3.1 FABRICATION:

A. SHOP FABRICATE AND ASSEMBLY MATERIALS AS SPECIFIED HEREIN.

1. FABRICATE ITEMS OF STRUCTURAL STEEL IN ACCORDANCE WITH THE AISC-ASD SPECIFICATION, AND AS INDICATED ON THE APPROVED SHOP DRAWINGS.
2. ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANIZED PER ASTM.
3. PROPERLY MARK AND MATCH-MARK MATERIALS FOR FIELD ASSEMBLY AND FOR IDENTIFICATION AS TO LOCATION FOR WHICH INTENDED.
4. FABRICATE AND DELIVER IN A SEQUENCE WHICH WILL EXPEDITE ERECTION AND MINIMIZE FIELD HANDLING OF MATERIALS.
5. WHERE FINISHING IS REQUIRED, COMPLETE THE ASSEMBLY, INCLUDING THE WELDING OF UNITS, BEFORE START OF FINISHING OPERATIONS.
6. PROVIDE FINISH SURFACE OF MEMBERS EXPOSED IN THE FINAL STRUCTURE FREE FROM MARKINGS, BURNS, AND OTHER DEFECTS.

B. PROVIDE CONNECTIONS AS SPECIFIED HEREIN:

1. PROVIDE BOLTS AND WASHERS OF TYPES AND SIZE REQUIRED FOR COMPLETION OF FIELD ERECTION. USE 3/4 INCH DIAMETER A325 BOLTS UNLESS NOTED OTHERWISE.
2. INSTALL HIGH STRENGTH THREADED FASTENERS IN ACCORDANCE WITH RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR ASTM A490 BOLTS."
3. WELDED CONSTRUCTION SHALL COMPLY WITH AWS D1.1 FOR PROCEDURES, APPEARANCE, QUALITY OF WELD, AND METHODS USED IN CORRECTING WELDED WORK.
4. THE FABRICATOR SHALL FURNISH AND INSTALL ERECTION CLIPS FOR FIT-UP OF WELDED CONNECTIONS.
5. DOUBLE ANGLE MEMBERS SHALL HAVE WELDED FILLERS SPACED IN ACCORDANCE WITH CHAPTER E4 OF THE AISC-ASD SPECIFICATION.
6. GUSSET AND STIFFENER PLATES SHALL BE 3/8 INCH THICK MINIMUM.

3.2 PRIMING:

- A. STRUCTURAL STEEL SHALL BE PRIMED AS SPECIFIED HEREIN, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- B. STRUCTURAL STEEL SURFACE PREPARATION SHALL CONFIRM TO SSPC-SP3, "POWER TOOL CLEANING."
- C. SURFACE PREPARATION AND PRIMER SHALL BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE AS INCLUDED IN THE ASD MANUAL OF STEEL CONSTRUCTION.
- D. MATERIALS SHALL REMAIN CLOSED UNTIL REQUIRED FOR USE, MANUFACTURER'S POT-LIFE REQUIREMENTS SHALL BE STRICTLY ADHERED TO.
- E. PRIMER SHALL BE APPLIED TO DRY, CLEAN, PREPARED SURFACE AND UNDER FAVORABLE CONDITIONS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURER PRIMING SHALL NOT BE DONE WHEN AMBIENT TEMPERATURE IS LESS THAN 50 DEGREE F. THE RELATIVE HUMIDITY IS MORE THAN 90 PERCENT, OR THE SURFACE TEMPERATURE IS LESS THAN 5 DEGREE F ABOVE THE DEW POINT.
- F. GENERALLY ALL PRIMER SHALL BE SPRAY APPLIED. BRUSH OR ROLLER APPLICATION SHALL BE RESTRICTED TO TOUCHUP AND TO AREAS NOT ACCESSIBLE BY SPRAY GUN.
- G. PRIMER SHALL BE UNIFORMLY APPLIED WITHOUT RUNS, SAGS, SOLVENT BLISTERS, DRY SPRAY OR OTHER BLEMISHES. ALL BLEMISHES AND OTHER IRREGULARITIES SHALL BE REPAIRED OR REMOVED AND THE AREA RE-COATED. SPECIAL ATTENTION SHALL BE PAID TO CREVICES, WELD LINES, BOLT HEADS, CORNERS, EDGES, ETC., TO OBTAIN THE REQUIRED NOMINAL FILM THICKNESS.
- H. THE DRY FILM THICKNESS OF THE PRIMER SHALL BE 2.0 MILS.
- I. IF THE PRIMER IS DAMAGED BY WELDING OR PHYSICAL ABUSE, THE AREA SHALL BE TOUCHED UP AND REPAIRED. THE TOUCHUP PAINT SHALL BE COMPATIBLE WITH THE APPLIES PRIMER WITH MINIMUM DRY FILM THICKNESS OF 1.5 MILS.

3.3 INSTALLATION:

- A. INSTALLATION OF STRUCTURAL STEEL SHALL COMPLY WITH AISC "CODE OF STANDARD PRACTICE."
- B. STRUCTURAL FIELD WELDING SHALL BE DONE BY THE ELECTRIC SUBMERGED OR SHIELDED METAL ARC PROCESS. WELDED CONSTRUCTION SHALL COMPLY WITH AWS D1.1.
- C. PROVIDE ANCHOR BOLTS AND OTHER CONNECTORS REQUIRED FOR SECURING STRUCTURAL STEEL TO ELEVATOR SHAFT WALLS AND OTHER IN-PLACE WORK. PROVIDE TEMPLATES AND OTHER DEVICES NECESSARY FOR PRESETTING BOLTS AND ANCHORS TO ACCURATE LOCATIONS.
- D. SPLICE MEMBERS ONLY WHERE INDICATED ON THE DRAWINGS.
- E. ANY GAS CUTTING TORCHES HAVE TO BE APPROVED IN WRITING BY THE PROJECT STRUCTURAL ENGINEER.
- F. PROVIDE TEMPORARY SHORING BRACING WITH CONNECTIONS OF SUFFICIENT STRENGTH TO BEAR IMPOSED LOADS. REMOVE TEMPORARY CONNECTIONS AND MEMBERS WHEN PERMANENT MEMBERS ARE IN PLACE AND THE FINAL CONNECTIONS HAVE BEEN MADE.
- G. ALIGN AND ADJUST MEMBERS, AND OTHER SURFACES WHICH WILL BE IN THE PERMANENT CONTACT, BEFORE ASSEMBLY.
- H. HIGH-STRENGTH BOLTS AS A MINIMUM, SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE LATEST AISC SPECIFICATION. ALL HIGH-STRENGTH BOLTS SPECIFIED ON THE DESIGN DRAWINGS TO BE USED IN PRETENSIONED OR SLIP-CRITICAL JOINTS SHALL BE TIGHTENED TO A BOLT TENSION NOT LESS THAN THAT GIVEN IN AISC TABLE J3.1. INSTALLATION SHALL BE BY ANY OF THE FOLLOWING METHODS: TURN-OF NUT METHOD, A DIRECT-TENSION-INDICATOR, TWIST-OFF-TYPE TENSION-CONTROL BOLT, CALIBRATED WRENCH, OR ALTERNATIVE DESIGN BOLT.



7670 S CHESTER ST.
ENGLEWOOD, CO. 80112



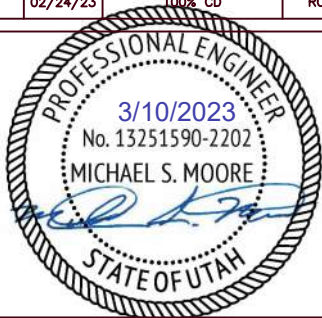
1997 ANNAPOLIS EXCHANGE PARKWAY,
SUITE 200
ANNAPOLIS, MD 21401



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
B	05/03/22	90% CD	RC
C	05/12/22	90% CD	RC
0	05/25/22	100% CD	RC
1	07/23/22	100% CD	RC
2	07/27/22	100% CD	RC
3	09/01/22	100% CD	RC
4	09/24/22	100% CD	DAB
5	02/24/23	100% CD	RC



SITE INFORMATION

LTE 1C/2C/3C/4C/5C/6C

UTL04090

MEADOW_RANCH

FA#: 15705693

USID: 317144

SITE ADDRESS:

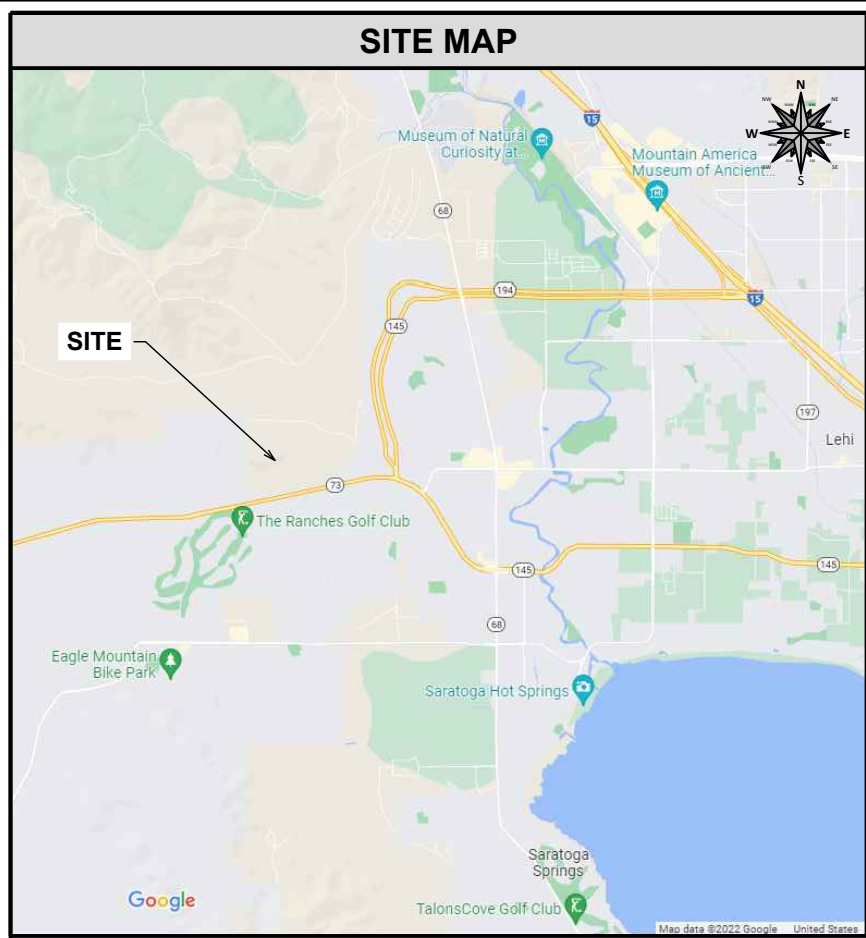
9469 N. MT AIREY DR EAGLE
MOUNTAIN, UT 84005

SHEET DESCRIPTION

GROUNDING DETAILS

SHEET NO.

GN-4

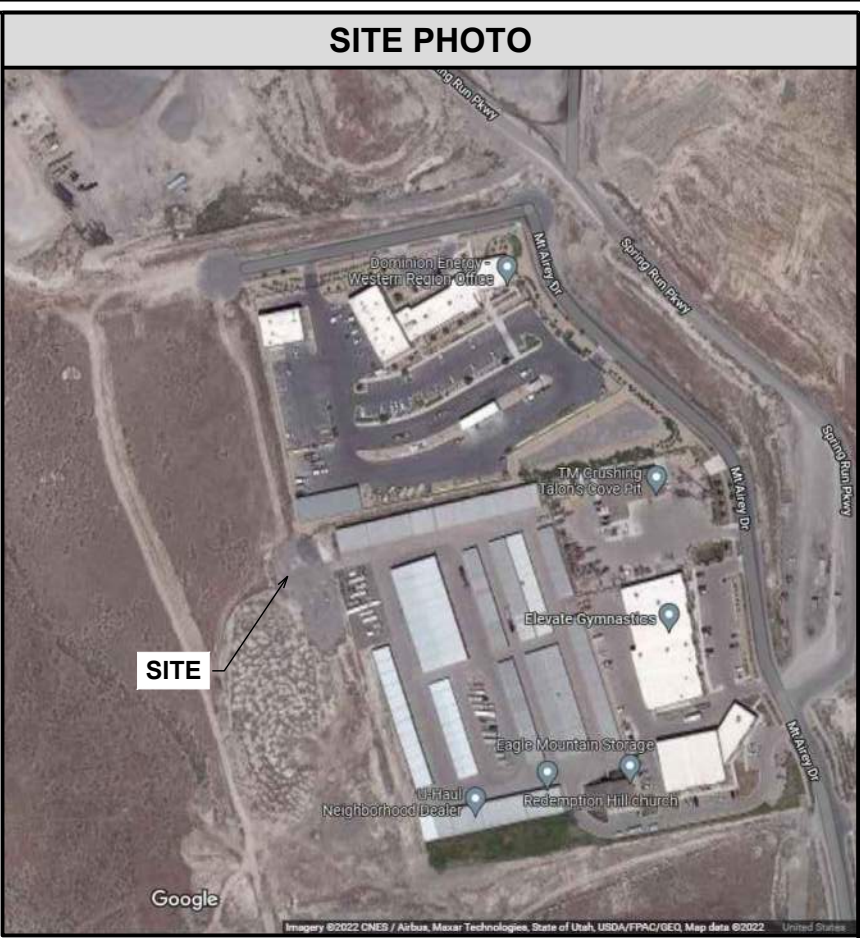


SITE NAME:
MEADOW RANCH

SITE NUMBER:
15705693

SITE ADDRESS:
9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE & LONGITUDE:
N 40° 23' 04.43" , W 111° 58' 04.55"



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE HANDICAP ACCESS IS NOT REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SCOPE OF WORK

SITE ACCESS ROAD AND COMPOUND GRADING.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

- 2018 BUILDING CODE OF UTAH (IBC 2018 WITH AMENDMENTS)
- 2018 EXISTING BUILDING CODE OF UTAH (IEBC 2018 WITH AMENDMENTS)
- 2018 FIRE CODE OF UTAH (IFC 2018 WITH AMENDMENTS)
- 2018 FUEL GAS CODE OF UTAH (IFGC 2018 WITH AMENDMENTS)
- 2020 NATIONAL ELECTRIC CODE OF UTAH (NFPA 70, 2020 WITH AMENDMENTS)
- 2018 PLUMBING CODE OF UTAH (IPC 2018 WITH AMENDMENTS)
- 2018 COMMERCIAL ENERGY CONSERVATION CODE OF UTAH (IECC 2018 WITH AMENDMENTS)
- 2018 MECHANICAL CODE OF UTAH (IMC 2018 WITH AMENDMENTS)



INDEX OF SHEETS	
T-1	TITLE PAGE
GN-1	GENERAL NOTES I
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C-1.1	SITE PLAN
C-2.1	GRADING PLAN
C-3.1	ROAD DESIGN
C-4.1	STORM WATER MANAGEMENT I
C-4.2	STORM WATER MANAGEMENT II

SITE SUMMARY	
SITE TYPE:	NEW BUILD RAW LAND
STRUCTURE TYPE:	MONOPOLE
STRUCTURE OWNER:	AT&T
SITE NUMBER:	15705693
ANTENNA SITE REG. NO.:	15705693
STRUCTURE HEIGHT (AGL):	90' ±
OCCUPANCY TYPE:	UTILITY & MISCELLANEOUS (U)
STRUCTURE LATITUDE:	N 40° 23' 04.43" (40.384563°)
STRUCTURE LONGITUDE:	W 111° 58' 04.55" (-111.967931°)
JURISDICTION:	EAGLE MOUNTAIN CITY
COUNTY:	UTAH
PARCEL ID:	XXXX
GROUND ELEV. (NAVD 88):	XXX'
POWER PROVIDER:	ROCKY MOUNTAIN POWER
FIBER PROVIDER:	T.B.D.

PREPARED BY:



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RALEIGH, NC 27615
919-782-2710
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PREPARED FOR:



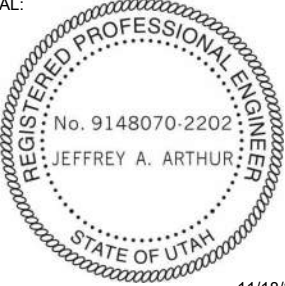
SITE NAME:
MEADOW RANCH

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SITE ADDRESS:
9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE/LONGITUDE:
40.384563° , -111.967931°

SEAL:



11/18/22

REV	DATE	DETAILS
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T-1

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GENERAL NOTES	GENERAL NOTES (CONTINUED)	
1. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND CARRIER PROJECT SPECIFICATIONS. 2. GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND SHALL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. 3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK. 4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS. 5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED IN THESE DRAWINGS. 6. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISHED SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK. 7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. 8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING. 9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION. 10. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES. 11. ERECTION SHALL BE DONE IN WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMEN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED IN THE DRAWINGS. 12. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS. 13. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. 14. CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK. 15. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER. 16. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. 17. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING. 18. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION. 19. THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. 20. THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NO LESS THAN 2-A OR 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.	21. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION. 22. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES. 23. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION. 24. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL. 25. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT. 26. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION. 27. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. 28. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT. 29. CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT. 30. CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION. 31. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED). 32. STRUCTURE IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY CARRIER TECHNICIANS. 33. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED. 34. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST CARRIER GROUNDING STANDARD. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN. 35. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. 36. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS. 37. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION. 38. ALL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. 39. NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.	

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SITE NAME:

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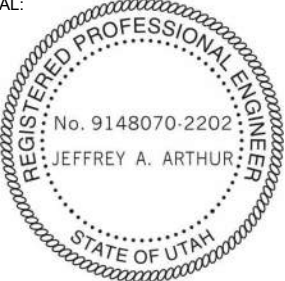
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GENERAL NOTES I

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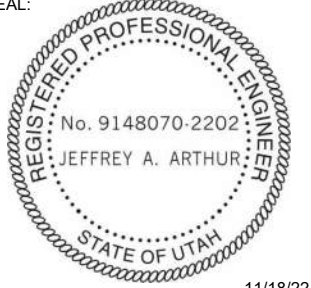
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ABBREVIATIONS					LINETYPES		
ABC	AGGREGATE BASE COURSE	FT.	FOOT, FEET	RT	RIGHT	_____ - - - - -	PARENT PROPERTY BOUNDARY
ABS	AIR BREAK SWITCH	FTG.	FOOTING	R/W	RIGHT OF WAY	_____ - - - - -	PARENT PROPERTY BOUNDARY
A.C.	ASBESTOS CEMENT	GA	GAGE	RWM	RIGHT OF WAY MONUMENT	-----	ADJACENT PROPERTY BOUNDARY
A/C	AIR CONDITIONING	GAL.	GALLON	SAN	SANITARY SEWER	_____ - - - - -	EASEMENT
A.D.	AREA DRAIN	GALV.	GALVANIZED	SB	SOIL BORING	_____ . . . _____ . . . _____	LEASE AREA
A.F.F.	ABOVE FINISHED FLOOR	GC	GENERAL CONTRACTOR	SCH	SCHEDULE	_____ R/W _____ R/W _____ R/W _____	RIGHT OF WAY
ALT.	ALTERNATE	G.F.E.	GOVERNMENT FURNISHED EQUIPMENT	SET	SETBACK	_____ SF _____ SF _____ SF _____	SILT FENCE
ALUM.	ALUMINUM	GIS	GEOGRAPHIC INFORMATION SYSTEM	SF	SQUARE FEET	___ X ___ X ___ X ___ X ___	CHAIN-LINK FENCE
AMP.	AMPERES	GL	GAS LINE	SHT	SHEET	_____ UGW _____ UGW _____ UGW _____	UNDERGROUND WATER
A.O.	ACCESS OPENING	GM	GAS METER	SIA	SIAMESE CONNECTION	_____ UGP _____ UGP _____ UGP _____ UGP _____	UNDERGROUND POWER
APPROX.	APPROXIMATELY	G.P.H.	GALLONS/HOUR	SIG	SIGNAL	_____ OHP _____ OHP _____ OHP _____	OVERHEAD POWER
ARCH.	ARCHITECTURAL	G.P.M.	GALLONS/MINUTE	SOTF	SECURITY OPERATIONS TRAINING FACILITY	_____ ACP _____ ACP _____ ACP _____	ALTERNATING CURRENT POWER
ASPH.	ASPHALT	GND.	GROUND	SP	SIGNAL POLE	_____ DCP _____ DCP _____ DCP _____	DIRECT CURRENT POWER
A.T.P.	ANTI-TERRORISM FORCE PROTECTION	GOV'T	GOVERNMENT	SPECS	SPECIFICATIONS	_____ FO/DC _____ FO/DC _____ FO/DC _____	FIBER/DC POWER COMPOSITE CABLE
A.W.W.A.	AMERICAN WATER WORKS ASSOCIATION	GV	GATE VALVE	SQFT	SQUARE FEET	_____ HYBRID _____ HYBRID _____	HYBRID CABLE
BLDG.	BUILDING	GW	GUY WIRE	SR	STATE ROAD	_____ UGF _____ UGF _____ UGF _____ UGF _____	UNDERGROUND FIBER
BM.	BENCH MARK	HC	HANDICAP	SS	SANITARY SEWER	_____ SM12 _____ SM12 _____ SM12 _____	FIBER TRUNK - 12 STRAND
BOC	BACK OF CURB	HCP	HANDICAP PARKING	ST.	STATION	_____ SM24 _____ SM24 _____ SM24 _____	FIBER TRUNK - 24 STRAND
BOL	BOLLARD	HCR	HANDICAP RAMP	STD.	STANDARD	_____ SM48 _____ SM48 _____ SM48 _____	FIBER TRUNK - 48 STRAND
BRG.	BEARING	HDW	HEADWALL	STM	STORM	_____ SM96 _____ SM96 _____ SM96 _____	FIBER TRUNK - 96 STRAND
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	STL	STEEL	_____ SM144 _____ SM144 _____	FIBER TRUNK - 144 STRAND
BVCE	BEGIN VERTICAL CURVE ELEVATION	HSS	HIGH STRENGTH STEEL	SW	SIDEWALK	_____ SM288 _____ SM288 _____	FIBER TRUNK - 288 STRAND
BVCS	BEGIN VERTICAL CURVE STATION	HT	HEIGHT	SWM	STORMWATER MANAGEMENT	_____ GND _____ GND _____ GND _____	GROUND WIRE
C&G	CURB AND GUTTER	HYD	HYDRANT	T	TANGENT	_____ GAS _____ GAS _____ GAS _____	GAS LINE
CATV	CABLE TELEVISION	ID.	INSIDE DIAMETER	TBM	TEMPORARY BENCHMARK	_____ ETH _____ ETH _____ ETH _____	ETHERNET CABLE
CAP.	CAPACITY	INTX.	INTERSECTION	TERR	TERRA COTTA PIPE	_____ CAT6 _____ CAT6 _____ CAT6 _____	CAT6 CABLE
C.B.	CATCH BASIN	INV.	INVERT	TEL	TELEPHONE	_____ CAT5 _____ CAT5 _____ CAT5 _____	CAT5 CABLE
CBL	CABLE	ISL	ISLAND	TOC	TOP OF CURB	_____ ALM _____ ALM _____ ALM _____	ALARM CABLE
CEM.	CEMENT	ITL.	INDEPENDENT TESTING LABORATORY	TOB	TOP OF BANK	_____ C _____ C _____ C _____	CONDUIT
CER.	CERAMIC	J.B.	JUNCTION BOX	TOS	TOP OF SLOPE	_____ COAX _____ COAX _____ COAX _____	COAX FEEDLINE
C.F.M.	CUBIC FEET/MINUTE	JCT.	JUNCTION	TOW	TOP OF WALL	_____ TFT-402 _____ TFT-402 _____	COAX FEEDLINE / JUMPER - TFT-402
C.F.S.	CUBIC FEET/SECOND	JSOC	JOINT SPECIAL OPERATIONS COMMAND	TP	TELEPHONE POLE	_____ PTS1-50 _____ PTS1-50 _____	COAX FEEDLINE / JUMPER - PTS1-50
C.I.	CURB INLET	JT.	JOINT	TRANS	TRANSFORMER	_____ LMR-240 _____ LMR-240 _____	COAX FEEDLINE / JUMPER - LMR-240
C.I.P.	CAST IRON PIPE	K	K VALVE	TYP.	TYPICAL	_____ LDF4-50 _____ LDF4-50 _____	COAX FEEDLINE / JUMPER - LDF4-50
CIRC.	CIRCULATING	KVA	KILOVOLT AMPERE	U/C	UNDER CONSTRUCTION	_____ LDF1-50 _____ LDF1-50 _____	COAX FEEDLINE / JUMPER - LDF1-50
C.A.	CONSTRUCTION JOINT/CONTRACTION JOINT	KW	KILOWATT	U/G	UNDERGROUND	_____ HL4RPV _____ HL4RPV _____	COAX FEEDLINE / JUMPER - HL4RPV
C.L.	CENTER LINE	L	LENGTH	UNO	UNLESS NOTED OTHERWISE	_____ FSJ4-50 _____ FSJ4-50 _____	COAX FEEDLINE / JUMPER - FSJ4-50
C.M.	CONCRETE MONUMENT	LF	LINEAR FEET	UP	UTILITY POLE	_____ FSJ1-50 _____ FSJ1-50 _____	COAX FEEDLINE / JUMPER - FSJ1-50
C.M.P.	CONCRETE METAL PIPE	LGT	LIGHT	VC	VERTICAL CURVE	_____ AL4RPV _____ AL4RPV _____	COAX FEEDLINE / JUMPER - AL4RPV
C.M.U.	CONCRETE MASONRY UNIT	LP	LIGHT POLE	VCP	VITRIFIED CLAY PIPE		
C.O.	CLEAN OUT	LT	LEFT	VIF	VERIFY IN FIELD		
COL.	COLUMN	MAX	MAXIMUM	WL	WATER LINE		
CONC.	CONCRETE	MED	MEDIAN	WM	WATER METER		
COND.	CONDENSATE	MH	MANHOLE	WSEL	WATER SURFACE ELEVATION		
CONN.	CONNECTION	MIN	MINIMUM	WV	WATER VALVE		
CONST.	CONSTRUCTION	MJ	MECHANICAL JOINT	WTR	WATER		
CONT.	CONTINUOUS	MON	MONUMENT	WWF	WIRE WELD FABRIC		
COR	CONTRACTING OFFICERS REPRESENTATIVE	MTL	METAL				
C.TO C.	CENTER TO CENTER	MW	MONITOR WELL / MICROWAVE				
C.Y.	CUBIC YARD	M.U.T.C.D	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES				
DET.	DETAIL	N/A	NOT APPLICABLE				
DI	DROP INLET	NAD 27	NORTH AMERICAN DATUM 1927				
DIA.	DIAMETER	NAD 83	NORTH AMERICAN DATUM 1983				
DIFF.	DIFFUSER	NBL	NORTH BOUND LINE				
DIM.	DIMENSION	NC	NORMAL CROWN				
D.I.P.	DUCTILE IRON PIPE	NEMA	NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION				
DISC.	DISCONNECT	NIC	NOT IN CONTRACT				
D.A.	DUMMY JOINT	NIP	NEW IRON PIPE				
DN.	DOWN	N.T.S.	NOT TO SCALE				
DR.	DRAIN	O.U.	ON CENTER				
D.S.	DOWN SPOUT	O.V.	OUTSIDE DIAMETER				
DW	DOMESTIC WATER	OH	OVERHEAD				
DWG.(S)	DRAWING(S)	OHE	OVERHEAD ELECTRIC				
EA.	EACH	ONUS.	OLD NORTH UTILITY SERVICE				
E.F.	EXHAUST FAN	OVH	OVERHANG				
EG.	EXISTING GRADE	P/A	PARKING AREA				
E.I.P.	EXISTING IRON PIPE	PC	POINT OF CURVATURE				
E.J.	EXPANSION JOINT	PCC	POINT OF COMPOUND CURVATURE				
ELEC.	ELECTRIC	PED	PEDESTAL				
EL.	ELEVATION	PER.	PERIMETER				
E.M.	ELECTRIC METER	PGL	PROPOSED GRADE LINE				
EOP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION				
EQUIP.	EQUIPMENT	PINC	POINT OF INTERSECTION ON CURVE				
EVC	END VERTICAL CURVE	PIV	POST INDICATOR VALVE				
EVCE	END VERTICAL CURVE ELEVATION	PIV ELEV	POINT OF VERTICAL INTERSECTION ELEVATION				
EVCS	END VERTICAL CURVE STATION	PLT	PLATE				
EXH.	EXHAUST	PSF	POUNDS PER SQUARE FOOT				
EXP.JT.	EXPANSION JOINT	PSF	POUNDS/SQUARE FOOT				
EXT.	EXTERIOR	PSI	POUNDS/SQUARE INCH				
EX./EXIST.	EXISTING	PIV STA	POINT OF VERTICAL INTERSECTION STATION				
FC	FACE OF CURB	PT	POINT				
F.D.	FLOOR DRAIN	PVMT	PAVEMENT				
F.D.C.	FIRE DEPARTMENT CONNECTION	RAD.	RADIUS				
F.E.S.	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE				
F.F.E.	FINISHED FLOOR ELEVATION	REINF.	REINFORCING				
FG	FINISHED GRADE	REQ.	REQUIRED				
FH	FIRE HYDRANT	REV	REVISED				
FIN.	FINISH FLOOR	R.P.Z.	REDUCED PRESSURE ZONE				
FM	FORCE MAIN						
FOC	FACE OF CURB						

PREPARED BY:		
		
3227 WELLINGTON COURT RALEIGH, NC 27615 919-782-2710 www.ets-pllc.com		
PREPARED FOR:		
		
SITE NAME:		
MEADOW RANCH		
SITE NUMBER:		
15705693		
SITE ADDRESS:		
9469 N. Mt Airey Drive Eagle Mountain, UT 84005		
LATITUDE/LONGITUDE:		
40.384563°, -111.967931°		
SEAL:		
		
REV	DATE	DETAILS
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DRAWN BY: DJN		CHECKED BY: FGB
SHEET TITLE:		
GENERAL NOTES II		
SHEET #	GN-2	CURRENT REV #: 0
		ETS #: 22112852

PREPARED BY:



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RALEIGH, NC 27615
919-782-2710
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PREPARED FOR:



SITE NAME:

MEADOW RANCH

SITE NUMBER:

15705693

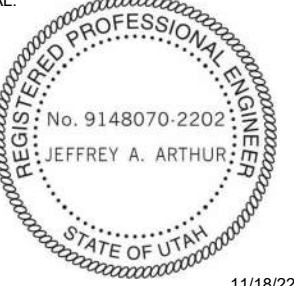
SITE ADDRESS:

9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE/LONGITUDE:

40.384563°, -111.967931°

SEAL:



11/18/22

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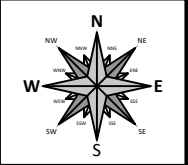
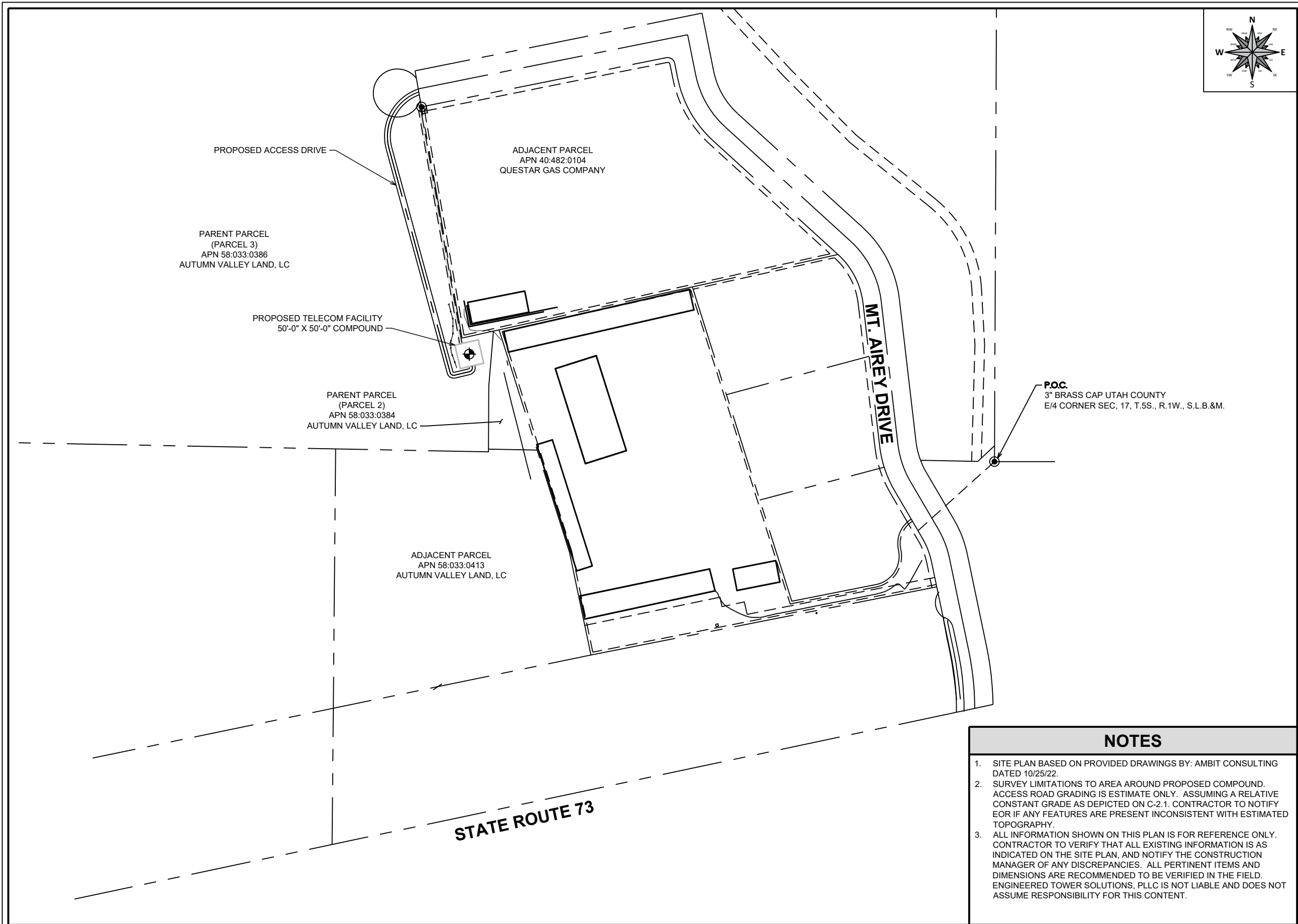
DRAWN BY: DJN

CHECKED BY: FGB

SHEET TITLE:

GENERAL NOTES II

SHEET #	CURRENT REV #:
GN-2	0
	ETS #: 22112852



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**ENGINEERED
TOWER SOLUTIONS**

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RALEIGH, NC 27615
919-782-2710
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PREPARED FOR:



**PRIMECORE
TECHNOLOGIES**

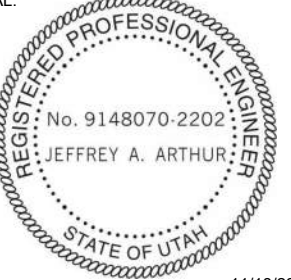
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MEADOW RANCH

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15705693

SITE ADDRESS:
9469 N. Mt Airey Drive
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LATITUDE/LONGITUDE:
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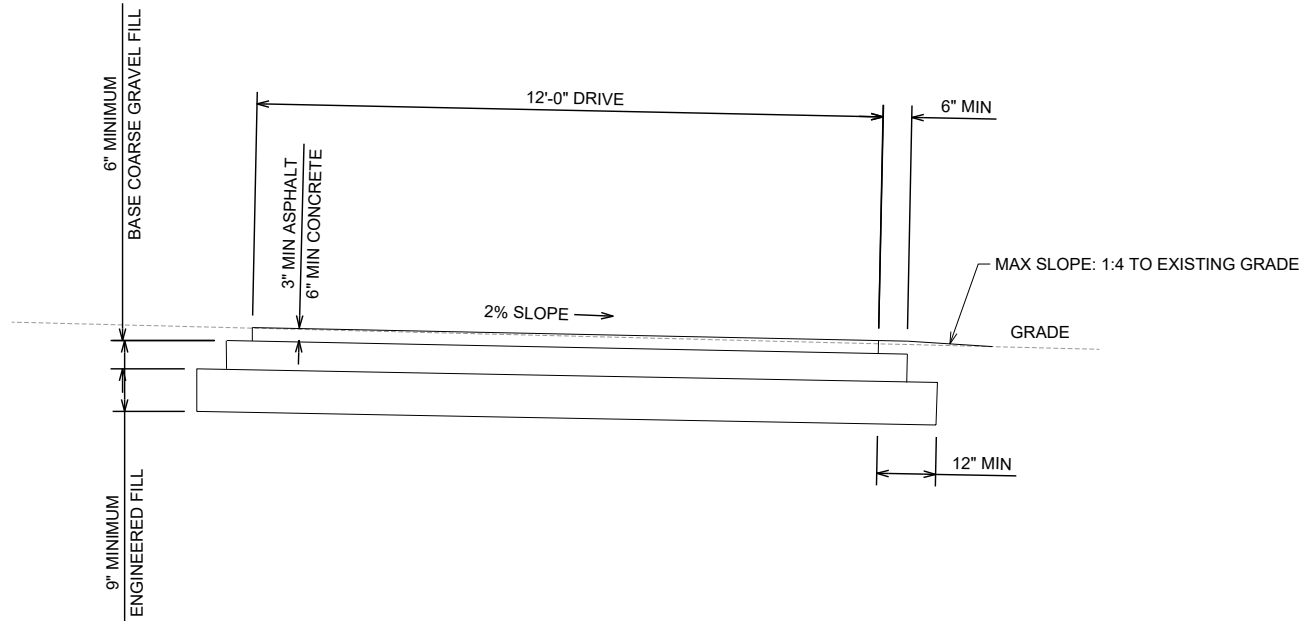
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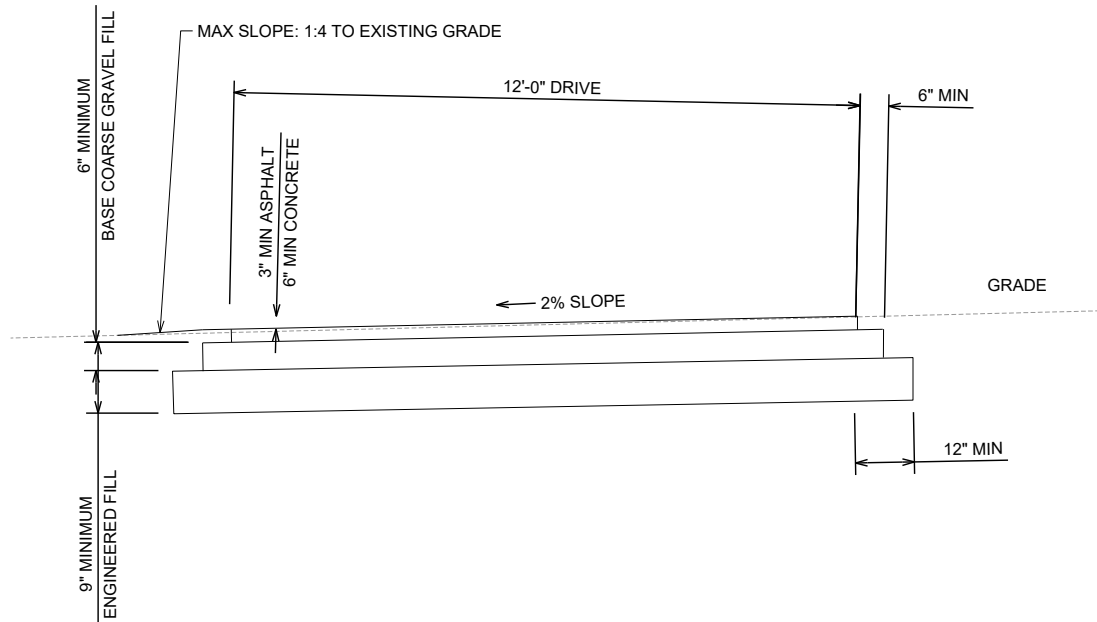
SITE PLAN

SHEET # **C-1.1** CURRENT REV #: **0**
ETS #: 22112852

- NOTES**
- SITE PLAN BASED ON PROVIDED DRAWINGS BY: AMBIT CONSULTING DATED 10/25/22.
 - SURVEY LIMITATIONS TO AREA AROUND PROPOSED COMPOUND. ACCESS ROAD GRADING IS ESTIMATE ONLY. ASSUMING A RELATIVE CONSTANT GRADE AS DEPICTED ON C-2.1. CONTRACTOR TO NOTIFY EOR IF ANY FEATURES ARE PRESENT INCONSISTENT WITH ESTIMATED TOPOGRAPHY.
 - ALL INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY. CONTRACTOR TO VERIFY THAT ALL EXISTING INFORMATION IS AS INDICATED ON THE SITE PLAN, AND NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES. ALL PERTINENT ITEMS AND DIMENSIONS ARE RECOMMENDED TO BE VERIFIED IN THE FIELD. ENGINEERED TOWER SOLUTIONS, PLLC IS NOT LIABLE AND DOES NOT ASSUME RESPONSIBILITY FOR THIS CONTENT.



DETAIL 1 ROAD CROSS SECTION
N.T.S.



DETAIL 2 ROAD CROSS SECTION
N.T.S.

NOTES

- CONCRETE SHALL NOT BE PLACED WHEN A DESCENDING AIR TEMPERATURE IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT FALLS BELOW 35°F. CONCRETE SHALL NOT BE POURED ON FROZEN GROUND. WHERE HIGH TEMPERATURES ARE LIKELY TO DESCEND BELOW 32°F, CONCRETE SHALL BE COVERED OR OTHERWISE PROTECTED AGAINST FREEZING. THE CITY ENGINEER MUST APPROVE THE METHOD BY WHICH THE CONCRETE IS COVERED OR PROTECTED. ADMIXTURES OTHER THAN CALCIUM CHLORIDE MAY BE ADDED UPON APPROVAL OF THE CITY ENGINEER.
- ALL STREET SURFACING SHALL COMPLY WITH THE APWA STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE IN THIS SECTION. PRIOR TO PLACING ASPHALT SURFACES, TEMPERATURES SHALL BE A MINIMUM OF 50 DEGREES FAHRENHEIT AND RISING, AND BE EXPECTED TO MAINTAIN A TEMPERATURE OF GREATER THAN 50 DEGREES FOR A LENGTH SUFFICIENT TO COMPLETE A REASONABLE QUANTITY OF IN NO INSTANCE WILL ASPHALT BE ALLOWED TO BE PLACED IN TEMPERATURES LESS THAN 47 DEGREES. NO ASPHALT MAY BE PLACED ON FROZEN GROUND, OR WHEN OVERNIGHT TEMPERATURES OF LESS THAN 42 DEGREES ARE EXPECTED.
- AGGREGATE SIZE TO REQUIRE A MINIMUM THREE QUARTER INCH (3/4) MIX DESIGN.
- CONCRETE TO BE DESIGNED TO 5000 PSI BREAKING STRENGTH
- CONCRETE TO INCLUDE WIRE MESH AT BOTTOM OF LAYER ABOVE THE COARSE FILL.
- ENGINEERED FILL (TYPE A1 OR A2 AS DEFINED BY AASHTO) SHALL BE REQUIRED BACKFILL FOR ALL TRENCHES IN THE CITY RIGHT-OFWAY OR PUBLIC UTILITY EASEMENTS CONTAINING CITY OWNED AND MAINTAINED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING GRADATION REPORTS SHOWING PROPER GRADATION TO MEET A1 OR A2 CLASSIFICATION.
- SUB GRADE PREPARATION, IN BOTH CUT AND FILL AREAS THE PAVING SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) INCHES AND COMPACTED TO THE EQUIVALENT OF NINETY-FIVE (95) PERCENT OF MAXIMUM DRY DENSITY AS MEASURED BY AASHTO T-180, METHOD C OR THE MODIFIED PROCTOR TEST ASTM D-1557. NO ROCKS LARGER THAN TWO (2) INCHES IN DIAMETER, ORGANIC MATERIAL, SOFT CLAY, SPONGY MATERIAL OR OTHER DELETERIOUS MATERIAL WILL BE PERMITTED IN THIS SCARIFIED SUBGRADE LAYER. ROUGH SUBGRADES SHALL BE SHAPED AND GRADED TO WITHIN A TOLERANCE OF 0.15 FEET OF DESIGN GRADE AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. THE DEVELOPER SHALL PROVIDE TO THE CITY ENGINEER OR HIS/HER DESIGNEE THE RESULTS OF A SUB-SURFACE INVESTIGATION PERFORMED BY THE DEVELOPER'S ENGINEER AND THE RECOMMENDATION AS TO WHETHER EXISTING MATERIAL IS ADEQUATE FOR ROAD CONSTRUCTION. DURING THE ROLLING OPERATION, MOISTURE CONTENT OF THE SUBGRADE LAYER SHALL BE MAINTAINED AT NO LESS THAN NINETY-SEVEN (97) OR MORE THAN 105% OF OPTIMUM MOISTURE CONTENT. ROLLING SHALL BE CONTINUED UNTIL THE ENTIRE ROAD BED (TO ONE FOOT BACK OF CURB) IS COMPACTED TO THE SPECIFIED DENSITY TO A MINIMUM DEPTH OF EIGHT (8) INCHES.
- ALL SITE WORK SHALL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION AND DESIGN STANDARDS.

PREPARED BY:



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RALEIGH, NC 27615
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PREPARED FOR:



SITE NAME:

MEADOW RANCH

SITE NUMBER:

15705693

SITE ADDRESS:

9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE/LONGITUDE:

40.384563°, -111.967931°

SEAL:



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DRAWN BY: DJN CHECKED BY: FGB

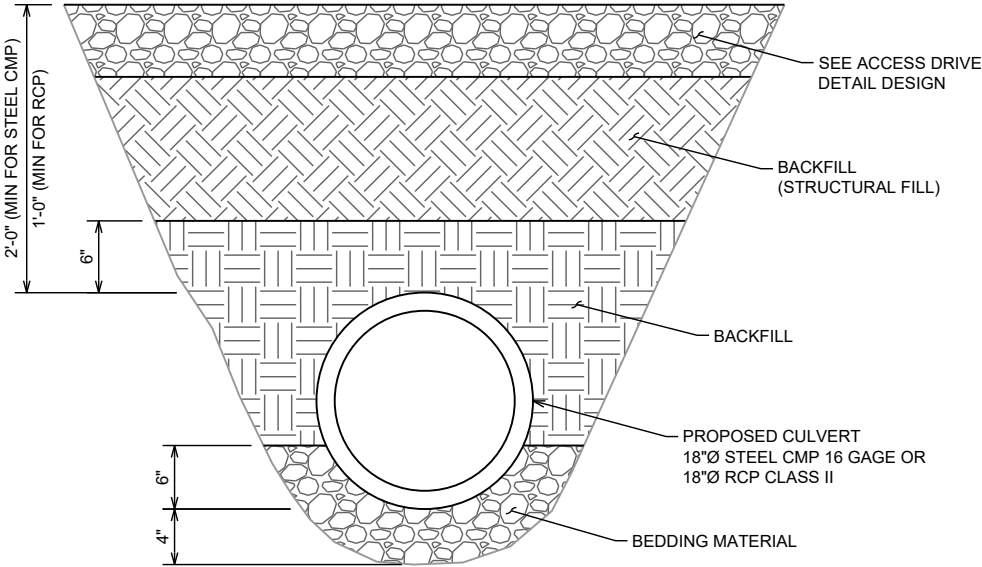
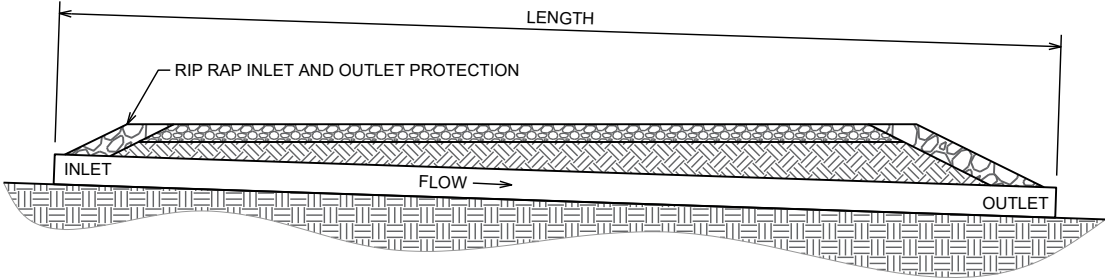
SHEET TITLE:

ROAD DESIGN

SHEET # C-3.1 CURRENT REV #: 0
ETS #: 22112852

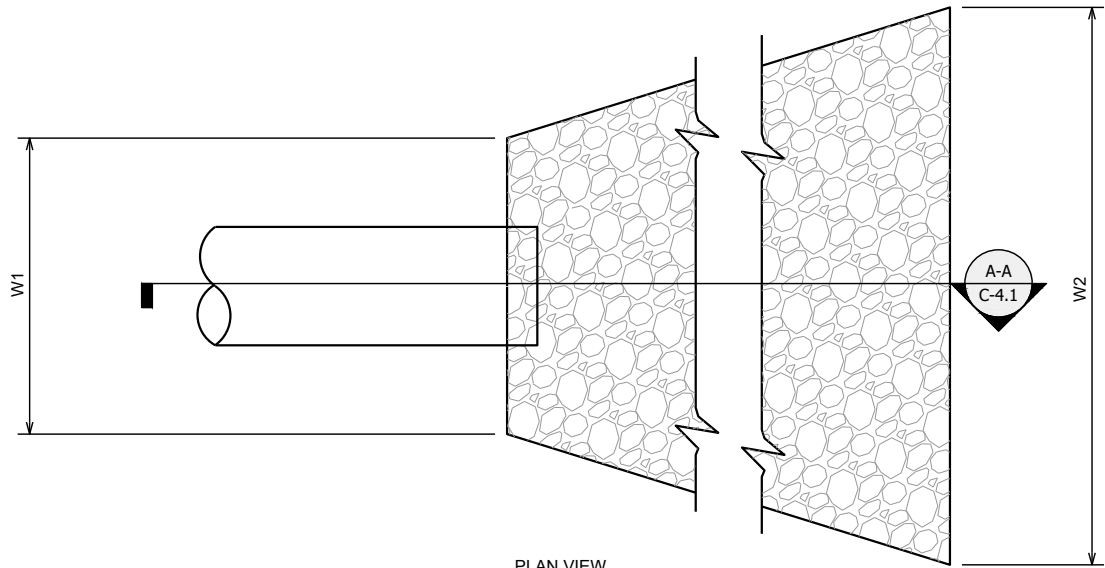
CULVERT NOTES

1. CULVERT TO BE INSTALLED WITH A MINIMUM GRADE NO LESS THAN 3%.
2. APPROVED/SUITABLE NATIVE MATERIAL TO BE USED AS BACKFILL (AS DIRECTED) COMPACTED TO 95% IN 6" LIFTS
3. RIP RAP TO BE INSTALL AROUND CULVERTS PROVIDING BANK/SLOPE STABILIZATION AT INLET AND OUTLET
4. ACCESS ROAD MUST MAINTAIN MINIMUM DESIGN REQUIREMENTS AS STATED IN CD'S DATED
5. COUPLER TO BE USED FOR SPLICING CULVERT PIPES TOGETHER PER MANUFACTURER SPECIFICATIONS.
6. PIPE SHOULD BE INSTALLED SO THAT BOTTOM OF THE INLET IS AT GRADE/TOP OF DISSIPATION PAD
7. OUTLET SHOULD BE INSTALLED AT GRADE/TOP OF DISSIPATION PAD.



RIP-RAP APRON

N.T.S.



PLAN VIEW

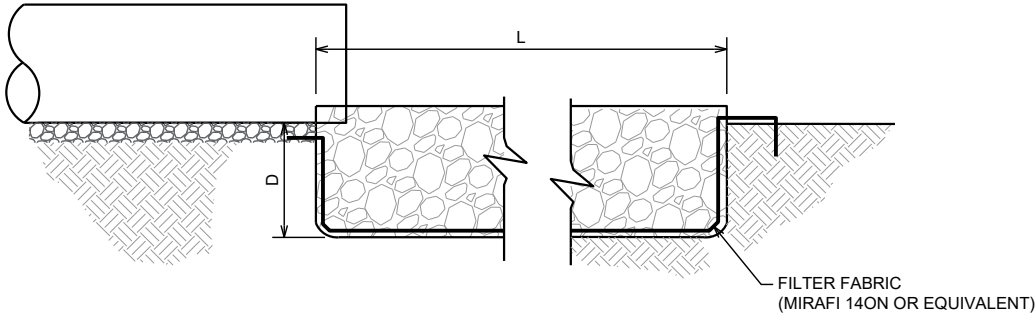
CULVERT DETAIL

N.T.S.

RIP-RAP APRON DIMENSIONS						
DISSIPATER PAD #	PIPE DIA.	W1	W2	L	D	RIP-RAP
1 (INLET)	18"	4'-6"	4'-6"	6'-0"	1'-0"	CLASS II
2 (OUTLET)		4'-6"	7'-0"	8'-0"	1'-6"	

NOTES

1. L = LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6" (INCHES).
3. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.
4. EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION 6" ABOVE THE TOP OF PIPE.



DISSIPATER PAD DETAIL

N.T.S.

DISSIPATER PAD SECTION A-A

N.T.S.

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SITE NAME:

MEADOW RANCH

SITE NUMBER:

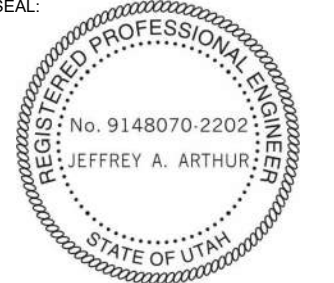
15705693

SITE ADDRESS:

9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE/LONGITUDE:
40.384563°, -111.967931°

SEAL:



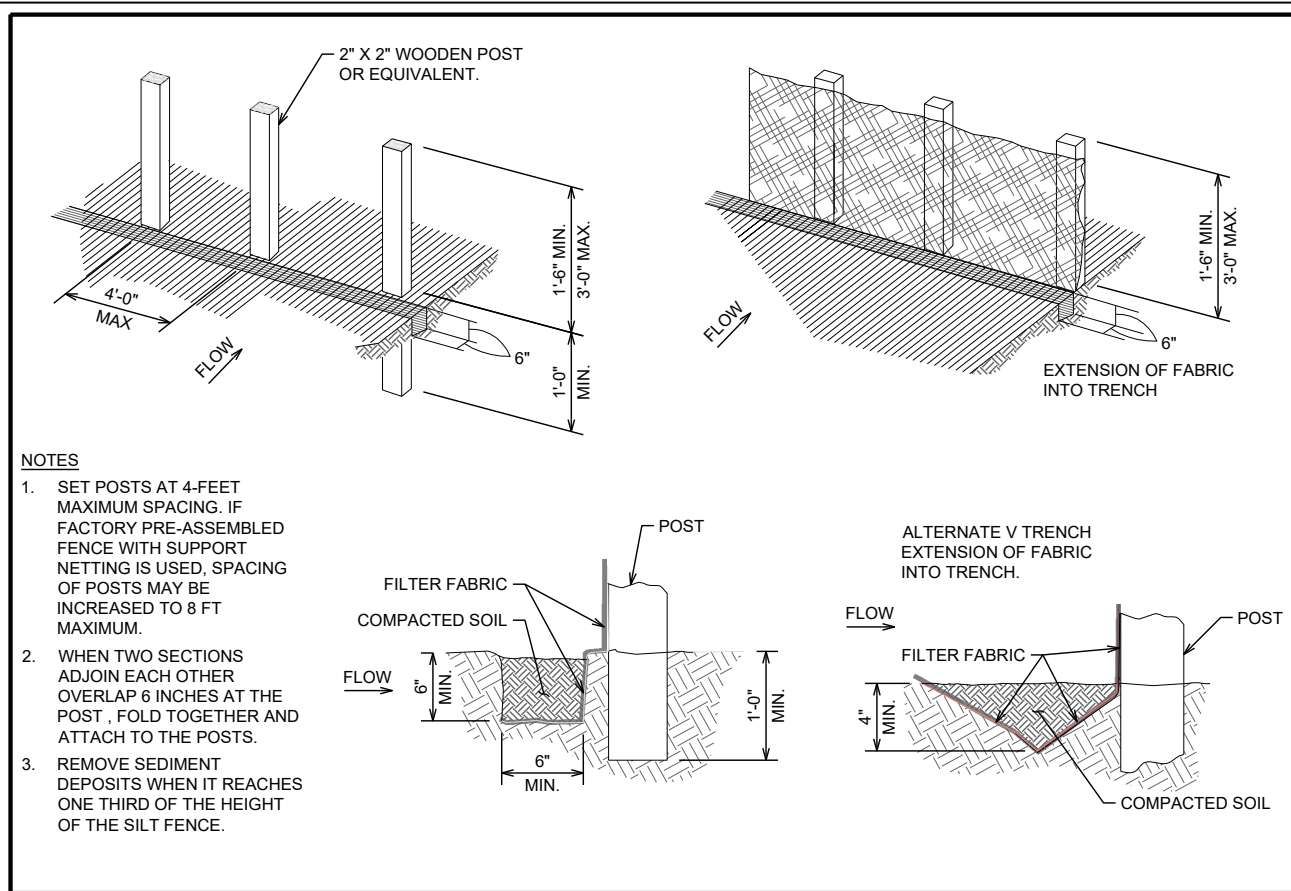
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DRAWN BY: DJN CHECKED BY: FGB

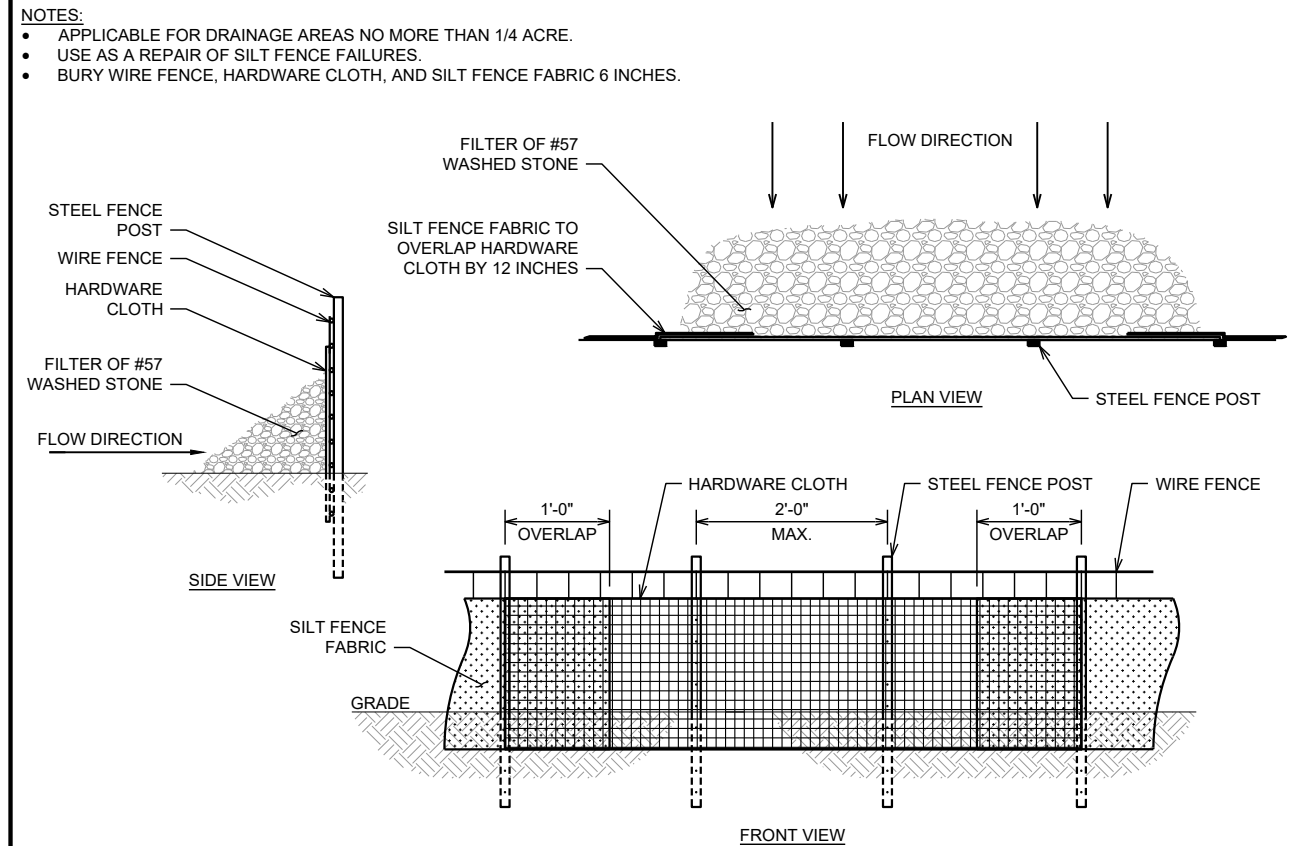
SHEET TITLE:

STORM WATER
MANAGEMENT I

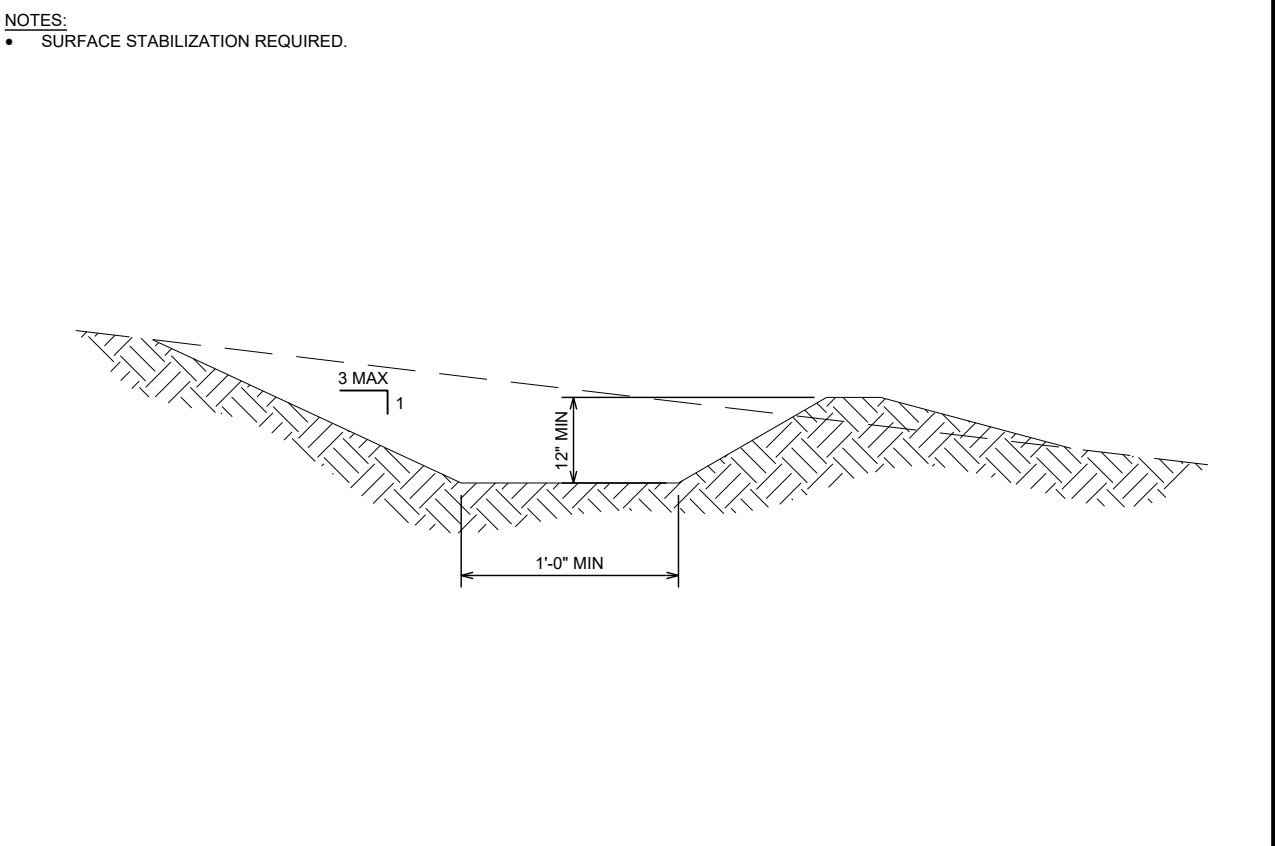
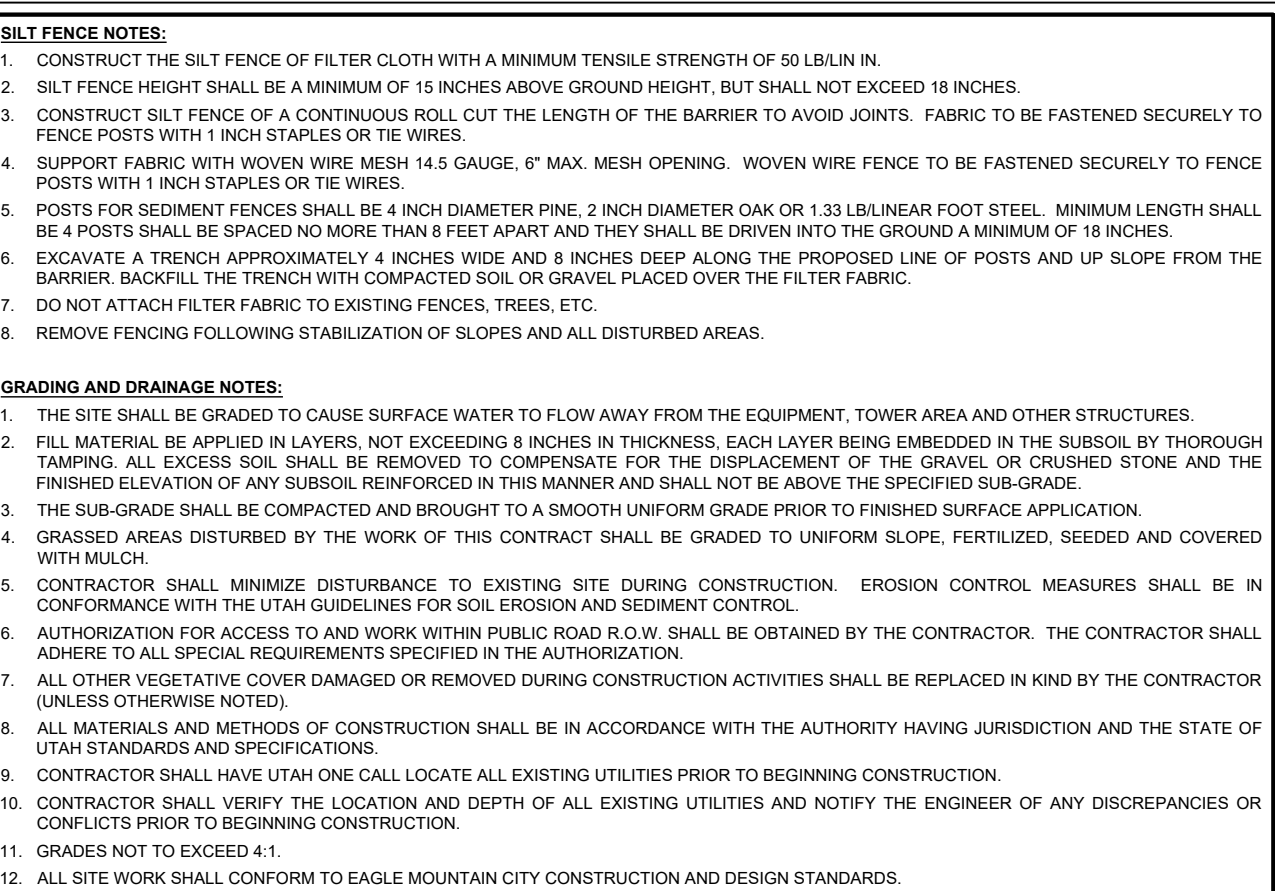
SHEET # C-4.1 CURRENT REV #: 0
ETS #: 22112852



SILT FENCE DETAIL
N.T.S.



TEMPORARY SILT FENCE OUTLET
N.T.S.



SWALE DETAIL
N.T.S.

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PREPARED FOR:

PRIMECORE TECHNOLOGIES

SITE NAME:

MEADOW RANCH

SITE NUMBER:

15705693

SITE ADDRESS:

9469 N. Mt Airey Drive
Eagle Mountain, UT 84005

LATITUDE/LONGITUDE:

40.384563°, -111.967931°

SEAL:

REGISTERED PROFESSIONAL ENGINEER

No. 9148070-2202

JEFFREY A. ARTHUR

STATE OF UTAH

11/18/22

REV	DATE	DETAILS
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DRAWN BY: DJN CHECKED BY: FGB

SHEET TITLE:

STORM WATER MANAGEMENT II

SHEET # **C-4.2** CURRENT REV #: 0
ETS #: 22112852

PROJECT DESCRIPTION

PHOTO SIMULATION

SHEET INDEX		
SHEET #	DESCRIPTION	REV #
T-1	SITE LOCATION	A
V-1	V-1 EXISTING POLE LOOKING SOUTHEAST	A
V-2	V-1 PROPOSED POLE LOOKING SOUTHEAST	A
V-3	V-2 EXISTING POLE LOOKING EAST	A
V-4	V-2 PROPOSED POLE LOOKING EAST	A
V-5	V-3 EXISTING POLE LOOKING SOUTHWEST	A
V-6	V-3 PROPOSED POLE LOOKING SOUTHWEST	A



AT&T

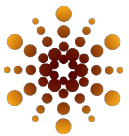
SITE ID:
UTL04090
SITE NAME:
MEADOW RANCH



AT&T

1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201





Trylon

1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/02/22	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID

UTL04090

SITE NAME

MEADOW RANCH

LATITUDE

40.3846100°

LONGITUDE

-111.9677740°

SITE ADDRESS

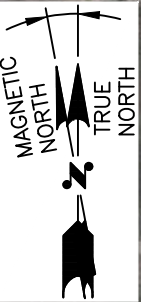
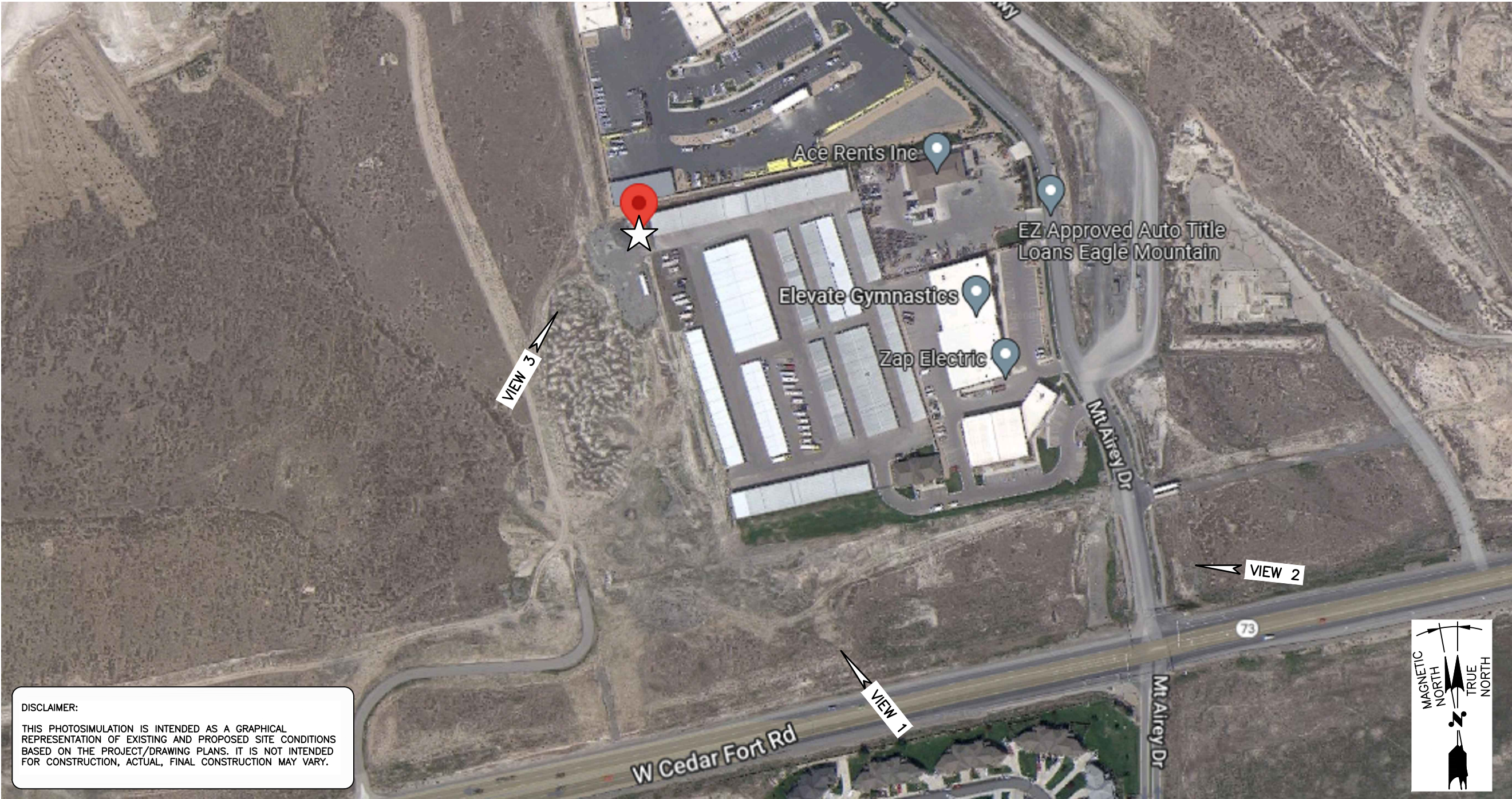
EAGLE MOUNTAIN STORAGE,
9469 MOUNT AIREY DR,
EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

SITE LOCATION

SHEET NO.

T-1





VIEW 1-EXISTING POLE Northwest
NTS



1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201



1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/02/22	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION
SITE ID UTL04090 SITE NAME MEADOW RANCH LATITUDE 40.3846100° LONGITUDE -111.9677740° SITE ADDRESS EAGLE MOUNTAIN STORAGE, 9469 MOUNT AIREY DR, EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION
V-1 EXISTING POLE LOOKING SOUTHEAST

SHEET NO.
V-1

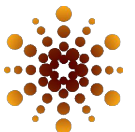
NOTE:
THE PROPOSED GROUND EQUIPMENTS
ARE FAR AWAY FROM THIS VIEW, HENCE
THEY ARE NOT VISIBLE.





AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201





Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/02/22	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
UTL04090

SITE NAME
MEADOW RANCH

LATITUDE
40.3846100°

LONGITUDE
-111.9677740°

SITE ADDRESS
EAGLE MOUNTAIN STORAGE,
9469 MOUNT AIREY DR,
EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

V-1 PROPOSED POLE LOOKING
SOUTHEAST

SHEET NO.

V-2

VIEW 1-PROPOSED POLE LOOKING Northwest
NTS

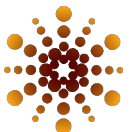




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MESA, AZ 85201





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1825 W. WALNUT HILL LANE, SUITE 120
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SUBMITTALS			
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PROJECT INFORMATION

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LONGITUDE
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SITE ADDRESS
EAGLE MOUNTAIN STORAGE,
9469 MOUNT AIREY DR,
EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

V-2 EXISTING POLE LOOKING EAST

SHEET NO.

V-3

1VIEW 2-EXISTING POLE LOOKING West
V-3NTS

**THE PROPOSED GROUND EQUIPMENTS
ARE FAR AWAY FROM THIS VIEW, HENCE
THEY ARE NOT VISIBLE.**



REV	DATE	DESCRIPTION	BY
A	03/02/22	ISSUED FOR REVIEW	SUD

SITE ID
UTL04090

SITE NAME
MEADOW RANCH

LATITUDE
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LONGITUDE
-111.9677740°

SITE ADDRESS
EAGLE MOUNTAIN STORAGE,
9469 MOUNT AIREY DR,
EAGLE MOUNTAIN, UT 84005

V-2 PROPOSED POLE LOOKING EAST

V-4

1
V-4
NTS

VIEW 2-PROPOSED POLE LOOKING West

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	03/02/22	ISSUED FOR REVIEW	SUD

PROJECT INFORMATION

SITE ID
UTL04090

SITE NAME
MEADOW RANCH

LATITUDE
40.3846100°

LONGITUDE
-111.9677740°

SITE ADDRESS
EAGLE MOUNTAIN STORAGE,
9469 MOUNT AIREY DR,
EAGLE MOUNTAIN, UT 84005

SHEET DESCRIPTION

V-3 PROPOSED POLE LOOKING
SOUTHWEST

SHEET NO.

V-6



VIEW 3-PROPOSED POLE LOOKING Northeast
NTS



Tyler Laros
Wireless Development Specialist
1997 Annapolis Exchange Pkwy
Suite 200
Annapolis, MD 21401
858-692-1651 (C)
tyler.laros@smartlinkgroup.com

AT&T Project Number: UTL04090
AT&T Project Name: MEADOW RANCH

Eagle Mountain City
Application for Site Permit for a WCF
Project Information, Justification, Alternative Site Analysis

AT&T Mobility (AT&T) is requesting approval of a wireless antenna facility application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

Project Location

Address: Adjacent to 9469 Mount Airey Dr, Eagle Mountain, UT 84005
APN: 58-033-0386, 58-033-0384, 40-481-0100
Zoning: Industrial – Eagle Mountain Storage

Project Representative

Tyler Laros
Smartlink Group
1997 Annapolis Exchange Pkwy, Suite 200
Annapolis, MD 21401
858.692.1651 (C)
tyler.laros@smartlinkgroup.com

AT&T Contact

Jan Robinette, Project Manager
7670 S. Chester St.
Centennial, CO 80112
Jr102n@att.com
801.201.4173

Project Description

AT&T proposes to install a monopole wireless cell site inclusive of ancillary equipment located near 469 Mount Airey Dr within an equipment enclosure. Scope of work: AT&T proposes to construct, operate, and maintain an unmanned wireless communications facility. The facility will consist of the following: install (p) 90' high Monopole, install 9 (p) Panel Antennas (3 per sector), install 36 (p) LTE RRUs at antenna level (12 per sector), install 4 (p) DC-9 surge suppressors (SQUID), install 1 (p) GPS Antenna, install 1 (p) DC power plant, install 2 (p) FIF racks, install 3 (p) DC-12 (RAYCAP) units, install 1 (p)

generator, install (p) utility cabinet, install (p) telco board, , with a total lease area of 2,500 square feet. AT&T will work with the City and the community to install this facility as disguised and least obtrusive as possible and that will improve communications services for the residents and visitors in the area of Eagle Mountain City.

Search Ring

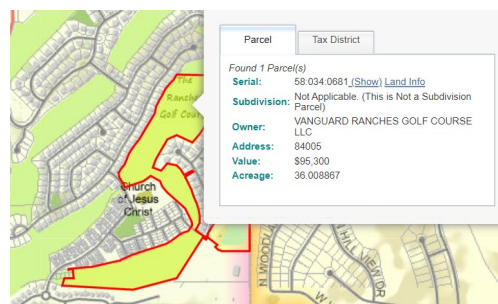


Alternative Site Analysis

Candidate 1

APN 58:034:0681 - Ranches Golf Course – behind 4061 E BARTON CREEK CIR

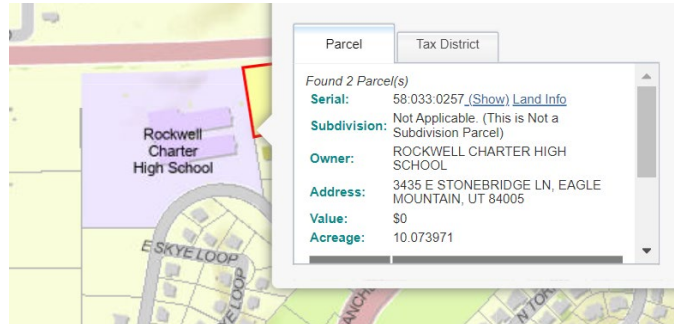
This was our primary candidate. American Tower Company operates a WCF at the golf course and Additional Land would be needed to suffice another carrier. After several conversations and design options with the property owner, they eventually backed out due to possible concerns of effects on the property for future development.



Candidate 2

APN 58:033:0257 - Rockwell Charter HS – behind 3435 E STONEBRIDGE LN

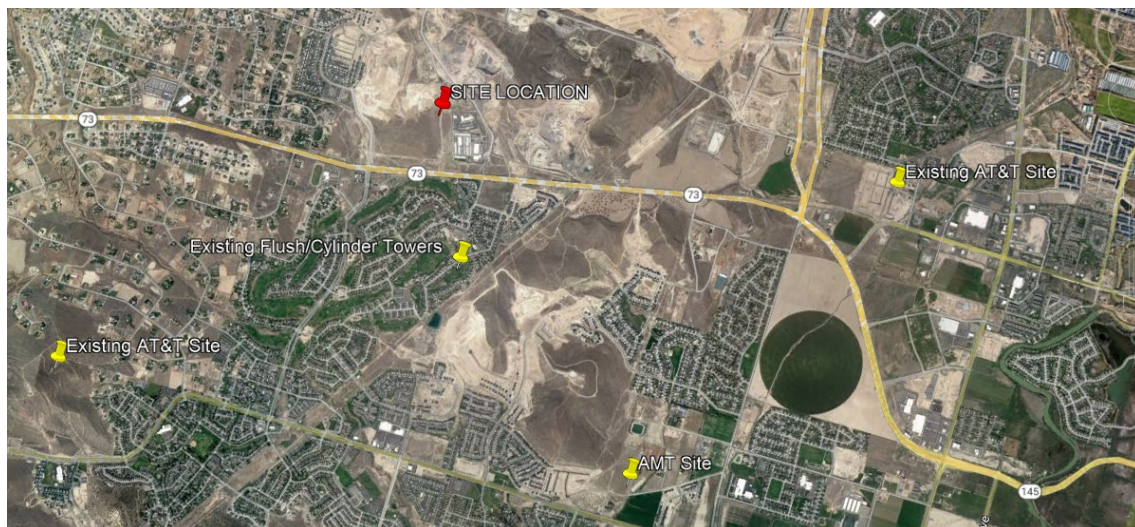
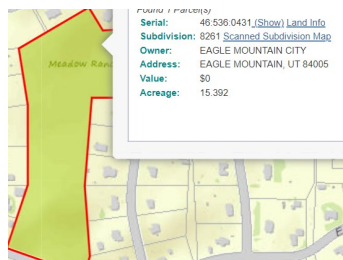
This was our secondary candidate. A stealth structure would be required by the City and public opposition would be expected. Although with a correct height there could be some possibility of coverage after multiple analysis of the area needs the coverage objectives could not be met for SR-73. AT&T RF did not approve of this candidate.



Candidate 3

APN 66:500:0132 & 46:536:0431 - Spring Run Park and Meadow Ranch Park

These were our tertiary candidates. These parcels are community parks, and a build location would be difficult to address with the City. A stealth structure would be required, and public opposition would be expected. It would be difficult to achieve the height necessary to reach coverage needs.



Alternative Site Analysis

Without proper parcel space available and a willing landlord to suit a Lease Agreement, the Golf Course candidate and its current infrastructure will not work for AT&T's coverage needs. Given the increasing density and need for bandwidth in this fast-growing area, AT&T was unable to find a more suitable location.

Project Objectives

A wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage." Other criteria for selecting sites include the following:

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, 15.85 db).
- When nearby other sites become overloaded and more enhanced voice and data services are used (4G and other high-speed data services), signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity between N Sunset Drive and N Vernham Lane including the surrounding neighborhoods in Eagle Mountain.

Findings/Burden of Proof

The site for the proposed use is adequate in size and shape.

AT&T is installing a monopole design for this project which includes wireless communication antennas attached to paint-to-match monopole and in accordance with the Eagle Mountain City Code and Ordinances. All cellular equipment and antennas are disguised and screened from public view. The requested height of the antenna design is the minimum height needed in order to fill the significant gap in coverage for this project as well as not have interference with the existing sites. AT&T uses the most advanced technology to design the equipment shelter so as to blend the architecture with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.

The proposed project is off SR-73 and N Mount Airey Drive in Eagle Mountain at an Eagle Mountain Storage with vacant land and ample space away from route view, which makes a great location to fulfil the gap in coverage in this area. There are adequate access methods using the driveways, access and maintenance routes, and public right of way. All the roadways and access ways to the facility are in compliance with local, state and federal regulations concerning width and pavement.

The proposed use will not have an adverse effect upon adjacent or abutting properties.

The project is proposed within Industrial zoning and will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will naturally not be seen on the subject property and the surrounding community. The project will provide

a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

The proposed use is deemed essential and desirable to the public convenience or welfare.

The new wireless telecommunications facility will allow future collocation and when the community expands further the increasing need is in high demand to the residents and visitors of Eagle Mountain in Utah County. Communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project, including the nearby schools.

GENERAL INFORMATION

Site Selection

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties selected for evaluation for installation of a cell site must be located in the general vicinity of the ring, possess an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

The Benefits to the Community

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they conduct these activities in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people who relocate are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers (i.e., police, fire, paramedics, and other first-responders).

- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25 percent of all preteens, ages 9 to 12, and 75 percent of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

Safety – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

AT&T Company Information

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 872-1962 MHz and 827-1877 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed application is presented for your consideration. AT&T requests a favorable determination and approval of this Conditional Use Permit to build the proposed facility. Please contact me at 858-692-1651 or Tyler.Laros@smarlinkgroup.com for any questions or requests for additional information.

Respectfully submitted,

Tyler Laros, Smartlink, LLC
Authorized Agent for AT&T



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.05.200, BY ADOPTING SUBSECTION (d), APPLICATION EXPIRATION

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

The current EMMC does not have an expiration of applications after a time period of inactivity. The current direction is to keep applications open and progress to approval at the time of any resubmittal. This may keep application open for several years with some likely forgotten by the applicant and/or staff. Expiration of applications is a common policy implemented by many municipalities.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval to the City Council regarding the proposed amendment, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

[Expiration of applications](#)

TABLE 17.05.200(d) Application Expiration

An application shall be expired if inactive for a period of 6 or 12 months with no substantial action. Substantial action is a plan review submittal, return of a plan review to the applicant, or action by the Eagle Mountain City Planning Commission or Eagle Mountain City Council. If an application is deemed to be expired, any subsequent review must be accompanied by a new application and resubmittal fee. Any vested rights accrued thereunder shall also terminate.

LAND USE APPLICATION TYPES:	EXPIRES AFTER INACTIVITY OF:
Concept Plan	12 months
Conditional Use	
Final Plat	
General Plan Code Amendment	
Lot Line	
Master Development Application	
Master Development Plan	
Master Site Plan	
Preliminary Plat	
Recorded Plat Amendment	
Rezone	
Site Plan	
Variance	
OTHER PLANNING APPLICATIONS:	EXPIRES AFTER INACTIVITY OF:
Accessory Dwelling Units (ADU's)	6 months
Construction Trailer	
Hobby Breeder	
Kennel License/Pet Sitting	
Second Kitchen	
Signs	



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.25.040, MULTI-FAMILY BUILDING HEIGHT

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

While reviewing plans of a multi-family development, the roof pitch and overall height of such units was discussed for possible amendment. The current standard permits the construction of up to three stories at a maximum of 35 feet high. The architectural trend in multi-family units appears to be flat roof design as the overall standard. Three stories at this height is easily constructed. Pitched-roof structures with three stories at 35 feet are also viable but the overall maximum height is limited with using shallow pitch gable roofs. Standards reviewed of other cities vary across the board as to the maximum height of multi-family buildings.

ITEMS FOR CONSIDERATION:

The maximum residential building height in the City is 35 feet. The proposed change is only applicable to buildings in the MF2 zone. While reviewing plans in a development that contains stacked multi-family units, the proposed elevations were submitted as a flat roof design. A shallow roof pitch design was also submitted. With the current standard, the trend in many multi-family designs seems to be the flat roof design over pitched.

The proposed change would permit an increase to 45 feet on structures with a minimum roof pitch of 4:12. Consideration of a minimum of 5:12 or greater may also be an option. The total stories permitted would be a maximum of three. By default, a 35-foot building which is currently permitted by Code is limited to a maximum of three stories and the code change would then specify three as the maximum.

What the change gives the developer and provides the City is a greater architectural design pallet. While not increasing the total story count, increasing the potential height gives greater flexibility to design upper dwelling units with a vaulted ceiling or greater interior ceiling height of all units. The change will also provide, if used, greater pitched roof design elements as opposed to what can currently be designed with the maximum 35-foot requirement.

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval to the City Council regarding the proposed amendment, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

[MF2 building height](#)

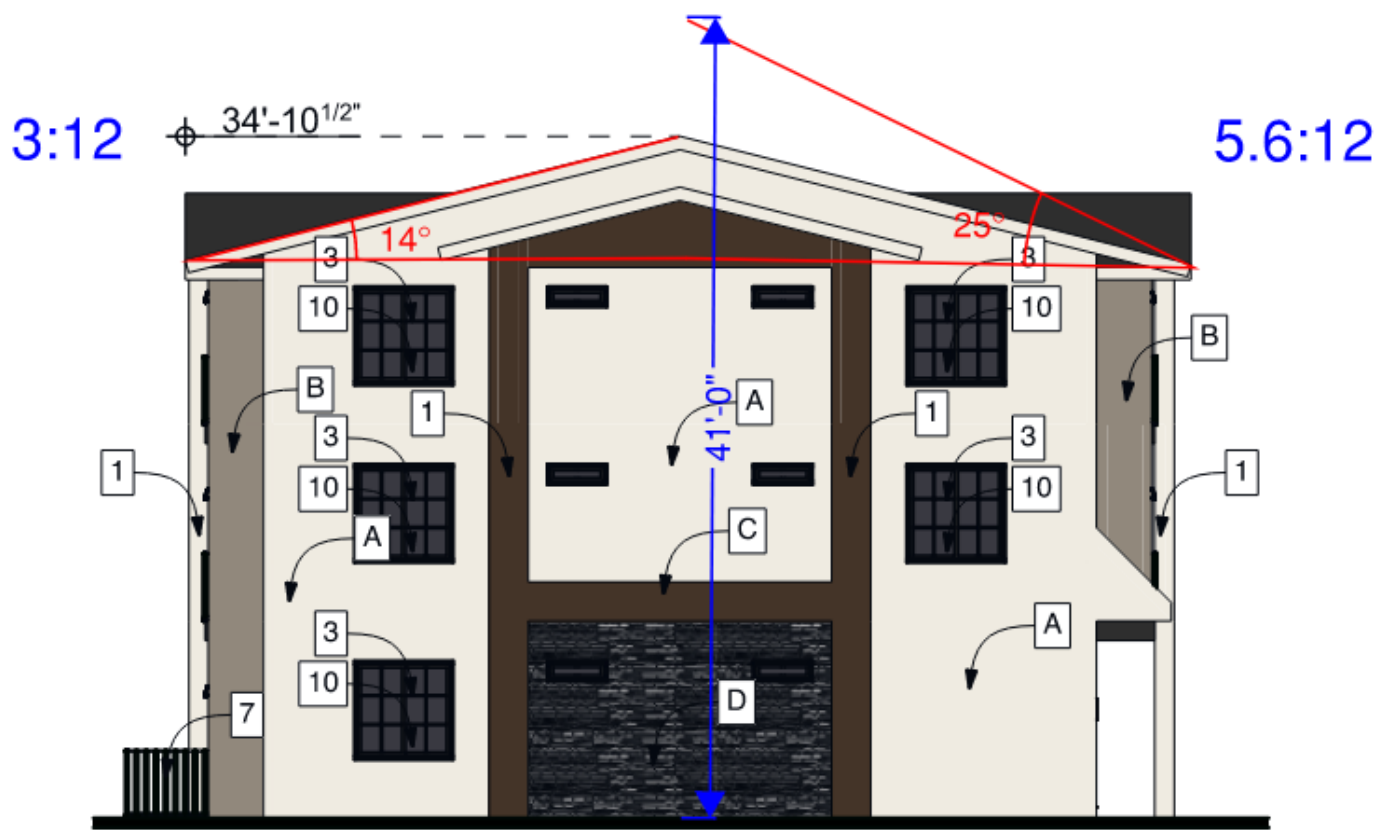
[Height pitch exhibit](#)

17.25.040 Residential development standards

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Primary Structure Maximum Height ¹	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35' <u>/45'⁸</u>
Ancillary Structure Maximum Height ⁶	10' above primary structure										

⁸ Buildings with a minimum roof pitch of 4/12 may be constructed with 3 stories up to 45 feet high.





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023**

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.30.030, ACCESSORY DWELLING UNIT STANDARDS

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

EMMC currently permits a detached accessory dwelling unit to be up to 50 percent of the main dwelling footprint, including the garage, with a maximum size of 1,200 square feet. The minimum size is 400 square feet. A resident appeared at a public meeting and made the request of the City to look at removing the 50 percent requirement.

ITEMS FOR CONSIDERATION:

A cursory look at homes in the City show that many have a footprint greater than 2,400 square feet while several do not. The current 50% limit will not apply to those greater than 2,400 square feet. It can generally be accepted that smaller homes will be located on smaller lots. Removing the 50% can affect detached ADU size but very few detached ADUs are built overall in the City and smaller lots will be hindered by lot size and available area in the rear yard to even build a detached ADU. Detached accessory structure standards will also limit potential size of a detached ADU/accessory structure. Certainly the code cannot be a one-size fits all and small homes exist on large lots and large homes on small lots.

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the request to amend

the detached accessory dwelling units standards, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

[Detached ADU size](#)

17.70.030 Accessory dwelling unit standards.

D. Location and Type. Accessory dwelling units may be allowed within or attached to the main single-family residential dwelling (basement or addition), over the garage (attached or detached), or in a detached accessory structure (cottage home, casita, guest house), where permitted by EMMC 17.25.030.

1. ADU – Basement. An accessory dwelling unit in a basement must have a separate exterior entrance located on either the side or the rear of the building.

2. ADU – Attached. Accessory dwelling units attached to the primary dwelling as an addition shall meet all minimum setback standards required for the primary dwelling, as found in EMMC 17.25.040. Attached ADUs must have a separate entrance located on the side or in the rear of the building.

3. ADU – Detached.

a. Maximum Height. Maximum height of accessory dwelling units located above a garage is 35 feet. Stand-alone units may not exceed two stories and 35 feet in height.

b. Size. The living space of a detached accessory dwelling unit must be a minimum of 400 square feet ~~and may not be larger than 50 percent of the primary home's footprint (including garage)~~, up to a maximum of 1,200 square feet. Detached accessory dwelling units may not have more than two bedrooms and must be permanently connected to utilities, attached to a site-built permanent foundation which complies with building code, and must comply with all other applicable standards of this chapter. A building permit and inspections are required for construction of the foundation and installation of the structure and connection to utilities.

c. Setbacks. Detached accessory dwelling units must meet the same front, side, and rear yard setbacks as the primary dwelling and be located at least six feet from the primary dwelling.

d. Street Frontage. The lot must have a minimum street frontage of 70 feet to receive approval for a detached accessory dwelling unit. A smaller-frontage lot may be approved if, at the discretion of the approval authority, the lot configuration is unique and/or the primary dwelling unit is unique in size or location on the lot, and the impacts to neighbors and the street are substantially similar to those on a 70-foot-wide lot.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
APRIL 11, 2023

TITLE: ACTION ITEM -- PUBLIC HEARING: AMENDING EMMC SECTION 17.100.050, SITE PLAN DEVELOPMENT STANDARDS

ITEM TYPE: Development Code Amendment

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Past site plan review as pointed out the need to clarify how the measurement between driveways and/or public rights-of-way is calculated. The Code identifies a 100-foot minimum separation but where the measurements are taken is up to interpretation. The amendment to the Code identifies the points to use as starting and endpoint of the measurement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the the proposed amendment, subject to Planning Commission or City Council revisions.

ATTACHMENTS:

[Driveway separation distance](#)

17.100.050 Site plan development standards

C. Access Requirements.

1. Access onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curbline of the driveway at the point of intersection with the public right-of-way to the nearest point of the public right-of-way. In the instance of driveway to driveway separation, the measurement shall be from closest curbline to closest curbline at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.
2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.
3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.
4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.