



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

April 9, 2024, 5:30 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

- 1.A [DISCUSSION - ACEC \(AREAS OF CRITICAL ENVIRONMENTAL CONCERN\)](#)
Briefing the Planning Commission on future discussions with the Bureau of Land Management where we will be pursuing an ACEC (Areas of Critical Environmental Concern) between the BLM and the City that would with benefit both parties by the designation.

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 26, 2024 Planning Commission Minutes
[03.26.2024 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM - Election of a Planning Commission Chair and Vice-Chair](#)

- 6.B [ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat](#)

Planning Commission review of a request for preliminary plat approval of the Pinnacles multi-family (townhouse) project consisting of a proposed 167 lots/units on 13.2 acres, with 4.58 acres of open space, in the MF1 and MF2 zones. The property is located west of Pony Express Parkway and north of E. Aviator Avenue in Section 02, T6S, R2W Salt Lake Base and Meridian over Utah County parcels: 59:034:0159 and 59:034:0158.

[Pinnacles Multi-family DRC Review](#)

- 6.C [ACTION ITEM/PUBLIC HEARING - Mountainland Supply Site Plan at 800 E. Split Rock Drive.](#)

Site plan approval to locate a building supply business on Lot 108 (51:756:0108) and Lot 109 (51:756:0109) of Rush Creek Industrial Phase A, Plat 1, Subdivision.

Mountainland Supply site plan

6.D **ORDINANCE/PUBLIC HEARING - CODE AMENDMENTS TO EMMC TITLE 15
CONSTRUCTION STANDARDS**

Planning Commission review and recommendation regarding Code amendments to sewer system standards. A public hearing on this item was held at the October 24, 2023, Planning Commission meeting.

15.70.090 Street Lights

15.35.10 Water General

15.35.050 Water Meters and Service Lines

Construction Drawing Details - Combined

15.45.110 Discharging Waste

15.45.100 Sewer Lift Stations

15.45.070 Sewer Laterals

15.45.020 Sewer Pipe

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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

	EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING APRIL 9, 2024
TITLE:	DISCUSSION - ACEC (AREAS OF CRITICAL ENVIRONMENTAL CONCERN)
ITEM TYPE:	Discussion
APPLICANT:	City-Initiated

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

, Planning

BACKGROUND:

Given recent attempts with the BLM and SITLA to trade/swap parcels within City limits, City staff is considering options to add additional layers of protection on parcels within the City. An ACEC designation would help to accomplish this goal.

Areas of critical environmental concern (ACECs) are public land units that require special management to protect important and relevant values. ACECs can protect important resources, unique scenic landscapes, and people and property from hazards on public lands. ACECs are proposed and evaluated through land use planning using the best available information and extensive public involvement, and you have a say in how they are managed.

ITEMS FOR CONSIDERATION:

Discussion only

REQUIRED FINDINGS:

non

RECOMMENDATION:

Discussion with the Planning Commission to provide feedback, express concerns, or ask questions.

ATTACHMENTS:



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 26, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Councilmember Brett Wright, Liaison to the Planning Commission.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1.A. Financial Resilience Presentation

Planner Caden Lyon presented the following information regarding financial resilience for municipalities:

- Context of financial resiliency for Eagle Mountain,
- Financial resilience as it pertains to a municipality,
- The necessity for a municipality to be financially resilient, and
- Examples of municipal financial resilience.

Mr. Lyon explained that for the purpose of this presentation, he focused on property tax rather than sales tax and other revenue sources.

1.B. DISCUSSION – Retaining Wall Code Amendments

Senior Planner Robert Hobbs presented the item. Current Eagle Mountain Municipal Code (EMMC) standards only state that retaining walls are not allowed in easements and that they require permits. Where the City lacks zoning code regulations affecting retaining walls, staff has prepared draft language addressing their appearance, composition, height maximums, and tier levels. Retaining walls must comply with building code and have structural engineering where needed and are prohibited in some instances. Prompted by a simplification suggested by Commissioner Hess, further revision removed identifying two types of retaining walls. The City has had issues with retaining walls failing that were never shown on any engineering plans.

Discussion and direction:

- Add additional language to EMMC 17.61.030(D)(1) to further clarify that retaining walls over four feet require a building permit and structural drawings and provide a link to building permit application standards and processes;
- Specify in EMMC 17.61.030(D)(2) when fall barriers are required;
- Concern with the use of inappropriate fill dirt, insufficient compaction, and inadequate footing depths;
- Support of requiring a minimum horizontal distance equal to 1.5 times the average height of the two adjacent retaining walls; and
- Consideration of whether to set a maximum height and number of tiers.

Commissioner Allen adjourned the work session at 6:15 p.m.

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

Commissioner Allen called the policy session to order at 6:32 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

Recently appointed Commissioners, Alternate Commissioner Bryan Free and Commissioner Craig Whiting, introduced themselves.

There were no Declarations of Conflicts of Interest.

4. Approval of Meeting Minutes

4.A. March 12, 2024 Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the March 12, 2024 minutes. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the March 19, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Scott Exception to ADU setback standards, Lot 608, Valley View Ranch Phase A Plat 6

Mr. Lyon presented the item. The applicant is seeking an exception to accessory dwelling unit (ADU) standards based on the uniqueness of his situation. He is seeking to build a detached accessory structure that will serve as a garage on the lower floor and an ADU on the upper floor. The applicant's property has a unique shape in the rear of the property, forming a triangular angle. The Valley View Ranch subdivision, of which his property is a part, requires that homes of .75 acres or less have a 25-foot rear setback. EMMC 17.70.030(D)(3) requires that a detached unit meets the same setbacks as the primary dwelling unit on the property. The applicant is petitioning for a 15-foot rear setback to be granted as an exception to this requirement because of the unique shape of the rear of the property. In this way, the property owner will avoid losing the utility that this space provides.

Discussion clarified the frontage and setbacks of the primary dwelling in relation to the requested and required ADU setbacks.

City Attorney Marcus Draper clarified that his interpretation is that an ADU must meet the same setback requirements, rather than the exact setback distances, as the primary dwelling unit.

Commissioner Allen opened the public hearing at 6:46 p.m. As there were no comments, he closed the hearing.

Commissioner Fox expressed concern about setting a precedent and feels that an applicant needs a more compelling reason than the desire to better utilize their lot to qualify for an exception.

Commissioner Strong concurred with Commissioner Fox that an applicant should have a compelling, insurmountable reason to qualify for an exception such as limitations due to grading. The building could be relocated to meet the setback requirements.

Commissioner Whiting noted that Municipal Code requires the applicant to provide evidence that the exception will not cause negative impacts on other residents which has not been included in the submission. He would like to have heard from the impacted neighbors as to whether they have invasion of privacy or other concerns with the ADU. He feels that insufficient information has been provided to warrant an exception especially where the ADU could be reoriented to be parallel with the home to preserve more yard useability while still meeting setback requirements.

Commissioner Allen supported the views and concerns of the other Commissioners.

Commissioner Hess verified with staff that the plot plan in the packet presented during the meeting indicates setbacks that would allow the applicant to meet the requirements and the applicant desires to alter that proposal to reduce the rear setback from 25 to 15 feet.

The Planning Commission discussed uncertainty regarding the metrics to use in granting an exception other than the impact on the neighbors. Staff confirmed that the applicant will have the ability to appeal a denial by the Planning Commission to the City Council or to reapply with a materially different application.

MOTION: *Commissioner Strong moved to deny the Scott Exception to accessory dwelling unit setback standards for Lot 608 Valley View Ranch Phase A Plat 6. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

Mr. Larsen recommended that staff prepare a set of criteria to be used when evaluating exception requests and the Planning Commission agreed.

6.B. ACTION ITEM/PUBLIC HEARING – Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan

Mr. Lyon presented the item. Chad Spencer with EA Architects requests the Planning Commission review and forward a positive recommendation to the City Council regarding the Oquirrh Mountain Ranch and Eagle Mountain, Utah Central Stake chapel site plan for The Church of Jesus Christ of Latter-day Saints. The lot is located at the parcel number listed above and contains 4.85 acres. The Church has owned the property since 2009. The site is flanked by a major road on the west, namely Pony Express Parkway, with the Oquirrh Mountain Ranch subdivision on the west side of the road. Surrounding uses are single-family residences, and religious or cultural meeting halls are special uses in a residential zone. The site plan contains the main building, a storage building, and a pavilion.

Wildlife Biologist/Environmental Planner Todd Black indicated the location on the northeast side of the parcel that will be deeded to the City for a trail and wildlife corridor that will connect to the trail system and petroglyph park.

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

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the site plan for Oquirrh Mountain Ranch and Eagle Mountain, Utah, Central Stake Church with the*

condition that the steeple shall be reduced by 1 ½ feet to meet the 70-foot maximum height requirement. Commissioner Allen seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – Code Amendment Regarding Food-Grade Oil Recycling and Definitions

Senior Planner David Stroud presented the item. A consultant contacted the City regarding where a facility that recycles food-grade oil (oil that is used in restaurants and fit for human consumption) may be located. The land use table does not contemplate that specific use and will default to the recycling facilities use. Recycling facilities are not permitted in the Sweetwater Industrial Overlay Zone, the consultant's location of interest. Staff informed the consultant that the City would work on an amendment on behalf of the potential user but this should not be taken as complete support of such an amendment as the Planning Commission and City Council would decide on the appropriate direction.

The land use tables in EMMC identify "Recycling Facilities" as a conditional use in the Industrial zone and not permitted in the Sweetwater Industrial Overlay zone. However, recycling facilities are not defined in EMMC. This type of facility can take on several meanings absent of any definitions in the code. The proposed changes will add definitions to Municipal Code and list recycling food-grade oil as a conditional use in the Industrial Zone and a conditional use in the Sweetwater Industrial Overlay Zone. Junkyard or wrecking yard will also be defined to prevent them from being interpreted as a recycling facility. Junkyards and wrecking yards are currently not allowed in the City and this change would maintain the use as prohibited in all zones.

Nate Walter with LEI Engineers explained the business model for filtering and processing the oil inside the building. Their facilities do not have the capacity to refine the oil to use as fuel. Air scrubbers mitigate odor production and no pollutants are created or released into the air or water. Waste is disposed of offsite. They have not had any complaints regarding noise or pollution at the current facility in Saratoga Springs, but desire to relocate due to encroachment by residential development.

Commissioner Allen opened the public hearing at 7:22 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.10.030 Definitions, 17.40.040 Conditional Uses (Industrial Zone), and 17.53.040 Land Uses (Sweetwater Industrial Overlay). Commissioner Whiting seconded the motion.***

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.D. ACTION ITEM/PUBLIC HEARING – Electronic School Signs

Mr. Hobbs presented the item. The Planning Department was contacted by Creative Signs & Graphics to ascertain how Black Ridge Elementary School might get permission to have an electronic, wall-mounted LED sign. Review of the matter revealed that such signs were currently not allowed by Municipal Code, even though about one-half of elementary schools in the City already have them (which are likely unpermitted). Exemptions in State law that allow

schools to not comply with certain local zoning laws do not provide means to circumvent complying with a community's sign code. Staff determined that the course left to the school to get their desired sign would be to apply to amend Municipal Code. The draft amendment language, if passed, will affect all schools (including charter and private) in the City, formalizing their ability to have electronic wall signs.

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

Planning Commissioners requested the following changes to the Municipal Code amendment proposal to be brought back at a future meeting for further consideration:

- Permit one electronic reader board per school on the monument or the wall, not both;
- Clarify appropriate dimming hour restrictions for schools per EMMC 17.80.060(D);
- Create height and width size restrictions for electronic message signs;
- Verify dark sky ordinance compliance requirements for school uses; and
- Establish enforcement procedures.

MOTION: *Commissioner Hess moved to table amendments to Eagle Mountain Municipal Code 17.10.030 Definitions and 17.80 Sign Regulations and Sign Permits with direction to staff to implement the recommendations made by the Planning Commission to the standards and place the item on the agenda of a future meeting. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

6.E. ACTION ITEM/PUBLIC HEARING – Fence Code Minor Addition

Mr. Hobbs presented the item. The City Council recently approved a rewrite of the City's fence code. In conjunction with that action, the Council asked staff to bring back an ordinance to address how the City measures fence or wall heights. The original amendment would add the following verbiage to EMMC 17.60.120(A), "Fence or wall height is measured or assessed from the height of finished grade of the property whereupon a fence lies, or to which it pertains, to the top of the fence or wall."

Mr. Hobbs explained that he spoke with a Councilmember prior to the meeting. The Councilmember recommended the following additional language as a secondary option for height measurement, "from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting single-family development(s)."

The Planning Commission discussed the proposed amendments and advised staff to change the word "single-family" to "residential" and alter the formatting of the additional language to EMMC 17.60.120(A) as follows:

1. Fence or wall height is measured or assessed from either:
 - a) the height of finished grade of the property whereupon a fence lies, or to which it pertains, to the top of the fence or wall, or,
 - b) from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting residential development(s).

Commissioner Allen opened the public hearing at 7:54 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.120 General fencing provisions as amended and presented in the meeting with the addition of the following language to EMMC 17.60.120(A):*

- EMMC 17.60.120(A)(1): "Fence or wall height is measured or assessed from either:"

- o *EMMC 17.60.120(A)(1)(a): “the height of finished grade of the property whereupon a fence lies, or to which it pertains, to the top of the fence or wall, or,”*
- o *EMMC 17.60.120(A)(1)(b): “from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting residential development(s).”*

Commissioner Whiting seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. Discussion Items

Commissioner Allen explained that a Planning Commission Chair and Vice Chair will be voted on and appointed by the Commission during the next meeting.

Discussion ensued regarding property ownership requirements and commitments for master development agreements.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 9, 2024.

9. Adjournment

MOTION: *Commissioner Hess moved to adjourn at 8:06 p.m. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 8:06 p.m.

Approved by the Planning Commission on April 9, 2024.

Brandon Larsen
Planning Director

	EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING APRIL 9, 2024		
TITLE:	ACTION ITEM - Election of a Planning Commission Chair and Vice-Chair		
ITEM TYPE:	Motion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
PUBLIC HEARING: No	RECOMMENDATION:		
PREPARED BY: Brandon Larsen, Planning	BACKGROUND:		
PRESENTED BY:	ITEMS FOR CONSIDERATION:		
	REQUIRED FINDINGS:		
	PLANNING COMMISSION ACTION/RECOMMENDATION:		
	ATTACHMENTS:		

	EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING APRIL 9, 2024
TITLE:	ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	Century Land Development; Focus Engineering, Matt Christensen representing
ACTION ITEM: Yes PUBLIC HEARING: Yes PREPARED BY: Robert Hobbs, Planning	<u>BACKGROUND:</u> The Pinnacles Development Agreement was signed on November 18, 2021. The entire land area of the Pinnacles development is 161 acres. The approved concept plan for the project intended the property under consideration to be built-out with multi-unit structures. This proposal contains 13.2 acres of property within already approved MF1 and MF2 zoned areas [apparently w/i the GPFLUM "Neighborhood Residential 1" and "Employment Center/Campus" settings]. It is presently proposed to contain 167 townhouse units grouped in 32 buildings containing, variously, 4-6 dwellings each therein. <u>ITEMS FOR CONSIDERATION:</u> Preliminary Plat (EMMC § 16.20) The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in electronic files). The plat's present configuration is not quite in conformance with platting & site plan standards belonging to the MF1 and MF2 zones associated with the pre-approved and amended Pinnacles entitlement documents. Provided/proposed calculations (from plat Tabulations legend): Total Acreage -- 13.20 ac Total Acreage in Lots -- 6.68 ac Total Acreage in Open Space -- 4.58 ac (6 parcels A-F) Total Asphalt Area -- 2.84 ac Total Area in ROW -- 2.33 ac <u>Regarding MF1 zoned lots:</u> MF1 Total Lot Count – 80 MF1 Total Acreage -- 6.62 ac MF1 Total Acreage in Lots -- 3.97 ac Reqd. Min. Lot Size: n/a

Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: 2-6 units/bldg.
Proposed Composition: ≤ 6 units/bldg. (conforming)
Maximum Gross Density: 10 units/acre
Proposed Gross Density: 12.08 du/ac (not-conforming)
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm.
(max. 1.83 ac)

Regarding MF2 zoned lots:

MF2 Total Lot Count -- 87
Total Acreage in Lots -- 4.24 ac
MF2 Lot Total Acreage in Lots -- 2.71
Reqd. Min. Lot Size: n/a
Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: ≤ 12 units/bldg.
Proposed Composition: ≤ 12 units/bldg. (conforming)
Maximum Gross Density: 20 units/acre
Proposed Gross Density: 20.51 du/ac (not-conforming)
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm.
(max. 2.00 ac)

Other/Notes:

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 based on proposed preliminary plan pre-correction(s): 3.83 ac max.
Proposed open space area in plat (both zone areas combined): 4.58 acres (conforming)
Clubhouse and pool area shown in Parcel C. A future site plan will provide details of/for those amenities.

ROW: Right-of-way are intended to be private in the townhouse area.
Adequate widths per Title 16 are provided for roads (includes Fire Department specs.)

Screening: n/a

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat's design.

Parking, landscaping and architectural standards compliance will be evaluated when a site plan for the project is submitted for review to the City. **At present, as noted in DRC review comments, lot widths (20') are knowingly an issue -- as the minimum garage width standard**

being 22', and some setback non-conformities are noted as existing.

See recommendation for Staff reaction to those issues.

REQUIRED FINDINGS:

Plat 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.

RECOMMENDATION:

Table to April 23, 2024, to enable Applicant's engineer to make plat plan page revision(s) to building lot density, lot/building footprint widths and setbacks, etc.

ATTACHMENTS:

[Pinnacles Multi-family DRC Review](#)

RBallif 3/13/2024-comment- there is no plan & profile and no street names

DPayne 3/27/2024- No Comment

R. Hobbs -- comments, 4-1-24

tblack--no comment 3-25-24

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.
4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D), IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

SEWER NOTES

1. **PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
2. **DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
3. **SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
4. **SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
5. **LATERAL STUBS:** STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
- B. ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL
6. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER NOTES

1. **VALVES:**
- A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
- B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
5. **SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
6. **WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.

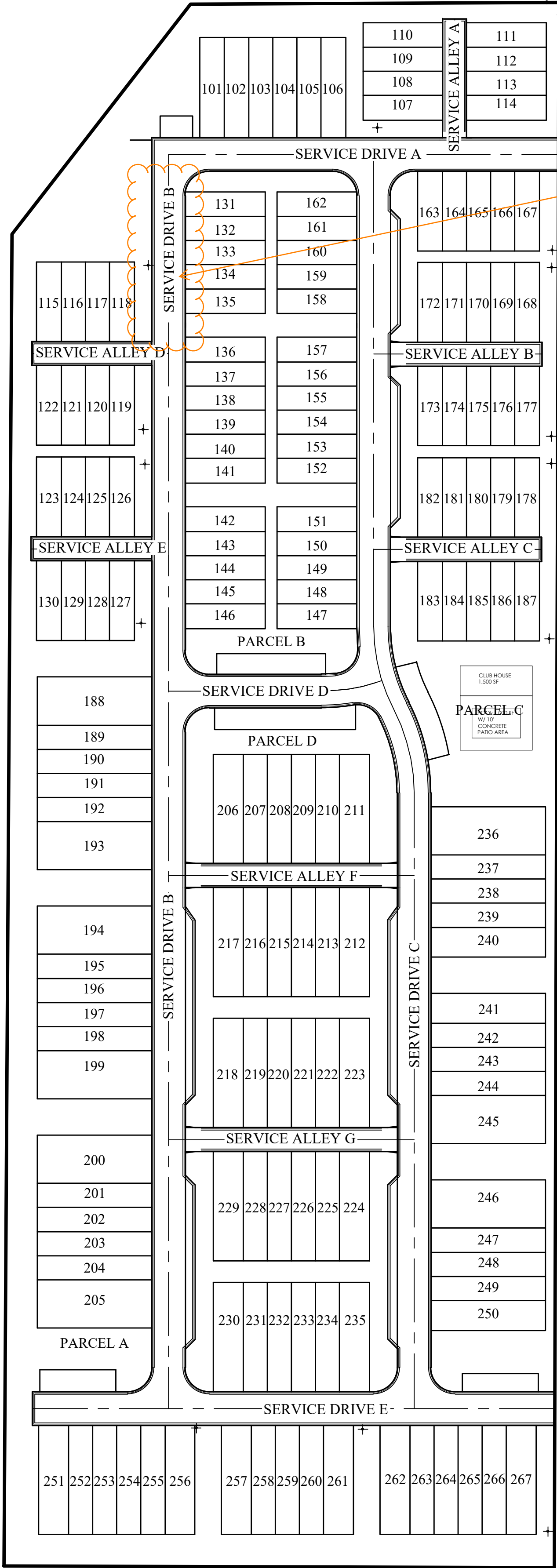
CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: JUSTIN WAPSHOTT

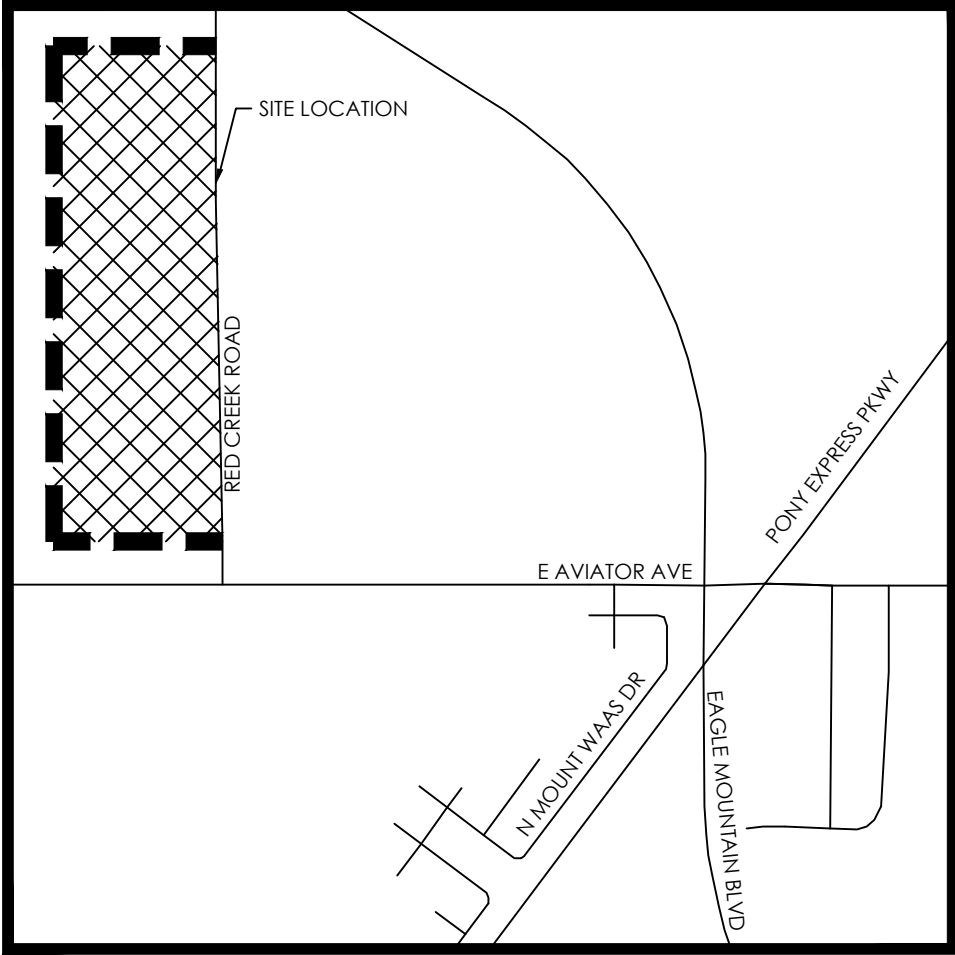
OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(303) 957-6677
CONTACT: CHASE TURNER

PINNACLES MULTI FAMILY

PREPARED FOR:
CENTURY COMMUNITIES
LOCATED IN:
EAGLE MOUNTAIN, UT



SITE MAP

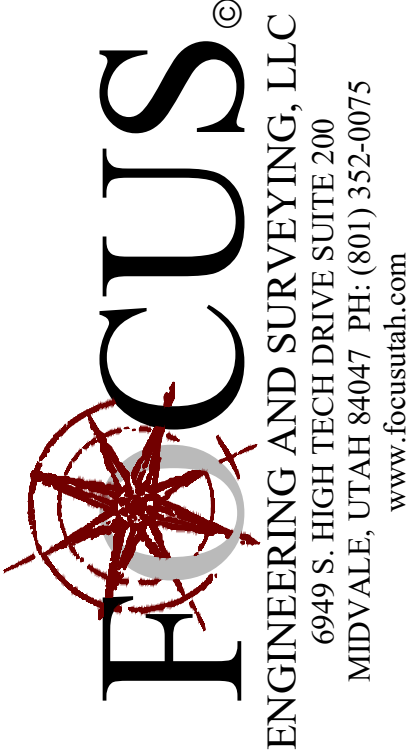
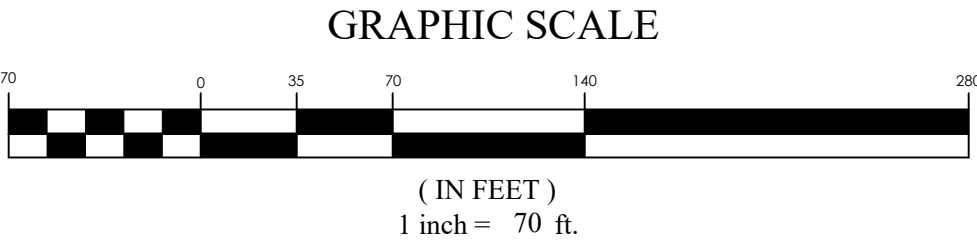


VICINITY MAP

NTS

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	PHASING PLAN
C3.4	HARDSCAPE PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	GRADING AND DRAINAGE PLAN
C5	SEWER PLAN
C5.1	SEWER PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C7	EROSION CONTROL
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
D1	DETAILS



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
COVER SHEET

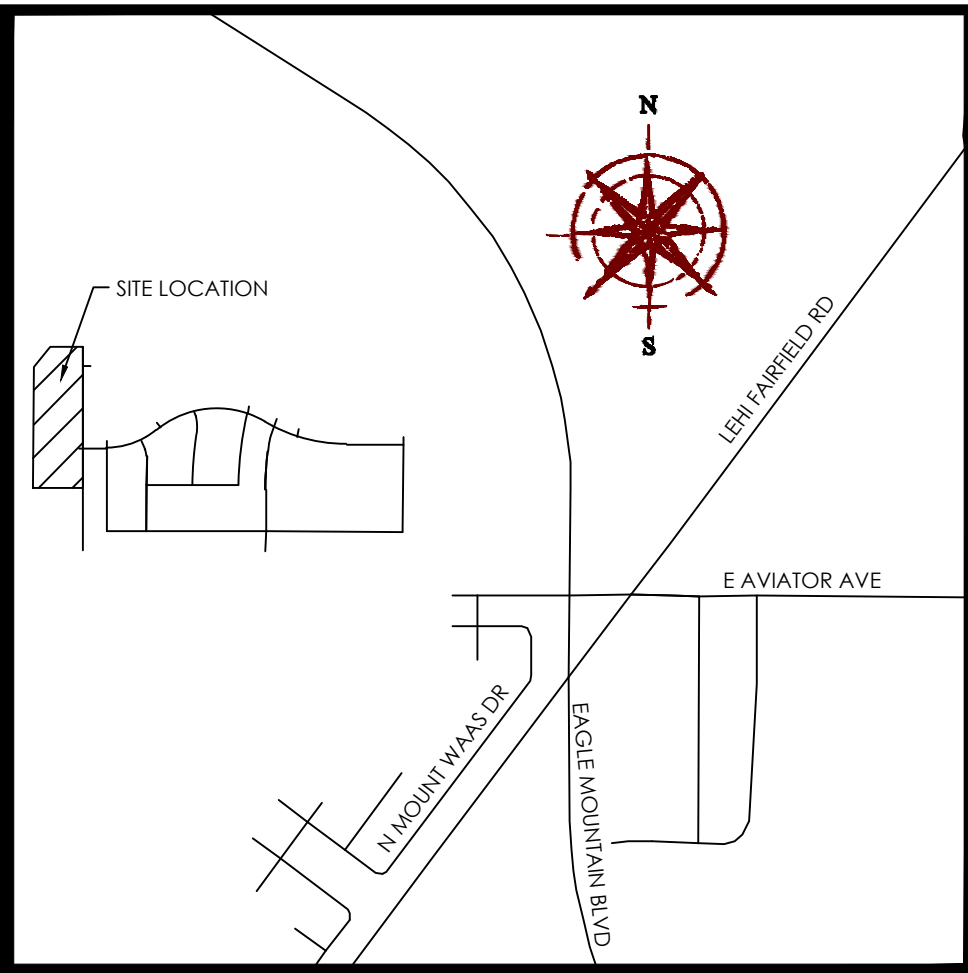
REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

COVER SHEET

Scale: 1"=70'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	

C1

z:\2023\23-0104 pinnacles multi family preliminary\design\23-0104 sheet set\23-0104 PINNACLES MULTI FAMILY.dwg



VICINITY MAP N.T.S

LEGEND

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

NOTES:

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- PARCELS A, B, C, D, E AND F ARE HEREBY DEDICATED AS COMMON ARE AND TO BE MAINTAINED BY THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
- ALL UNITS BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

OVERALL SITE TABULATIONS

TOTAL # OF LOTS:	167 LOTS
TOTAL ACREAGE:	13.2 ACRES
TOTAL ACREAGE IN LOTS:	6.68 ACRES
TOTAL OPEN SPACE:	4.58 ACRES OR 199,497 SQFT.
TOTAL AREA IN ROW:	2.33 ACRES
TOTAL ASPHALT AREA:	2.84 ACRES
AVERAGE LOT SIZE:	0.033 ACRES OR 1,440 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	12.7 LOTS/ACRE

ZONE MF1 SITE TABULATIONS

TOTAL # OF LOTS:	80 LOTS
TOTAL ACREAGE IN LOTS:	3.97 ACRES
AVERAGE LOT SIZE:	0.05 ACRES OR 2,164 SQFT.
LARGEST LOT SIZE:	0.09 ACRES OR 3,800 SQFT
SMALLEST LOT SIZE:	0.04 ACRES OR 1,810 SQFT
OVERALL DENSITY:	10 LOTS/ACRE
TOTAL ACREAGE:	6.62 ACRES

ZONE MF2 SITE TABULATIONS

TOTAL # OF LOTS:	87 LOTS
TOTAL ACREAGE IN LOTS:	2.71 ACRES
AVERAGE LOT SIZE:	0.03 ACRES OR 1,357 SQFT.
LARGEST LOT SIZE:	0.04 ACRES OR 1,702 SQFT
SMALLEST LOT SIZE:	0.03 ACRES OR 1,320 SQFT
OVERALL DENSITY:	16.7 LOTS/ACRE
TOTAL ACREAGE:	4.24 ACRES

Density is over allowed MF1 & MF 2 standards (see EMC 17.25.040 Table) by 2.08 units/ac in the MF1 area and .51 units/ac in the MF 2 area.

Please quantify the amount of open space in the MF1 area and MF2 areas as separate numbers

SOUTHWEST CORNER OF
SECTION 2, T6S, R2W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT 1958

BASIS OF BEARING: S89°49'57"E 2,638.98' (MEASURED)
(RECORD PER DEPENDENT RESURVEY: S89°50'15"E 2,638.95')
(RECORD PER BRANDON PARK PHASE 6 PLAT: S89°49'57"E 2,638.89')
(RECORD DEED: N88°49'00"E 2,638.88')

COMCAST

APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

DATE

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS

DATE

DOMINION ENERGY UTAH

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

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF ____ A.D. 20__

BY

TITLE

NORTH 1/4 CORNER OF
SECTION 2, T6S, R2W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT 1958

CENTER 1/4 CORNER OF
SECTION 2, T6S, R2W, SLB&M
CALCULATED

EAST 1/4 CORNER OF
SECTION 2, T6S, R2W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT 1990

(1/4 SECTION LINE SOUTH 1/4 TO CENTER:
S89°42'57"E 305.23 feet
(CALC. OLD DEED: N00°29'30"W 2,662.31')

(1/4 SECTION LINE: N0°51'42"E 4,718.31' (MEASURED)

SOUTH 1/4 CORNER OF
SECTION 2, T6S, R2W, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT 2021

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be hereafter known as CENTURY PINNACLES PLAT A PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

For Review

03/12/2024 2:09:30 PM

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:
Beginning at a point located on a southerly boundary line of that Special Warranty Deed recorded November 17, 2021 as Entry No. 196901-2021 in the Utah County Recorder's Office, said point also being S00°21'37"W 1,261.03 feet along the Section line from the West Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said Special Warranty Deed the following five (5) courses: (1) N37°49'41"E 241.28 feet; thence (2) N89°42'57"E 305.23 feet; thence (3) S00°10'05"W 1,298.14 feet; thence N89°49'55"W 456.34 feet; thence N00°21'37"E 1104.72 feet to the point of beginning.

Containing 13.20 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF. PURSUANT TO UTAH CODE 10-9A-604(D)(1) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.

OWNER(S):

PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OWNER OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

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

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PINNACLES MULTI FAMILY PRELIMINARY PLAT

SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

COUNTY RECORDER SEAL

FOR
REVIEW
ONLY

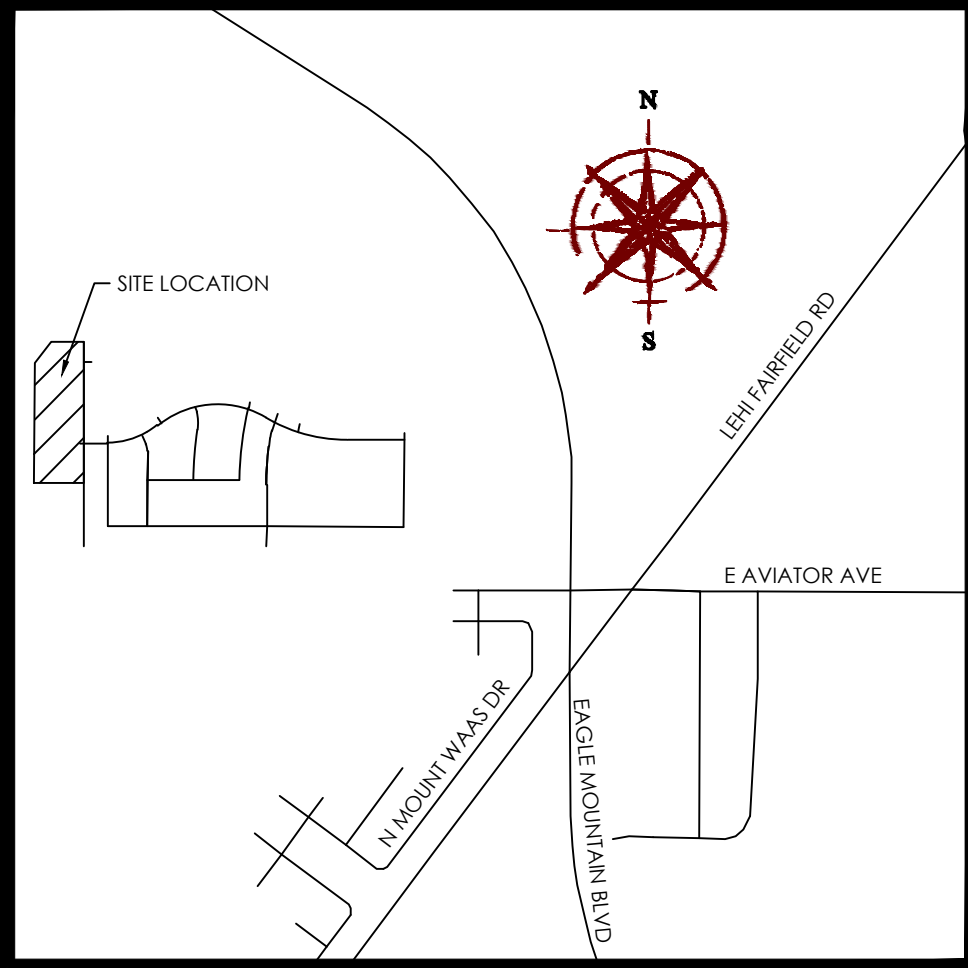
ROCKY MOUNTAIN POWER

DATE

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SHEET 1 OF 3

E:\2023\23-0004_Pinnacles multi family preliminary\design_23-0004.dwg Sheets\02_FINAL_PLAT.dwg



VICINITY MAP
N.T.S

LEGEND

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

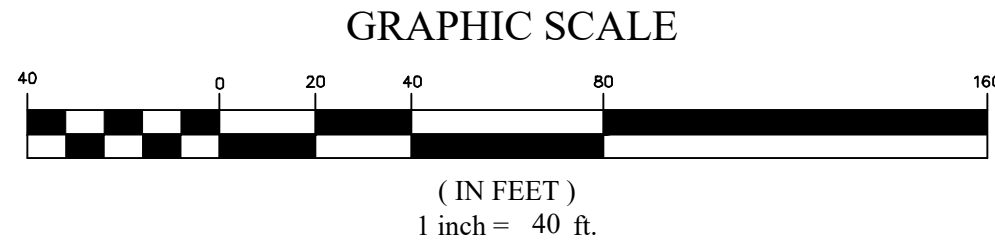
Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	150.00	17°24'21"	45.57	N81°17'59"E
C2	136.00	5°04'20"	12.04	N87°27'50"E
C3	20.00	90°00'00"	31.42	S45°00'00"W
C4	20.00	80°59'46"	28.27	N49°30'07"W
C5	20.00	80°59'46"	28.27	S49°30'07"W
C6	20.00	9°00'14"	3.14	S04°30'07"W
C7	20.00	90°00'00"	31.42	S45°00'00"E
C8	234.00	0°24'36"	1.67	N00°00'00"E
C9	160.00	5°27'22"	15.24	N03°16'43"W
C10	20.00	90°50'08"	31.71	N39°30'36"E
C11	136.00	27°22'07"	64.96	S13°41'04"E
C12	164.00	27°22'07"	78.34	S13°41'04"E
C13	20.00	90°00'00"	31.42	S45°00'00"E
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C15	20.00	90°00'00"	31.42	N45°00'00"W
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C18	164.00	9°25'44"	26.99	S85°17'08"W
C19	20.00	70°42'28"	24.68	N63°48'27"W
C20	136.00	27°22'07"	64.96	N13°41'04"W
C21	20.00	9°00'14"	3.14	N04°30'07"W
C22	150.00	27°22'07"	71.65	S13°41'04"E
C23	150.00	27°22'07"	71.65	N13°41'04"W
C24	150.00	9°57'47"	26.08	S22°23'14"E
C25	150.00	17°24'21"	45.57	S08°42'10"E
C26	20.00	90°00'00"	31.42	S45°00'00"W
C27	20.00	90°00'00"	31.42	N45°00'00"W
C28	164.00	5°54'28"	16.91	S02°57'14"E

	MF1	MF2
FRONT	15'	15'
FRONT GARAGE	22.5'	22.5'
REAR	30' BETWEEN BUILDINGS	
SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
GARAGE SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
STREET SIDE	15'	15'

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

STEVEN G. SMITH, LUDENAKAY SMITH
ENTRY: 22887-2004

SHEET 2
SEE SHEET 3



PINNACLES MULTI FAMILY
PRELIMINARY PLAT

SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

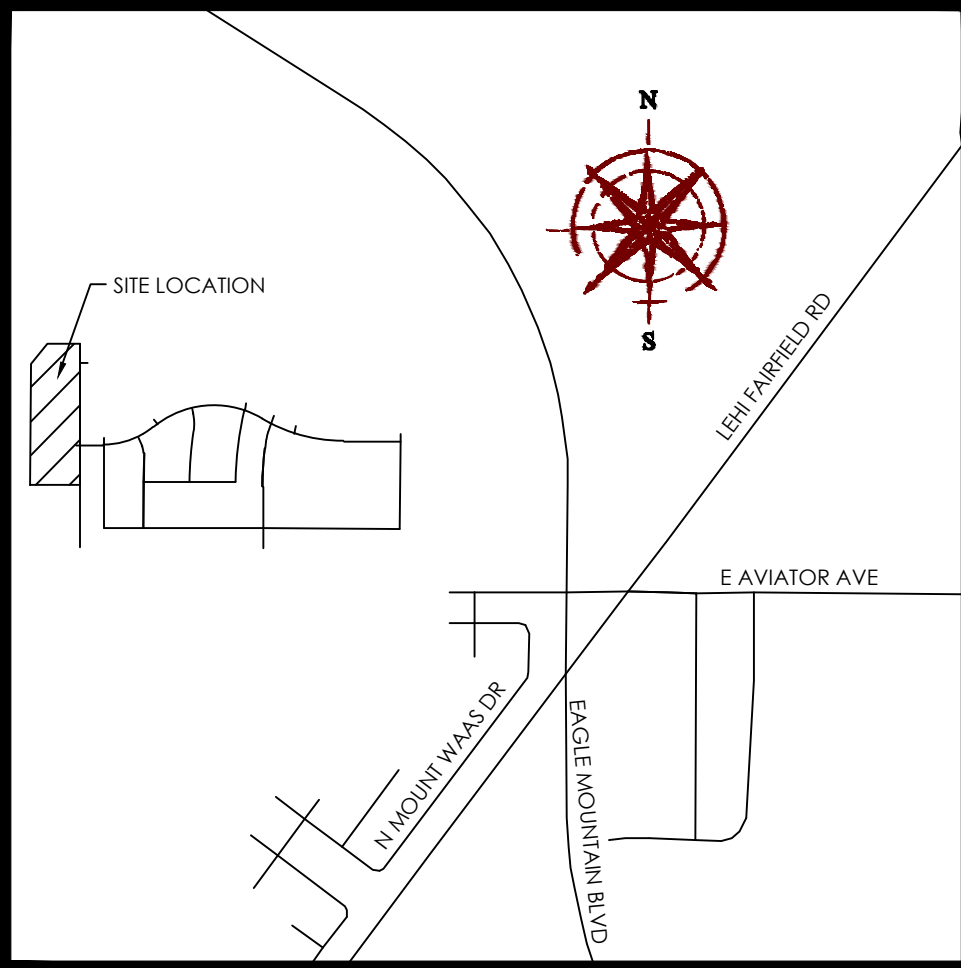
SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

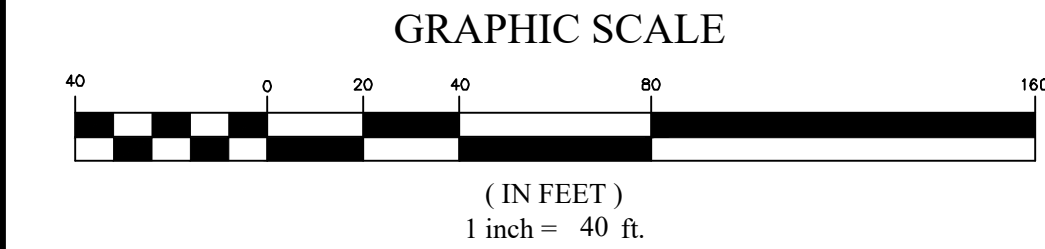
COUNTY RECORDER SEAL

FOR
REVIEW
ONLY



VICINITY MAP
N.T.S

- LEGEND
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - SECTION MONUMENT (CALCULATED)
 - BOUNDARY MARKERS
 - STREET MONUMENT (TO BE SET)
 - COMMON AREA
 - LIMITED COMMON

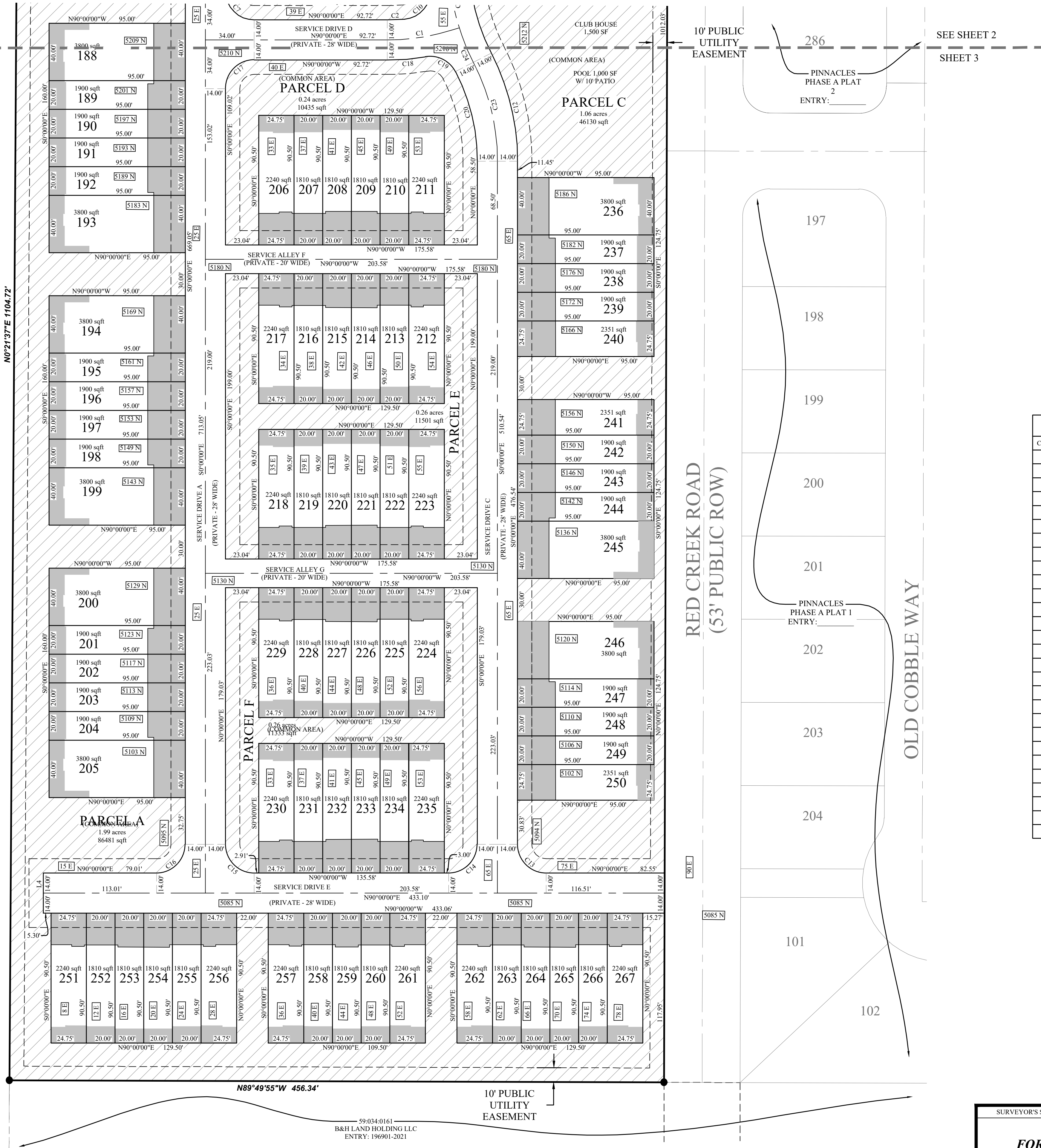


OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SHEET 3 OF 3

SEE SHEET 2
SHEET 3

STEVEN G. SMITH & ASSOCIATES
ENTRY: 2007-2004



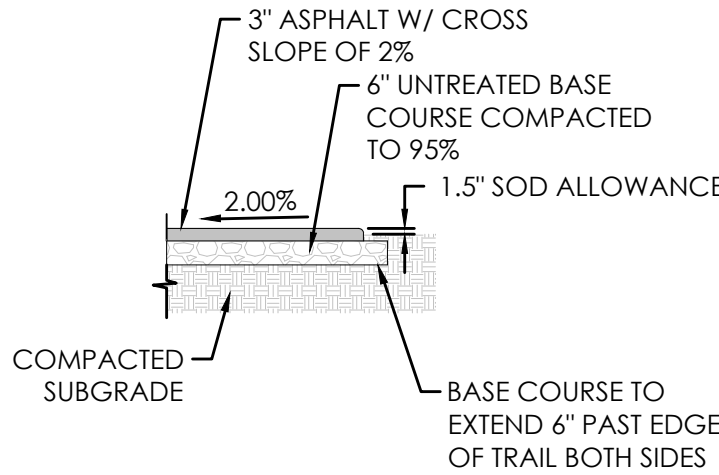
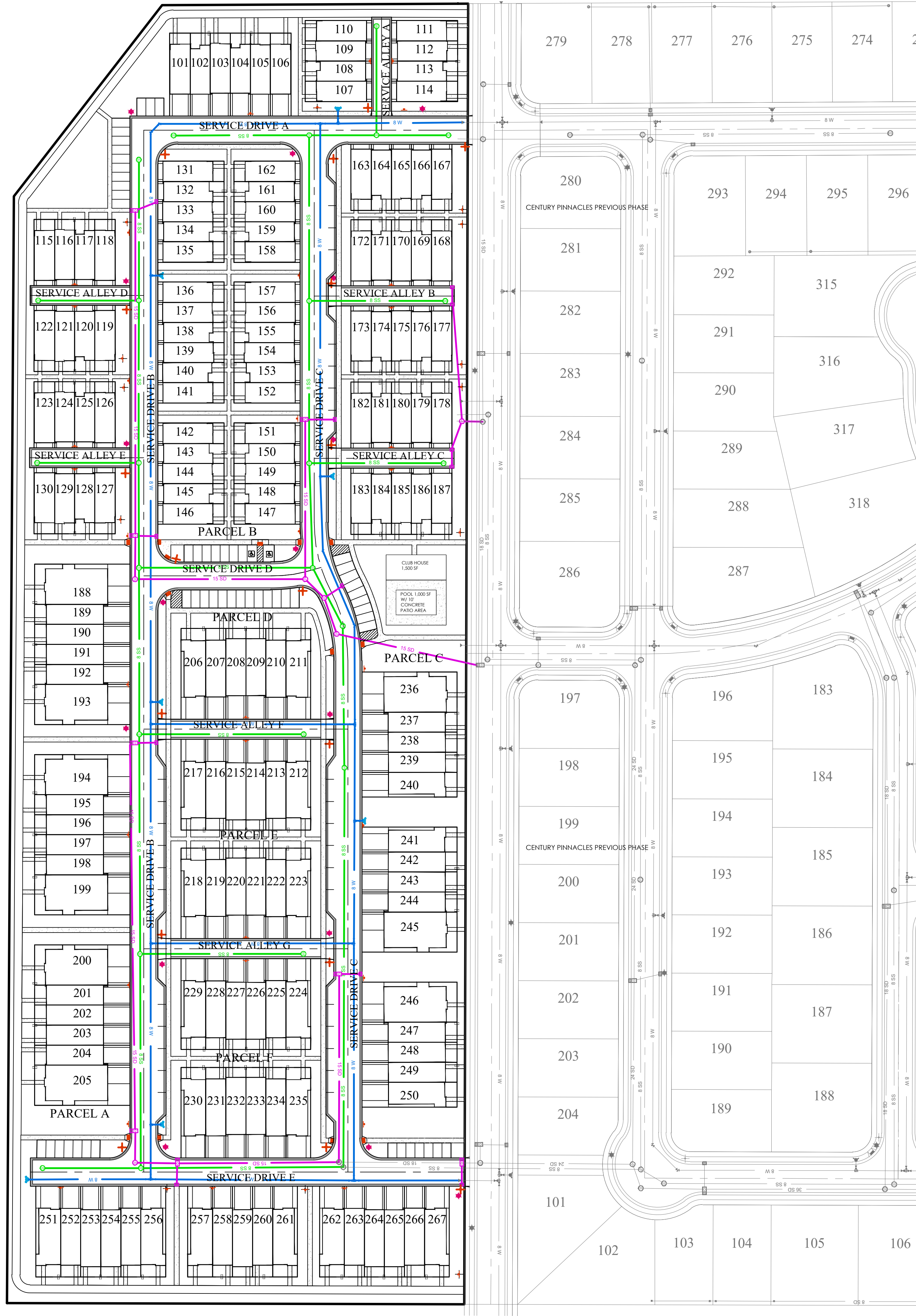
Curve Table					
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C4	20.00	80°59'46"	28.27	N49°30'07"W	25.98
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C6	20.00	9°00'14"	3.14	S04°30'07"W	3.14
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C9	160.00	5°27'22"	15.24	N03°16'43"W	15.23
C10	20.00	90°50'08"	31.71	N39°30'36"E	28.49
C11	136.00	27°22'07"	64.96	S13°41'04"E	64.35
C12	164.00	27°22'07"	78.34	S13°41'04"E	77.60
C13	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C14	20.00	90°00'00"	31.42	S45°00'00"W	28.28
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C28	164.00	5°54'28"	16.91	S02°57'14"E	16.90

PINNACLES MULTI FAMILY
PRELIMINARY PLAT
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

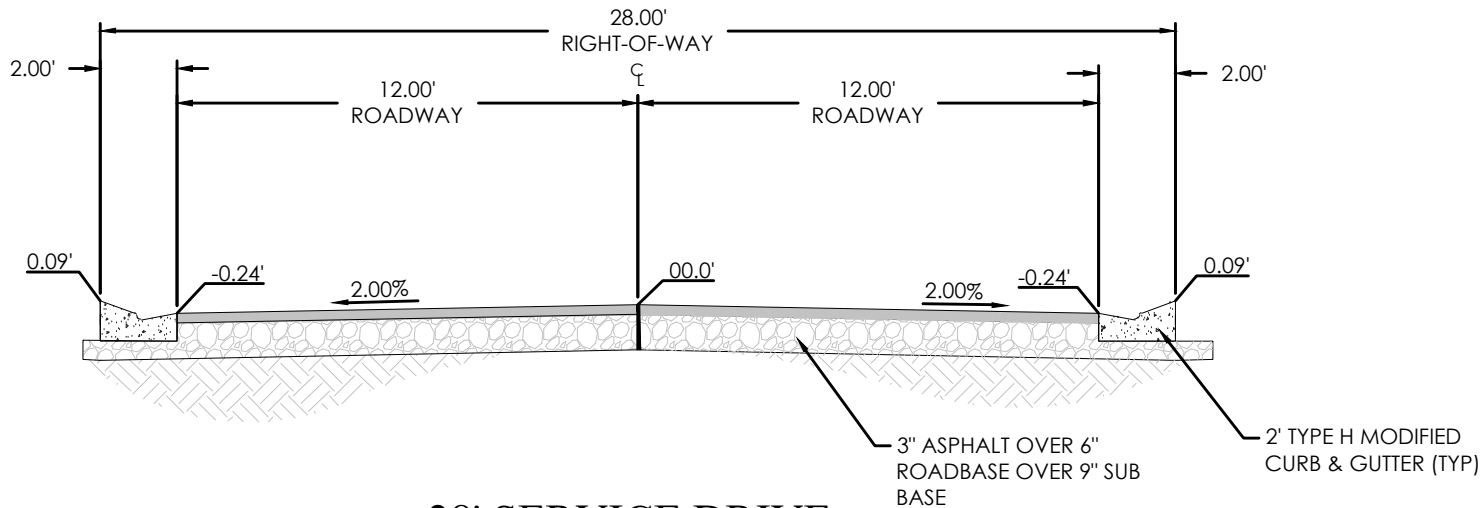
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL

FOR
REVIEW
ONLY

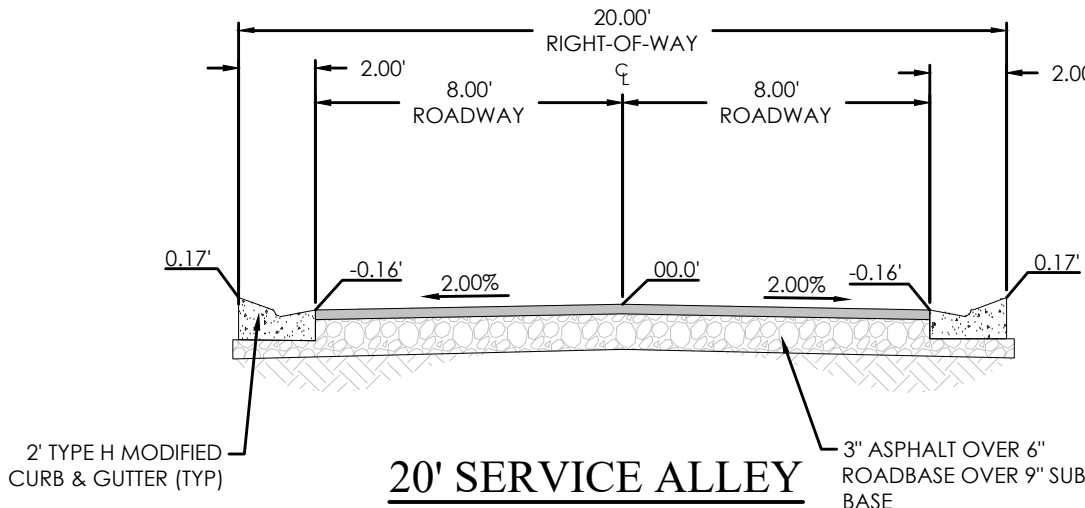
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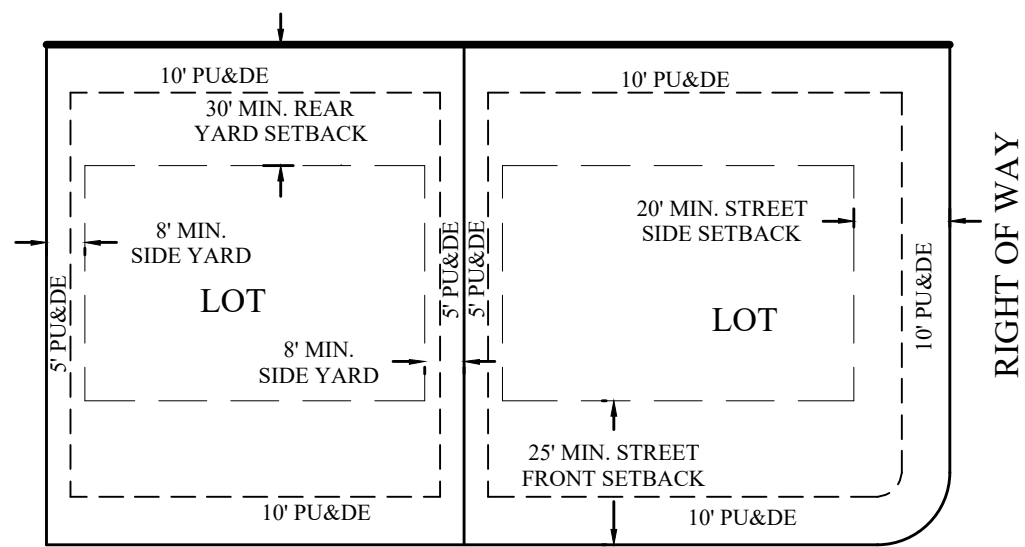
8' ASPHALT TRAIL
N.T.S.



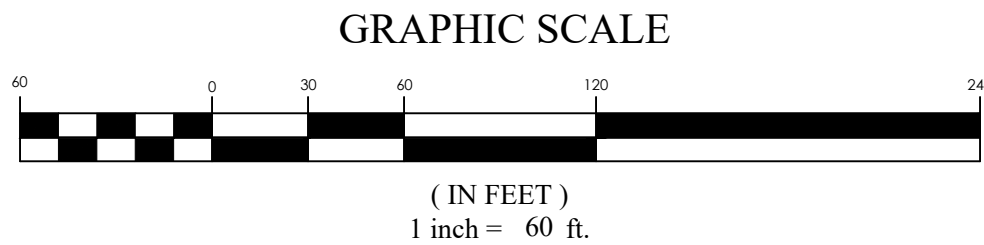
28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



RIGHT OF WAY
TYPICAL BUILDING SETBACKS



LEGEND

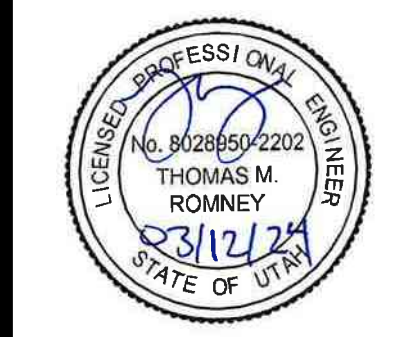
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" W
- XX" SW
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

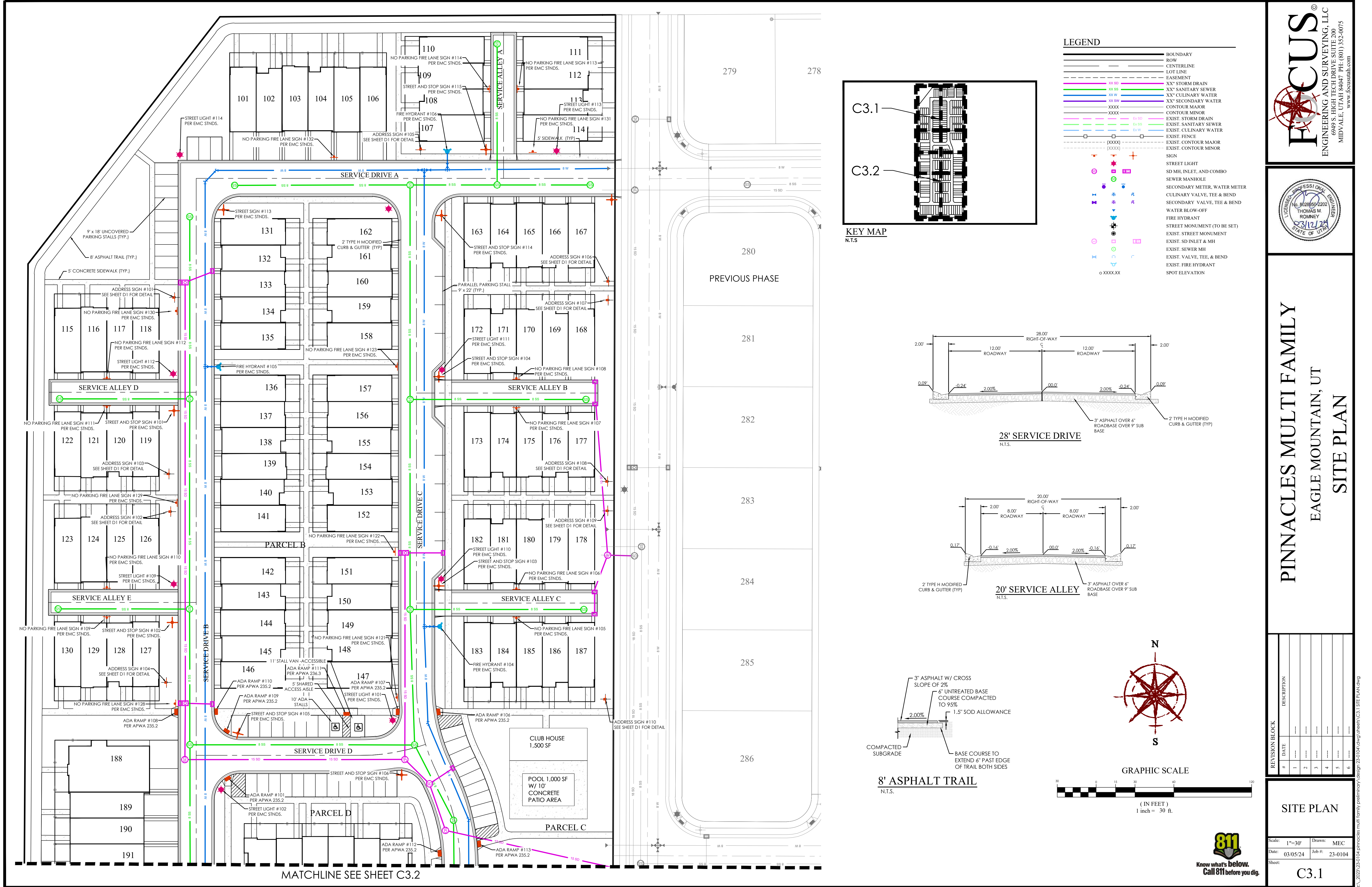


PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1	03/05/24	1
2	03/05/24	2
3	03/05/24	3
4	03/05/24	4
5	03/05/24	5
6	03/05/24	6

SITE PLAN	
Scale: 1"=60'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C3





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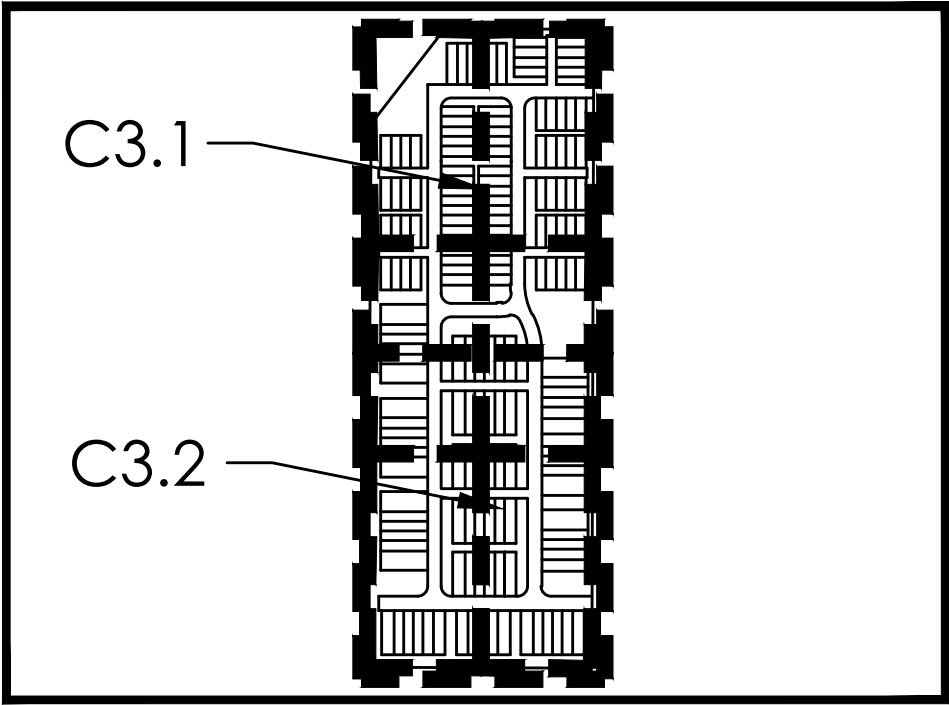
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN

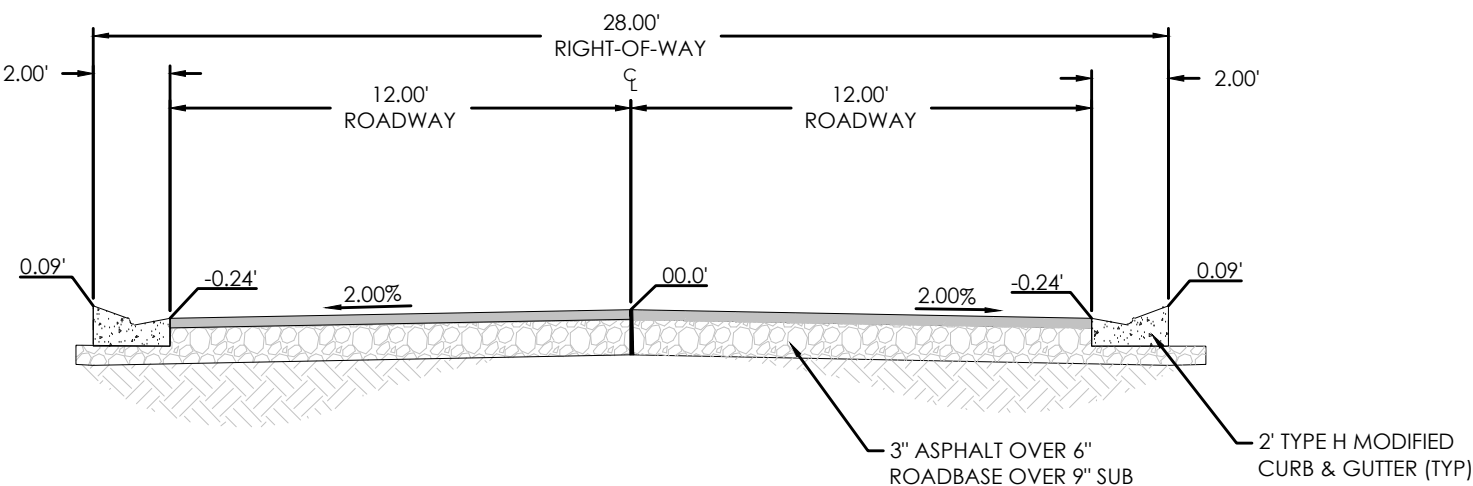
Scale: 1"=30'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C3.1

z:\2023\230104 pinnacles multi family preliminary design\230104.dwg Streets\C3.1 SITE PLAN.dwg

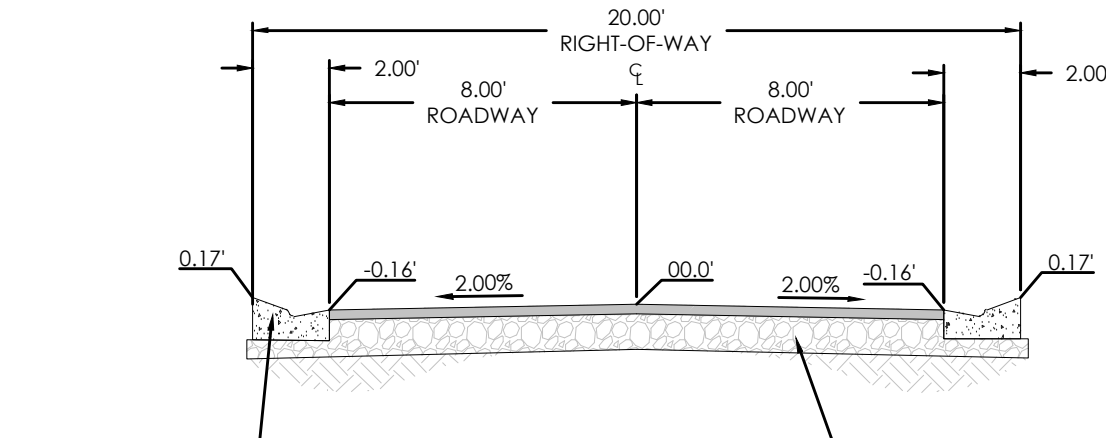


KEY MAP
N.T.S.

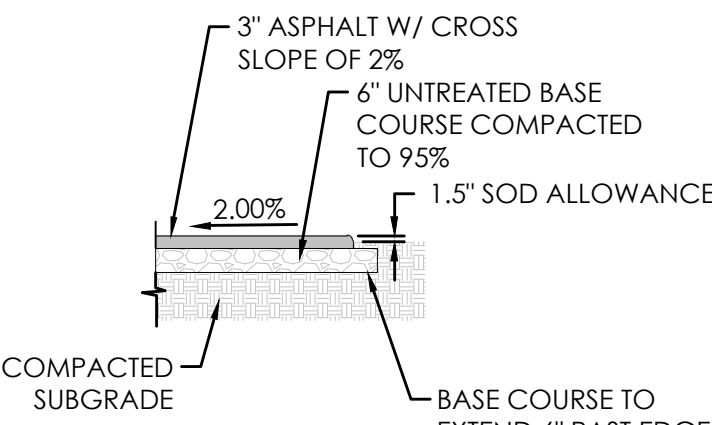
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[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	XX" STORM DRAIN
[Symbol]	XX" SANITARY SEWER
[Symbol]	XX" W
[Symbol]	XX" SW
[Symbol]	XX" SECONDARY WATER
[Symbol]	XXXX
[Symbol]	XXXX
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	(XXXX)
[Symbol]	(XXXX)
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	SECONDARY METER, WATER METER
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



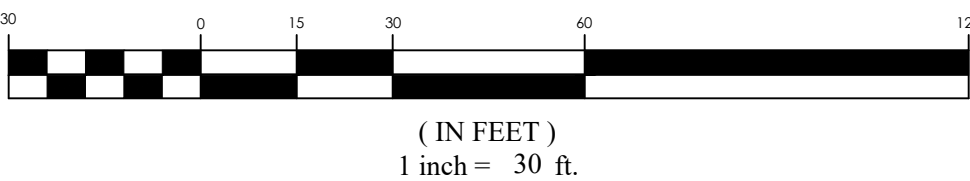
20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



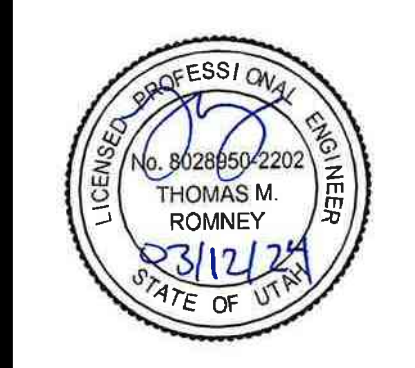
GRAPHIC SCALE

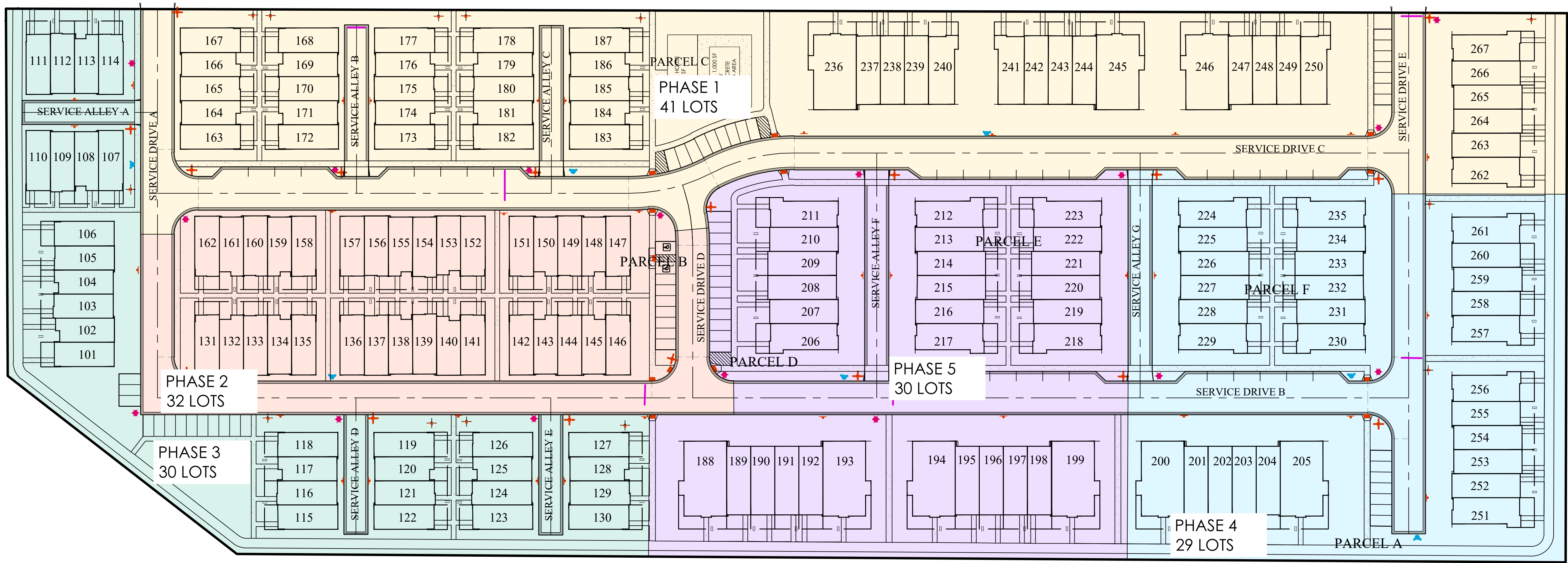


PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

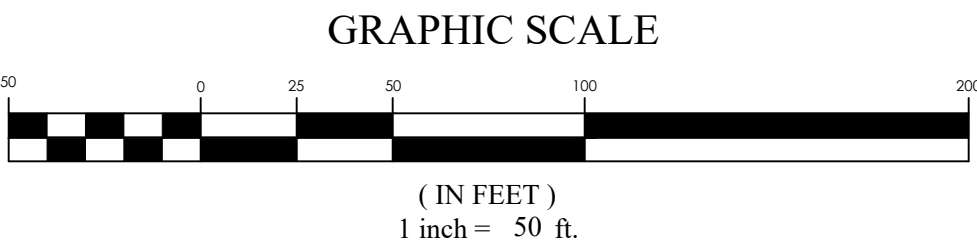
SITE PLAN	
Scale: 1"=30'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C3.2





LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
□	EXIST. FENCE
[XXXX]	EXIST. CONTOUR MAJOR
[XXXX]	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
PHASING PLAN

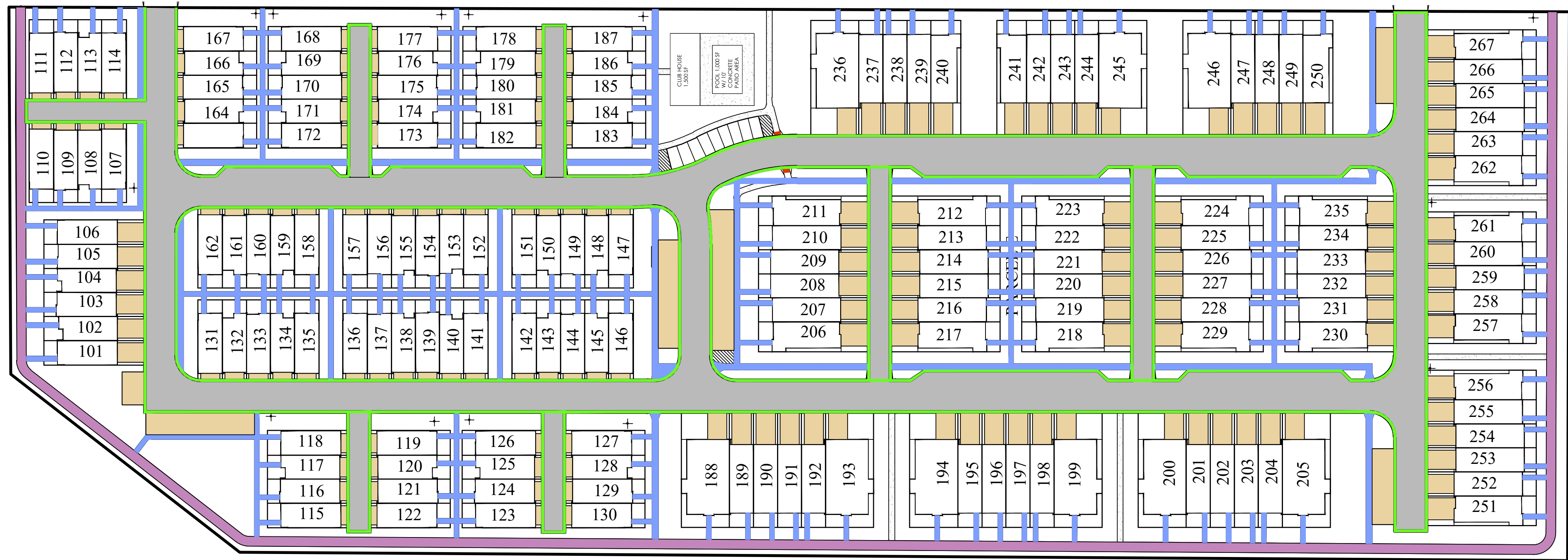
REVISION BLOCK		DESCRIPTION
#	DATE	
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2	03/05/24	PHASING PLAN
3	03/05/24	PHASING PLAN
4	03/05/24	PHASING PLAN
5	03/05/24	PHASING PLAN
6	03/05/24	PHASING PLAN

PHASING PLAN

Scale: 1"=50'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C3.3

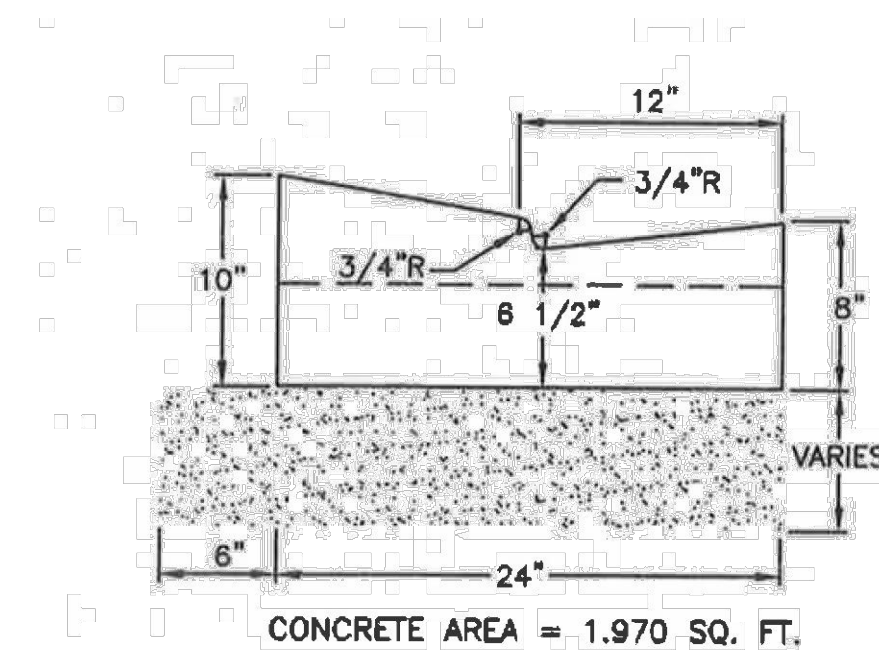
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
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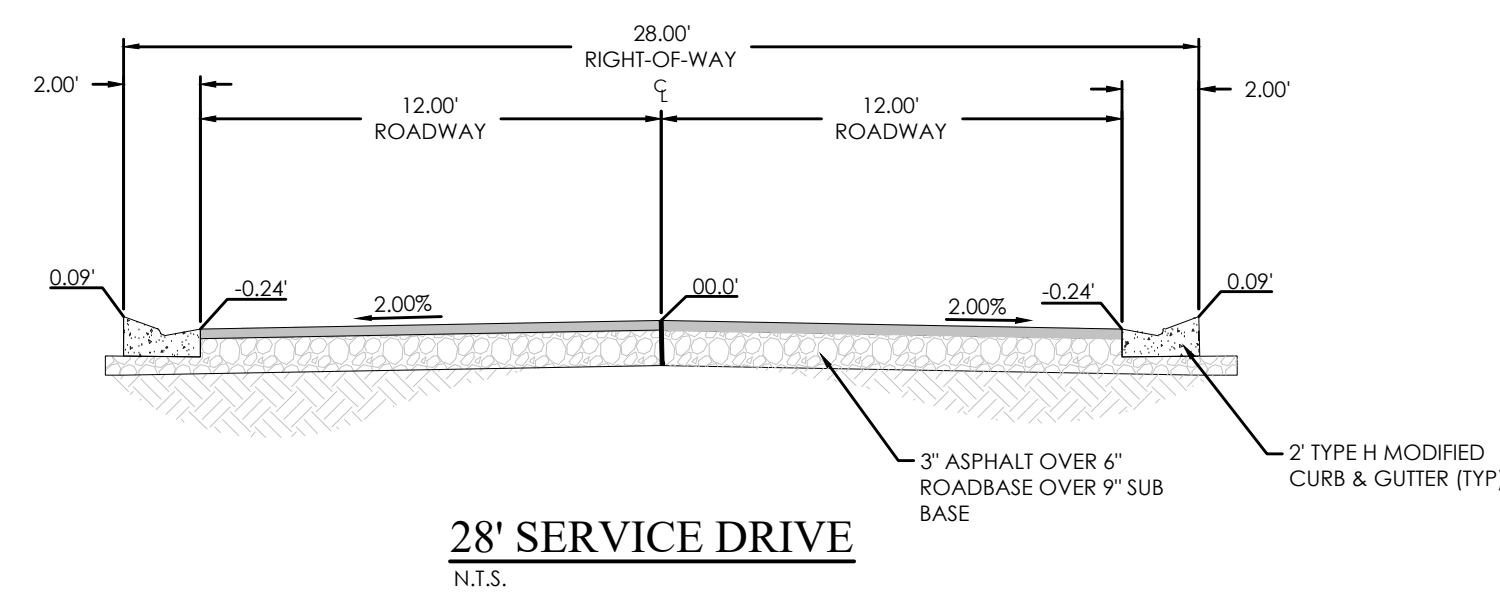


HARDSCAPE LEGEND

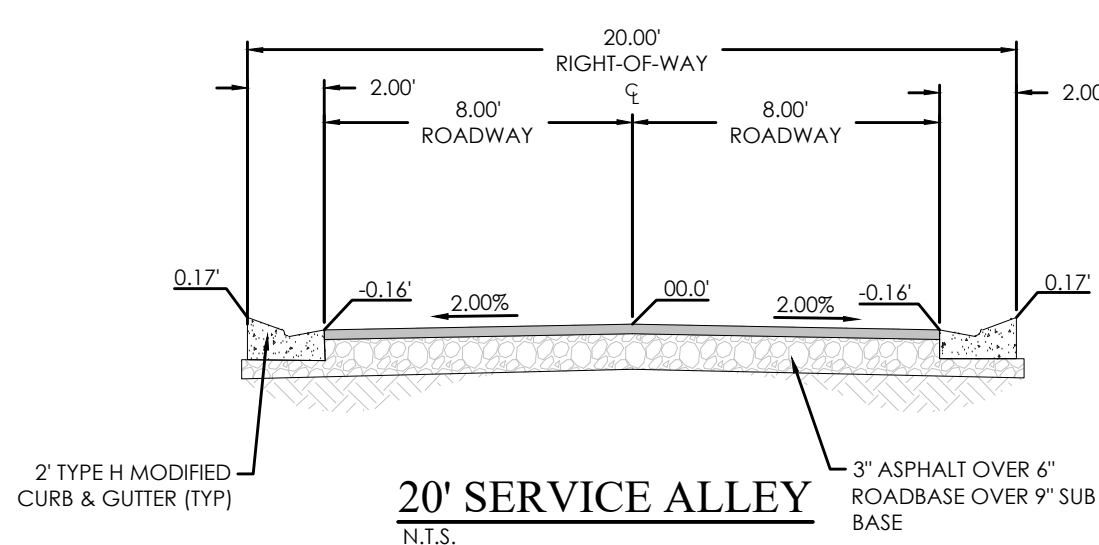
	ROAD ASPHALT (92,910 SF)
	ASPHALT TRAIL (16,490 SF)
	APWA TYPE H C&G OR CITY EQUIVALENT (7,615 LF)
	C&G TRANSITION
	4" CONCRETE (SIDEWALK) (32,195 SF)
	6" CONCRETE (SIDEWALK/DRIVEWAY/PARKING STALL) (48,046 SF)



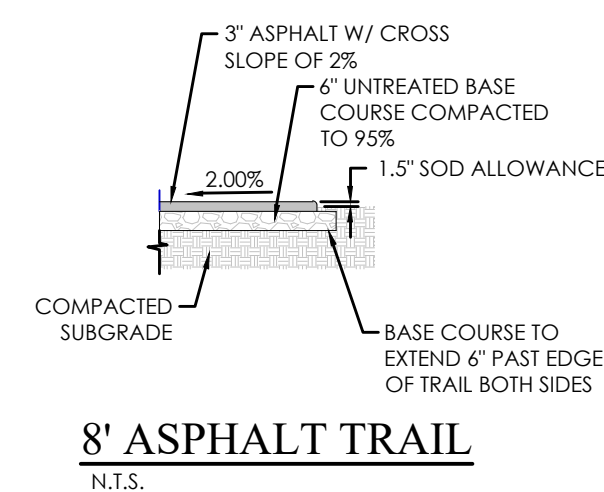
Type H



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

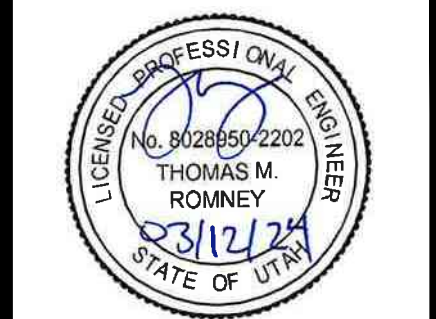


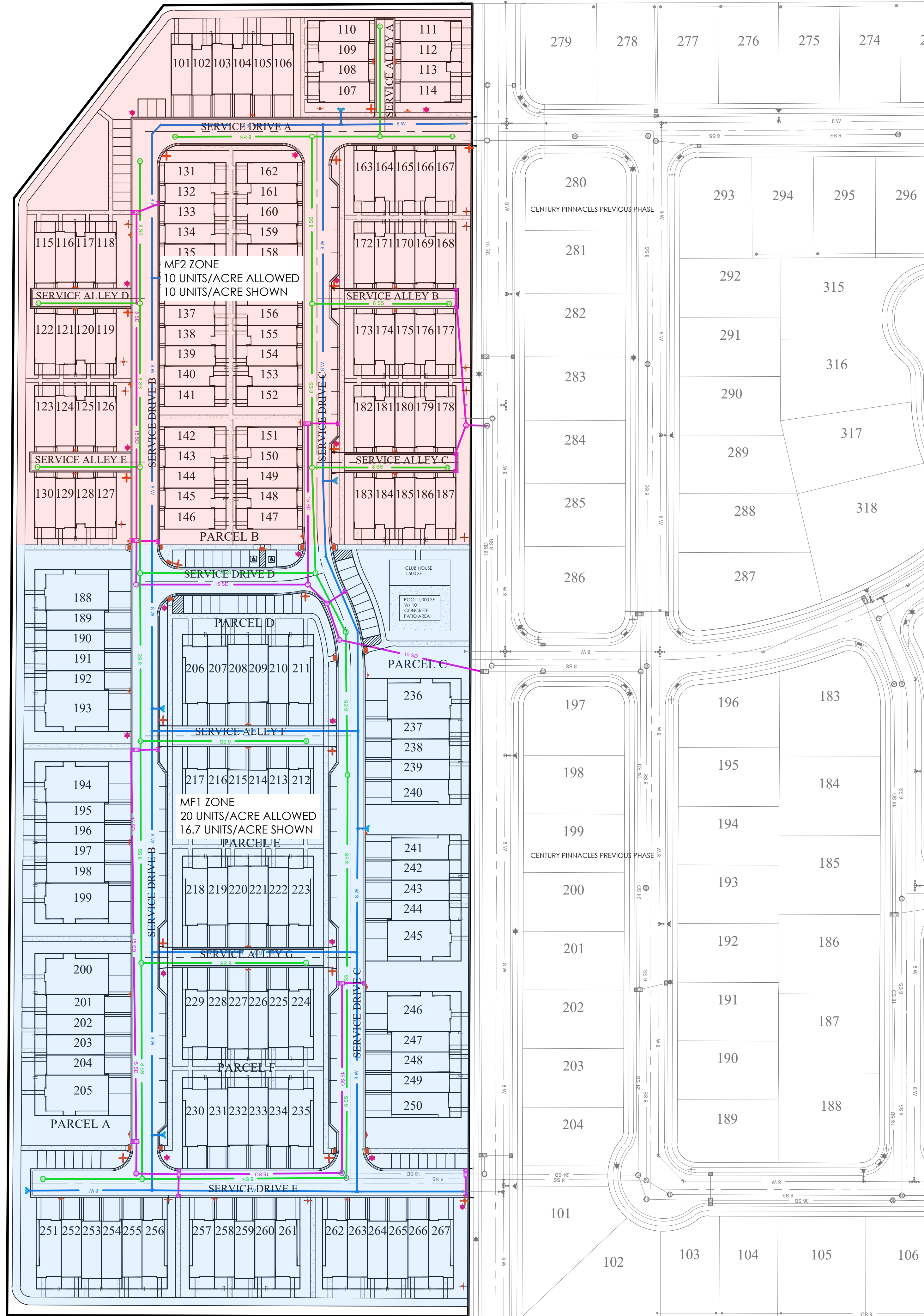
PINNACLES MULTI FAMILY EAGLE MOUNTAIN, UT HARDSCAPE PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	03/05/24	1
2	03/05/24	2
3	03/05/24	3
4	03/05/24	4
5	03/05/24	5
6	03/05/24	6

HARDSCAPE PLAN

Scale: 1"=60'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C3.4





LEGEND

—	BOUNDARY
—	ROW
—	CENTERLINE
—	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	SECONDARY METER, WATER METER
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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PROFESSIONAL ENGINEER
No. 81285972202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

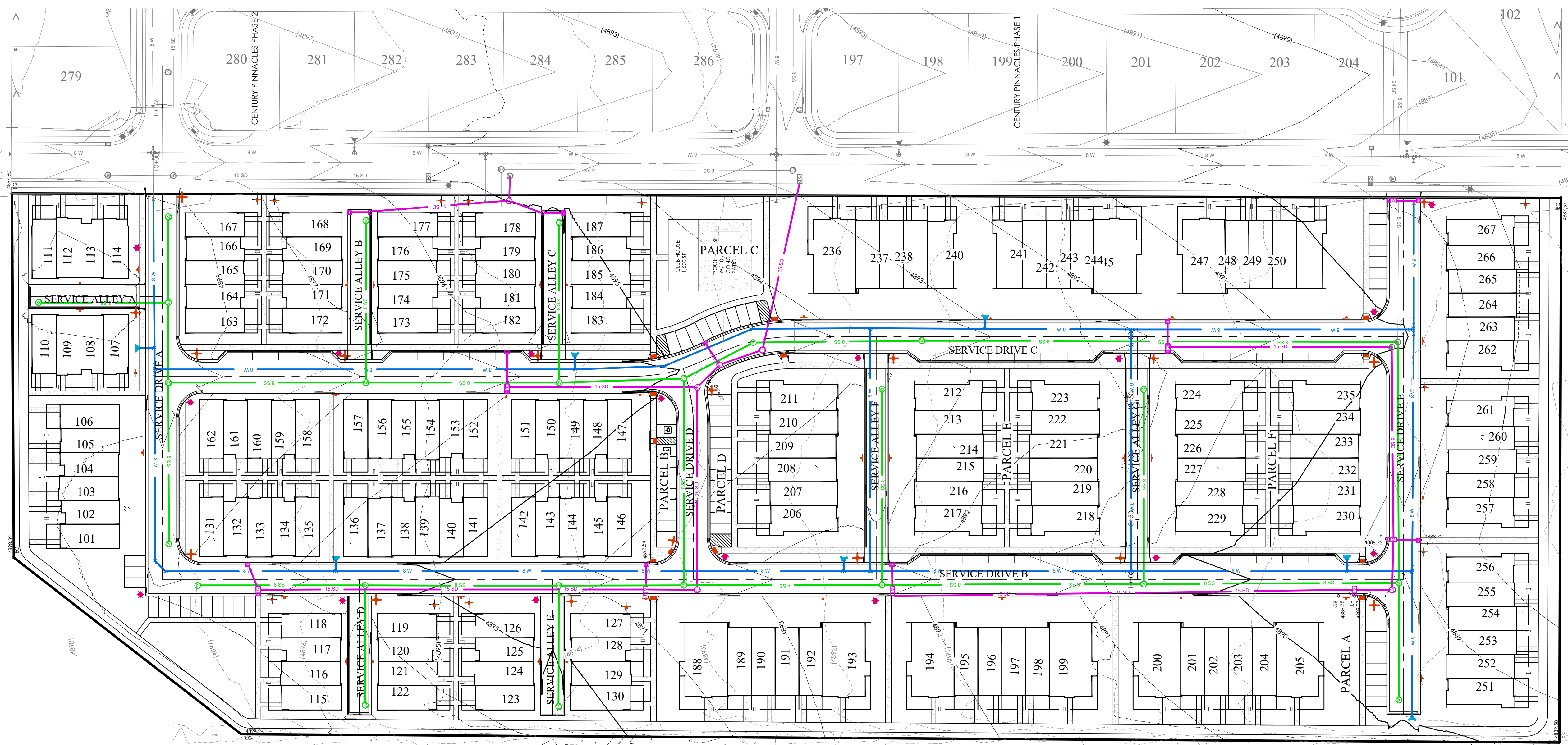
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
ZONING PLAN

REVISION BLOCK	DATE	DESCRIPTION
1	03/05/24	Initial Design
2	03/05/24	Revised Design
3	03/05/24	Final Design
4	03/05/24	As-Built
5	03/05/24	Final
6	03/05/24	Final

ZONING PLAN

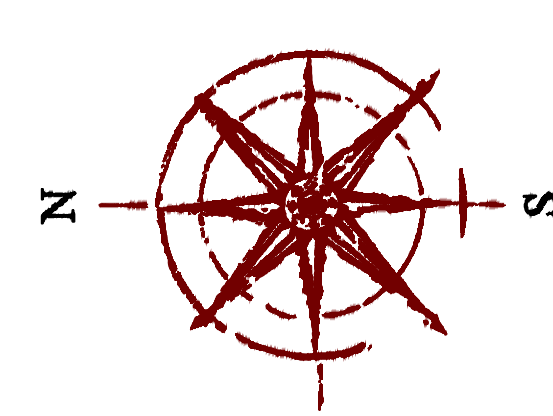
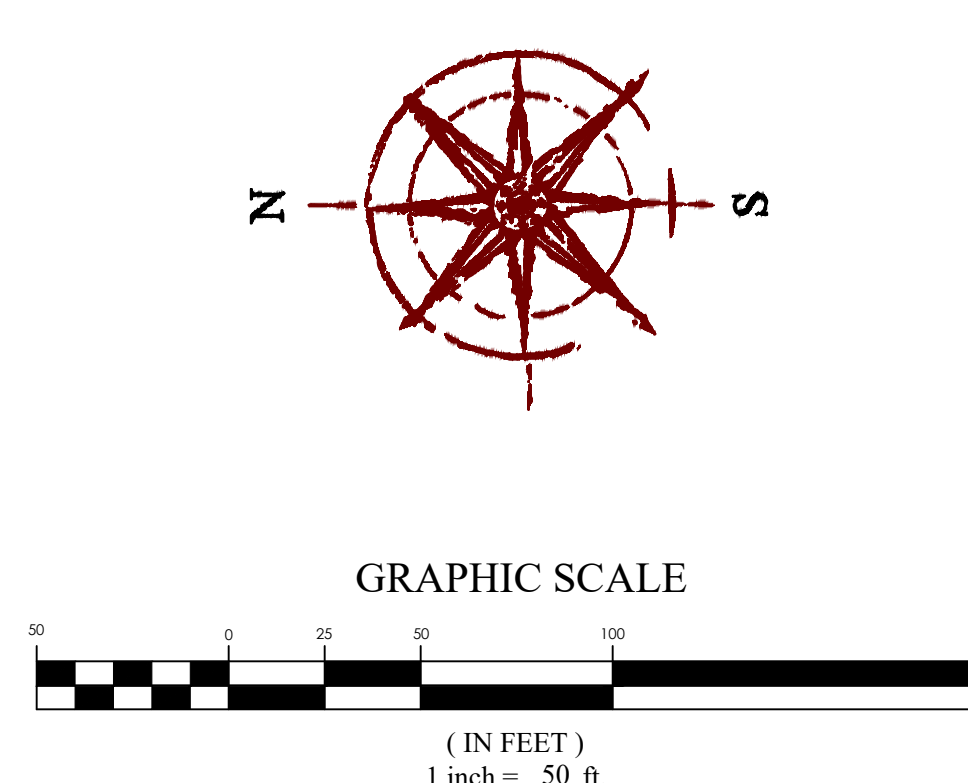
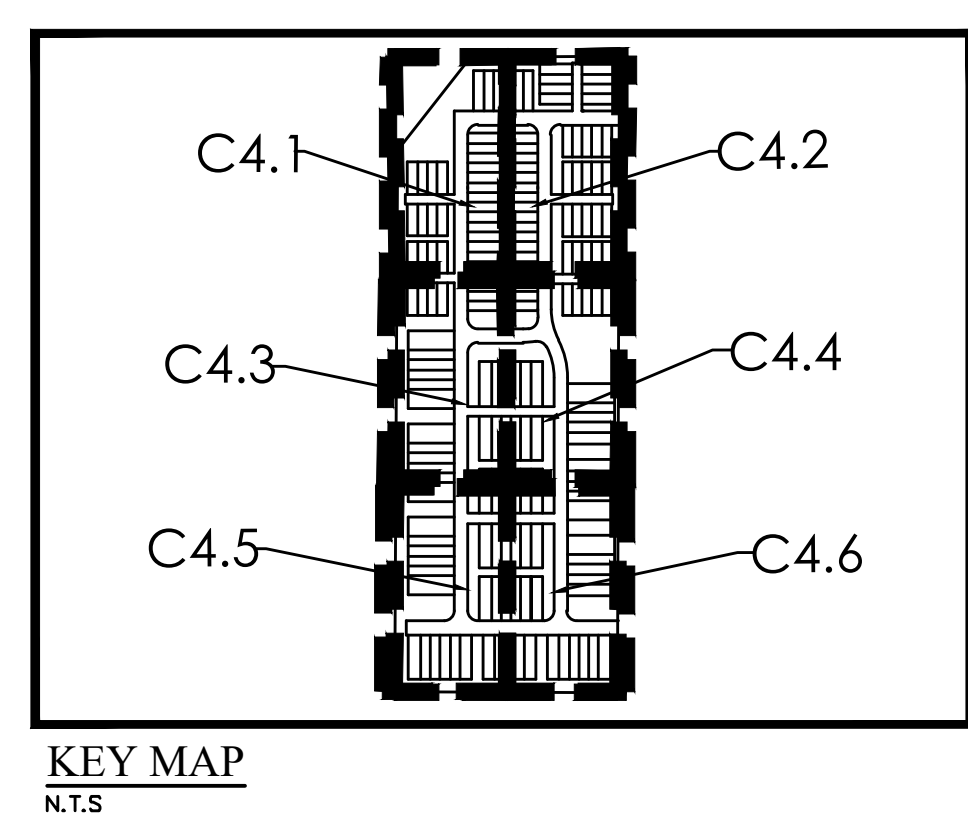
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Date: 03/05/24	Job #: 23-0104
Sheet:	C3.5

z:\2023\230104 pinnacles multi family preliminary design\230104 gwg\plans\C3.5 ZONING PLAN.dwg



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



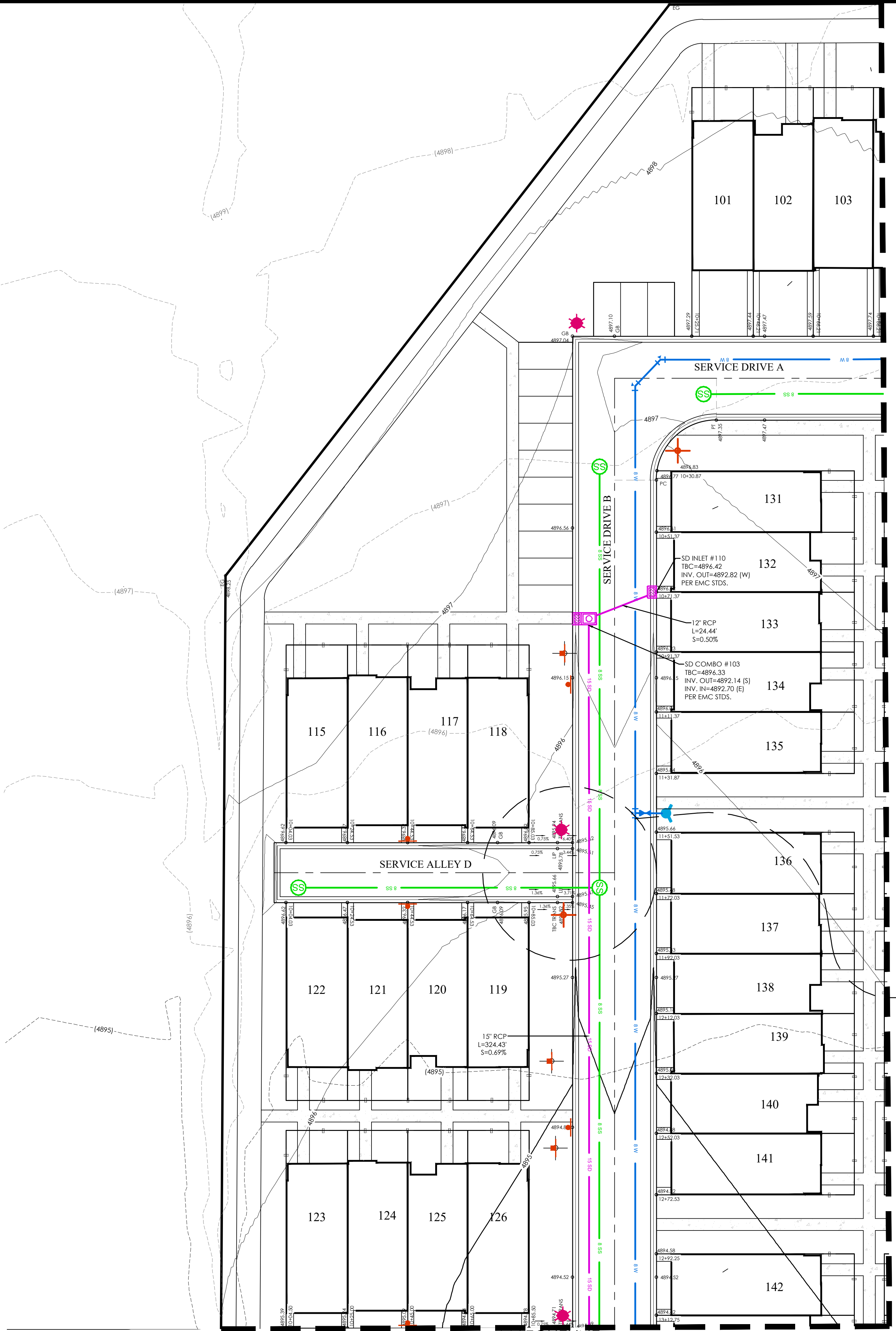
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
OVERALL GRADING AND DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

OVERALL GRADING AND DRAINAGE PLAN

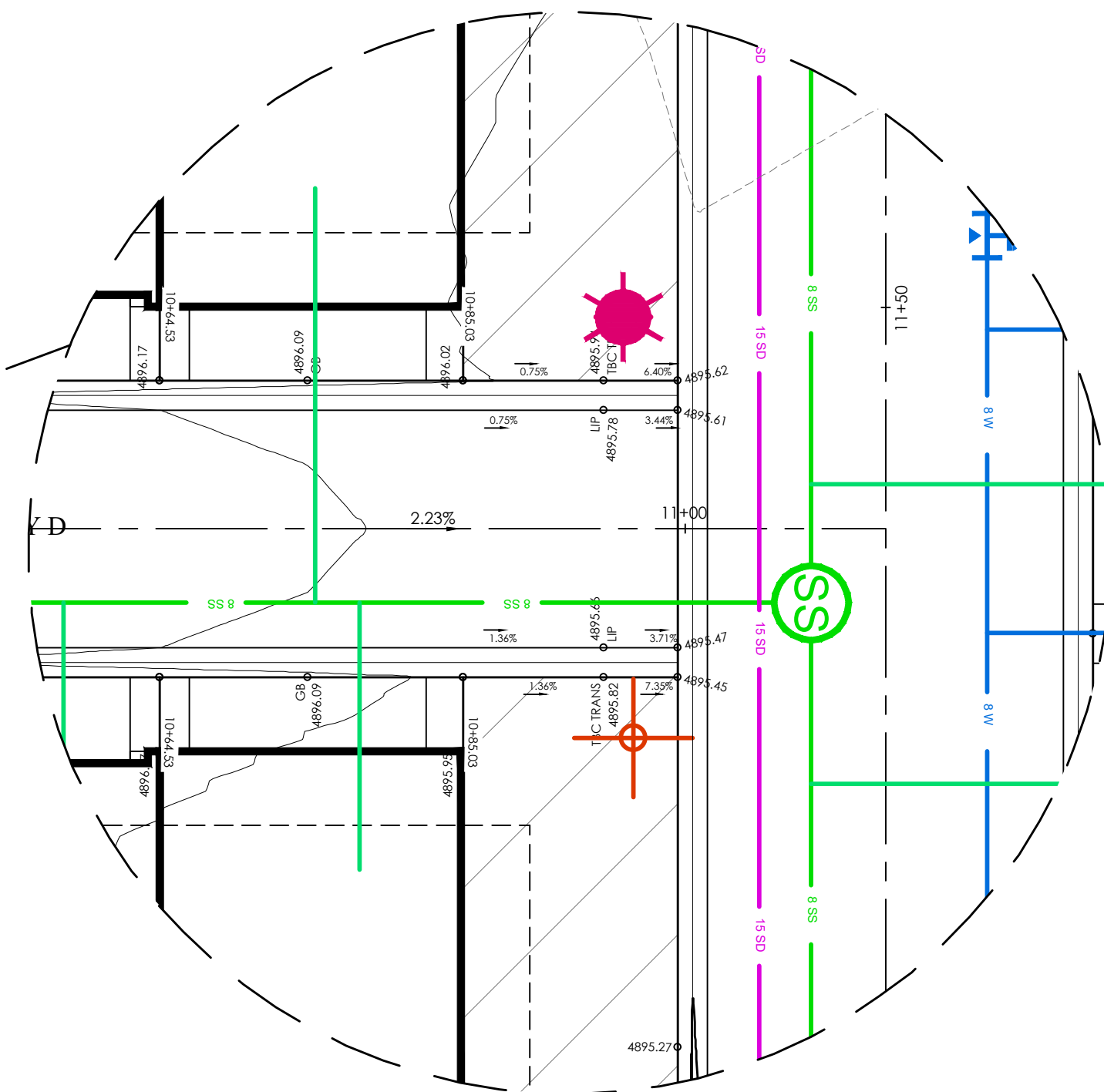
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Date: 03/05/24	Job #: 23-0104
Sheet:	C4

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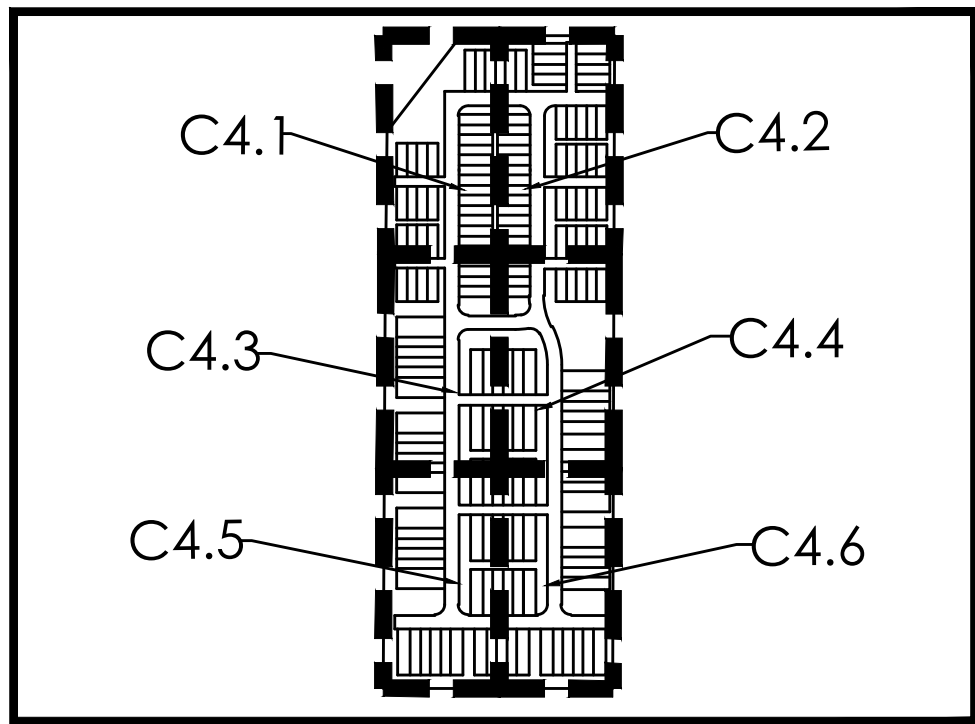


MATCHLINE
SEE SHEET C4.3

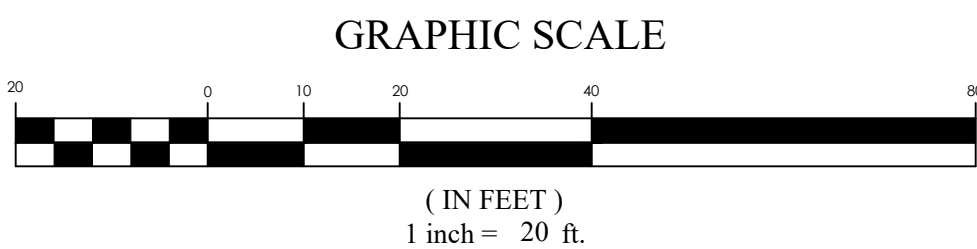
MATCHLINE
SEE SHEET C4.2



LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	XX" STORM DRAIN
[Symbol]	XX" SANITARY SEWER
[Symbol]	XX" W
[Symbol]	XX" SW
[Symbol]	XX" CULINARY WATER
[Symbol]	XX" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	STREET LIGHT
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	SECONDARY METER, WATER METER
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



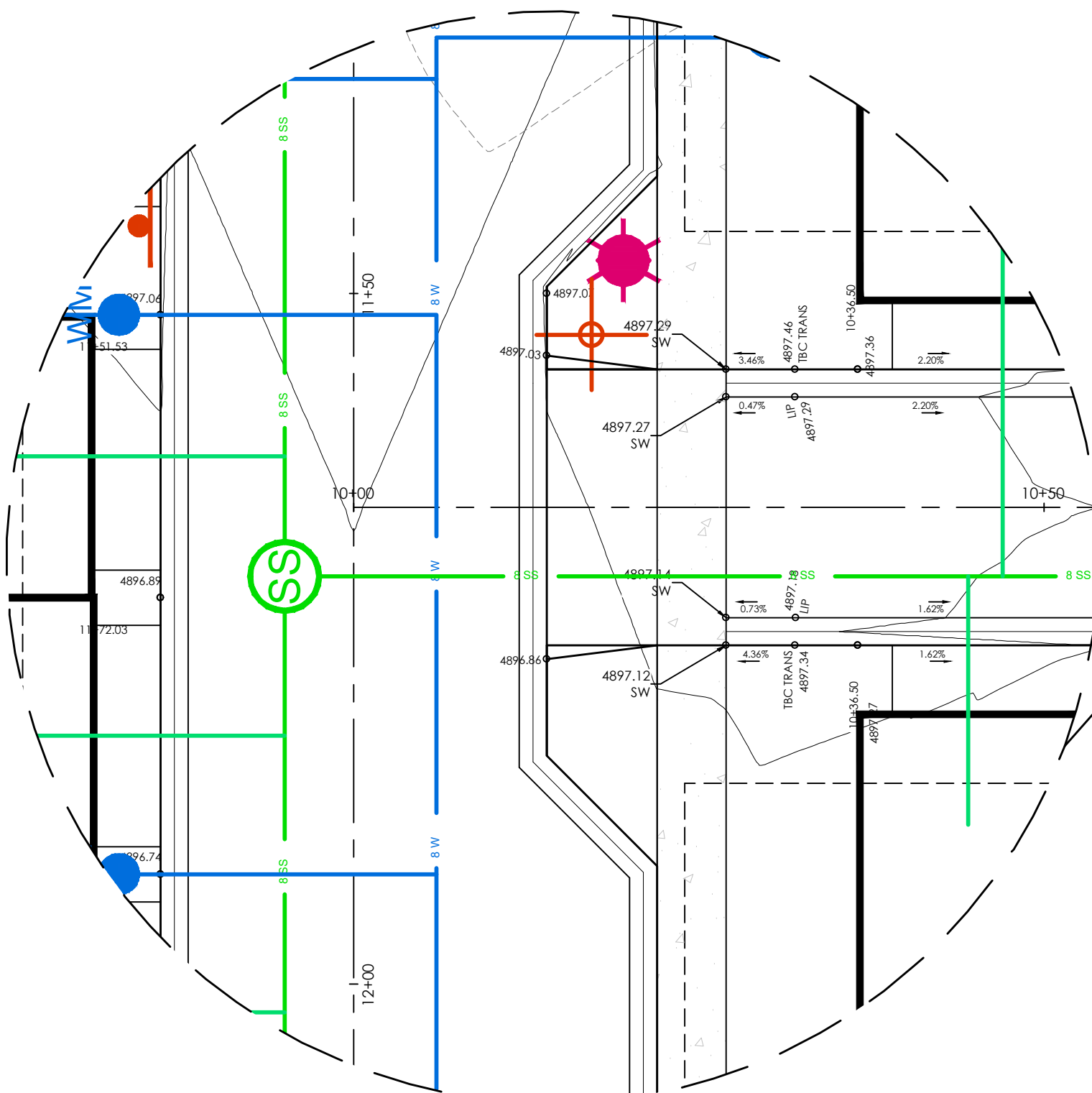
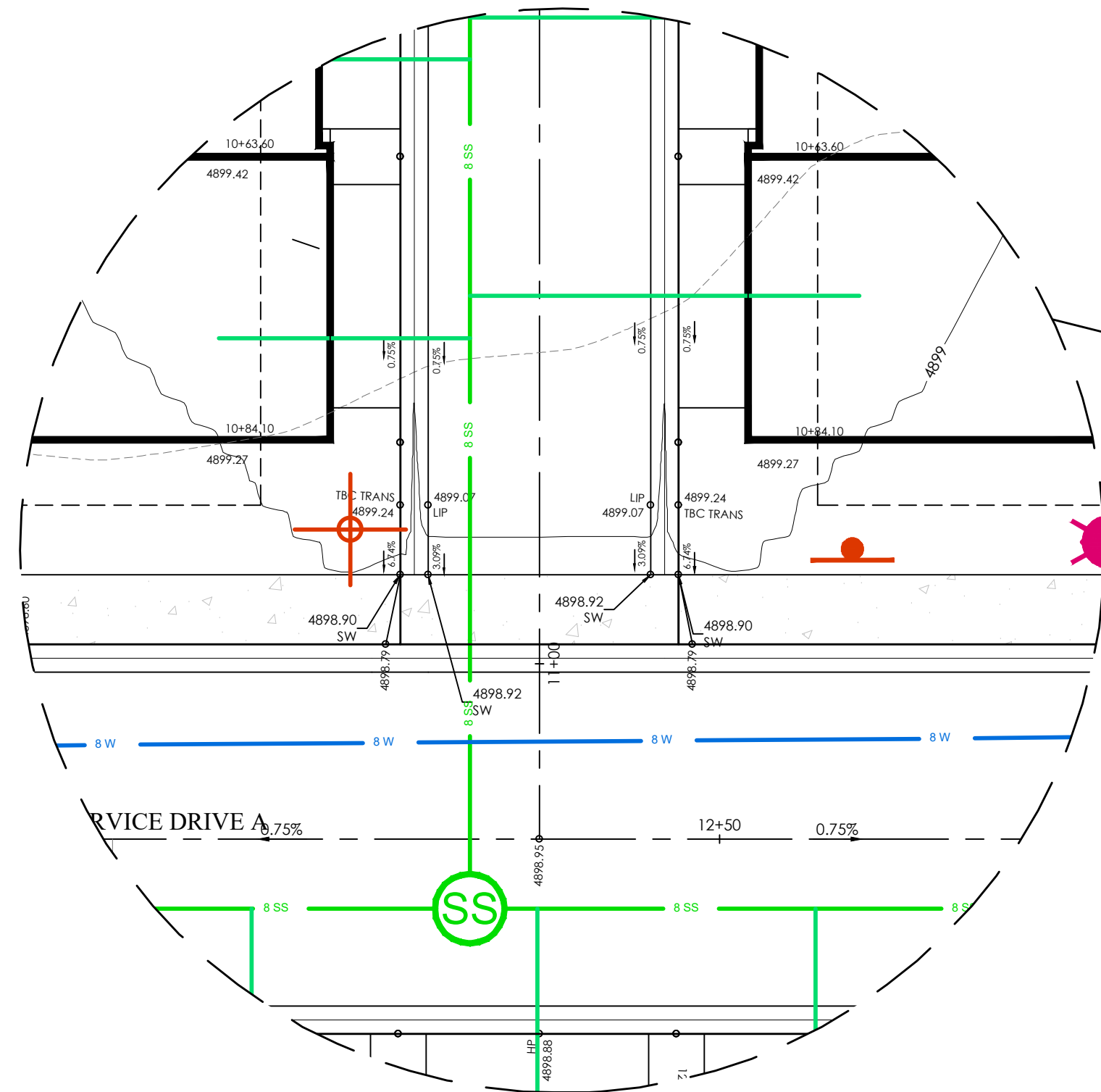
KEY MAP
N.T.S.



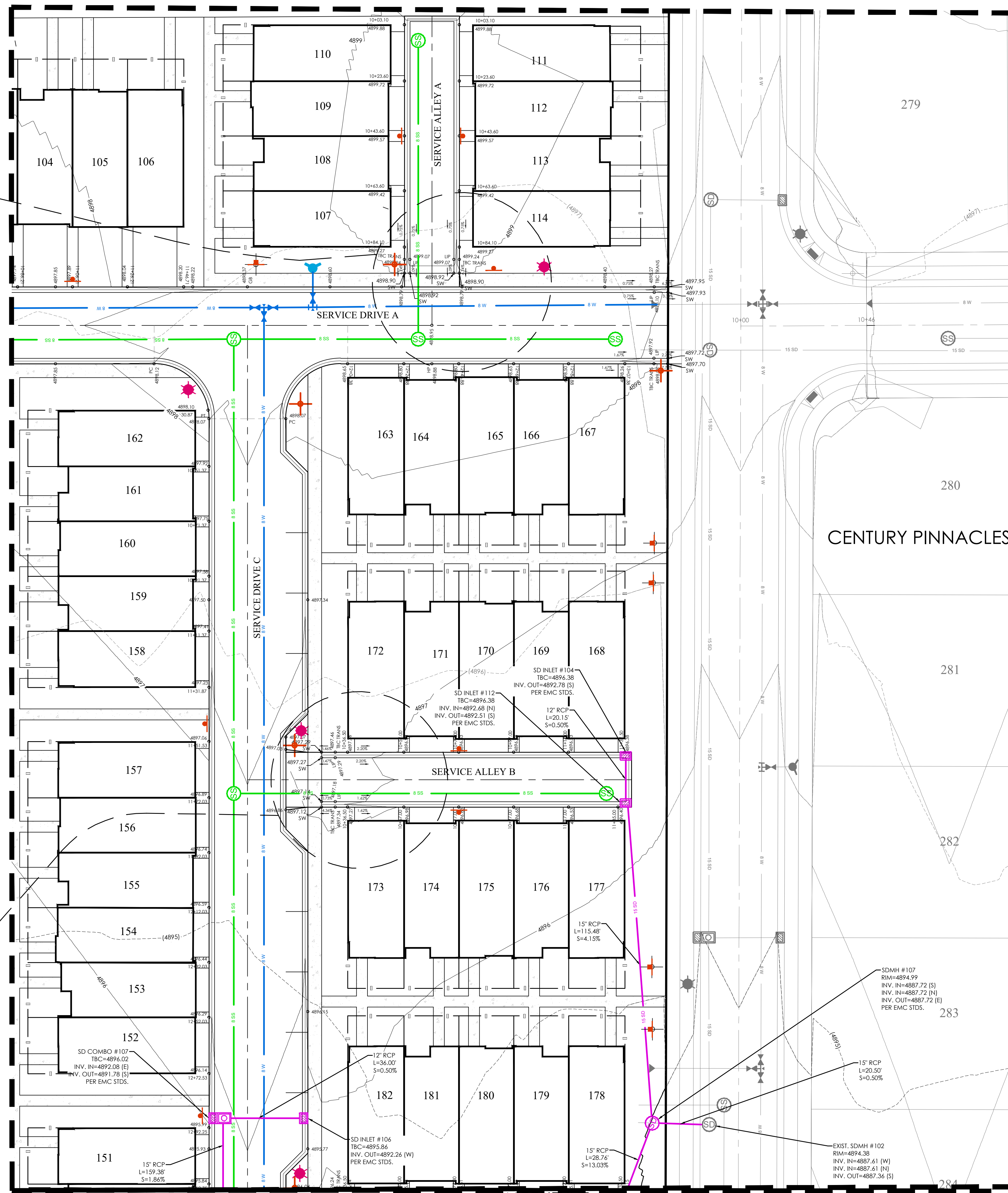
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING AND DRAINAGE PLAN	
Scale: 1"=20'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C4.1

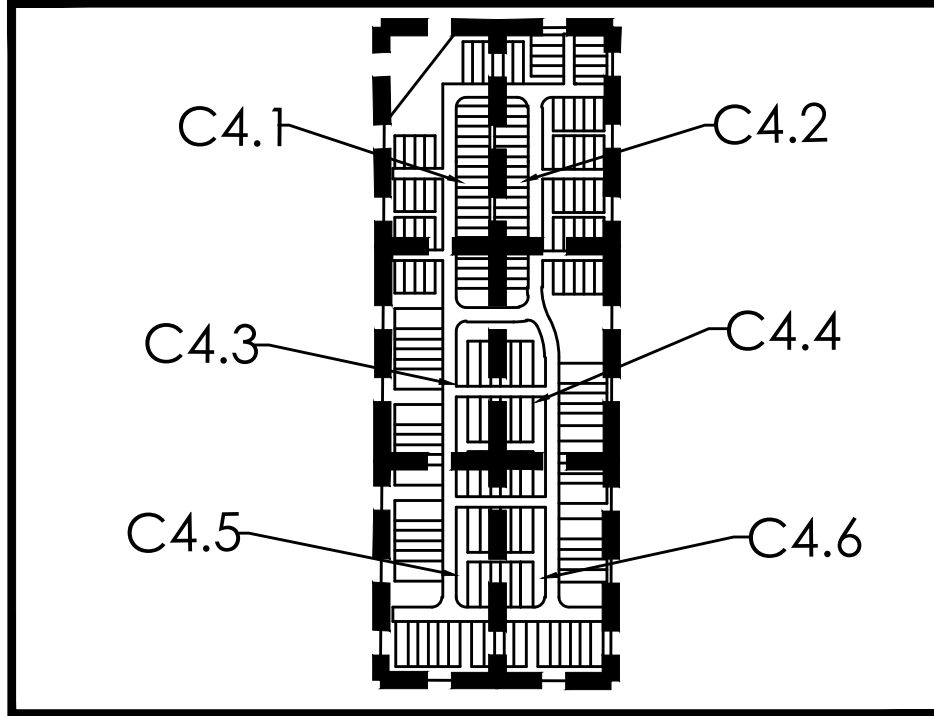


MATCHLINE
SEE SHEET C4.1



MATCHLINE
SEE SHEET C4.4

- LEGEND**
- BOUNDARY
 - ROW
 - CENTERLINE
 - LOT LINE
 - EASEMENT
 - XX" STORM DRAIN
 - XX" SANITARY SEWER
 - XX" CULINARY WATER
 - XX" SECONDARY WATER
 - CONTOUR MAJOR
 - CONTOUR MINOR
 - EXIST. STORM DRAIN
 - EXIST. SANITARY SEWER
 - EXIST. CULINARY WATER
 - EXIST. FENCE
 - EXIST. CONTOUR MAJOR
 - EXIST. CONTOUR MINOR
 - SIGN
 - STREET LIGHT
 - SD MH, INLET, AND COMBO
 - SEWER MANHOLE
 - SECONDARY METER, WATER METER
 - CULINARY VALVE, TEE & BEND
 - SECONDARY VALVE, TEE & BEND
 - WATER BLOW-OFF
 - FIRE HYDRANT
 - STREET MONUMENT (TO BE SET)
 - EXIST. STREET MONUMENT
 - EXIST. SD INLET & MH
 - EXIST. SEWER MH
 - EXIST. VALVE, TEE, & BEND
 - EXIST. FIRE HYDRANT
 - SPOT ELEVATION



KEY MAP
N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



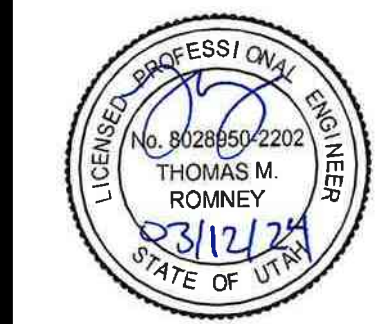
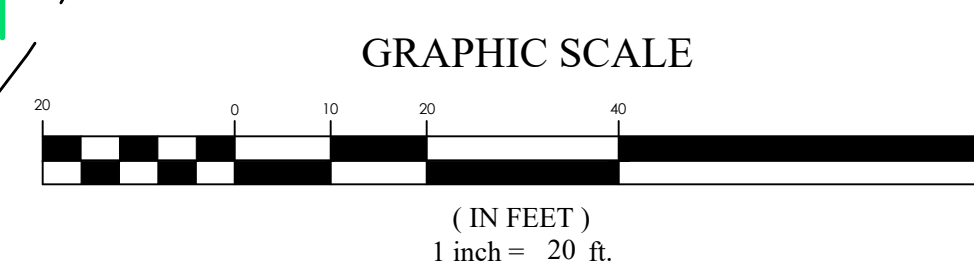
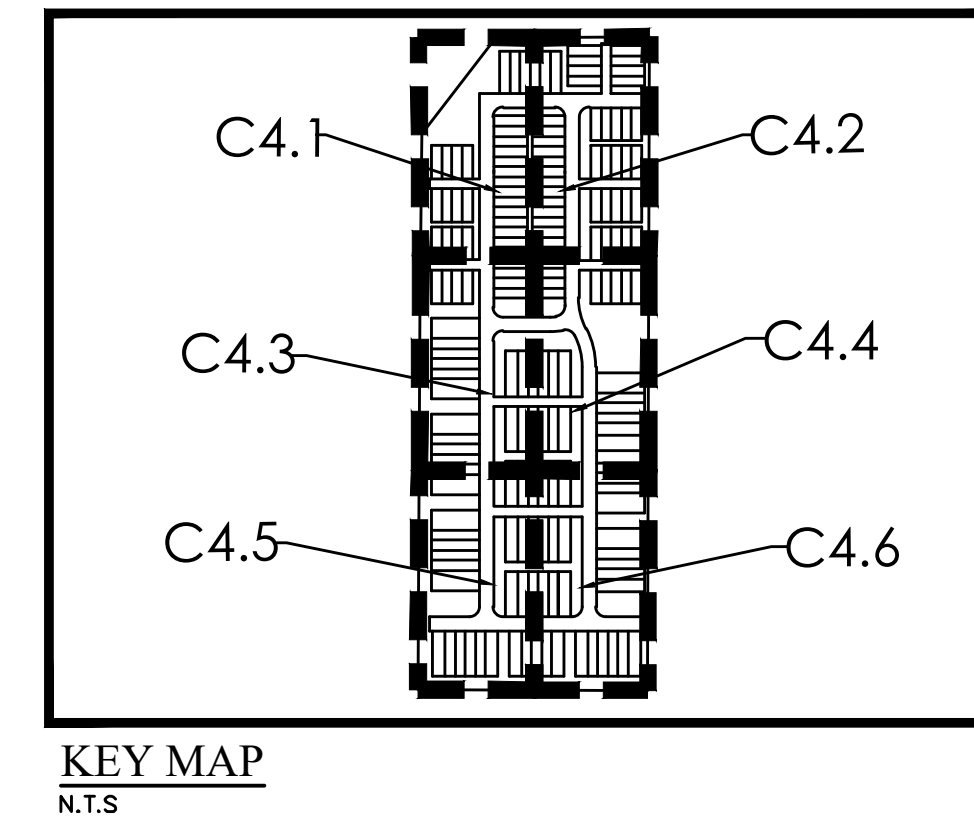
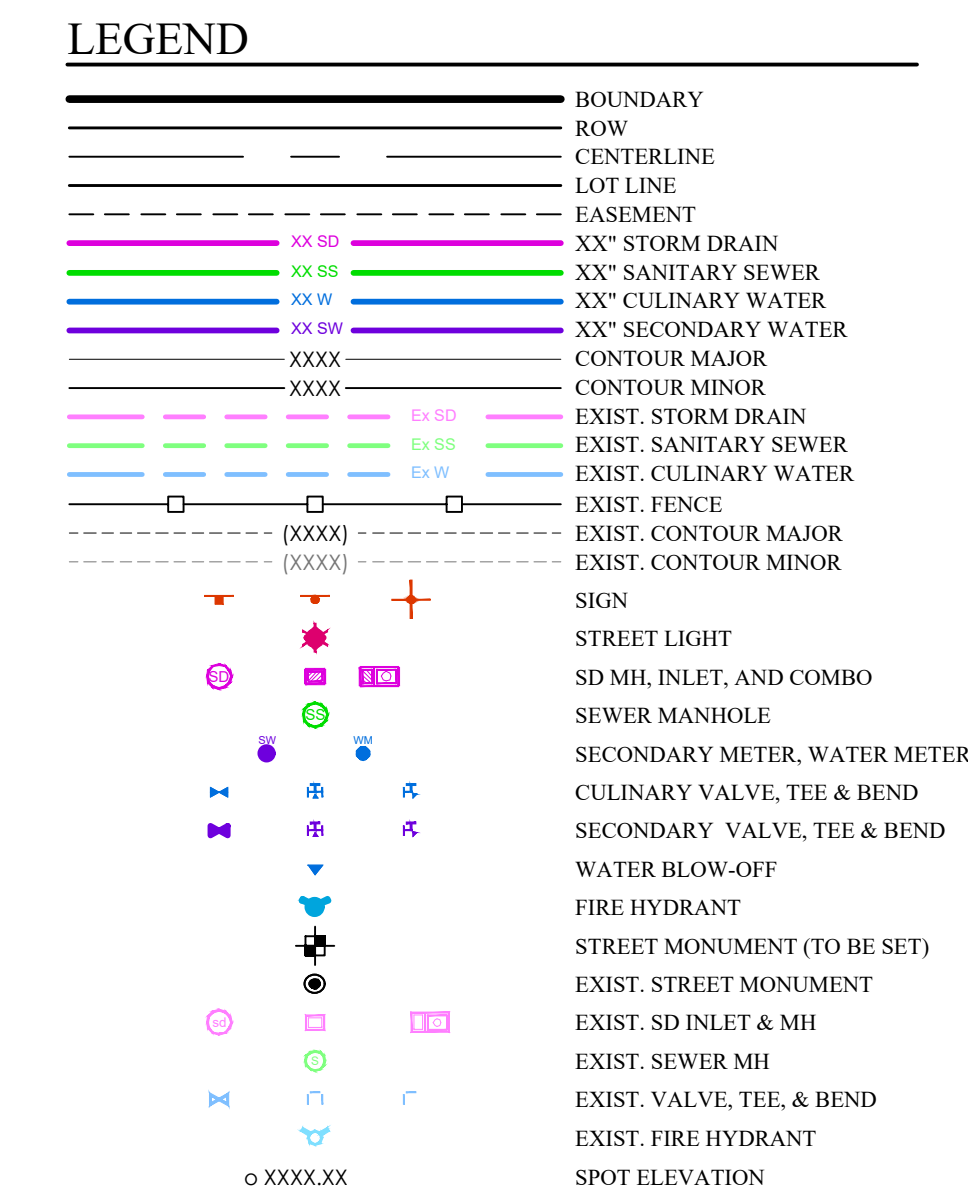
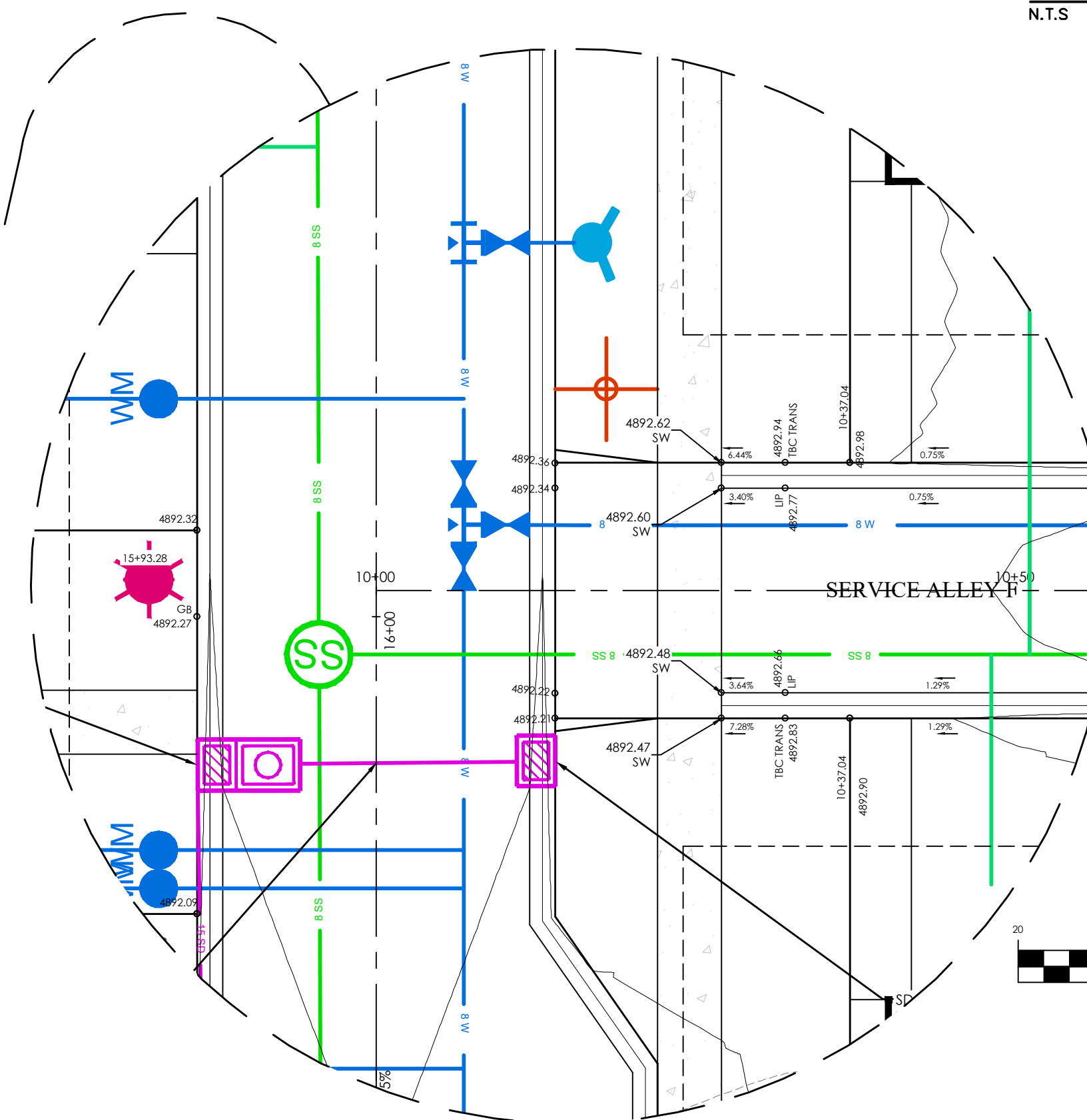
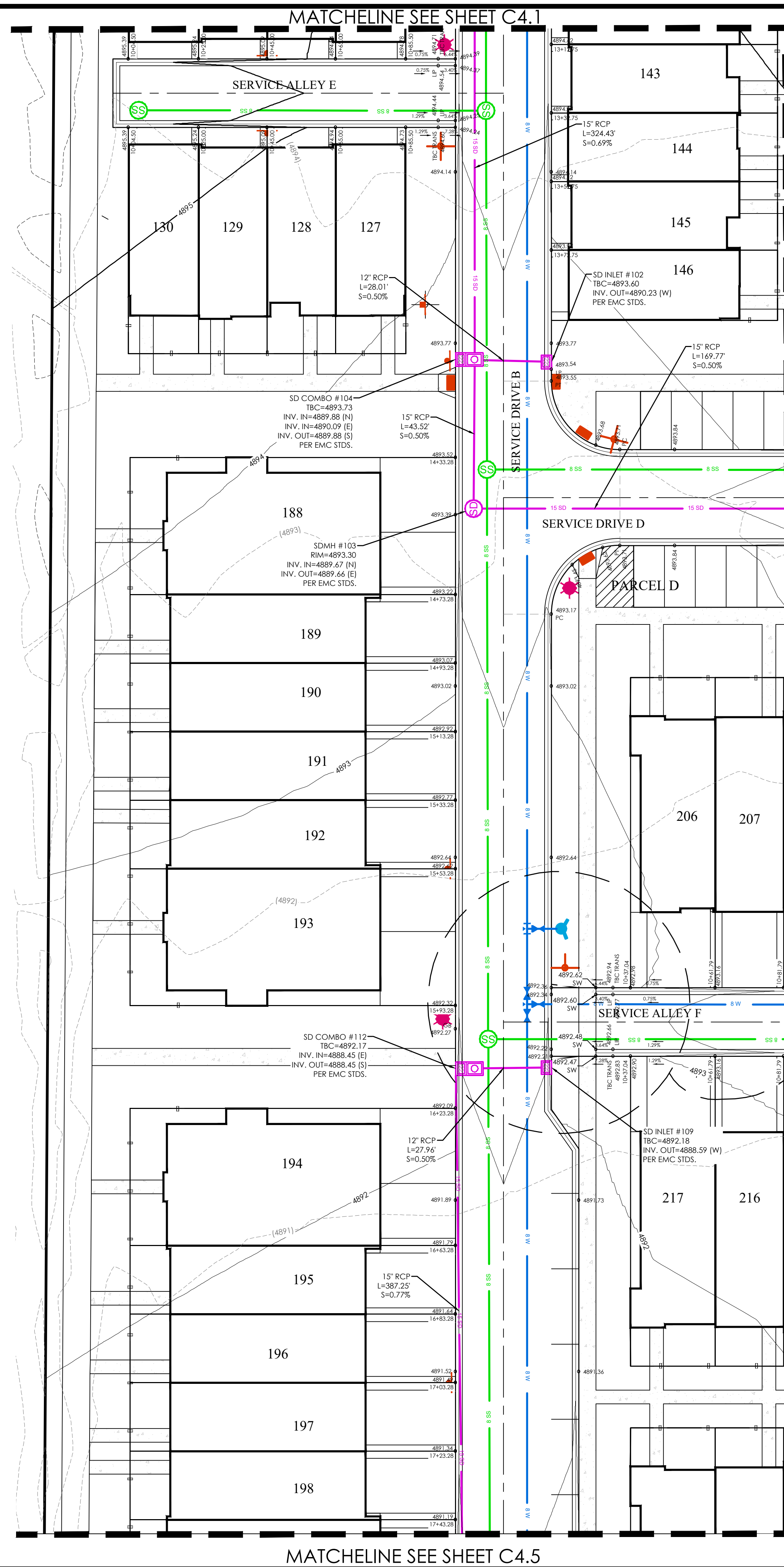
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

GRADING AND DRAINAGE PLAN

Scale: 1"=20'
Date: 03/05/24
Sheet: C4.2

Drawn: MEC
Job #: 23-0104

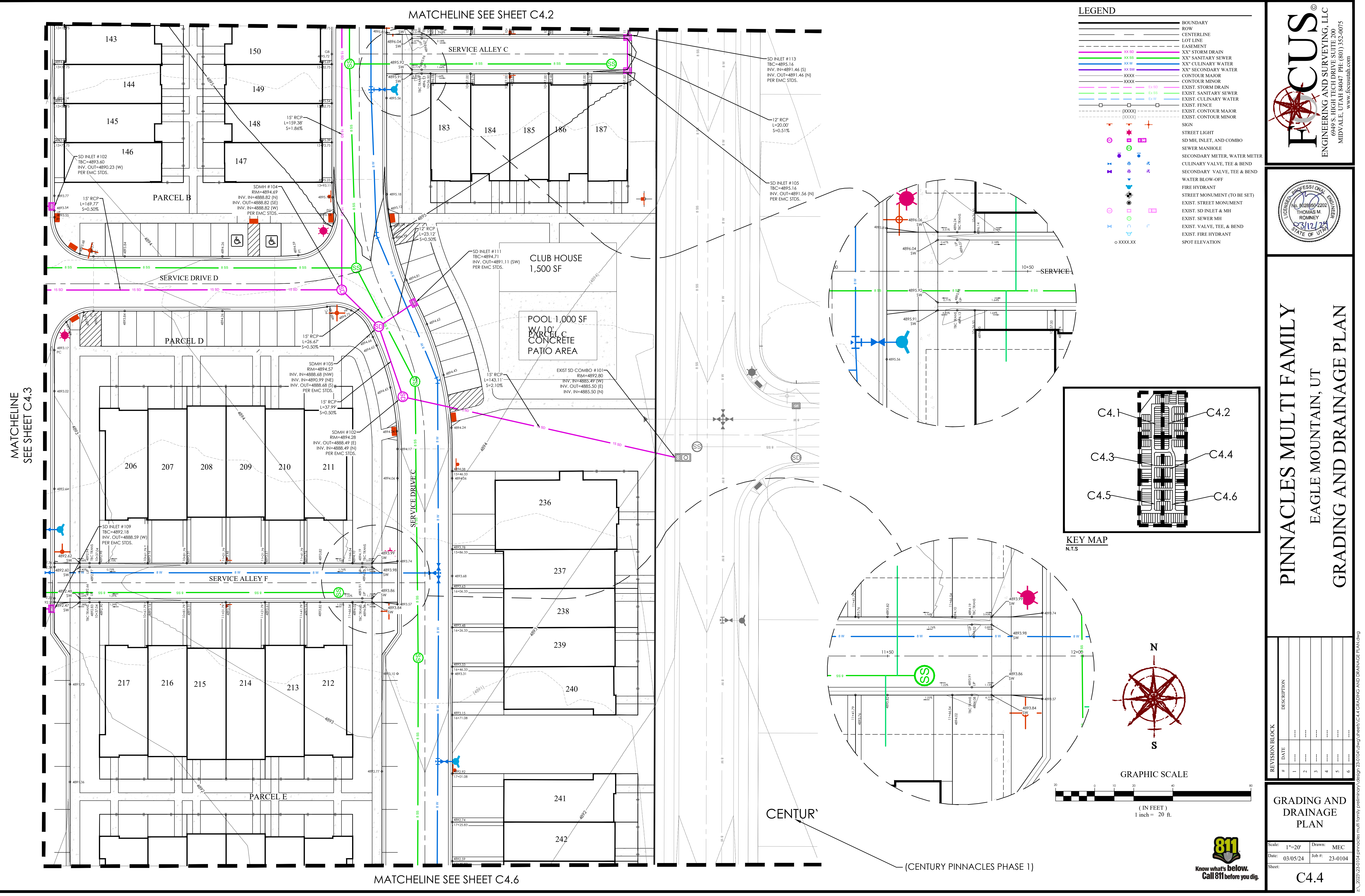


PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK		
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2	10-1-2010	10-1-2010
3	10-1-2010	10-1-2010
4	10-1-2010	10-1-2010
5	10-1-2010	10-1-2010
6	10-1-2010	10-1-2010

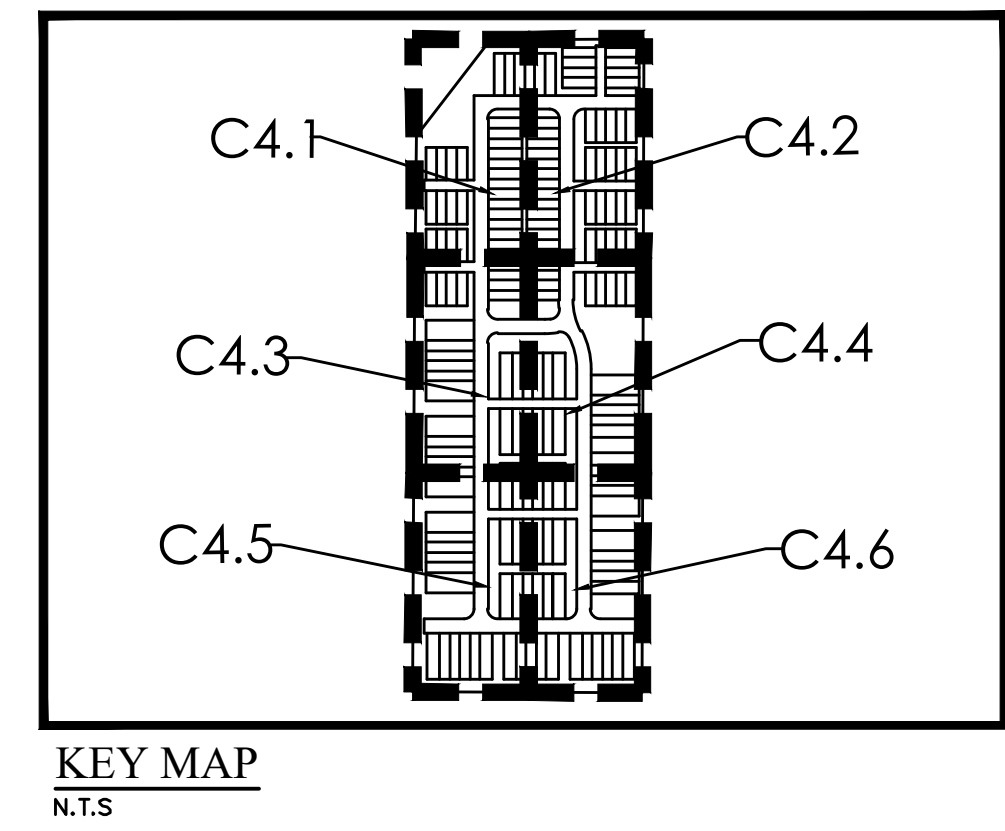
GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	



LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	XX" STORM DRAIN
---	XX" SANITARY SEWER
---	XX" CULINARY WATER
---	XX" SECONDARY WATER
---	CONTOUR MAJOR
---	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. SECONDARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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PROFESSIONAL ENGINEER
No. 81285972202
THOMAS M. ROMNEY
3/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
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GRADING AND DRAINAGE PLAN

Scale: 1"=20'
Date: 03/05/24
Sheet: C4.4

Drawn: MEC
Job #: 23-0104

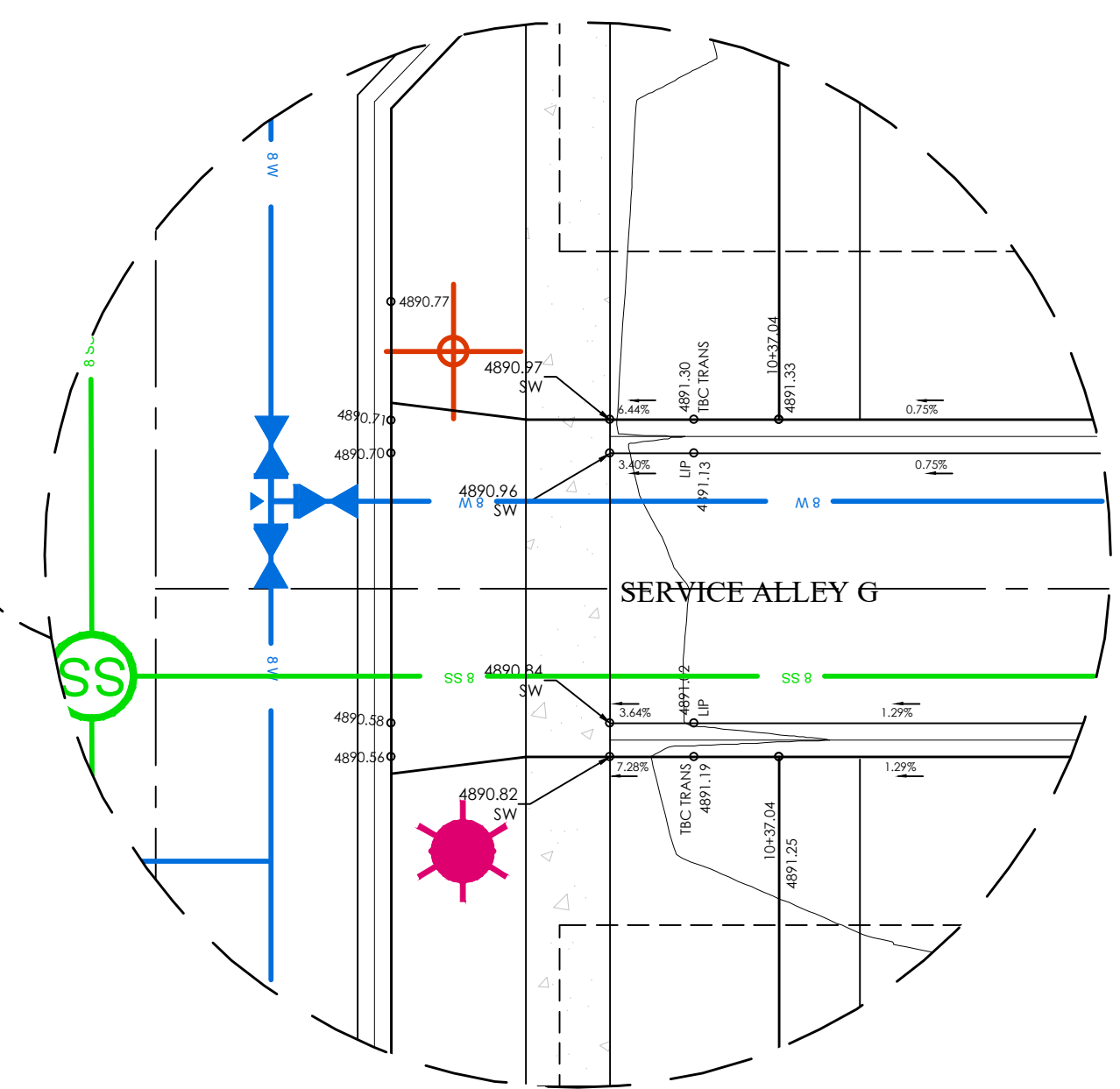
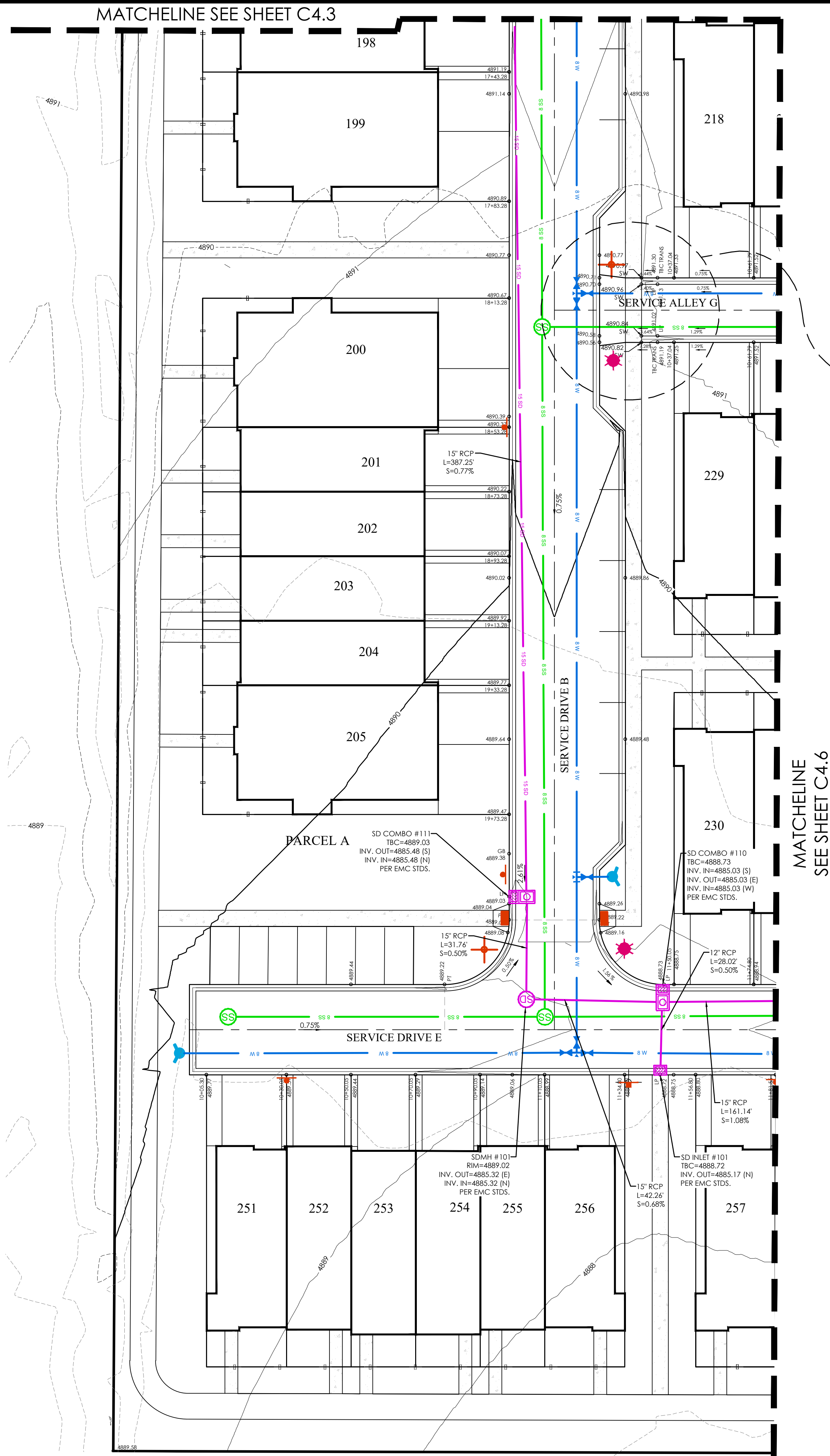
811
Know what's below.
Call 811 before you dig.

MATCHLINE
SEE SHEET C4.3

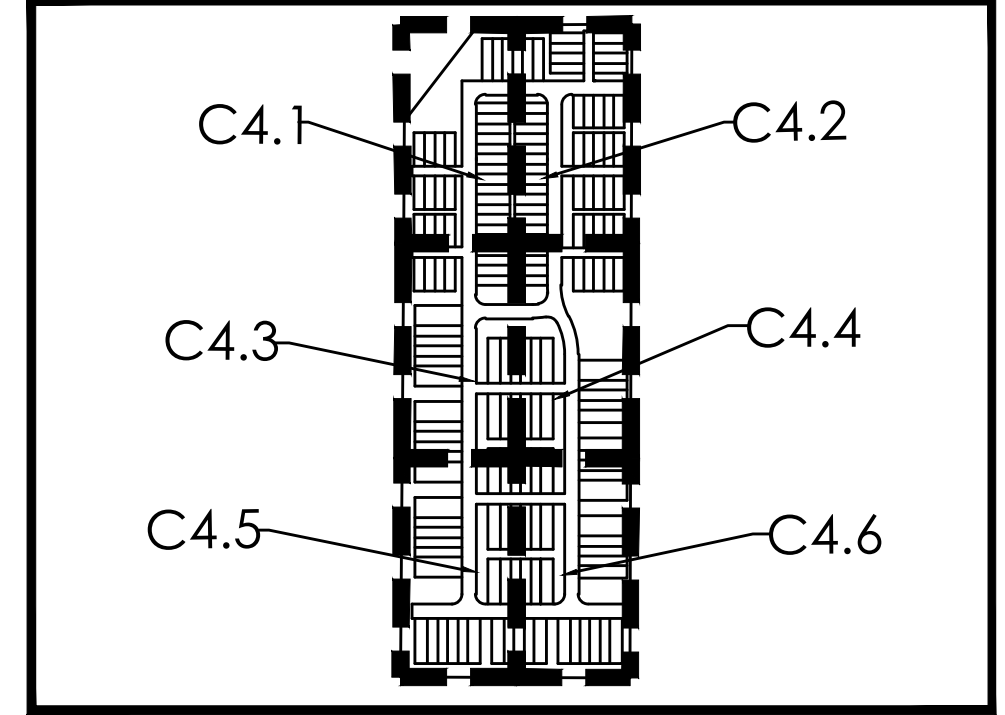
MATCHLINE SEE SHEET C4.6

MATCHLINE SEE SHEET C4.2

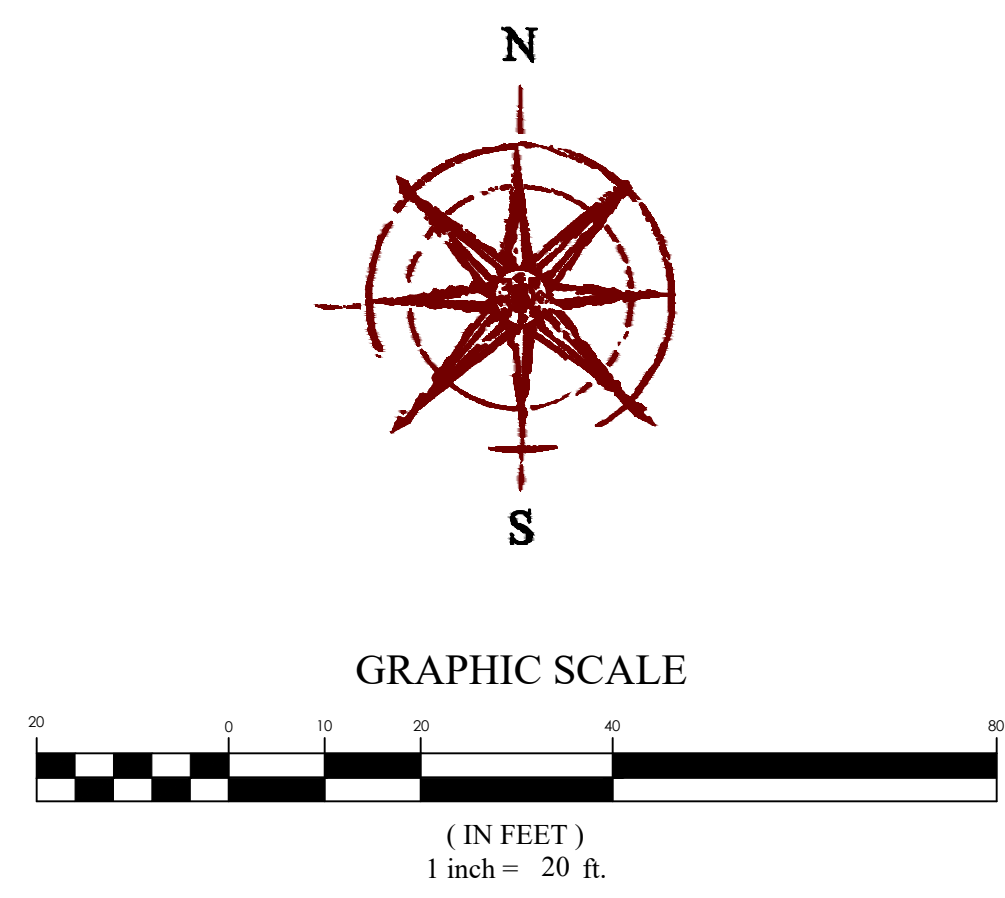
CENTUR'
(CENTURY PINNACLES PHASE 1)



LEGEND	
[Symbol]	BOUNDARY
[Symbol]	ROW
[Symbol]	CENTERLINE
[Symbol]	LOT LINE
[Symbol]	EASEMENT
[Symbol]	XX" STORM DRAIN
[Symbol]	XX" SANITARY SEWER
[Symbol]	XX" W
[Symbol]	XX" SW
[Symbol]	XX" CULINARY WATER
[Symbol]	XX" SECONDARY WATER
[Symbol]	CONTOUR MAJOR
[Symbol]	CONTOUR MINOR
[Symbol]	EXIST. STORM DRAIN
[Symbol]	EXIST. SANITARY SEWER
[Symbol]	EXIST. CULINARY WATER
[Symbol]	EXIST. FENCE
[Symbol]	EXIST. CONTOUR MAJOR
[Symbol]	EXIST. CONTOUR MINOR
[Symbol]	SIGN
[Symbol]	SD MH, INLET, AND COMBO
[Symbol]	SEWER MANHOLE
[Symbol]	SECONDARY METER, WATER METER
[Symbol]	CULINARY VALVE, TEE & BEND
[Symbol]	SECONDARY VALVE, TEE & BEND
[Symbol]	WATER BLOW-OFF
[Symbol]	FIRE HYDRANT
[Symbol]	STREET MONUMENT (TO BE SET)
[Symbol]	EXIST. STREET MONUMENT
[Symbol]	EXIST. SD INLET & MH
[Symbol]	EXIST. SEWER MH
[Symbol]	EXIST. VALVE, TEE, & BEND
[Symbol]	EXIST. FIRE HYDRANT
[Symbol]	SPOT ELEVATION



KEY MAP
N.T.S.



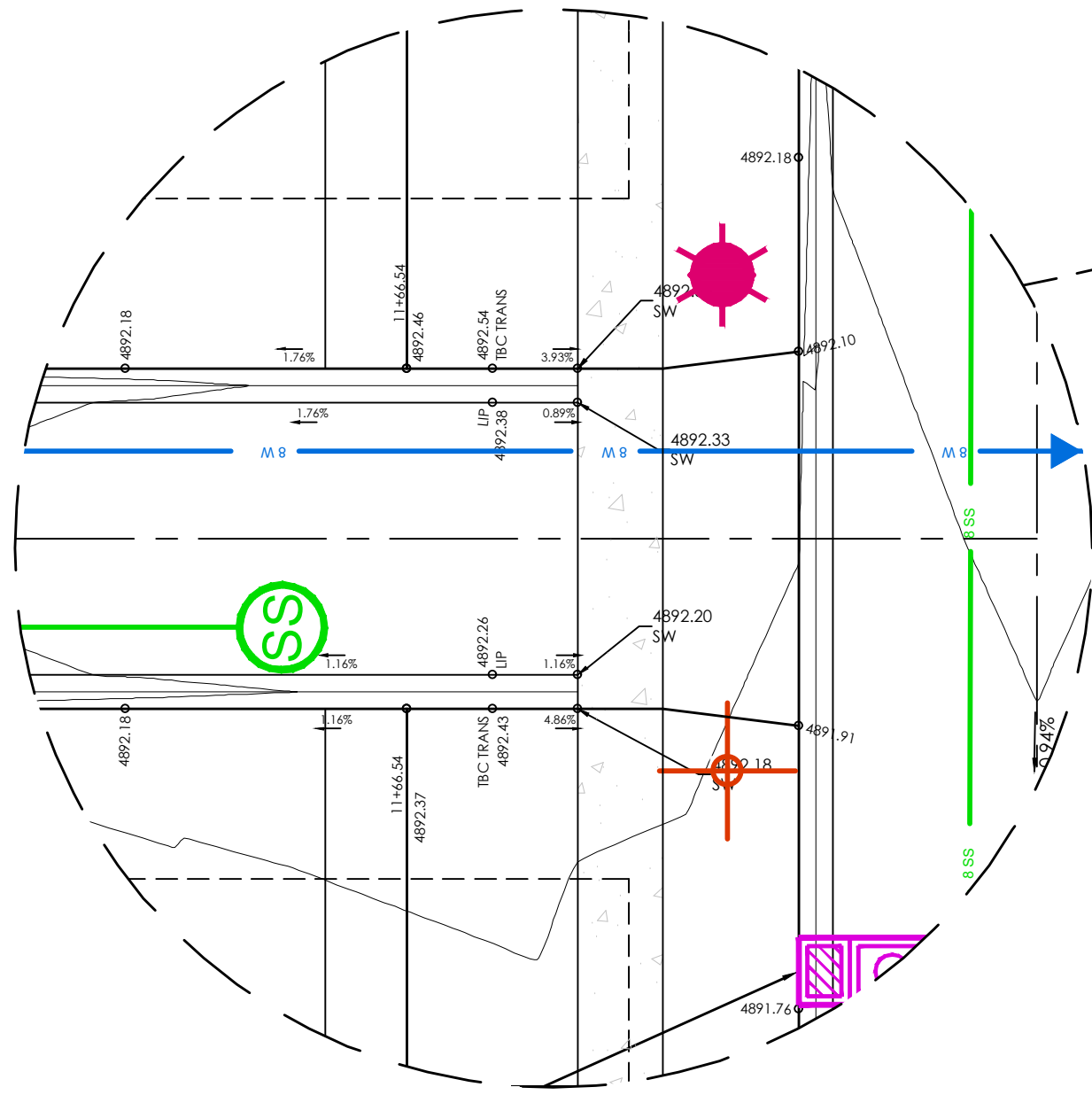
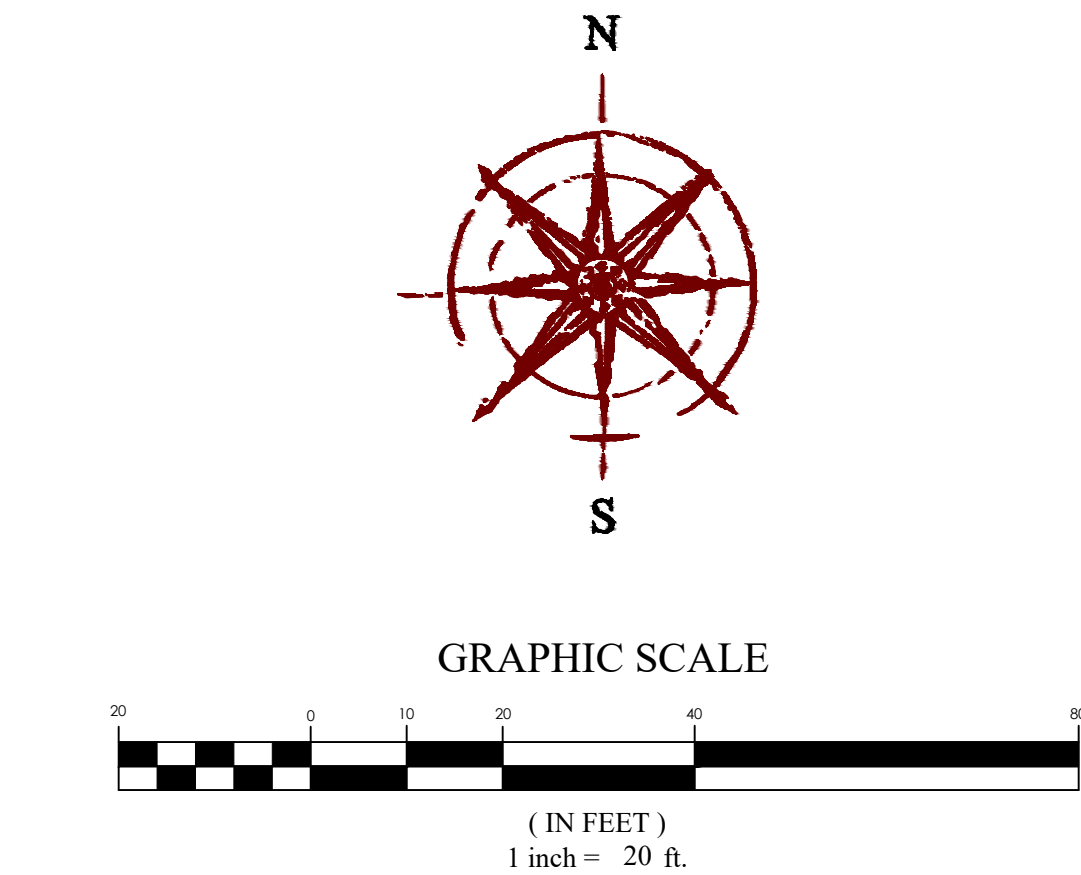
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK	
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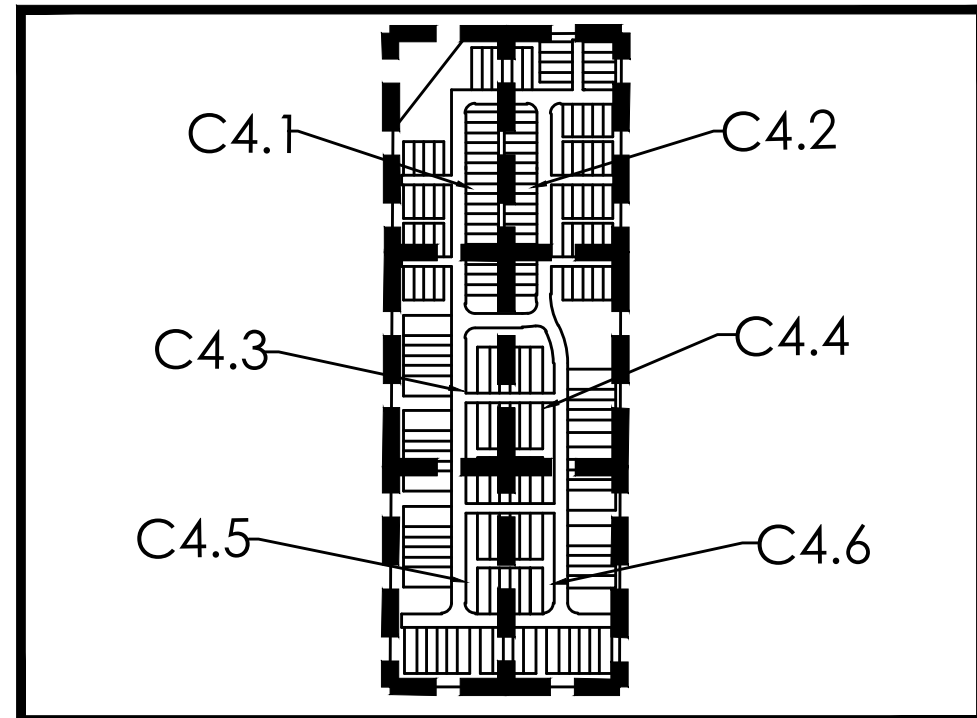
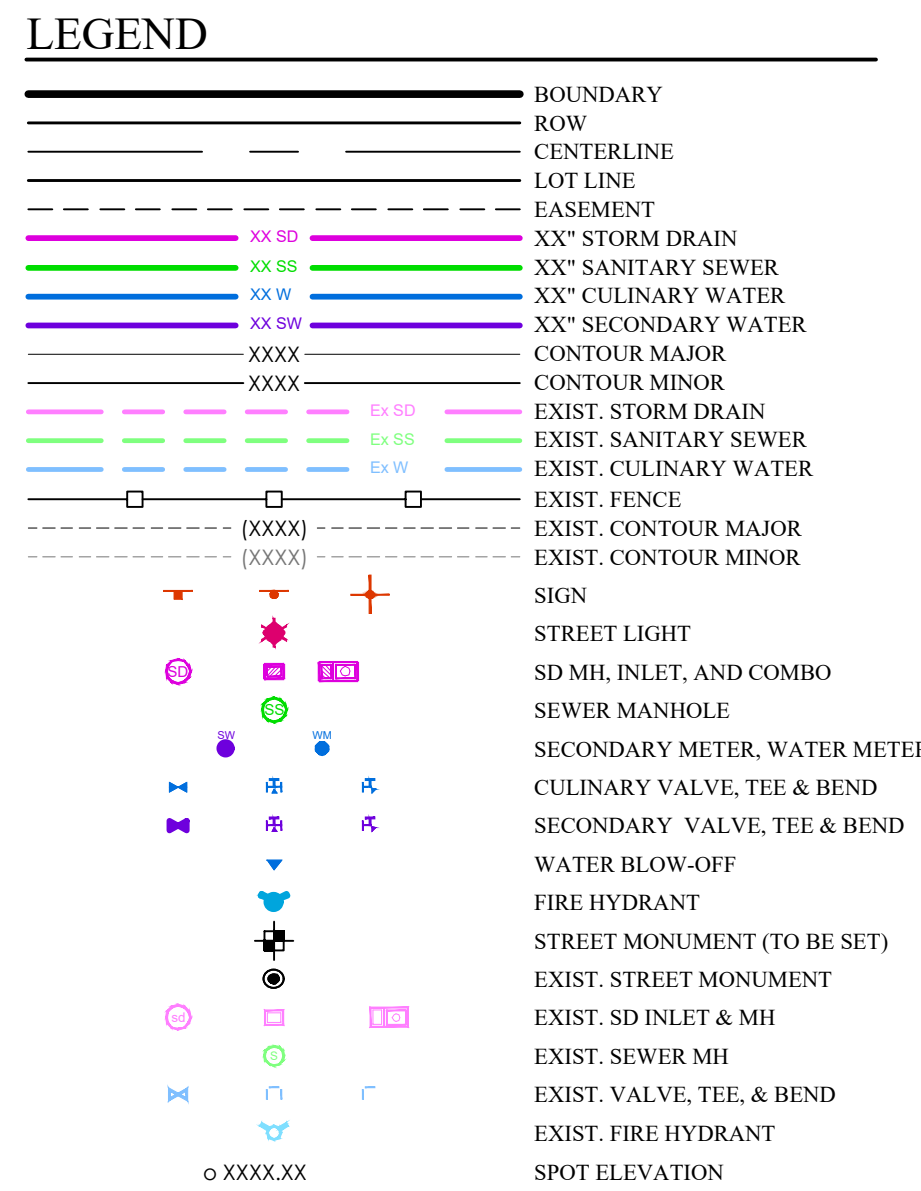
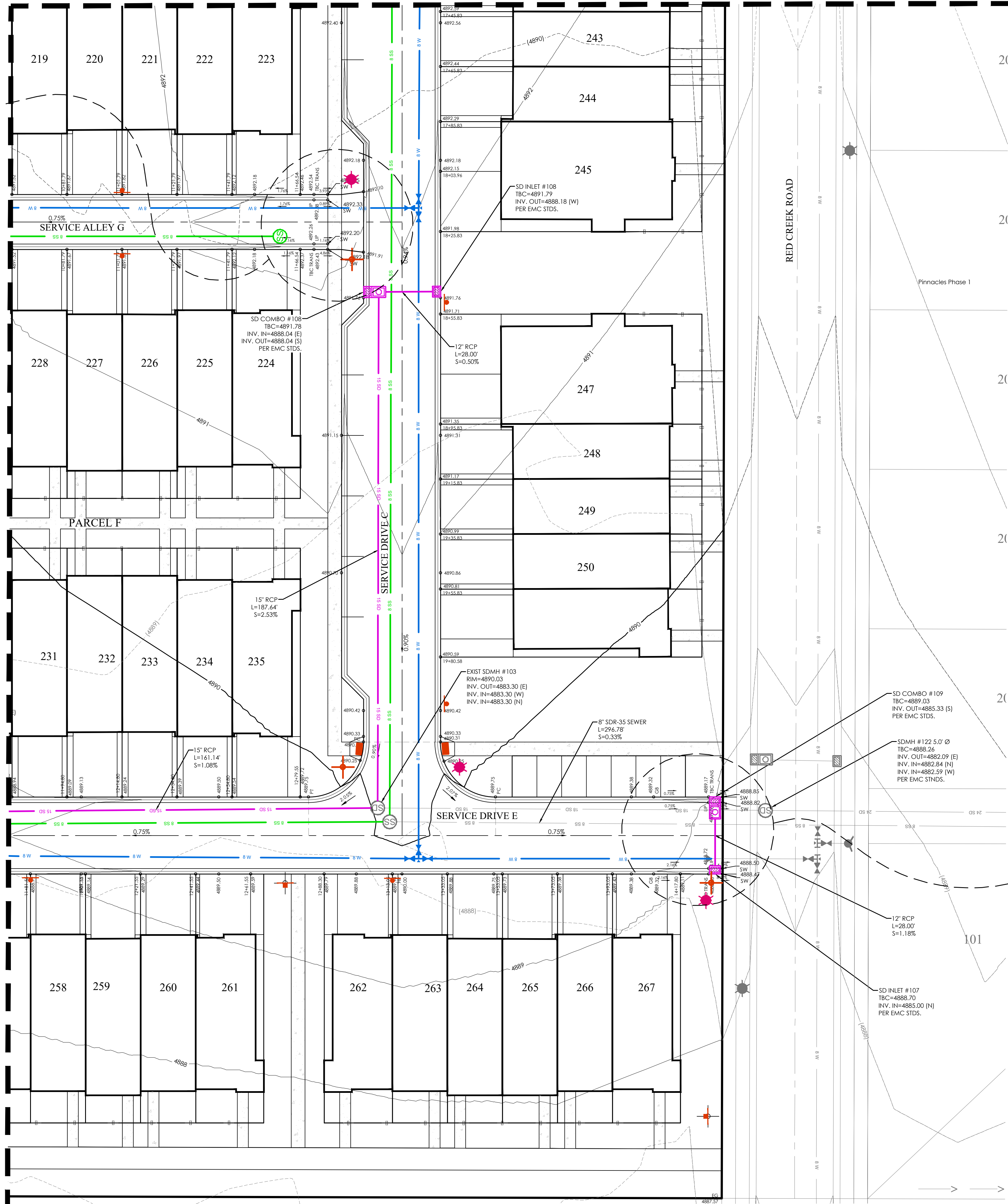
GRADING AND DRAINAGE PLAN

Scale: 1"=20'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C4.5

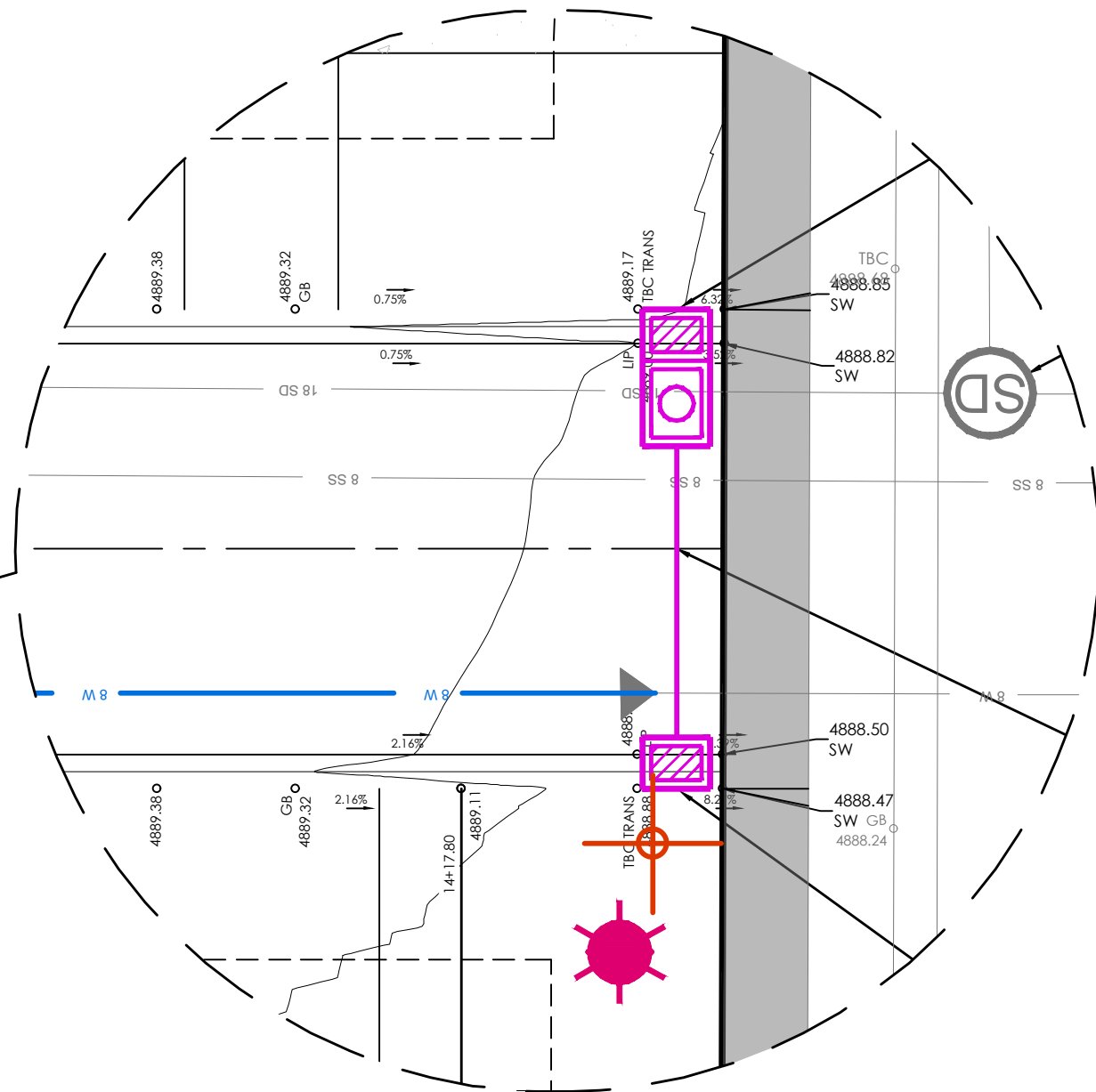
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MATCHLINE
SEE SHEET C4.5



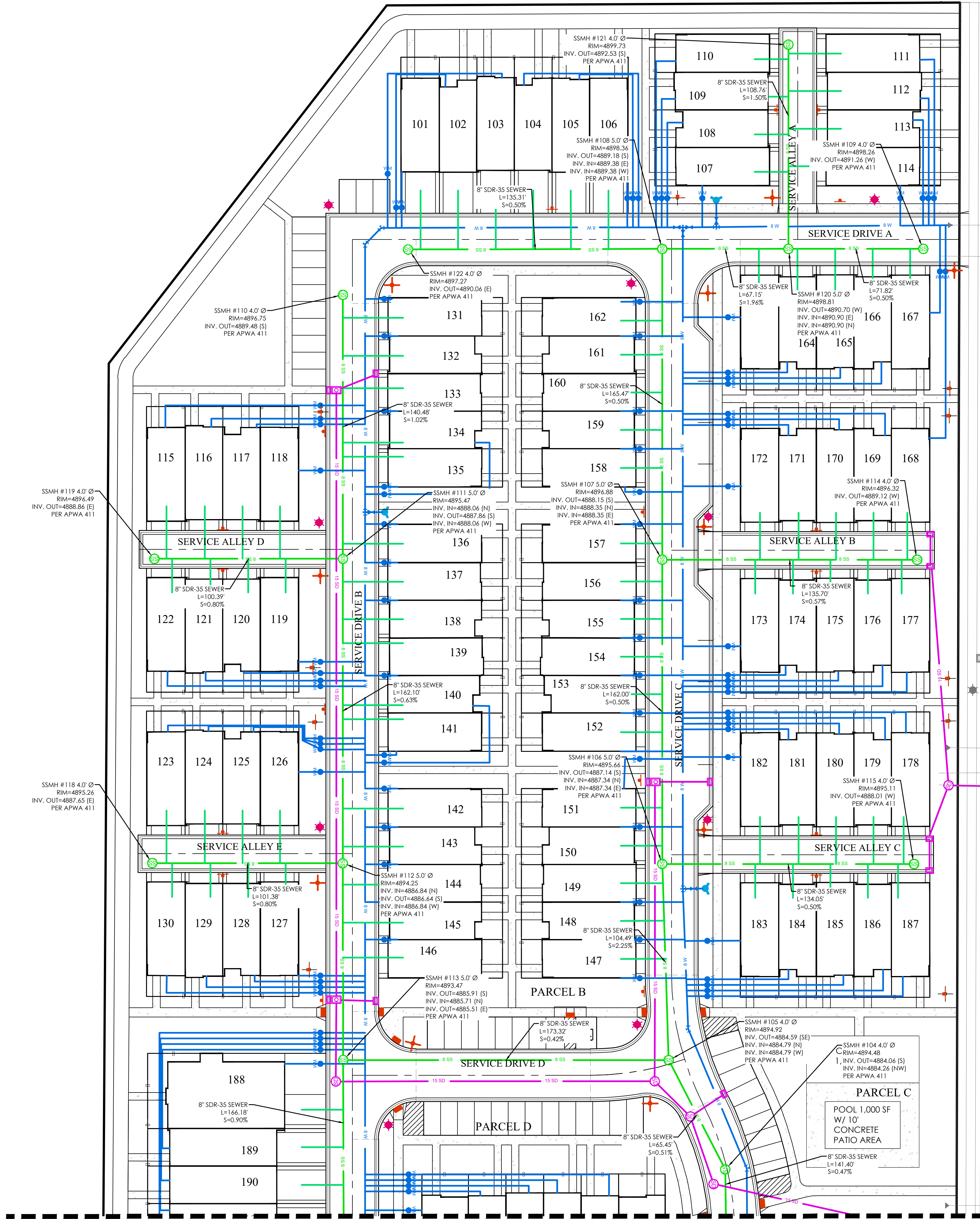
KEY MAP
N.T.S.



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
GRADING AND DRAINAGE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
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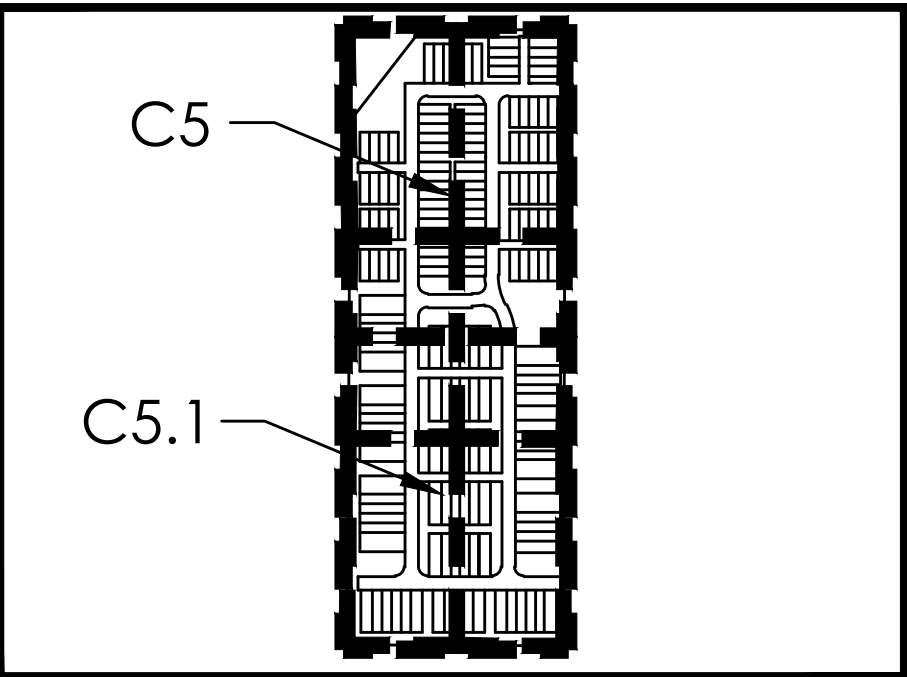
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Scale: 1"=20'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C4.6



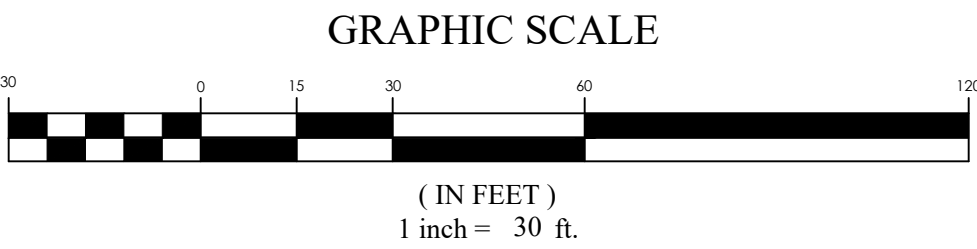
MATCHLINE SEE SHEET C5.1

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
+	SEWER MANHOLE
+	SECONDARY METER, WATER METER
+	CULINARY VALVE, TEE & BEND
+	SECONDARY VALVE, TEE & BEND
+	WATER BLOW-OFF
+	FIRE HYDRANT
+	STREET MONUMENT (TO BE SET)
+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



KEY MAP
N.T.S.



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SEWER PLAN

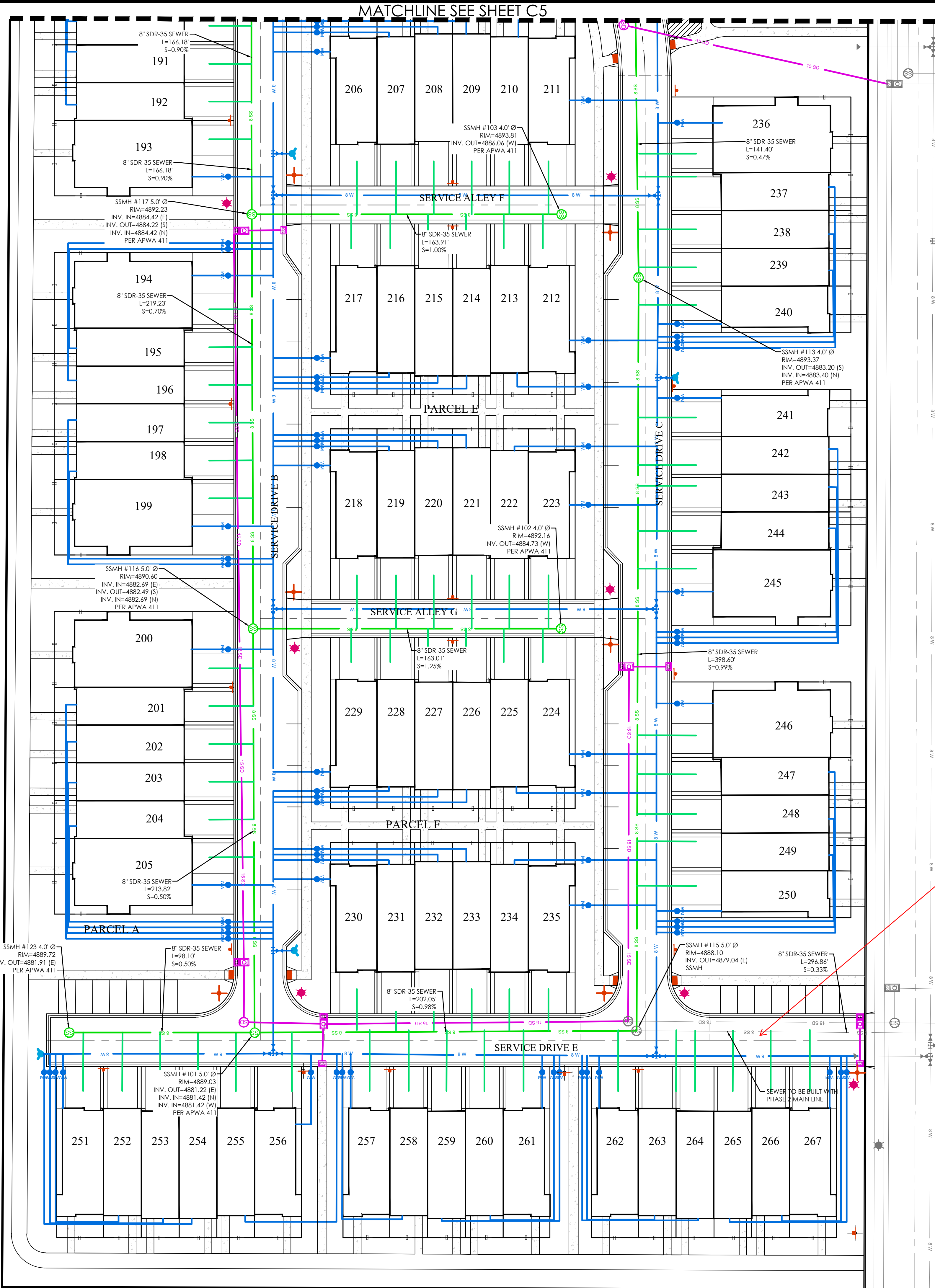
REVISION BLOCK		DESCRIPTION
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SEWER PLAN

Scale: 1"=30'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C5

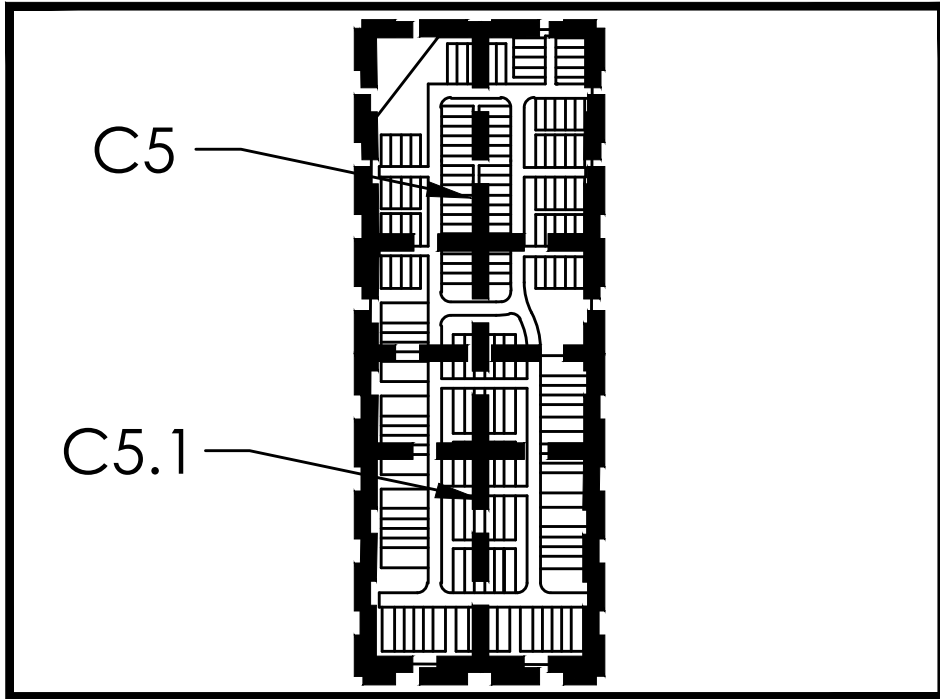
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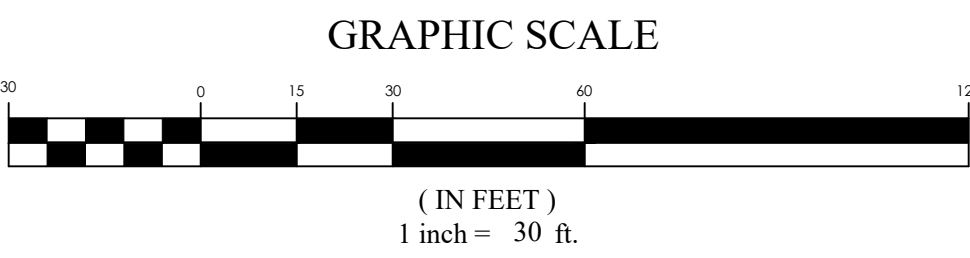
LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
XXXX	EXIST. STORM DRAIN
XXXX	EXIST. SANITARY SEWER
XXXX	EXIST. CULINARY WATER
XXXX	EXIST. FENCE
XXXX	EXIST. CONTOUR MAJOR
XXXX	EXIST. CONTOUR MINOR
+	SIGN
+	STREET LIGHT
+	SD MH, INLET, AND COMBO
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+	EXIST. STREET MONUMENT
+	EXIST. SD INLET & MH
+	EXIST. SEWER MH
+	EXIST. VALVE, TEE, & BEND
+	EXIST. FIRE HYDRANT
+	SPOT ELEVATION



KEY MAP
N.T.S.

SEWER TO SOUTH AND WEST 8' FROM CL



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PROFESSIONAL ENGINEER
No. 8128550-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SEWER PLAN

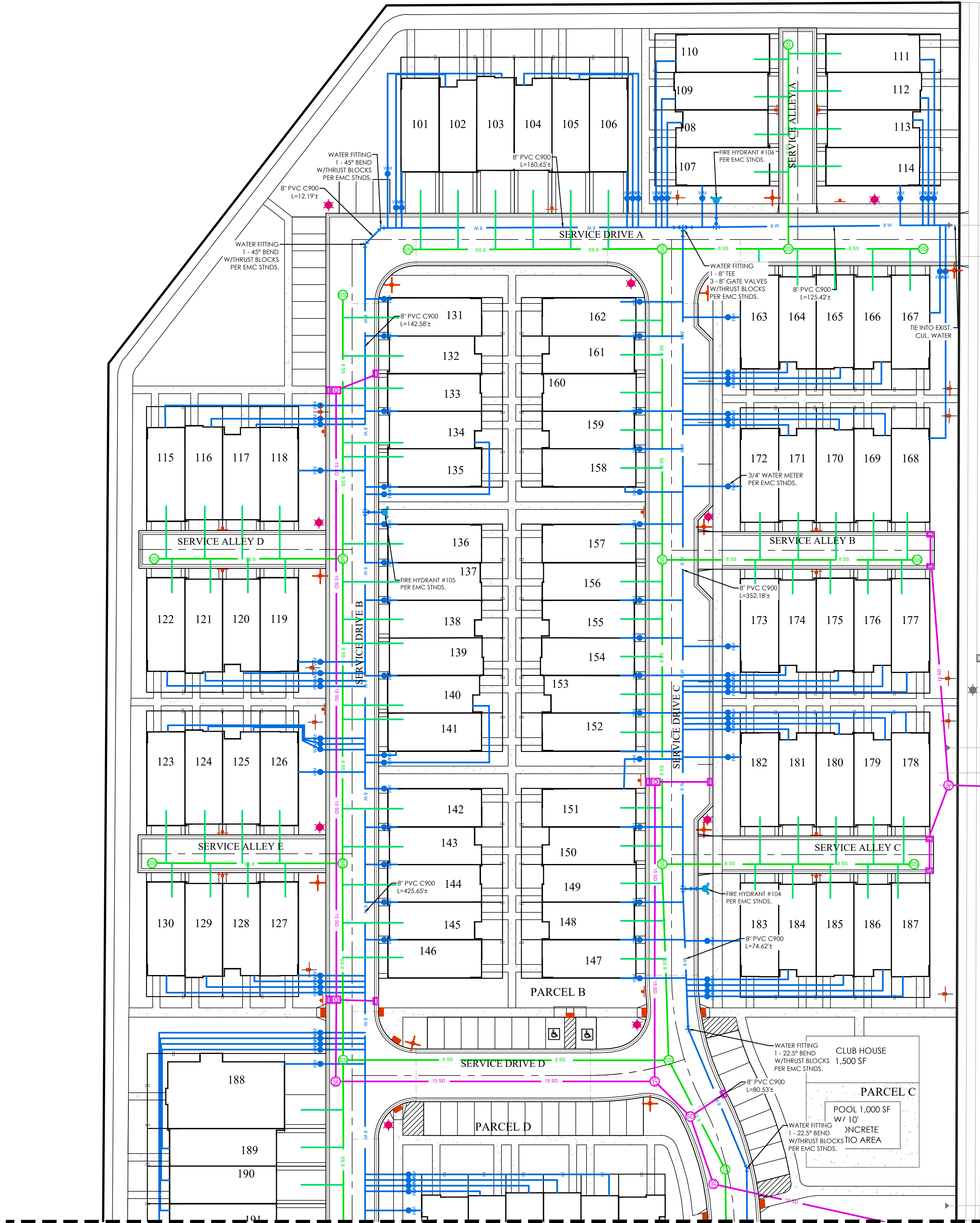
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SEWER PLAN

Scale: 1"=30'
Date: 03/05/24
Sheet: C5.1

Drawn: MEC
Job #: 23-0104

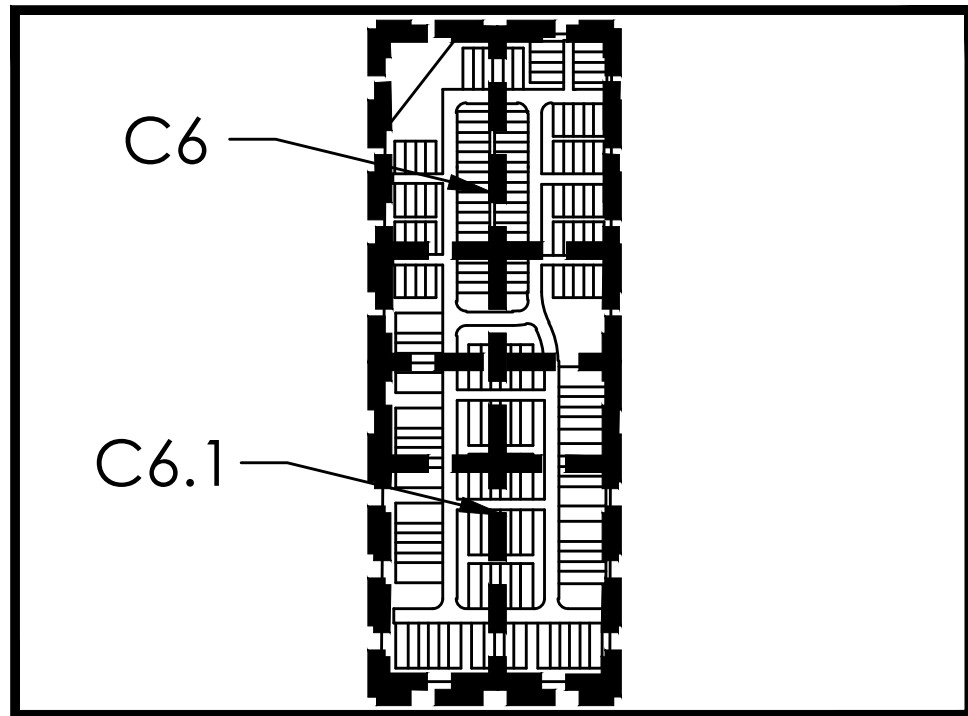
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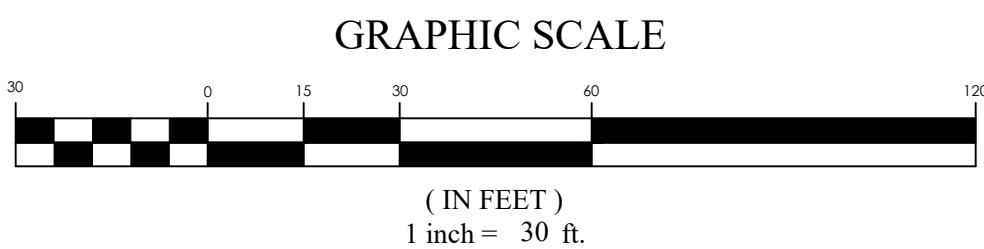
MATCHLINE SEE SHEET C6.1

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
XX SD	XX" STORM DRAIN
XX SS	XX" SANITARY SEWER
XX W	XX" CULINARY WATER
XX SW	XX" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
Ex SW	EXIST. SECONDARY WATER
[X]	EXIST. FENCE
[XXXX]	EXIST. CONTOUR MAJOR
[XXXX]	EXIST. CONTOUR MINOR
[+]	SIGN
[+]	STREET LIGHT
[+]	SD MH, INLET, AND COMBO
[+]	SEWER MANHOLE
[+]	SECONDARY METER, WATER METER
[+]	CULINARY VALVE, TEE & BEND
[+]	SECONDARY VALVE, TEE & BEND
[+]	WATER BLOW-OFF
[+]	FIRE HYDRANT
[+]	STREET MONUMENT (TO BE SET)
[+]	EXIST. STREET MONUMENT
[+]	EXIST. SD INLET & MH
[+]	EXIST. SEWER MH
[+]	EXIST. VALVE, TEE, & BEND
[+]	EXIST. FIRE HYDRANT
[+]	SPOT ELEVATION



KEY MAP
N.T.S.



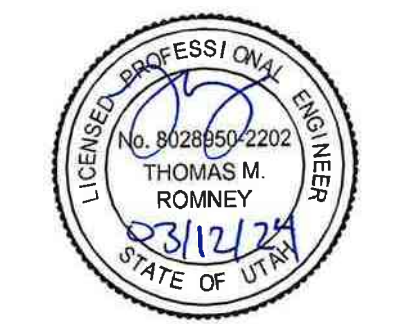
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
WATER PLAN

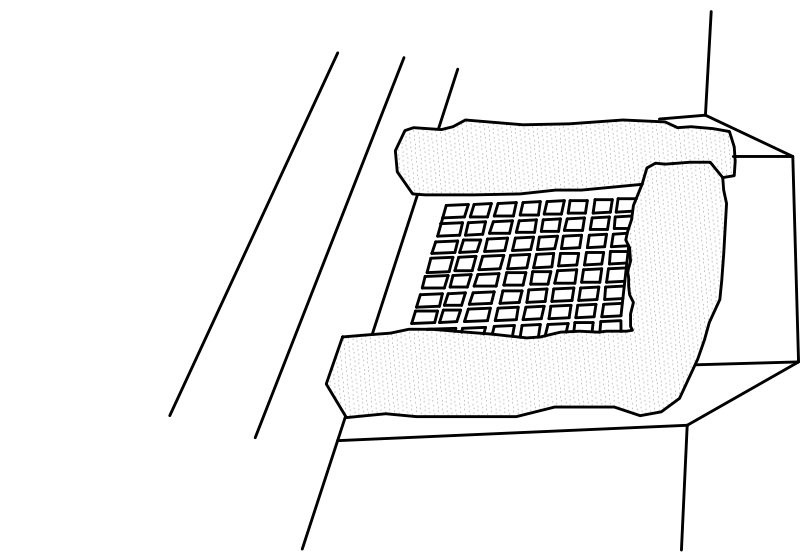
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WATER PLAN

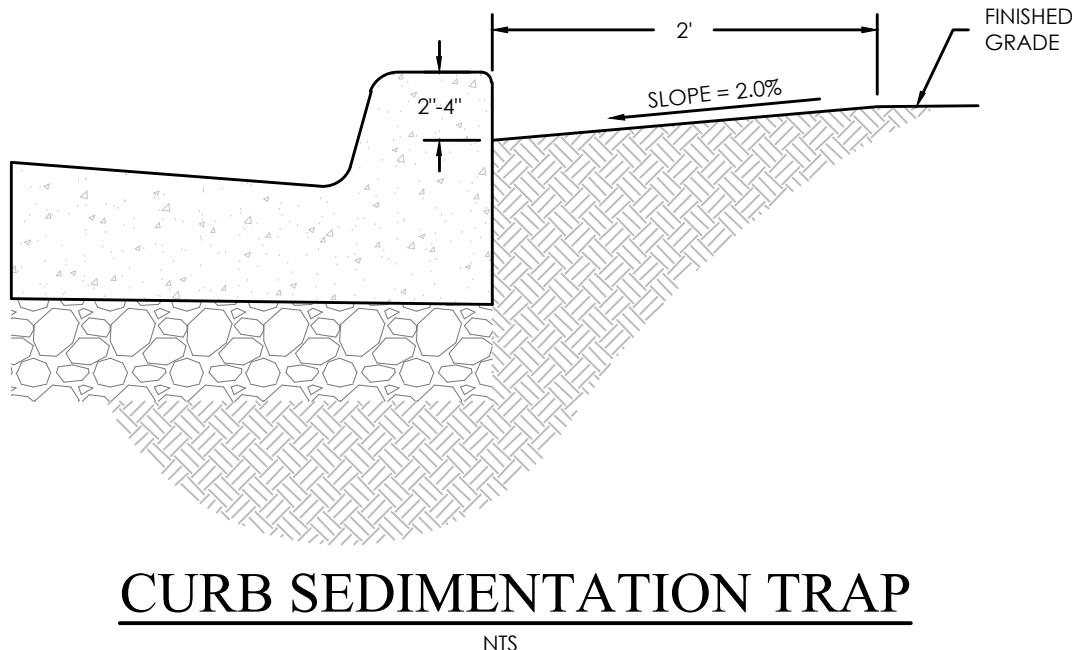
Scale: 1"=30'
Date: 03/05/24
Sheet: C6

Drawn: MEC
Job #: 23-0104

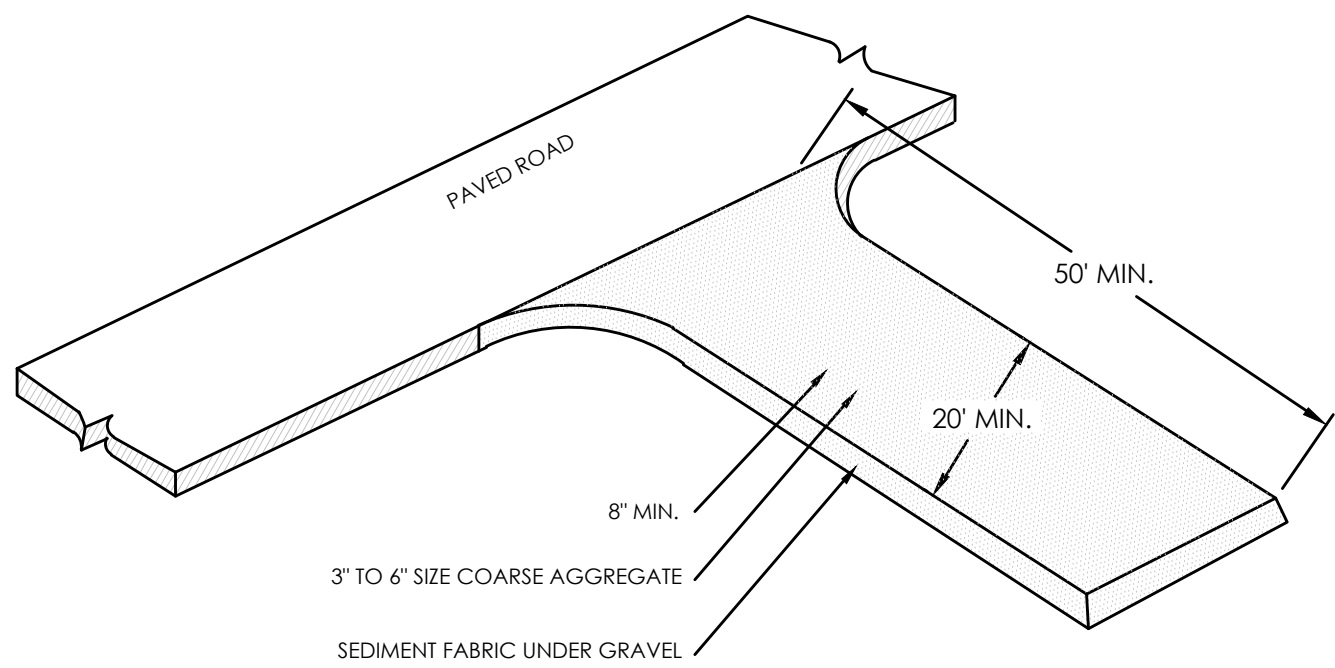




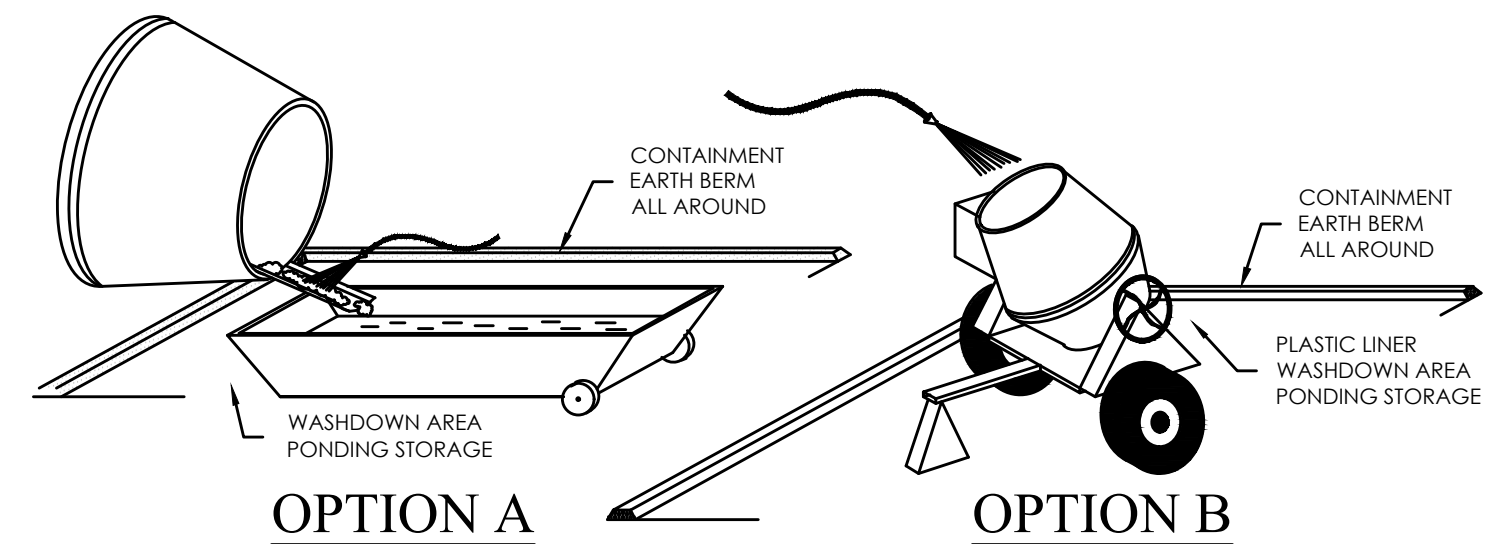
INLET PROTECTION - GRAVEL BAGS



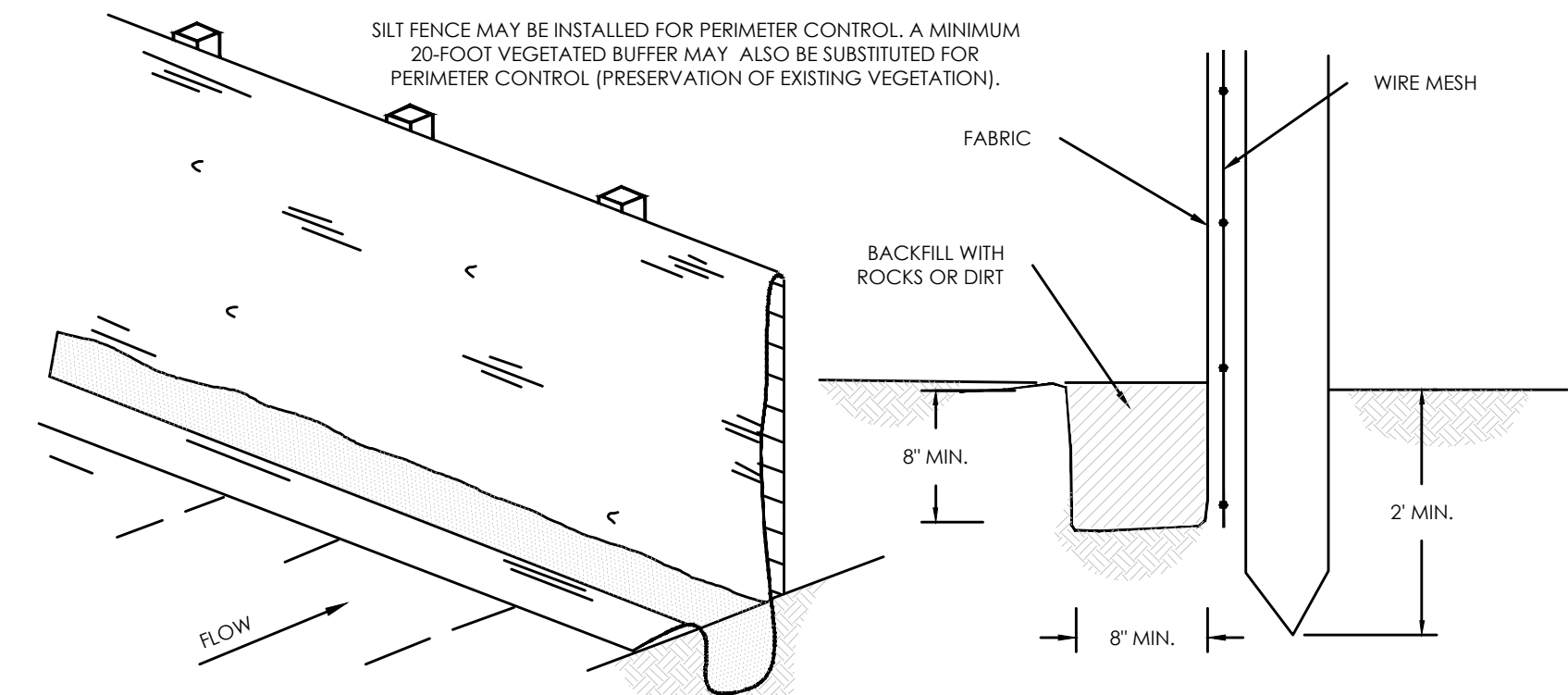
CURB SEDIMENTATION TRAP



STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASTE MANAGEMENT



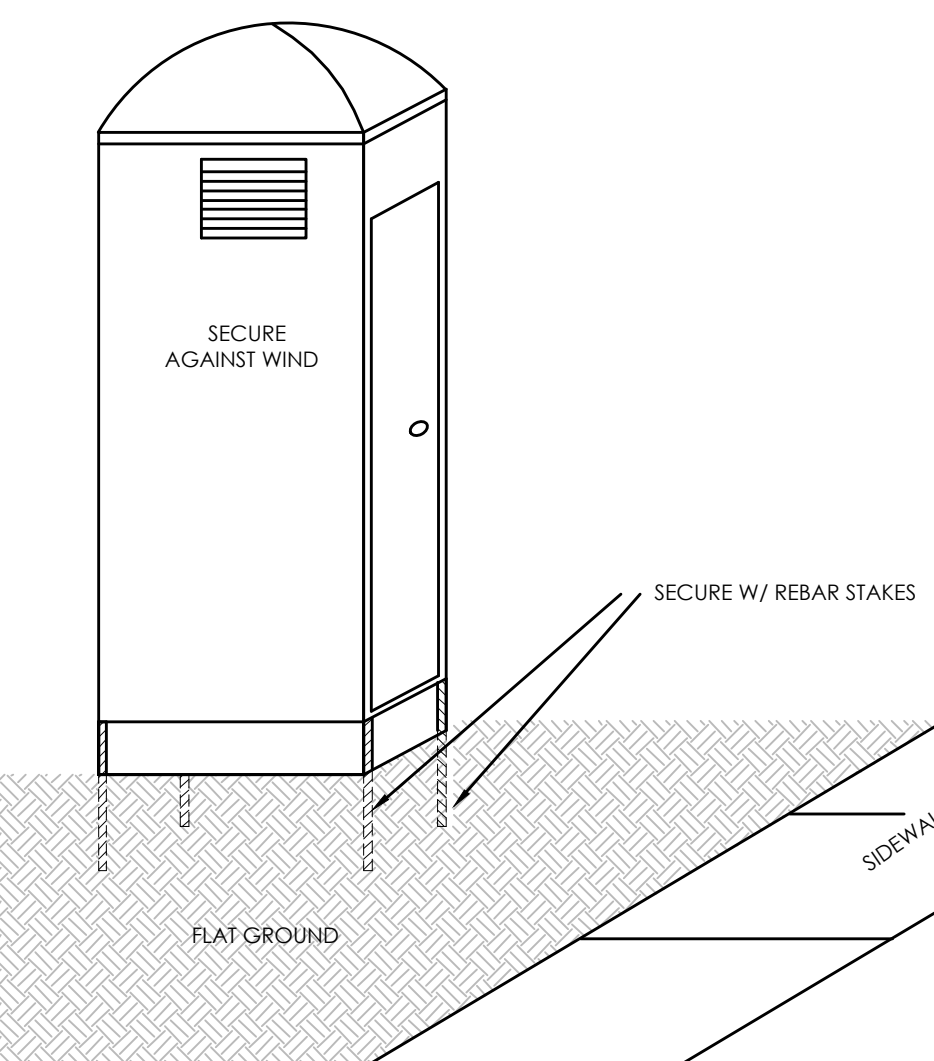
TOE DETAIL



SILT FENCE

EROSION CONTROL LEGEND

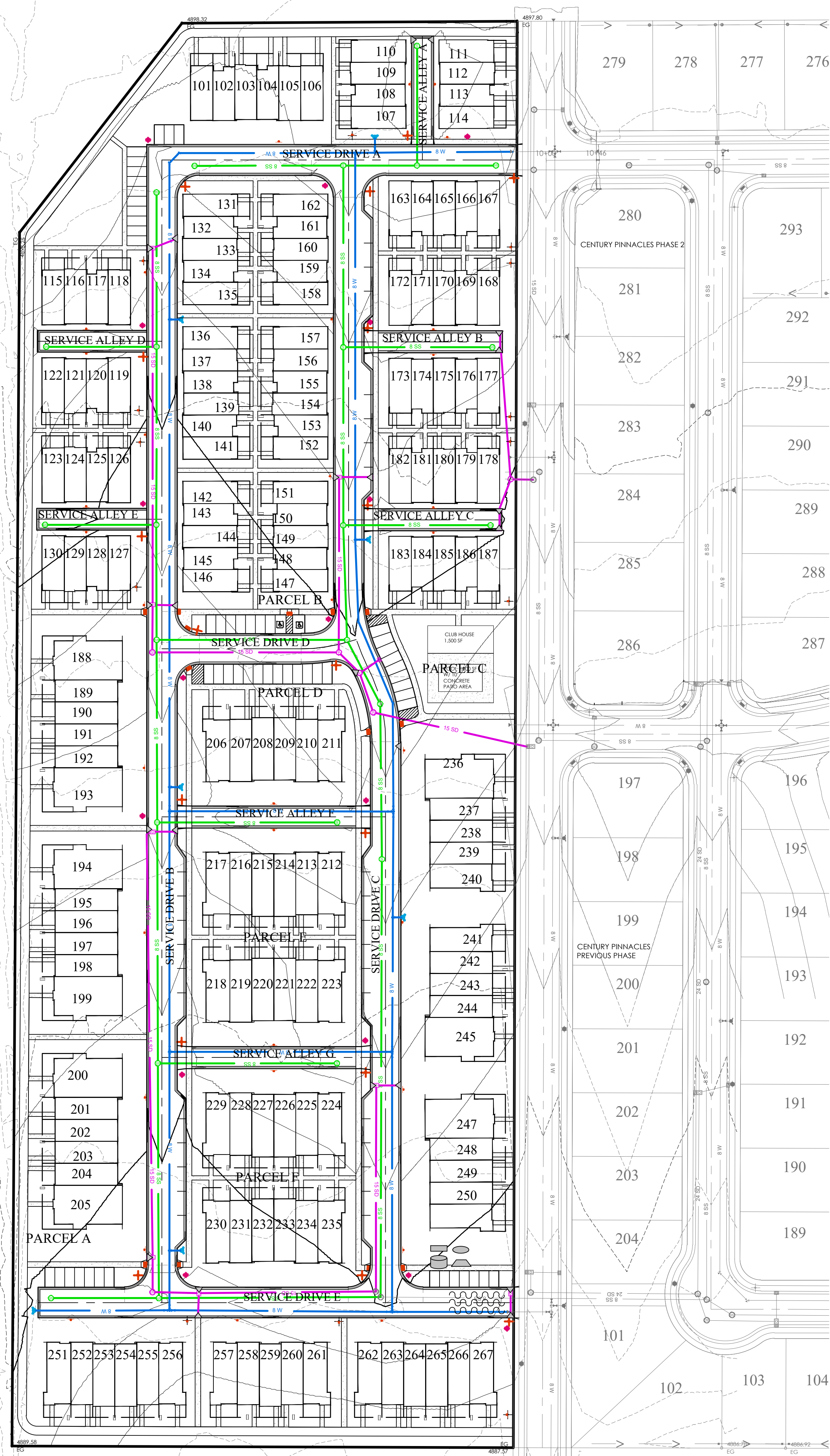
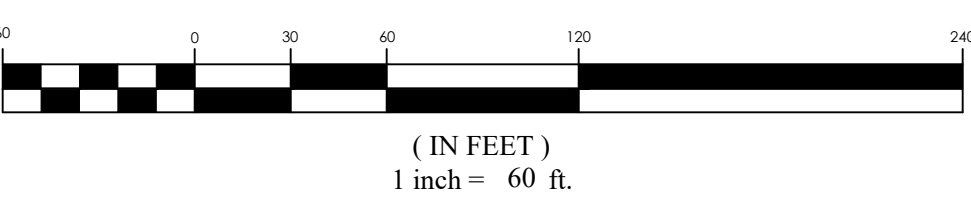
- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



PORTABLE TOILET



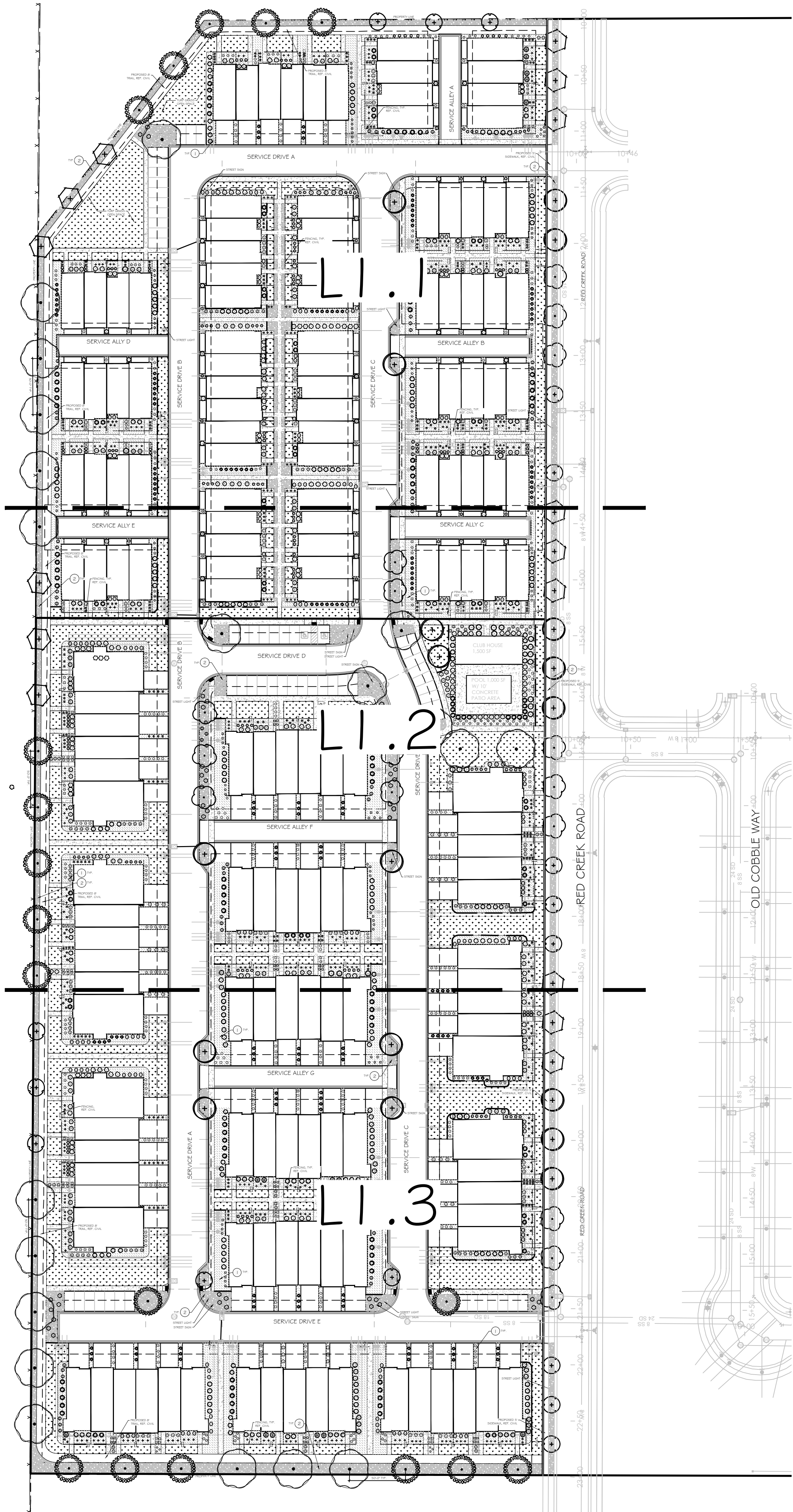
GRAPHIC SCALE



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
EROSION CONTROL

REVISION BLOCK		DESCRIPTION
1	DATE	
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	

EROSION CONTROL	
Scale: 1"=60'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet:	C7



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
TREES						
GM	Acer campestre	Hedge Maple	2" Cal.	18	30x30'	YES
AM	Acer x Pacific Sunset	Pacific Sunset Maple	2" Cal.	18	25x30'	NO
MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	15	20x25'	YES
PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	2" Cal.	16	15x20'	NO
SS	Syringa reticulata	Japanese Tree Lilac	2" Cal.	17	20x30'	YES
ZG	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	2" Cal.	20	35x45'	YES
SHRUBS						
AML	Aronia melanocarpa 'Low Scape Hedger'	Dwarf Chokeberry	2 gal.	14	2x2'	NO
BTC	Berberis thunbergii 'Concorde'	Concorde Japanese Barberry	5 gal.	188	2x2'	YES
BDH	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 gal.	59	3x4'	YES
CAB	Cornus alba 'Bailhalo' TM	Ivory Halo Dogwood	5 gal.	89	5x5'	NO
CSK	Cornus sencana 'Kelsey'	Kelsey's Dwarf Red Twig Dogwood	2 gal.	198	2x2'	YES
JHB	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	8	6x1'	YES
JPM	Juniperus x pfitzeniana 'Monsant' TM	Sea of Gold Pfitzer Juniper	5 gal.	48	4x3'	YES
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal.	77	4x3'	YES
POL	Physocarpus opulifolius 'Donna May' TM	Little Devil Ninebark	5 gal.	95	4x4'	YES
PON	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.	124	4x5'	YES
FMM2	Pinus mugo 'Mops'	Mugo Pine	5 gal.	15	4x4'	YES
PFD	Potentilla fruticosa 'Dakota Sunspot'	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4x3'	NO
PLC	Prunus laurocerasus 'Chestnut Hill'	Chestnut Hill English Laurel	5 gal.	113	4x4'	YES
RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	28	6x3'	NO
SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	86	2x2'	YES
SSS	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	99	4x4'	NO
SJD	Spiraea japonica 'Double Play Doozie'	Doozie Spirea	2 gal.	138	3x3'	YES
SBA	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spiraea	2 gal.	23	4x4'	NO
TME	Taxus x media 'Everlow'	Everlow Yew	5 gal.	27	5x2'	YES
ORNAMENTAL GRASSES						
CAK	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	154	3x5'	YES
H55	Helictotrichon sempervirens 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	326	2x2'	YES
MSG	Miscanthus sinensis 'Gold Bar'	Gold Bar Eulalia Grass	1 gal.	358		YES
FAH	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	1 gal.	139	3x2'	YES
POK	Pennisetum alopecuroides 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	105	3x3'	YES
PERENNIALS						
H50	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal.	132	1.5x1'	NO
L55	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisy	1 gal.	12	1.5x1.5'	YES
PAL	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	147	2x3'	YES
SYMBOL						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	NO
GROUND COVERS						
PP	Poa pratensis	Kentucky Bluegrass	sod	63,185 sf		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
①	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY; SIZE 1".	83,431 sf
②	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".	32,165 sf
③	STEEL EDGING, TBD.	1,469 lf

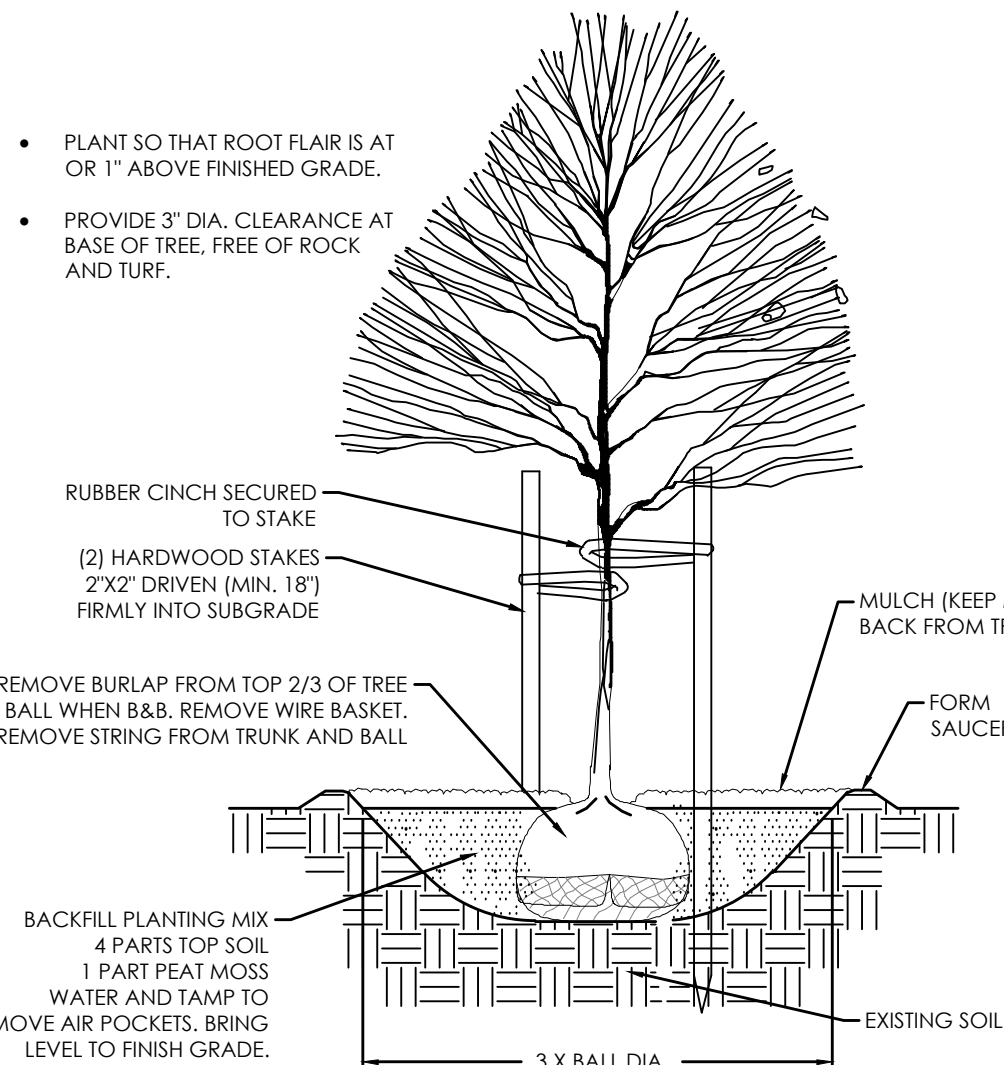
LANDSCAPE NOTES

- LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
- TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
- INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

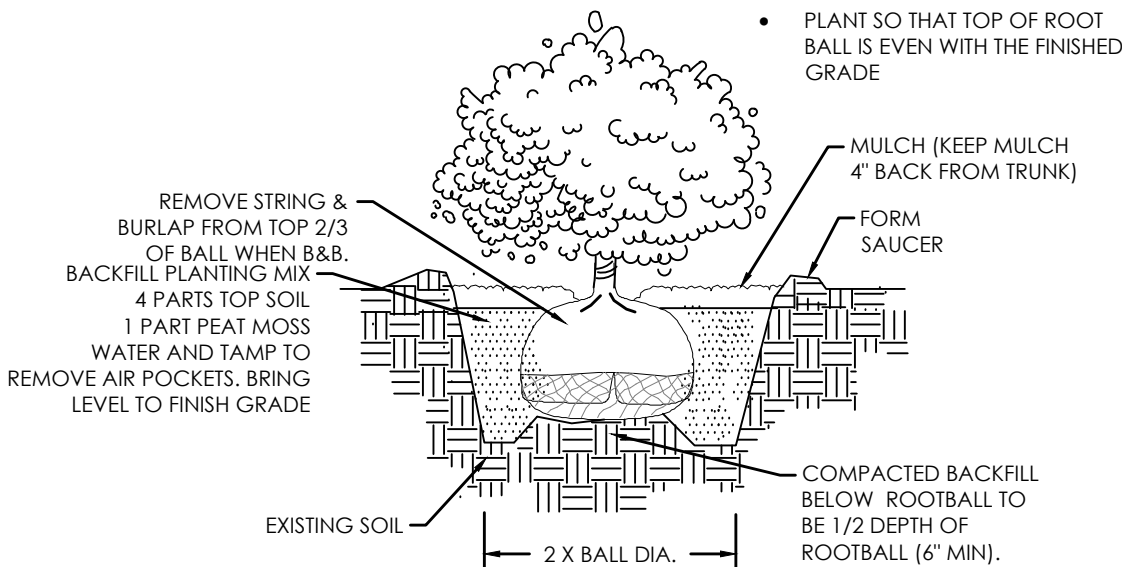
LIVE VEGETATION BREAKDOWN

THE TOTAL LIVE VEGETATION AREA IS CALCULATED BY THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IN ADDITION TO THE TOTAL SQUARE FOOTAGE OF TURF SOD. THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IS CALCULATED BY THE NUMBER OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS MULTIPLIED BY 9, THE AVERAGE SQUARE FOOTAGE OF ALL PLANTS.

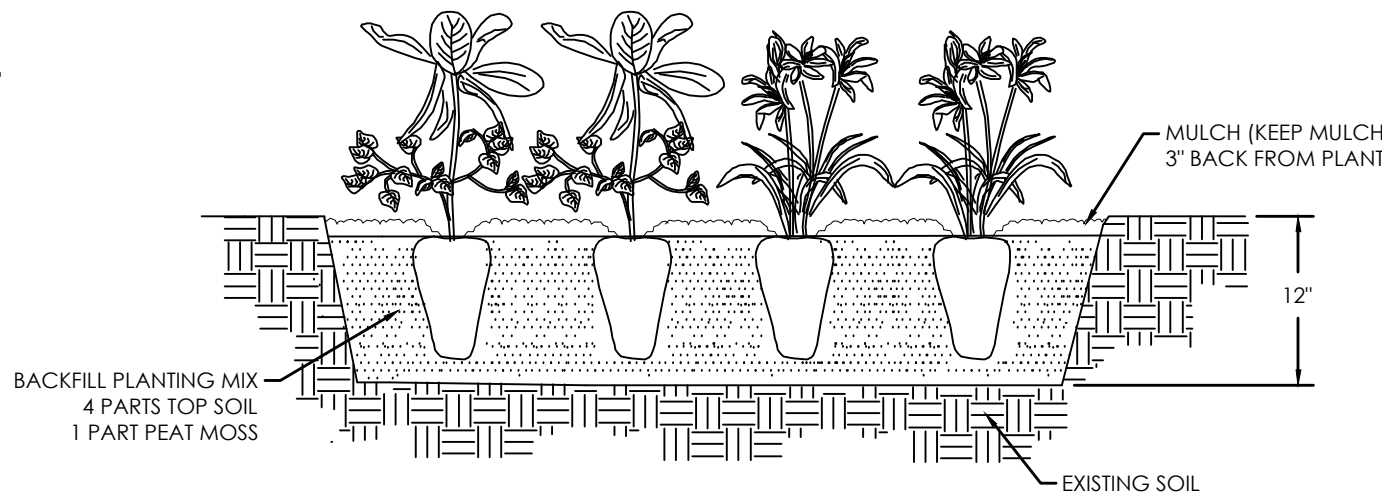
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	178,892 SF	100%
TOTAL LIVE VEGETATION AREA	25,758 SF	35%



A TREE PLANTING & STAKING
NOT TO SCALE



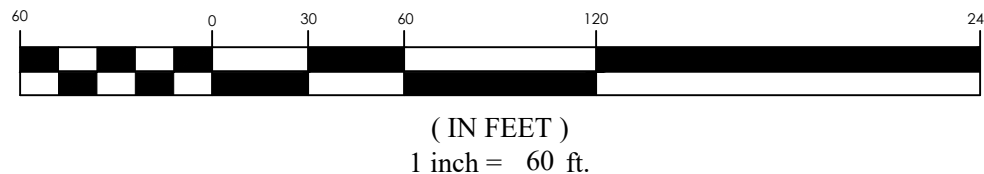
B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



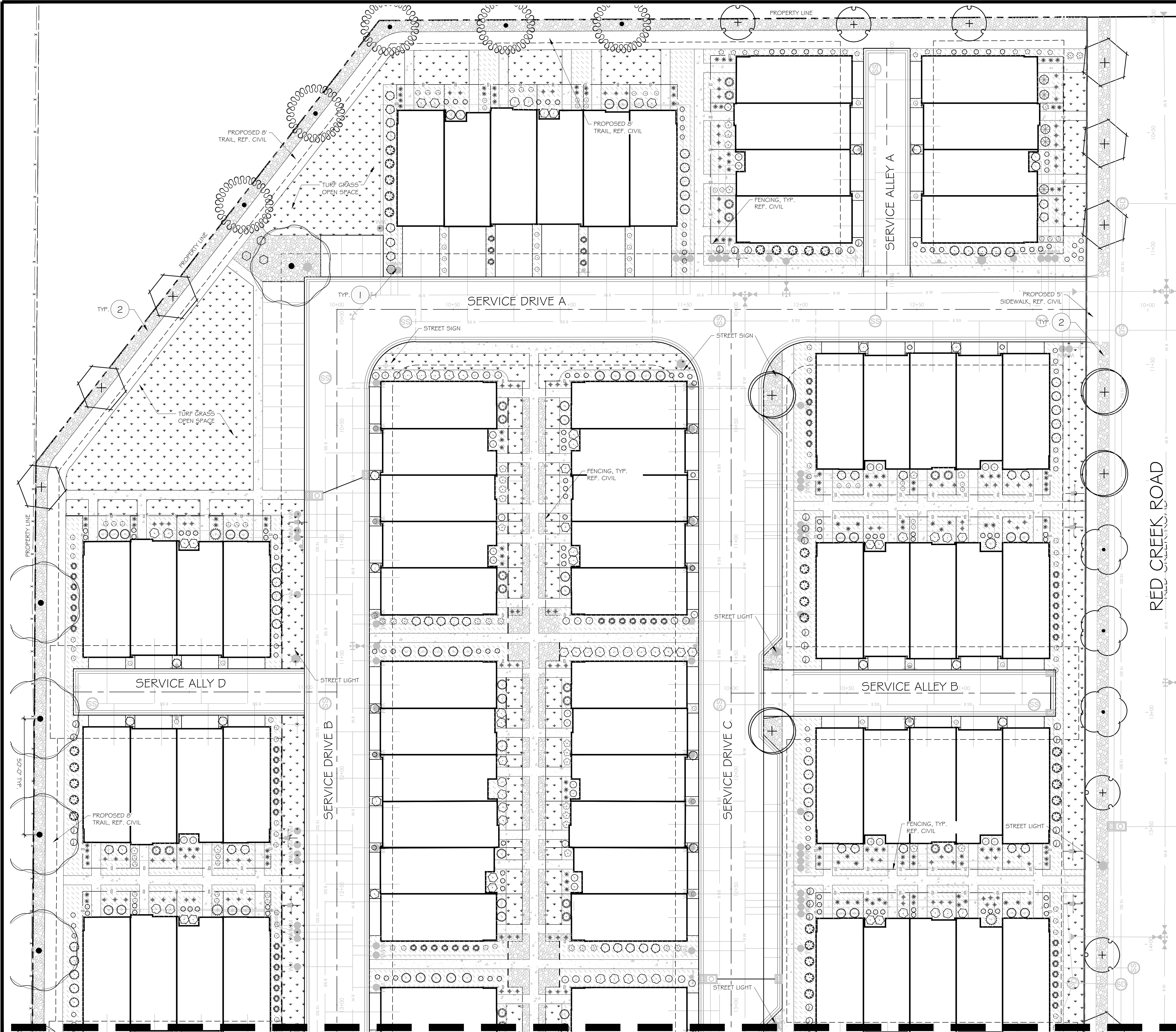
GRAPHIC SCALE



REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

OVERALL
LANDSCAPE
PLAN

Scale: 1"=60'	Drawn: MI/BW
Date: 08/28/2023	Job #: 23-0104
Sheet:	



MATCH LINE SEE SHEET L1.2

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
GM	Acer campestre Hedge Maple
AM	Acer x 'Pacific Sunset Pacific Sunset Maple
MS	Malus x 'Spring Snow' Spring Snow Crabapple
PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
SS	Syringa reticulata Japanese Tree Lilac
ZG	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova
SHRUBS	BOTANICAL / COMMON NAME
AML	Aronia melanocarpa 'Low Scape Hedger' Dwarf Chokeberry
BTC	Berberis thunbergii 'Concorde' Concorde Japanese Barberry
BDH	Buddleja davidii 'Buzz Hot Raspberry' Hot Raspberry Butterfly Bush
BGV	Buxus x 'Green Velvet' Green Velvet Boxwood
CAB	Cornus alba 'Bailhala' TM Ivory Halo Dogwood
CSK	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
JPM	Juniperus x phytzianana 'Monsant' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium 'Compacta' Compact Oregon Grape
POL	Physocarpus opulifolius 'Donna May' TM Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget' Nugget Ninebark
PMM2	Pinus mugo 'Mops' Mugo Pine
PFD	Potentilla fruticosa 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus 'Chestnut Hill' Chestnut Hill English Laurel
RAG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
RMW	Rosa 'Meidiland' 'White' White Meidiland Rose
SMN	Salvia nemorosa 'May Night' May Night Sage
SSS	Sorbaria sorbifolia 'Sem' Sem Ash Leaf Spirea
SJD	Spiraea japonica 'Double Play Doozie' Doozie Spirea
SBA	Spiraea x bumalda 'Anthony Waterer' Anthony Waterer Bumald Spirea
TME	Taxus x media 'Everlow' Everlow Yew
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CAK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens 'Sapphire' Sapphire Blue Oat Grass
FAH	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass
POK	Pennisetum alopecuroides 'Karley Rose' Karley Rose Fountain Grass
PERENNIALS	BOTANICAL / COMMON NAME
H50	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily
L55	Leucanthemum x superbum 'Snowcap' Snowcap Shasta Daisy
PAL	Perovskia atriplicifolia 'Little Spire' Little Spire Russian Sage
GROUND COVERS	CODE
PP	PP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	CRUSHED DECORATIVE GRAVEL, ROYAL
②	SOUTH TOWN RIVER COBBLE, SIZE: 2"

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE



PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN



FOR
REVIEW
ONLY

REVISION BLOCK		DESCRIPTION
#	DATE	
1	08-01-20	08-01-20
2	08-01-20	08-01-20
3	08-01-20	08-01-20
4	08-01-20	08-01-20
5	08-01-20	08-01-20

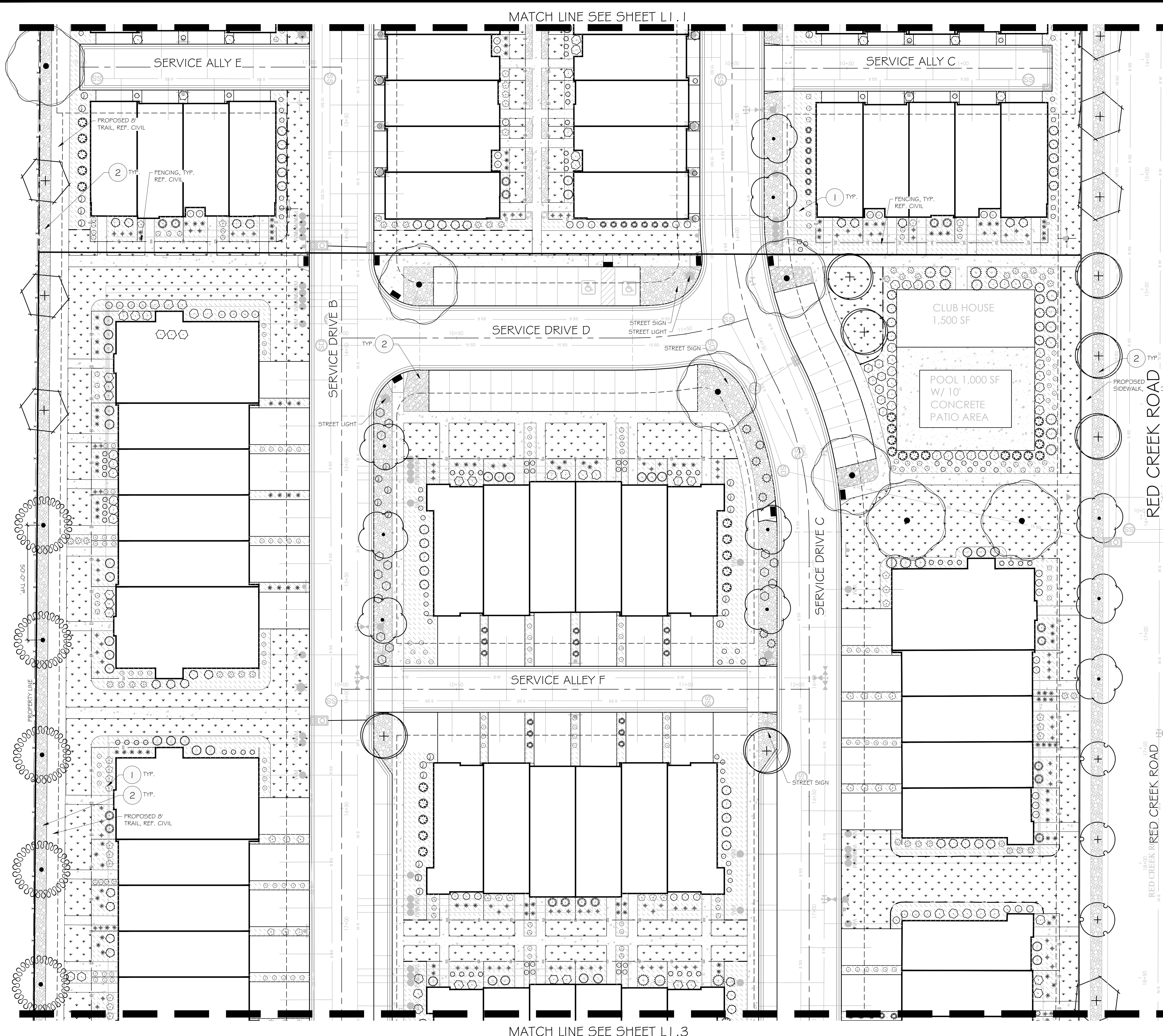
LANDSCAPE
PLAN

Scale: 1"=20'
Date: 08/28/2023
Sheet: L1.1

Drawn: MI/BW
Job #: 23-0104

L1.1

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PLANT SCHEDULE

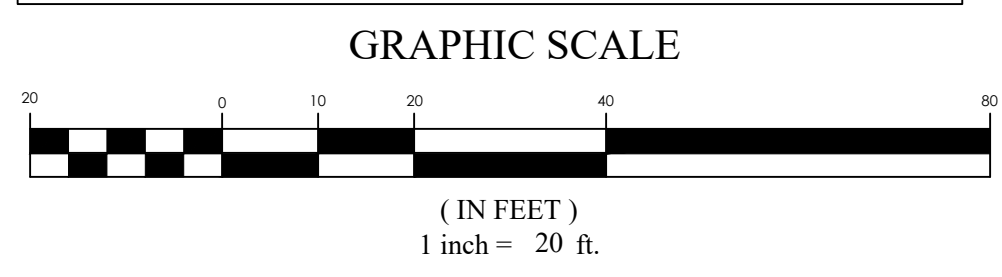
TREES	BOTANICAL / COMMON NAME
GM	Acer campestre Hedge Maple
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JHB	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper
JPM	Juniperus x pfitzeniana 'Monsari' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium 'Compacta' Compact Oregon Grape
POL	Physocarpus opulifolius 'Donna May' TM Little Devil Ninebark
PON	Physocarpus opulifolius 'Nugget' Nugget Ninebark
PMM2	Pinus mugo 'Mops' Mugo Pine
PPD	Potentilla fruticosa 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil
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RAG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac
RMW	Rosa Meidiland 'White' White Meidiland Rose
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SJD	Spiraea japonica 'Double Play Doozie' Doozie Spirea
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GROUND COVERS	CODE
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1 CRUSHED DECORATIVE GRAVEL, ROYAL
	2 SOUTH TOWN RIVER COBBLE, SIZE: 2"

NOTE: REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES



ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
www.focusnh.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN

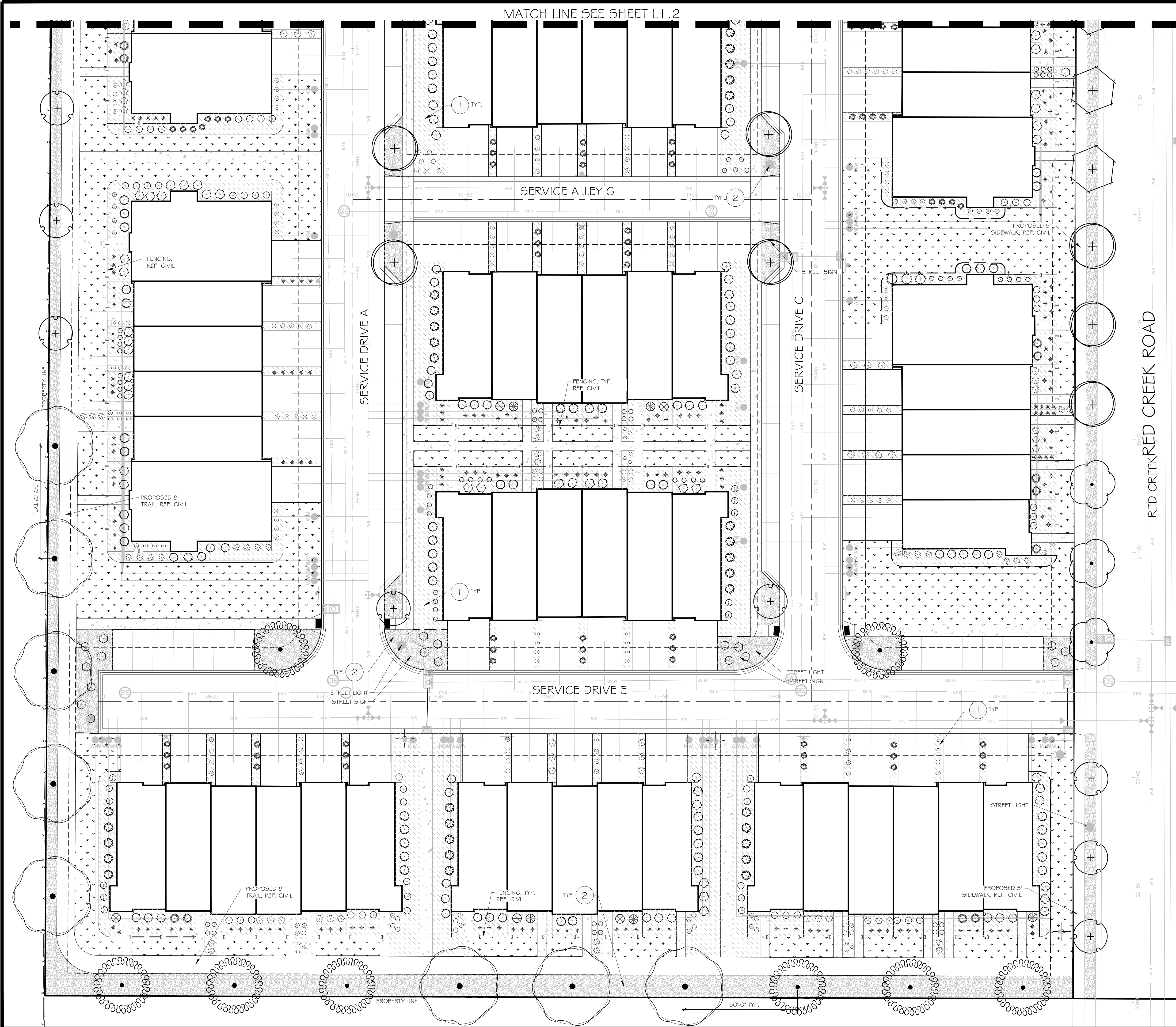
REVISION BLOCK	DATE	DESCRIPTION
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2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale: 1"=20'
Date: 08/28/2023
Sheet: L1.2

Drawn: MI/BW
Job #: 23-0104

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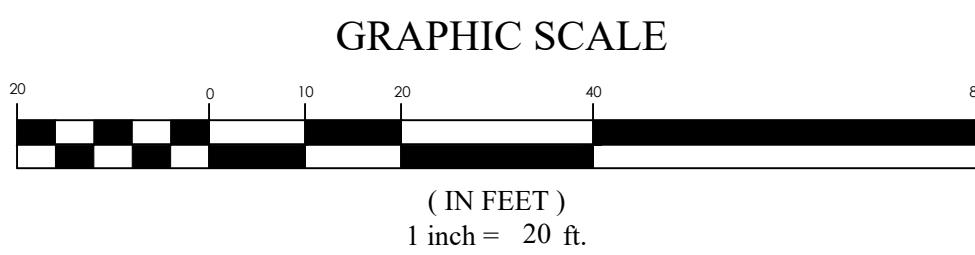
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	2 SOUTH TOWN RIVER COBBLE, SIZE: 2

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES



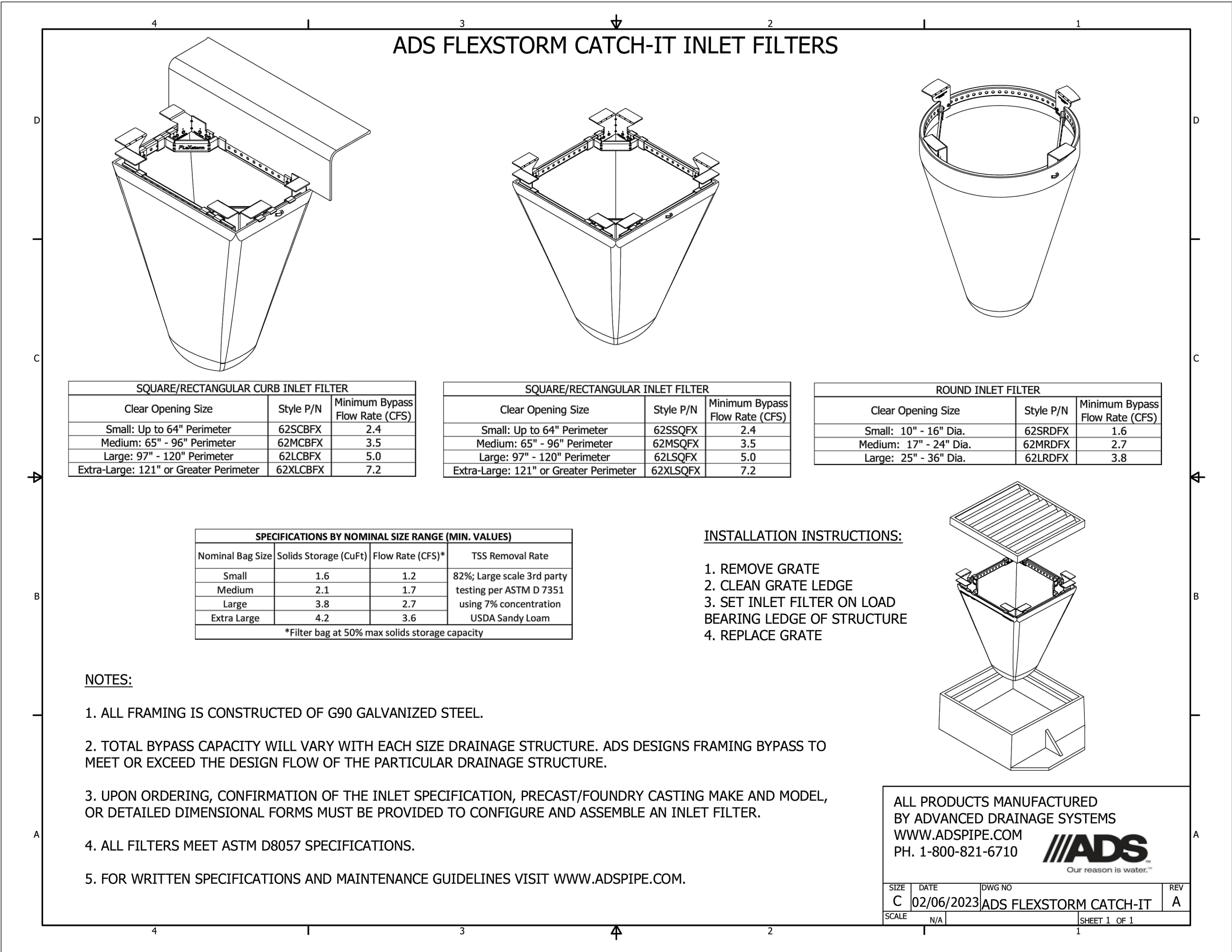
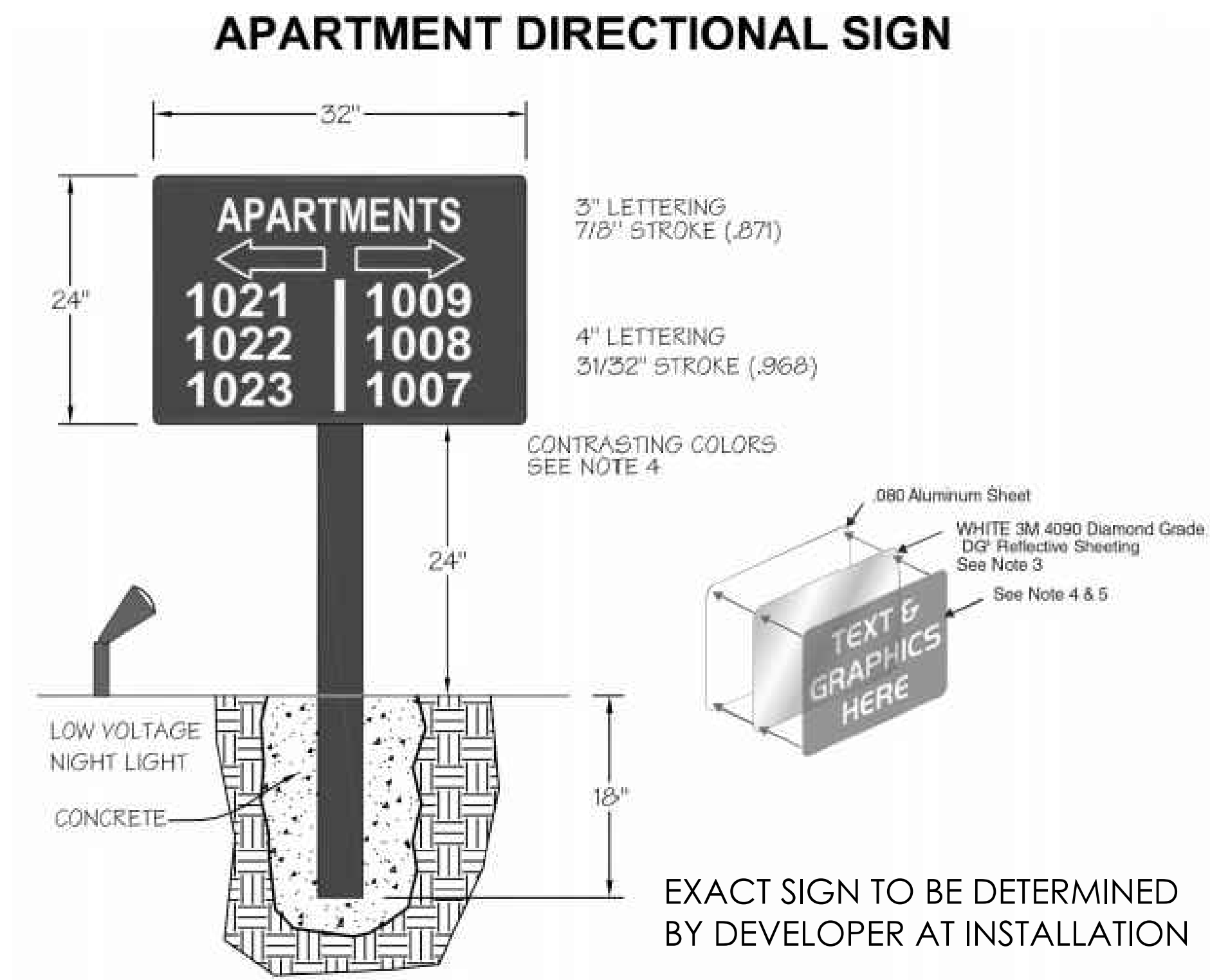
PINNACLES MULTI FAMILY
EAGLE MOUNTAIN CITY, UTAH
LANDSCAPE PLAN



FOR
REVIEW
ONLY

REVISION BLOCK	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

LANDSCAPE PLAN	
Scale: 1"=20'	Drawn: MI/BW
Date: 08/28/2023	Job #: 23-0104
Sheet:	L1.3



FOR
REVIEW
ONLY

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
DETAILS

REVISION BLOCK		DESCRIPTION
#	DATE	
1	02/06/2023	ISSUED FOR PERMIT
2		
3		
4		
5		
6		

DETAILS

Scale: 1"=60'
Date: 03/05/24
Sheet: D1

Drawn: MEC
Job #: 23-0104

	EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING APRIL 9, 2024
TITLE:	ACTION ITEM/PUBLIC HEARING - Mountainland Supply Site Plan at 800 E. Split Rock Drive.
ITEM TYPE:	Site Plan
APPLICANT:	Matt Cook, RB Construction

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

Mountainland Supply is a business that "...comprise the wholesale distribution of pipe, valves and fittings, plumbing supplies, waterworks piping, turf irrigation supplies, plumbing specialties, enameled ware, china fixtures, showers, water heaters, storage tanks, laundry trays, rubber goods and packing, steel pipe, ductile iron pipe and fittings, PVC pipe, welding fittings and flanges, etc." A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. The next step is to receive site plan review from the Planning Commission and approval from the City Council.

General Plan: Employment Center/Campus

Zoning: Light Manufacturing/Distribution

ITEMS FOR CONSIDERATION:

Staff redlined each submitted architectural plan as not compliant with EMMC requirements. Other standards required of this site plan are complaint with EMMC. Two sections of EMMC are the architectural issues staff has identified. *17.37.050(B) Architecture and Site Design. All permitted or special uses shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Where more than one structure is built in a complex or project, structures shall have a similar style or theme, including colors, materials, and design elements. It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority. 17.72.040 Architectural Standards. The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-*

scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial and multifamily development. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard. Staff has reviewed the plans and has made the determination that the proposed elevations do not comply with the standards contained in EMMC 17.72 Commercial and Multifamily Design Standards, specifically as follows: 17.72.030 Site Design A.1 Commercial Building Orientation. *The primary entrance to a commercial building should be oriented 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.* Increased landscaping and architectural elements on street facing facades is needed. 17.72.040 Architectural Standards A. Architectural Style/Theme. *Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial...structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.* Facades need to consist of all required architectural elements with no facade purposely regulated to secondary status. This zone, and even the Industrial zone, require enhanced architecture. The Sweetwater Industrial Overlay zone relaxes these requirements and this building proposed would be permitted in that zone. C. Roof Design. *The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.* The structure does contain a sloping roof but no overhanging eaves. Section of parapet are proposed. D. Building Articulation. *Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help...avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.* When the elevations are scaled in reference to the footprint, the horizontal articulation of the walls amounts to 6 inches. The building is in essence, a rectangular polygon with very little articulation. E.1. *Commercial buildings shall incorporate a majority of the following architectural details: reveals,*

canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details. Elevation materials consist of metal wall panels, exposed concrete foundation, cementitious siding, and brick. F.2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only. The west elevation contains a large panelized and featureless surface and two material elements, which one, metal, can only be used as an accent. The architectural requirements are implemented to provide an aesthetically pleasing building and should only be altered under specific circumstances. This subdivision is new and this may likely be the first building constructed and set the tone of future development. The location is near residential development and Eagle Mountain Boulevard. The state is planning on a future freeway in the area which makes this area a highly visible location. With that said, the City may approve the site plan based on Code language which permits some flexibility as to the design.

REQUIRED FINDINGS:

This site plan approval is based upon compliance with City Code requirements which can be found in EMMC 17.100 with other chapters referenced therein.

RECOMMENDATION:

Staff recommends the Planning Commission discuss the site plan and forward a recommendation to the City Council of approval or denial.

ATTACHMENTS:

[Mountainland Supply site plan](#)

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3/2/2024 4:45:11 PM 12" x 18"

BERT BRADFORD

WAREHOUSE 2023

109 SPLIT ROCK DRIVE

EAGLE MOUNTAIN, UTAH

PROJECT CONTACTS

OWNER

WOLVERINE VENTURES LLC
946 E 800 N, SUITE C
SPANISH FORK, UTAH 84660
(801) 794-1330

CONTRACTOR

RB CONSTRUCTION
946 E 800 N, SUITE C
SPANISH FORK, UTAH 84660
(801) 794-1330

ARCHITECTURAL

KMA ARCHITECTS, INC.
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 377-5062

STRUCTURAL

MARTY BARBER?

MECHANICAL

OLSEN & PETERSON ENGINEERING
14 EAST 2700 SOUTH
SALT LAKE CITY, UTAH 84115
(801) 486-4646

ELECTRICAL

BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 532-2196

GRAPHIC SYMBOLS

	ENGINEERED FILL		PLYWOOD		WALLTYPE TAG		DETAIL TAG
	EARTH		HARDWOOD		DOOR NUMBER		ELEVATION MARK
	CONCRETE		RIGID INSULATION		WINDOW TYPE		SECTION MARK
	ASPHALT		BATT INSULATION		CEILING HEIGHT		
	BRICK VENEER		BLOCKING		SHEET NOTE		
	STONE VENEER		GYPSUM BOARD		BUILDING ELEVATION MARK		
	WOOD STUDS		PROPERTY LINE		ROOM NUMBER		

PROJECT DATA

MAIN FLOOR AREA	59,481 SQ. FT.
MEZZANINE FLOOR AREA	7,067 SQ. FT.
TOTAL FLOOR AREA	66,548 SQ. FT.
INTERNATIONAL BUILDING CODE	- 2021
TYPE OF CONSTRUCTION	- II B
BUILDING OCCUPANCY	- B
SEISMIC DESIGN CATEGORY	- C
SEISMIC OCCUPANCY CATEGORY	- III
WIND EXPOSURE	- C
3 SECOND WIND GUST SPEED	- 120 MPH
ROOF SNOW LOAD	- 33 PSF
ROOF LOADS	
LIVE LOAD	- 20 PSF
DEAD LOAD	- 25 PSF
SOILS REPORT BY	- EARTHTEC ENGINEERING
DATED	- NOV. 2018
ALLOWABLE SOIL BEARING	- 2,500 PSF
FIRE PROTECTION	- 100% FIRE SPRINKLED

INDEX OF DRAWINGS

SITE, LANDSCAPING, AND SPRINKLING

1	-	COVER	7	-	TBC PLAN
2	-	OVERALL BOUNDARY	8	-	AMEND SUBDIVISION PLAT
3	-	OVERALL SITE PLAN	DT-01	-	DETAIL SHEET
4	-	EXISTING TOPOGRAPHY	L1	-	LANDSCAPE PLAN
5	-	GRADING & DRAINAGE PLAN	L2	-	IRRIGATION PLAN
6	-	EROSION CONTROL PLAN	L3	-	LANDSCAPE DETAILS

ARCHITECTURAL

A1.0	-	CODE COMPLIANCE	A4.2	-	BUILDING SECTIONS & DETAILS
A1.1	-	OVERALL MAIN FLOOR PLAN & DETAILS	A5.0	-	DOOR SCHEDULE & TYPES
A1.1A	-	MAIN FLOOR AND MEZZANINE PLANS	A5.1	-	DOOR & WINDOW DETAILS
A2.0	-	REFLECTED CEILING PLAN	A6.0	-	ADA SHEET
A2.1	-	ROOF PLAN & DETAILS	A8.0	-	INTERIOR ELEVATIONS
A3.1	-	EXTERIOR ELEVATIONS	A8.1	-	INTERIOR ELEVATIONS & DETAILS
A4.1	-	BUILDING SECTIONS & DETAILS			

STRUCTURAL

PLUMBING AND FIRE PROTECTION

P101	-	MAIN FLOOR PLUMBING PLAN	FP101	-	FIRE PROTECTION PLAN
P102	-	MEZZANINE MECHANICAL PLAN	FP501	-	FIRE PROTECTION DETAILS
P401	-	ENLARGED PLUMBING PLANS			
P501	-	PLUMBING SCHEDULES			
P601	-	PLUMBING DETAILS			
P602	-	PLUMBING DETAILS			

MECHANICAL

M101	-	MAIN FLOOR MECHANICAL PLAN			
M102	-	MEZZANINE MECHANICAL & ENLARGED PLANS			
M501	-	MECHANICAL SCHEDULES			
M601	-	MECHANICAL DETAILS			
M602	-	MECHANICAL DETAILS			

ELECTRICAL

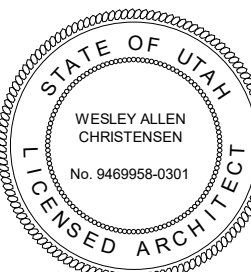
E001	-	GENERAL NOTES	E301	-	MAIN FLOOR POWER PLAN
E060	-	ELECTRICAL DETAILS	E303	-	MEZZANINE FLOOR POWER PLAN
E100	-	SITE PHOTOMETRIC PLAN	E304	-	MILLWORK ELEVATIONS
E101	-	SITE ELECTRICAL PLAN	E370	-	ELECTRICAL EQUIPMENT SCHEDULE
E102	-	SITE LIGHTING PLAN	E380	-	ONE-LINE DIAGRAM
E200	-	LIGHT FIXTURE NOTES & SCHEDULE	E390	-	PANELBOARD SCHEDULES
E201	-	MAIN FLOOR LIGHTING PLAN	E391	-	PANELBOARD SCHEDULES
E202	-	MEZZANINE LIGHTING PLAN			

VICINITY MAP



NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM



REVISIONS:

BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

BERT BRADFORD

PROJECT TITLE

BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: STAFF
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

TITLE

BRADFORD MOUNTAINLAND SUPPLY
SITE PLAN
EAGLE MOUNTAIN, UTAH
FINAL PLAN SET
MARCH 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING & DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	TBC PLAN
8	AMENDED SUBDIVISION PLAT
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
BMP-01	BEST MANAGEMENT PRACTICES
BMP-02	BEST MANAGEMENT PRACTICES
BMP-03	BEST MANAGEMENT PRACTICES

LAND USE TABLE

TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
STORAGE YARD=1.85
PARKING LOT/DRIVE AISLES=0.43
BUILDING=1.50

DATA TABLE

TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO EAGLE MOUNTAIN CITY.
- ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
- ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT/STUDY COMPLETED BY GORDON GEOTECHNICAL ENGINEERING INC., DATED OCTOBER 19, 2023, PROJECT NO. 1215-001-23 TO BE FOLLOWED EXPLICITLY DURING CONSTRUCTION BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:

THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:

ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER

BERT BRADFORD
PHONE 801-367-8895
bert@bconstruction.org

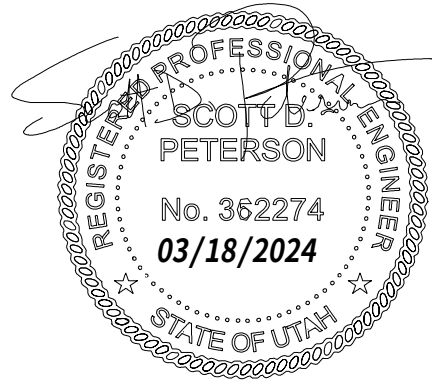


VICINITY MAP
-NTS-

LEGEND

(APPLIES TO ALL SHEETS)

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)



BRADFORD MOUNTAINLAND SUPPLY



ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SET 5/8" IRON PIN

SET CURB PIN

CALCULATED POINT, NOT SET

PROPERTY BOUNDARY

RIGHT-OF-WAY LINE

LOT LINE

SECTION LINE

SETBACK

EASEMENT

CENTERLINE

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

TOTAL ACREAGE=4.18

ACREAGE OF OPEN SP

ZONING=LMD (LIGHT MANUFACTURING/DISTRIBU

PARKING TABLE

62,355 SF (21 REQUIRED)

OFFICE=1 STALL/300 SF

2,848 SF (10 STALLS)

PARKING REQ'D 31 STALLS

PARKING PROVIDED 31 STALLS

BERT BRADFORD

(801) 367-8895

bert@rbconstruct

ENGINEER/SURVEYOR C

ATLAS ENGINEERING LLC
(801) 355-3536

(801) 655-0566
946 E. 800 N. SUITE A

946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

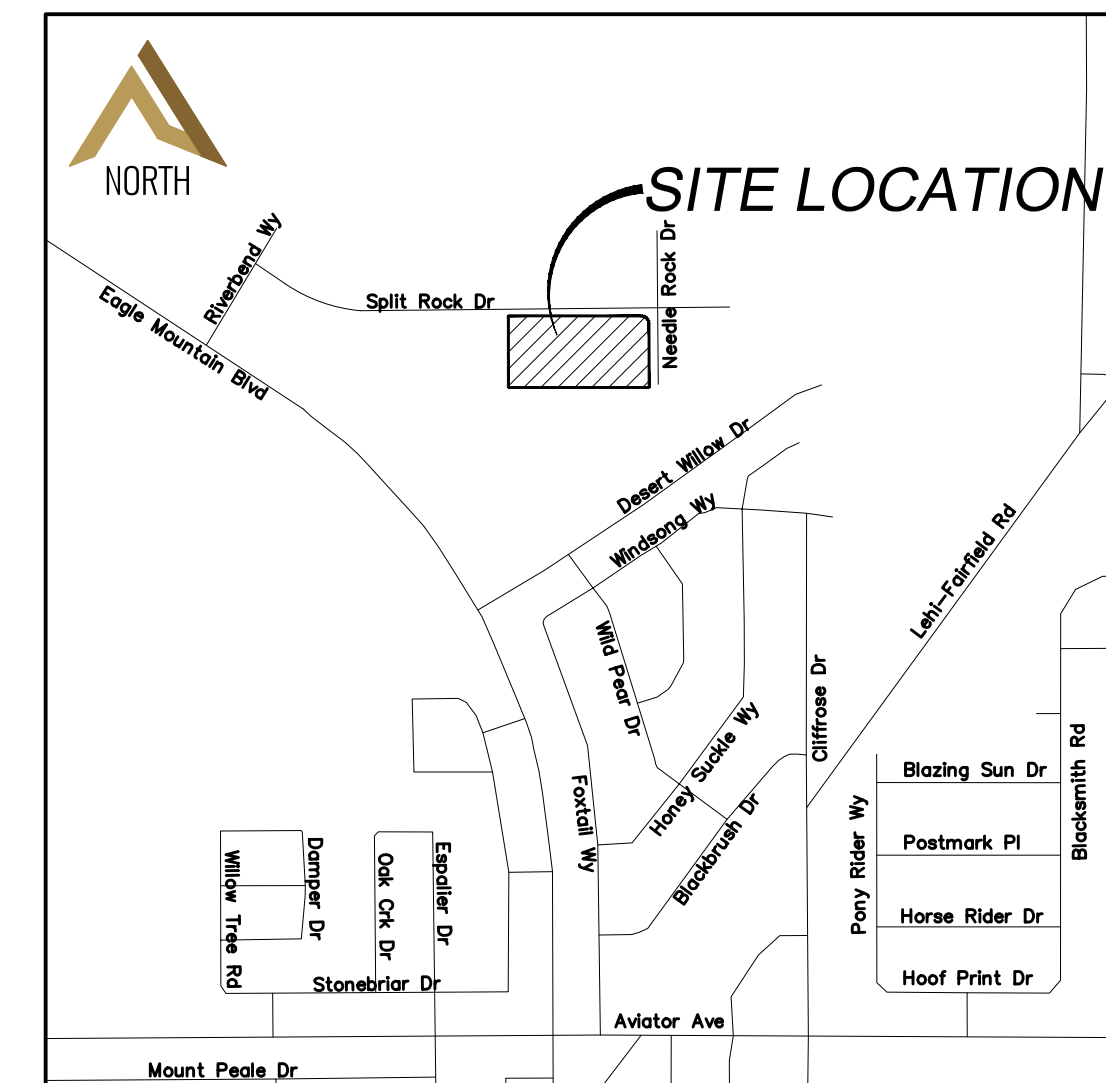
1. VERTICAL DATA BASED ON NAVD 88.

2. COORDINATE SYSTEM = NAD83

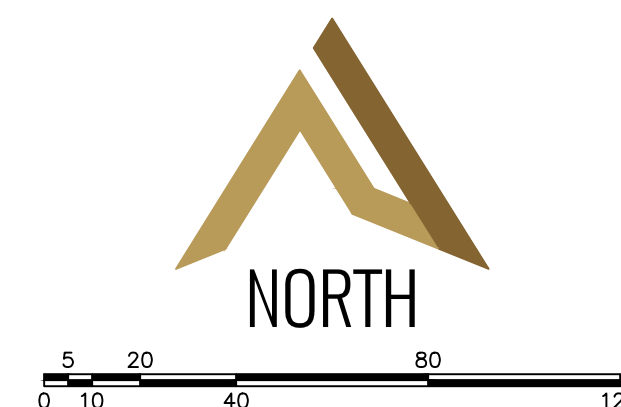
ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOTS 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.06 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



VICINITY MAP
-NTS-



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SCALE 1" = 80'

SHEET NO.

2

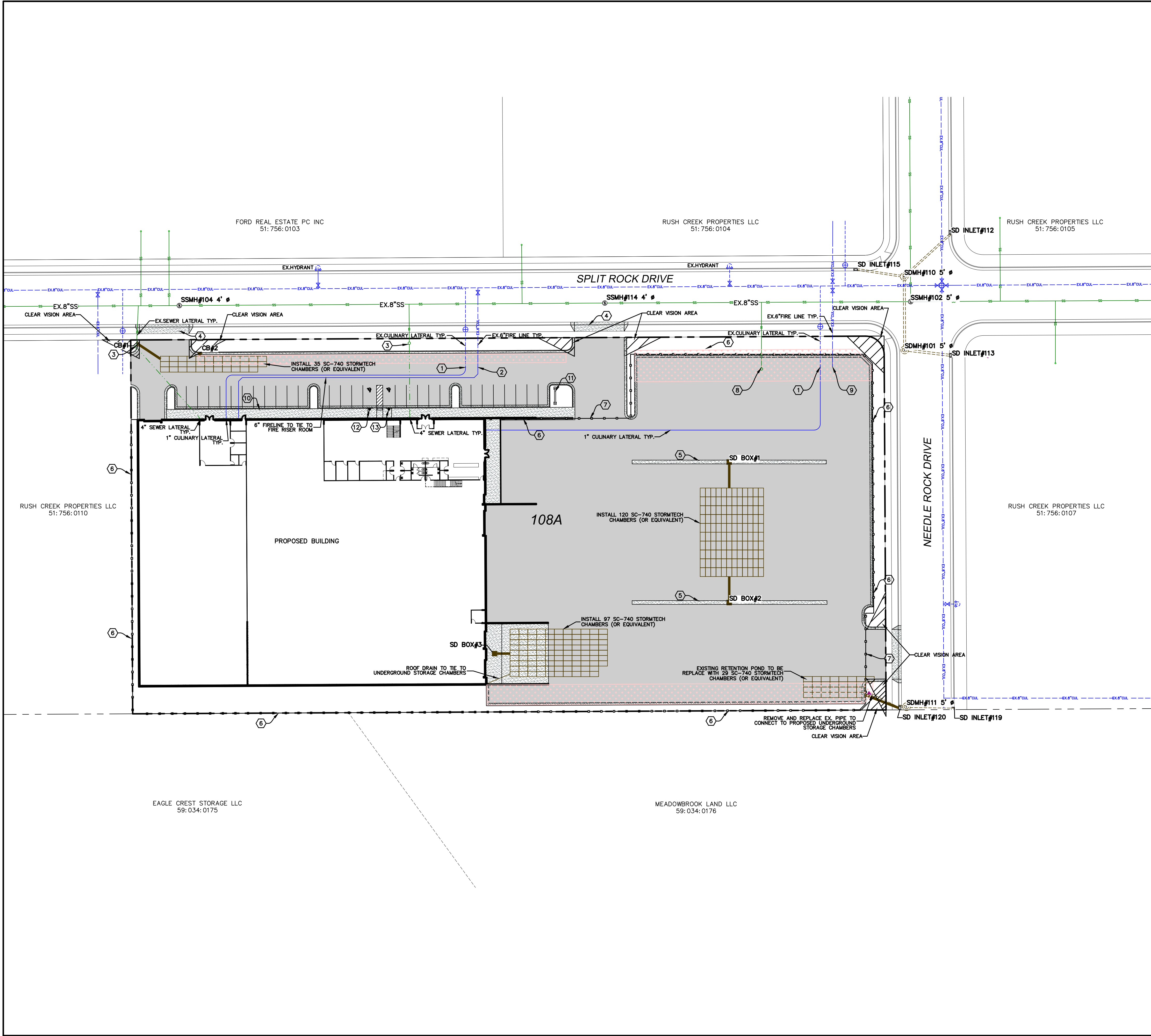
OVERALL BOUNDARY

BRADFORD MOUNTAINLAND
SUPPLY

 **ATLAS ENGINEERING**
SOLUTIONS • SUPPLY

ATLAS ENGINEERING
CIVIL & STRUCTURAL SURVEY
PHONE: 801-655-0666
FAX: 800-800-5014
1400 N. 1000 E. SUITE A
MURKIN, UT 84053

\\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\02-OVERALL BOUNDARY DWG



- GENERAL NOTES:**
1. TRASH TO BE STORED WITHIN BUILDING
- CONSTRUCTION NOTES:**
- 1) LOCATE & TIE TO EXISTING CULINARY WATERLINE.
 - 2) LOCATE & TIE TO EXISTING 6" FIRELINE.
 - 3) LOCATE & TIE TO EXISTING SEWER LATERAL.
 - 4) CONST. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS.
 - 5) CONST. 3' CROSS GUTTER.
 - 6) INSTALL 6" MASONRY WALL.
 - 7) INSTALL GATE AT DRIVEWAY ENTRANCE. GATE ACCESS TO HAVE KNOX KEY BOX OR PADLOCK INSTALLED FOR FIRE DEPT. ACCESS.
 - 8) EXISTING SEWER LATERAL TO BE ABANDONED.
 - 9) EXISTING FIRELINE TO BE ABANDONED.
 - 10) CONST. ADA RAMP PER EAGLE MOUNTAIN CITY STANDARDS.
 - 11) INSTALL BICYCLE RACK.
 - 12) INSTALL VAN-ACCESSIBLE HANDICAPPED PARKING STALL SIGN.
 - 13) INSTALL HANDICAPPED PARKING STALL SIGN.

LEGEND

	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MANHOLE
	EXISTING STORM DRAIN W/MH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURB & GUTTER
	REVERSE LIP CURB
	4" SNOWFALL SNOW STACKING AREAS

NORTH

0 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO.
3

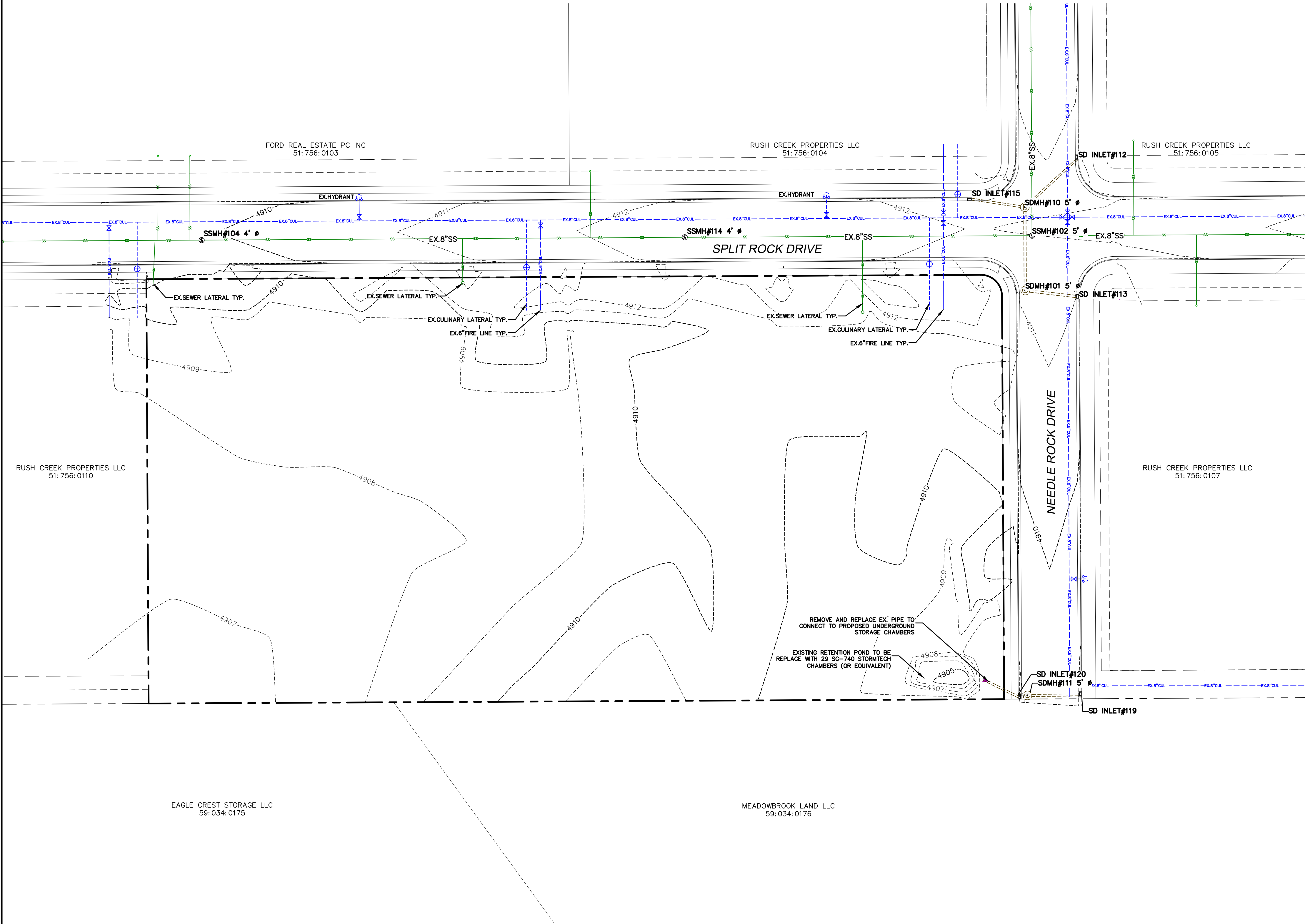
OVERALL SITE PLAN

BRADFORD MOUNTAINLAND SUPPLY

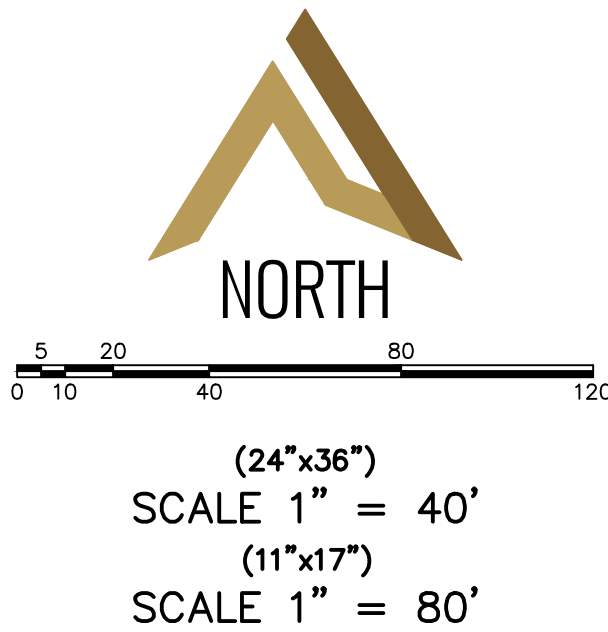
ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
PROJECT NO. 23-041
DATE: 03-2023
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 03-2023
SCALE: AS SHOWN
SHEET NO. 3 OF 3
PROJECT: BRADFORD MOUNTAINLAND SUPPLY
LOCATION: EAGLE MOUNTAIN, UTAH
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 03-2023
SCALE: AS SHOWN



- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/CURB & GUTTER



BRADFORD MOUNTAINLAND
SUPPLY

ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

EXISTING
TOPOGRAPHY

BRADFORD MOUNTAINLAND
SUPPLY

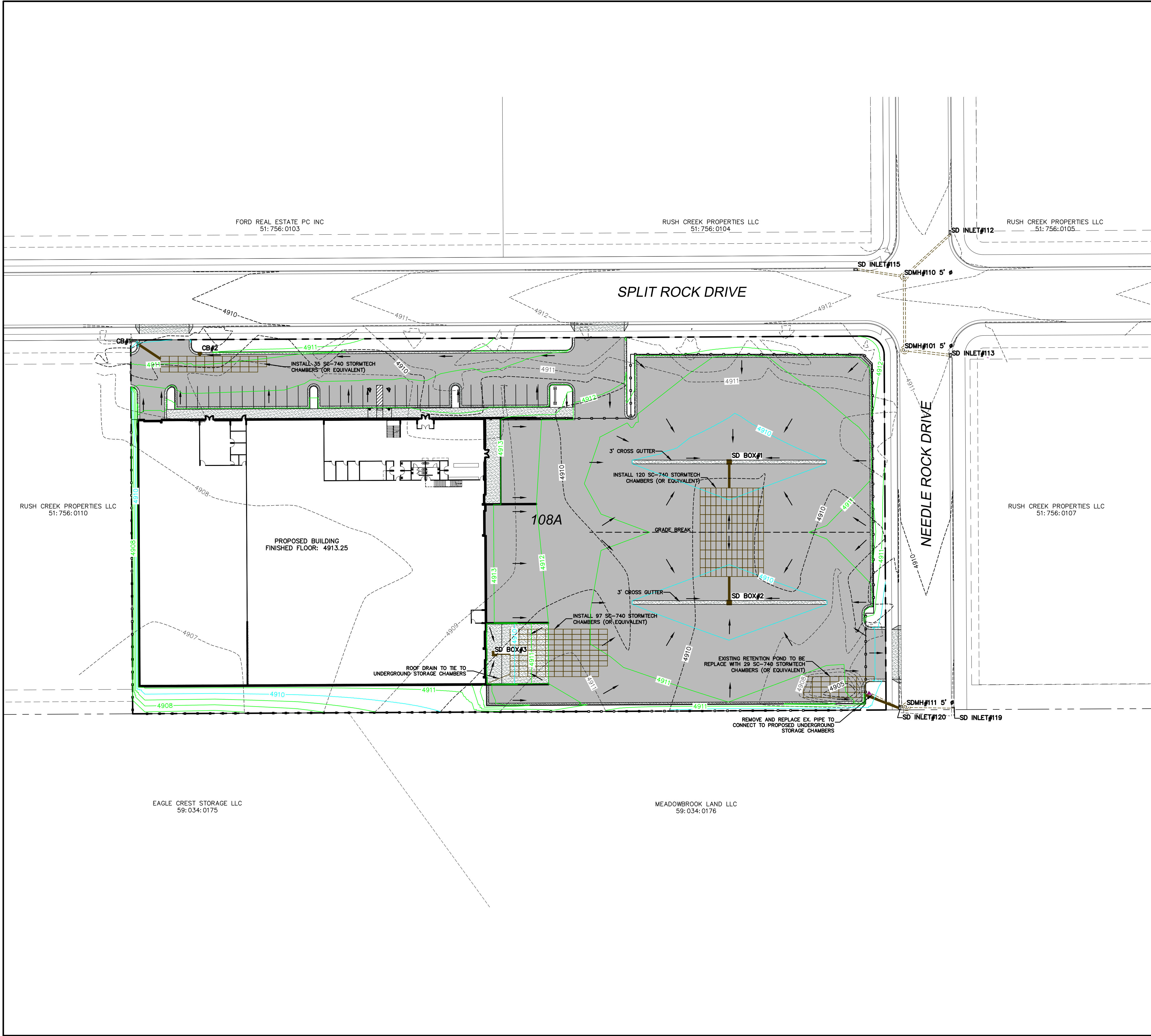
SHEET NO.

4

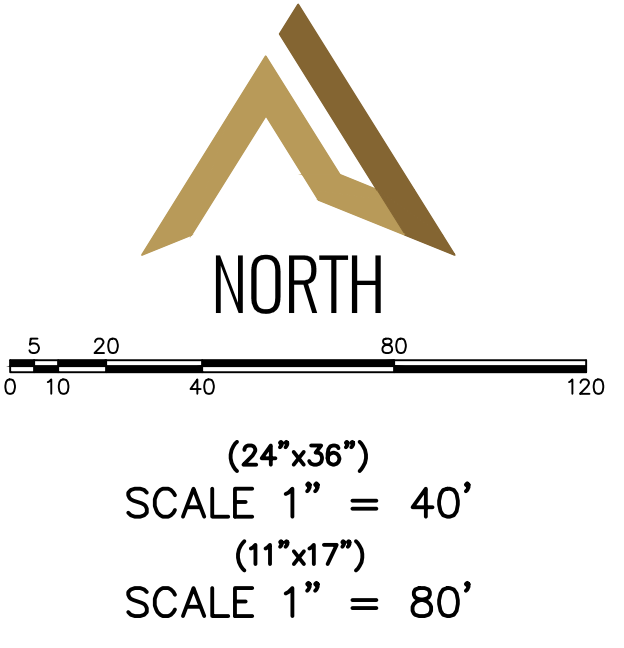
REVISIONS

NO.	DATE	BY
12		
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6		
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1		
NO.		

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD.CADD\PRELIMINARY\04-EXISTING TOPOGRAPHY.DWG



- LEGEND**
- EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING STREET LIGHT
 - EXISTING SIGN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
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 - RIGHT-OF-WAY LINE
 - LOT LINE
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 - EASEMENT
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - EXISTING SANITARY SEWER W/MANHOLE
 - EXISTING STORM DRAIN W/MH
 - EXISTING WATER
 - EXISTING PRESSURIZED IRRIGATION
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED CULINARY WATER
 - PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE/CURB & GUTTER



BRADFORD MOUNTAINLAND
SUPPLY

ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

GRADING &
DRAINAGE PLAN

BRADFORD MOUNTAINLAND, UT
PROJECT NO. 2023-041

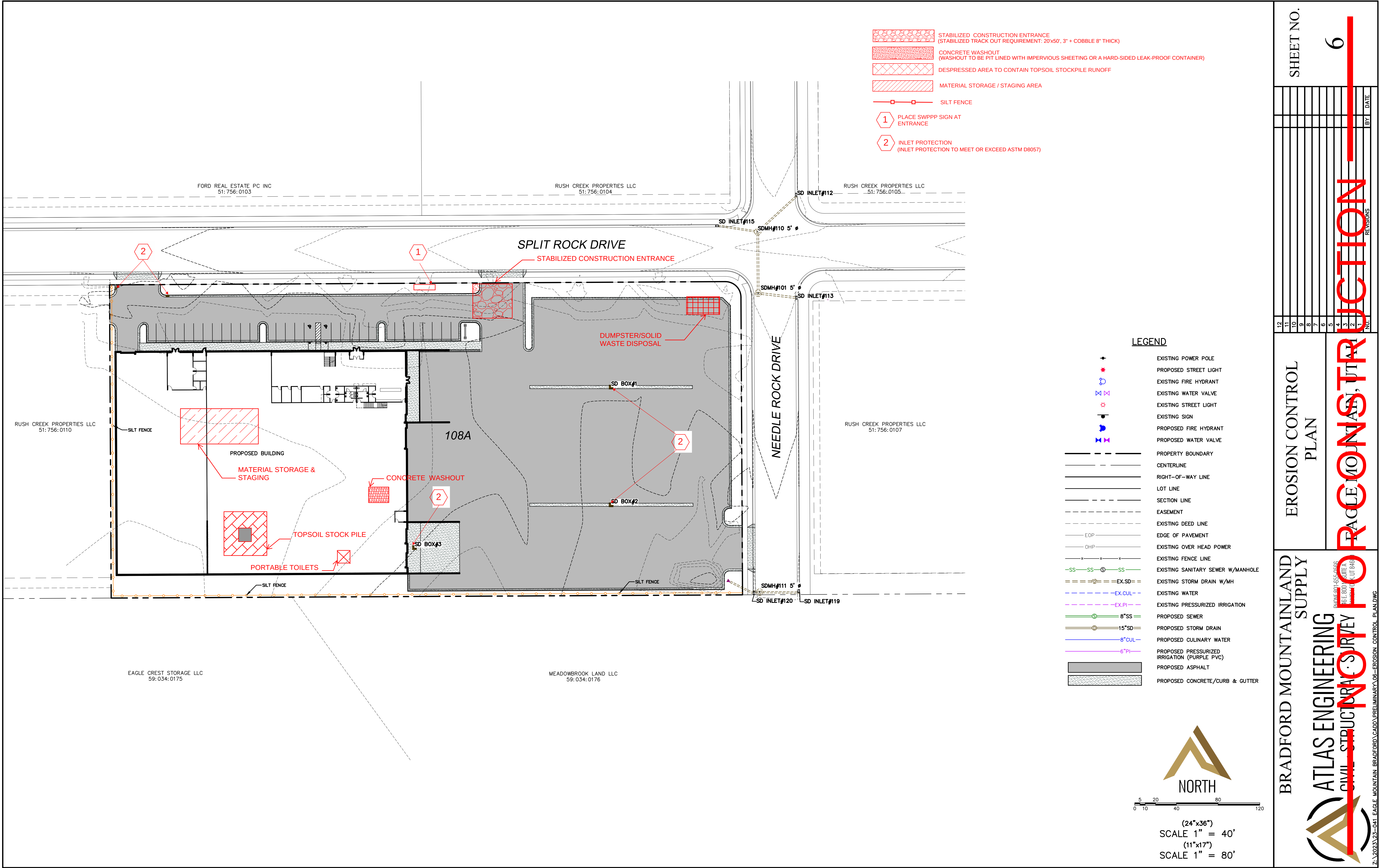
SHEET NO.
5

REVISIONS

NO.	DATE	BY
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11		
12		

NOT FOR CONSTRUCTION

Z:\2023\23-041 BRADFORD MOUNTAINLAND\2023-041 GRADING & DRAINAGE.DWG



SHEET NO.

6

NO.	REVISIONS	BY	DATE
12			
11			
10			
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1			
NO.			

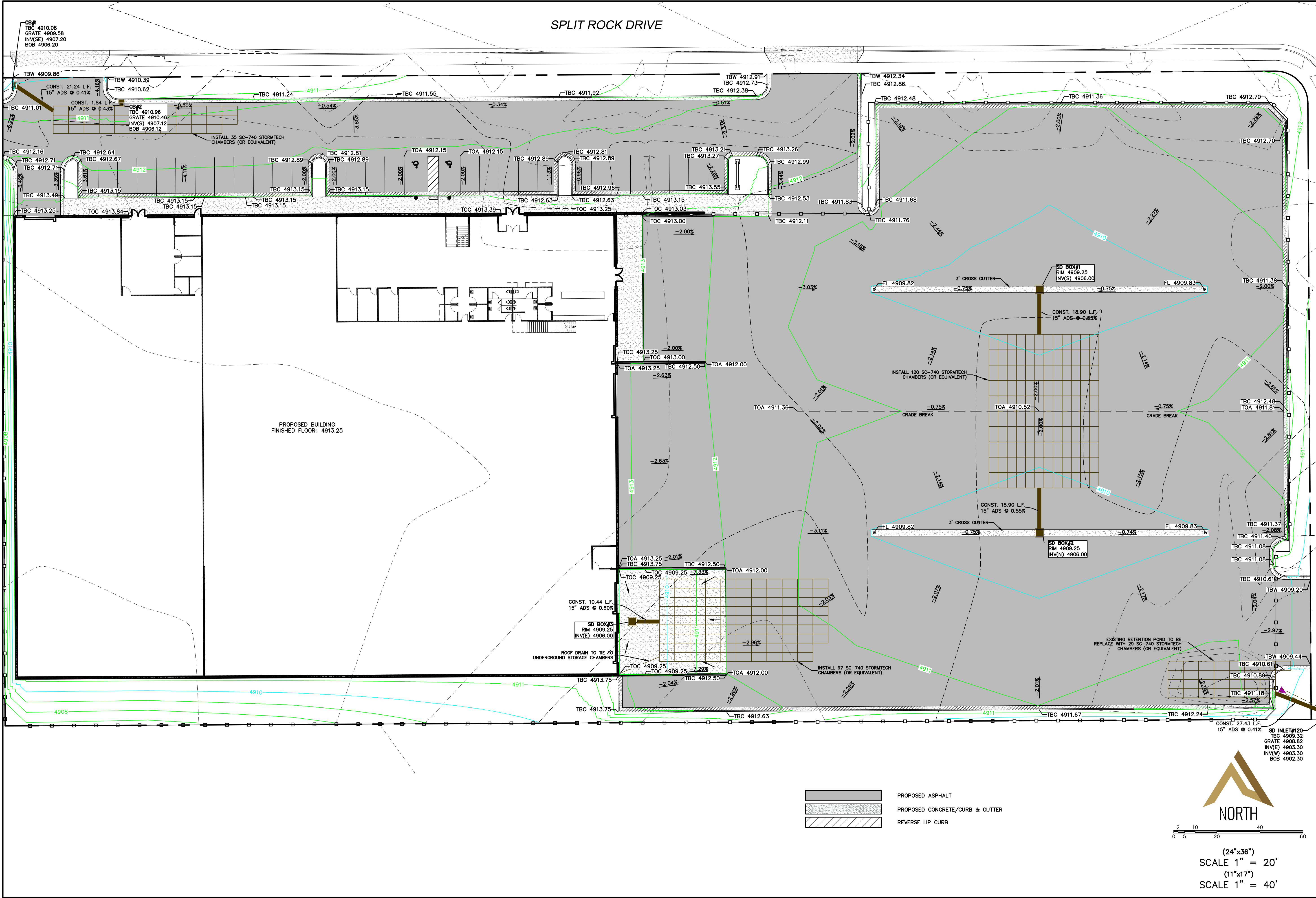
EROSION CONTROL PLAN

BRADFORD MOUNTAINLAND SUPPLY

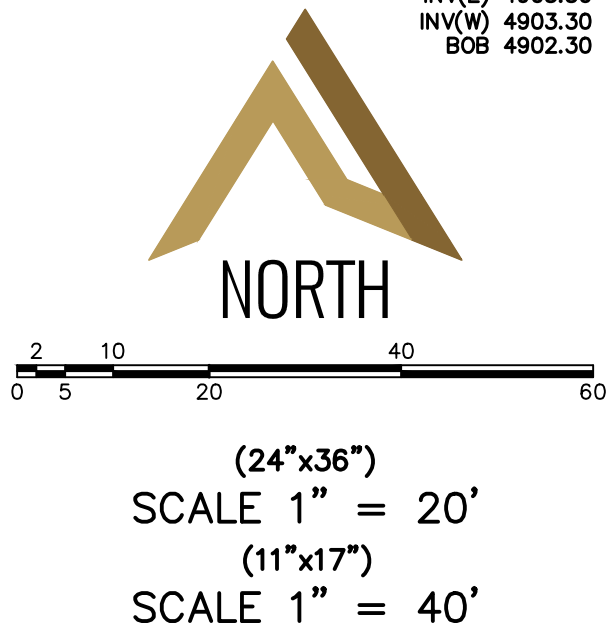
ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY
CIVIL STRUCTURAL SURVEY
Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD.CADD\PRELIMINARY\06-EROSION CONTROL.DWG



- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO.

7

TBC PLAN

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING

CIVIL STRUCTURAL SURVEY

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY

NO. 1

DATE

REVISIONS

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING

CIVIL STRUCTURAL SURVEY

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY

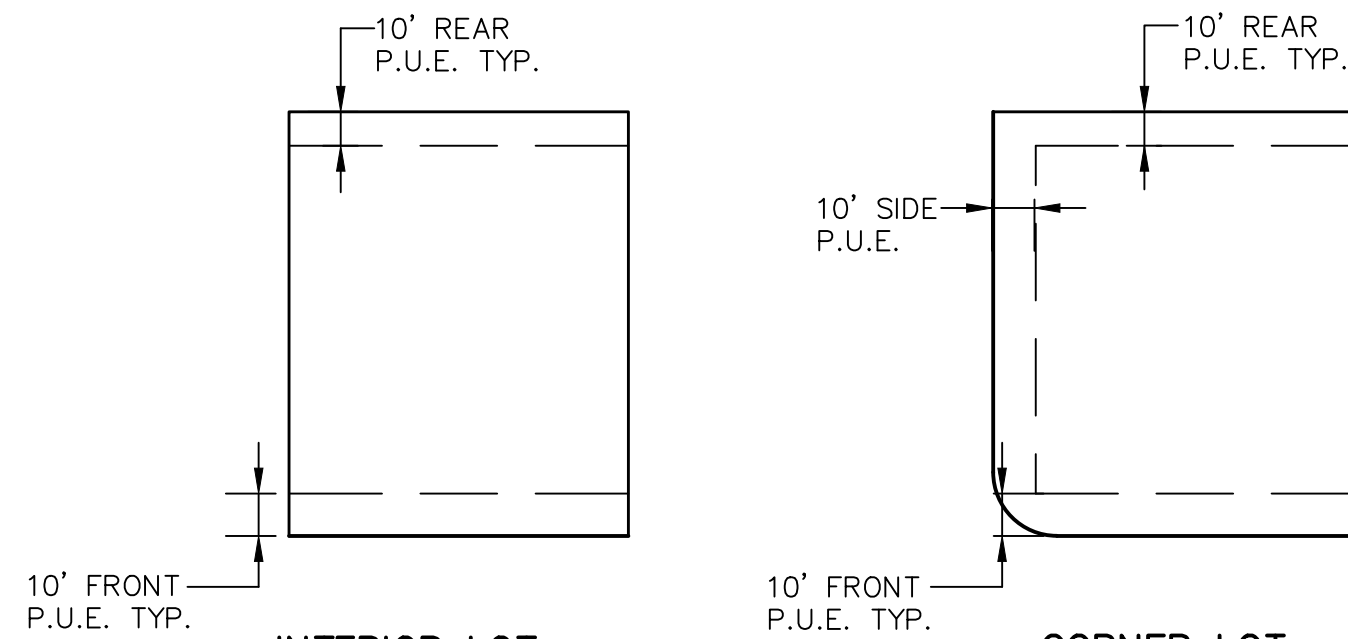
NO. 1

DATE

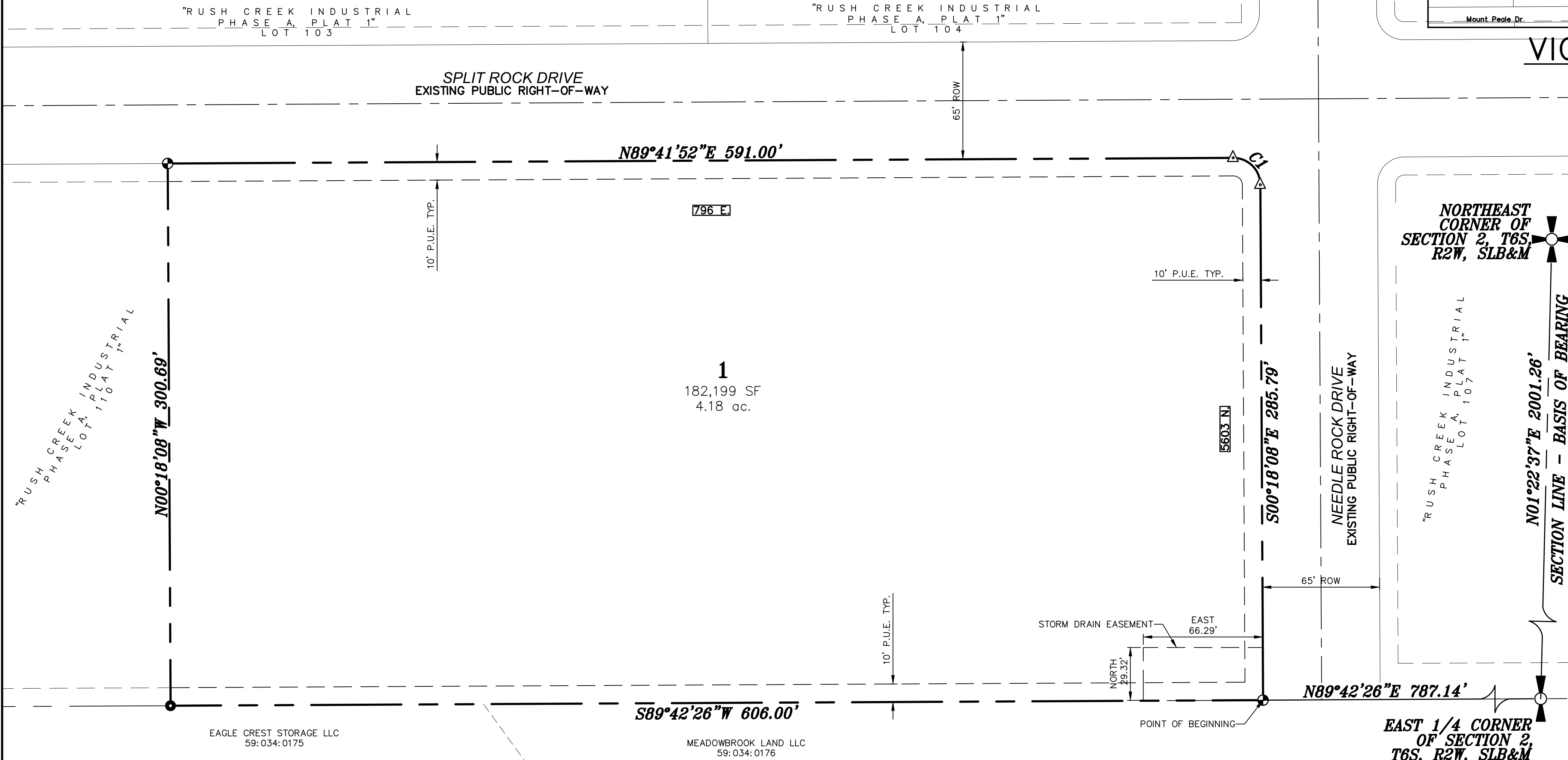
REVISIONS

2. COORDINATE SYSTEM = NAD83

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



-NTS-



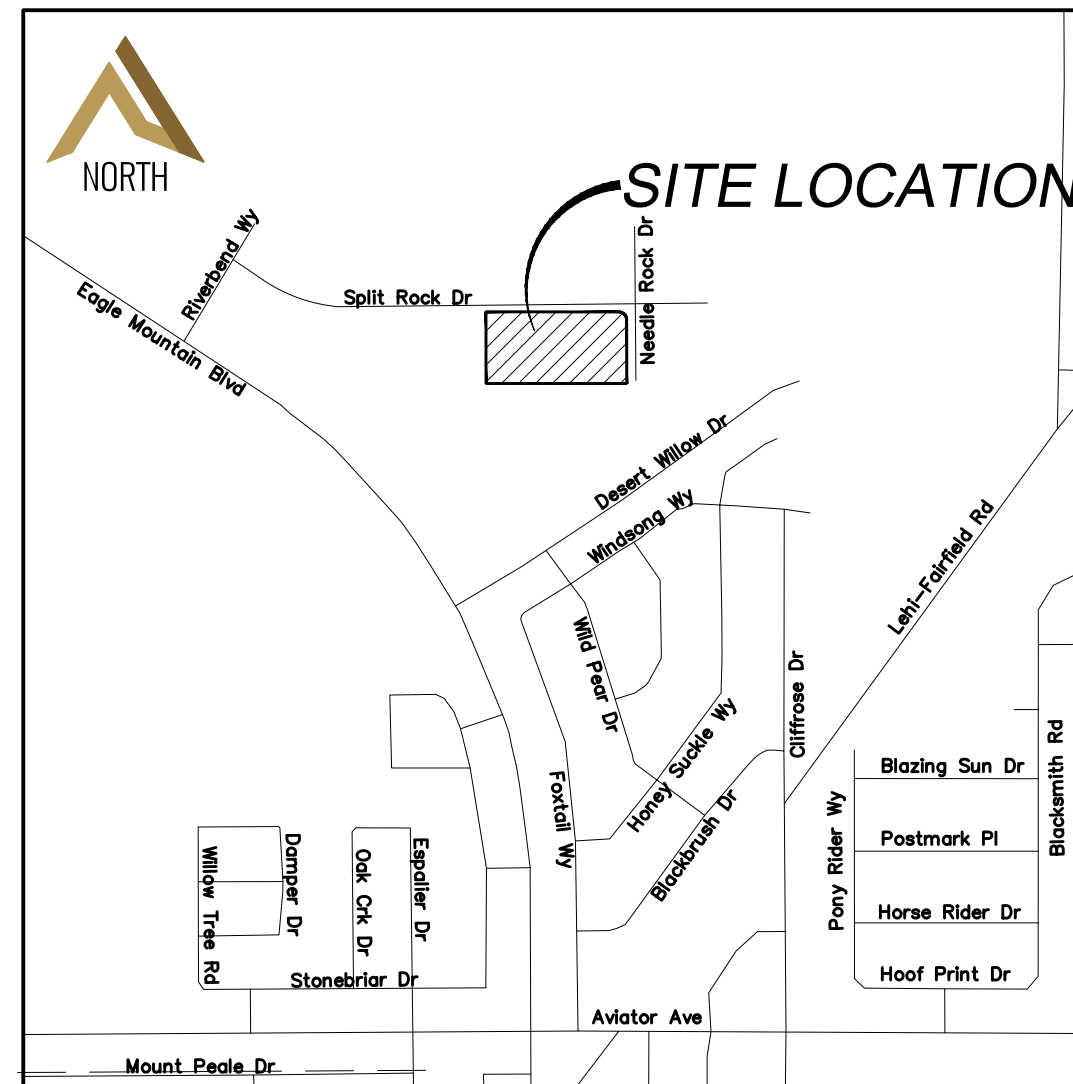
DIRECT COMMUNICATIONS DATE
Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\

BY _____

TITLE _____

BY _____
TITLE _____
DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER _____ DATE _____



—NTS—

**NORTHEAST
CORNER OF
SECTION 2, T6S,
R2W, SLB&M**

N01°22'37"E 2001.26'
SECTION LINE - BASIS OF BEARING



(24" x 36")
SCALE 1" = 40'

(11" x 17")
SCALE 1" = 80'

CLERK-RECORDER
SEAL

SURVEYOR'S SEAL

NOTARY PUBLIC
SEAL

CITY ENGINEER
SEAL

COUNTY
RECORDER SEAL

David T. Hunt
SURVEYOR

2-14-24

DATE _____

ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1,
SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP
18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING
LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE
FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2
WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 366.00
FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH
89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00'-E
RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'05" E
21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF
BEGINNING. AREA=4.18 ACRES.

(1) WE, _____ BEING THE
UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED
THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO
HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED
HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS _____
DAY OF _____. A.D. 20__.

RUSH CREEK PROPERTIES LLC, BY _____ ITS _____

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THE ____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED
BEFORE ME _____ WHOSE IDENTITY IS
PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY
EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE
THE _____ OF _____ AND THAT SAID DOCUMENT
WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS
BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____
ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

APPROVED	APPROVED
CITY MANAGER	CITY ATTORNEY
APPROVED	ATTEST
ENGINEER (SEE SEAL)	CLERK-RECORDER

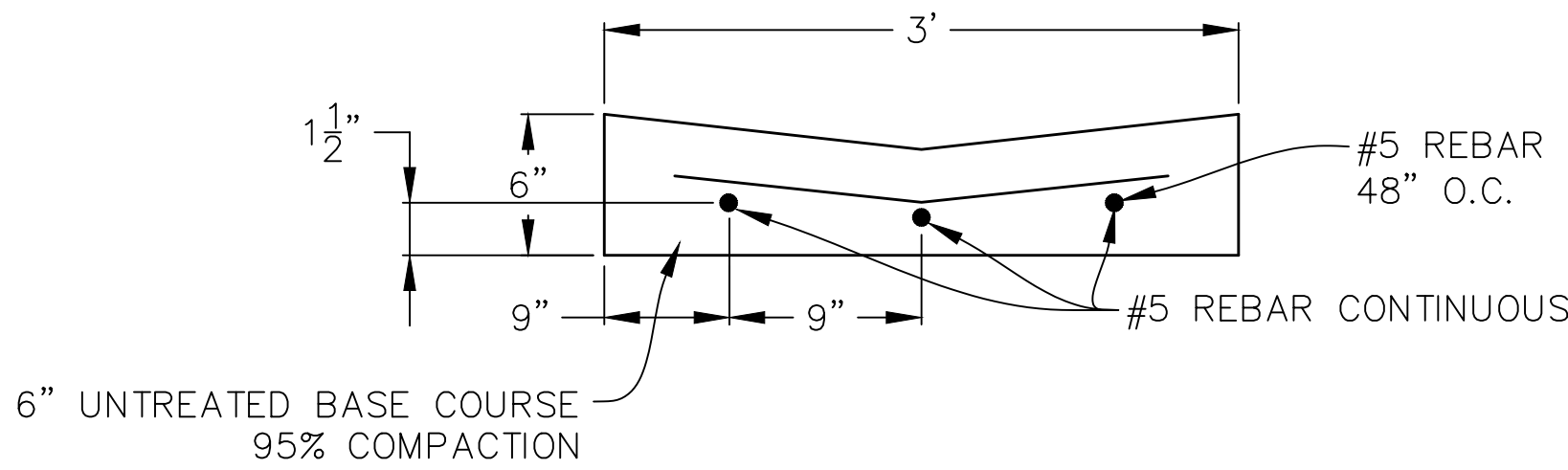
CONTAINING 1 LOT AND 4.18 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 6 SOUTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

NOTARY PUBLIC
SEAL

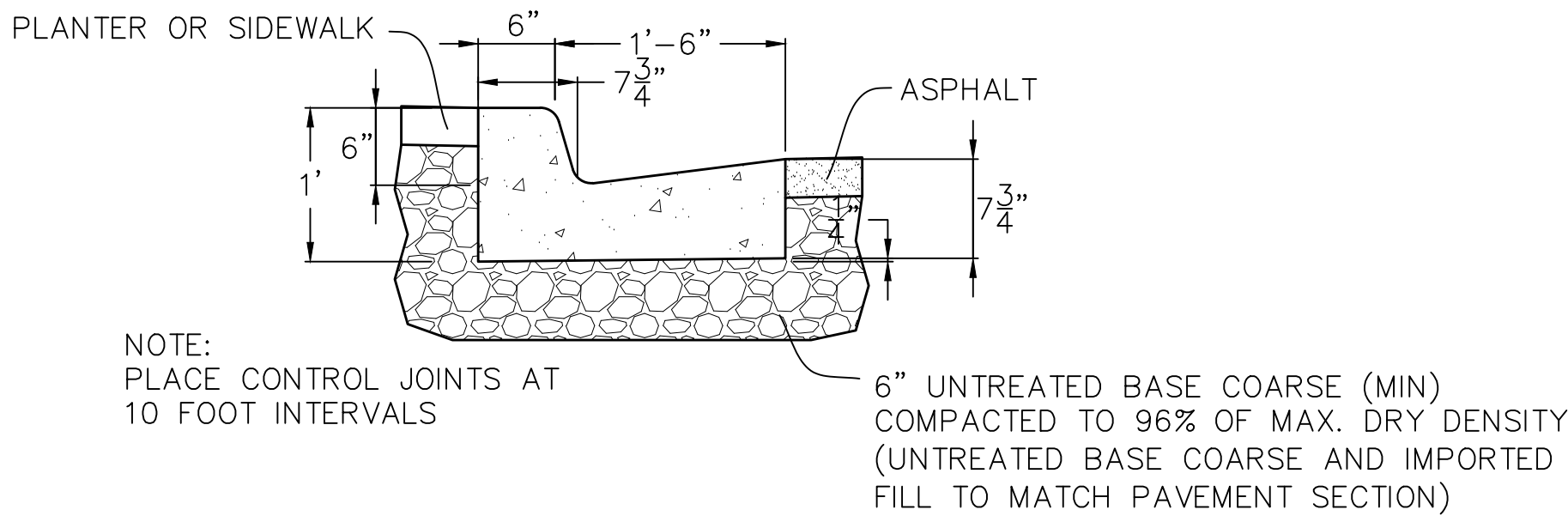
CITY ENGINEER
SEAL

COUNTY
RECORDER SEAL

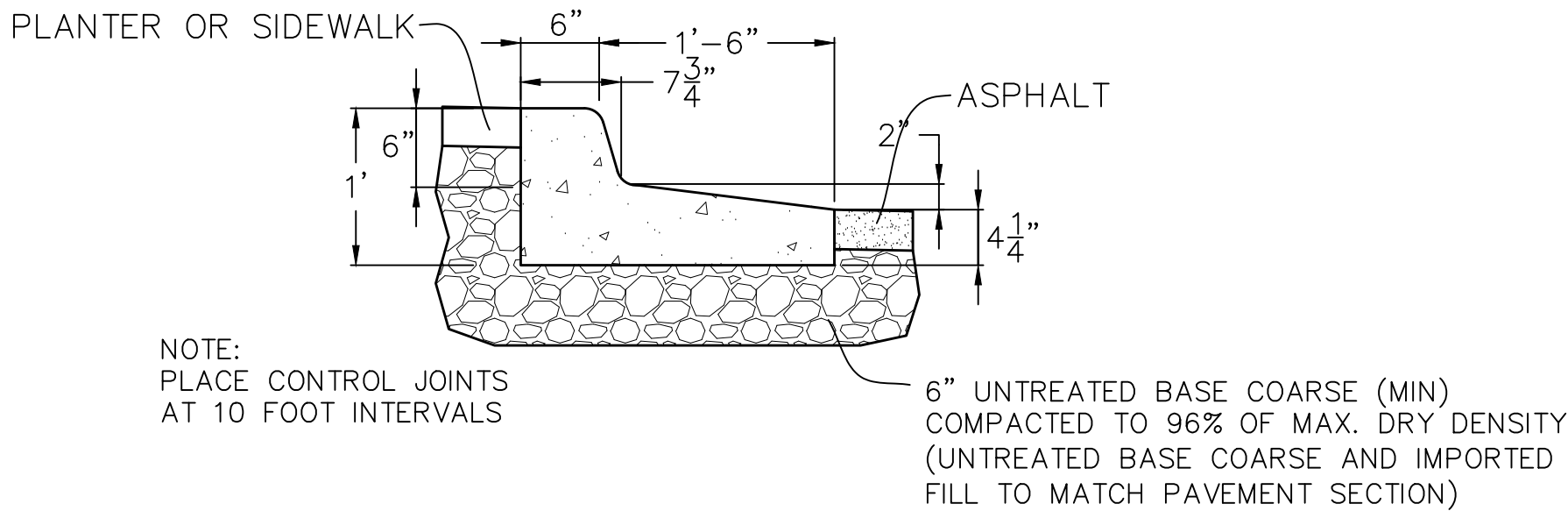
A circular professional seal for a land surveyor in the state of Alabama. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF ALABAMA" at the bottom. Inside the ring, the text "2-14-24", "DAVID F. HUNT", "LICENSE NO.", and "5243543-2201" is printed. A handwritten signature, "David F. Hunt", is written across the bottom of the seal.



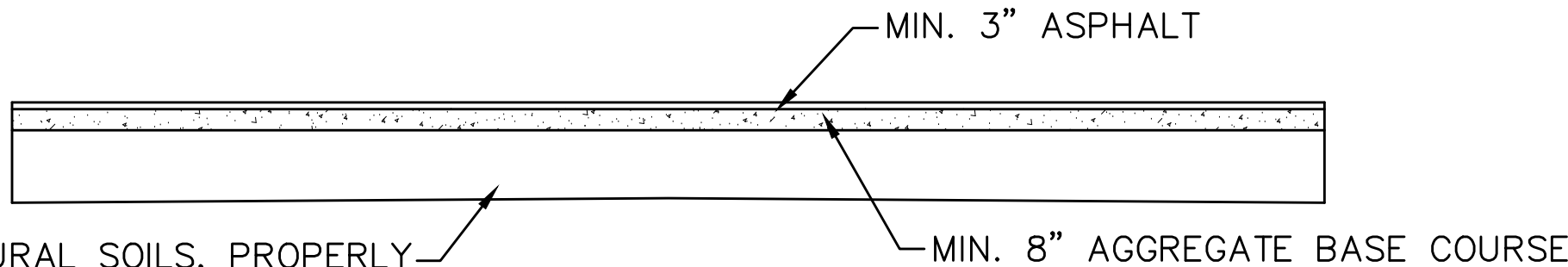
DETAIL - 3' CROSS GUTTER
-NTS-



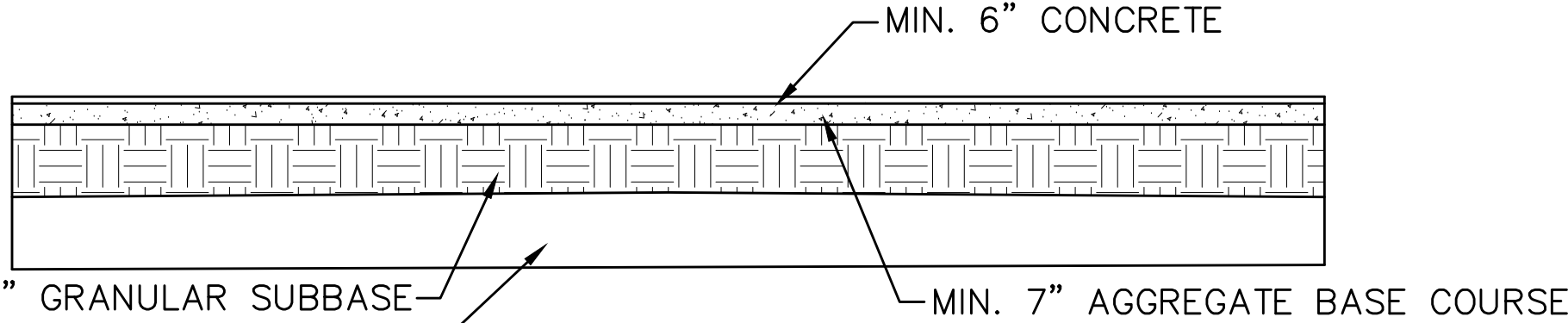
24" STANDARD CURB & GUTTER
FOR USE IN PRIVATE STREETS
-NTS-



24" REVERSE LIP CURB & GUTTER
FOR USE IN PRIVATE STREETS
-NTS-



PARKING LOTS CROSS SECTION
-NTS-

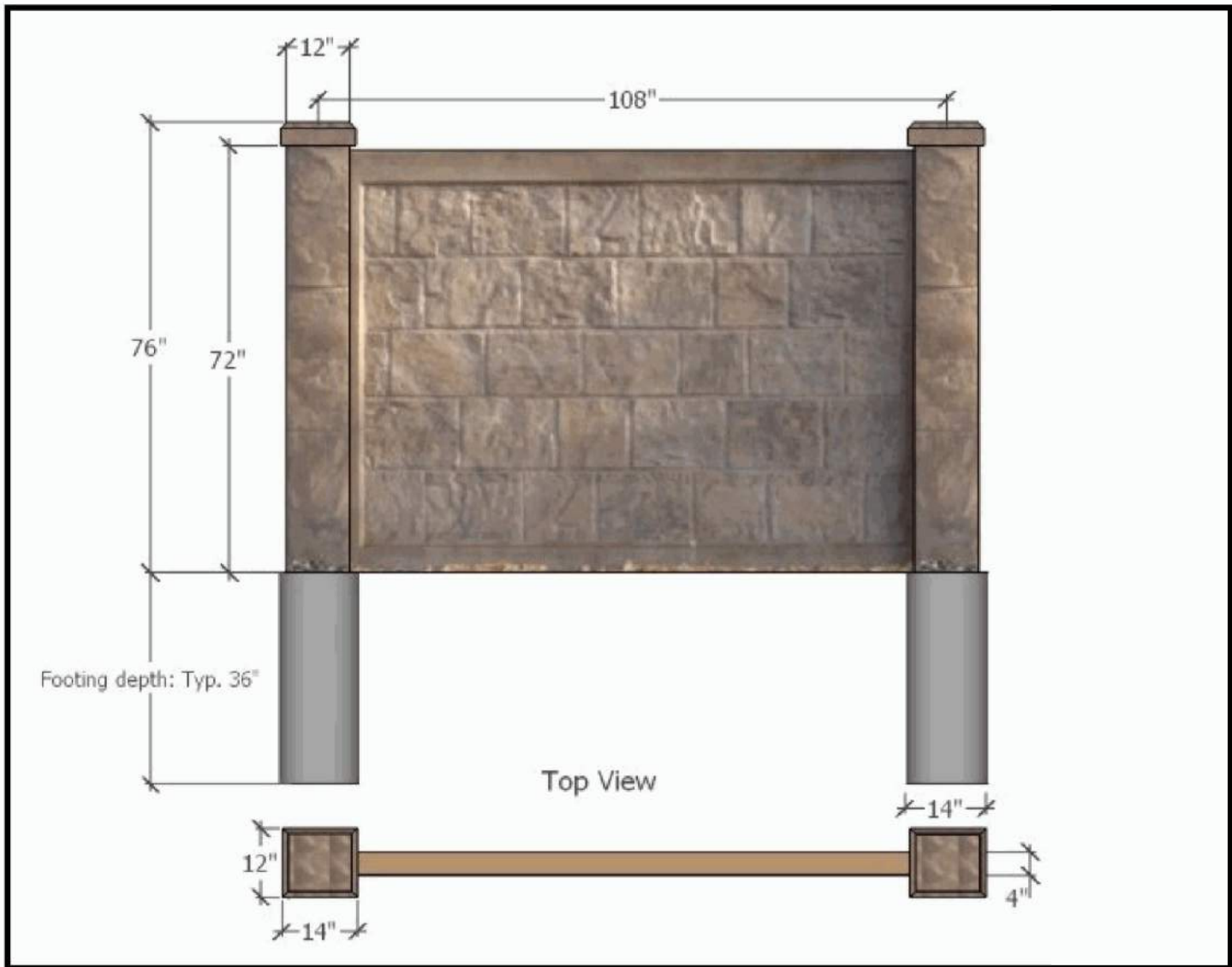


LOADING/UNLOADING DOCK CROSS SECTION
-NTS-

NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL STUDY
JOB NO. 1215-001-23 DATED OCTOBER 19, 2023 BY
GORDON GEOTECHNICAL ENGINEERING, INC.



RHINOROCK FENCE SPECIFICATIONS



TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m ²	4.9lbs/ft ²
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10 ⁷ N/m ²	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10 ⁵ - 1.4x10 ⁷ N/m ²	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	

Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation ¹	Compaction/Density Requirement
D) Final Fill: Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
C) Initial Fill: Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
B) Embedment Stone: Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	No compaction required.
A) Foundation Stone: Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor. ^{2,3}

Please Note:

- The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".
- StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
- Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 2 - Fill Material Locations

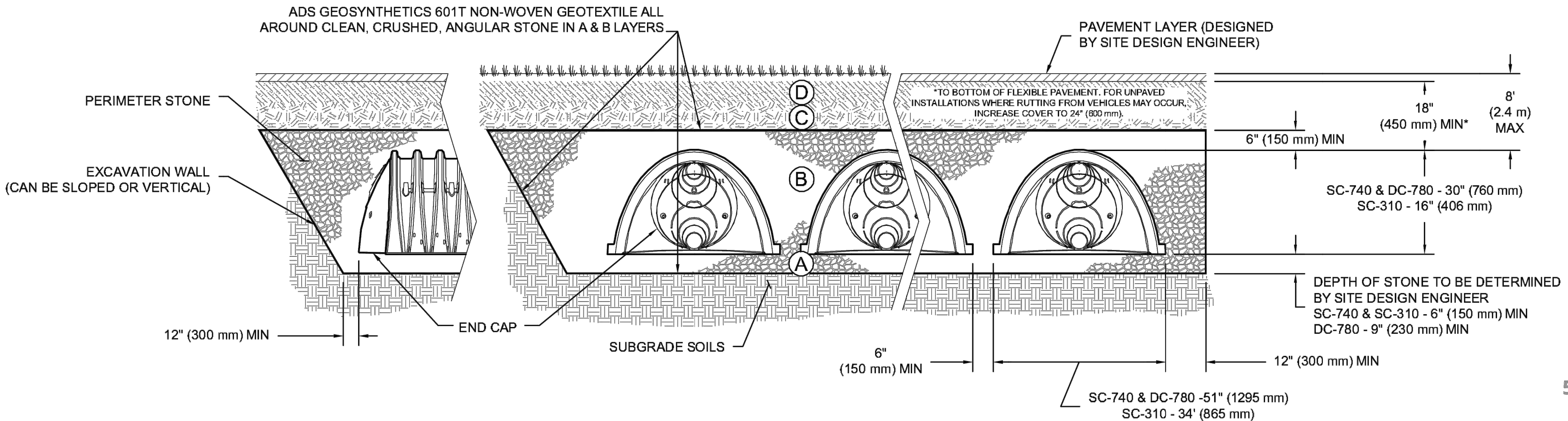
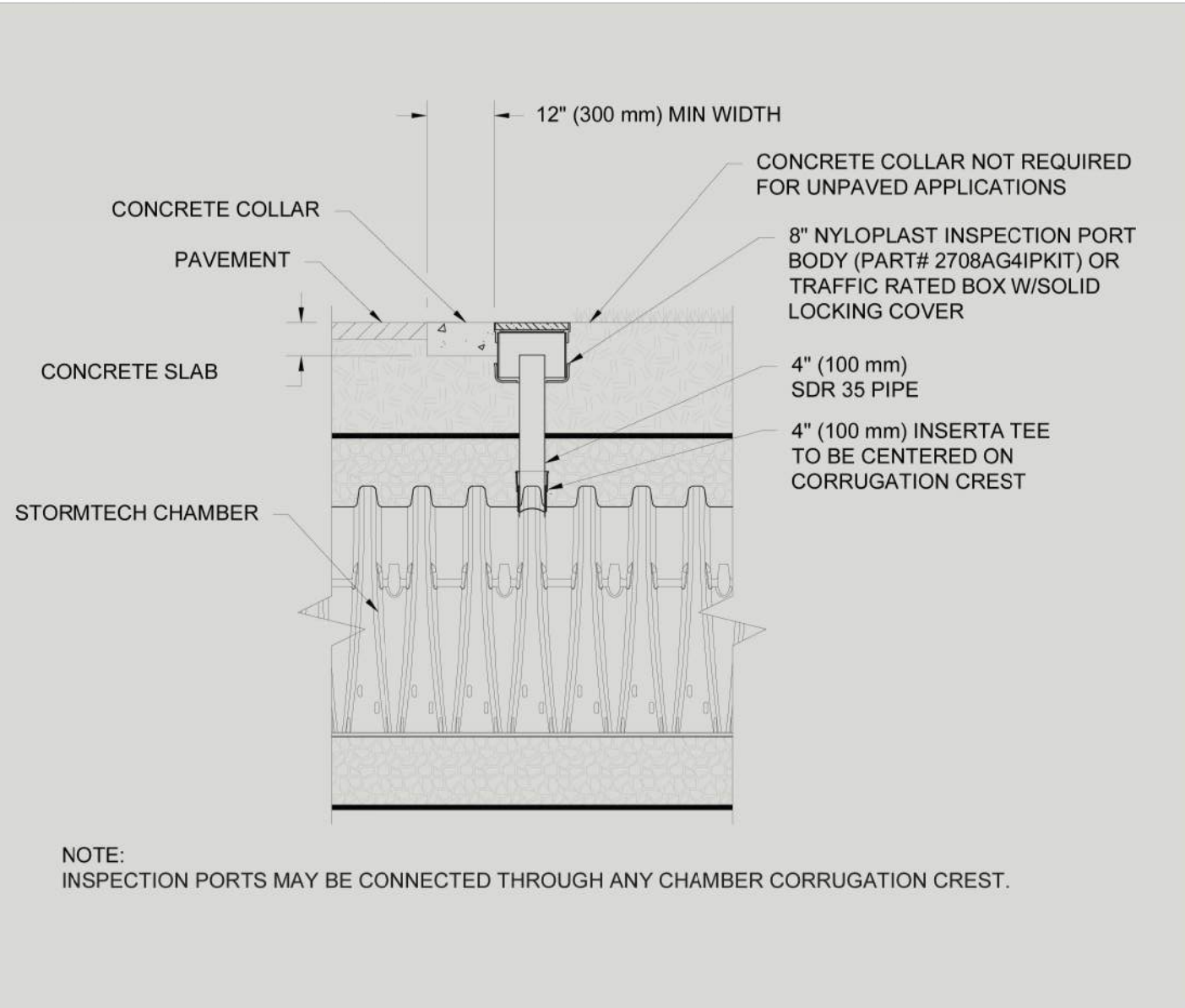
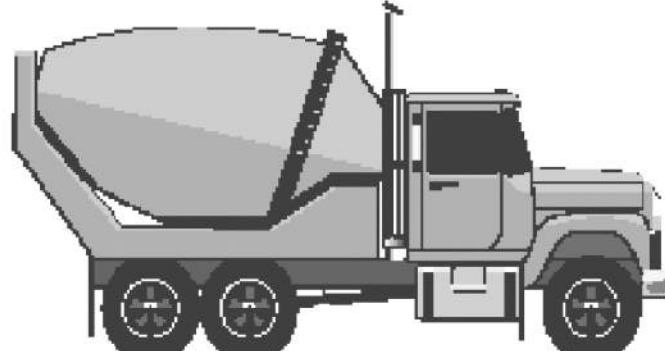
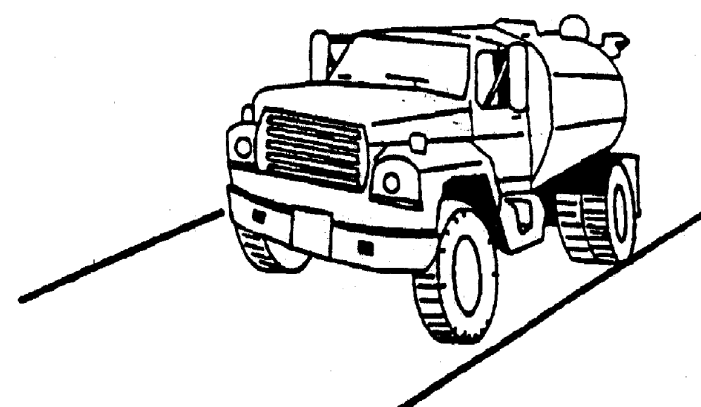


Figure 1- Inspection Port Detail



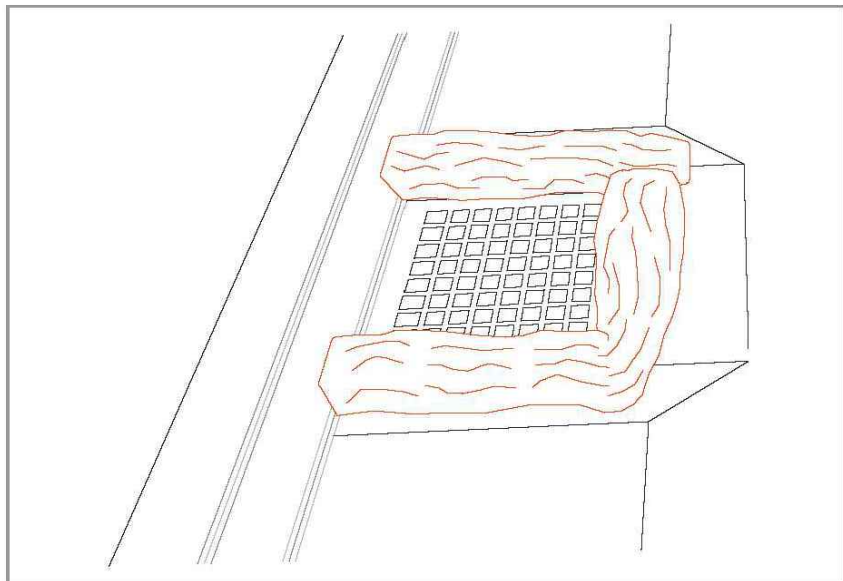
BMP: Concrete Waste Management		CWM
		OBJECTIVES ☐ Housekeeping Practices ☒ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.		
APPLICATIONS: This technique is applicable to all types of sites.		
INSTALLATION/APPLICATION CRITERIA: • Store dry and wet materials under cover, away from drainage areas. • Avoid mixing excess amounts of fresh concrete or cement on-site. • Perform washout of concrete trucks off-site or in designated areas only. • Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. • Do not allow excess concrete to be dumped on-site, except in designated areas. • When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Avoid Berm Barrier information sheet.) • Train employees and subcontractors in proper concrete waste management.		Adapted from Salt Lake County BMP Fast Sheet
LIMITATIONS: • Off-site washout of concrete wastes may not always be possible.		TARGETED POLLUTANTS ☐ Sediment ☐ Nutrients ☐ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste
MAINTENANCE: • Inspect subcontractors to ensure that concrete wastes are being properly managed. • If using a temporary pit, dispose hardened concrete on a regular basis.		☒ High Impact ☐ Medium Impact ☐ Low or Unknown Impact
		IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Maintenance ☒ Training
		☒ High ☐ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale	IPS
INLET PROTECTION STRAW BALE BARRIER SILT FENCE SEE INDIVIDUAL BMP INFORMATION SHEETS FOR INSTRUCTIONS FOR CONSTRUCTION OF STRAW BALE BARRIER AND SILT FENCE.	OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: Sediment barrier erected around storm drain inlet. APPLICATION: Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection). INSTALLATION/APPLICATION CRITERIA: • Provide upgradient sediment controls, such as silt fence during construction of inlet. • When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.	Adapted from Salt Lake County BMP Fact Sheet
LIMITATIONS: • Recommended maximum contributing drainage area of one acre. • Limited to inlets located in open unpaved areas. • Requires shallow slopes adjacent to inlet. MAINTENANCE: • Inspect inlet protection following storm event and at a minimum of once monthly. • Remove accumulated sediment when it reaches 4-inches in depth. • Repair or realign barrier/fence as needed. • Look for bypassing or undercutting and recompact soil around barrier/fence as required.	TARGETED POLLUTANTS ■ Sediment ■ Nutrients ☐ Toxic Materials ☐ Oil & Grease ■ Floatable Materials ☐ Other Waste ■ High Impact ■ Medium Impact ☐ Low or Unknown Impact
	IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Maintenance ☐ Training ■ High ■ Medium ☐ Low

BMP: Dust Controls	DC
	OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities. APPLICATION: Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.	Adapted from Salt Lake County BMP Fact Sheet
INSTALLATION/APPLICATION CRITERIA: • Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry. • Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly. • Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. LIMITATIONS: • Street sweeping is labor and equipment intensive and may not be effective for air pollutants. • Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.	TARGETED POLLUTANTS ☒ Sediment ☐ Nutrients ☐ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste ☒ High Impact ☐ Medium Impact ☐ Low or Unknown Impact
MAINTENANCE: If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.	IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Maintenance ☐ Training ☒ High ☐ Medium ☐ Low

BMP: Inlet Protection – Wattle

IP-V
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

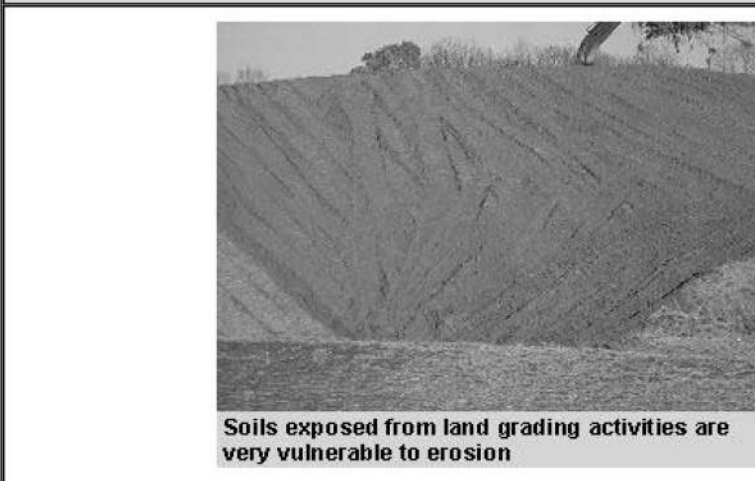
LIMITATIONS:

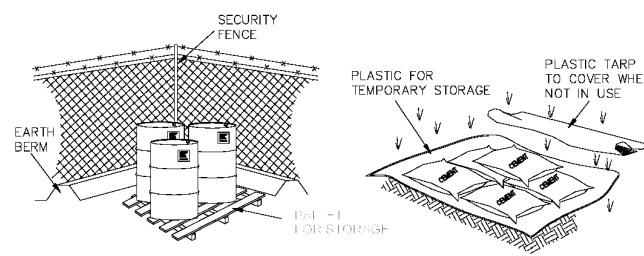
- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

2

BMP: Grading Practices		GI
 Soils exposed from land grading activities are very vulnerable to erosion		OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by 1) limiting the amount of land disturbed at one time in preparation for construction 2) limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and 3) using grading practices to protect exposed soils susceptible to storm water runoff. Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.		
APPROACH: ➤ Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion. ➤ Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time. ➤ An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site. ➤ Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces. ➤ Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil. ➤ Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season. ➤ Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff. ➤ Prevent storm water runoff from running onto steep slopes from above. ➤ Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.		Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS ■ Sediment ■ Nutrients ■ Heavy Metals ■ Toxic Materials ■ Oxygen Demanding Substances ■ Oil & Grease ■ Pesticides ■ Bacteria & Viruses
LIMITATIONS: ➤ The specific approach to grading on a particular site depends on the conditions of the site and surrounding land; engineering judgment is required to design the approach best suited for each site.		☒ High Impact ☐ Medium Impact ☐ Low or Unknown Impact
MAINTENANCE: ➤ Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.		IMPLEMENTATION REQUIREMENTS ☐ Capital Costs ☐ O&M Costs ☐ Maintenance ■ Training
		■ High ☒ Medium ☐ Low

BMP: Materials Storage	MS
 SECURITY FENCE EARTH BERM PLASTIC TARP TO COVER WHEN NOT IN USE PLASTIC FOR TEMPORARY STORAGE CONTROLLED STORAGE LOCATION BERMED PERIMETER IMPOUNDMENT STORAGE OFF GROUND COVER WHEN NOT IN USE	OBJECTIVES ☑ Housekeeping Practices ☑ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: Controlled storage of on-site materials. APPLICATION: • Storage of hazardous, toxic, and all chemical substances. • Any construction site with outside storage of materials. INSTALLATION/APPLICATION CRITERIA: • Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby. • Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills. • Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site. • For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.	Adapted from Salt Lake City BMP Fact Sheet
LIMITATIONS: • Does not prevent contamination due to mishandling of products. • Spill Prevention and Response Plan still required. • Only effective if materials are actively stored in controlled location. MAINTENANCE: • Inspect daily and repair any damage to perimeter impoundment or security fencing. • Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.	TARGETED POLLUTANTS ☐ Sediment ☐ Nutrients ■ Toxic Materials ☐ Oil & Grease ☐ Floatable Materials ☐ Other Waste ■ High Impact ☑ Medium Impact ☐ Low or Unknown Impact
	IMPLEMENTATION REQUIREMENTS ☑ Capital Costs ☑ O&M Costs ☑ Maintenance ■ Training ■ High ☑ Medium ☐ Low

BMP: Spill Clean-Up

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

DESCRIPTION:

Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:

All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

Adapted from Salt Lake County BMP Fact Sheet

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☐ Oil & Grease
- ☐ Flammable Materials
- ☐ Other Waste

- ☒ High Impact
- ☐ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- ☐ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ☒ Training

- ☒ High
- ☐ Medium
- ☐ Low

BMP: Silt Fence		SF
		OBJECTIVES ☐ Housekeeping Practices ☐ Contain Waste ☐ Minimize Disturbed Areas ☐ Stabilize Disturbed Areas ☐ Protect Slopes/Channels ☐ Control Site Perimeter ☐ Control Internal Erosion
DESCRIPTION: A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts. APPLICATION: • Perimeter control; place barrier at downgradient limits of disturbance • Sediment barrier; place barrier at toe of slope or soil stockpile • Protection of existing watershed; place barrier near top of stream bank • Inlet protection; place fence surrounding catchbasins INSTALLATION/APPLICATION CRITERIA: • Place posts about 2 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts. • Secure wire mesh [14 gage min. With 6 inch openings] to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings. • Cut fabric to required width, unroll along length of barrier and draw over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench. • Backfill trench over filter fabric to anchor. LIMITATIONS: • Recommended maximum drainage area of 0.5 acre per 100 feet of fence • Recommended maximum upgradient slope length of 150 feet • Recommended maximum uphill grade of 2:1 (50%) • Recommended maximum flow rate of 0.5 cfs • Ponding should not be allowed behind fence MAINTENANCE: • Inspect immediately after any rainfall and at least daily during prolonged rainfall. • Look for runoff bypassing ends of barriers or undercutting barriers. • Repair or replace damaged areas of the barrier and remove accumulated sediment. • Reanchor fence as necessary to prevent shortcutting. • Remove accumulated sediment when it reaches ½ the height of the fence.		Adapted from Salt Lake County BMP Fact Sheet TARGETED POLLUTANTS ■ Sediment ■ Nutrients ■ Toxic Materials ■ Oil & Grease ■ Floating Materials ■ Other Waste ■ High Impact ☐ Medium Impact ☐ Low or Unknown Impact IMPLEMENTATION REQUIREMENTS ■ Capital Costs ■ O&M Costs ■ Maintenance ■ Training ■ High ☐ Medium ☐ Low

Stockpile Management (SP)

Description

Stockpile management includes measures to minimize erosion and sediment transport from soil stockpiles.

Appropriate Uses

Stockpile management should be used when soils or other erodible materials are stored at the construction site. Special attention should be given to stockpiles in close proximity to natural or manmade storm systems.

Design and Installation

Locate stockpiles away from all drainage system components including storm sewer inlets. Where practical, choose stockpile locations that will remain undisturbed for the longest period of time as the phases of construction progress. Place sediment control BMPs around the perimeter of the stockpile, such as sediment control logs, rock socks, silt fence, straw bales and sand bags. See Detail SP-1 for guidance on proper establishment of perimeter controls around a stockpile. For stockpiles in active use, provide a stabilized designated access point on the upgradient side of the stockpile.

Stabilize the stockpile surface with surface roughening, temporary seeding and mulching, erosion control blankets, or soil binders. Soils stockpiled for an extended period (typically for more than 60 days) should be seeded and mulched with a temporary grass cover once the stockpile is placed (typically within 14 days). Use of mulch only or a soil binder is acceptable if the stockpile will be in place for a more limited time period (typically 30-60 days). Timeframes for stabilization of stockpiles noted in this fact sheet are "typical" guidelines. Check permit requirements for specific federal, state, and/or local requirements that may be more prescriptive.

Stockpiles should not be placed in streets or paved areas unless no other practical alternative exists. See the Stabilized Staging Area Fact Sheet for guidance when staging in roadways is unavoidable due to space or right-of-way constraints. For paved areas, rock socks must be used for perimeter control and all inlets with the potential to receive sediment from the stockpile (even from vehicle tracking) must be protected.

Maintenance and Removal

Inspect perimeter controls and inlet protection in accordance with their respective BMP Fact Sheets. Where seeding, mulch and/or soil binders are used, reseed or reapplication of soil binder may be necessary.

When temporary removal of a perimeter BMP is necessary to access a stockpile, ensure BMPs are reinstalled in accordance with their respective design detail section.



Photograph SP-1. A topsoil stockpile that has been partially revegetated and is protected by silt fence perimeter control.

Stockpile Management	
Functions	
Erosion Control	Yes
Sediment Control	Yes
Site/Material Management	Yes

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

SP-1

WD

BMP: Waste Disposal

DESCRIPTION:

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION:

All construction sites.

INSTALLATION:

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g., all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:

- On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:

- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g., toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g., burial, burning, surface discharge, discharge to storm drain).

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

Adapted from Salt Lake City BMP Fact Sheet

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
 - Toxic Materials
 - Oil & Grease
 - Flocculant Materials
 - Other Waste
- High Impact
- Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- Capital Costs
- O&M Costs
- Maintenance
- Training

☐ High ☒ Medium ☐ Low

[illegible]



Good Housekeeping/Materials Management

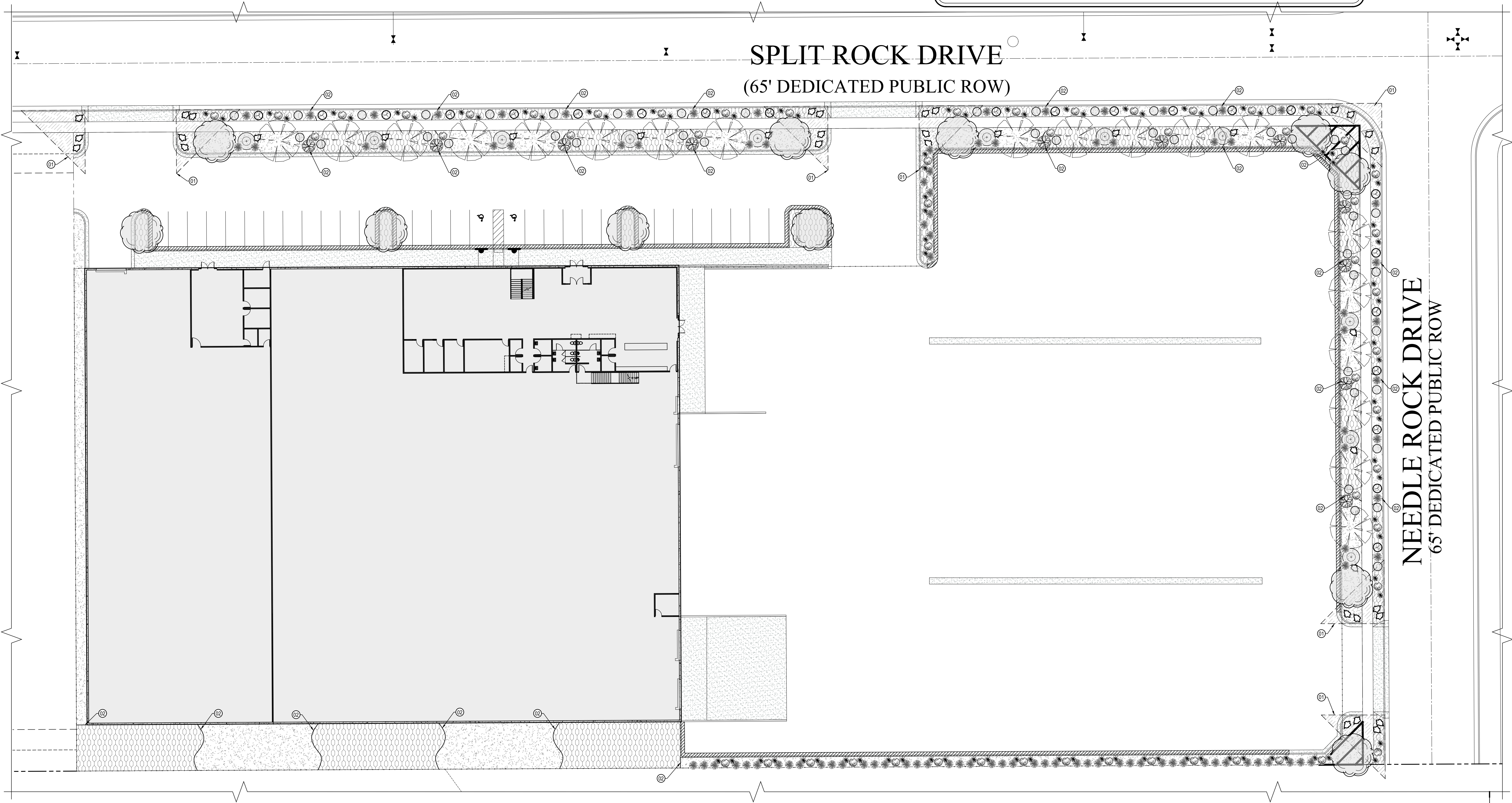
EPA 833-F-11-006
February 2012

■ High ☒ Medium ☐ Low

☐ High ☒ Medium ☐ Low

\\203\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\BMP-01.DWG

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SPLIT ROCK DRIVE
(65' DEDICATED PUBLIC ROW)

NEEDLE ROCK DRIVE
65' DEDICATED PUBLIC ROW

LANDSCAPE PLAN

(15' x 21") 1" = 40'-0"
(30' x 42") 1" = 20'-0"



SURFACE AREAS			
PERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
LANDSCAPED AREA (GRASS)	- SQ. FT.	0.000 AC.	0.00 %
ROCKSCAPED AREA (WITH PLANTS)	10143 SQ. FT.	0.233 AC.	5.57 %
ROCKSCAPED AREA	7385 SQ. FT.	0.170 AC.	4.05 %
TOTAL PERVIOUS AREA	17,528 SQ. FT.	0.402 AC.	9.62 %

TOPSOIL NOTE			
EXCAVATION CONTRACTOR PROVIDE AND PLACE TOPSOIL TO THE FOLLOWING DEPTHS:			
- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS			
EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.			

PLANT SCHEDULE				
KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE
1	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"
2	Acer ginnala "Flame"	Flame Amur Maple	19	2"
3	Juniperus squamata "Blue Star"	Blue Star Juniper	22	2 GAL.
4	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.
5	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.
6	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.
7	Rhus armoistica "Gro-Low"	Gro-Low Sumac	11	1 GAL.
8	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.
9	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	97	1 GAL.
LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)				
LANDSCAPE ROCK "TYPE 2" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)				
LARGE LANDSCAPE BOULDERS 2' & 3' SIZES (COLOR AND TYPE TO BE AS SELECTED BY OWNER) QUANTITY 38				
LANDSCAPE ROCK NOTES "TYPE 1": (4" MIN. DEPTH) ROCK TO BE VOID OF CRUSHER FINES 30% - 4" 70% - 3"				
LANDSCAPE ROCK NOTES "TYPE 2": (4" MIN. DEPTH) ROCK TO BE VOID OF CRUSHER FINES 30% - 1" 70% - 2"				

SHEET NOTES:

- 01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.
02 - 4" STEEL EDGING.

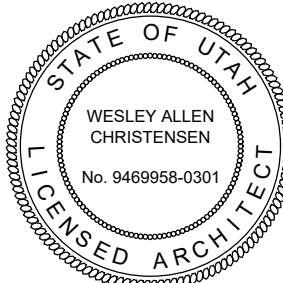
GENERAL NOTES:

- A - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L3.
B - SHRUBS TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L3.

NOT FOR CONSTRUCTION

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: R/JW
CHECKED BY: WC
DATE: FEB. 2024
PROJECT #: XXXXXX

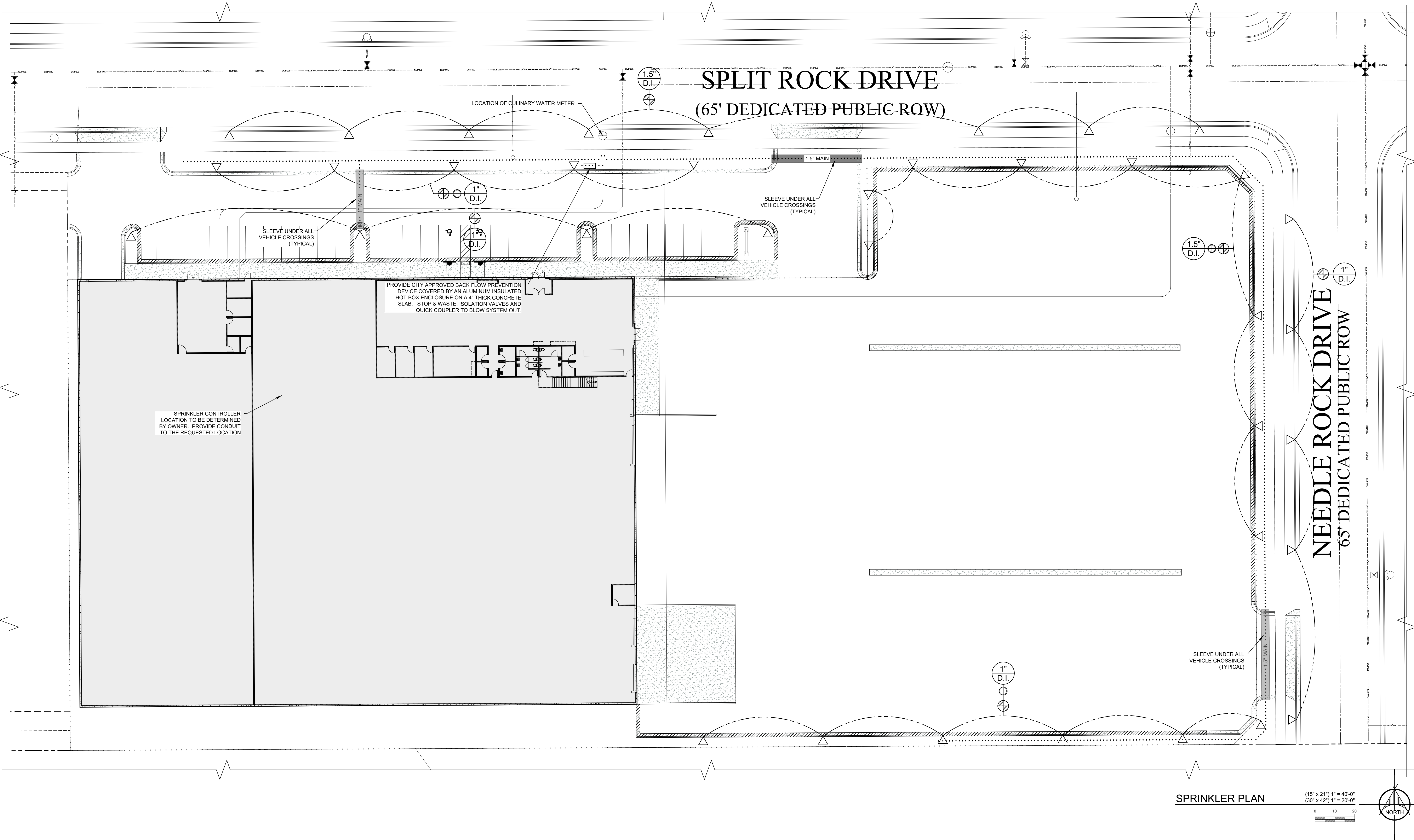


REVISIONS:



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VALVE SCHEDULE		
SIZE	MANUF.	MODEL NUMBER
1" D.I.	RAINBIRD	XCZ-100-PBR-COM
1.5" D.I.	RAINBIRD	XCZ-150-PBR-COM

SPRINKLER HEAD LEGEND		
SYMBOL	MANUF.	MODEL NUMBER
	RAINBIRD	DRIP IRRIGATION (SEE NOTES)
	RAINBIRD	33 DRC QUICK COUPLER
	VALVE GROUP AREA	
	ELECTRIC VALVE (SEE VALVE SCHEDULE)	

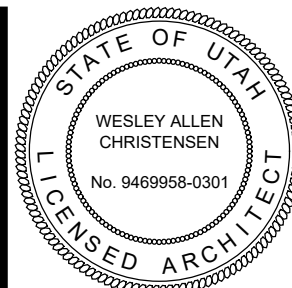
NOZZLE

PSI 1.5" 33

VALVE SIZE G.P.M.

- GENERAL NOTES:**
- ENTIRE AREA TO BE BLUE STAKED PRIOR TO WORK COMMENCING**
- CULINARY WATER SYSTEM**
MAIN TO BE 1.5" SCH. SCHEDULE 40 PIPE. ALL FITTINGS ON BOTH SIDES OF VALVE ARE TO BE SCH. 80 PVC PIPE FITTINGS. MAIN LINE IS TO BE ROUTED AS SHOWN BY DOTTED LINE. MINIMUM DEPTH OF 3'-0" (OR AS PER CITY REQUIREMENTS) TO TOP OF PIPE. LANDSCAPE CONTRACTOR TO CONNECT TO CULINARY WATER LATERAL (AFTER WATER METER) AS REQUIRED. PROVIDE STOP AND WASTE, SHUT OFF VALVES AND A QUICK COUPLER AT THE POINT OF CONNECTION.
- SPRINKLER CONTROLLER**
A - RAINBIRD (WATERSENSE) ST80-2.0 120V CONTROLLER. LOCATE AS PER OWNERS REQUIREMENTS. INSTALL AS PER MANUFACTURER SPECIFICATIONS AND DETAIL 9/L3.
- PIPING, FITTINGS & TRENCHES**
A - ALL LATERAL LINES ARE TO BE SCH. 40 PVC PIPE. SIZE PIPE AS REQUIRED TO KEEP ALL POINTS ON SYSTEM UNDER 5 FPS VELOCITY. MINIMUM PIPE SIZE 1".
B - ALL PIPING IS TO BE GRADED AT A MIN. OF 1% TO DRAINS.
C - PIPE AND WIRE TRENCHING TO FOLLOW INDUSTRY STANDARDS. SEE DETAIL 5/L3.
D - PIPE SLEEVES ARE TO BE INSTALLED AS SHOWN AND ARE TO BE SCH. 40 PVC. PIPE SIZED AS INDICATED. INSTALL PER INDUSTRY STANDARD. SEE DETAIL 6/L3. ALL SLEEVES ARE TO BE SIMILAR IN DEPTH AND LOCATION.
E - ALL FITTINGS ON THE MAIN LINE SIDE OF VALVES ARE TO BE SCH. 80.
F - THE OUTPUT SIDE OF EACH VALVE IS TO HAVE A SLIP FITTING. SEE DETAIL 3/L3.
G - ALL TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL (NO ROCKS) AND COMPACTED. THE TOP 6 INCHES IS TO BE FILLED WITH HEALTHY TOPSOIL.
H - OWNER IS TO INSPECT ALL OPEN TRENCHES PRIOR TO BACKFILLING.
- VALVES & VALVE BOXES**
A - GROUP HEADS INTO A VALVE AS INDICATED BY PHANTOM LINE ON DRAWING.
B - LOCATE VALVES IN BOXES NEAR THEIR RESPECTIVE LATERAL LINES AND AVOID GROUPING OF VALVES (2 VALVES MAX. PER BOX). LOCATE A MIN. OF 6" FROM CONCRETE FLATWORK.
C - ALL VALVE BOX TOPS ARE TO BE INSTALLED FLUSH WITH SURROUNDING FINISH GRADE.
D - VALVES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. SEE DETAIL 3/L3. SIZE AS INDICATED ON DRAWINGS. SEE VALVE SCHEDULE FOR REQUIRED MODELS.
E - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.
- DRIP IRRIGATION**
A - (DRIP IRRIGATION) ZONES ARE TO HAVE ALL RECOMMENDED ACCESSORIES (VALVES, FILTERS, PRESSURE REDUCERS, TUBING, EMITTERS, PIPING, FITTINGS, ETC.) AS REQUIRED TO PROVIDE THE APPROPRIATE AMOUNT OF WATER FOR EACH PLANT INDICATED PL (SEE LANDSCAPE PLAN), AS WELL AS CAPACITY FOR FUTURE ADDITIONAL PLANTINGS.
B - PROVIDE DRIP SYSTEM POP-UP VISUAL INDICATOR AT EACH DRIP IRRIGATION ZONE.
- GENERAL ITEMS**
A - AS-BUILT PLANS ARE TO BE SUBMITTED TO OWNER AFTER INSTALLATION, TESTING AND FINE TUNING.

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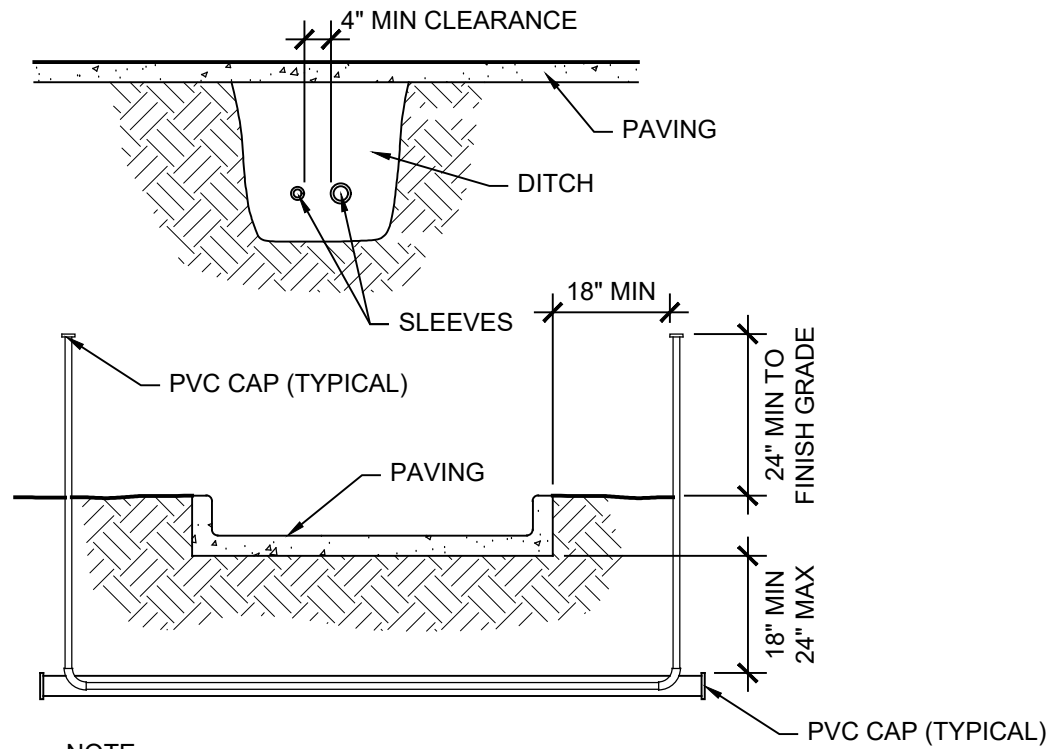


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EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

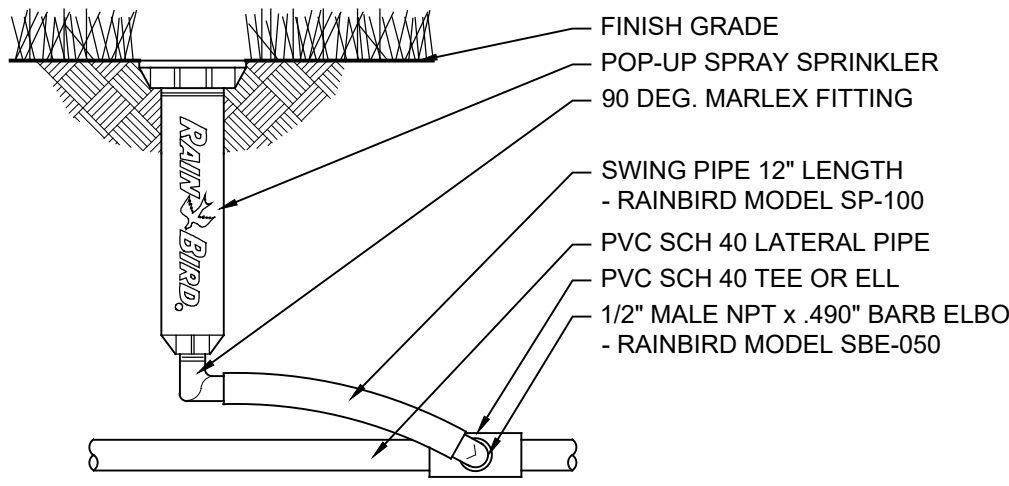
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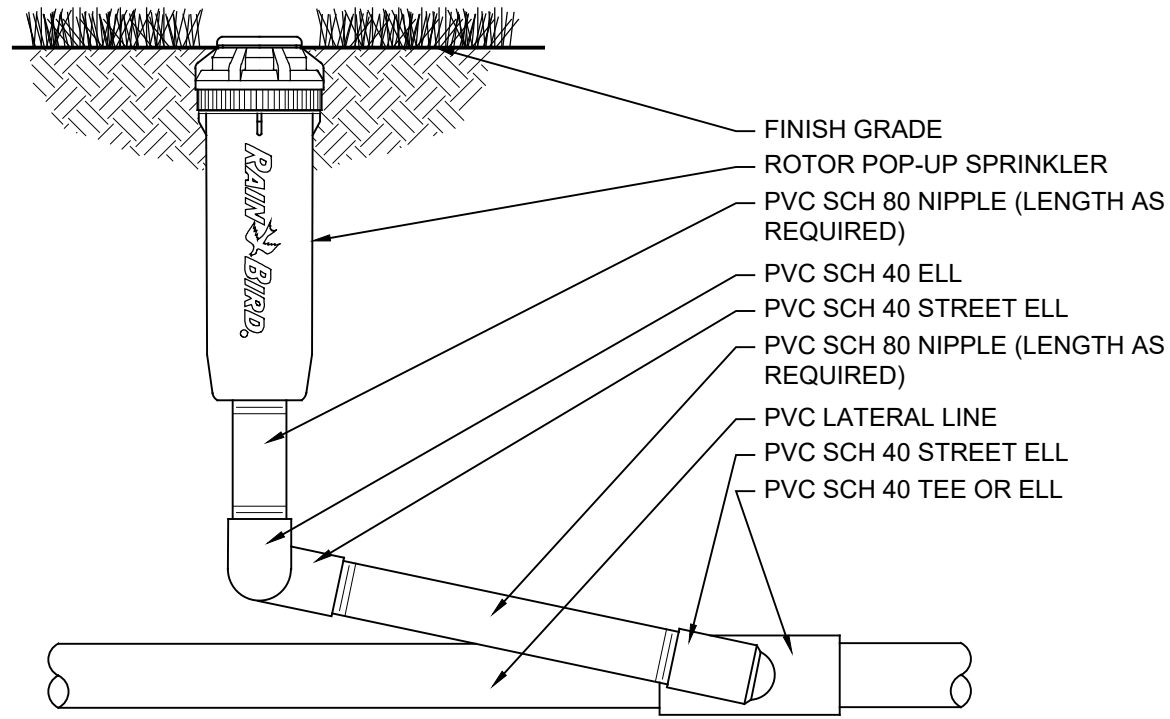


- NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TO 95% PROCTOR.

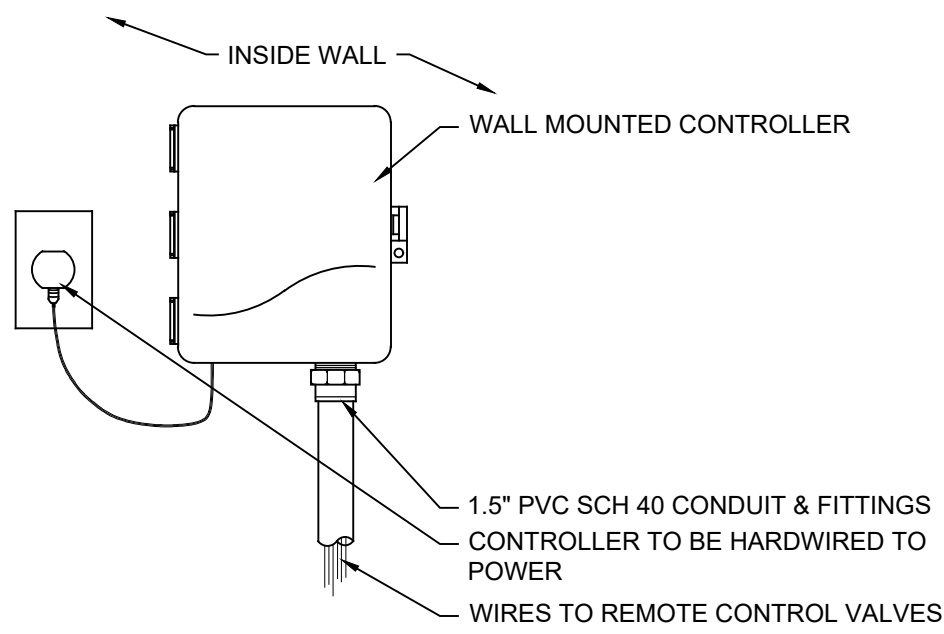
6 SLEEVING NOT TO SCALE



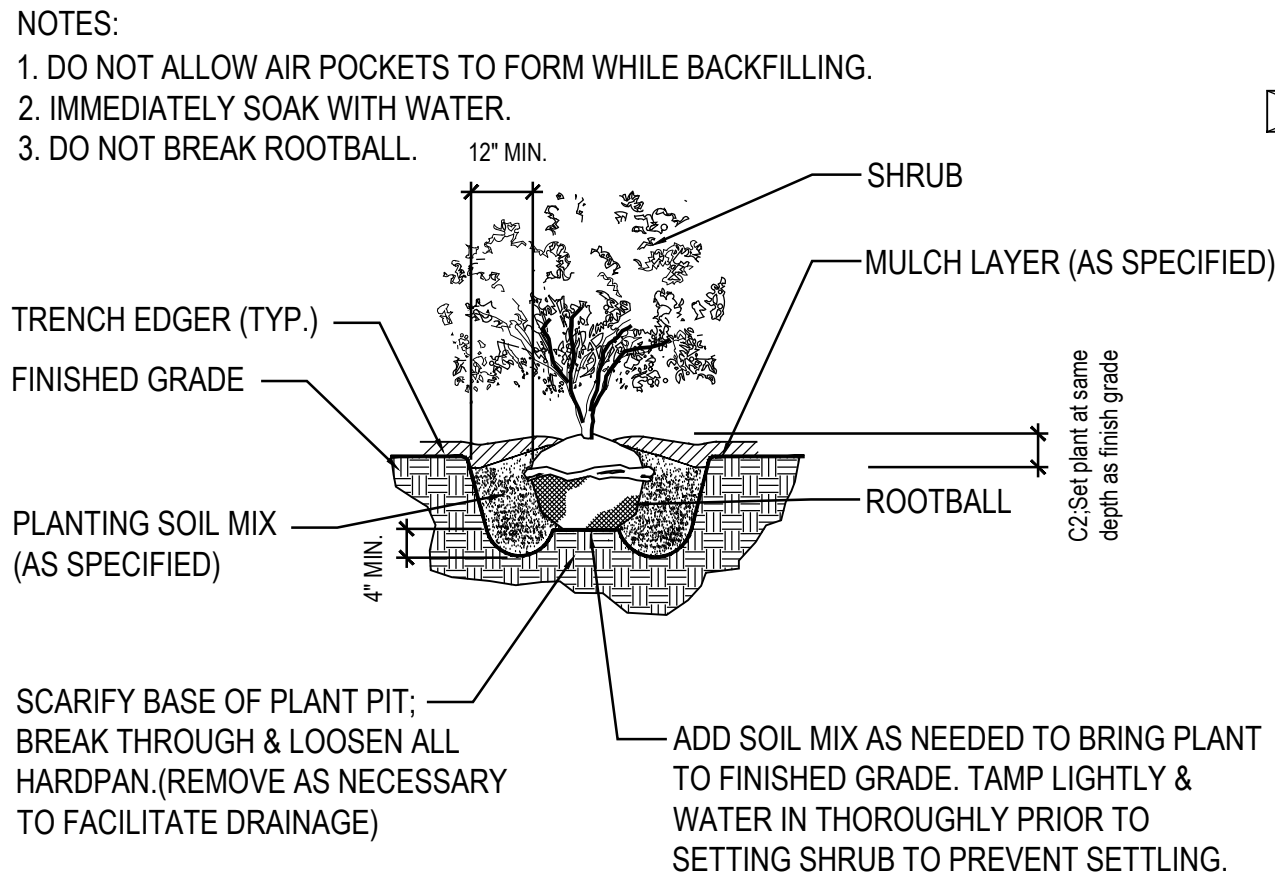
7 POP-UP SPRINKLER NOT TO SCALE



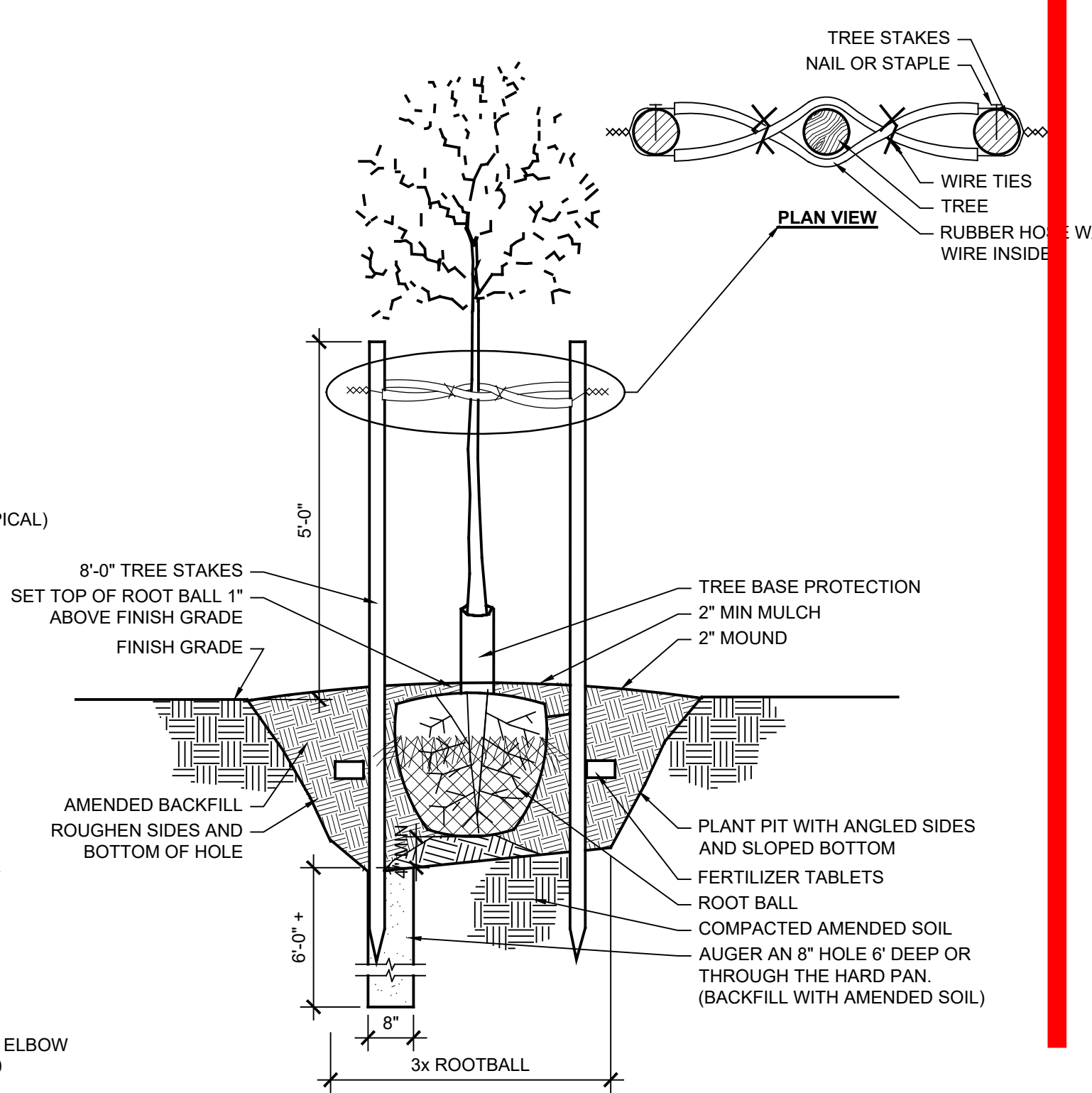
8 POP-UP SPRINKLER NOT TO SCALE



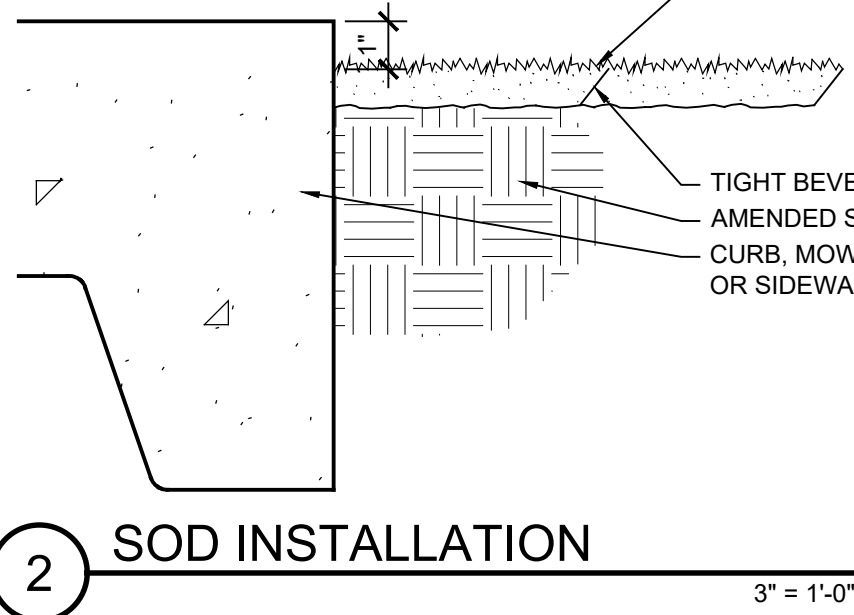
9 HYBRID CONTROLLER NOT TO SCALE



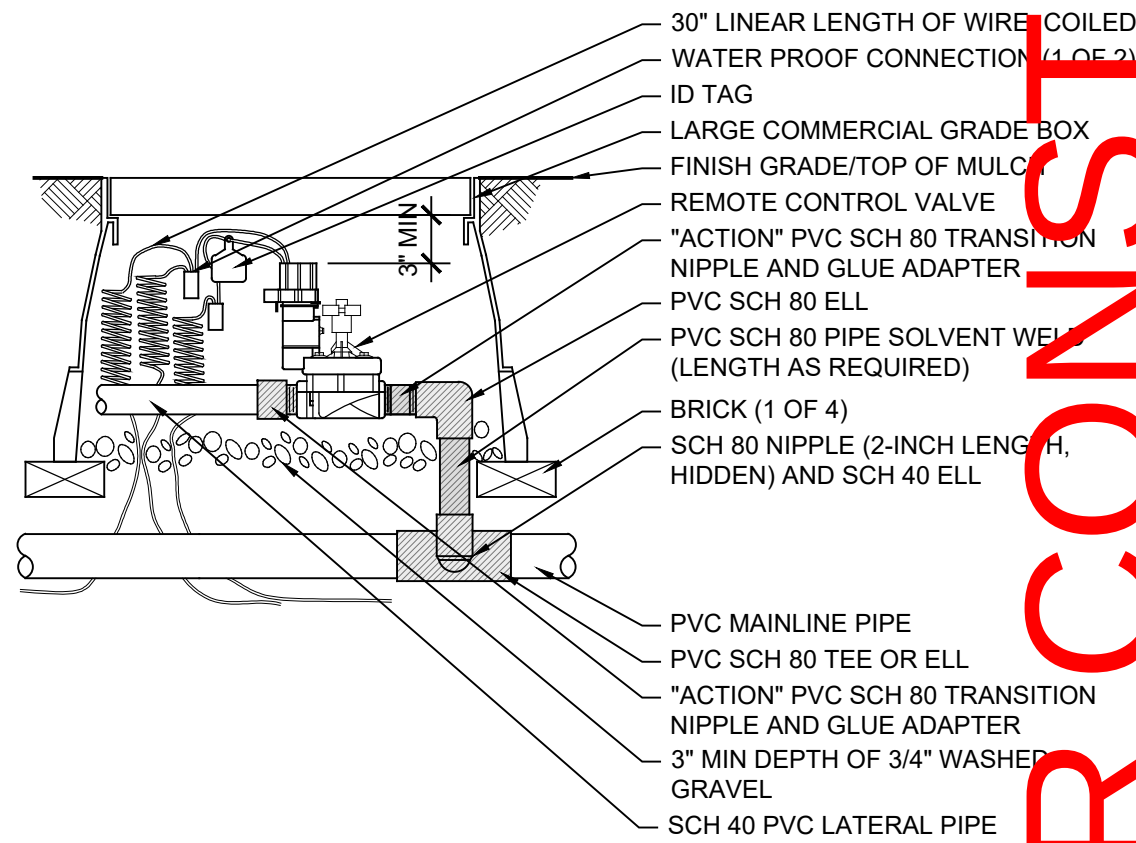
10 SHRUB PLANTING DETAIL NOT TO SCALE



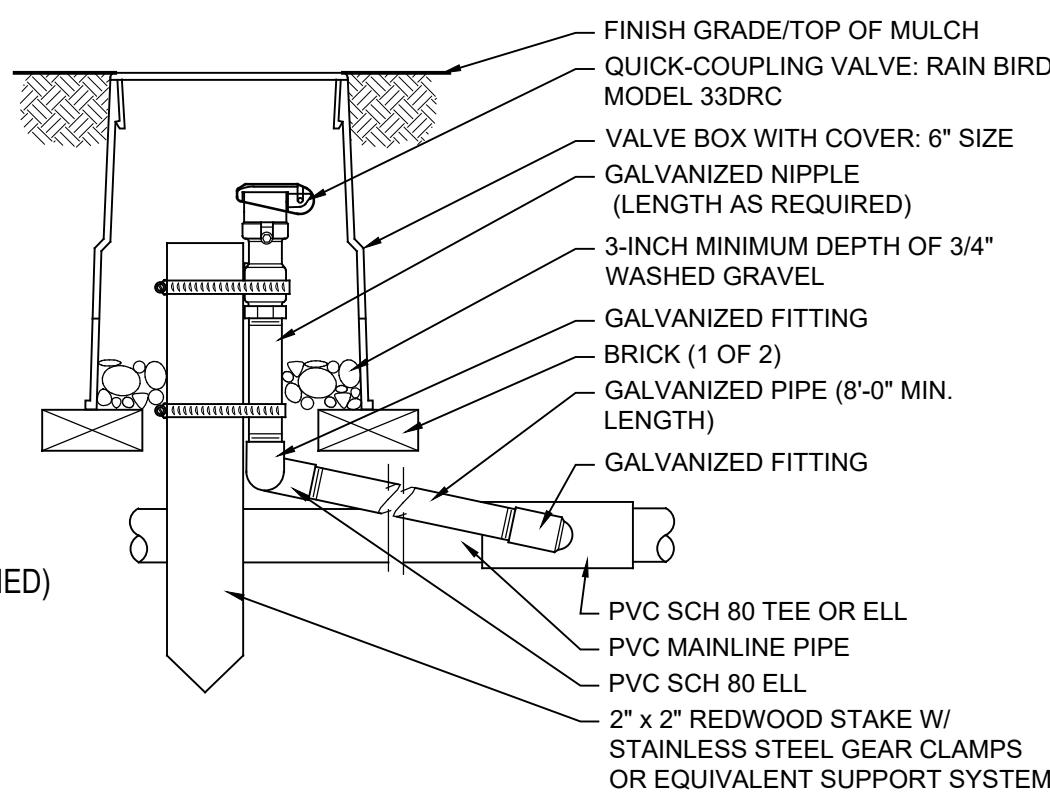
1 TREE PLANTING / STAKING NOT TO SCALE



2 SOD INSTALLATION

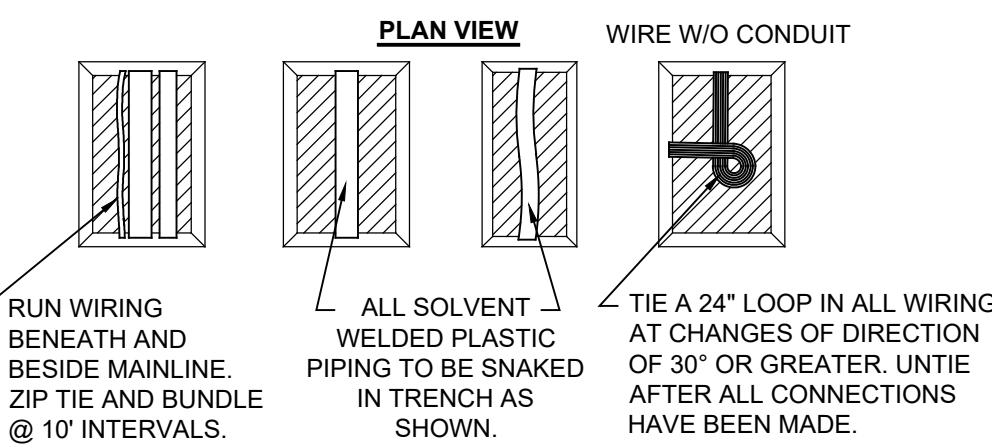
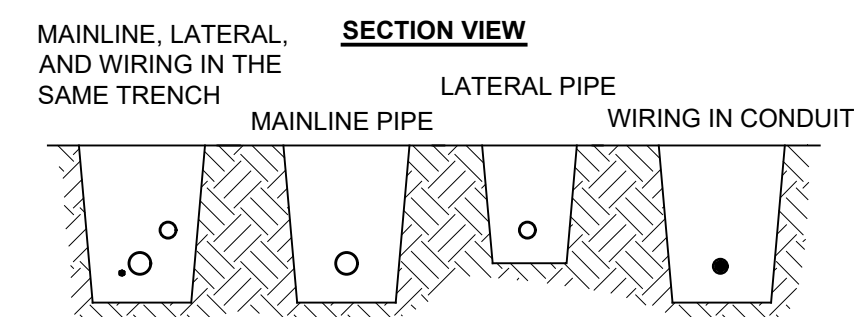


3 REMOTE CONTROL VALVE NOT TO SCALE



- NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE NOT TO SCALE

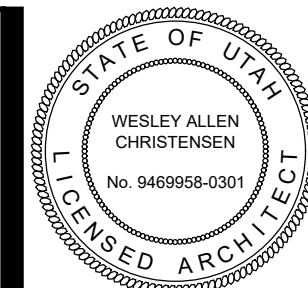


- NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
 2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING NOT TO SCALE

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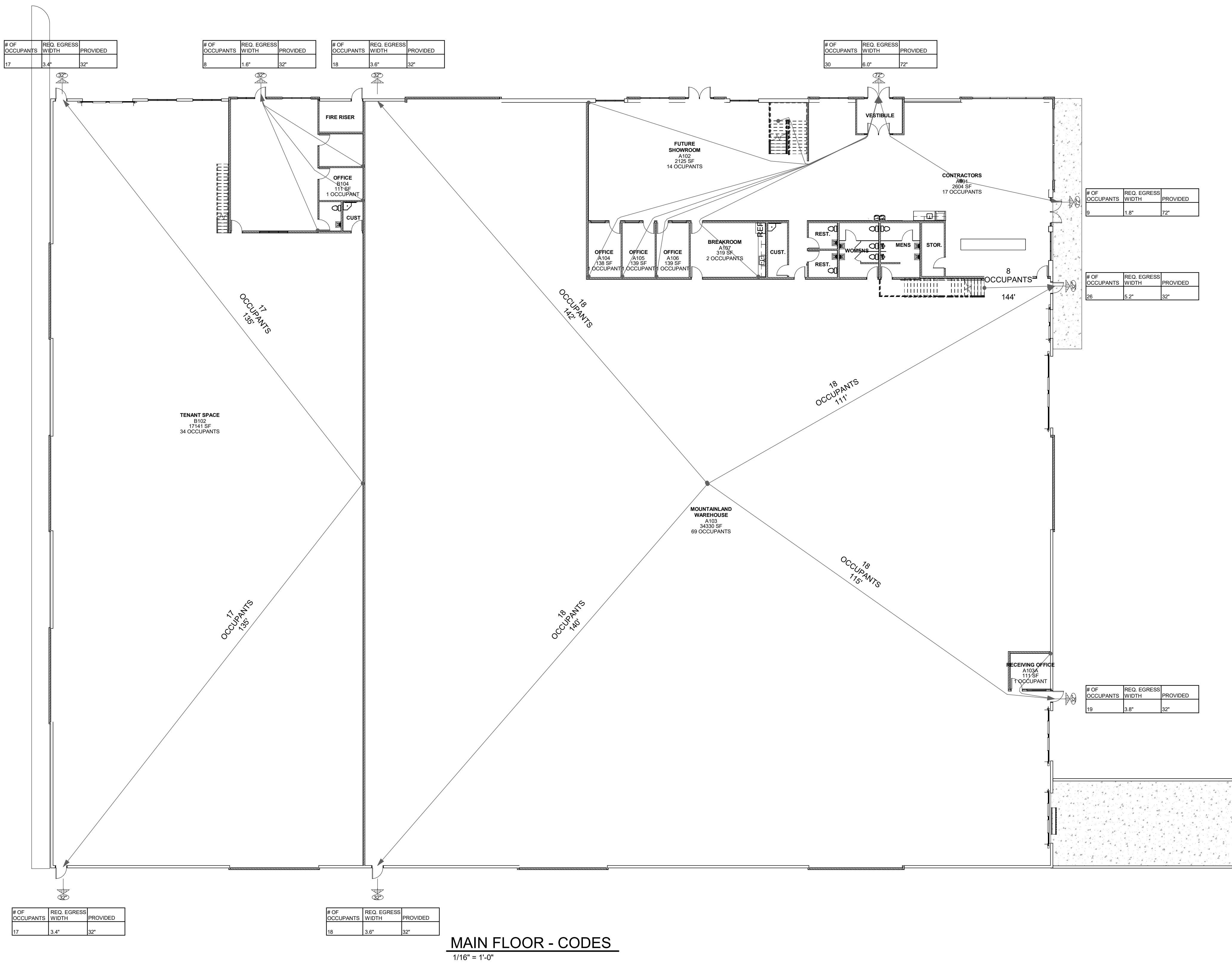
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EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

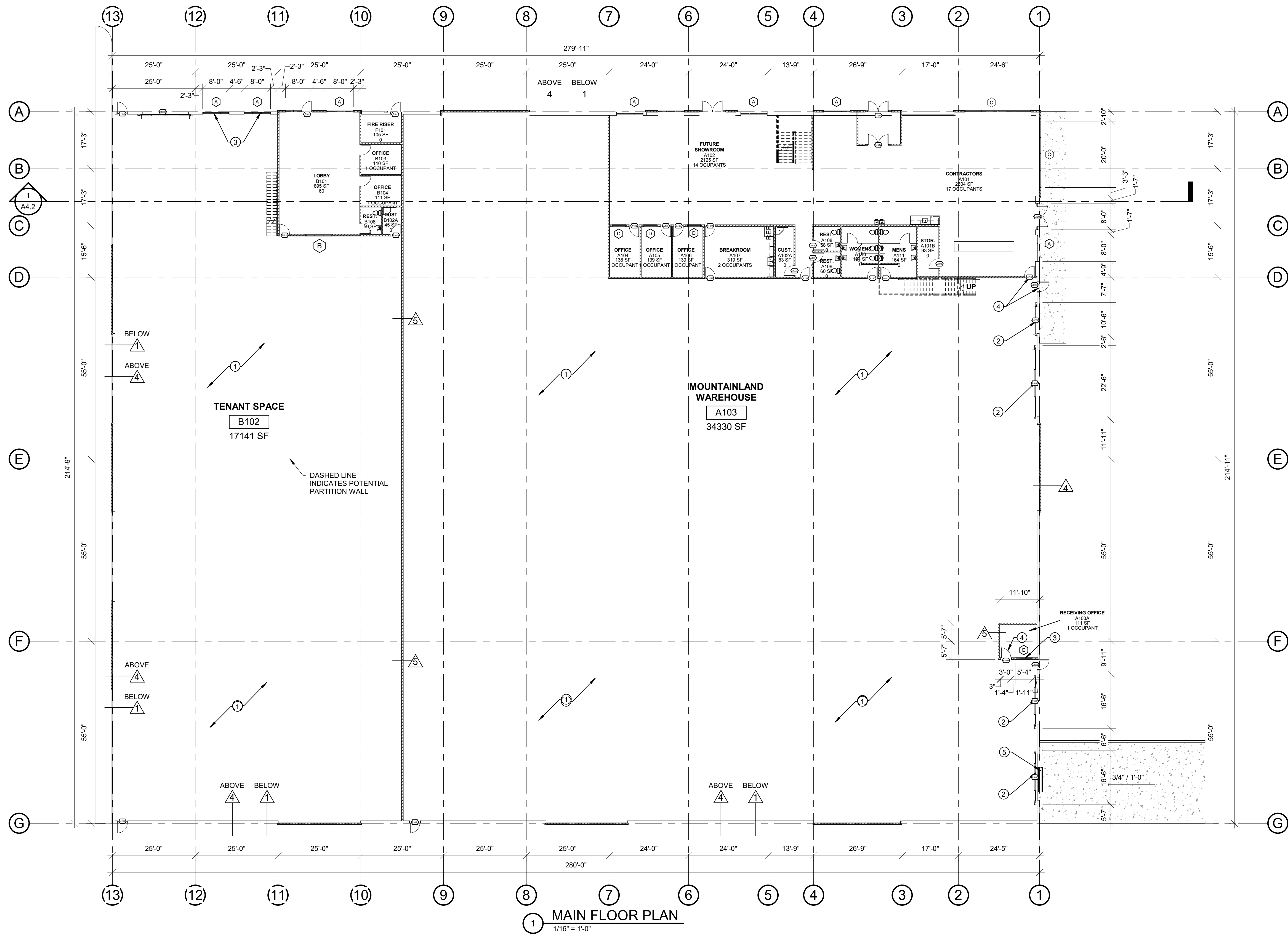
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L3

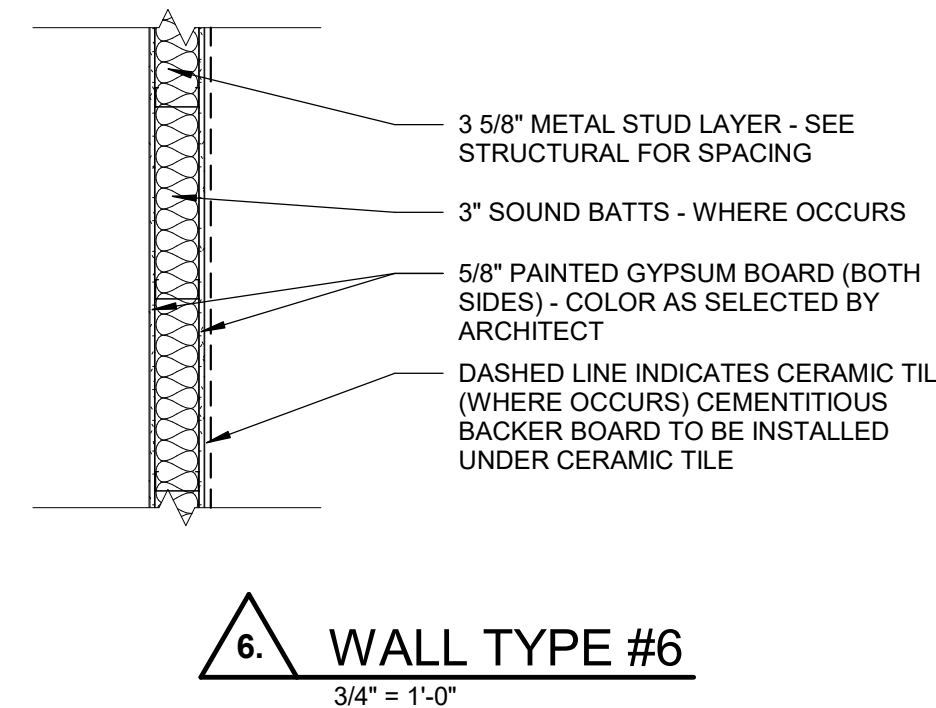
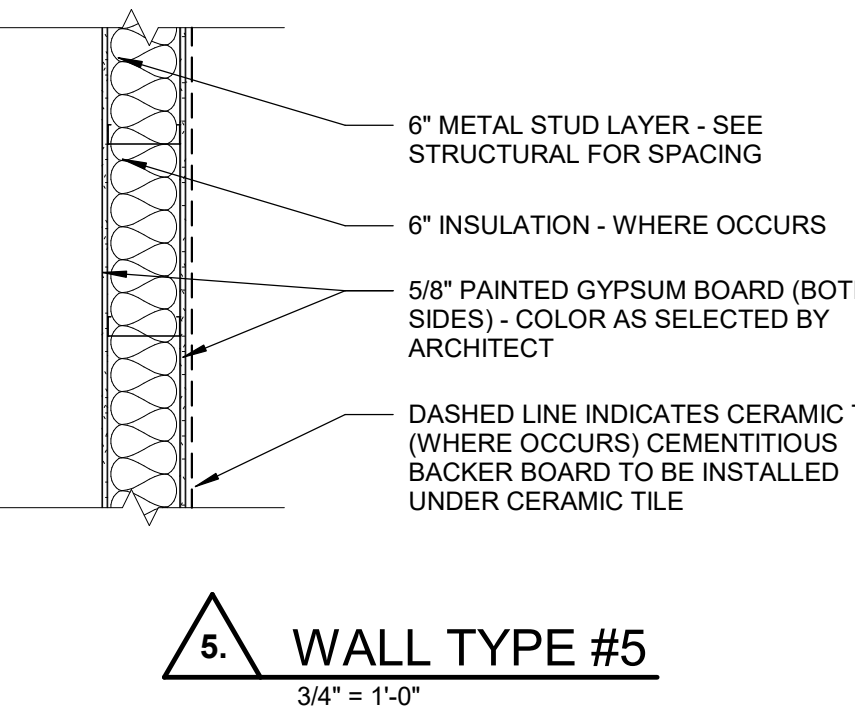
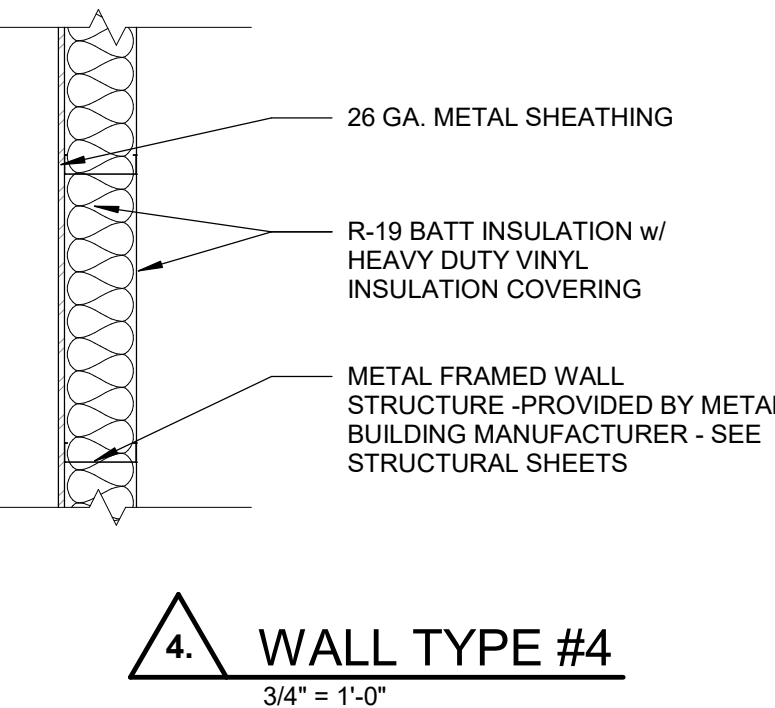
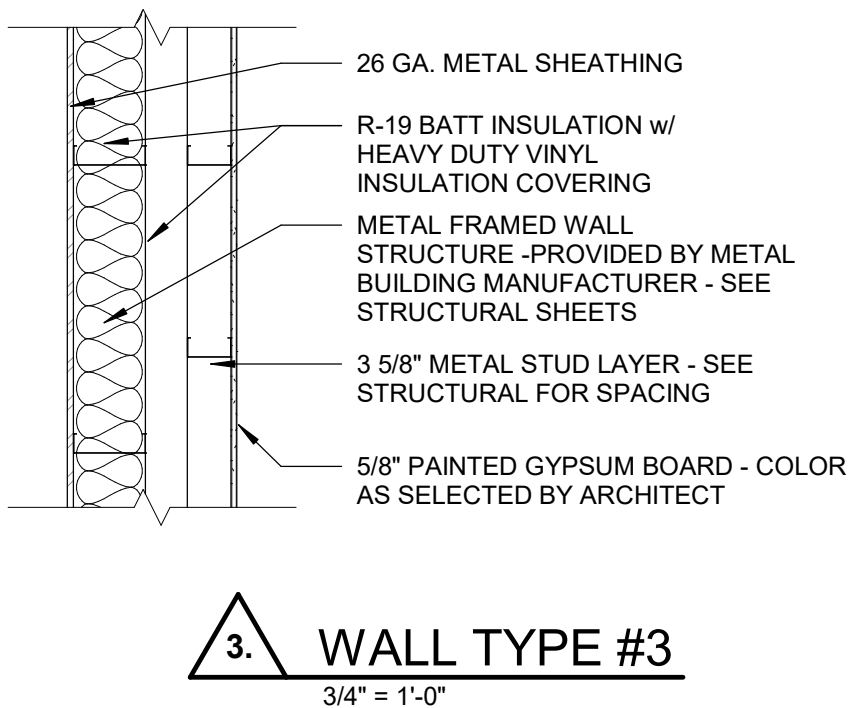
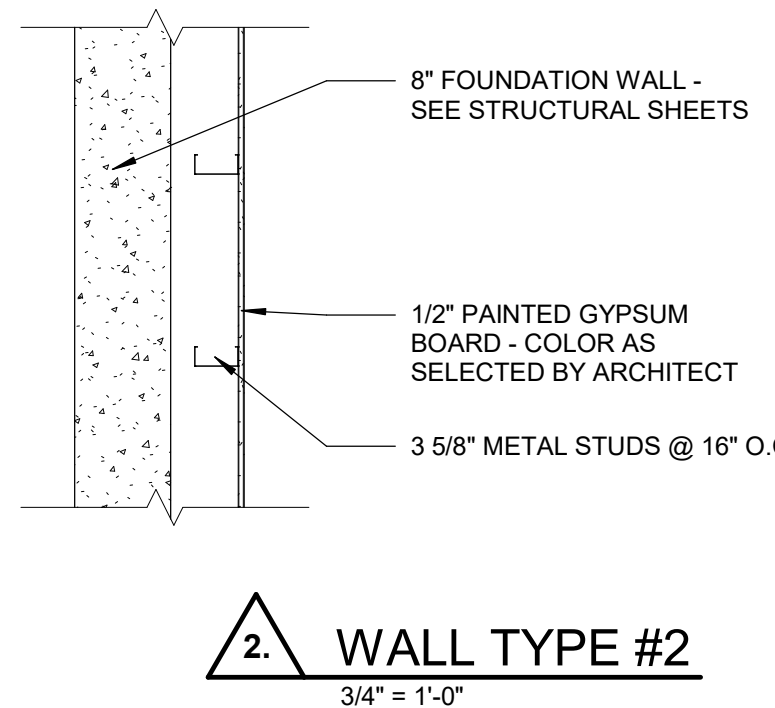
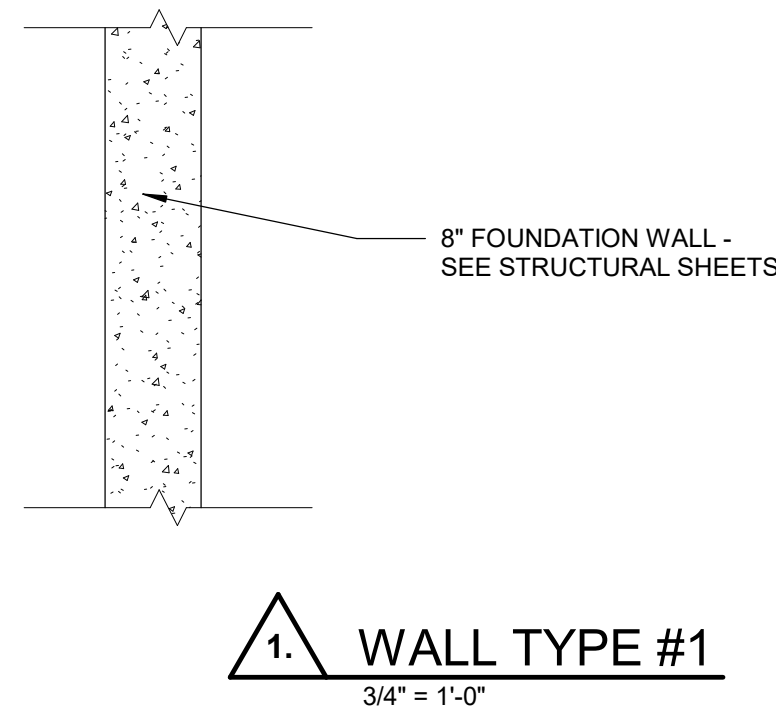




1 MAIN FLOOR PLAN
1/16" = 1'-0"

SHEET NOTES

- 1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.
- 2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- 3 - ALUMINUM WINDOW - SEE WINDOW TYPES.
- 4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS.

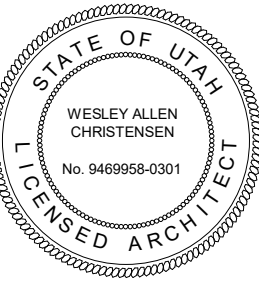


GENERAL NOTES

- A- 1/16TH INCH FLOOR PLAN IS SHOWN FOR REFERENCE AND COORDINATION ONLY - REFER TO 1/8TH INCH FLOOR PLANS AREA 'A' AND AREA 'B' FOR DIMENSIONS AND LAYOUT.
- B- ALL FULL HEIGHT WALLS TO BE SEALED WITH FIRE STOP (FIRE SAFING) BETWEEN TOP OF WALL AND ROOF DECKING.

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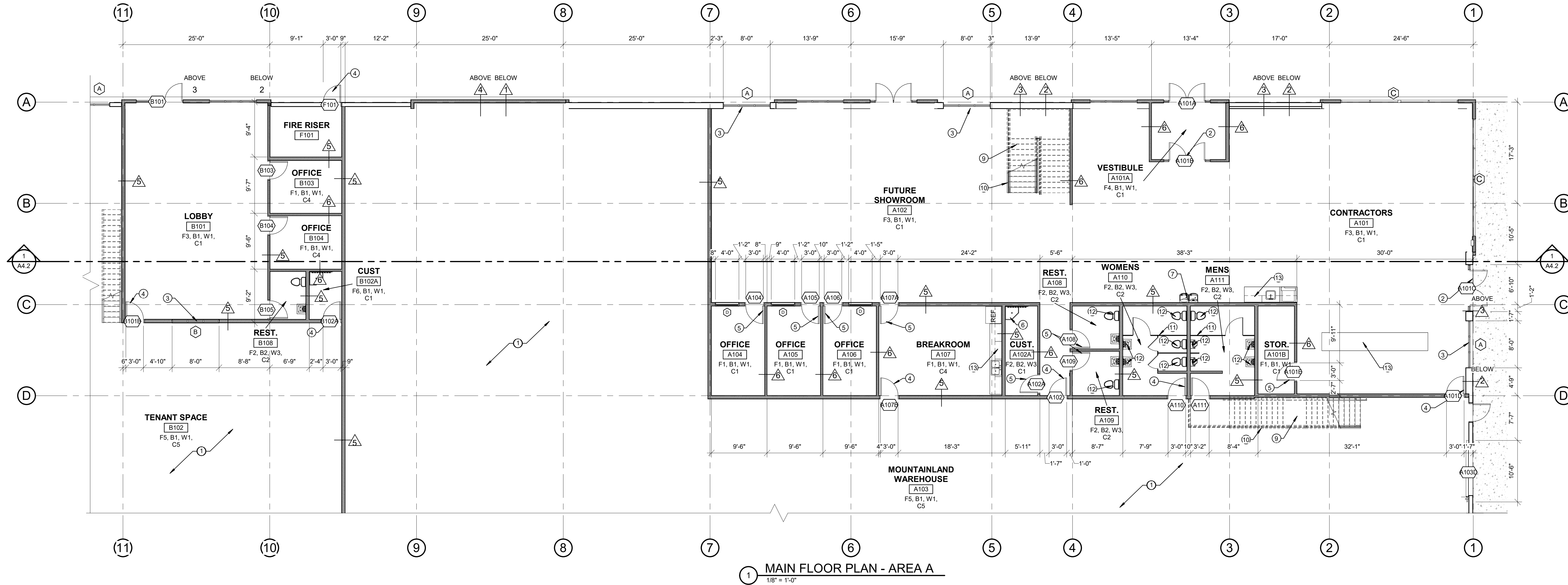
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BERT BRADFORD

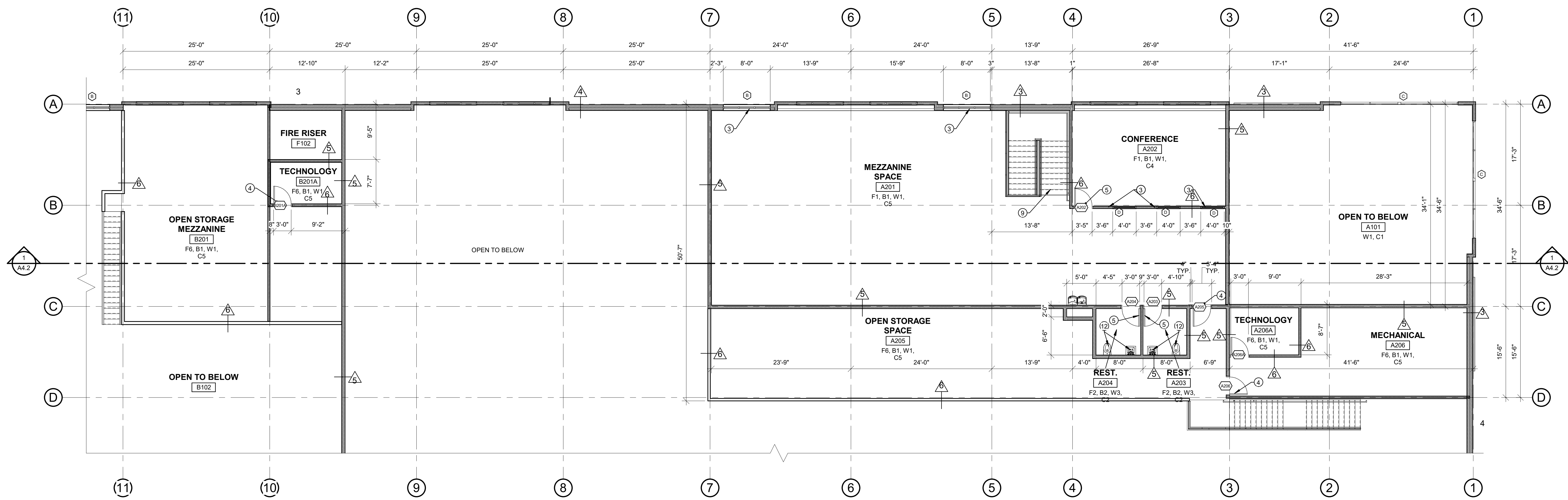
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DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A1.1



1 MAIN FLOOR PLAN - AREA A
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

SHEET NOTES

- 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.
- ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

- WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.
- MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.
- ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1
- FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

- PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS, FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.
- STEEL HANDRAIL - SEE DETAIL 7/A9.14
- TOILET PARTITIONS - SEE SPECS.
- PLUMBING FIXTURES - SEE PLUMBING SHEETS
- MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.

AREA A

GENERAL NOTES

- A-** ALL PAINTED WALLS AND CEILINGS IN RESTROOMS TO BE EPOXY PAINT.
- B-** ALL CABINETS TO HAVE FLOORING BASE INSTALLED ON THE TOE-KICKS - CARPET, RUBBER, OR TILE (TYP.)
- C-** ALL ALUMINUM WINDOWS TO HAVE ROLLING SHADES INSTALLED - SEE WINDOW TYPES AND SPECIFICATIONS.
- D-** ALL FRAME WALLS TO BE FRAMED TO DECK.

MILLWORK NOTE

CONTRACTOR TO FURNISH PER SPECIFICATIONS AND INSTALL 50'-0" OF EXTRA HARDWOOD TRIM CUT AND FINISH PER DETAILS. ADDITIONAL HARDWOOD TRIM TO BE INSTALLED AS DIRECTED BY ARCHITECT.

ADA COMPLIANCE NOTE

NEW CONSTRUCTION TO COMPLY WITH CURRENT ADA REQUIREMENTS AS NOTED ON SHEET 7.0. CONTRACTOR TO REFER TO ADA SHEETS WHEN CONSTRUCTING STAIRS, RAILS, PLUMBING FIXTURES, ETC.

CONCRETE FLOOR NOTE

CONTRACTOR TO PREPARE THE NEW CONCRETE FLOORS FOR THE INSTALLATION OF ALL THE FLOOR FINISHES AS REQUIRED BY THE ARCHITECT AND OWNER.

CONCRETE GRINDING NOTE

PROVIDE 1000 SQ. FT. OF CONCRETE FLOOR GRINDING FOR NEW CONSTRUCTION. (THIS APPLIES TO ALL FLOORS OTHER THAN POLISHED CONCRETE FLOOR AREAS.) CONCRETE FLOORS SHALL BE GROUND SMOOTH AND LEVEL TO WITHIN +/- 1/8" WITHIN A 10'-0" RADIUS. THE CONTRACTOR SHALL PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIER IN THE AREA THE CONCRETE GRINDING IS TAKING PLACE.

FINISH SCHEDULE

FLOORS:	
F1 -	GLUE-DOWN CARPET TILE - SEE SPECS
F2 -	(2'X2') CERAMIC TILE - SEE SPECS
F3 -	(18"X24") LAMINATED VINYL TILE (LVT) - SEE SPECS
F4 -	HEAVY DUTY ENTRANCE WALK-OFF MAT
F5 -	SEALED CONCRETE FLOOR SLAB - SEE SPECS
F6 -	EPOXY PAINTED CONCRETE FLOOR SLAB - SEE SPECS
BASE:	
B1 -	4" RUBBER BASE - SEE SPECS
B2 -	(12"X24") PORCELAIN TILE BASE (FIELD COLOR) - SEE SPECS
WALL:	
W1 -	5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
W2 -	5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
W3 -	(12"X24") PORCELAIN WALL TILE (FIELD COLOR) - SEE SPECS
CEILING:	
C1 -	2'X4" LAY-IN ACOUSTICAL CEILING PANELS
C2 -	5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
C3 -	5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
C4 -	2'X2" LAY-IN ACOUSTICAL CEILING PANELS
C5 -	EXPOSED CEILING STRUCTURE, DUCTWORK, CONDUITS, ETC. TO BE PAINTED

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SHEET NOTES

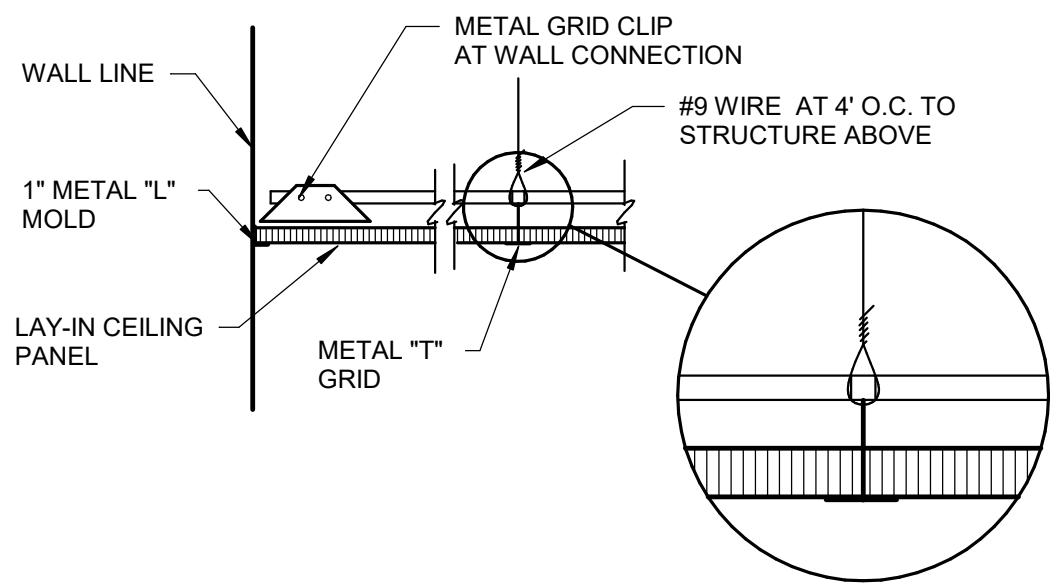
CEILING LEGEND		
C1	2x4' ACOUSTIC CEILING TILE (TYPE I)	
C2	5/8" GYP. BOARD (TEXTURED AND PAINTED)	
C3	2x2' ACOUSTIC CEILING TILE	
C4	EXPOSED FRAMING (PAINTED)	
CEILING HEIGHT	C1 9'-0"	
LIGHT FIXTURES		
MECHANICAL DIFFUSERS		

GENERAL NOTES	
A - PRIOR TO INSTALLATION OF THE CEILING SYSTEM, ALL MECHANICAL, ELECTRICAL, FIRE PROTECTION AND CEILING SUB-CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE REFLECTED CEILING PLAN. IF ANY CONFLICTS OCCUR, CONSULT THE ARCHITECT FOR VERIFICATION.	
B - ALL CEILING HEIGHTS ARE BASED OFF OF THE FINISHED FLOOR ELEVATION IN THEIR RESPECTIVE AREAS.	



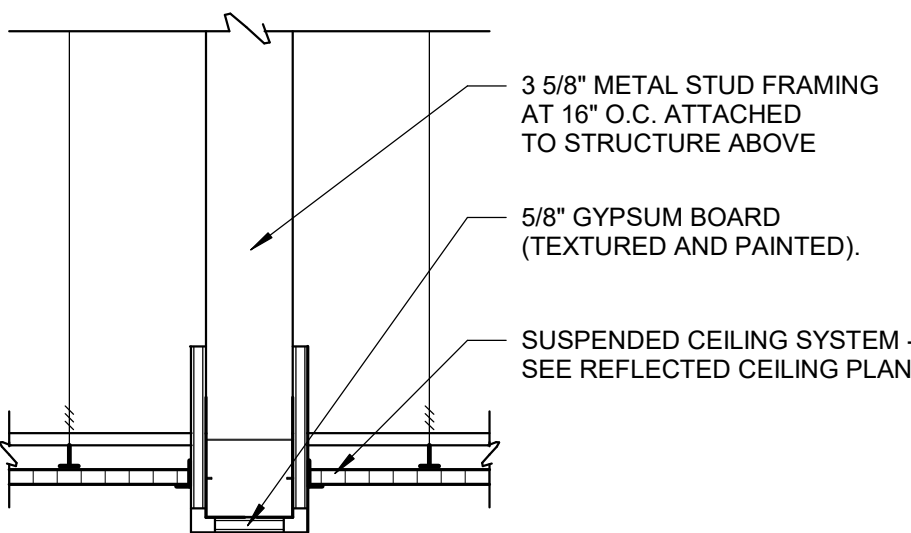
MAIN FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"



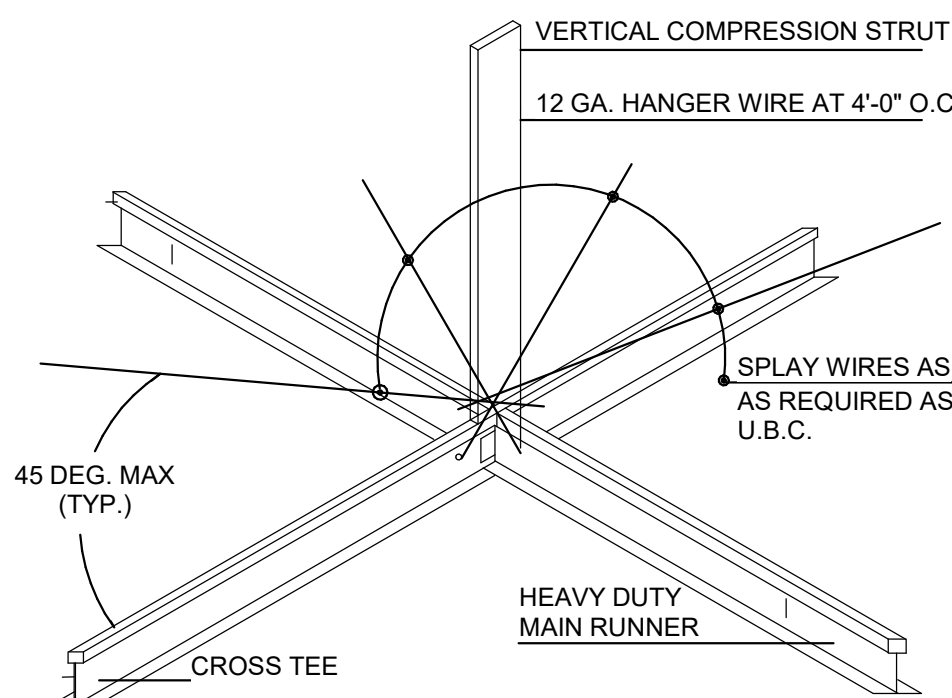
4 LAY-IN CEILING

3/4" = 1'-0"



3 CEILING TRANSITION

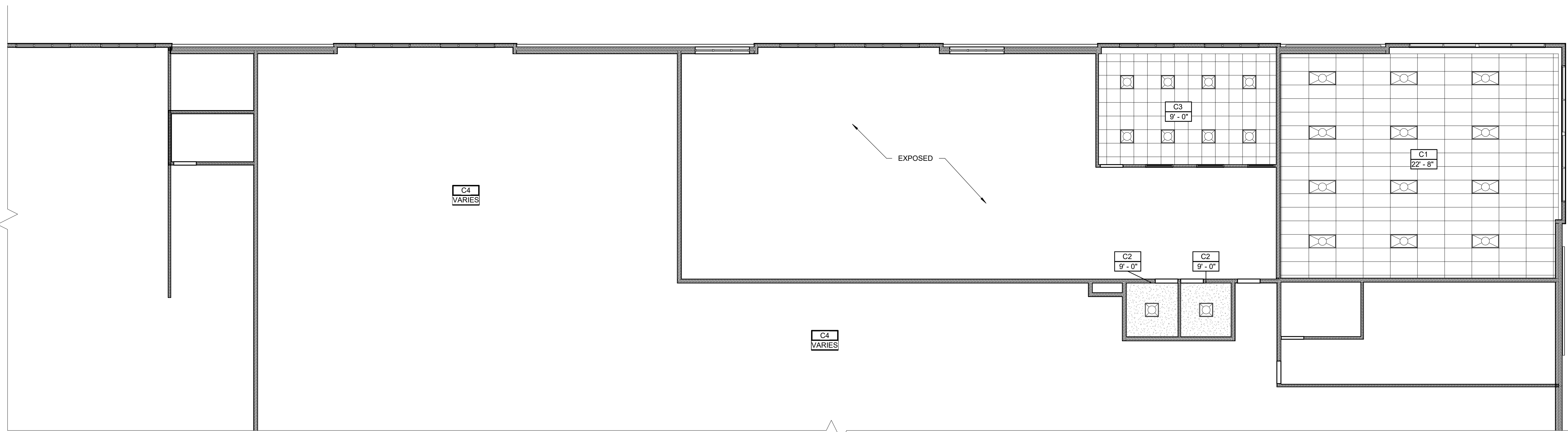
1 1/2" = 1'-0"



5 SEISMIC DETAIL

3/4" = 1'-0"

NOTES:
1. ALL SPRAY WIRES TO BE IN LINE WITH ATTACHED COMPONENT.
2. ALL SPRAY WIRES TO BE TAUT AND TIED AT BOTH ENDS W/ MIN. 3 TURNS IN 1' OF RUN.
3. ALL CEILINGS SHALL HAVE VERTICAL COMPRESSION STRUTS AS REQUIRED BY U.B.C. AND LOCAL BUILDING CODES.
4. ALL CEILINGS SHALL HAVE SEISMIC BRACING AS SHOWN.

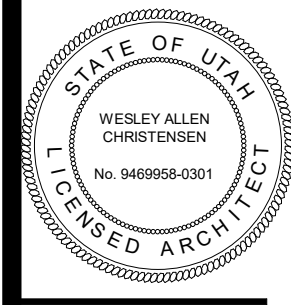


MEZZ. FLOOR REFLECTED CEILING PLAN

1/8" = 1'-0"

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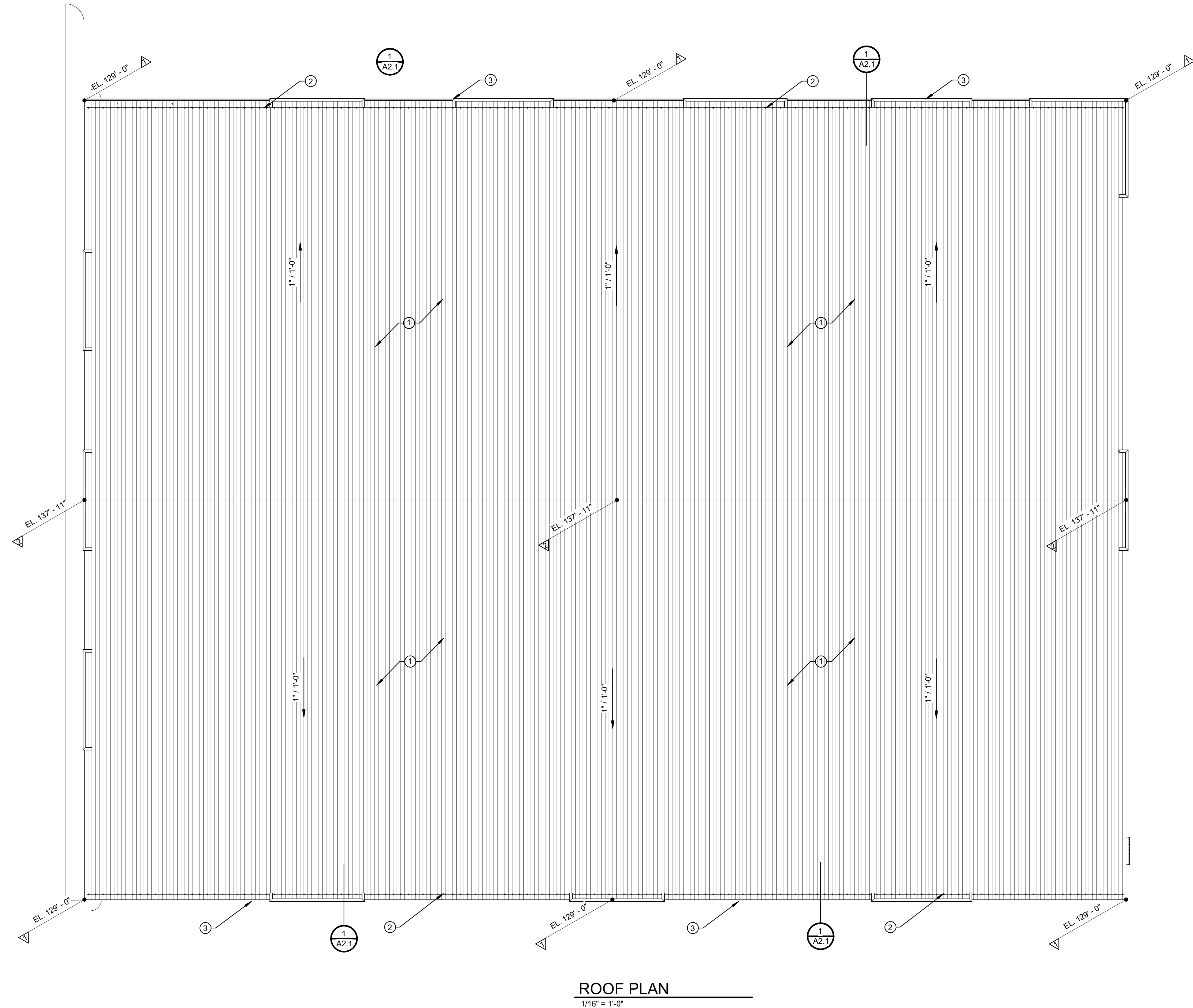
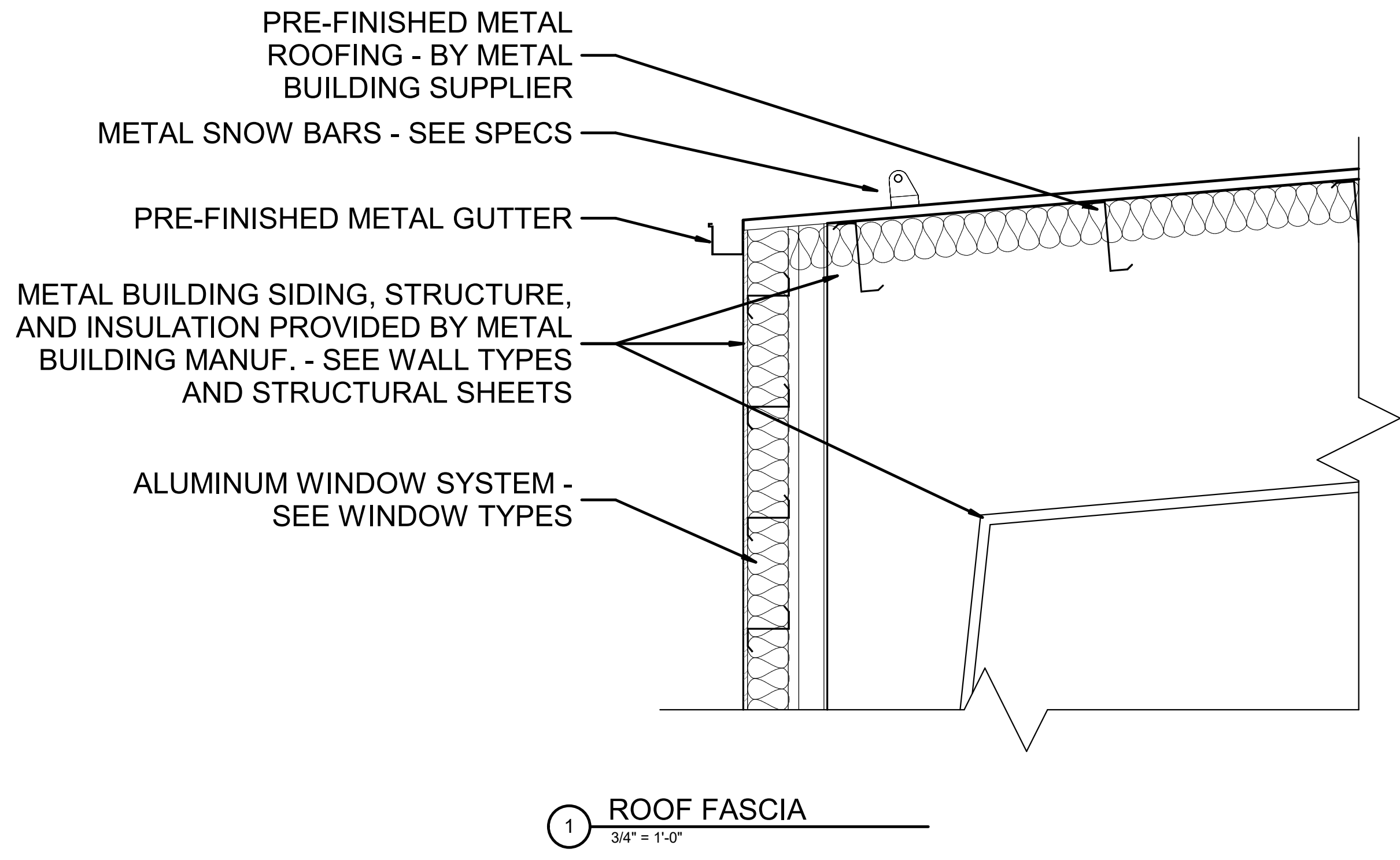
REVISIONS:

BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
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PROJECT #: 163218

A2.0



ROOF ELEVATION LEGEND
(NOTED AS ELEVATION)

△ - TOP OF METAL ROOF AT FASCIA

△ - TOP OF METAL ROOF AT RIDGE

STEEL CONTRACTOR NOTE

STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE STEEL FRAME SUPPORT AROUND ROOF PENETRATIONS FOR MECH. EQUIPMENT, DUCTWORK, ETC. AS SHOWN ON ROOF DRAINAGE PLAN AND MECHANICAL DRAWINGS. FOR STEEL SUPPORT DETAILS - SEE STRUCTURAL SHEETS

- SHEET NOTES**
- PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.
 - PRE-FINISHED METAL SNOW BARS.
 - RAIN GUTTER & DOWNSPOUT

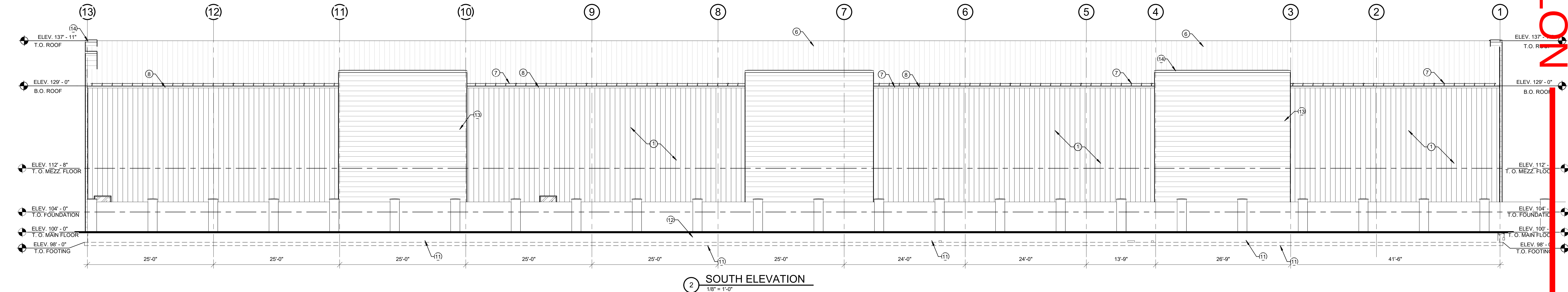
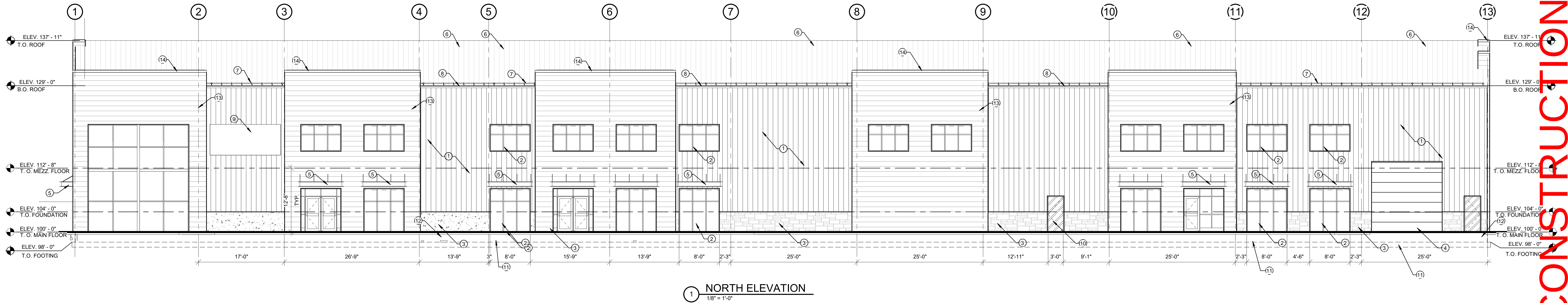
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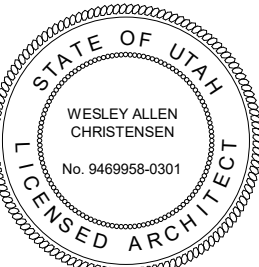
SHEET NOTES

- PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPEC.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.
- PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- DECORATIVE METAL AWNING - SEE SPECS.
- PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL SNOW BARS.
- RAIN GUTTER & DOWNSPOUT
- MOUNTAINLAND BUILDING SIGNAGE.
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.
- APPROXIMATE EXISTING GRADE
- CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



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EAGLE MOUNTAIN, UTAH

BERT BRADFORD
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

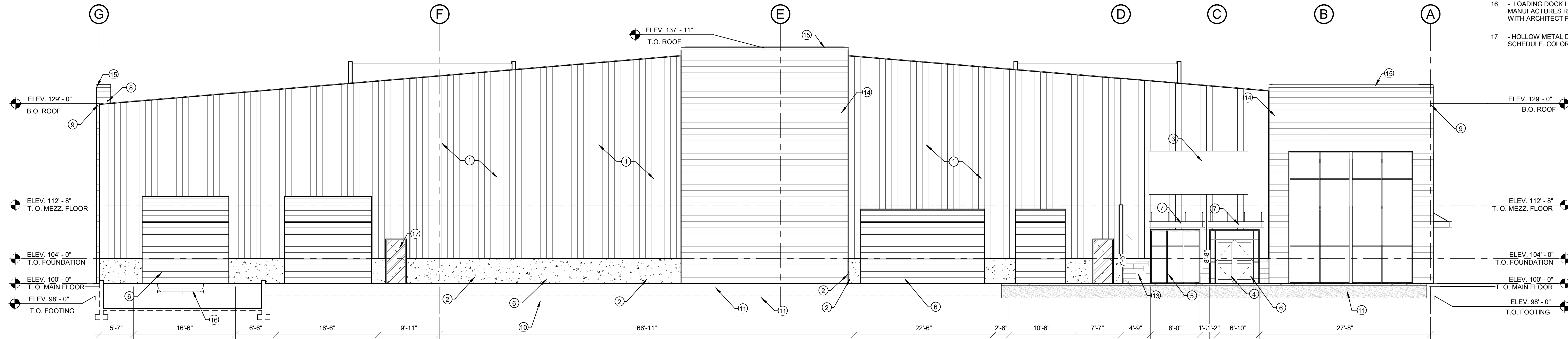
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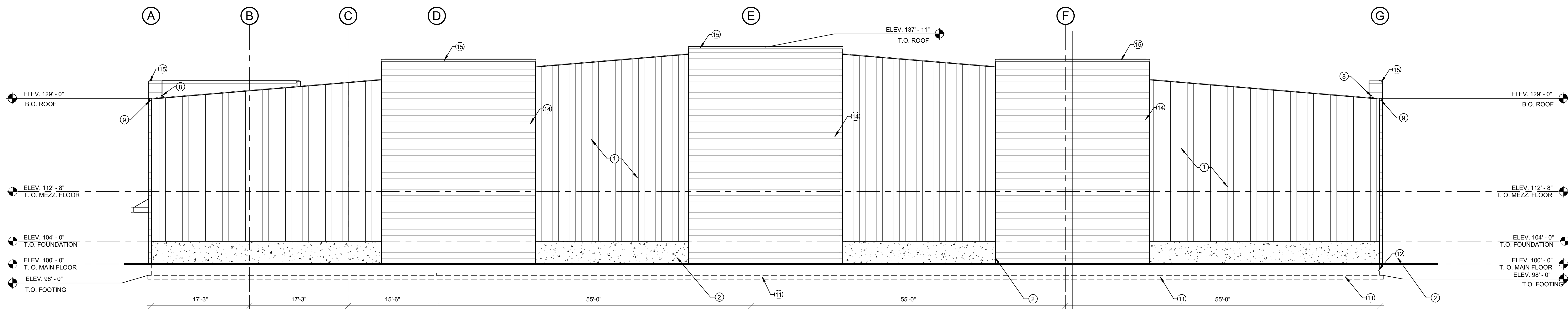
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1/8" = 1'-0"

SHEET NOTES

- PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.
- EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS
- MOUNTAINLAND BUILDING SIGNAGE.
- ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- DECORATIVE METAL AWNING - SEE SPECS.
- PRE-FINISHED METAL SNOW BARS.
- RAIN GUTTER & DOWNSPOUT
- CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL
- CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.
- APPROXIMATE EXISTING GRADE
- STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.
- CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.
- PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.



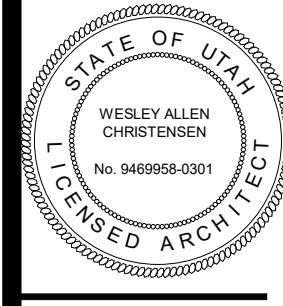
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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170 NORTH MAIN STREET
SPRINGFIELD, MO 65760
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REVISIONS:

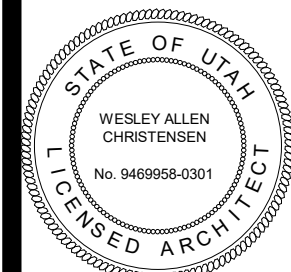
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

PROJECT TITLE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A3.2

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM



GOOD SUPPLY
EAGLE MOUNTAIN, UTAH

BERT BRADFORD
BRADFORD MOUNTAIN
109 SPLIT ROCK DRIVE

DRAWN BY:	DJH
CHECKED BY:	WJC
DATE:	FEB 2024
PROJECT #:	163218

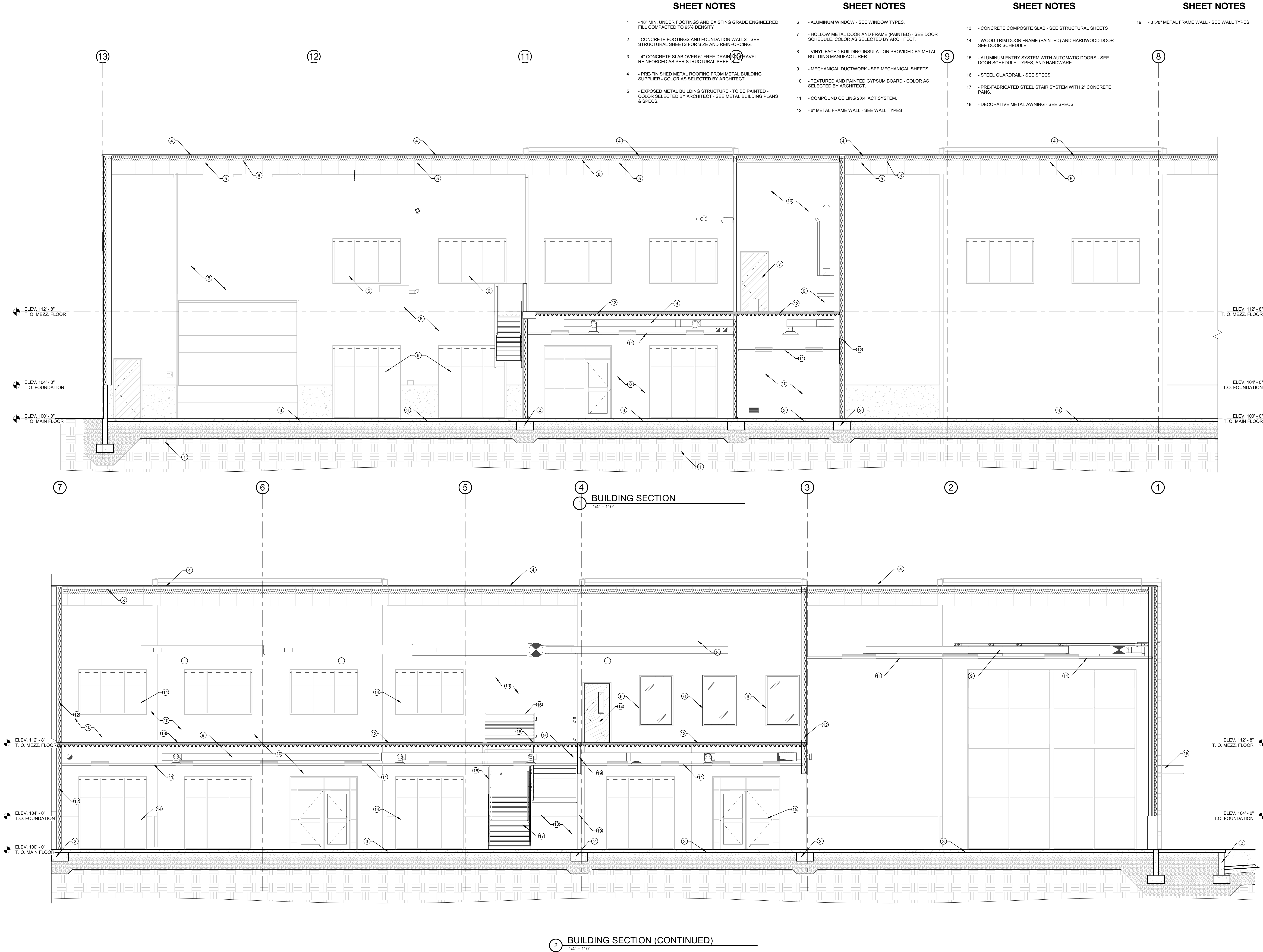
A4.1

- 1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.
- 2 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.
- 3 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.
- 4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.
- 5 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS.
- 6 - STEEL STAIR SYSTEM WITH CONCRETE FILLED PAN TREAD FINISHED WITH RUBBER TREADS AND RISERS.
- 7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 8 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL / EXPOSED TIES AND 3/4" V-GROOVE JOINTS
- 9 - CONCRETE COMPOSITE SLAB - SEE STRUCTURAL SHEETS.
- 10 - COMPOUND CEILING 2'X2' ACT SYSTEM.
- 11 - COMPOUND CEILING 2'X4' ACT SYSTEM.
- 12 - STEEL GUARDRAIL - SEE SPECS
- 13 - TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.
- 14 - VINYL FACED BUILDINGS INSULATION PROVIDED BY METAL BUILDING MANUFACTURER
- 15 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.
- 16 - MECHANICAL DUCTWORK - SEE MECHANICAL SHEETS.
- 17 - PRE-FINISHED METAL SNOW BARS.
- 18 - STEEL HANDRAIL - SEE DETAIL 7/9/14
- 19 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.
- 20 - 6" METAL FRAME WALL - SEE WALL TYPES
- 21 - MILLWORK - SEE SPECS.
- 22 - PLASTIC LAMINATE COUNTERTOP WITH BACKSPLASH - SEE SPECS.



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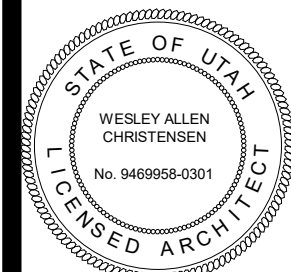
3/2/2024 4:42:02 PM
1/4" = 1'-0"



2 BUILDING SECTION (CONTINUED)
1/4" = 1'-0"

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170 NORTH MAIN STREET
SPANISH FORK, UT 84660
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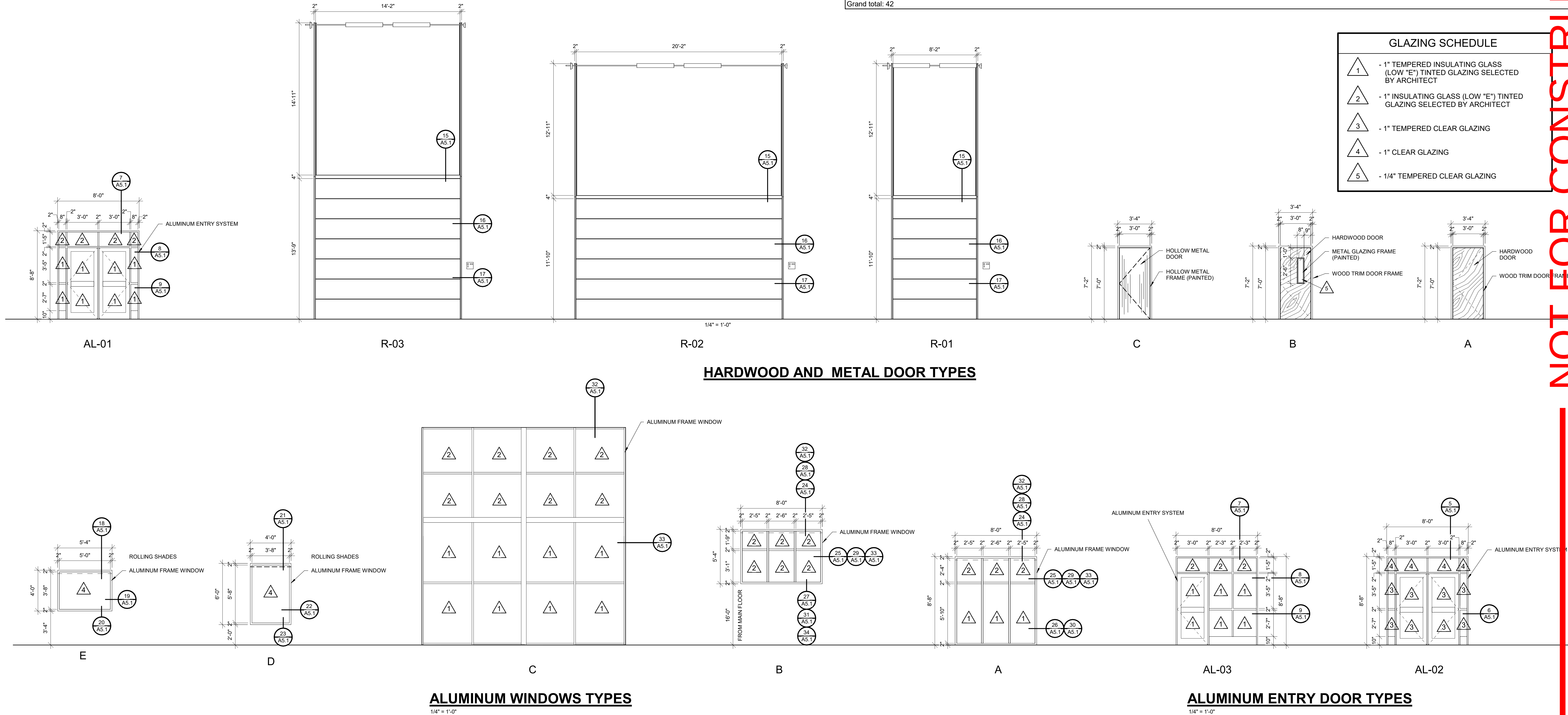


REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: DJH
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

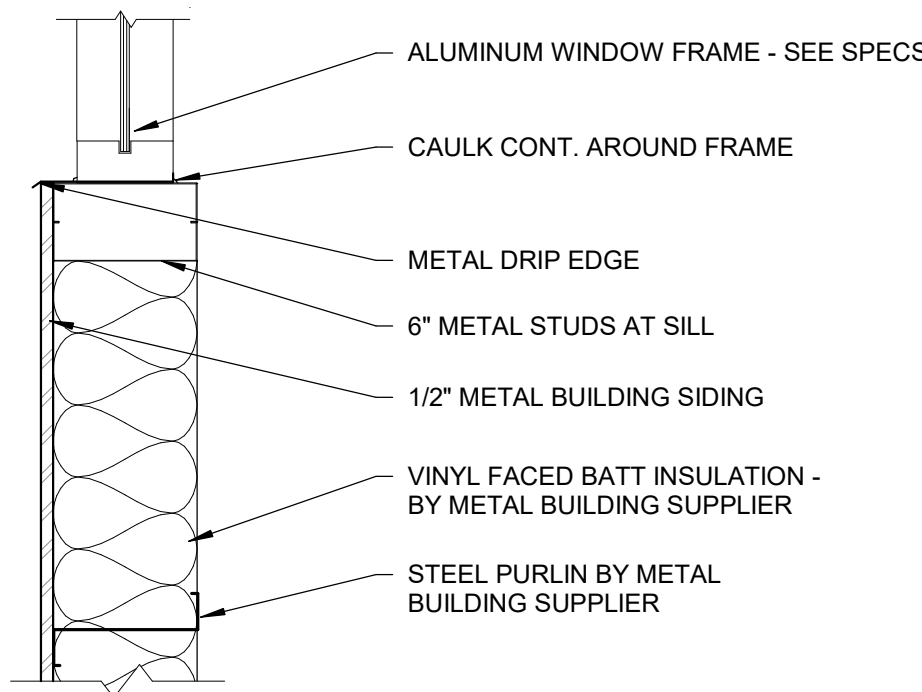
A4.2



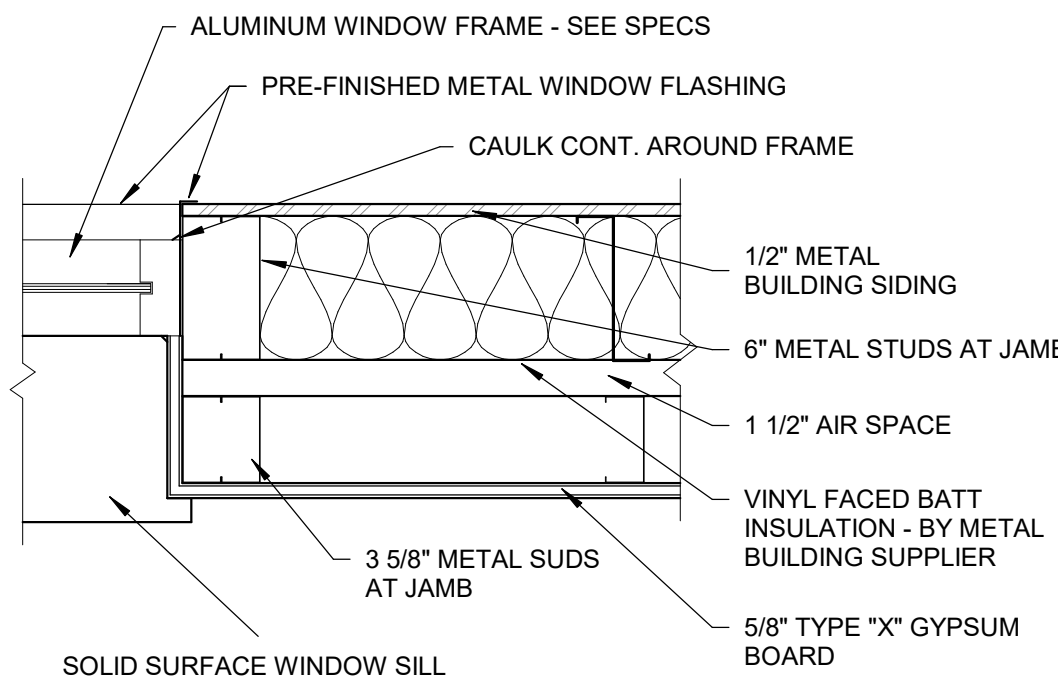
DOOR SCHEDULE																
MARK	TYPE	DOOR INFORMATION			ASSEMBLY		MATERIAL		HAND	DETAILS		HARDWARE GROUP	LABEL	Comments		MARK
		WIDTH	HEIGHT	THICK	SINGLE	PAIR	FRAME	DOOR		HEAD	JAMB					
A101A	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	10/A5.1	11/A5.1					A101A
A101B	AL-02	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	5/A5.1	6/A5.1					A101B
A101C	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	7/A5.1	8/A5.1, 9/A5.1					A101C
A101D	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	3/A5.1	4/A5.1					A101D
A101E	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1					A101E
A102	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	3/A5.1	4/A5.1					A102
A102A	A	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	1/A5.1	2/A5.1					A102A
A103A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1					A103A
A103B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RHR	12/A5.1	13/A5.1, 14/A5.1					A103B
A103C	C	3' - 0"	7' - 0"	2"												A103C
A103D	R-01	8' - 0"	12' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1					A103D
A103E	R-02	20' - 0"	12' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1					A103E
A103F	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1					A103F
A103G	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1					A103G
A103H	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	12/A5.1	13/A5.1, 14/A5.1					A103H
A104	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1					A104
A105	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1					A105
A106	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1					A106
A107A	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1					A107A
A107B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1					A107B
A108	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	1/A5.1	2/A5.1					A108
A109	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1					A109
A110	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1					A110
A111	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1					A111
A202	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1					A202
A203	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1					A203
A204	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1					A204
A205	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1					A205
A206	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1					A206
A206A	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1					A206A
B101	AL-03	8' - 0"	8' - 8"	2"	X		ALUM	ALUM	LHR	10/A5.1	11/A5.1					B101
B101B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RHR	3/A5.1	4/A5.1					B101B
B102	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	10/A5.1	11/A5.1					B102
B102A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1					B102A
B102B	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1					B102B
B102C	C	3' - 0"	7' - 0"	2"												B102C
B102D	C	3' - 0"	7' - 0"	2"												B102D
B103	B	3' - 0"	7' - 0"	2"												B103
B104	B	3' - 0"	7' - 0"	2"												B104
B105	A	3' - 0"	7' - 0"	2"												B105
B201A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1					B201A
F101	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	12/A5.1	13/A5.1, 14/A5.1					F101
Grand total: 42																

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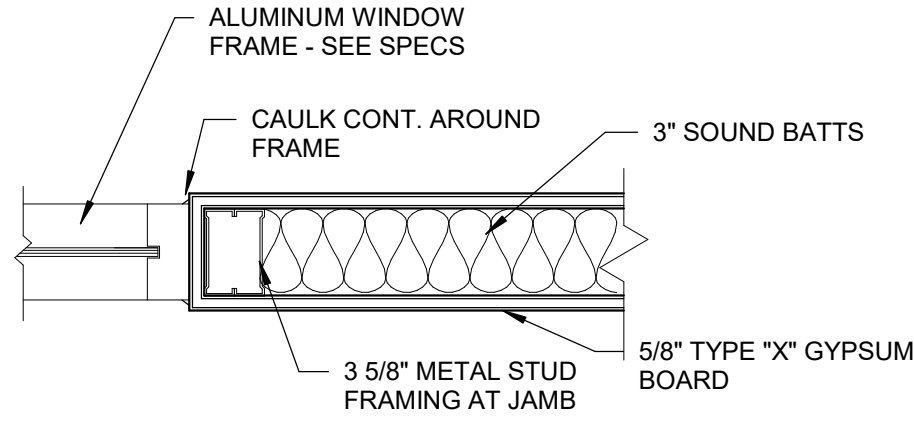
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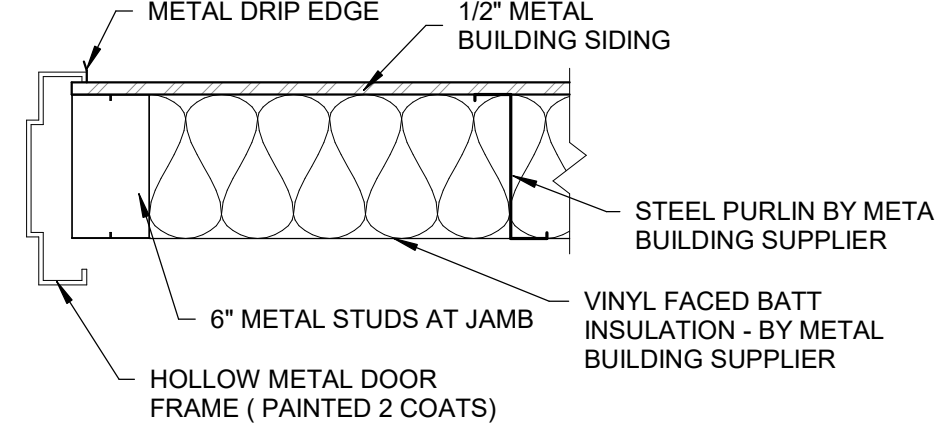
31 WINDOW SILL DETAIL
1 1/2" = 1'-0"



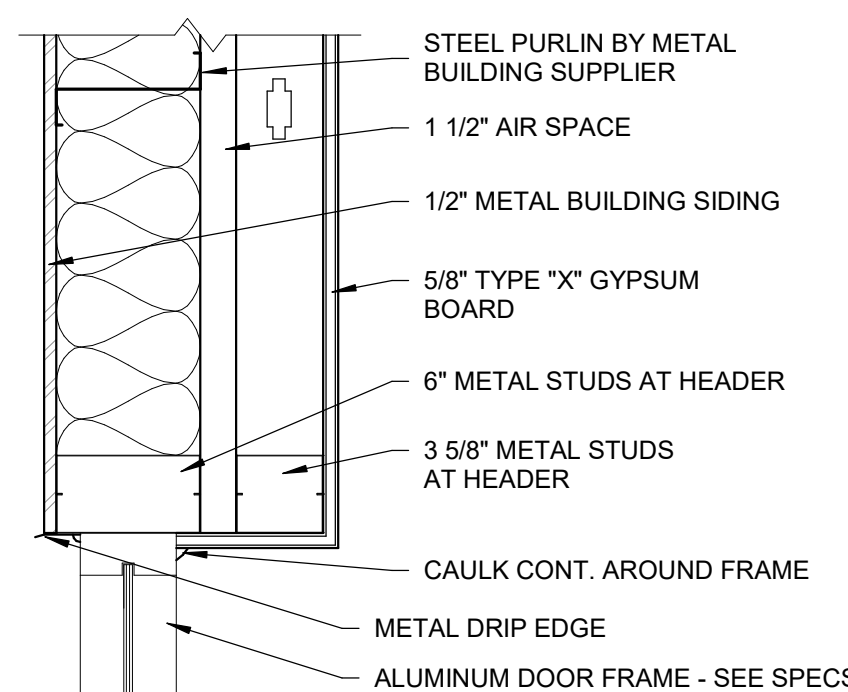
25 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



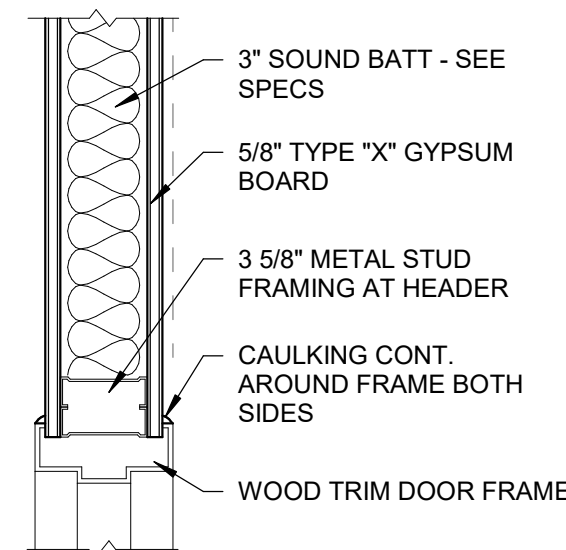
19 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



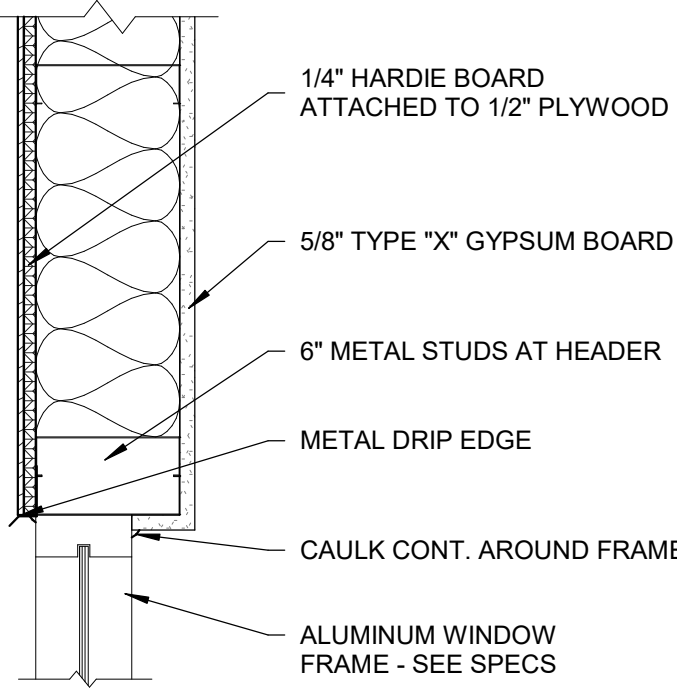
13 DOOR JAMB DETAIL
1 1/2" = 1'-0"



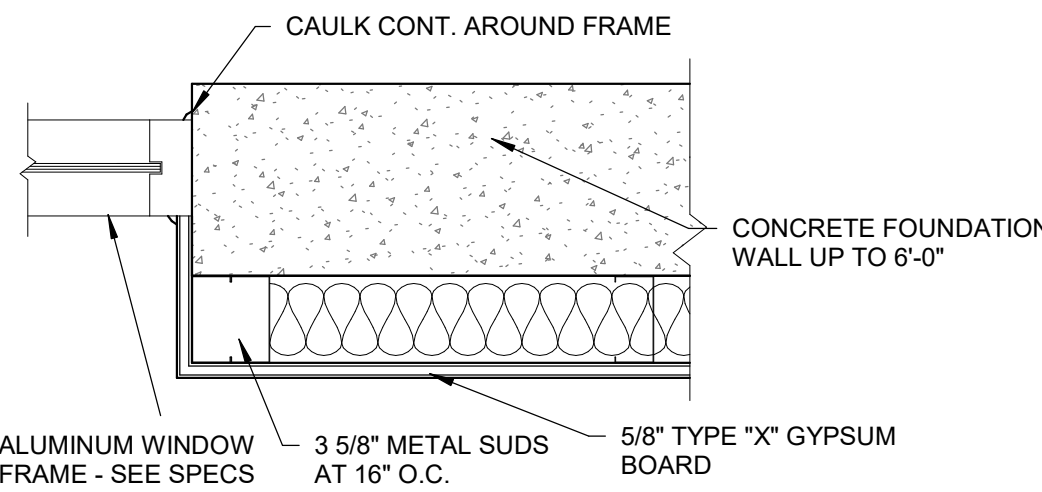
7 DOOR HEAD DETAIL
1 1/2" = 1'-0"



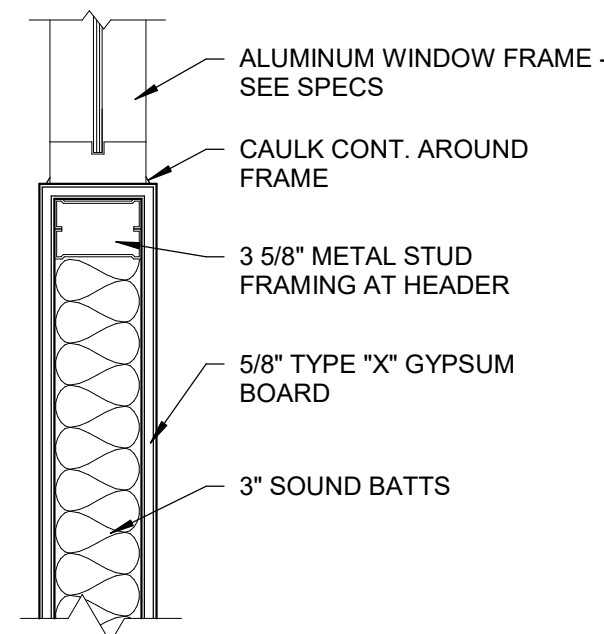
1 DOOR HEAD DETAIL
1 1/2" = 1'-0"



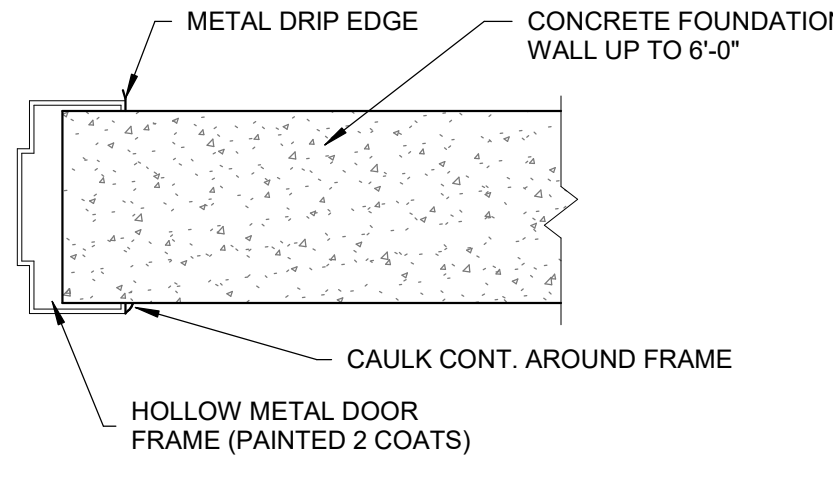
32 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



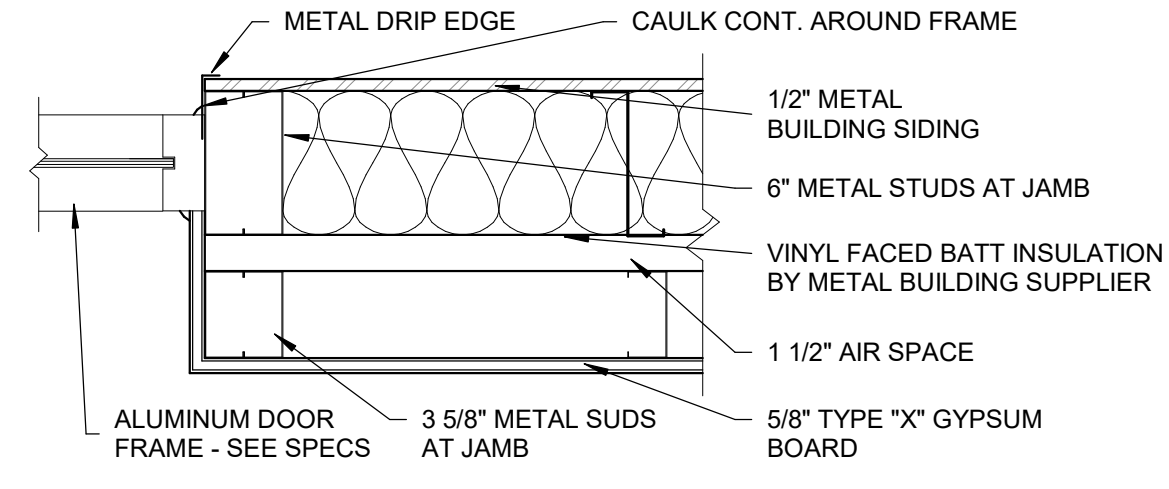
26 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



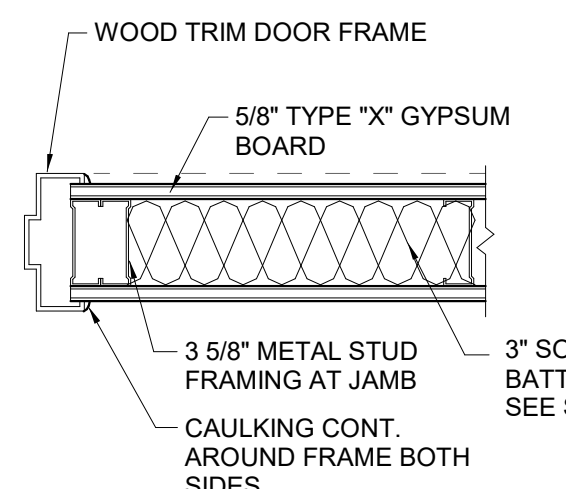
20 WINDOW SILL DETAIL
1 1/2" = 1'-0"



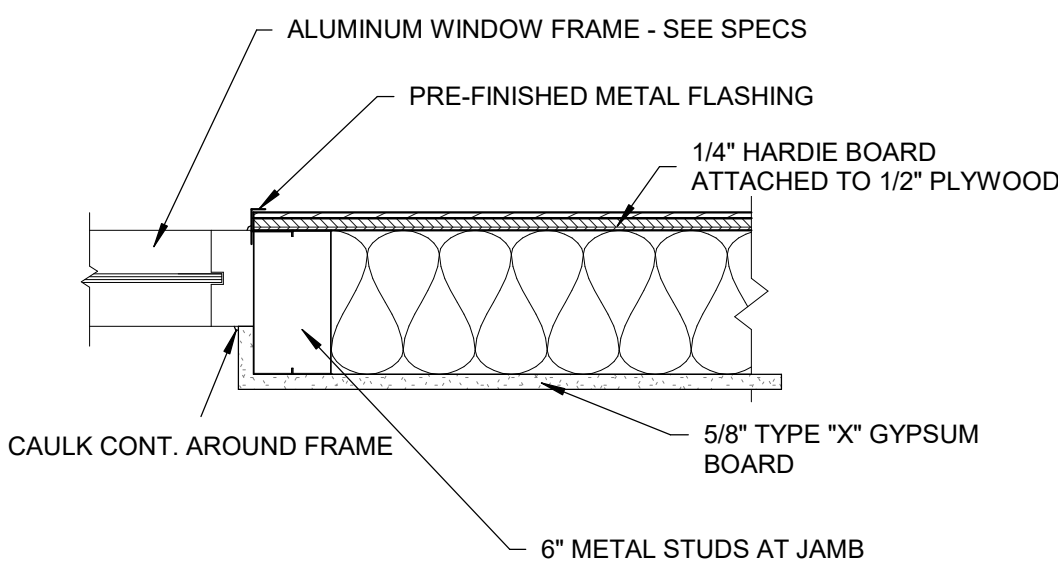
14 DOOR JAMB DETAIL
1 1/2" = 1'-0"



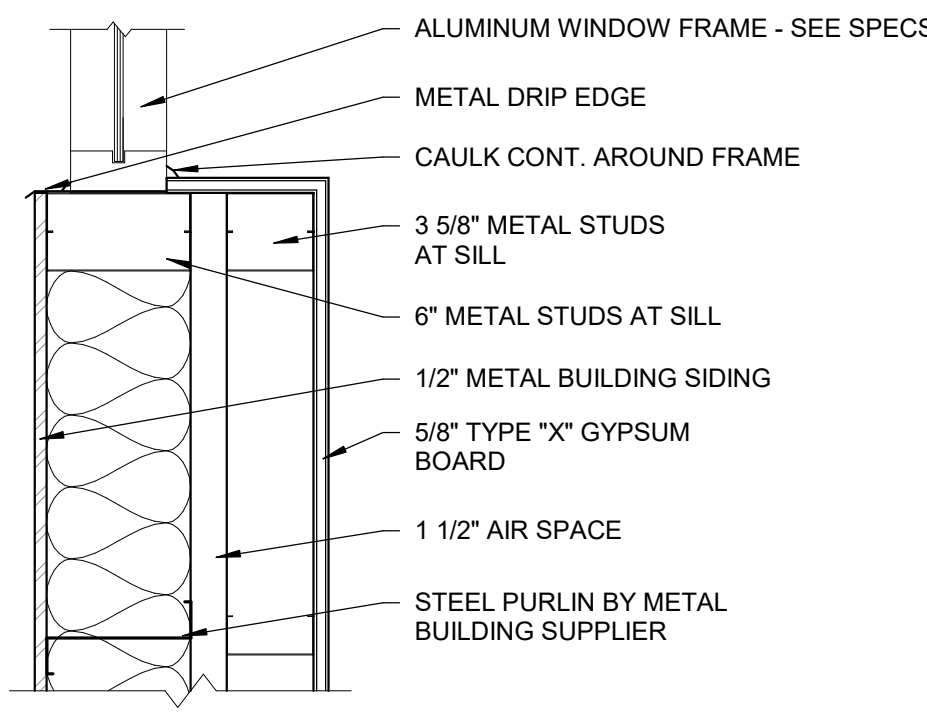
8 DOOR JAMB DETAIL
1 1/2" = 1'-0"



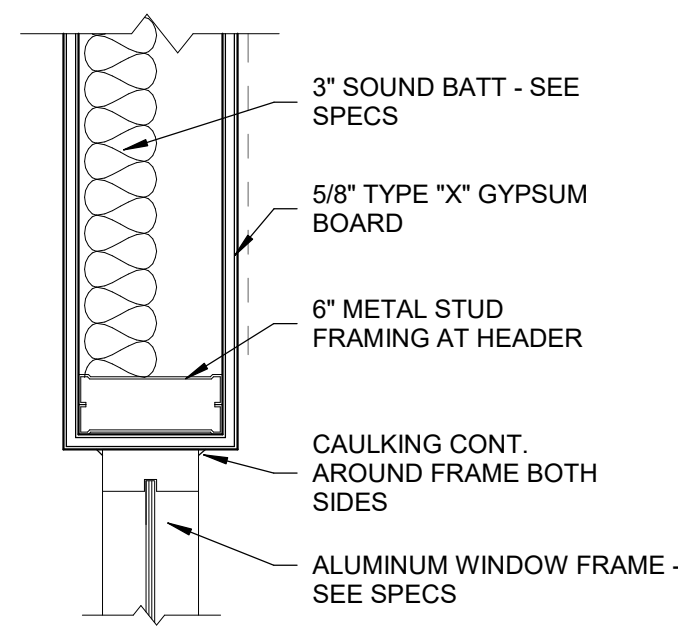
2 DOOR JAMB DETAIL
1 1/2" = 1'-0"



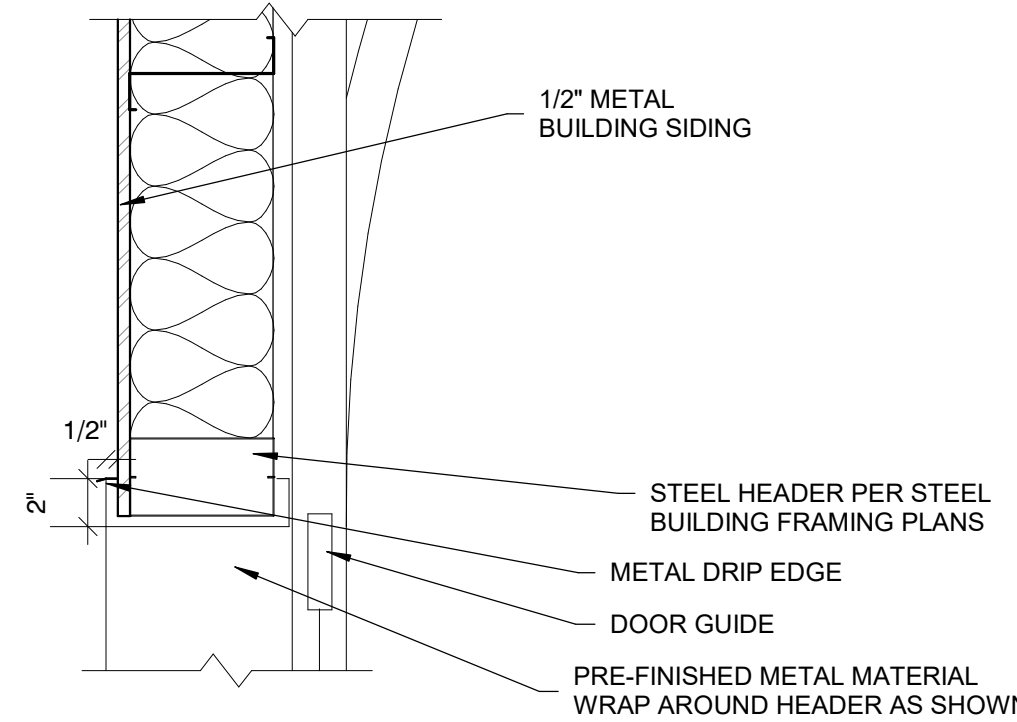
33 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



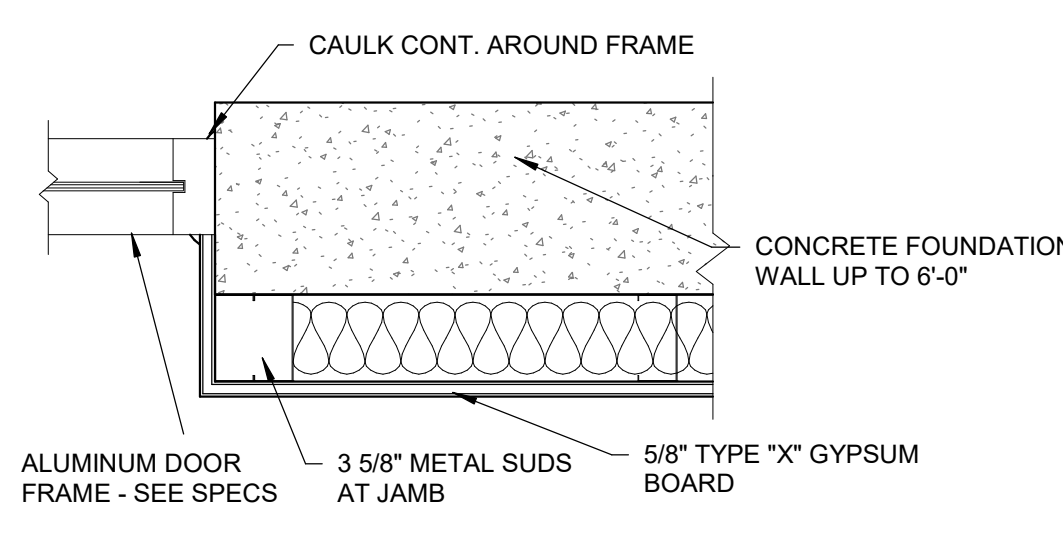
27 WINDOW SILL DETAIL
1 1/2" = 1'-0"



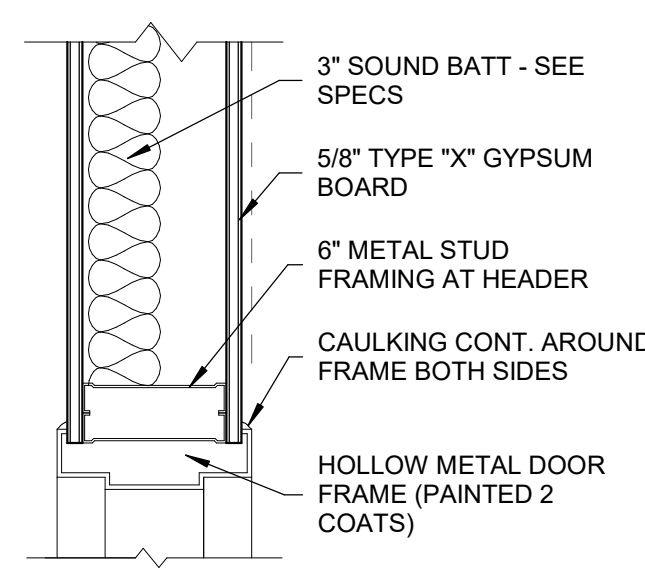
21 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



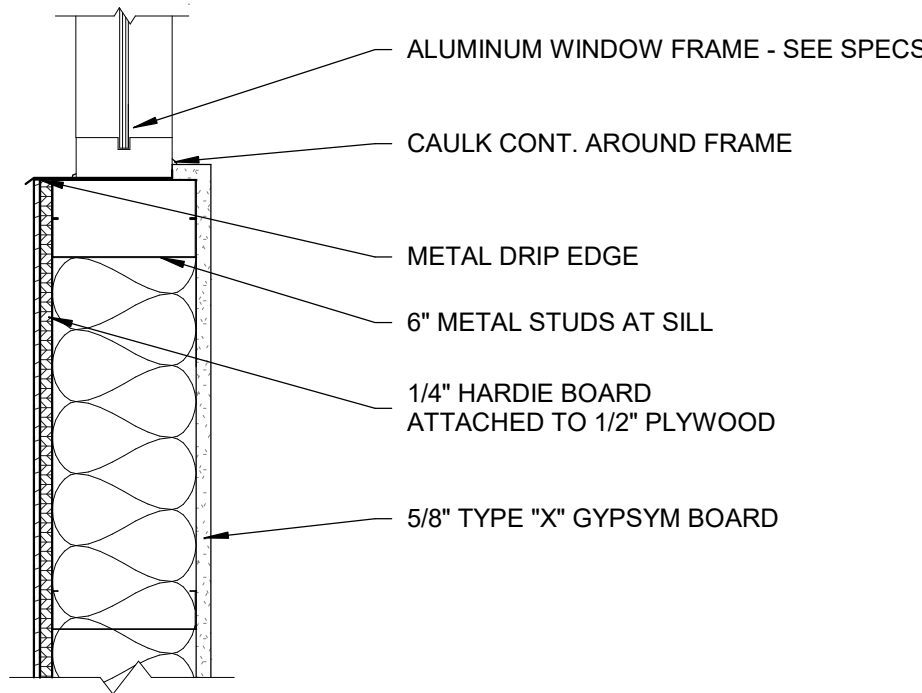
15 ROLL UP DOOR HEAD DETAIL
1 1/2" = 1'-0"



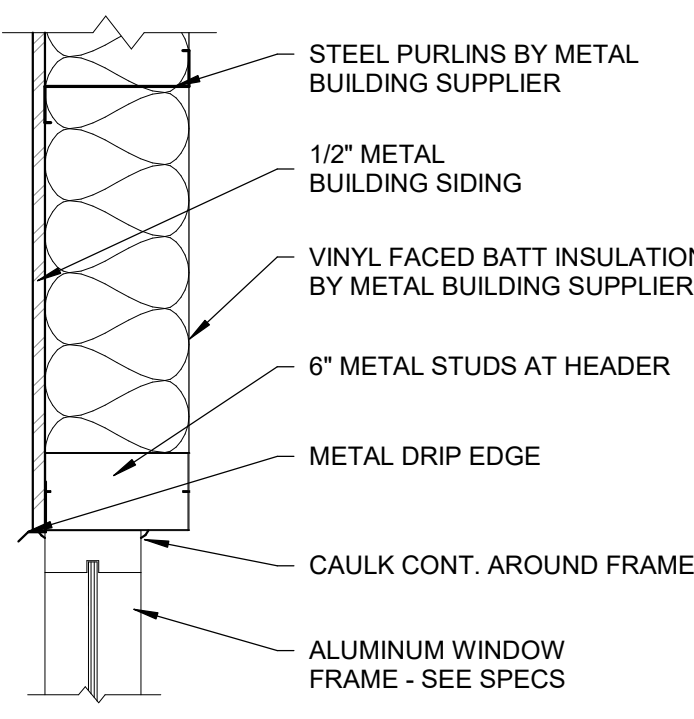
9 DOOR JAMB DETAIL
1 1/2" = 1'-0"



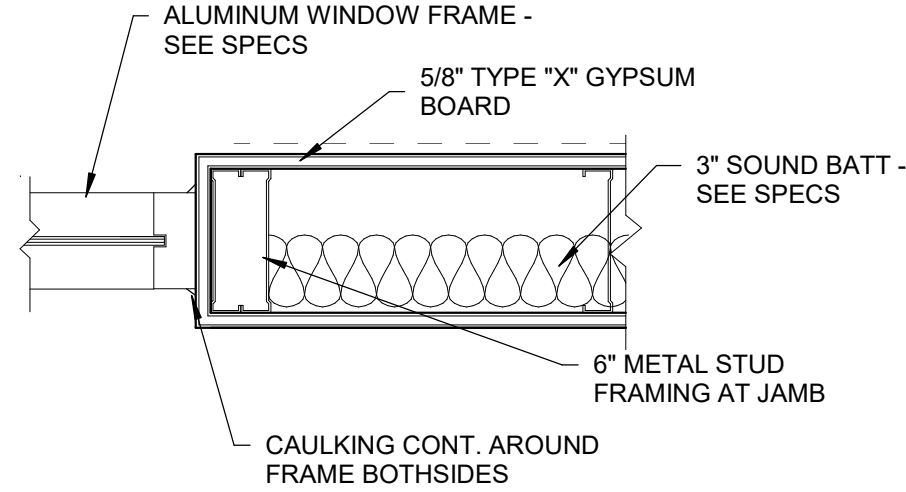
3 DOOR HEAD DETAIL
1 1/2" = 1'-0"



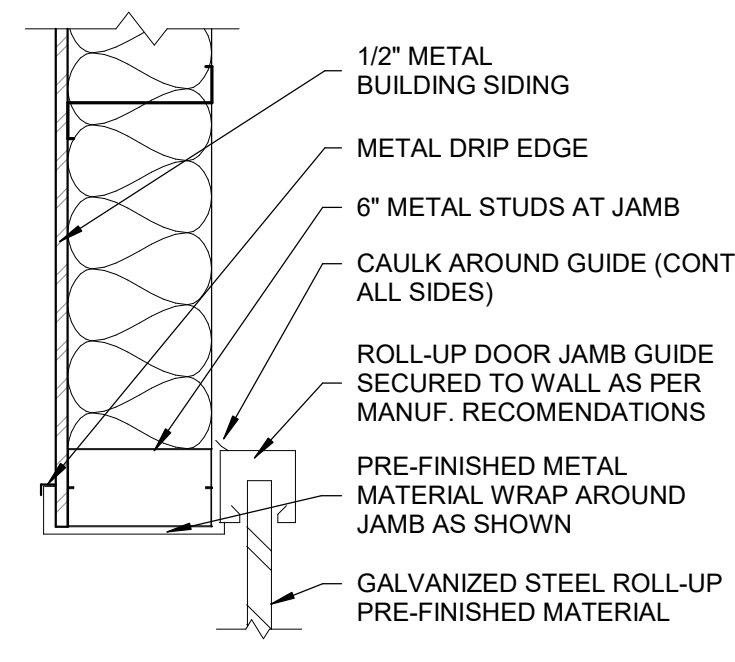
34 WINDOW SILL DETAIL
1 1/2" = 1'-0"



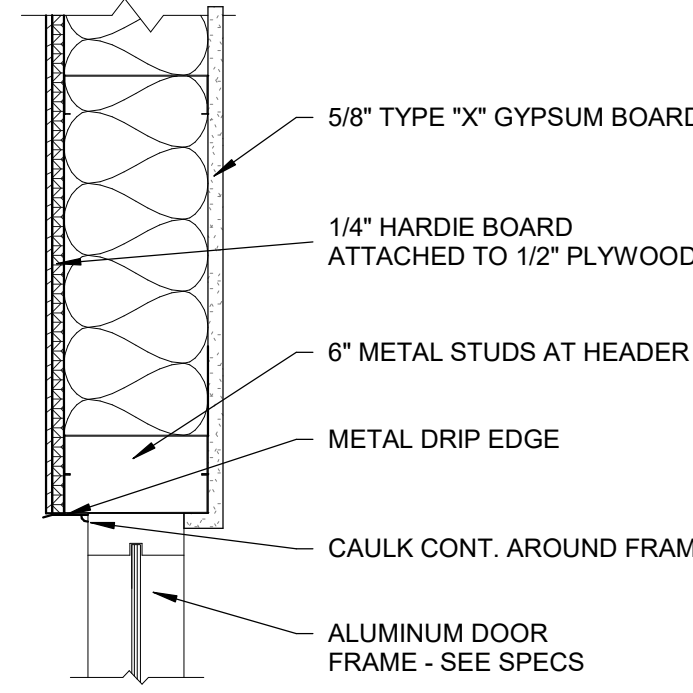
28 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



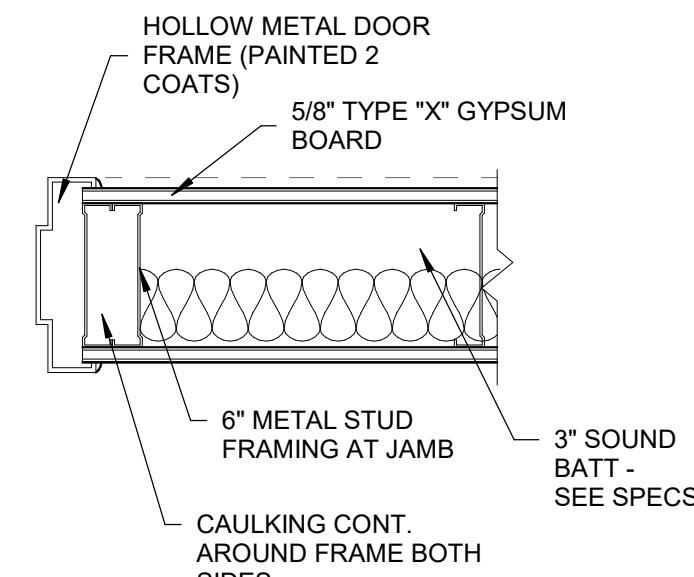
22 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



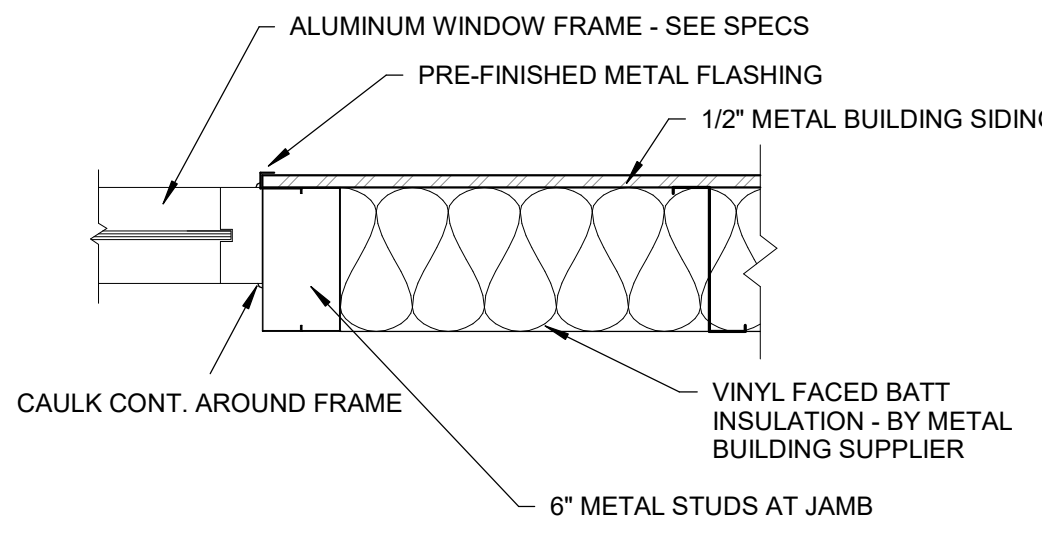
16 ROLL UP DOOR JAMB DETAIL
1 1/2" = 1'-0"



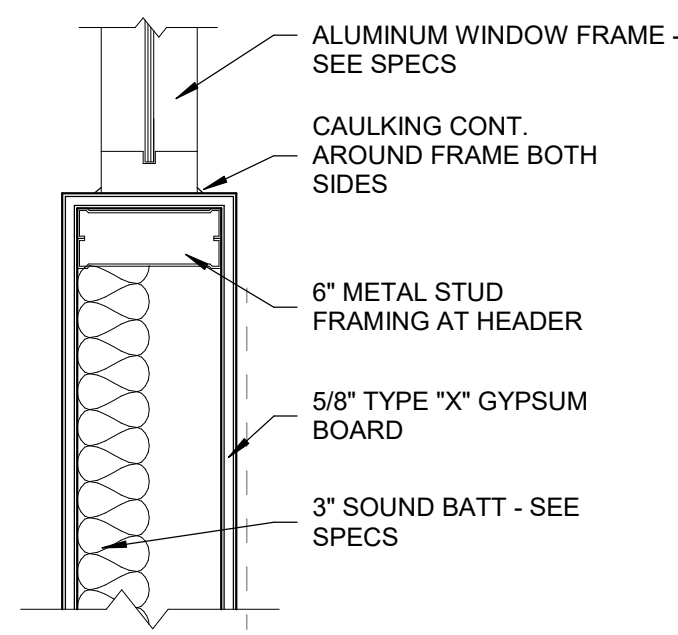
10 DOOR HEAD DETAIL
1 1/2" = 1'-0"



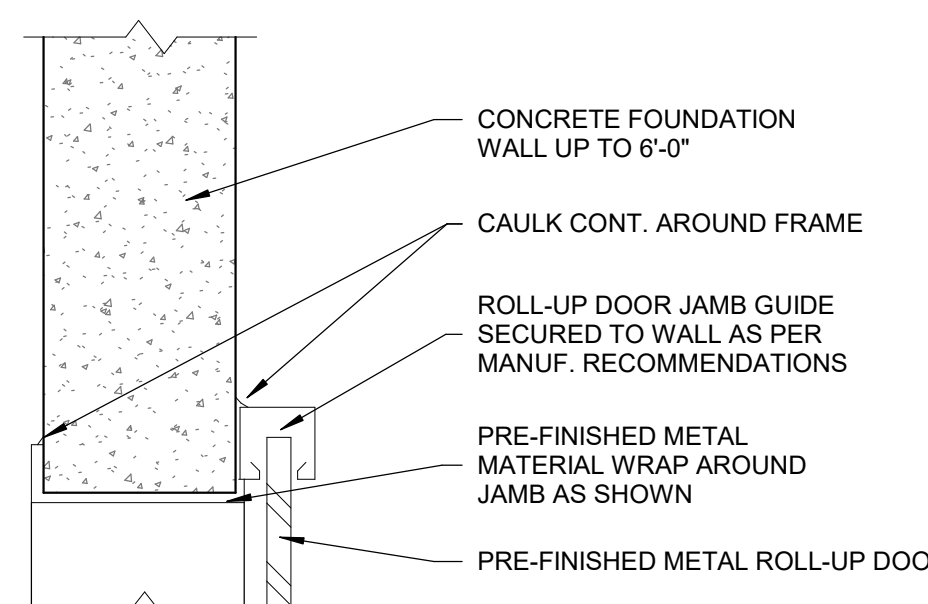
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1 1/2" = 1'-0"



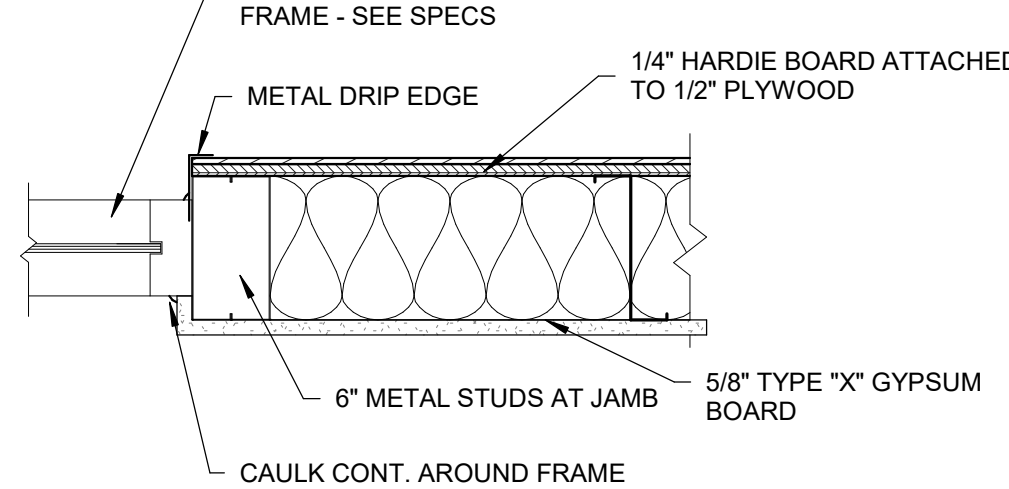
29 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



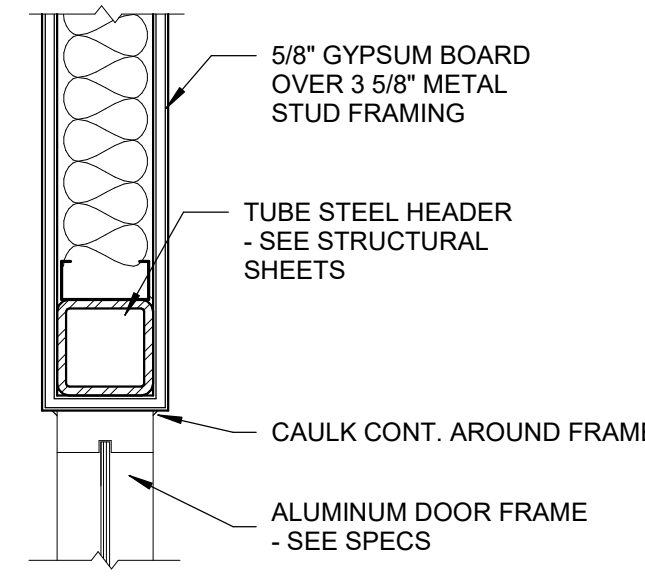
23 WINDOW SILL DETAIL
1 1/2" = 1'-0"



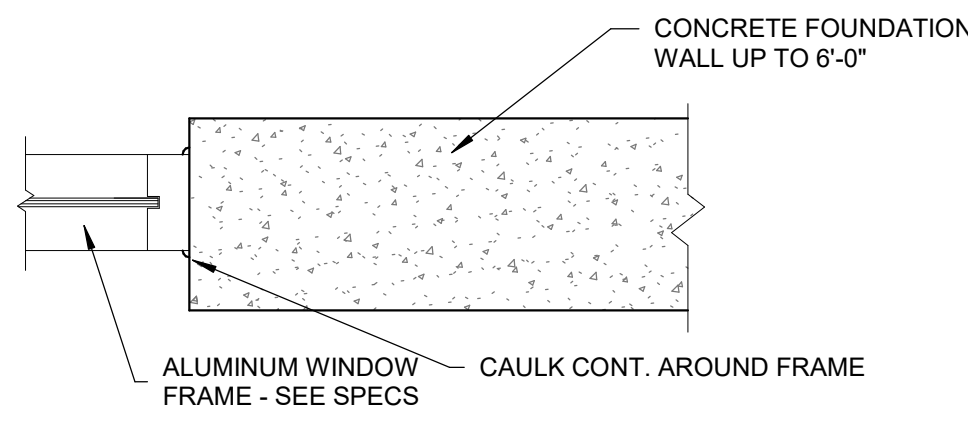
17 ROLL UP DOOR JAMB DETAIL
1 1/2" = 1'-0"



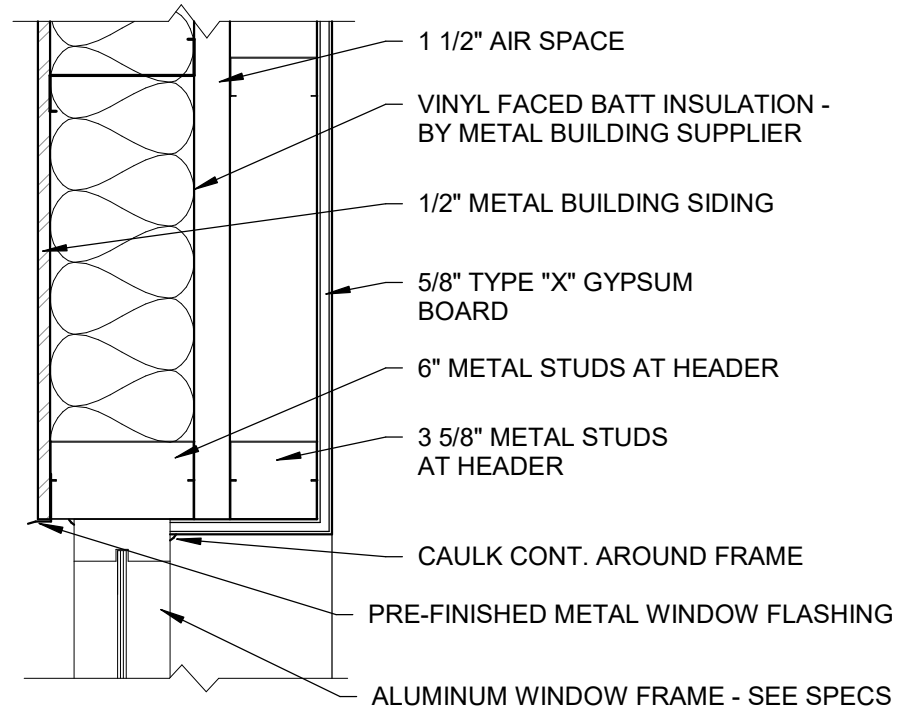
11 DOOR JAMB DETAIL
1 1/2" = 1'-0"



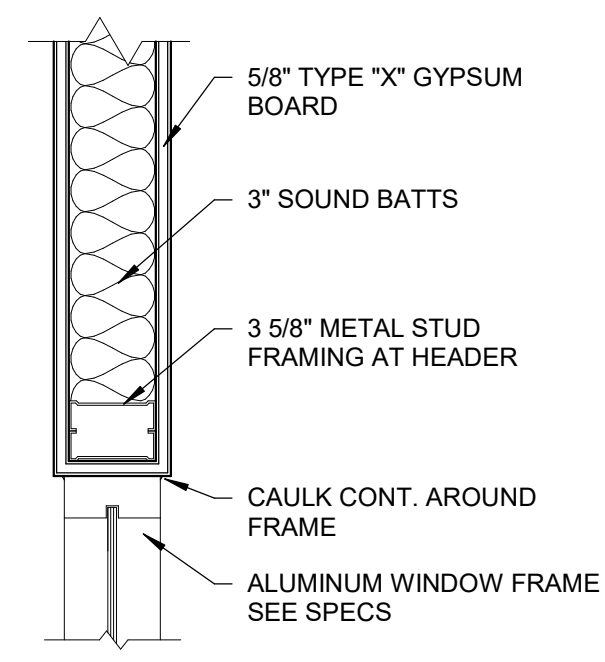
5 DOOR HEAD DETAIL
1 1/2" = 1'-0"



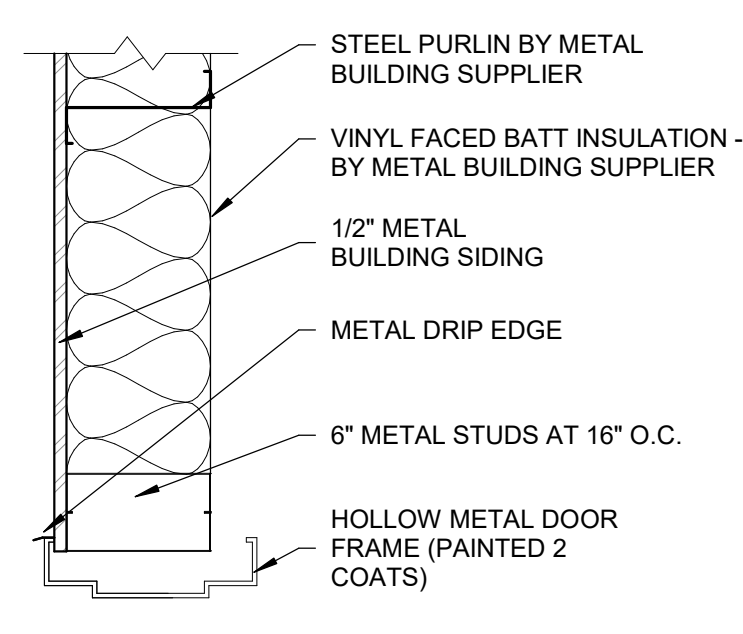
30 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



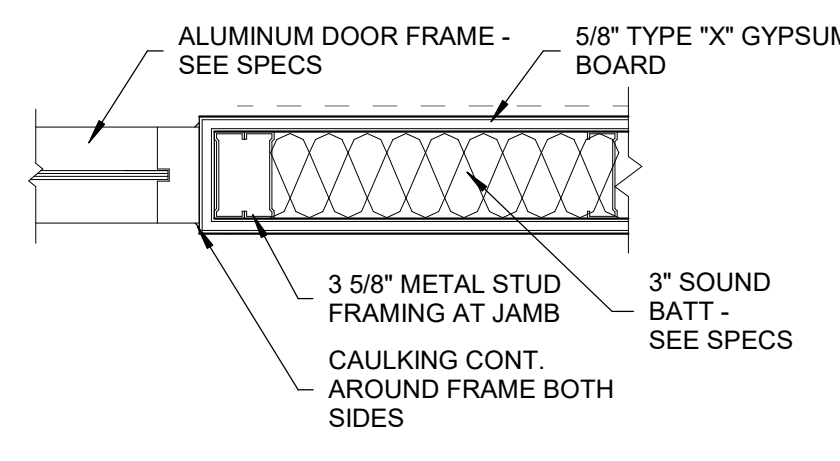
24 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



18 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



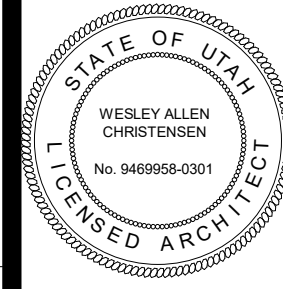
12 DOOR HEAD DETAIL
1 1/2" = 1'-0"



6 DOOR JAMB DETAIL
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPAINISH FORK, UT 84643
WWW.KMAARCHITECTS.COM



REVISIONS:

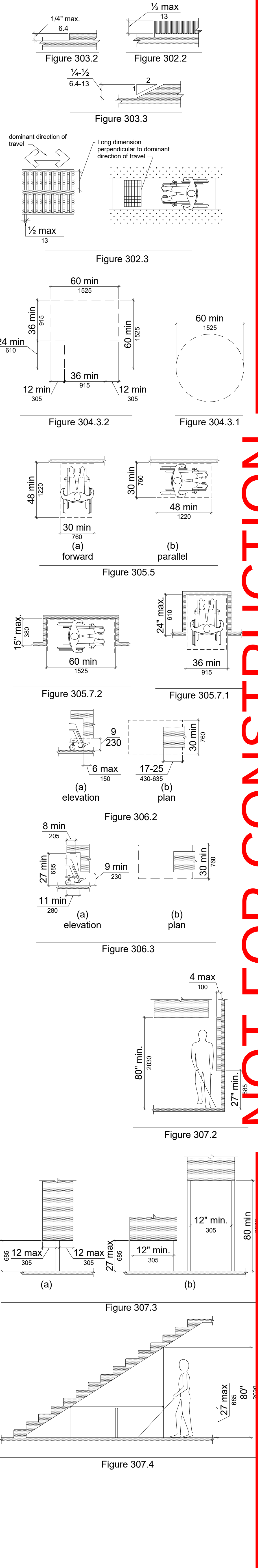
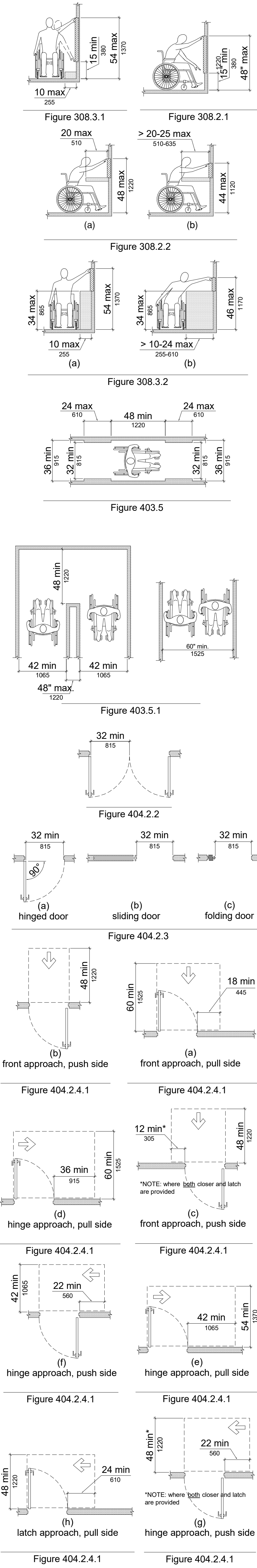
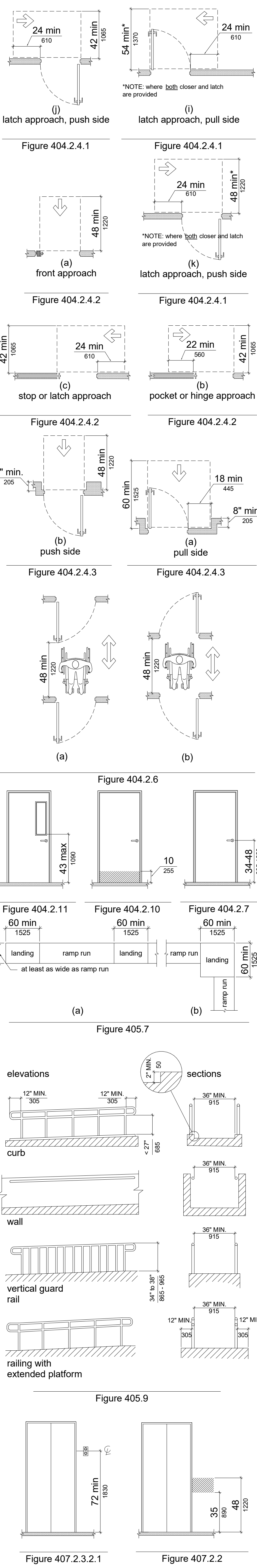
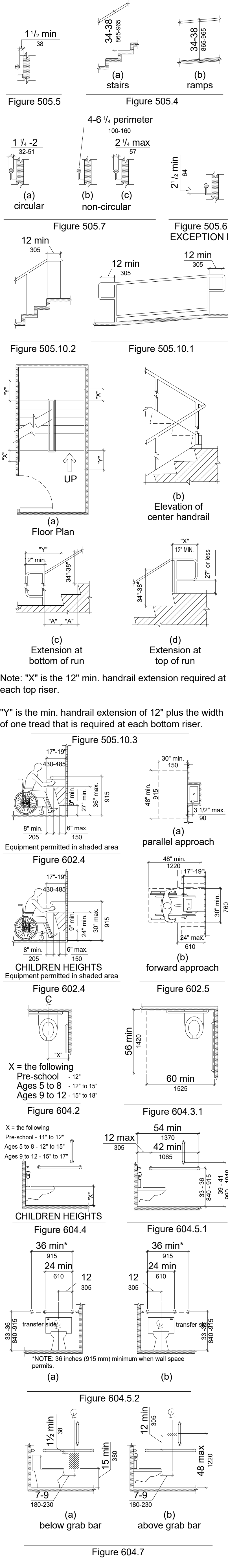
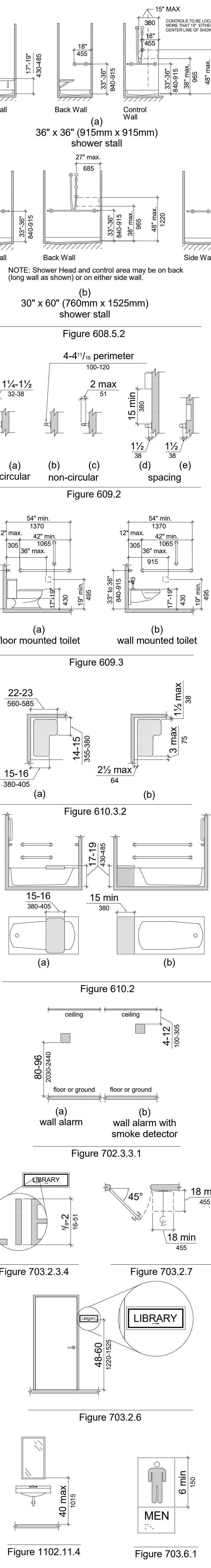
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

BERT BRADFORD

PROJECT TITLE
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: DJH
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

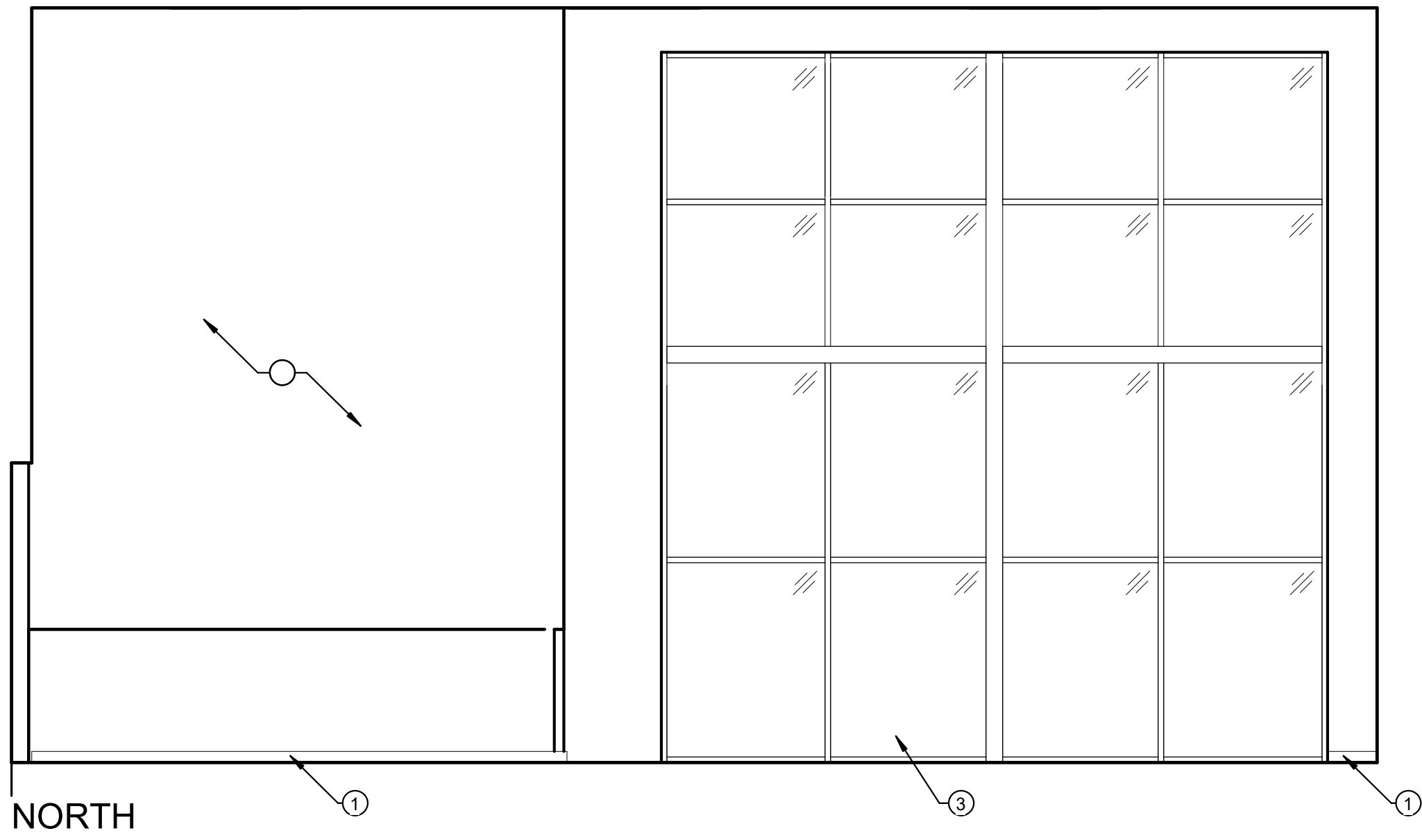
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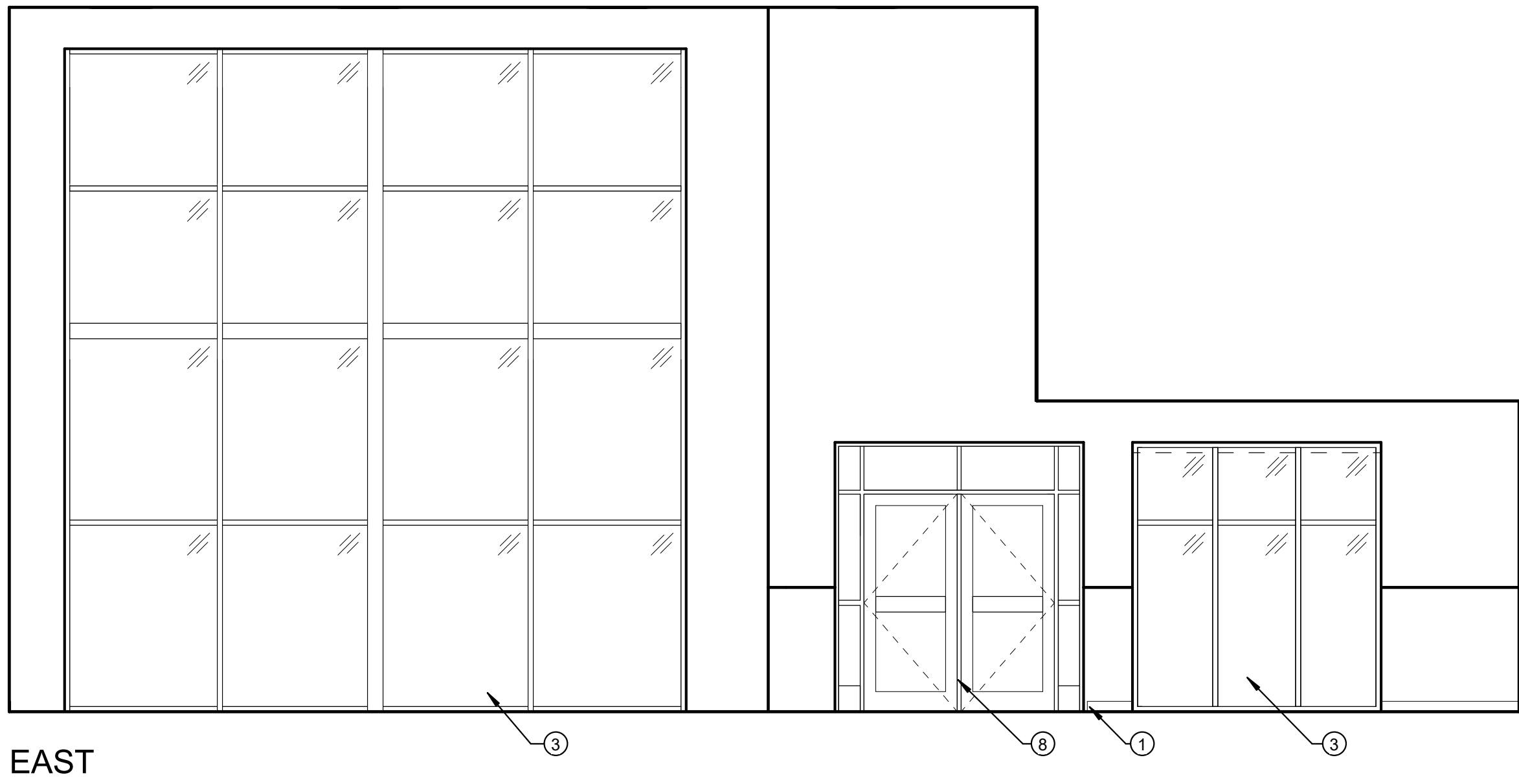
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DRAWN BY:		STAFF	
CHECKED BY:		WC	
DATE:		FEB 2024	
PROJECT #:		163218	
BRADFORD MOUNTAINLAND SUPPLY		EAGLE MOUNTAIN, UTAH	
109 SPLIT ROCK DRIVE		BID PACKAGE 2	
 KMA ARCHITECTS 170 NORTH MAIN STREET SPANISH FORK, UTAH 84660 WWW.KMAARCHITECTS.COM			
		170 NORTH MAIN STREET SPANISH FORK, UTAH 84660 WWW.KMAARCHITECTS.COM	
REVISIONS:			
A6.0 BRADFORD MOUNTAINLAND SUPPLY BID PACKAGE 2			

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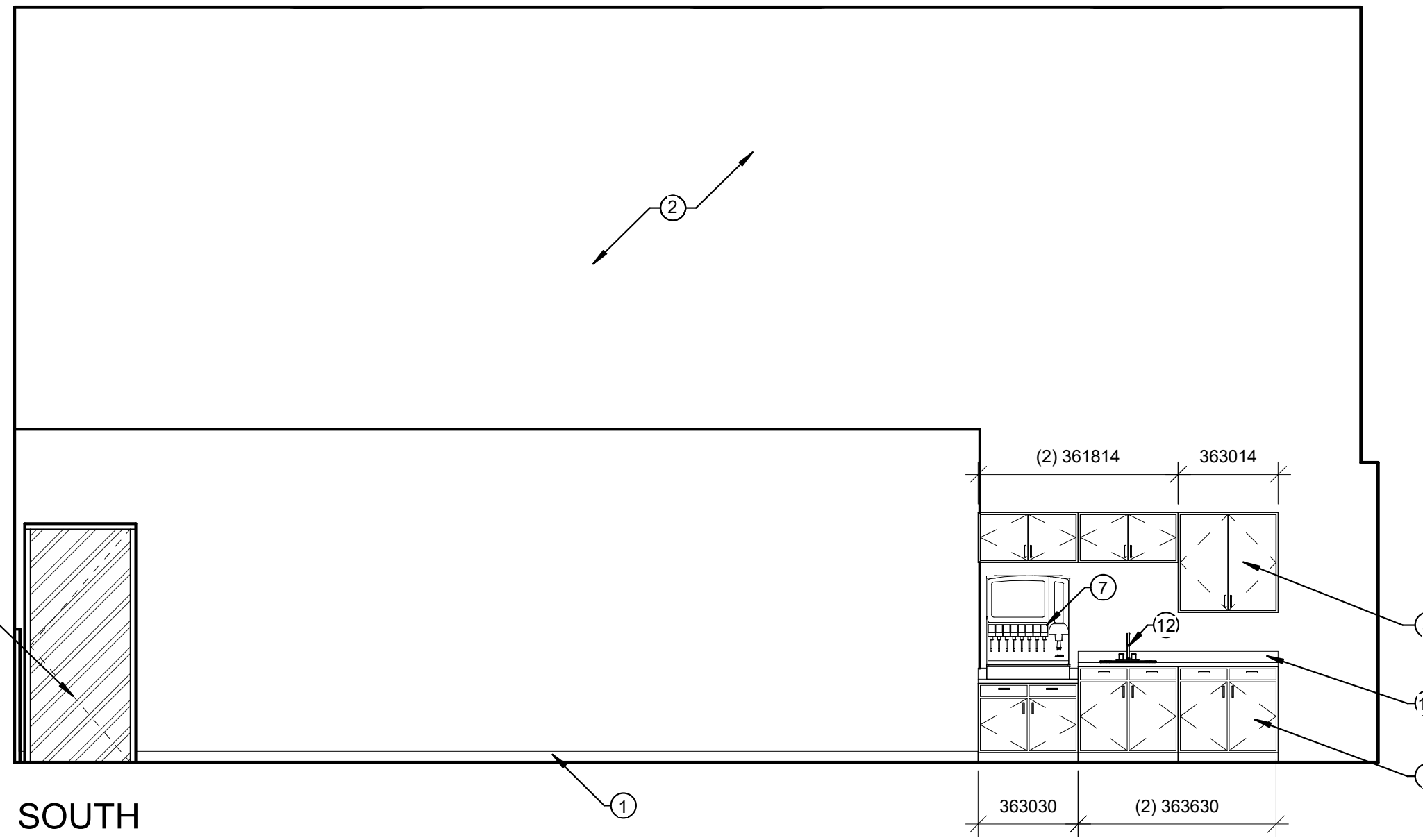
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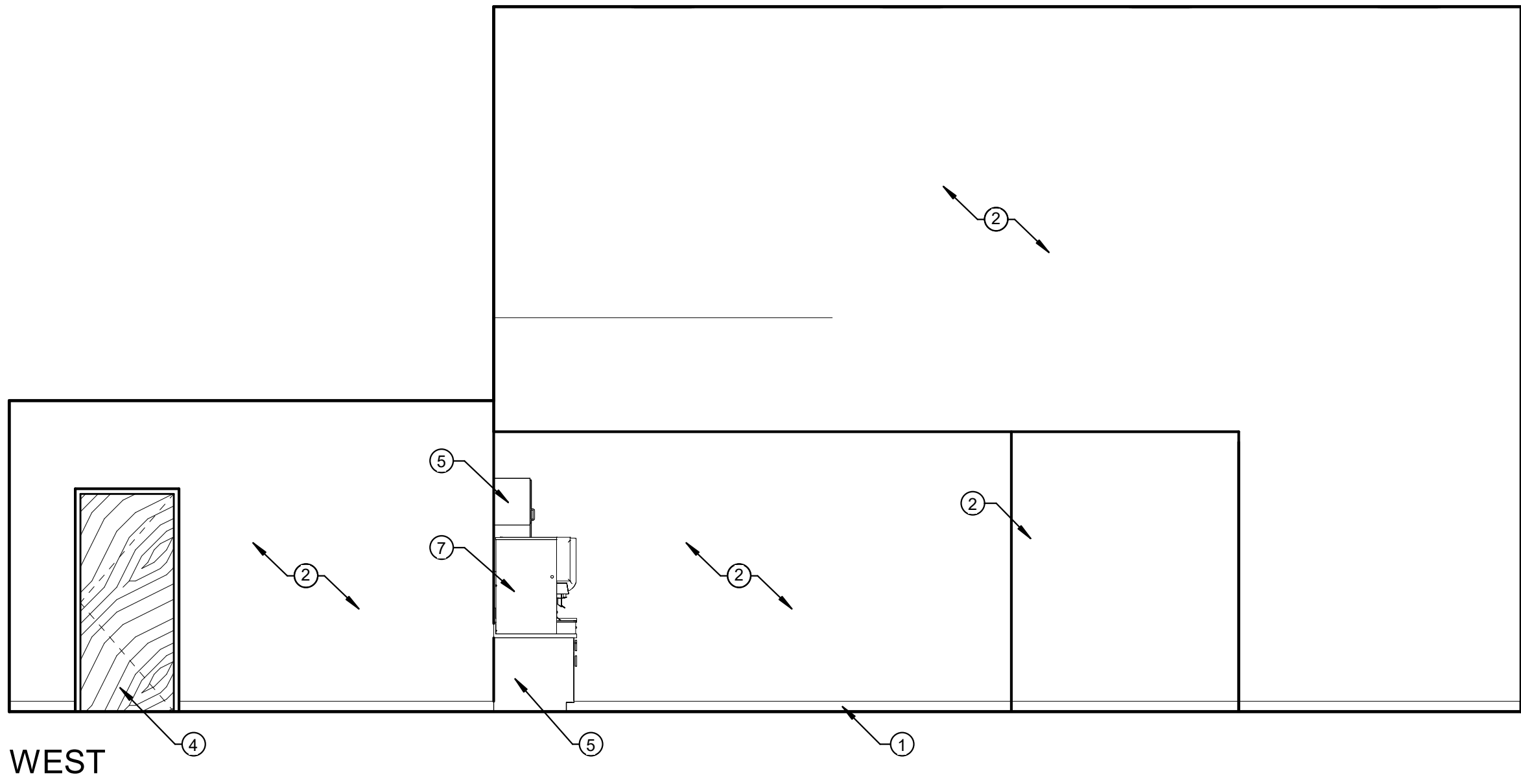
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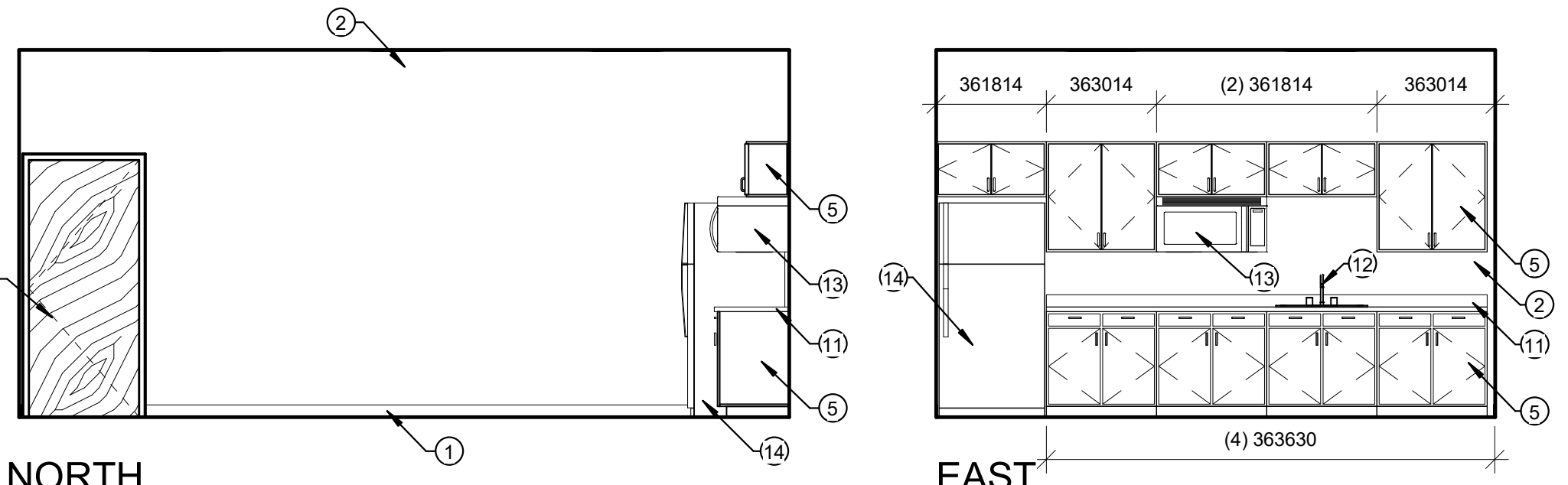


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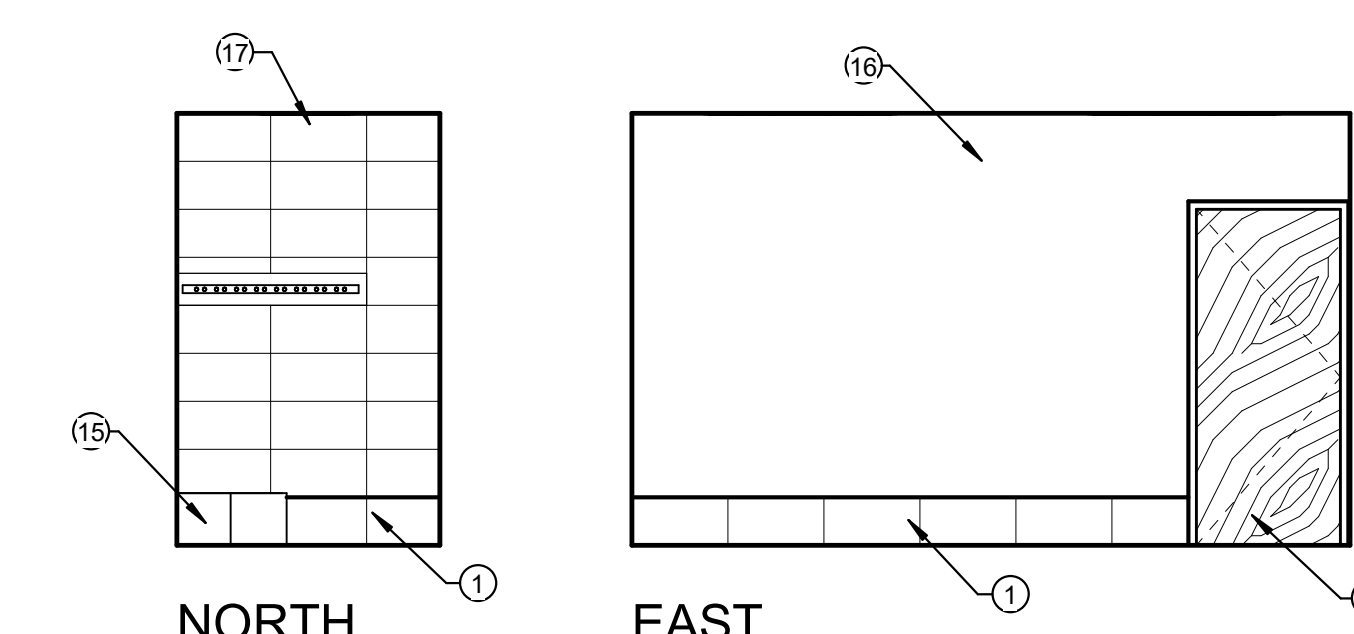


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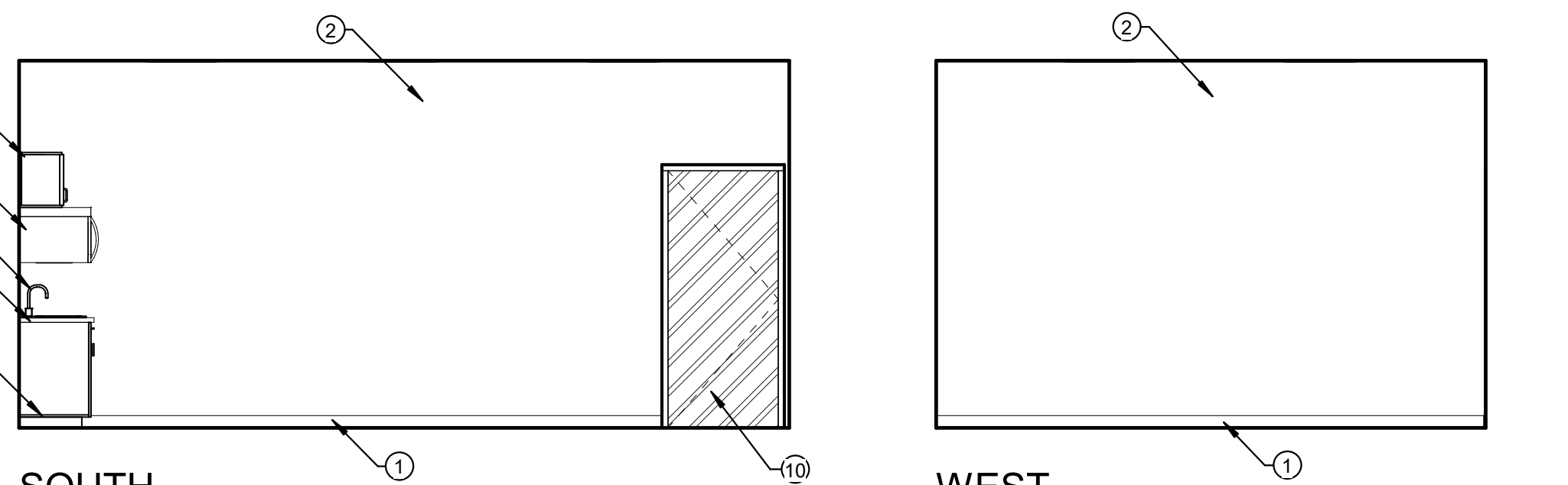
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1/4" = 1'-0"



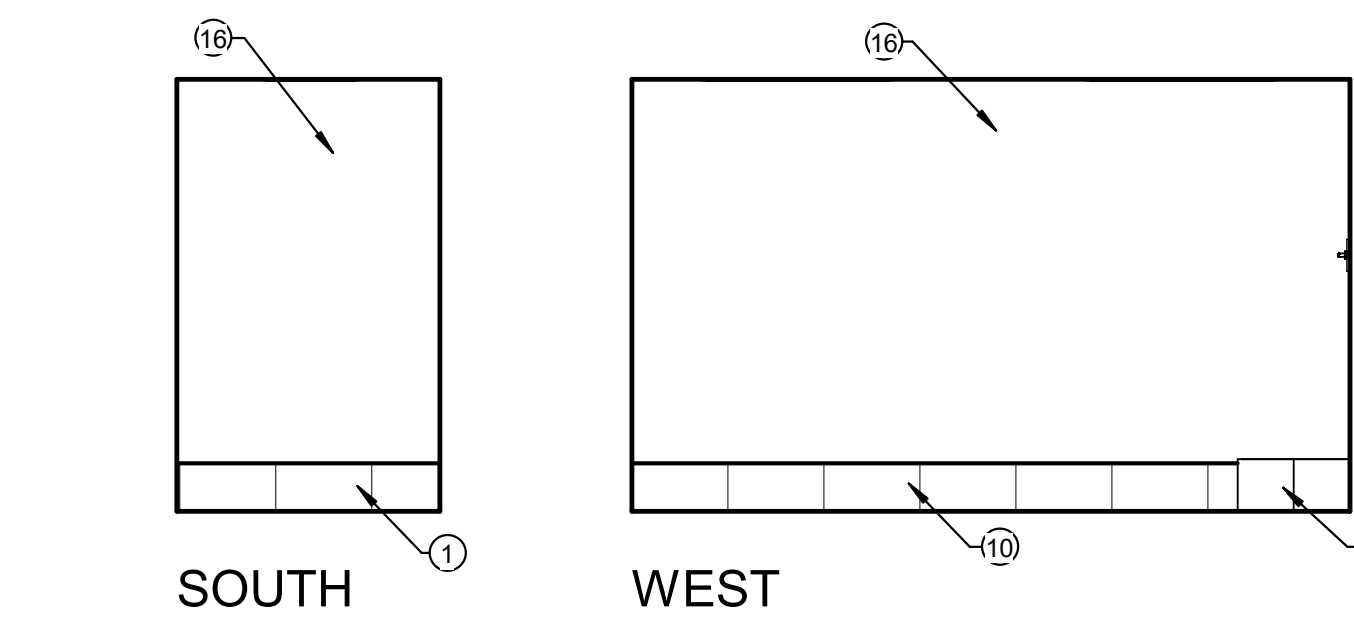
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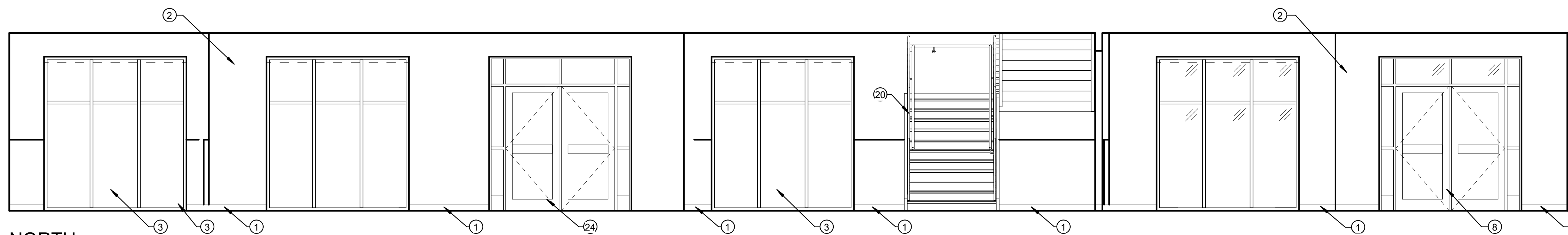


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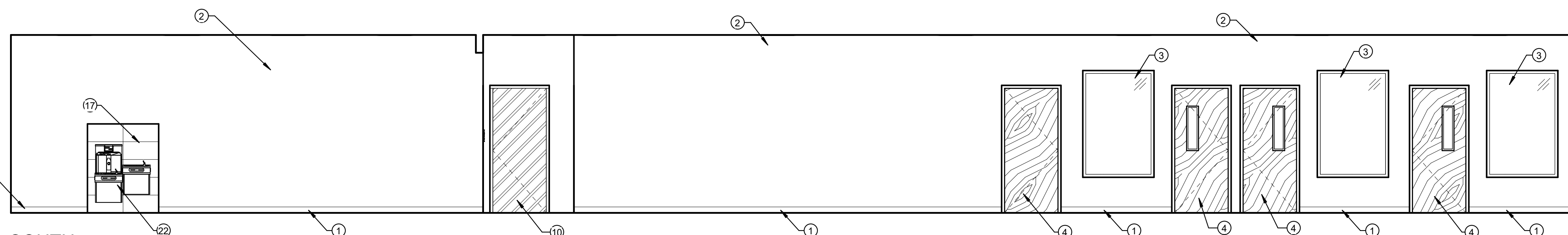


WEST

6 BREAK ROOM
1/4" = 1'-0"



NORTH

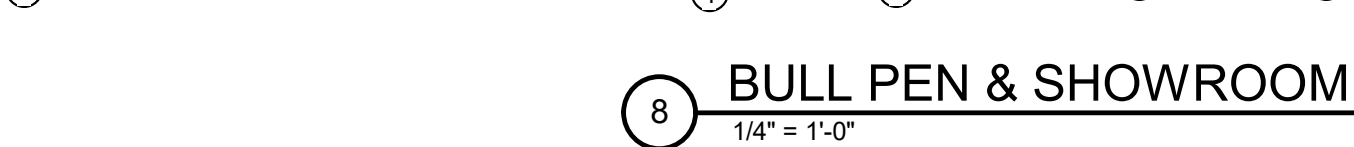


SOUTH

8 BULL PEN & SHOWROOM
1/4" = 1'-0"



EAST



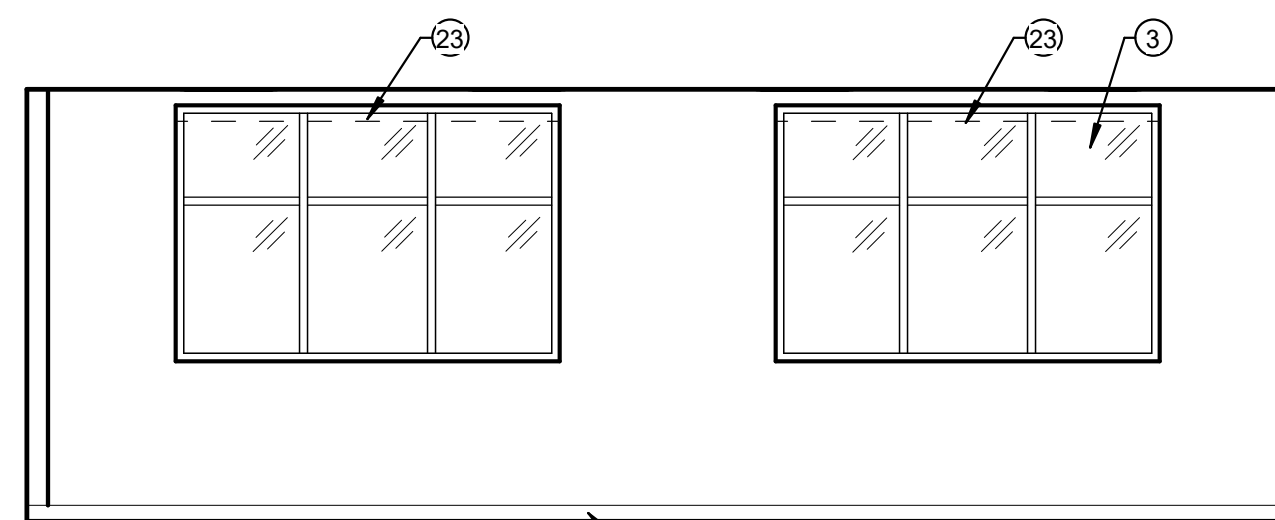
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SHEET NOTES

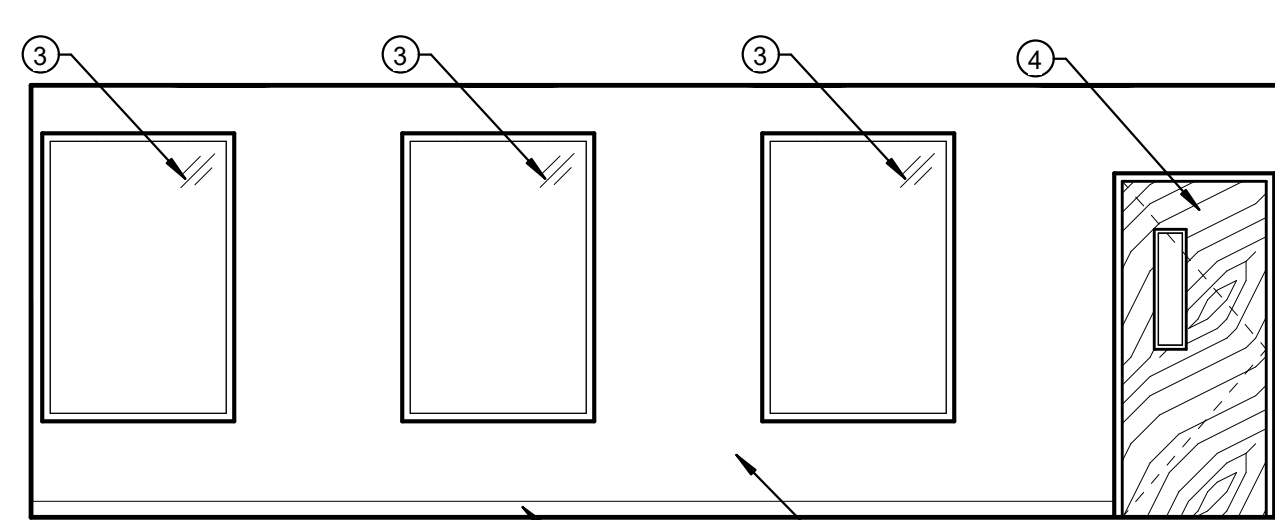
- BASE - SEE FINISH SCHEDULE
- TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.
- ALUMINUM WINDOW - SEE WINDOW TYPES.
- WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.
- MILLWORK - SEE SPECS.
- MECHANICAL GRILL - SEE MECHANICAL SHEETS
- SODA MACHINE (N.I.C.)
- ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.
- MECHANICAL DUCTWORK - SEE MECHANICAL SHEETS.
- HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE, COLOR AS SELECTED BY ARCHITECT.
- PLASTIC LAMINATE COUNTERTOP W/4" BACKSPLASH - SEE SPECS.

SHEET NOTES

- PLUMBING FIXTURES - SEE PLUMBING SHEETS
- MICROWAVE (N.I.C.)
- REFRIGERATOR - FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
- MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.
- TEXTURED AND EPOXY PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.
- 12"x 24" CERAMIC WALL TILE (FIELD COLOR) - SEE SPECS
- 24"x 36" MIRROR - SEE SPECS
- TOILET PARTITIONS - SEE SPECS.
- STEEL GUARDRAIL - SEE SPECS
- PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS.
- ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1
- ROLLING SHADES - SEE SPECS.
- ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.
- PLASTIC LAMINATE COUNTERTOP WITH BACKSPLASH - SEE SPECS.

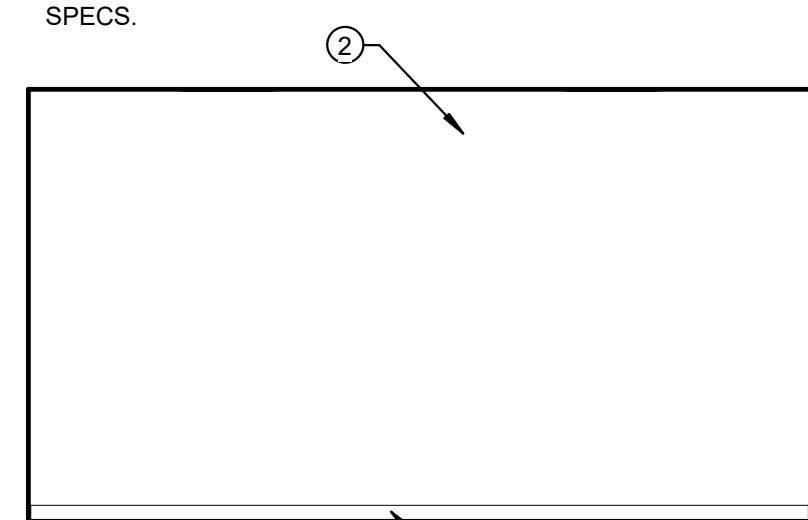


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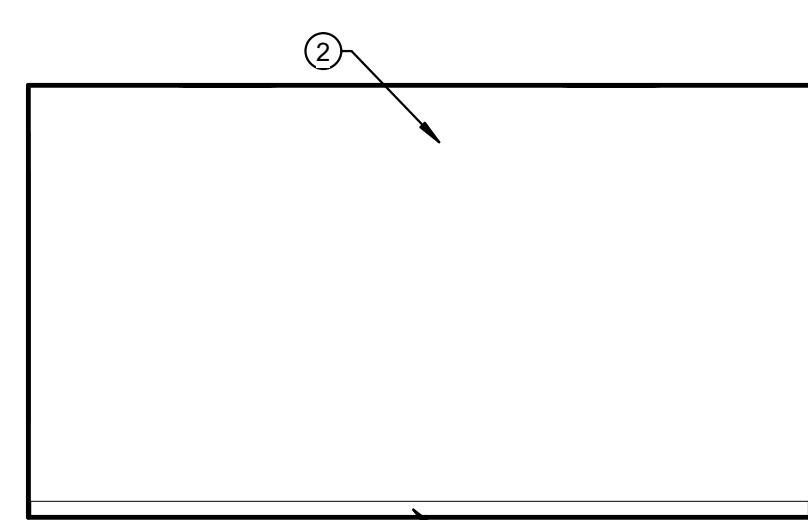


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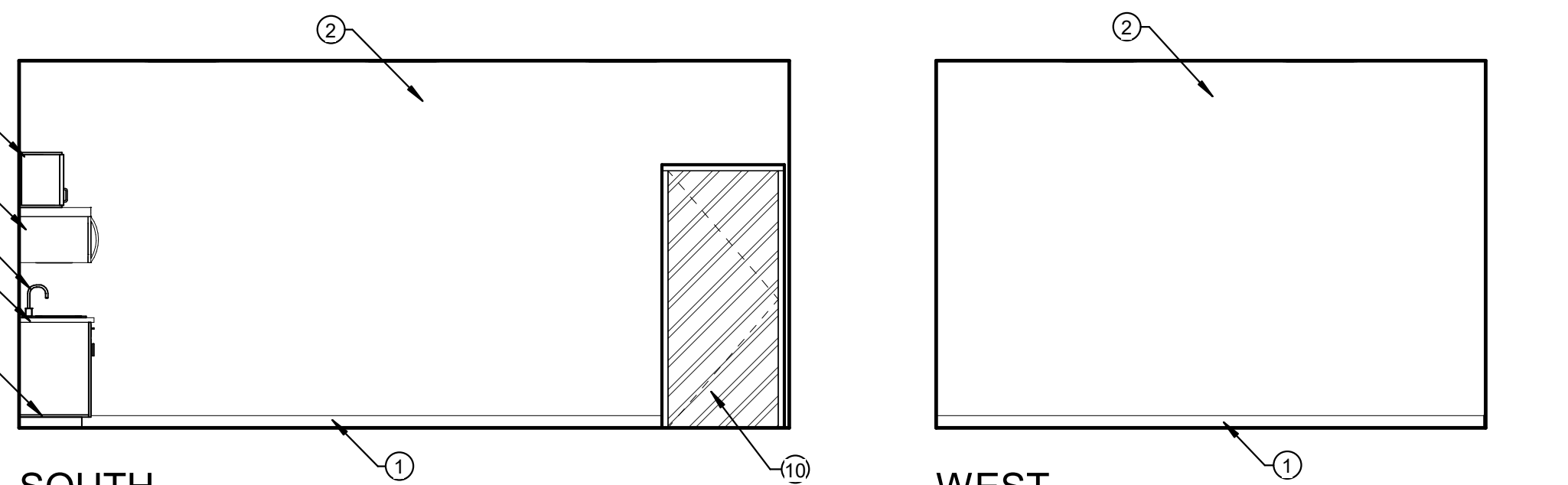
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1/4" = 1'-0"



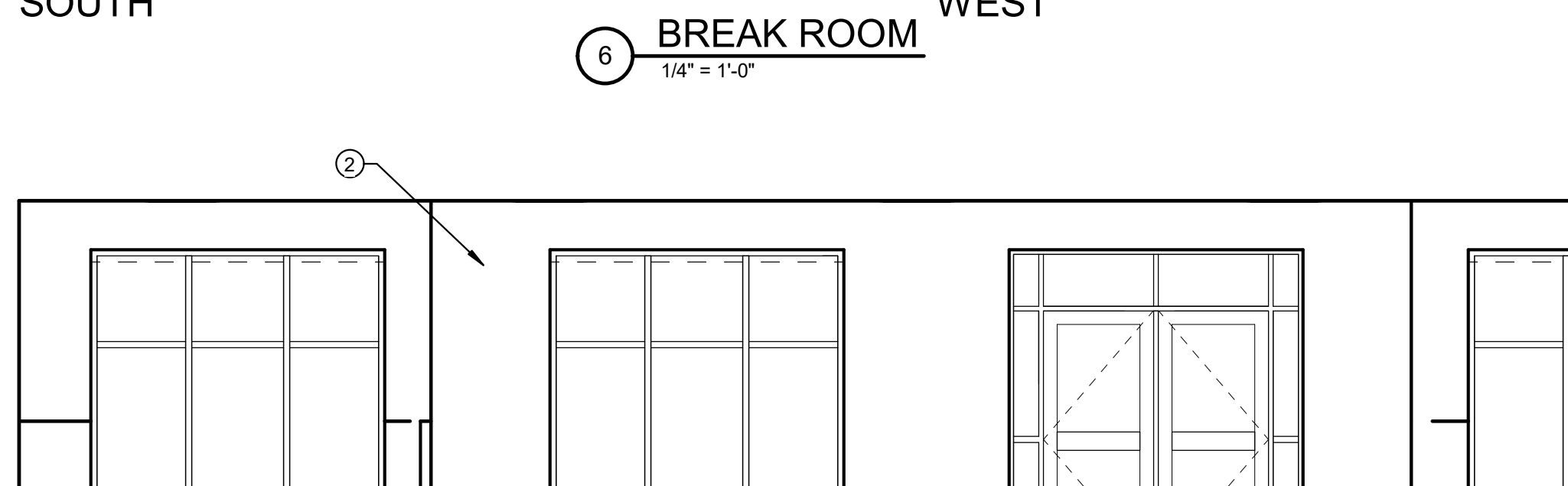
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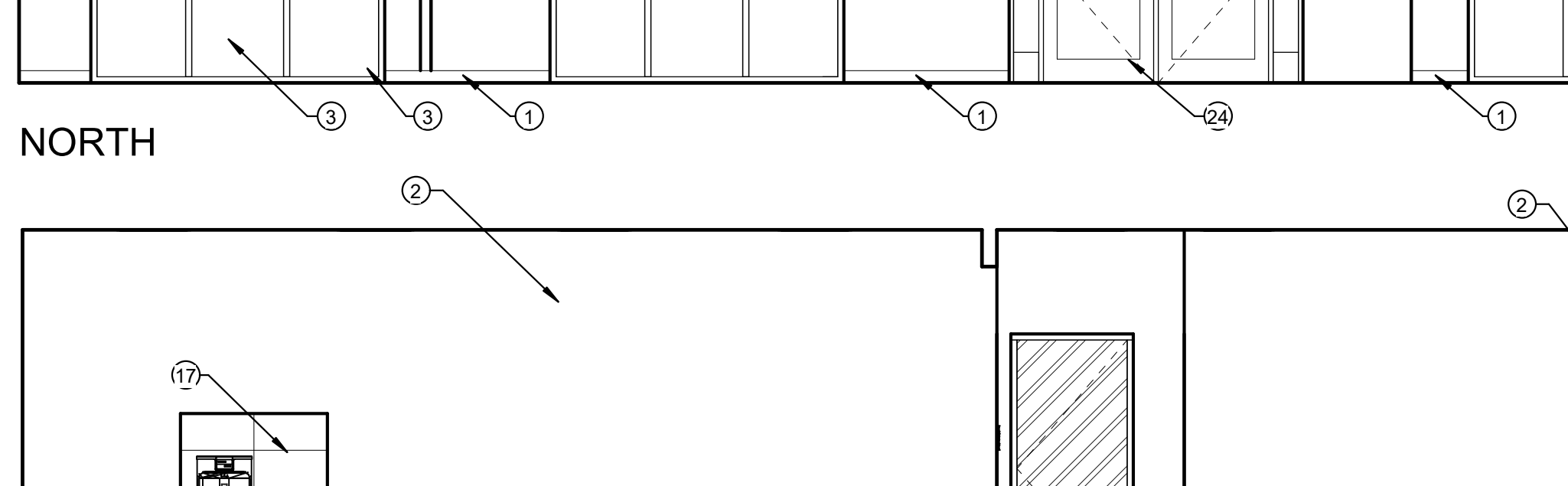
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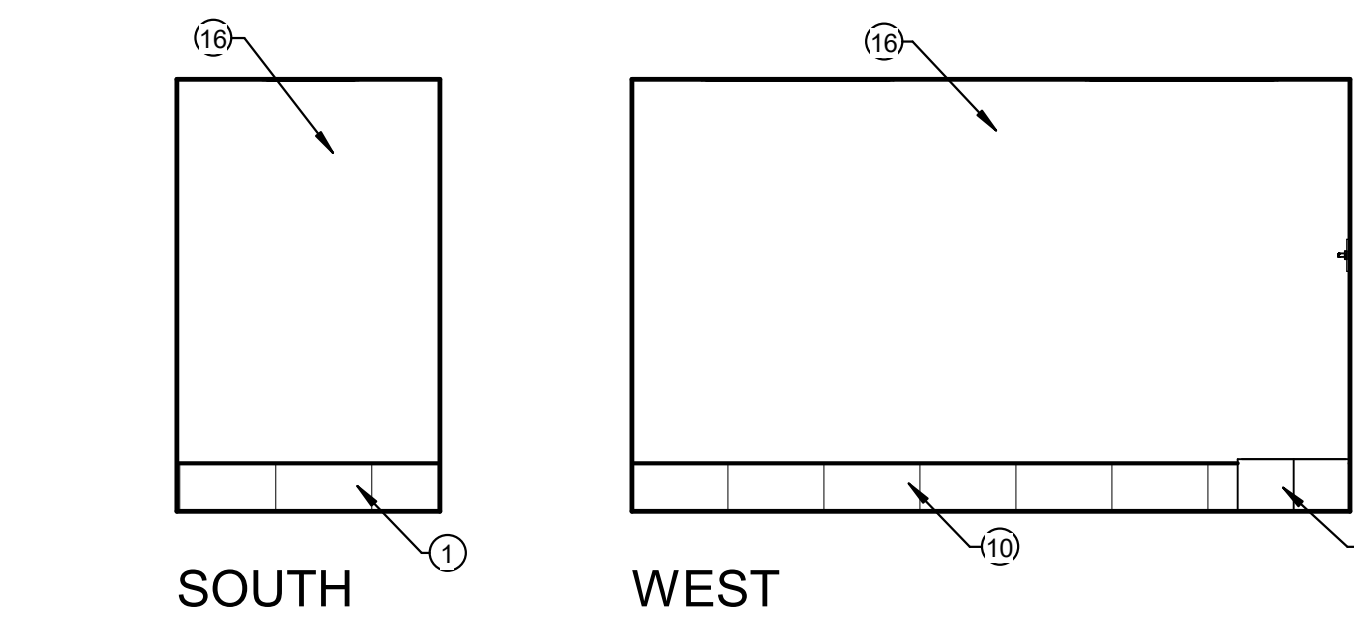
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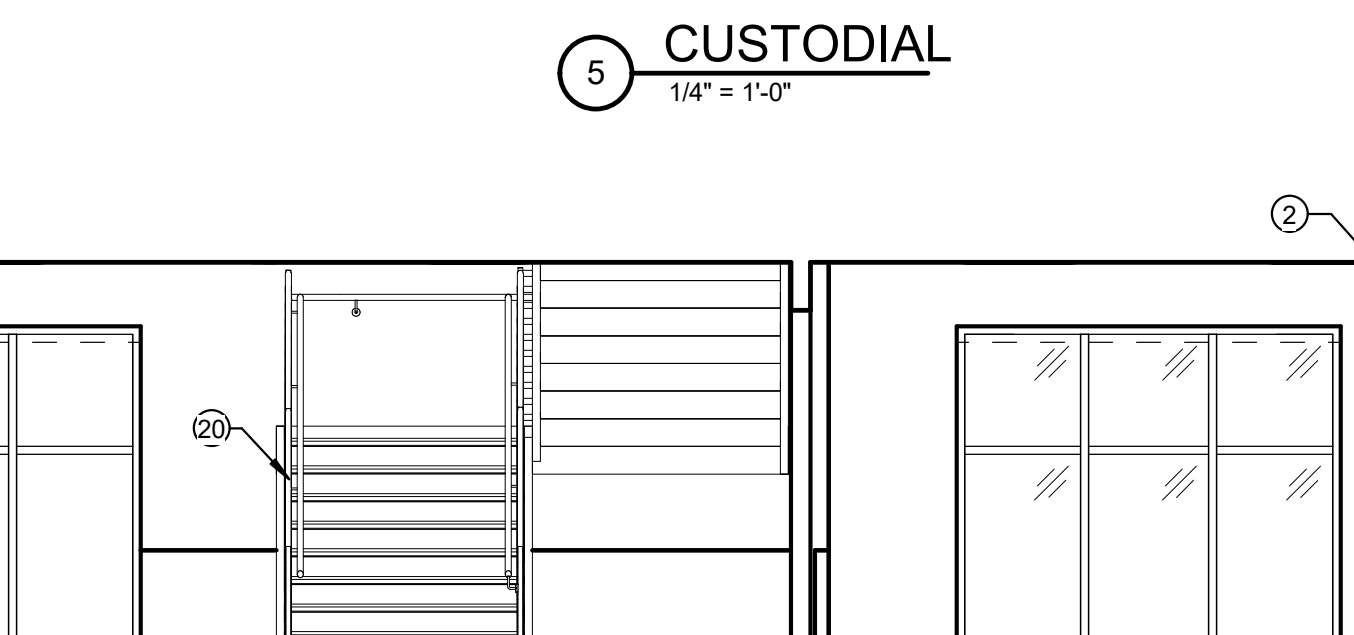
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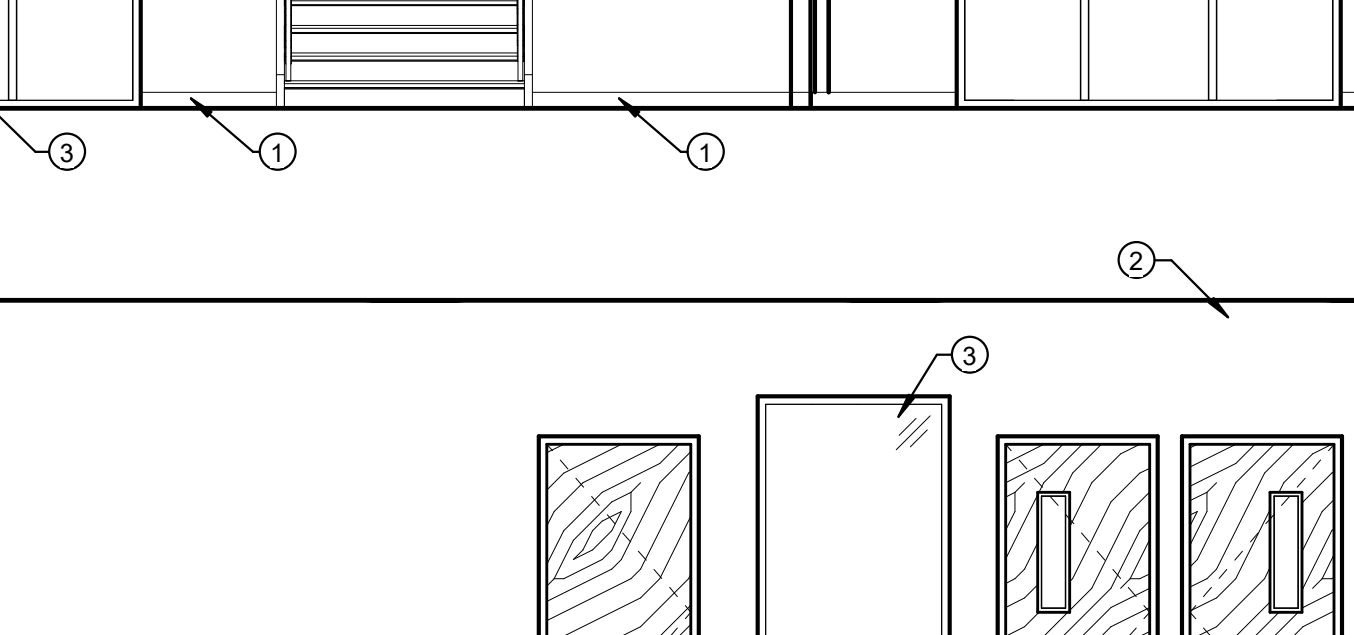
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NORTH



EAST



SOUTH

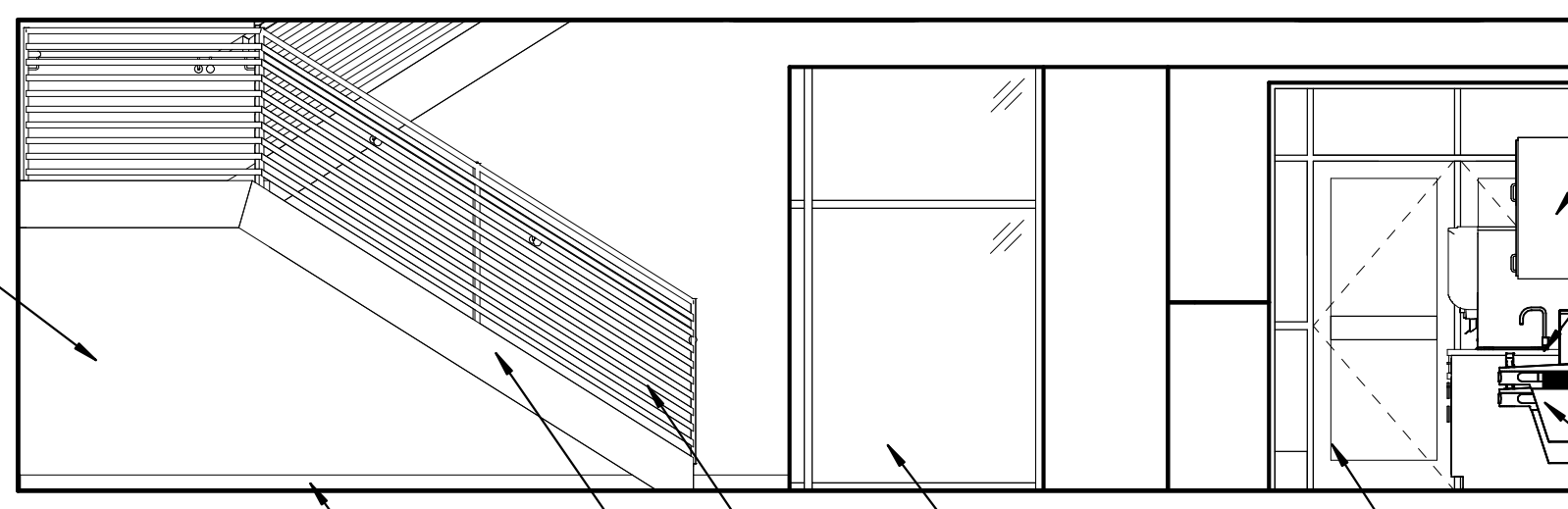
5 CUSTODIAL
1/4" = 1'-0"



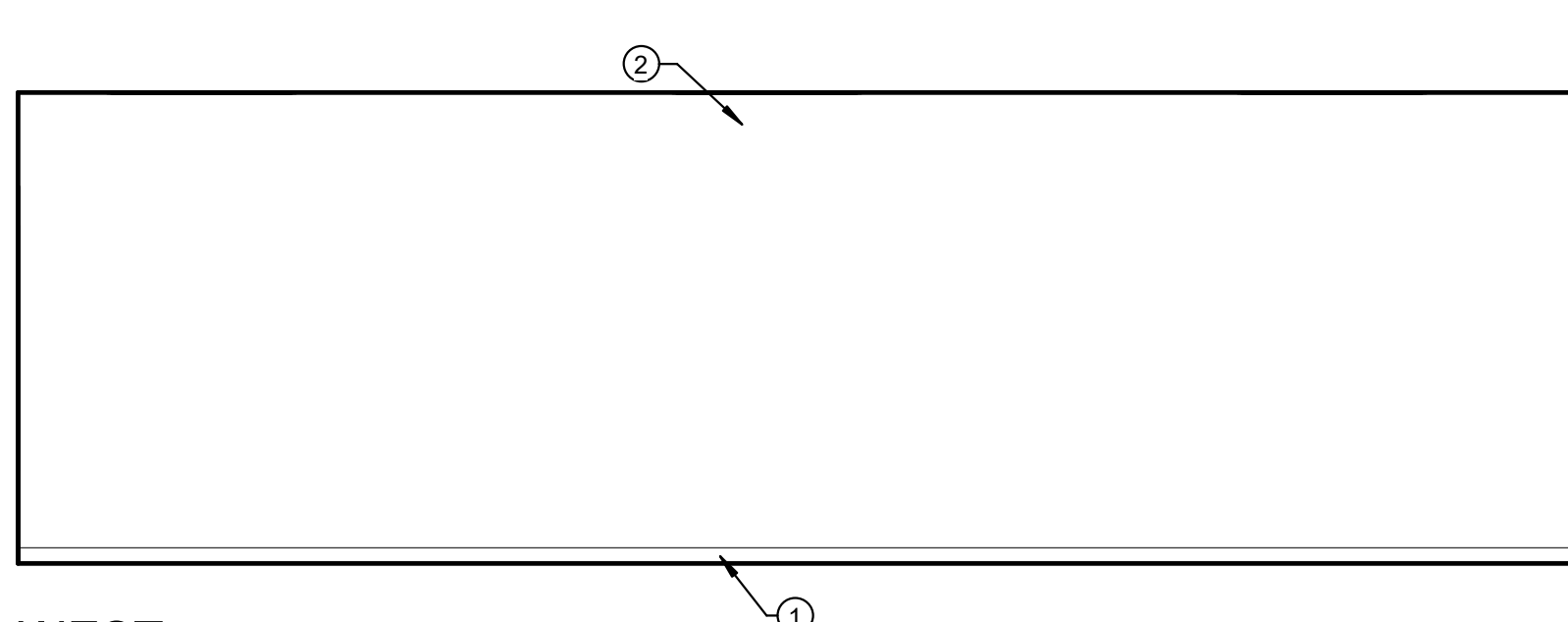
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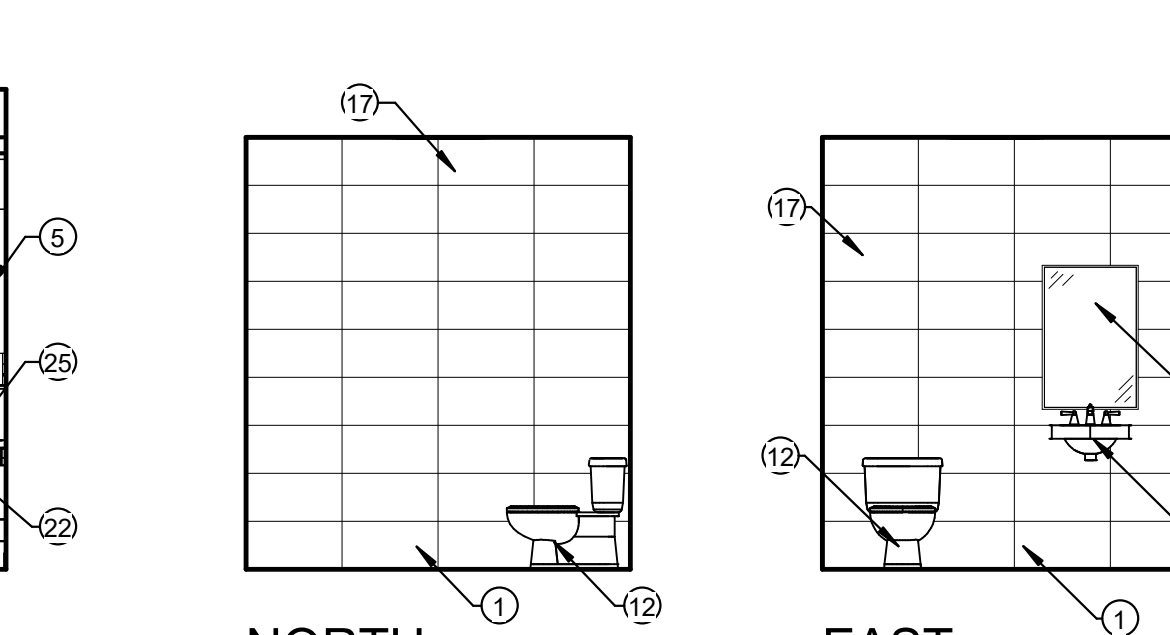


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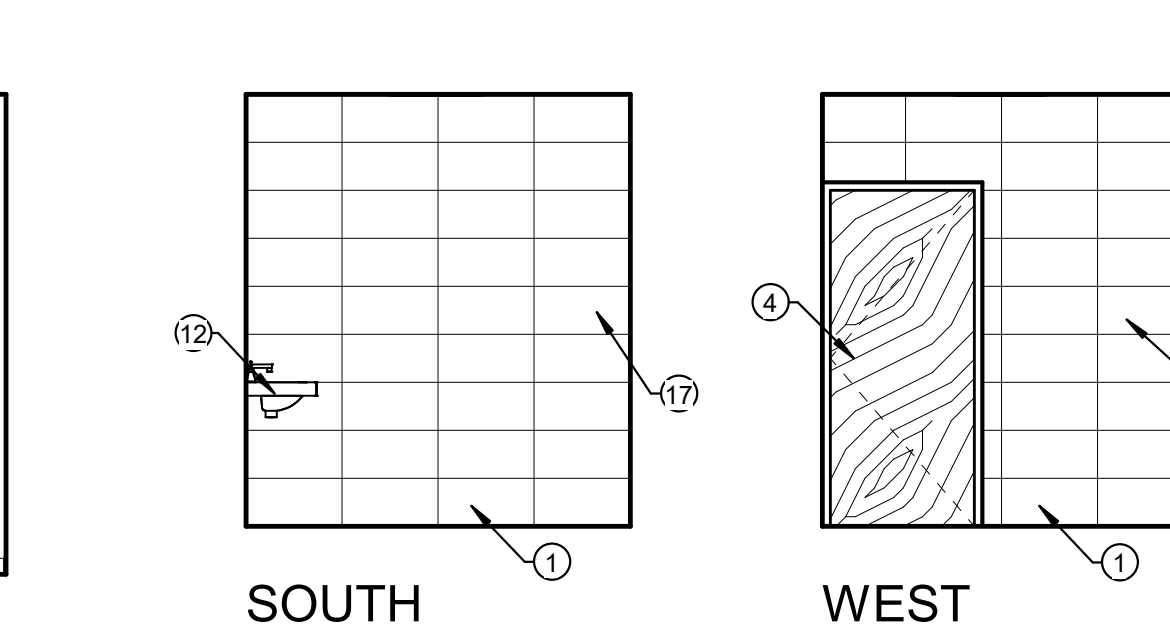


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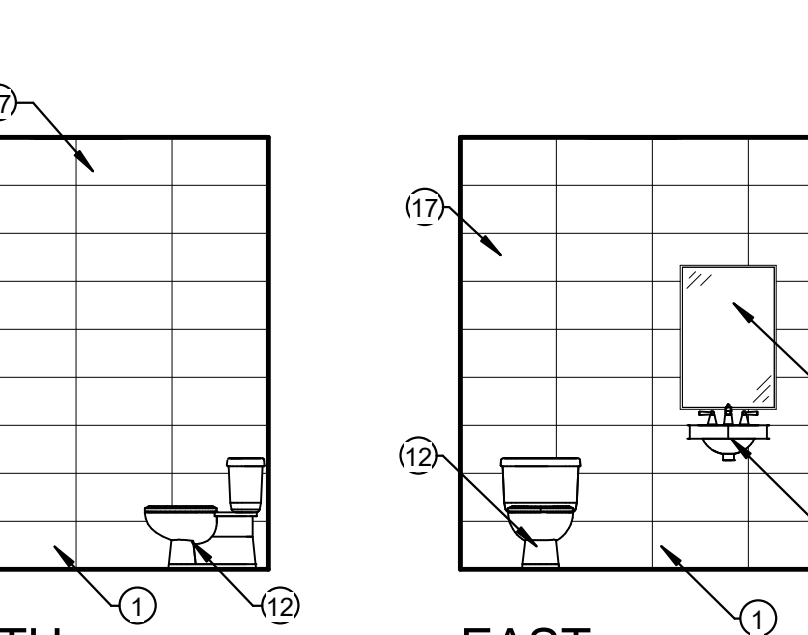
3 MENS RESTROOM
1/4" = 1'-0"



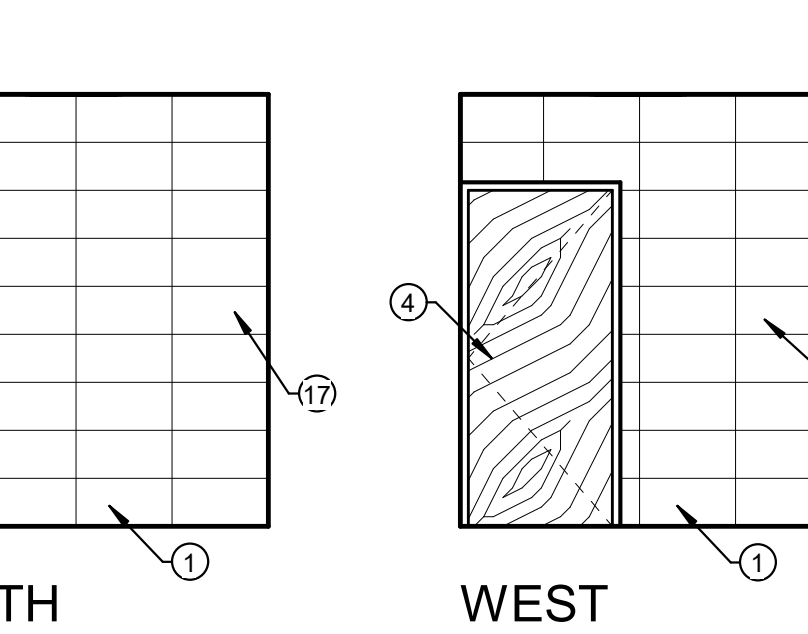
NORTH



SOUTH



EAST



WEST

7 SINGLE RESTROOM
1/4" = 1'-0"

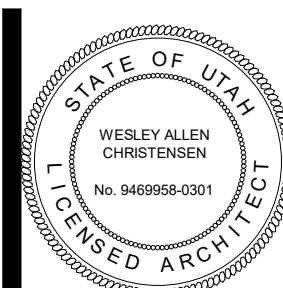


NORTH

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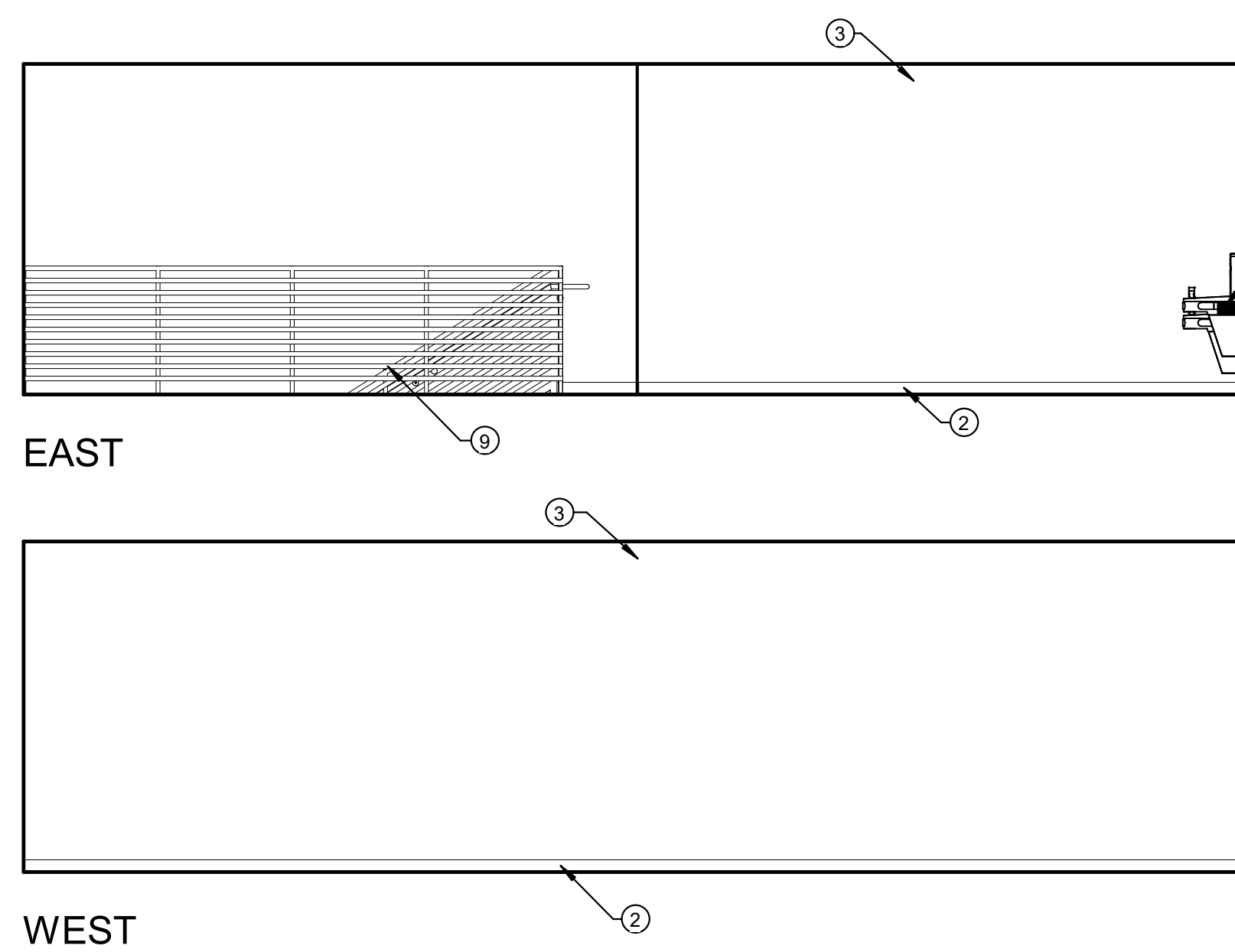
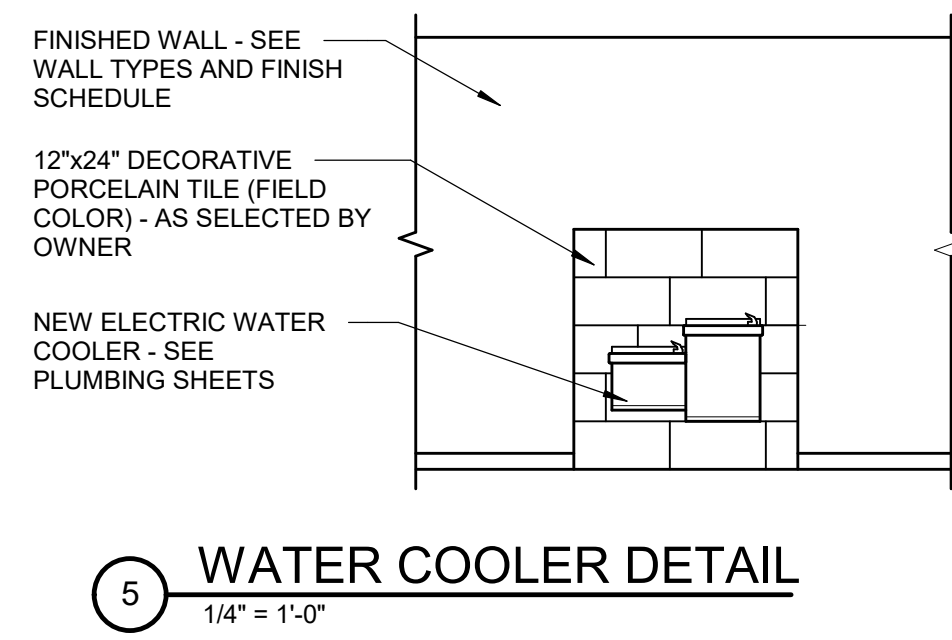
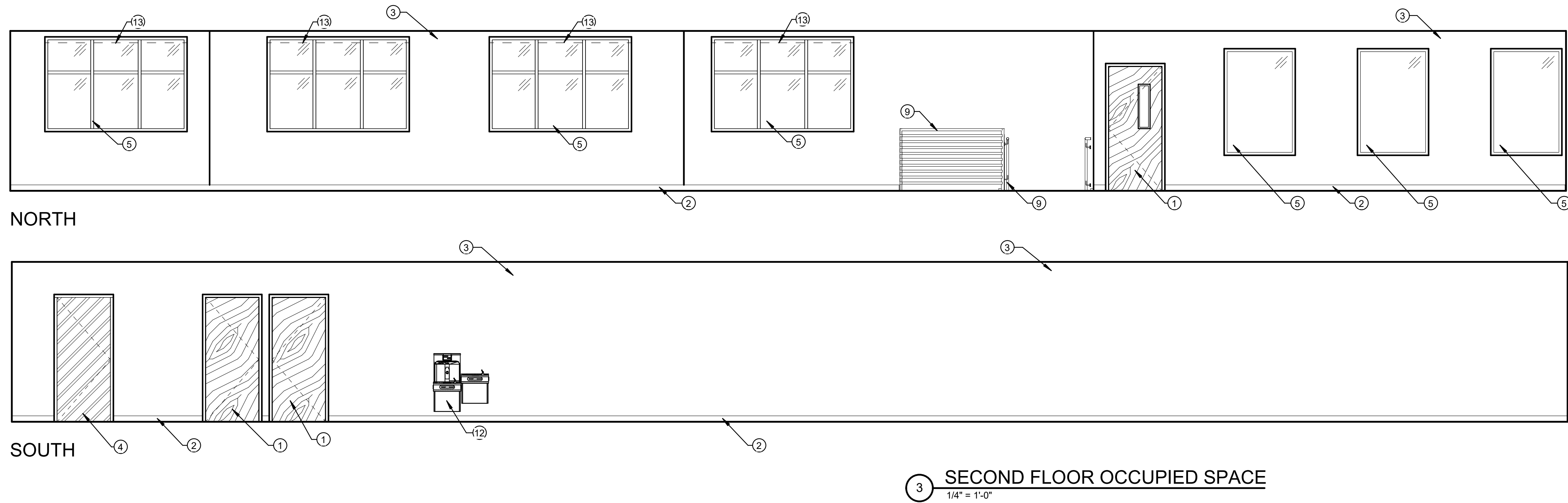
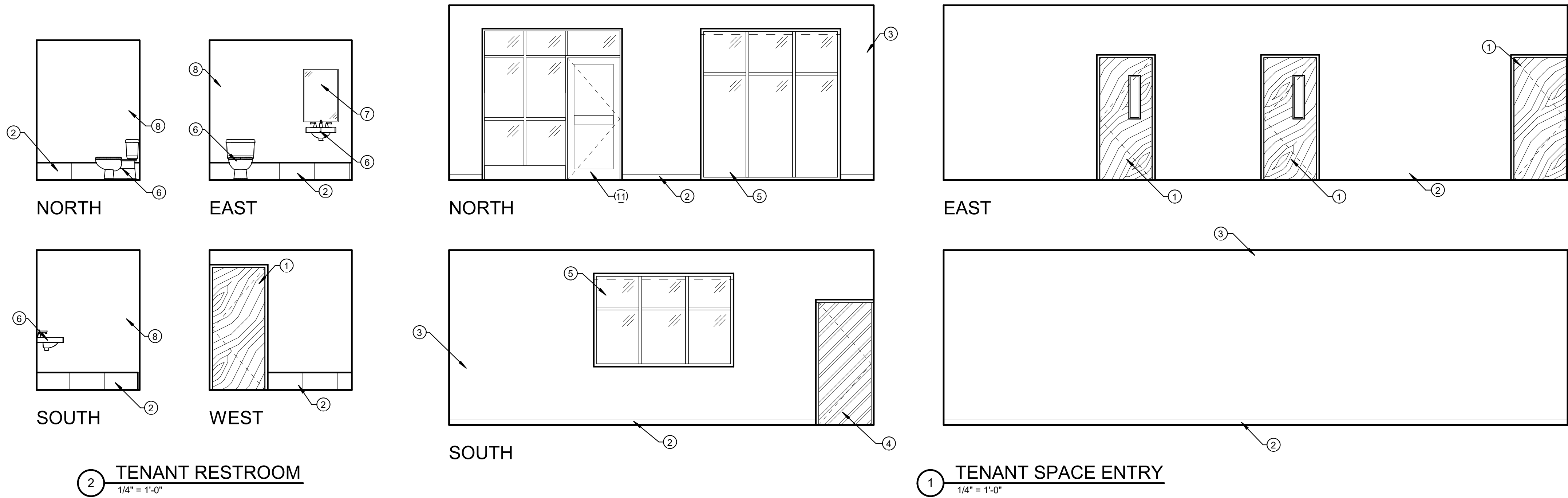
NO.	DESCRIPTION

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A8.0



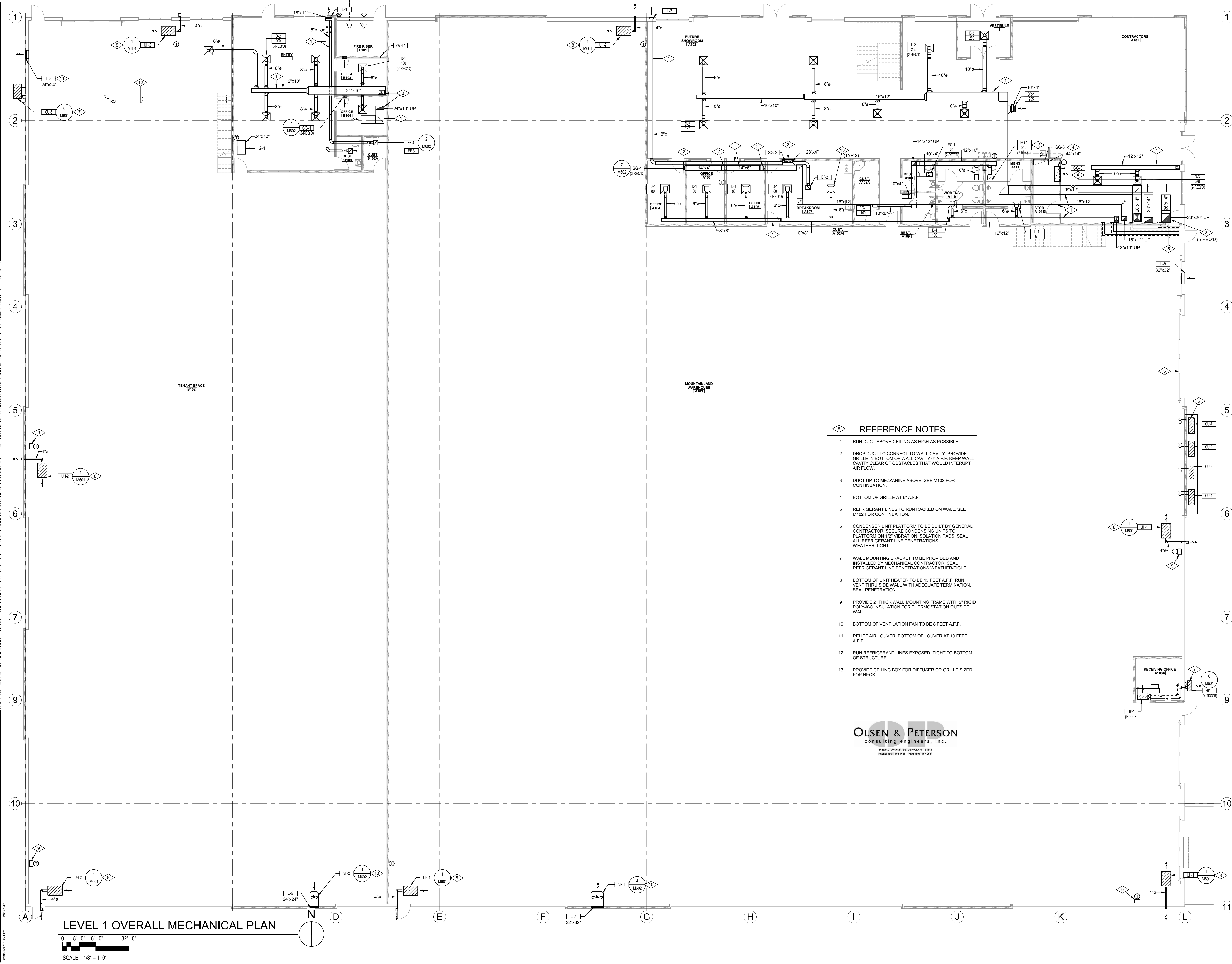
SHEET NOTES

- 1 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.
- 2 - BASE - SEE FINISH SCHEDULE
- 3 - TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.
- 4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.
- 5 - ALUMINUM WINDOW - SEE WINDOW TYPES.
- 6 - PLUMBING FIXTURES - SEE PLUMBING SHEETS
- 7 - 24"x 36" MIRROR - SEE SPECS
- 8 - TEXTURED AND EPOXY PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.
- 9 - STEEL GUARDRAIL - SEE SPECS
- 10 - MECHANICAL GRILL - SEE MECHANICAL SHEETS
- 11 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.
- 12 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1
- 13 - ROLLING SHADES - SEE SPECS.

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3/28/2024 12:04:21 PM 1/8" = 1'-0"



- REFERENCE NOTES**
- 1 RUN DUCT ABOVE CEILING AS HIGH AS POSSIBLE.
 - 2 DROP DUCT TO CONNECT TO WALL CAVITY. PROVIDE GRILLE IN BOTTOM OF WALL CAVITY 6" A.F.F. KEEP WALL CAVITY CLEAR OF OBSTACLES THAT WOULD INTERRUPT AIR FLOW.
 - 3 DUCT UP TO MEZZANINE ABOVE. SEE M102 FOR CONTINUATION.
 - 4 BOTTOM OF GRILLE AT 6" A.F.F.
 - 5 REFRIGERANT LINES TO RUN RACKED ON WALL. SEE M102 FOR CONTINUATION.
 - 6 CONDENSER UNIT PLATFORM TO BE BUILT BY GENERAL CONTRACTOR. SECURE CONDENSING UNITS TO PLATFORM ON 12" VIBRATION ISOLATION PADS. SEAL ALL REFRIGERANT LINE PENETRATIONS WEATHER-TIGHT.
 - 7 WALL MOUNTING BRACKET TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. SEAL REFRIGERANT LINE PENETRATIONS WEATHER-TIGHT.
 - 8 BOTTOM OF UNIT HEATER TO BE 15 FEET A.F.F. RUN VENT THRU SIDE WALL WITH ADEQUATE TERMINATION. SEAL PENETRATION.
 - 9 PROVIDE 2" THICK WALL MOUNTING FRAME WITH 2" RIGID POLY-ISO INSULATION FOR THERMOSTAT ON OUTSIDE WALL.
 - 10 BOTTOM OF VENTILATION FAN TO BE 8 FEET A.F.F.
 - 11 RELIEF AIR LOUVER. BOTTOM OF LOUVER AT 19 FEET A.F.F.
 - 12 RUN REFRIGERANT LINES EXPOSED. TIGHT TO BOTTOM OF STRUCTURE.
 - 13 PROVIDE CEILING BOX FOR DIFFUSER OR GRILLE SIZED FOR NECK.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 489-4008 Fax: (801) 487-2331

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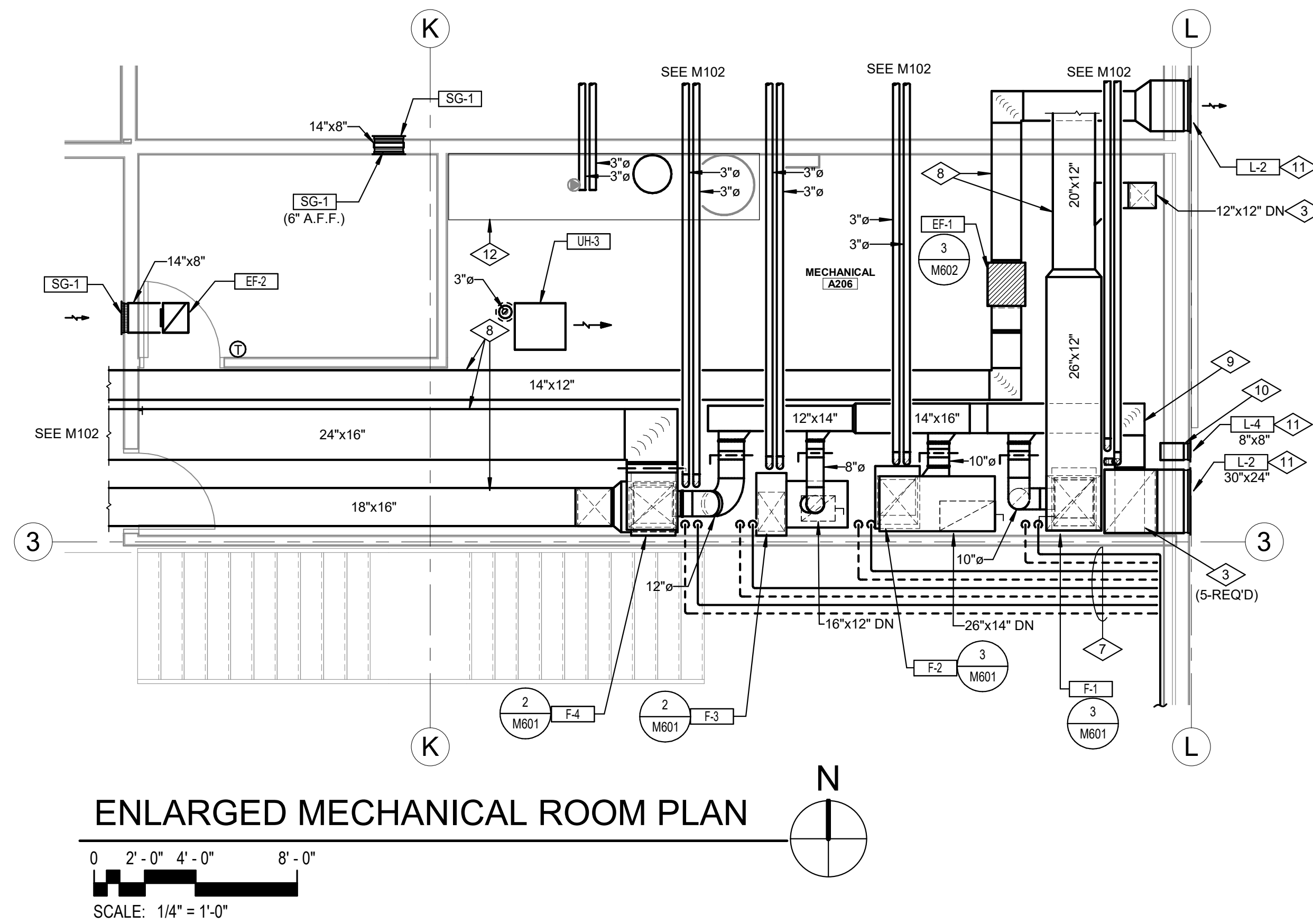
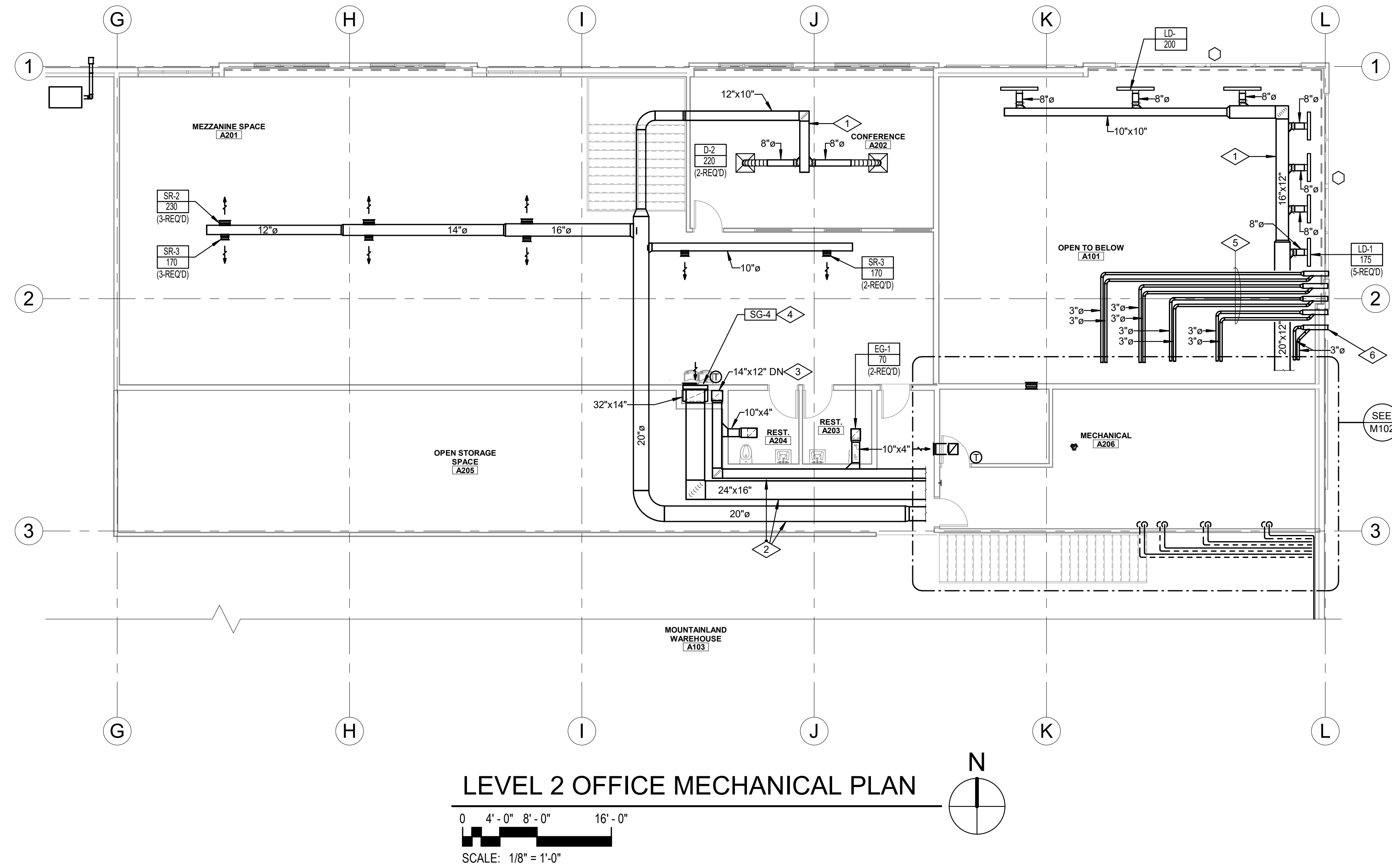
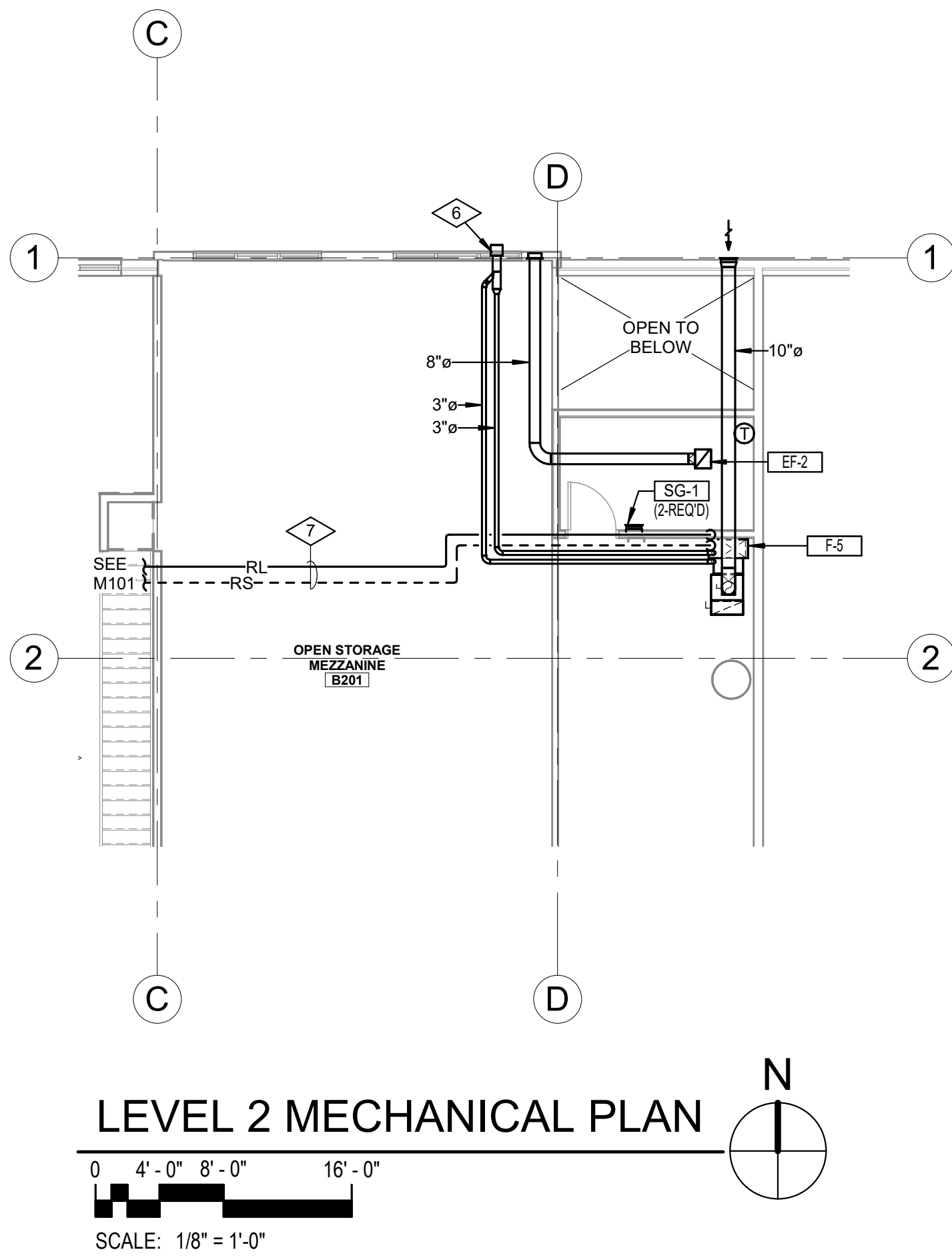
PROJECT TITLE

BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M101

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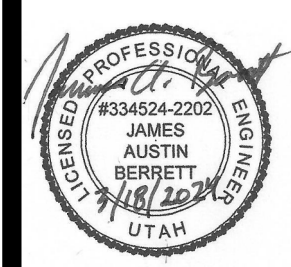
- REFERENCE NOTES
- 1 RUN DUCTWORK ABOVE CEILING AS HIGH AS POSSIBLE.
 - 2 RUN DUCT WORK EXPOSED, TIGHT TO BOTTOM OF STRUCTURE.
 - 3 DROP DUCT TO BELOW. SEE M101 FOR CONTINUATION.
 - 4 BOTTOM OF GRILLE TO BE 6" A.F.F.
 - 5 FURNACE & WATER HEATER VENTS AND COMBUSTION AIR PIPING TO RUN ABOVE CEILING.
 - 6 FURNACE & WATER HEATER VENTS AND COMBUSTION AIR PIPING TO PENETRATE OUTSIDE WALL AND COMBINE IN CONCENTRIC VENTS KITS. SEAL ALL PENETRATIONS WEATHER-TIGHT.
 - 7 RUN REFRIGERANT LINES EXPOSED, TIGHT TO BOTTOM OF STRUCTURE.
 - 8 RUN DUCTWORK EXPOSED, TIGHT TO BOTTOM OF STRUCTURE.
 - 9 OUTSIDE AIR DUCT.
 - 10 COMBUSTION AIR OPENING.
 - 11 BOTTOM OF LOUVER TO BE 26.5 FEET A.F.F.
 - 12 PROVIDE 4" HIGH CONCRETE HOUSEKEEPING PAD FOR PLUMBING EQUIPMENT.

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consulting engineers, inc.

14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

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REVISIONS:

PROJECT TITLE
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

BERT BRADFORD
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M102

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EXHAUST FAN SCHEDULE										
SYMBOL	AREA SERVED	TYPE	C.F.M	S.P.	R.P.M.	MOTOR	DRIVE	WEIGHT	MAKE & MODEL	NOTES
[EF-1]	FIRST FLOOR RESTROOMS	IN-LINE	800	0.632"	1424	1/3 H.P. 115/1/60	DIRECT	106	TWIN CITY DSI-100A	(1)(2)(3)
[EF-2]	MAIN BREAK ROOM	CEILING	200	0.35"	693	1/3 H.P. 115/1/60	DIRECT	--	TWIN CITY T-300H	(1)(4)(6)
[EF-3]	T.J. RESTROOM	CEILING	75	0.35"	555	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(6)
[EF-4]	CUSTODIAN CLOSET T.J.	CEILING	100	0.35"	611	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(5)
[EF-5]	SERVER I.T. ROOM	CEILING	100	0.35"	611	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(5)

NOTES:

- (1) PROVIDE SPEED CONTROLLER AND BACKDRAFT DAMPER.
- (2) PROVIDE HANGING HARDWARE AND VIBRATION ISOLATORS.
- (3) CONTROL TO OPERATE DURING OCCUPIED HOURS (BY ATC CONTRACTOR). SEE SPECIFICATIONS.
- (4) CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTRACTOR.
- (5) CEILING MOUNTED EXHAUST FANS TO BE COMPLETE WITH SIGHT TIGHT BAR-TYPE CEILING GRILLE, BACKDRAFT DAMPERS, SPEED CONTROLLER AND FLEXIBLE CONNECTION ON DISCHARGE DUCT.
- (6) FAN TO SWITCH WITH LIGHTS AND HAVE A 10 MINUTE DELAY AFTER LIGHTS ARE OFF.

LOUVER SCHEDULE						
SYMBOL	SIZE	BLADE DEPTH	LOCATION	TYPE	MAKE & MODEL	(1)(2)(3)(4)
[L-1]	12"W x 16"H	2" DEEP	WEST T.J. OFFICES	CUSTODIAN & RESTROOM EXHAUST	AIROLITE T6482	
[L-2]	24"W x 24"H	4" DEEP	UPPER MECHANICAL ROOM	CUSTODIAN & RESTROOM EXHAUST	AIROLITE K609HP	
[L-3]	12"W x 16"H	2" DEEP	WEST MTNLND SHOWROOM	BREAK-ROOM EXHAUST	AIROLITE T6482	
[L-4]	8"W x 8"H	2" DEEP	UPPER MECHANICAL ROOM	WATER HEATER COMB AIR	AIROLITE T6482	
[L-5]	12"W x 16"H	2" DEEP	UPPER MECHANICAL ROOM	WEST T.J. OUTSIDE AIR	AIROLITE T6482	
[L-6]	30"W x 24"H	4" DEEP	UPPER MECHANICAL ROOM	EAST OFFICES OUTSIDE AIR	AIROLITE K609HP	
[L-7]	32"W x 32"H	4" DEEP	MTNLND WAREHOUSE	VENTILATION FAN	AIROLITE K609HP	
[L-8]	32"W x 32"H	4" DEEP	MTNLND WAREHOUSE	RELIEF AIR	AIROLITE K609HP	
[L-9]	24"W x 24"H	4" DEEP	TENANT WAREHOUSE	VENTILATION FAN	AIROLITE K609HP	
[L-10]	24"W x 24"H	4" DEEP	TENANT WAREHOUSE	RELIEF AIR	AIROLITE K609HP	

NOTES:

- (1) ALL ALUMINUM CONSTRUCTION, FLANGE FRAME, DRAINABLE, 1/2" MESH STAINLESS STEEL BIRDSCREEN.
- (2) ANODIZED WITH COLOR TO BE SELECTED BY ARCHITECT.
- (3) COORDINATE EXACT MOUNTING LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
- (4) SHEET METAL CONTRACTOR TO PROVIDE INSIDE FLANGE AT WALL PENETRATION.

VENTILATION FAN SCHEDULE							
SYMBOL	TYPE	CFM	S.P.	MOTOR		DRIVE	MAKE & MODEL
				H.P.	V/PH		
[VF-1]	SIDEWALL SUPPLY	2,135	0.375"	1/2	120/1/60	DIRECT	TWIN CITY TCPE 201A
[VF-2]	SIDEWALL SUPPLY	1,030	0.375"	1/2	120/1/60	DIRECT	TWIN CITY TCPE 181A

NOTES:

- (1) FAN TO BE CONTROLLED WITH WALL MOUNTED ON/OFF SWITCH BY DIVISION 26.
- (2) PROVIDE MOTORIZED DAMPER, (INTERLOCK TO OPEN WITH FAN OPERATION)
- (3) PROVIDE OSHA WALL BOX WITH FAN GUARD, SPEED CONTROLLER, AND WEATHER HOOD.

ELECTRIC WALL HEATER SCHEDULE							
SYMBOL	TYPE	CFM	HEATING BTUs	AMPS	POWER	MAKE & MODEL	
[EH-1]	HORIZ.	100	6626	8.3	100 WATT 208/1/60	MARKEL F3052TDWB	

NOTES:

- (1) TO COME COMPLETE WITH WALL MOUNTING KIT AND INTERNAL THERMOSTAT.

DIFFUSER SCHEDULE						
SYMBOL	TYPE	NECK SIZE	LOCATION	AIR PATTERN	MAKE & MODEL	(1)
[D-1 CFM]	SQUARE PLAQUE	6"□	CEILING	4 - WAY	PRICE SPD	(2)
[D-2 CFM]	SQUARE PLAQUE	8"□	CEILING	4 - WAY	PRICE SPD	(2)
[D-3 CFM]	SQUARE PLAQUE	10"□	CEILING	4 - WAY	PRICE SPD	
[LD-1 CFM]	LINEAR DIFFUSER	8"□	CEILING	2 - WAY	PRICE	

NOTES:

- (1) COLOR TO BE BRIGHT WHITE. PROVIDE FRAME FOR MOUNTING IN LAY-IN OR GYP-BOARD CEILING (SEE ARCHITECTURAL CEILING PLANS).
- (2) FACE SIZE TO BE 12"x12". PROVIDE 24"x24" SHEET METAL CEILING MODULE.

REGISTER & GRILLE SCHEDULE							
SYMBOL	TYPE	NECK SIZE	LOCATION	SERVICE	AIR PATTERN	MAKE & MODEL	(1)(2)
[SR-1 CFM]	DOUBLE DEFLECTION	16" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520	
[SR-2 CFM]	DOUBLE DEFLECTION	14" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520	
[SR-3 CFM]	DOUBLE DEFLECTION	10" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520	
[SG-1]	LOUVERED	14" x 8"	SIDEWALL	RETURN AIR	N/A	PRICE 535	
[SG-2]	LOUVERED HD	30" x 8"	SIDEWALL	RETURN AIR	N/A	PRICE 93	
[SG-3]	LOUVERED HD	44" x 28"	SIDEWALL	RETURN AIR	N/A	PRICE 93	
[SG-4]	LOUVERED HD	32" x 28"	SIDEWALL	RETURN AIR	N/A	PRICE 93	
[G-1]	LOUVERED	24" x 24"	CEILING	RETURN AIR	N/A	PRICE 535	
[EG-1 CFM]	LOUVERED	10" x 10"	CEILING	EXHAUST AIR	N/A	PRICE 535	

NOTES:

- (1) COLOR TO BE BRIGHT WHITE. PROVIDE FRAME FOR MOUNTING IN LAY-IN CEILING OR GYP-BOARD SURFACE (SEE PLANS).

FURNACE SCHEDULE												
SYMBOL	HTG. CAP. BTU/HR (INPUT / OUTPUT) (STAGE 1)	A.F.U.E. % EFFICIENCY	CFM	O/A CFM	EXT. S.P.	ELECTRICAL		FILTER RACK	MANUFACTURER & MODEL			(1)
						MCA	VOLTAGE					
[F-1]	100,000 / 93,000	92%	2,000	255	0.5"	12.6	115/1/60	[FR-1]	CARRIER	59SC2D100 COMFORT +92		(2)
[F-2]	100,000 / 93,000	92%	2,000	255	0.8"	12.6	115/1/60	[FR-1]	CARRIER	59SC2D100 COMFORT +92		(3)
[F-3]	40,000 / 37,000	92%	600	125	0.8"	7.1	115/1/60	[FR-2]	CARRIER	59SC2D040 COMFORT +92		(4)
[F-4]	100,000 / 93,000	92%	1,990	340	0.8"	12.6	115/1/60	[FR-1]	CARRIER	59SC2D100 COMFORT +92		(3)
[F-5]	60,000 / 56,000	92%	1,200	205	0.8"	7.2	115/1/60	[FR-3]	CARRIER	59SC2D060 COMFORT +92		(4)

NOTES:

- (1) FURNACE TO BE NATURAL GAS FIRED, COMPLETE WITH MATCHING CASED DX COOLING COILS (SEE BELOW), AND SEPARATE CPVC COMBUSTION AND FLUE TO RUN THRU WALL WITH CONCENTRIC WALL PENETRATION KIT.
- (2) TOP FLOW, BOTTOM RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.
- (3) BOTTOM FLOW, TOP RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.
- (4) BOTTOM FLOW, SIDE RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.

CONDENSING UNIT AND EVAPORATOR COIL SCHEDULE												
SYMBOL	COOLING CAPACITY NOMINAL TONS/ TOTAL NET MBH	EFFICIENCY @ ARI	AMBIENT AIR TEMP	CLG. COIL CAP.		ELECTRICAL		MANUFACTURER	COND UNIT MODEL #	EVAP COIL MODEL #		(1)
				TONS	E.A.T.	MCA	VOLTAGE					
[CU-1]	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60		
[CU-2]	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60		
[CU-3]	1.5 / 16.28	15.0 SEER2 12.5 EER2	95°F	1.5	80°F DB 62°F WB	13.6	208/1/60	CARRIER	34SCA518	CNPVP18		
[CU-4]	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60		
[CU-5]	3.0 / 31.75	15.0 SEER2 12.5 EER2	95°F	3.0	80°F DB 62°F WB	16.5	208/1/60	CARRIER	34SCA536	CNPVP36		

NOTES:

- (1) FURNACE TO BE NATURAL GAS FIRED, COMPLETE WITH MATCHING CASED DX COOLING COILS (SEE BELOW), AND SEPARATE CPVC COMBUSTION AND FLUE TO RUN THRU WALL WITH CONCENTRIC WALL PENETRATION KIT.

MECHANICAL EQUIPMENT SCHEDULE

[UH-1] NATURAL GAS FIRED UNIT HEATER: TO DELIVER 81.6 MBH AT PROJECT ELEV. (105 MBH INPUT/81.6 MBH OUTPUT) 1,537 CFM, HORIZONTAL AIR FLOW, 60 DEG F TEMP RISE, 4" VENT CONNECTION, VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 125
ELECTRICAL: 5.6 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 35"L x 25"H
WEIGHT: 100 LBS
EFFICIENCY: 83%

[UH-2] NATURAL GAS FIRED UNIT HEATER: TO DELIVER 71.4 MBH AT PROJECT ELEV. (105 MBH INPUT/71.4 MBH OUTPUT) 1,345 CFM, HORIZONTAL AIR FLOW, 60 DEG F TEMP RISE, 4" VENT CONNECTION, VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 100
ELECTRICAL: 4.9 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 35"L x 25"H
WEIGHT: 101 LBS
EFFICIENCY: 83%

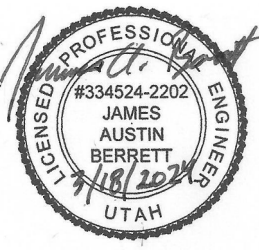
[UH-3] NATURAL GAS FIRED UNIT HEATER: TO DELIVER 20.0 MBH AT PROJECT ELEV. (30 MBH INPUT/24.6 MBH OUTPUT) 456 CFM, HORIZONTAL AIR FLOW, 50 DEG F TEMP RISE, 4" VENT CONNECTION, VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 30
ELECTRICAL: 1.9 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 30"L x 14"H
WEIGHT: 57 LBS
EFFICIENCY: 82%

[HP-1] HEAT PUMP: 3/4 NOMINAL TON COOLING, TOTAL NET COOLING CAPACITY 9.5 MBH, TOTAL NET HEATING CAPACITY (@ 5°F) 4.2 MBH, 4 SPEED FAN, 380 CFM. PROVIDE INSULATED FACTORY LINE SET, WIRELESS REMOTE CONTROL WITH LOCKING MOUNT KIT, AND EXTERIOR WALL MOUNTING BRACKET.

INDOOR UNIT (HIGH WALL MOUNTED):
MANUFACTURER: CARRIER 40MAQB09B-1
ELECTRICAL: 0.4 MCA @ 115/1/60 (POWERED THRU OUTDOOR UNIT)
SIZE: 33"W x 8"L x 12"H
WEIGHT: 20 LBS

OUTDOOR UNIT (SIDE DISCHARGE):
MANUFACTURER: CARRIER 38MARBQ09
ELECTRICAL: MCA = 15.0 @ 115/1/60 (MOCP=20)
SIZE: 14"W x 32"L x 22"H
WEIGHT: 83 LBS
EFFICIENCIES: 24.5 SEER / 15.0 EER
3.66 COP (47°F) / 2.82 COP (17°F) / 1.5 COP (5°F)



REVISIONS:

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

PROJECT TITLE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M501

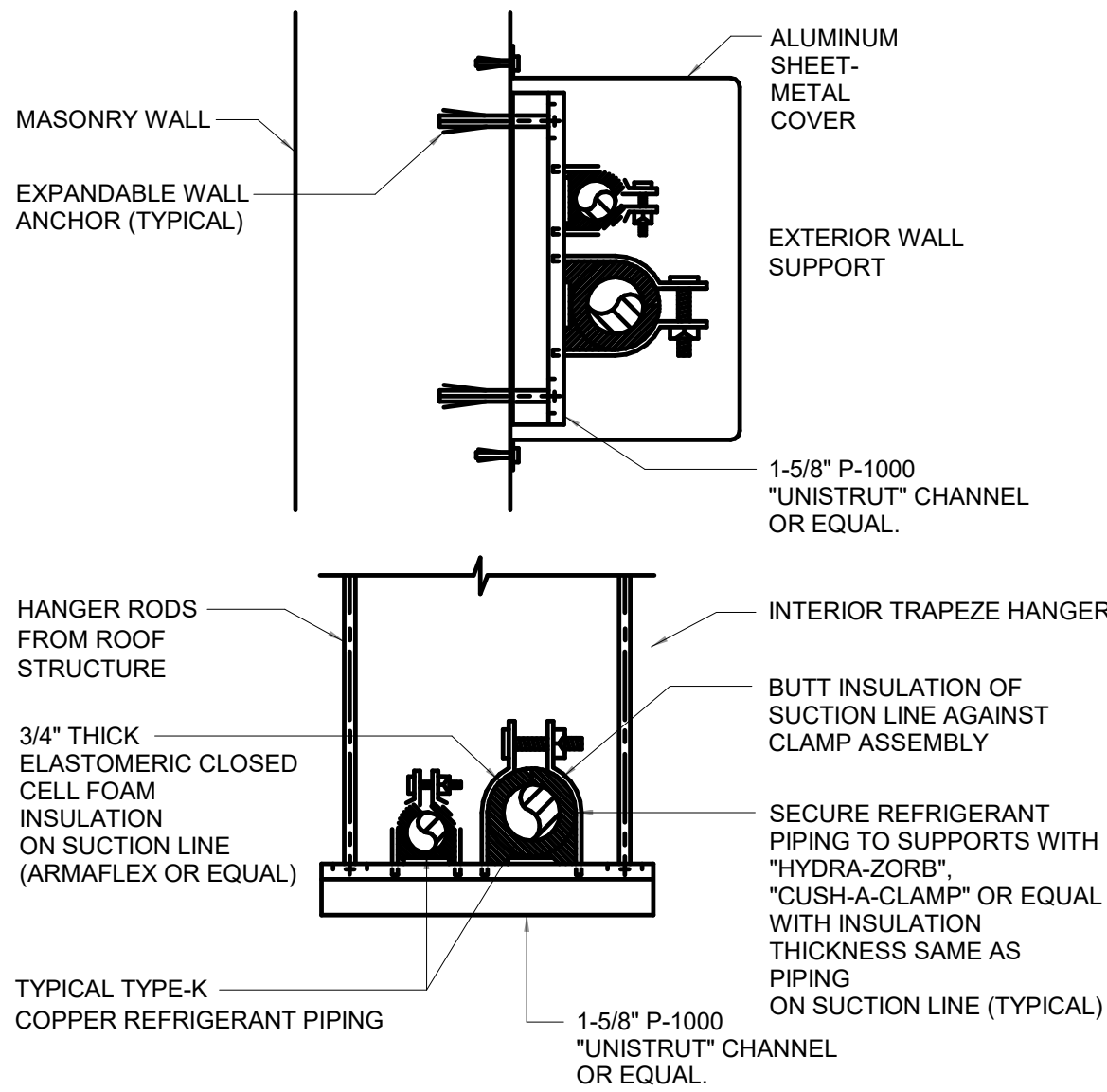
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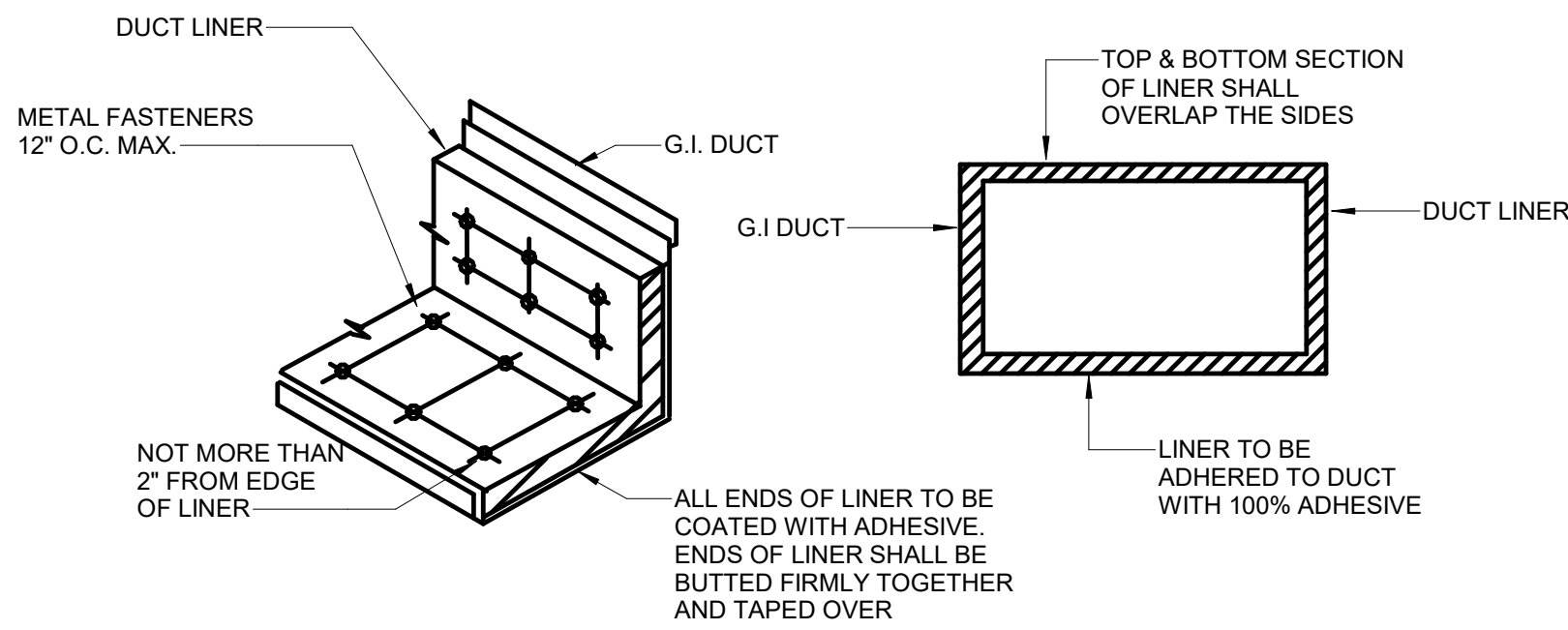
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REFRIGERANT PIPE SUPPORT

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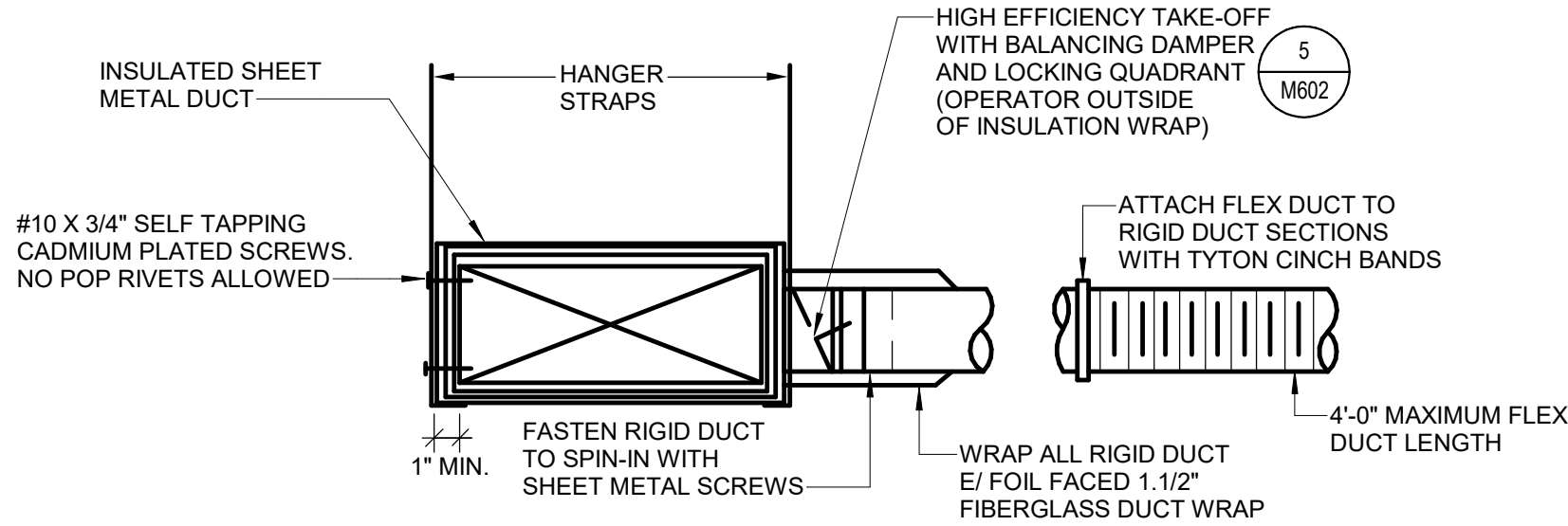
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M601



DUCT LINER DETAIL

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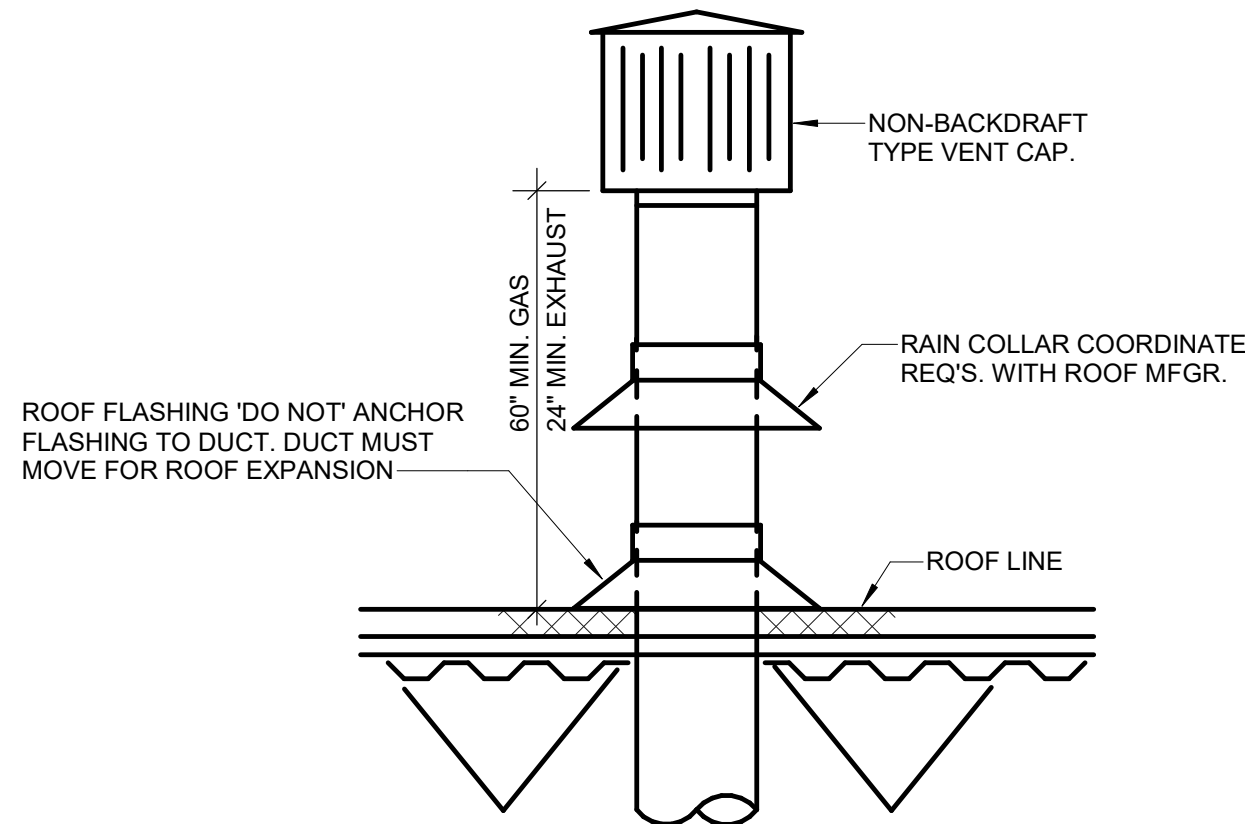
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M601



FLEX DUCT H.E.T. FITTING DETAIL

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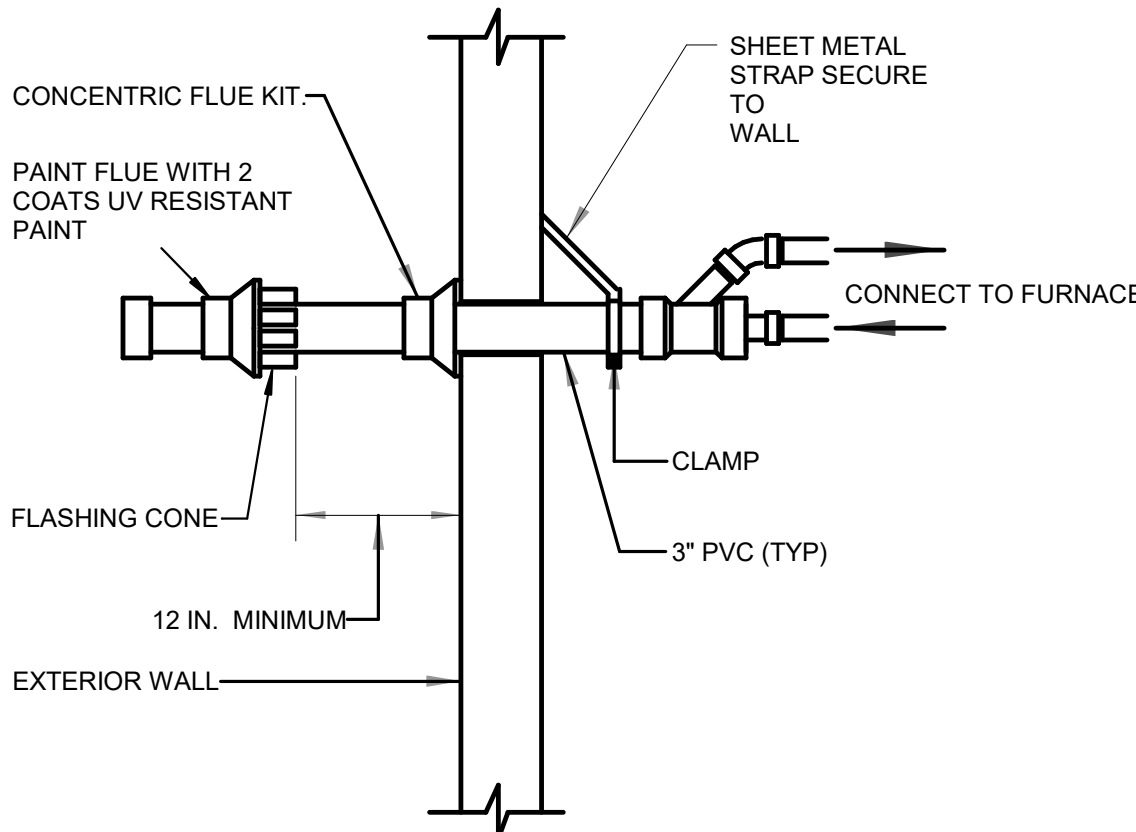
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M601



TYPICAL DUCT PENETRATION AT ROOF DETAIL

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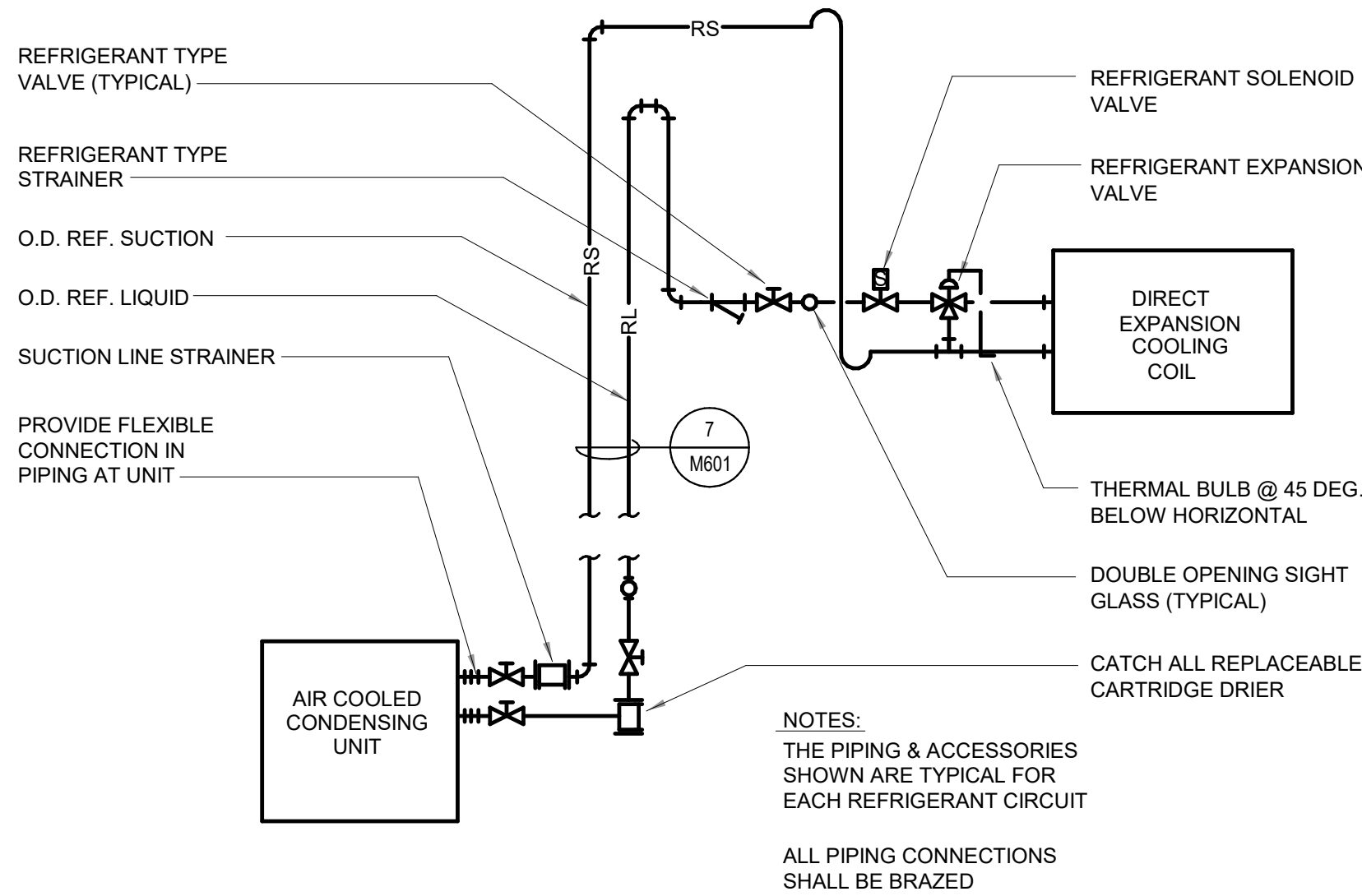
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CONCENTRIC THRU WALL DETAIL

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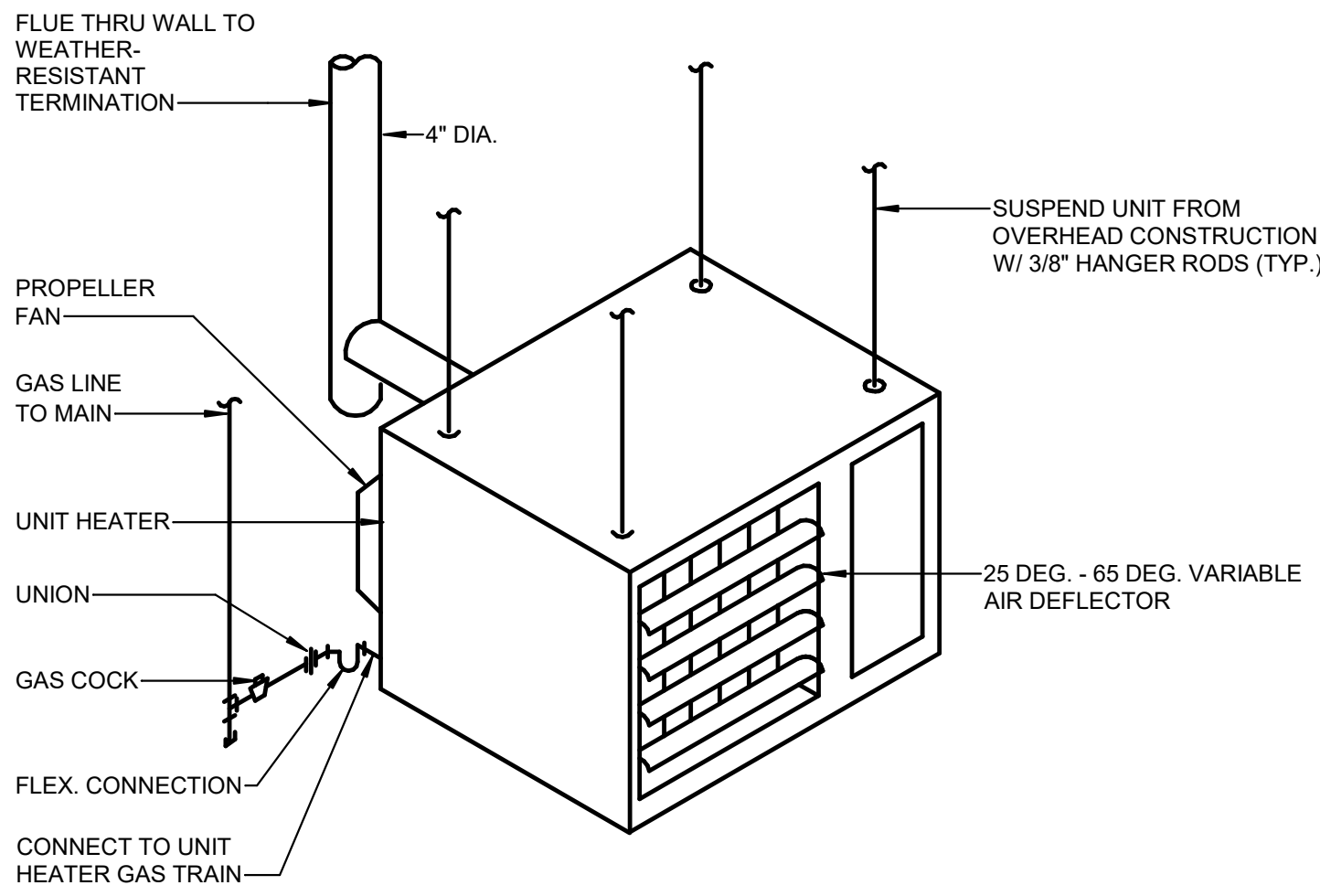
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SCHEMATIC REFRIGERANT PIPING DIAGRAM

SCALE: NTS

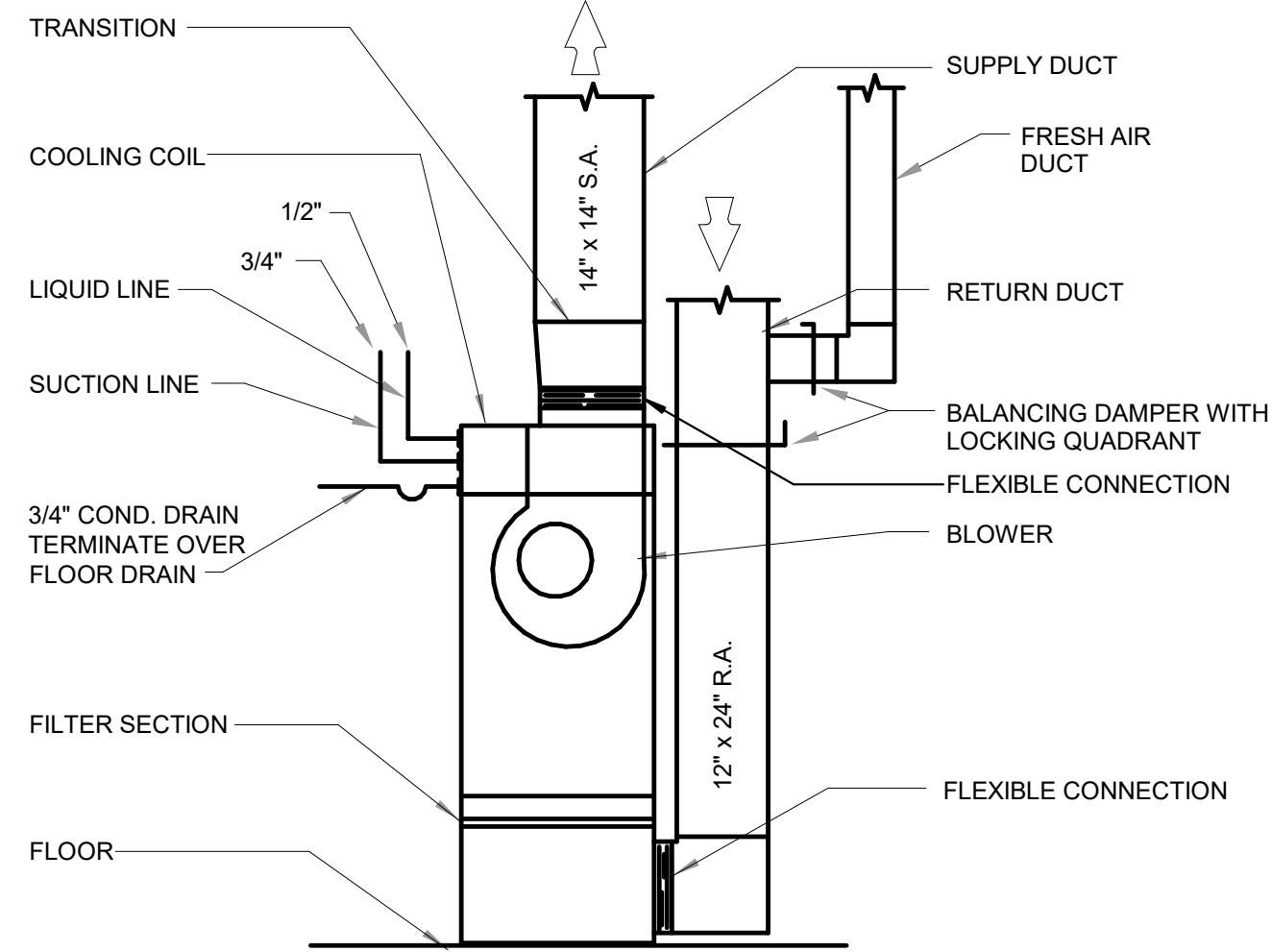
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M601



UNIT HEATER PIPING SCHEMATIC

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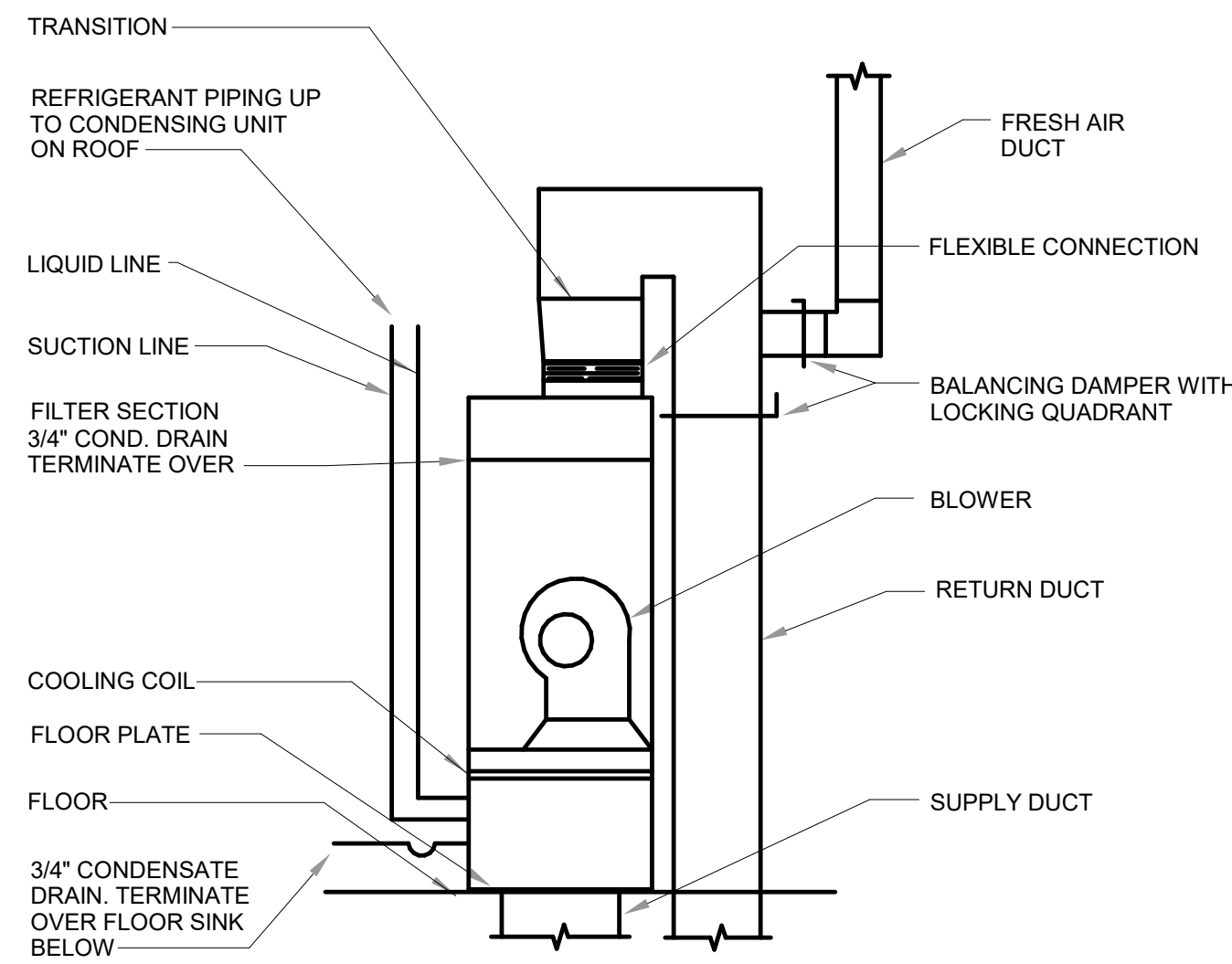
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90% FURNACE DETAIL - TOP SUPPLY

SCALE: NTS

2
M601



90% FURNACE DETAIL - BOTTOM SUPPLY

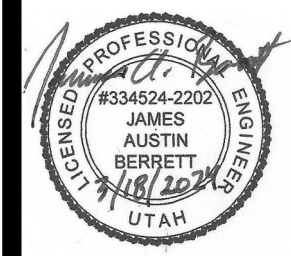
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EAGLE MOUNTAIN, UTAH

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY

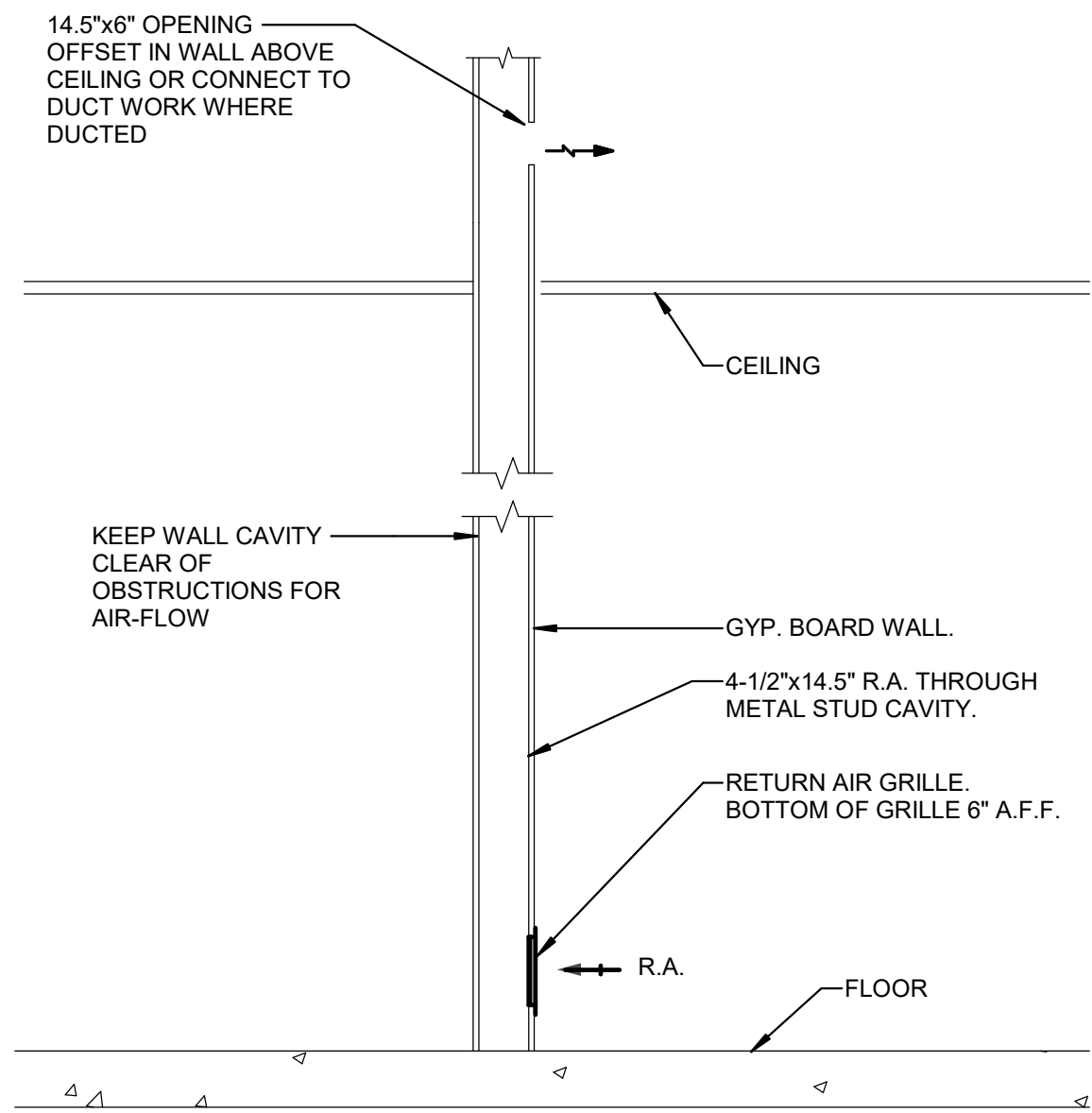
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

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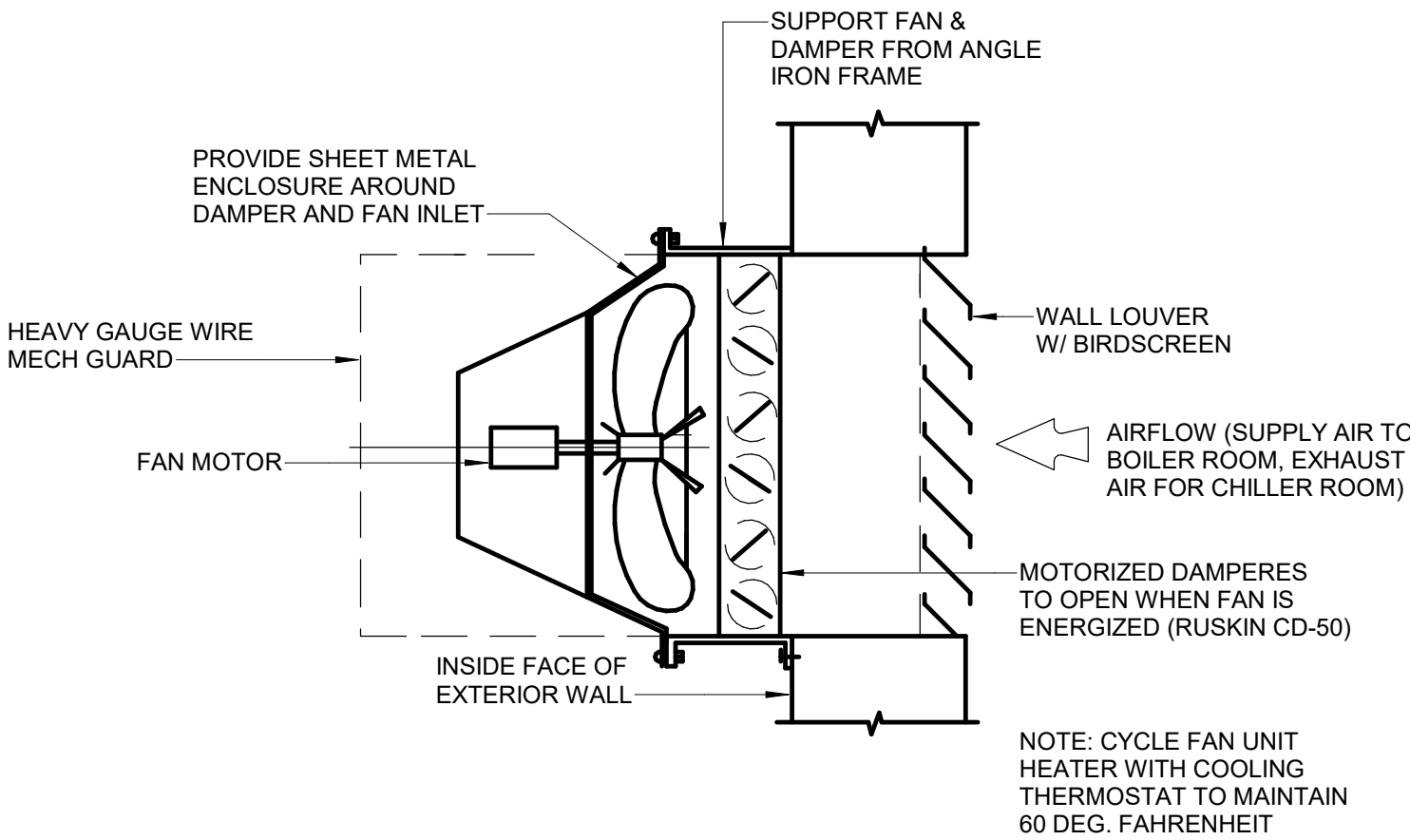
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RETURN AIR DETAIL

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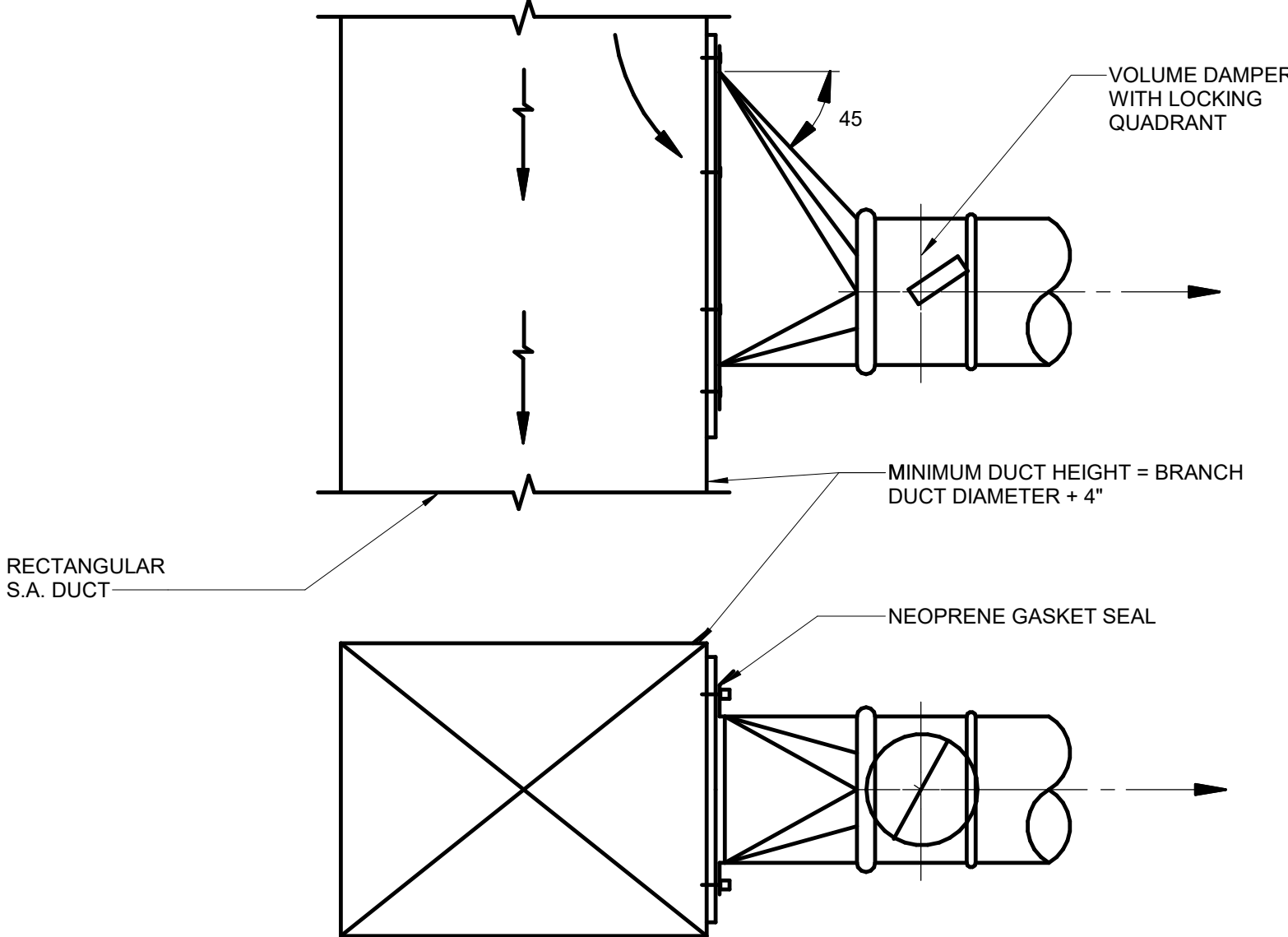
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M602



VENTILATION/EXHAUST FAN DETAIL

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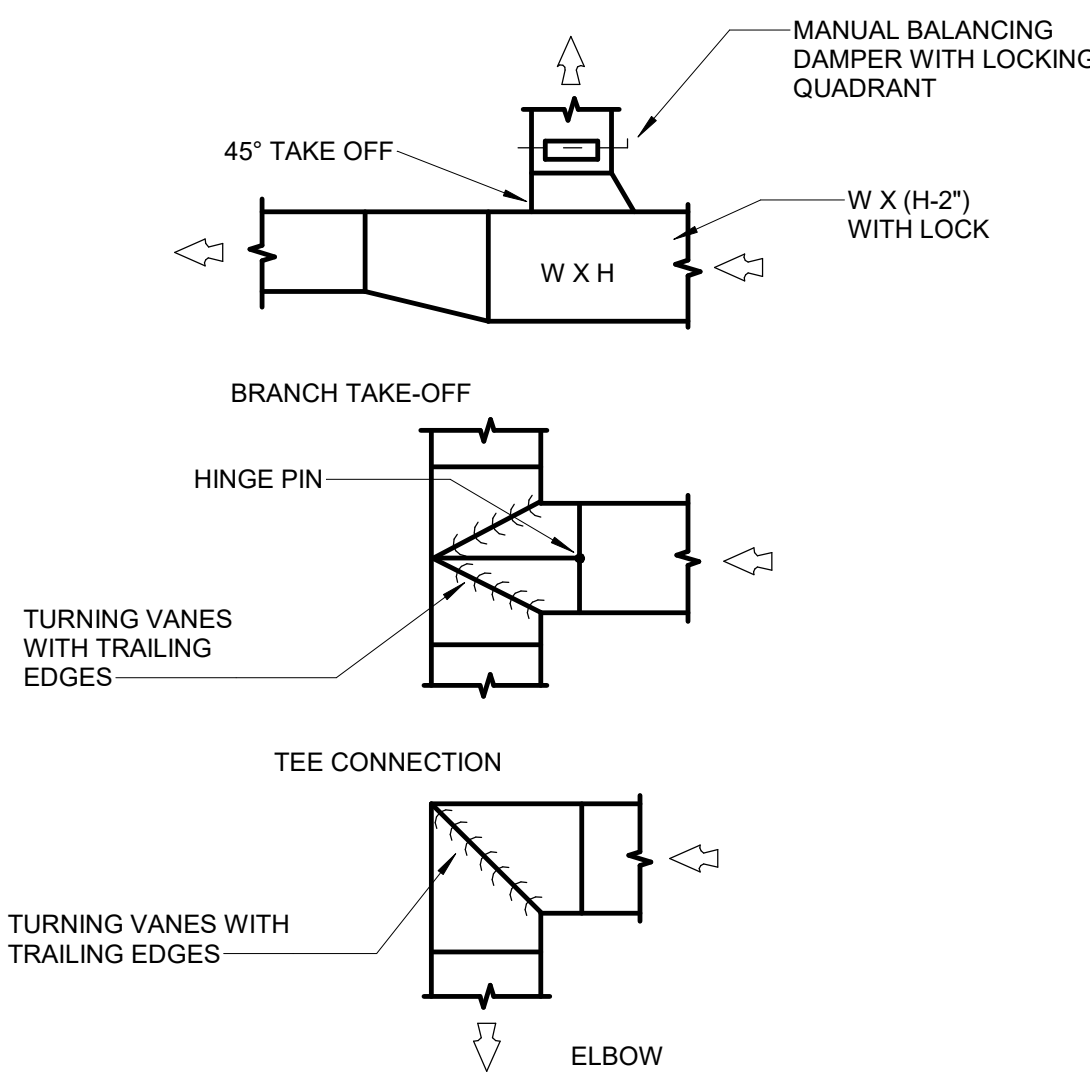
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M602



45 DEG. HIGH EFFICIENCY TAKE-OFF

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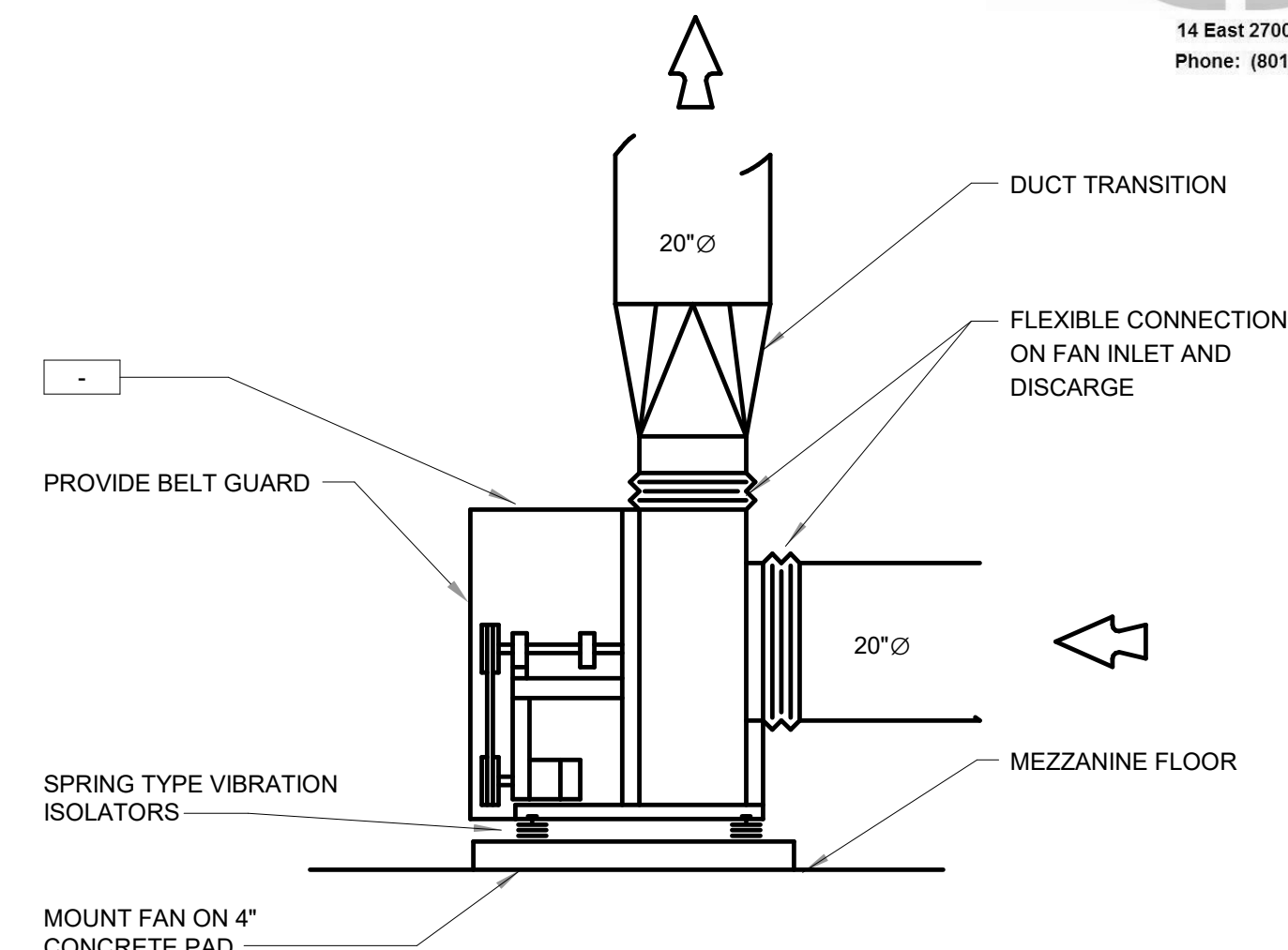
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M602



LOW PRESSURE DUCT DETAIL

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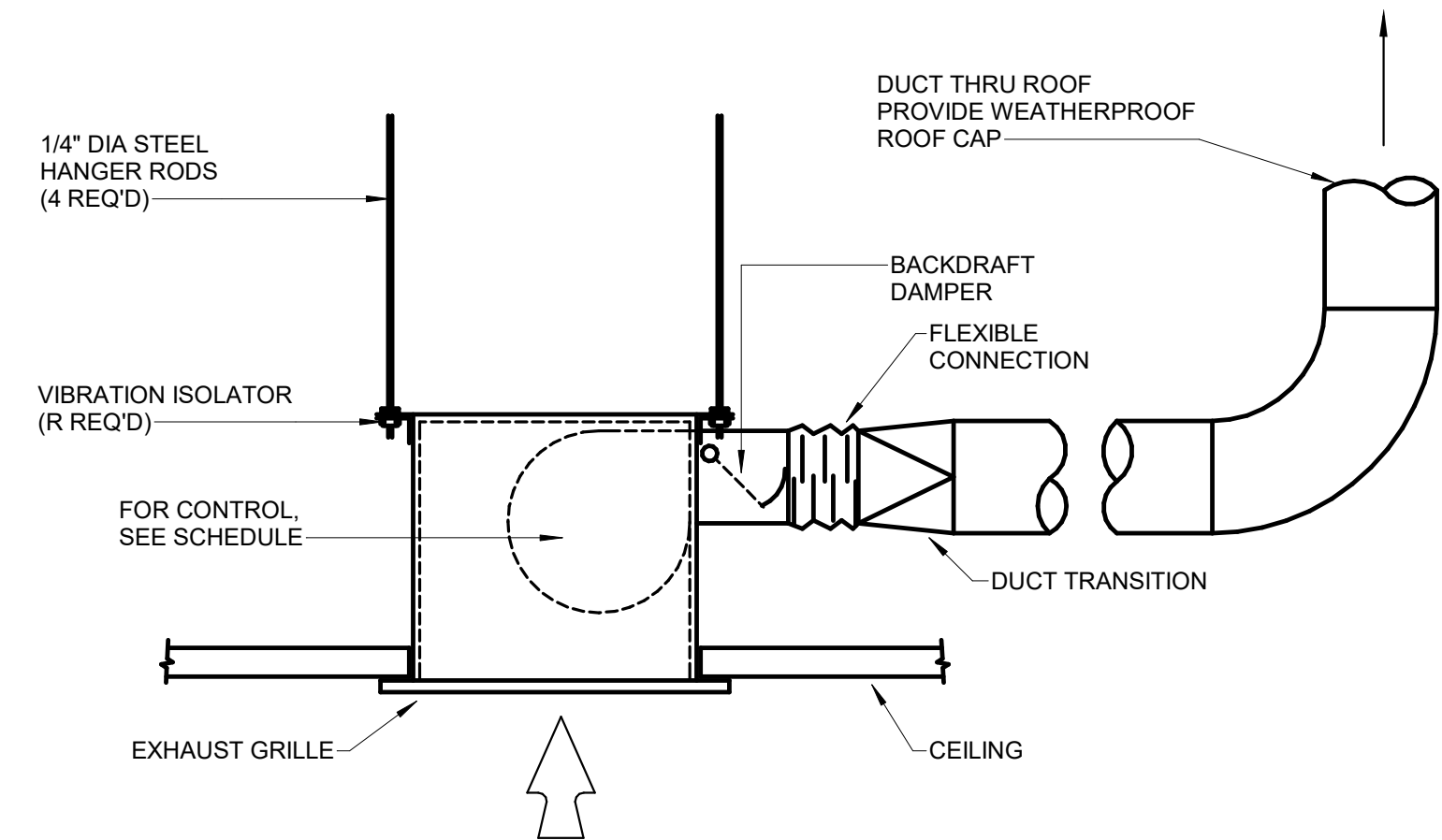
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CARBON MONOXIDE EXHAUST FAN DETAIL

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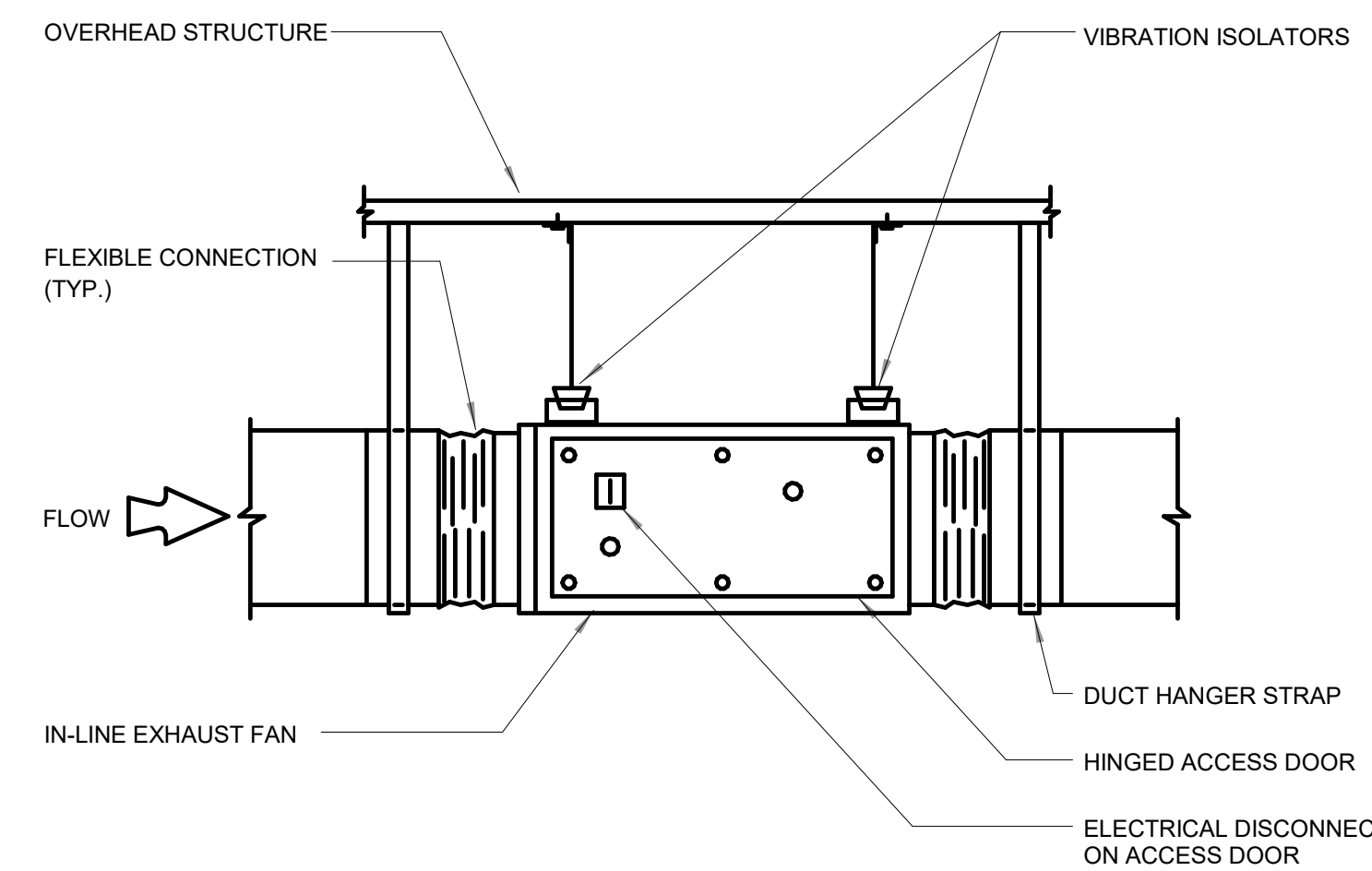
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M602



CEILING EXHAUST FAN DETAIL

SCALE: NTS

2
M602



IN-LINE EXHAUST FAN DETAIL

SCALE: NTS

3
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REGISTERED PROFESSIONAL ENGINEER
#334524-2202
JAMES
AUSTIN
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UTAH

REVISIONS:

BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

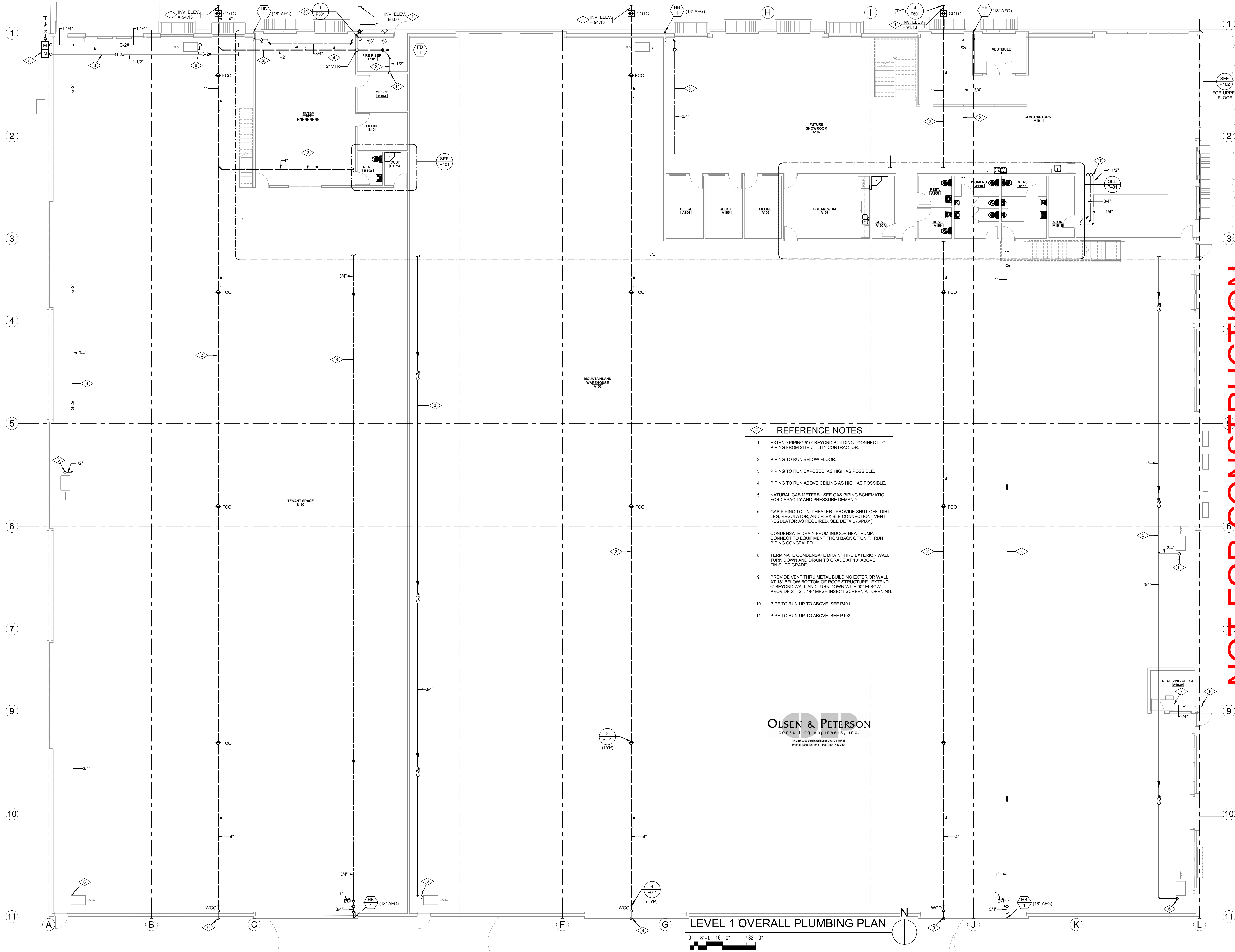
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

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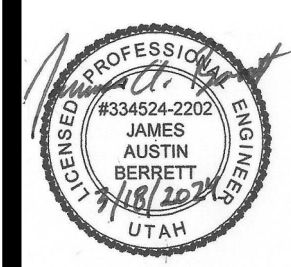


- REFERENCE NOTES**
- 1' EXTEND PIPING 5'-0" BEYOND BUILDING. CONNECT TO PIPING FROM SITE UTILITY CONTRACTOR.
 - 1 PIPING TO RUN BELOW FLOOR.
 - 1 PIPING TO RUN EXPOSED, AS HIGH AS POSSIBLE.
 - 1 PIPING TO RUN ABOVE CEILING AS HIGH AS POSSIBLE.
 - 1 NATURAL GAS METERS. SEE GAS PIPING SCHEMATIC FOR CAPACITY AND PRESSURE DEMAND.
 - 1 GAS PIPING TO UNIT HEATER. PROVIDE SHUT-OFF, DIRT LEG, REGULATOR, AND FLEXIBLE CONNECTION. VENT REGULATOR AS REQUIRED. SEE DETAIL (SP601).
 - 1 CONDENSATE DRAIN FROM INDOOR HEAT PUMP. CONNECT TO EQUIPMENT FROM BACK OF UNIT. RUN PIPING CONCEALED.
 - 1 TERMINATE CONDENSATE DRAIN THRU EXTERIOR WALL. TURN DOWN AND DRAIN TO GRADE AT 18" ABOVE FINISHED GRADE.
 - 1 PROVIDE VENT THRU METAL BUILDING EXTERIOR WALL AT 18" BELOW BOTTOM OF ROOF STRUCTURE. EXTEND 6" BEYOND WALL AND TURN DOWN WITH 90° ELBOW. PROVIDE ST. 1/8" MESH INSECT SCREEN AT OPENING.
 - 1 PIPE TO RUN UP TO ABOVE. SEE P401.
 - 1 PIPE TO RUN UP TO ABOVE. SEE P102.

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LEVEL 1 OVERALL PLUMBING PLAN
0 8' - 0" 16' - 0" 32' - 0"
SCALE: 1/8" = 1'-0"

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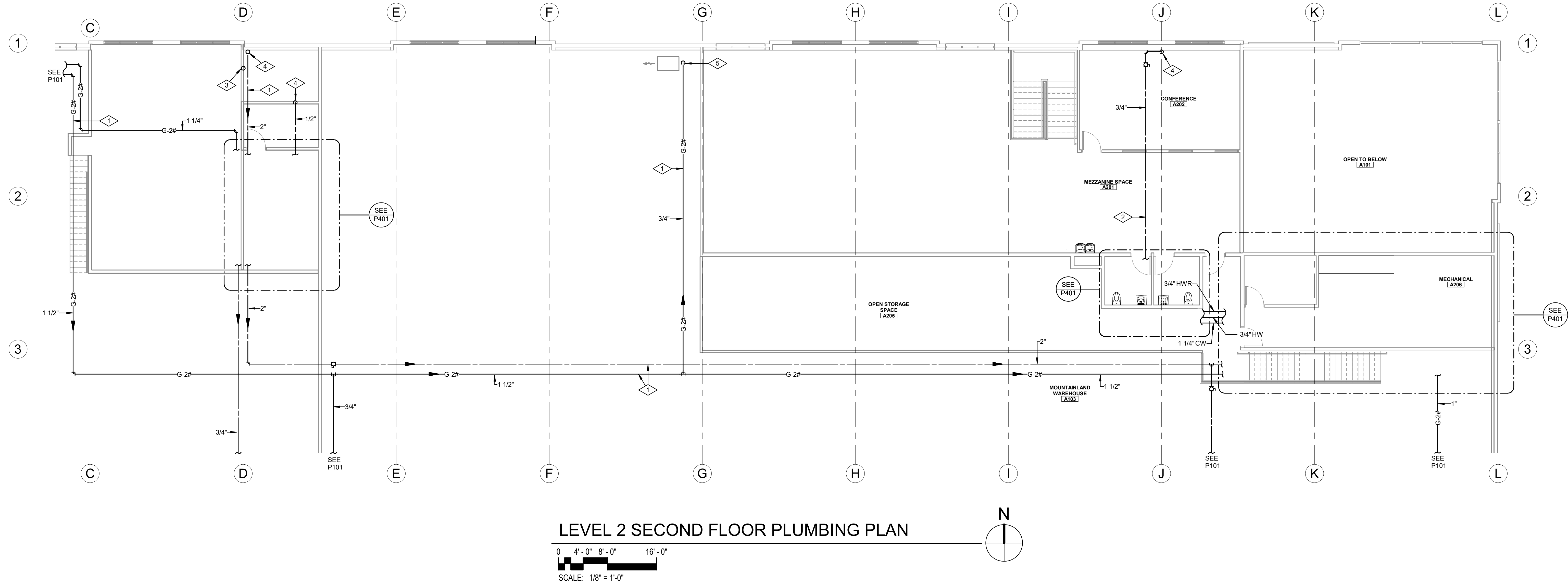
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

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P101

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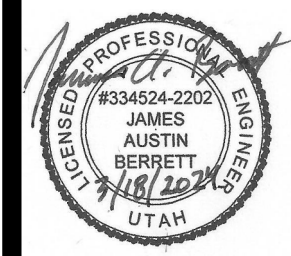
- REFERENCE NOTES**
- 1 PIPING TO RUN EXPOSED, AS HIGH AS POSSIBLE.
 - 2 PIPING TO RUN ABOVE CEILING AS HIGH AS POSSIBLE.
 - 3 PROVIDE SNOW BREAK HARDWARE ON ROOF FOR VENT THRU ROOF.
 - 4 RUN PIPE TO BELOW. SEE P101.
 - 5 GAS PIPING TO UNIT HEATER. PROVIDE SHUT-OFF, DIRT LEG, REGULATOR, AND FLEXIBLE CONNECTION. VENT REGULATOR AS REQUIRED.

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PROJECT TITLE
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P102



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0 2'-0" 4'-0" 8'-0"

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



0 2' - 0" 4' - 0" 8' - 0"

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



0 2'-0" 4'-0" 8'-0"

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



0 2'-0" 4'-0" 8'-0"

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



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



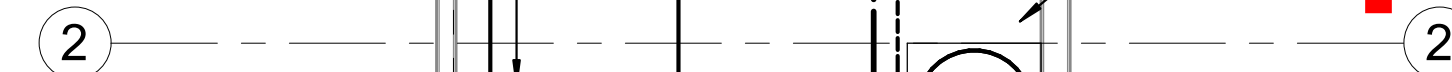
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SCALE: 1/4" = 1'-0"



0 2'-0" 4'-0" 8'-0"

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



0 2' - 0" 4' - 0" 8' - 0"

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

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PLUMBING LEGEND

COLD WATER	
HOT WATER	
HOT WATER RE-CIRC	
DRAIN PIPING	
VENT PIPING	
WASTE PIPING	
NATURAL GAS - 2 PSI	
BALL VALVE	
BUTTERFLY VALVE	
UNION	
CHECK VALVE	
CALIBRATED BALANCING VALVE	
PIPING DROP	
PIPING RISE	
VENT THRU ROOF	
CO - CLEANOUT	
FCO - FLOOR CLEANOUT	
WCO - WALL CLEANOUT	
COTG - CLEANOUT TO GRADE	
ABOVE FINISHED FLOOR	AFF
ABOVE FINISHED GRADE	AFG
DOWN	DN

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	WASTE	VENT	C.W.	H.W.	NOTES (1)
	WATER CLOSET	4"	2"	1"	--	FLOOR MOUNTED - SENSOR FLUSH VALVE
	WATER CLOSET (ADA)	4"	2"	1"	--	FLOOR MOUNTED - SENSOR FLUSH VALVE - ADA
	URINAL	2"	1 1/2"	1"	--	WALL MOUNTED SENSOR FLUSH VALVE
	URINAL (ADA)	2"	1 1/2"	1"	--	WALL MOUNTED SENSOR FLUSH VALVE - ADA
	LAVATORY (ADA)	1 1/2"	1 1/2"	1/2"	1/2"	WALL MOUNTED, ADA, WITH TEMPERING VALVE
	SINK	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MOUNTED, STAINLESS STEEL, SINGLE COMPARTMENT
	SINK	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MOUNTED, STAINLESS STEEL, DOUBLE COMPARTMENT
	SERVICE SINK	3"	2"	3/4"	3/4"	FLOOR MOUNTED
	DRINKING FOUNTAIN (ADA)	1 1/2"	1 1/2"	1/2"	--	DUAL LEVEL WALL MOUNTED ELECTRIC WATER COOLER - WITH BOTTLE FILLER
	ICE MAKER BOX	--	--	1/2"	--	WHITE POLY BOX WITH 1/4 TURN VALVE
	TRAP PRIMER	--	--	1/2"	--	ELECTRIC TRAP PRIMER - 120/1/60 3 OUTLET MANIFOLD
	TRAP PRIMER	--	--	1/2"	--	ELECTRIC TRAP PRIMER - 120/1/60 2 OUTLET MANIFOLD
	HOSE BIBB	--	--	3/4"	--	EXTERIOR, NON-FREEZE
	HOSE BIBB	--	--	3/4"	--	INTERIOR WITH VACUUM BREAKER, EXPOSED, CHROME PLATED, ANTI-SIPHON
	FLOOR DRAIN	2"	1 1/2"	--	--	W/ DEEP SEAL TRAP

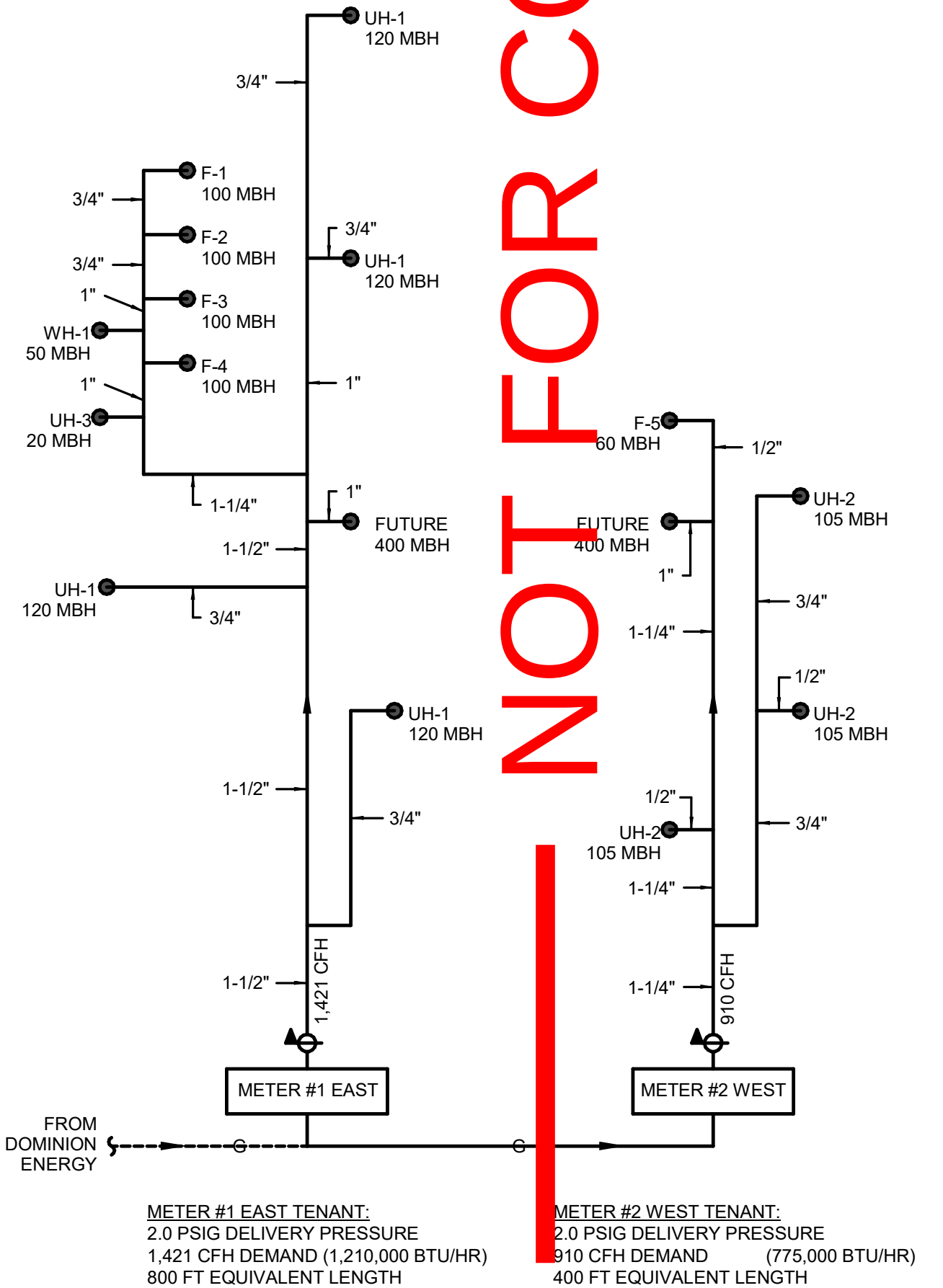
BRANCH WATER LINE SCHEDULE

FIXTURE	FIXTURE UNITS	TOTAL QUANTITY OF FIXTURES SERVED BY A GIVEN PIPE SIZE					
		1/2"	3/4"	1"	1-1/4"	1-1/2"	2"
WATER CLOSET	10	--	--	1	2	3	5
URINAL	5	--	1	2	--	--	--
LAVATORY	2	1	2	4	--	--	--
SINK	1.5	1	2	--	--	--	--
TOTAL FIXTURE UNITS SERVED BY PIPE SIZE		1	3	8	29	81	232

NOTE:
MINIMUM PIPE SIZE TO ANY FIXTURE TO BE 1/2". WHERE PIPE SIZE IS SHOWN ON DRAWINGS, IT SHALL BE FOLLOWED. IN THE EVENT PIPE SIZES ARE NOT SHOWN, THE SIZE OF ANY BRANCH LINE SHALL BE DETERMINED BY USING THIS TABLE. FIND SUM OF TOTAL FIXTURE UNITS ON BRANCH LINE, THEN REDUCE TOTAL BY SUBTRACTING OFF INDIVIDUAL FIXTURE UNITS FOR EACH SUCCESSIVE FIXTURE ALONG THE BRANCH LINE.

PLUMBING EQUIPMENT SCHEDULE

WH-1	WATER HEATER: GAS FIRED, PACKAGED TYPE, 50,000 BTUH INPUT, 116 GALLONS PER HOUR RECOVERY THRU 100°F TEMP. RISE. HEATER SHALL BE 60 GALLON, FACTORY INSULATED HOT WATER STORAGE TANK (GLASS LINED), POWER BURNER. HEATER SHALL BE SUITABLE FOR PVC VENTING, COMPLETE WITH P & T RELIEF VALVE, GAS TRAIN, FACTORY WIRED AND TESTED. UPPER & LOWER LIMIT OPERATING THERMOSTATS, COMBINATION HIGH AND LOW PRESSURE SAFETY CONTROLS, LOW WATER CUT-OFF, SHUT-OFF, ALL CONTROLS FOR AUTOMATIC OPERATION. SET AT 110°F. (96% THERMAL EFFICIENCY). MANUFACTURER: AO SMITH MODEL: CYCLONE XI MODULATING BTX-100 ELECTRICAL: 5.0 AMPS @ 120V/60 SIZE: 22" DIAM x 67" H
WH-2	WATER HEATER: ELECTRIC, PACKAGED TYPE, 2.5 KW, 10 GALLON CAPACITY, 10 GALLONS PER HOUR RECOVERY THRU 100°F TEMP. RISE, FACTORY INSULATED HOT WATER STORAGE TANK (GLASS LINED), COMPLETE WITH P & T RELIEF VALVE, FACTORY WIRED AND TESTED. SET AT 110°F. MANUFACTURER: AO SMITH MODEL: DEL-10S ELECTRICAL: 2.5 KW @ 120V/60 SIZE: 18" DIAM x 18" H
EX-1	EXPANSION TANK: BLADDER TYPE, DOMESTIC HOT WATER, 3.2 GALLONS TOTAL VOLUME, 1.9 GALLONS ACCEPTANCE VOLUME. FACTORY AIR CHARGE 55 PSI, 9" DIA. x 16" HIGH, 3/4" SYSTEM CONNECTION, COMPLETE WITH DRAIN COCK, ASME CONSTRUCTION, STEEL SHELL AND HEAVY DUTY BLADDER.. MANUFACTURER: AMTROL MODEL: ST-6-C
EX-2	EXPANSION TANK: BLADDER TYPE, DOMESTIC HOT WATER, 2.0 GALLONS TOTAL VOLUME, 0.9 GALLONS ACCEPTANCE VOLUME. FACTORY AIR CHARGE 55 PSI, 8" DIA. x 19" HIGH, 3/4" SYSTEM CONNECTION, COMPLETE WITH DRAIN COCK, ASME CONSTRUCTION, STEEL SHELL AND HEAVY DUTY BLADDER.. MANUFACTURER: AMTROL MODEL: ST-5-C
CP-1	CIRCULATING PUMP: IN-LINE RECIRCULATING, 115 DEG.F. WATER, 5.0 GPM AT 10 FT. HEAD, 1" CONNECTIONS. ALL STAINLESS STEEL CONSTRUCTION. MANUFACTURER: TACO MODEL: CARTRIDGE CIRCULATOR 009-S-5 ELECTRICAL: 0.40 HP @ 120V/1/60



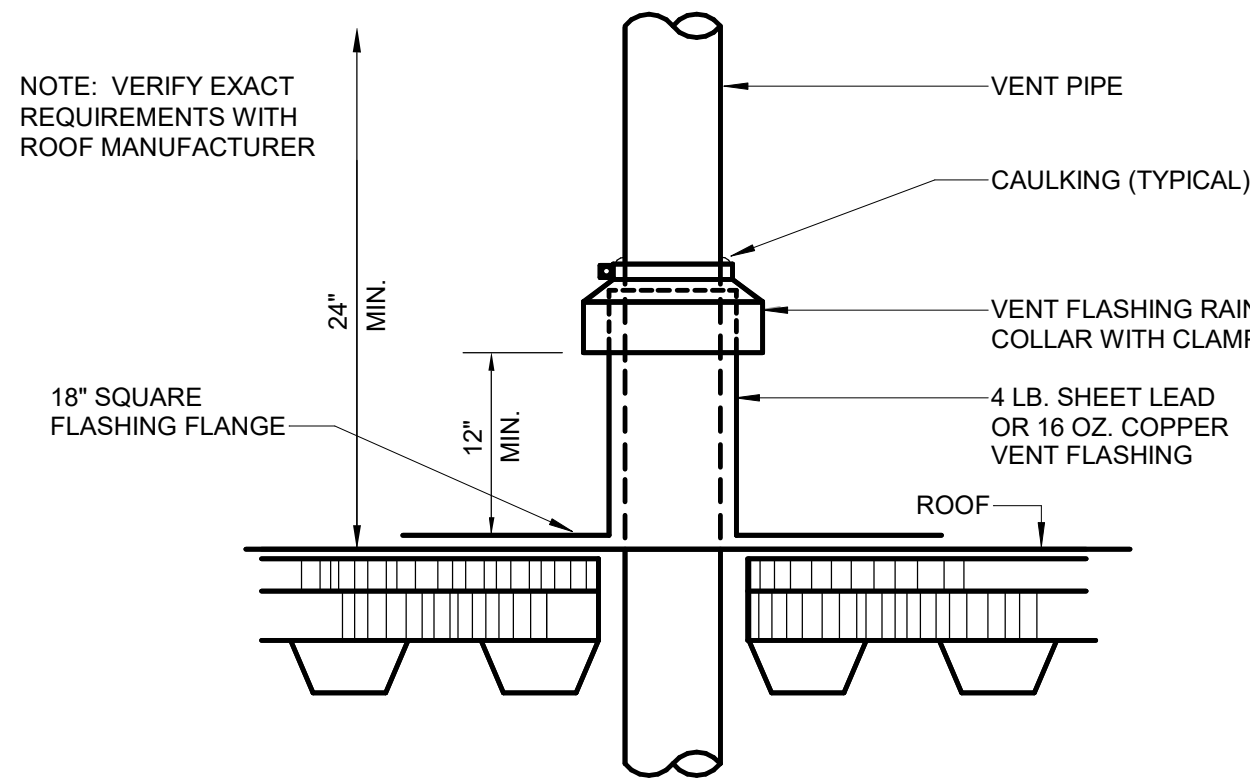
GAS PIPING SCHEMATIC

NOT TO SCALE

1
P501

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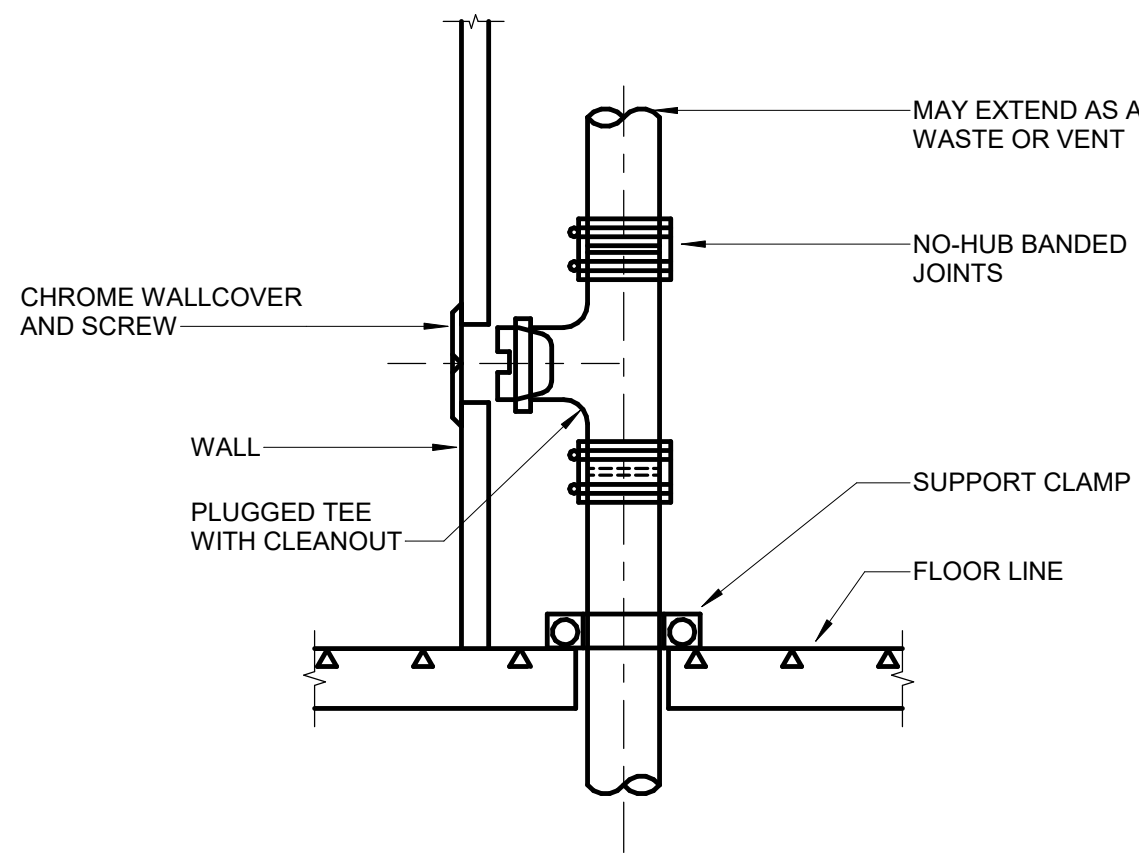
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VENT THRU ROOF DETAIL

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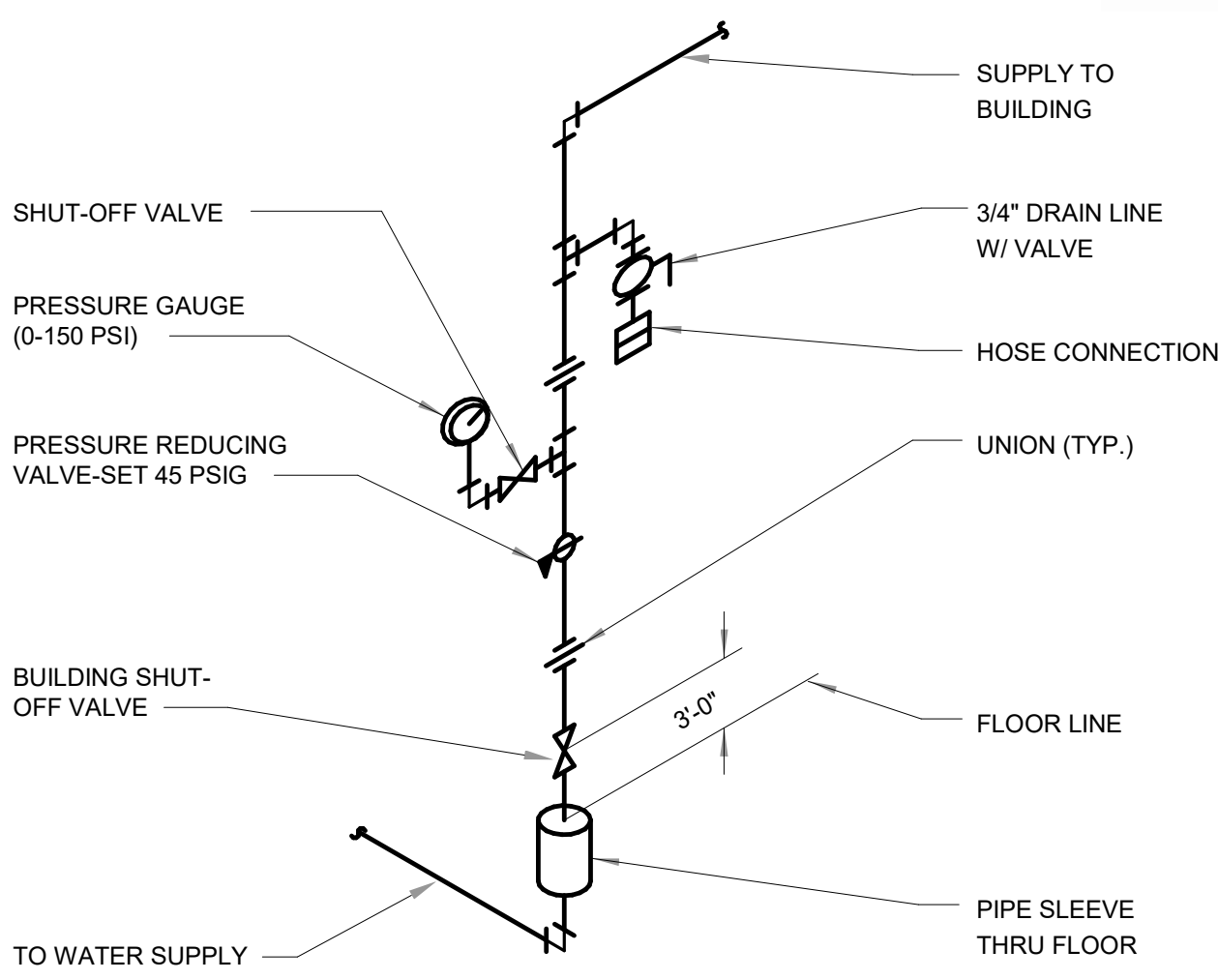
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P601



WALL CLEANOUT DETAIL

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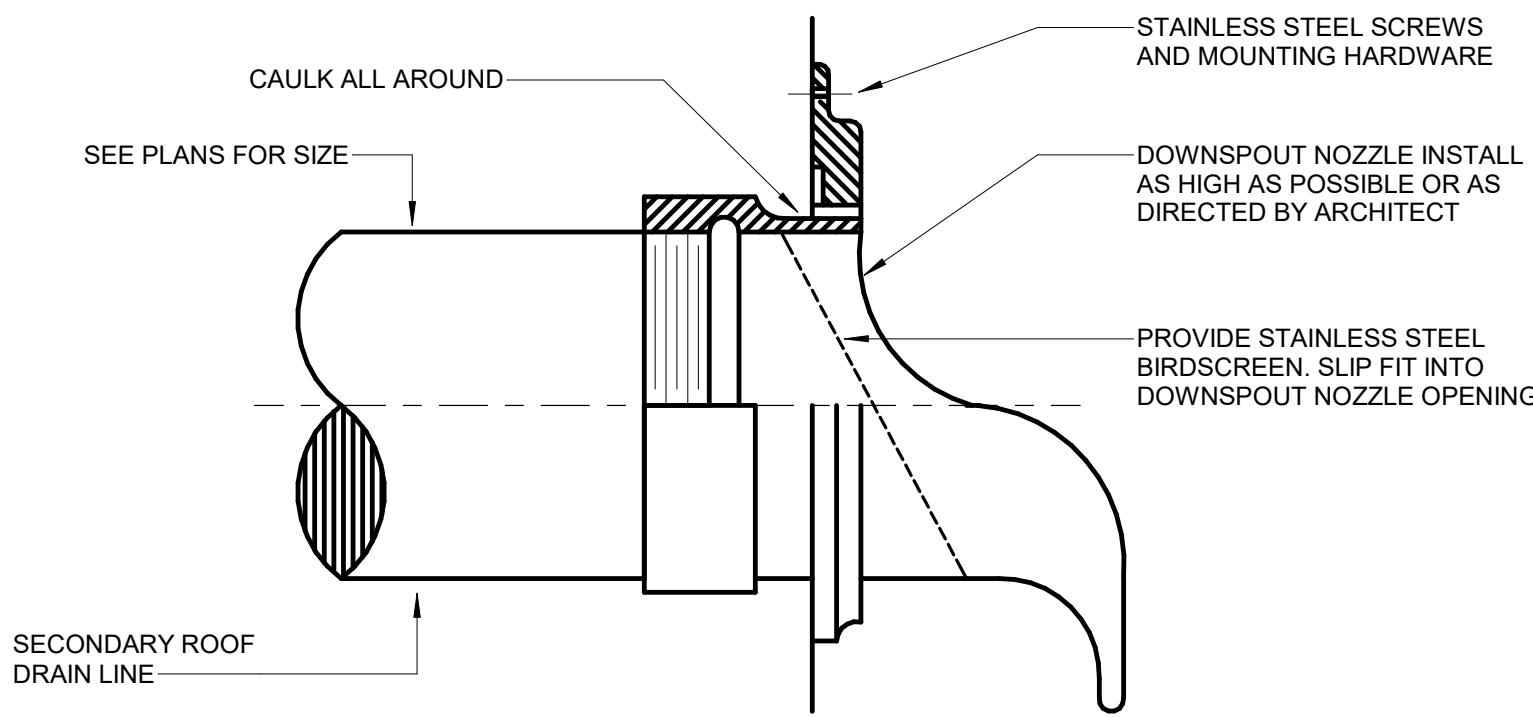
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P601



BUILDING WATER CONTROL VALVE DETAIL

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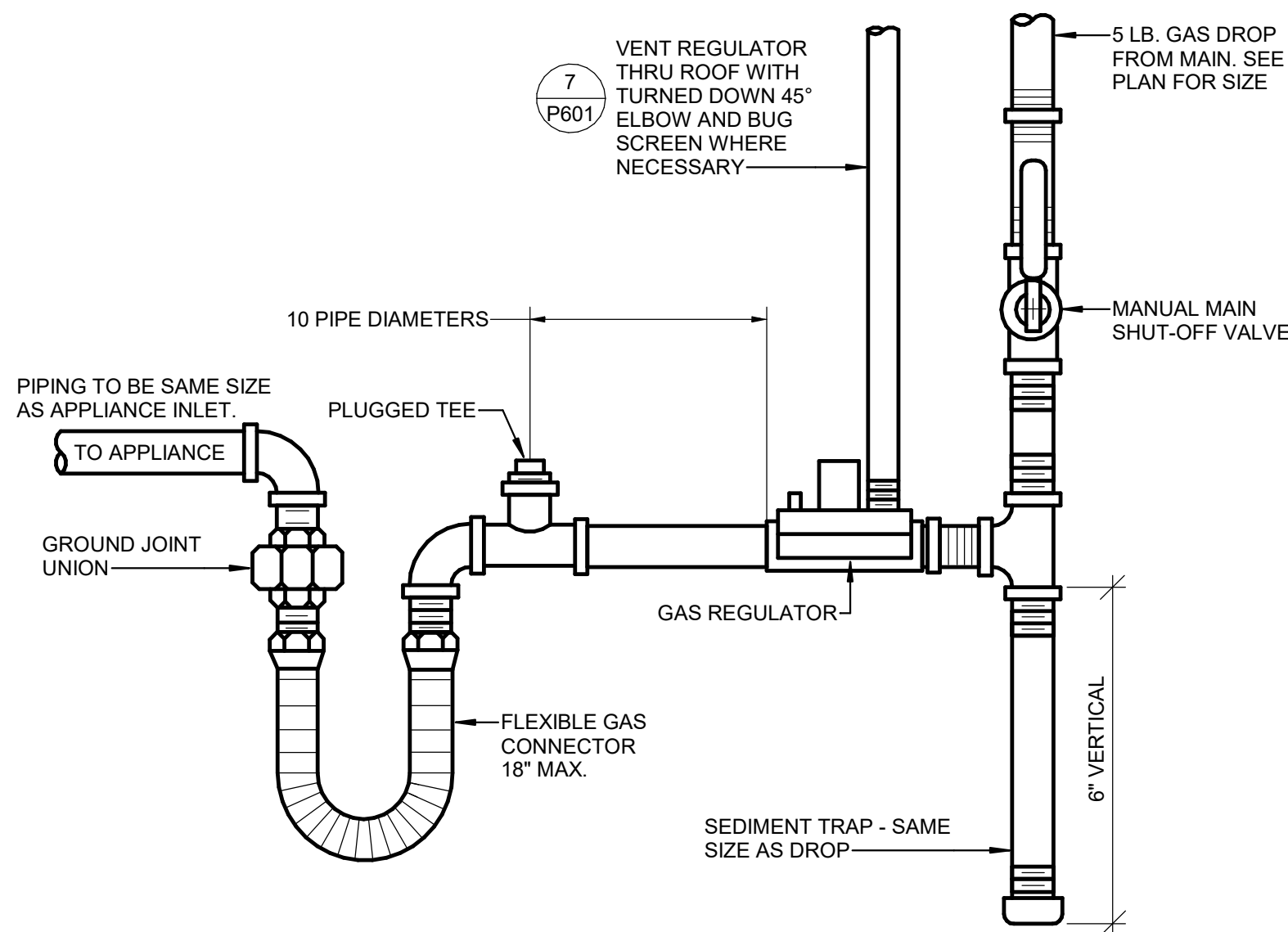
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P601



DOWNSPOUT NOZZLE DETAIL

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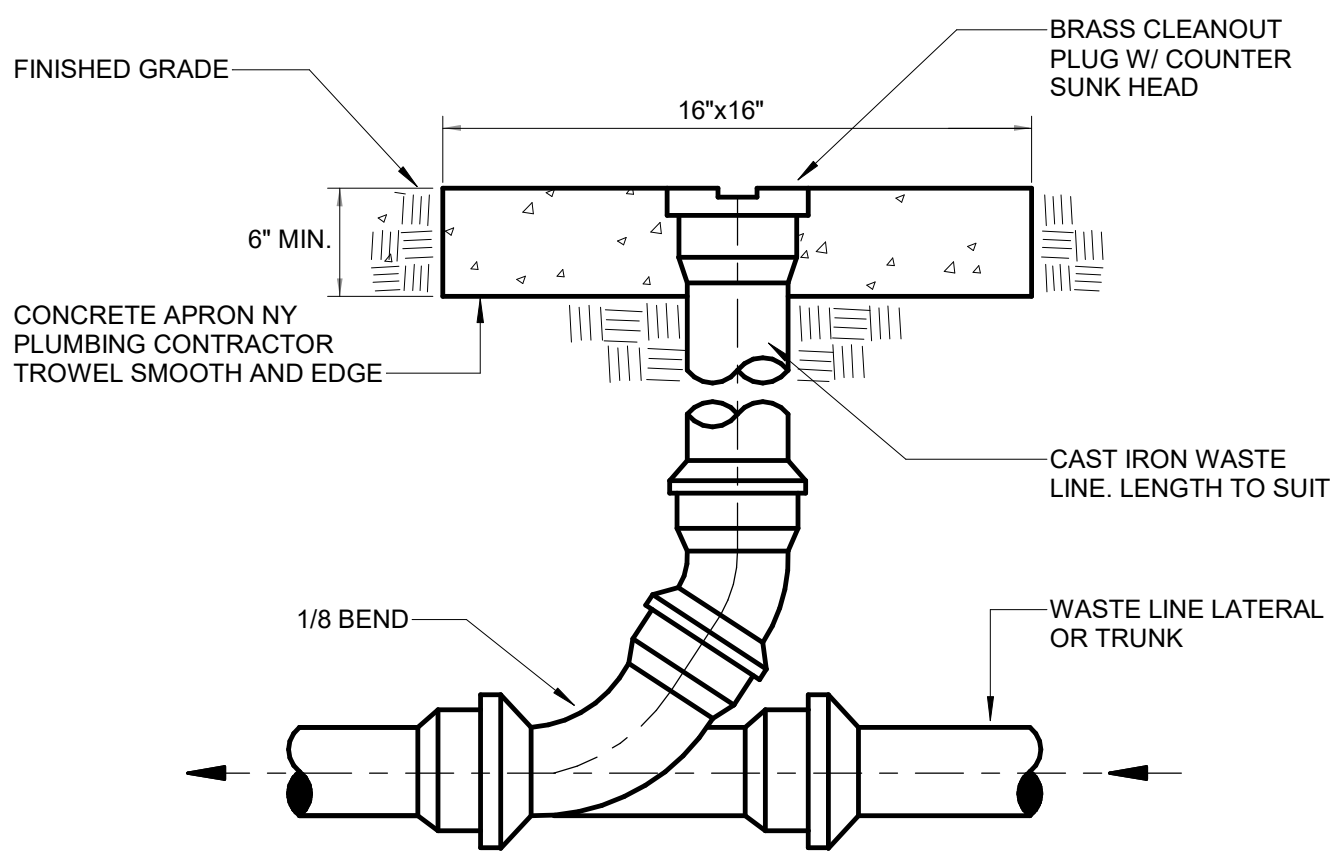
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P601



TYPICAL GAS CONNECTION TO EQUIPMENT

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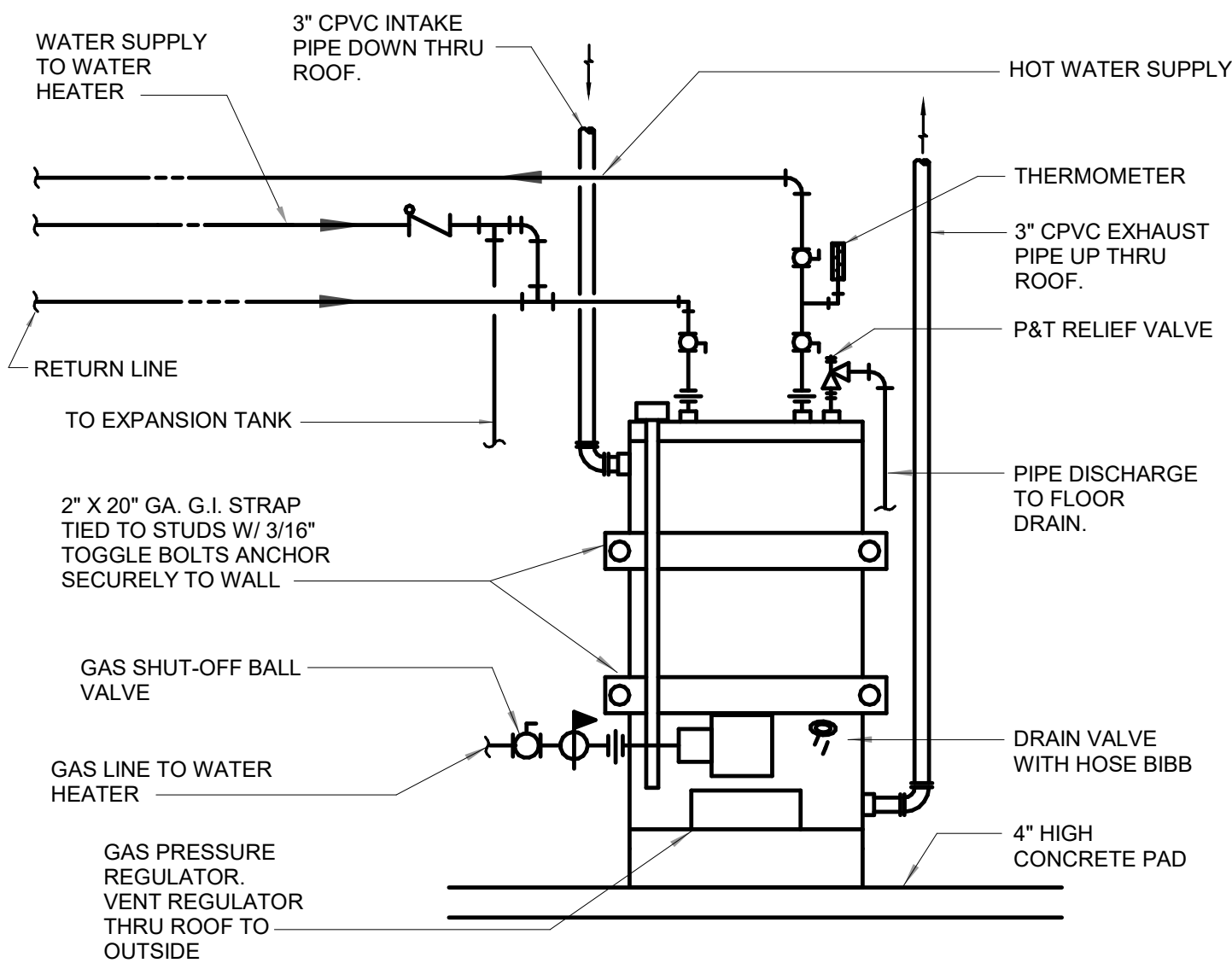
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P601



CLEANOUT TO GRADE DETAIL

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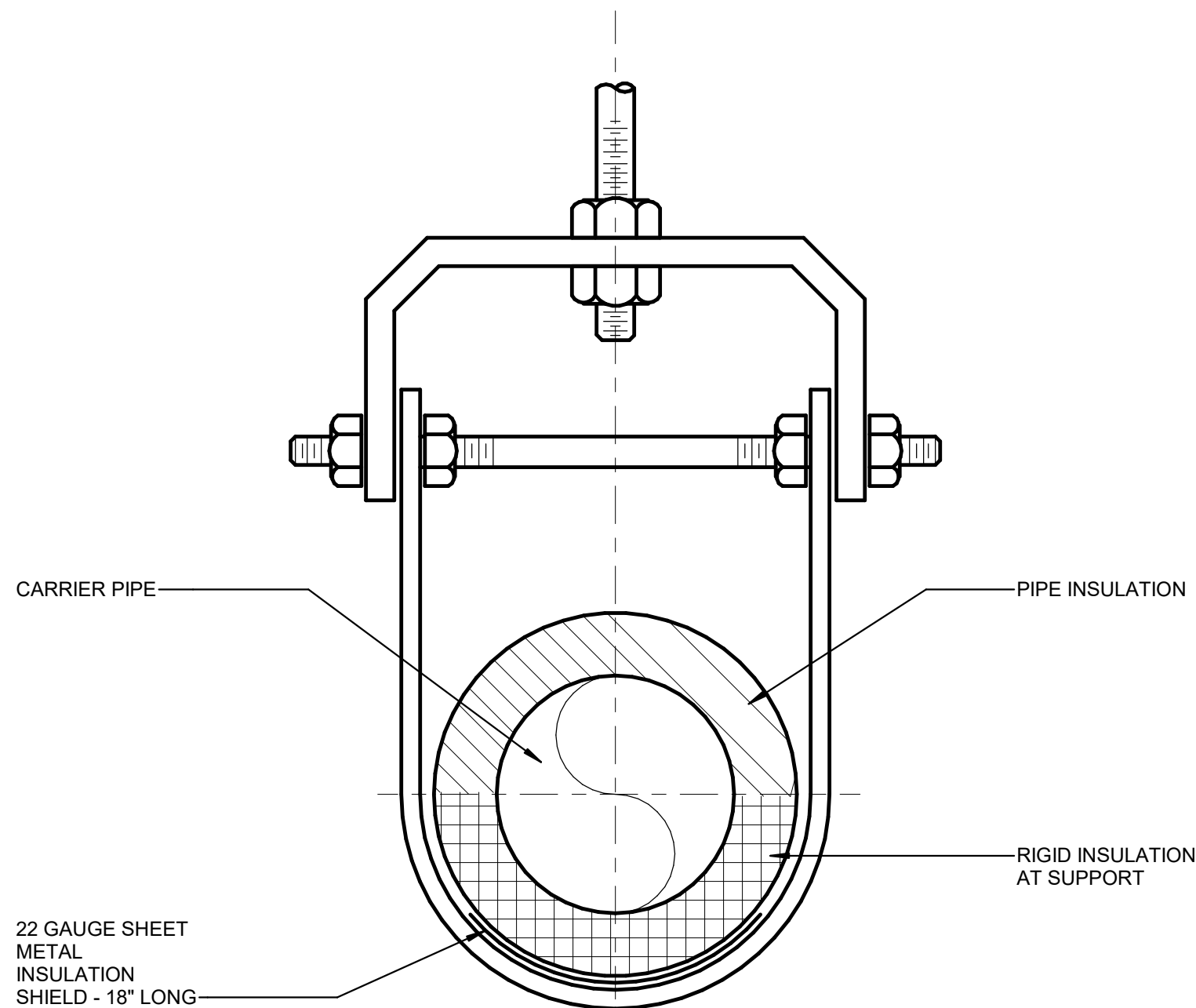
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P601



GAS FIRED WATER HEATER DETAIL

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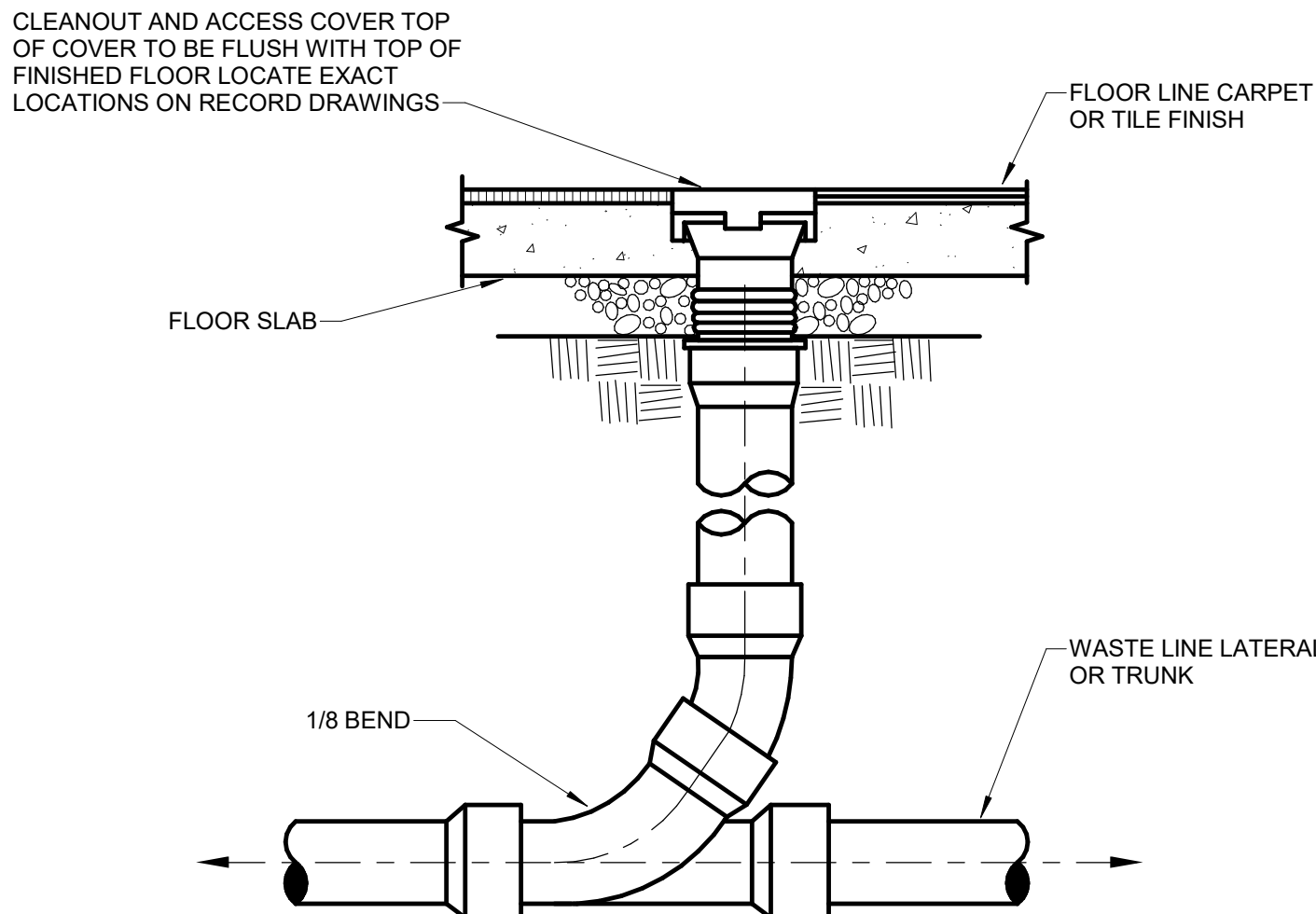
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P601



PIPE HANGER DETAIL

SCALE: NTS

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P601



FLOOR CLEANOUT DETAIL

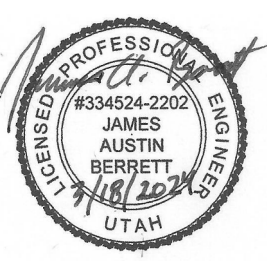
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P601

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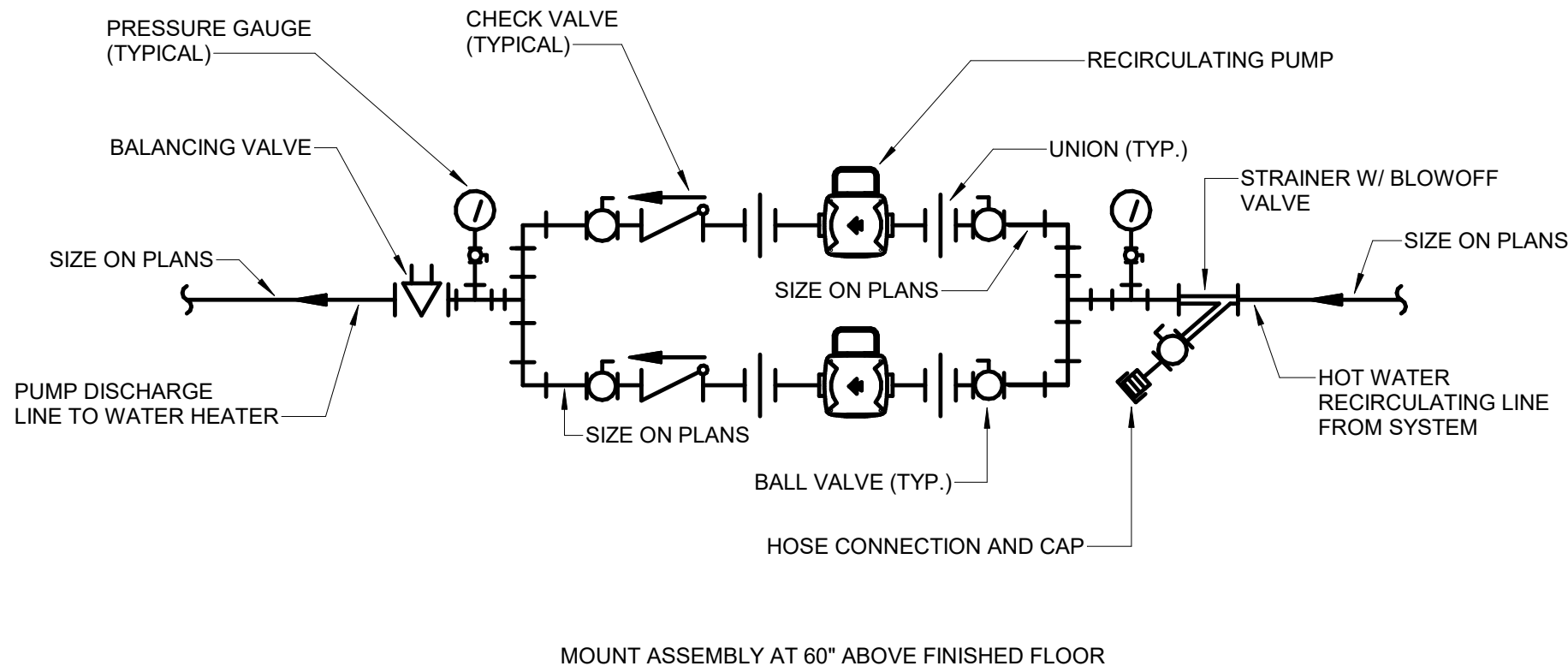
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P601

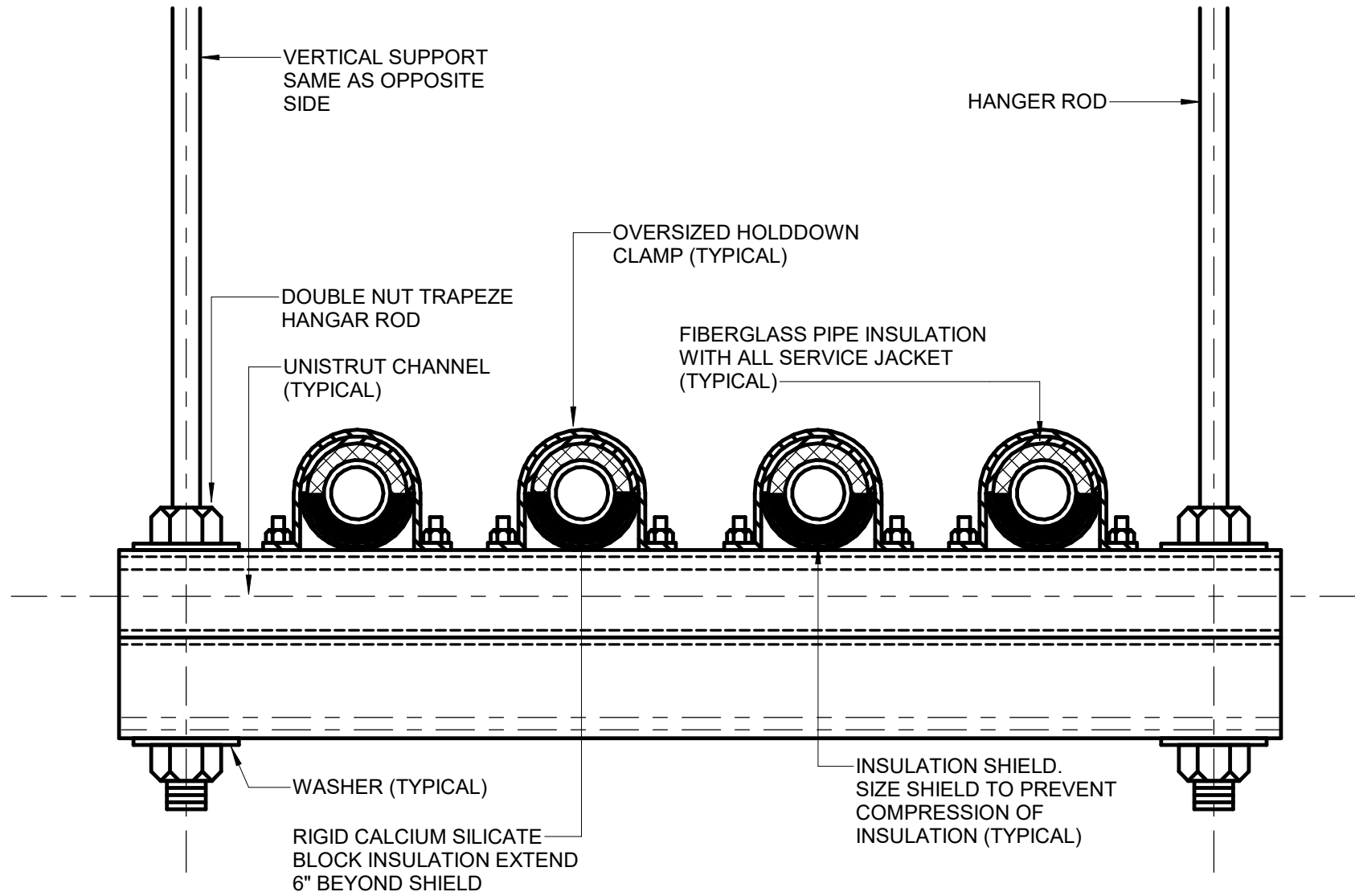
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CIRCULATING PUMP DETAIL

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P602



TRAPEZE PIPE SUPPORT DETAIL

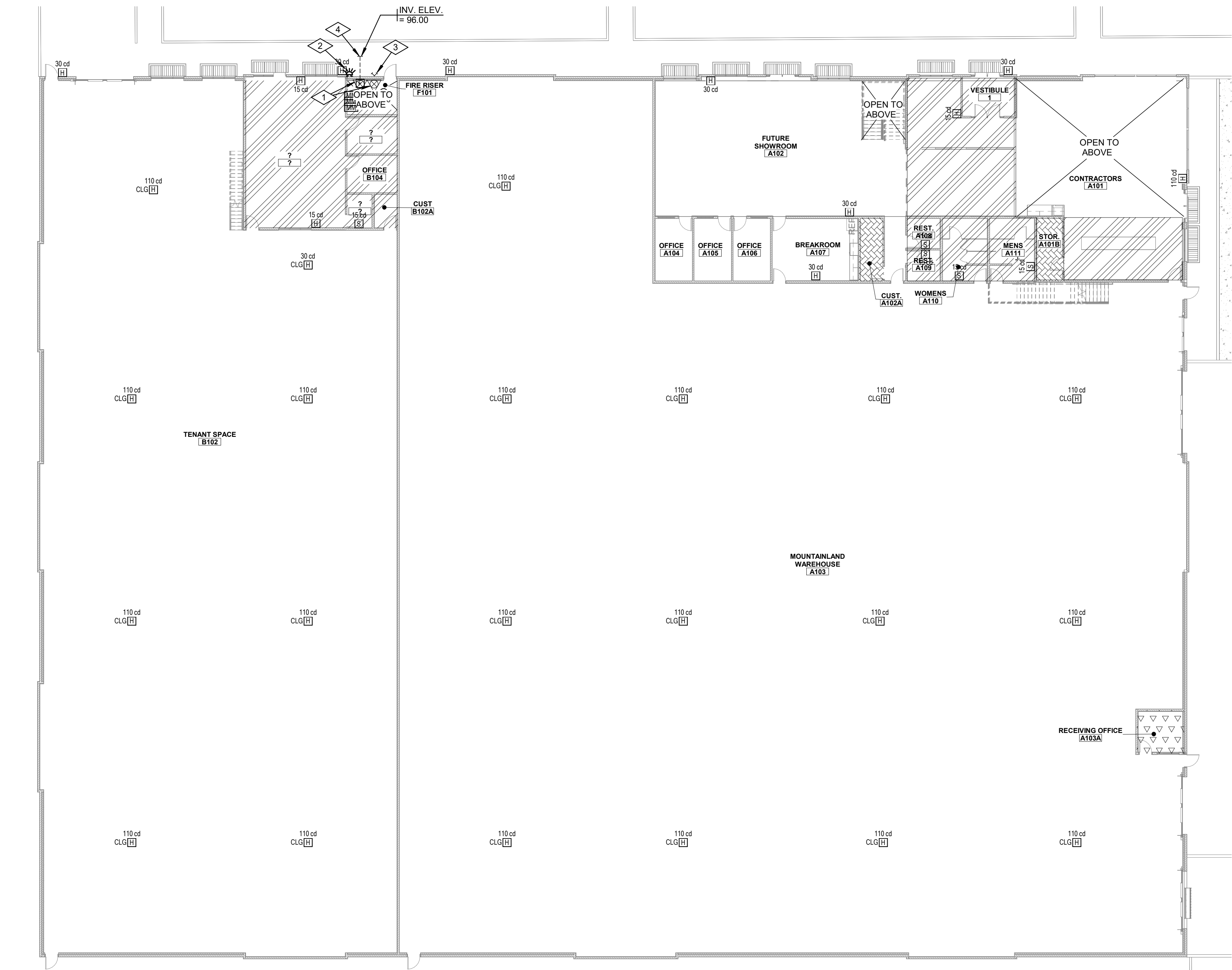
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P602

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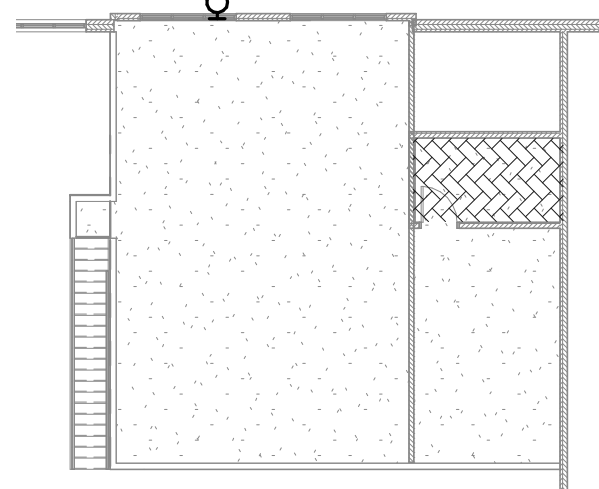
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As Noted



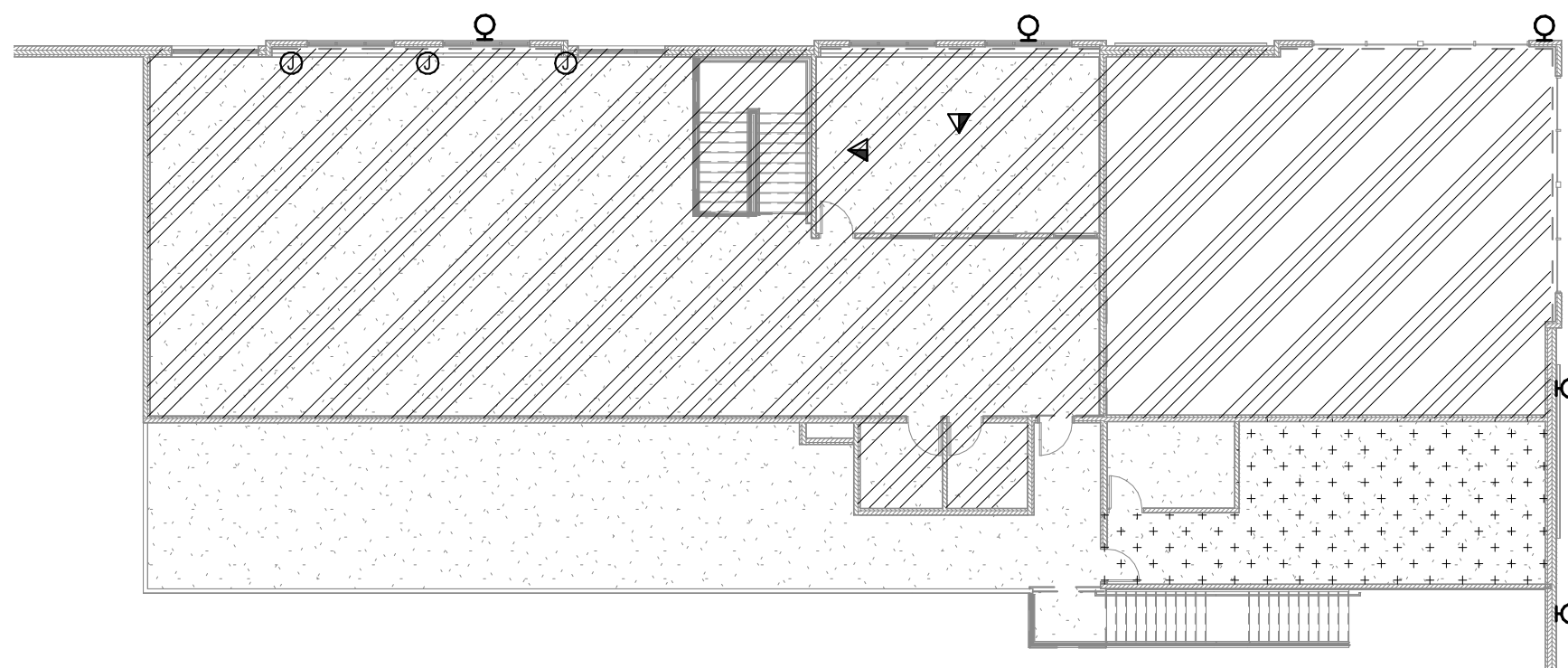
LEVEL 1 FIRE PROTECTION PLAN

0 8' - 0" 16' - 0" 32' - 0"
SCALE: 1/16" = 1'-0"



LEVEL 2 WEST - FIRE PROTCTION PLAN

0 8' - 0" 16' - 0" 32' - 0"
SCALE: 1/16" = 1'-0"



LEVEL 2 EAST - FIRE PROTCTION PLAN

0 8' - 0" 16' - 0" 32' - 0"
SCALE: 1/16" = 1'-0"

REFERENCE NOTES

- 1 FIRE RISER LOCATIONS. WEST FIRE RISER TO SERVE ONLY WEST TENANT AREA. EAST FIRE RISER TO SERVE ONLY EAST TENANT AREA.
- 2 ALARM BELL LOCATION HIGH ON EXTERIOR WALL.
- 3 SIAMESE FIRE DEPARTMENT CONNECTION. LOW ON EXTERIOR WALL.
- 4 EXTEND PIPE 5'-0" BEYOND BUILDING. FIRE SPRINKLER CONTRACTOR TO CONNECT TO PIPING FROM SITE UTILITY CONTRACTOR. PROVIDE THRUST BLOCK AT ELBOW UP INTO BUILDING.

FIRE PROTECTION LEGEND

NO MARK	- ORDINARY HAZARD, GROUP 1 - EXPOSED STRUCTURE (NO CEILING) - UPRIGHT BRASS HEADS ON EXPOSED PIPING
	- LIGHT HAZARD - LAY-IN OR GYP. BOARD CEILING (VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS) - CONCEALED TYPE SPRINKLER HEADS SIMILAR TO VIKING VK4621 INSTALLED TIGHT TO CEILING WITH BRIGHT WHITE COVER PLATE
	- ORDINARY HAZARD, GROUP 1 - LAY-IN OR GYP. BOARD CEILING (VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS) - CONCEALED TYPE SPRINKLER HEADS SIMILAR TO VIKING VK4621 INSTALLED TIGHT TO CEILING WITH BRIGHT WHITE COVER PLATE
	- ORDINARY HAZARD, GROUP 1 - EXPOSED STRUCTURE (NO CEILING) - UPRIGHT ROUGH BRASS HEADS ON EXPOSED PIPING
	- LIGHT HAZARD - EXPOSED STRUCTURE (NO CEILING) - UPRIGHT BRASS HEADS ON EXPOSED PIPING
	FIRE SPRINKLER RISER
	SPRINKLER ALARM BELL
	WALL MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION

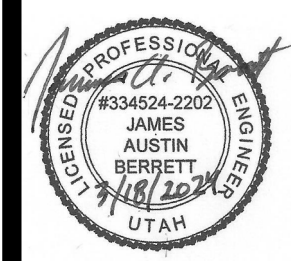
NOTE: CONTRACTOR SHALL COORDINATE ALL PIPING HUNG FROM STRUCTURE WITH REQUIREMENTS OF STRUCTURAL ENGINEER. DRAWINGS. SEE STRUCTURAL DRAWINGS FOR EARTHQUAKE BRACING DESIGN VALUES.

OLSEN & PETERSON
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Phone: (801) 486-4646 Fax: (801) 467-2531

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BRADFORD MOUNTAINLAND SUPPLY
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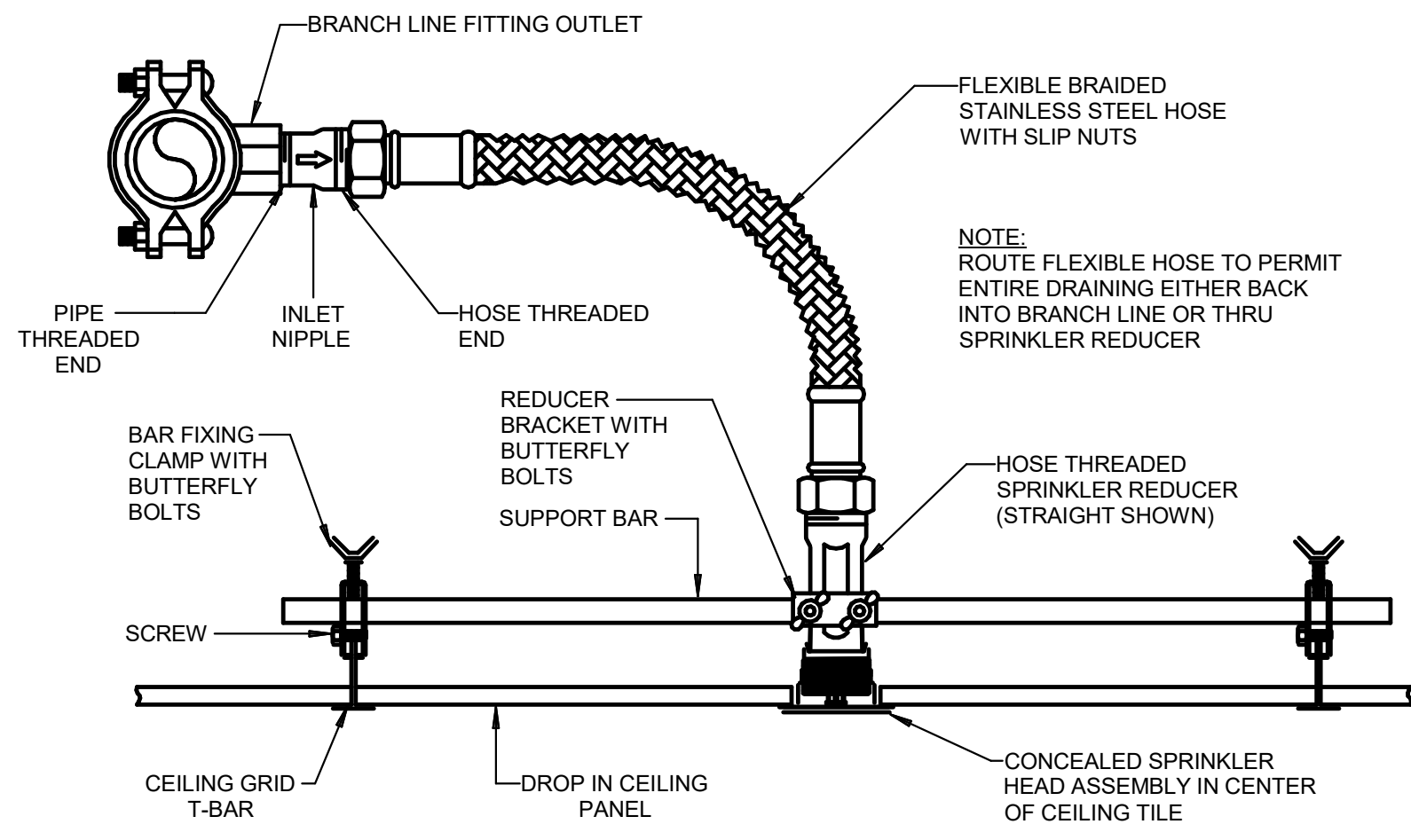
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

FP101

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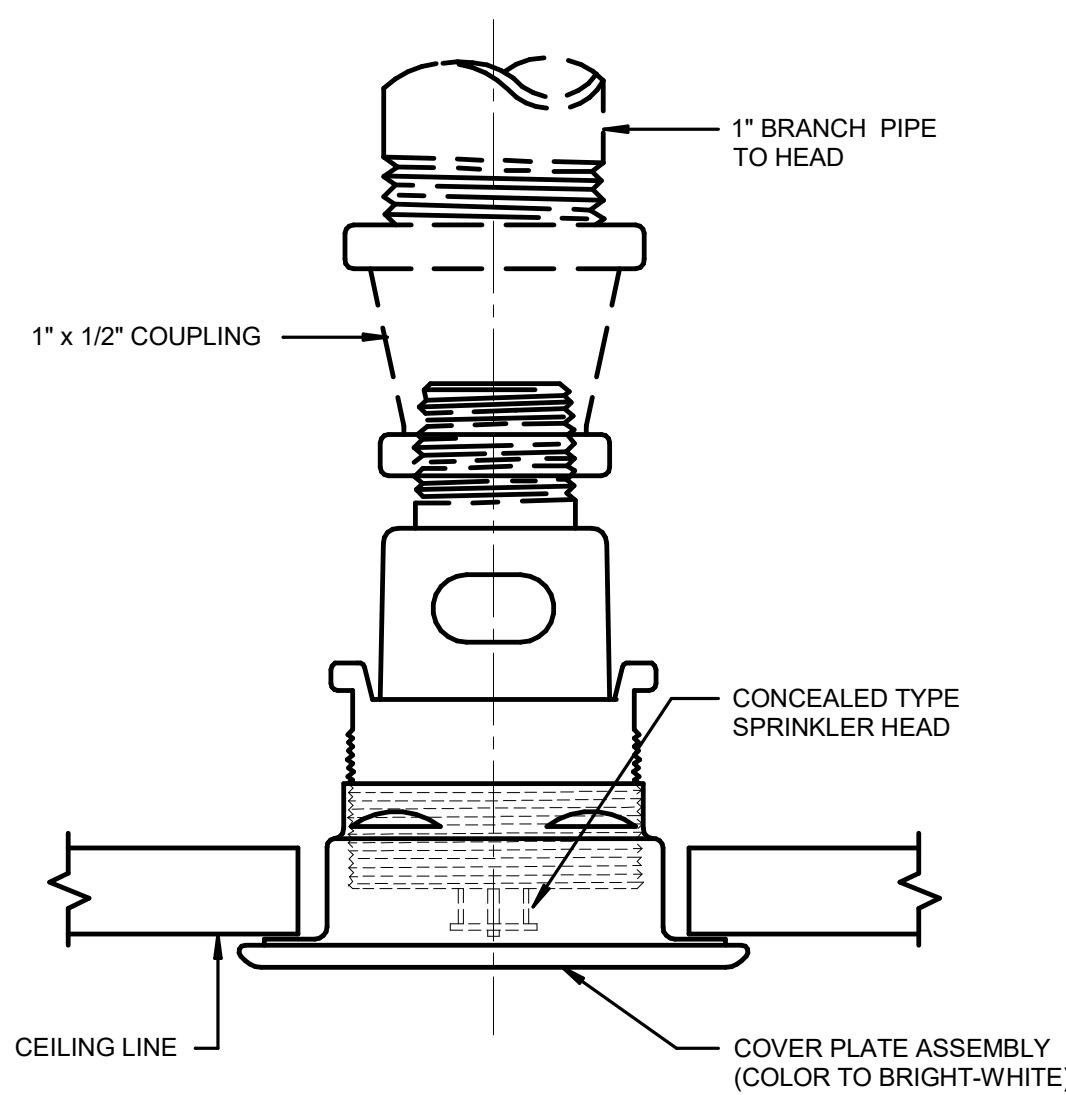
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FLEXIBLE BRANCH LINE DETAIL

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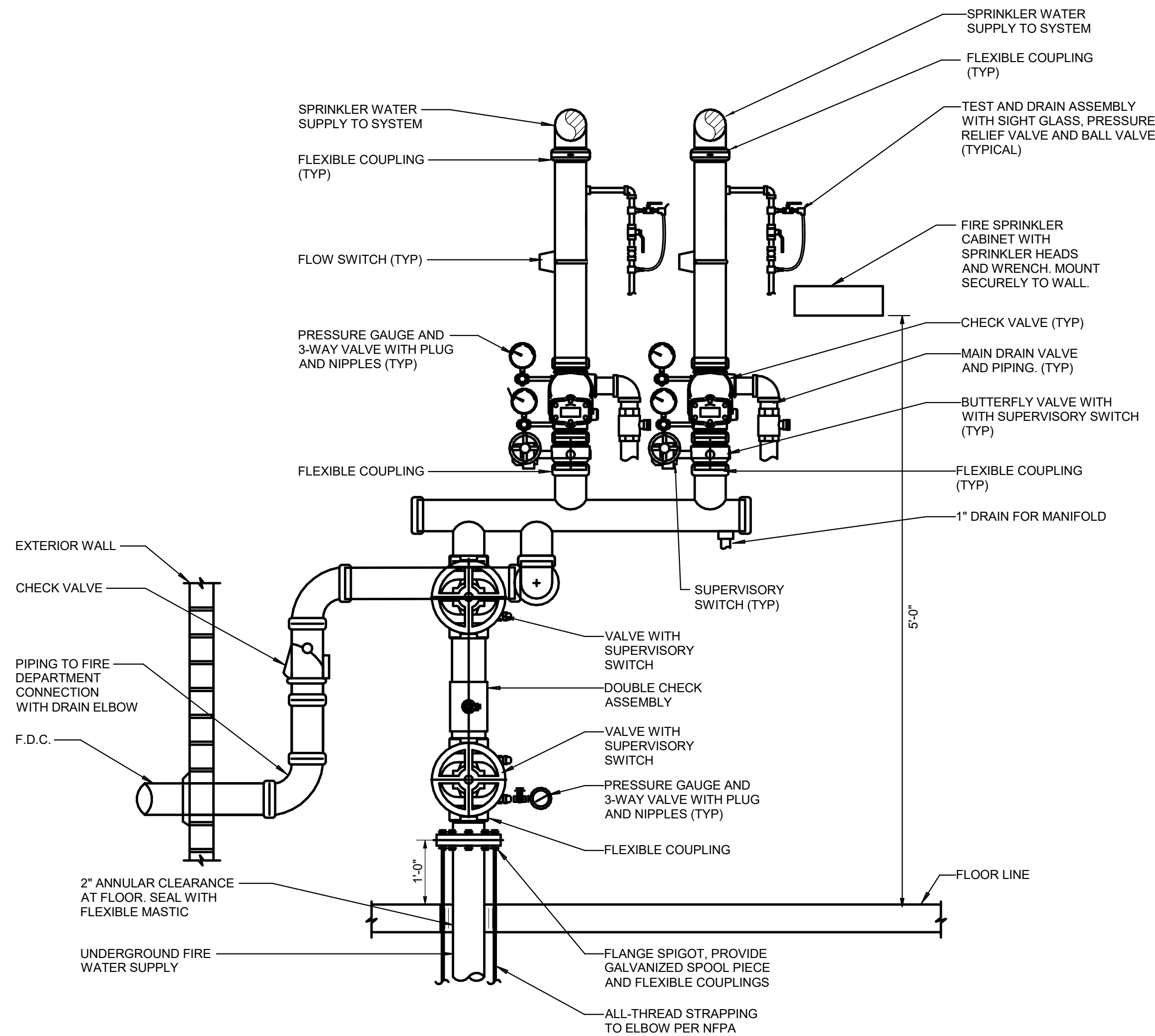
2
FP501



CONCEALED SPRINKLER HEAD DETAIL

NTS

3
FP501



DUAL FIRE SPRINKLER RISER DETAIL

NTS

1
FP501

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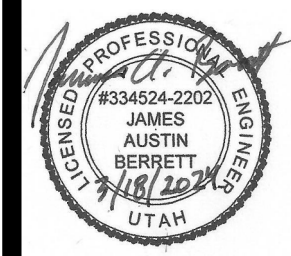
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Phone: (801) 486-6446 Fax: (801) 487-2531

FIRE PROTECTION NOTES

1. THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ELECTRICAL, SHEET METAL, PLUMBING, AND CEILING CONTRACTORS TO AVOID ANY CONFLICTS IN PIPE ROUTING OR HEAD LOCATIONS.
2. RUN SPRINKLING PIPING AS HIGH AS POSSIBLE IN SPACE ABOVE CEILING AND COORDINATE WITH DUCTWORK.
3. FIRE SPRINKLER PLANS, HYDRAULIC CALCULATIONS AND SEISMIC CALCULATIONS SHALL BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO SUBMITTING PLANS TO THE ARCHITECT. FIRE SPRINKLER CONTRACTOR TO USE Ss VALUE IN STRUCTURAL DRAWINGS.
4. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE COMPLETE FIRE SPRINKLER SYSTEMS, INCLUDING ALL ITEMS AS REQUIRED OR RECOMMENDED BY ALL GOVERNING AGENCIES.
5. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH N.F.P.A. 13, AND ALL GOVERNING AGENCIES.
6. PIPE SLEEVES THROUGH FIRE RATED WALLS, PARTITIONS AND CEILINGS SHALL BE OF FIRE RATED CONSTRUCTION. SPACE BETWEEN PIPE AND SLEEVE SHALL BE PACKED WITH FIRE RESISTANT MATERIAL, U.L. LISTED.
7. FIRE SPRINKLER HEADS IN INDIVIDUAL ROOMS TO BE RUN IN STRAIGHT LINES AND COORDINATED WITH CEILING AND LIGHTS.
8. FIRE SPRINKLER CONTRACTOR SHALL COORDINATE HIS LOCATION OF PIPING VERY CAREFULLY WITH THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS APPROVED BY THE ARCHITECT.
9. HEAD GUARDS TO BE PROVIDED IN ACCORDANCE WITH N.F.P.A.
10. FIRE SPRINKLER TEST VALVES TO BE LOCATED IN AREAS CONVENIENT TO MAINTENANCE PERSONNEL, BUT AWAY FROM PUBLIC ACCESS.
11. THE UTAH STATE FIRE MARSHAL'S OFFICE SHALL BE NOTIFIED (IN WRITING) AT LEAST THREE DAYS IN ADVANCE OF THE FOLLOWING:
 - A. HYDROSTATIC TEST AND FINAL INSPECTION OF OVERHEAD SYSTEMS PRIOR TO INSTALLATION OF CEILINGS.
 - B. FLUSHING OF UNDERGROUND PRIOR TO CONNECTION OF OVERHEAD.
 - C. HYDROSTATIC TEST AND FINAL INSPECTION OF UNDERGROUND PRIOR TO BACKFILLING.
12. CONTRACTOR SHALL FIELD VERIFY ALL PIPE LOCATIONS PRIOR TO FABRICATION OF PIPE SYSTEMS.
13. FIRE PROTECTION DRAWINGS ARE DIAGRAMMATIC ONLY.
14. FIRE PROTECTION CONTRACTOR SHALL COORDINATE ROUTING, HANGING AND BRACING WITH ROOF STRUCTURE. ALL FIRE SPRINKLER PIPING SHALL COMPLY WITH THE FOLLOWING:
 - A. ALL PIPING CONCENTRATED LOADS GREATER THAN 100 POUNDS SUPPORTED BY OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE LOCATED WITHIN 6 INCHES OF JOIST OR GIRDER PANEL. POINTS OF THE JOIST OR GIRDER SHALL BE REINFORCED WITH AN ADDITIONAL WEB MEMBER. REFER TO TYPICAL STRUCTURAL NOTES AND THE TYPICAL DETAIL AT ADDITIONAL CONCENTRATED POINT LOAD ON THE STRUCTURAL DRAWINGS.
 - B. CONCENTRATED POINT LOADS, SINGLE OR MULTIPLE, TOTALING 100 POUNDS OR LESS CAN BE LOCATED AT ANY POINT ALONG THE BOTTOM CHORD OF AN OPEN WEB JOIST OR GIRDER BETWEEN ADJACENT PANEL POINTS WITHOUT MEETING THE REQUIREMENTS ABOVE. A LIMIT OF (4) CONCENTRATED 100# MAXIMUM POINT LOADS PER JOIST OR GIRDER SHALL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
 - C. JOIST BRIDGING SHALL NEVER BE USED TO SUPPORT HANGING LOADS.
 - D. BRACING OF FIRE SPRINKLER PIPING TO THE BOTTOM CHORD OF JOISTS OR GIRDERS WILL NOT BE ALLOWED IN ANY INSTANCE. ALL LATERAL BRACES MUST CONNECT TO THE TOP FLANGE/END CHORD OF THE FRAMING MEMBER ABOVE, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
 - E. RESTRAINTS OR LATERAL BRACES SHALL BE PROVIDED ON BRANCH LINES WHERE PIPING IS NOT SUPPORTED WITHIN 6 IN. OF STRUCTURE. NOTE LOCATIONS ON SHOP DRAWINGS.
15. STEEL ROOF DECKING SHALL NOT BE USED TO SUPPORT LOADS FROM FIRE SPRINKLER ELEMENTS OR EQUIPMENT OF ANY KIND.
16. ALL FIRE SPRINKLER PIPING RUNNING IN OCCUPIED AREAS WITH EXPOSED STRUCTURE SHALL RUN WITH SLOPE OF ROOF DECK.
17. FIRE SPRINKLER CONTRACTOR SHALL COORDINATE ANY CROSSOVERS OR DROPS AT MAIN CORRIDOR TO AVOID CONFLICTS WITH SKYLIGHTS. DROPS AND CROSSOVER LOCATIONS SHALL BE VERIFIED WITH PROJECT ARCHITECT PRIOR TO INSTALLATION.
18. ALL FIRE MAINS SHALL RUN ABOVE AREAS WITH CEILINGS. NO MAINS WILL BE ALLOWED IN OCCUPIED AREAS EXPOSED TO ROOF DECK.
19. IN EXPOSED AREAS THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE PIPING & HEAD LOCATIONS WITH HVAC DUCTWORK, DIFFUSERS AND ALL LIGHTING LAYOUT.
20. FIRE SPRINKLER HEADS IN ALL CORRIDORS SHALL BE INSTALLED AS CLOSE TO THE CENTERLINE OF THE CORRIDOR AS POSSIBLE.
21. FIRE SPRINKLER HEADS SHALL BE INSTALLED IN THE CENTER QUARTER PANEL OF CEILING TILES.
22. ALL SPRINKLER MAINS SHALL RUN THROUGH TRUSSES OR BETWEEN TRUSSES IN TRUSS SPACE. INSTALLATION OF MAINS BELOW BOTTOM CHORD OF TRUSSES WILL NOT BE ALLOWED.
23. FIRE SPRINKLER CONTRACTOR SHALL CAREFULLY COORDINATE SPRINKLER SYSTEM WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR VARIATIONS IN CEILING TYPE AND CEILING ELEVATION CHANGES.

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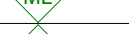
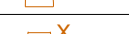
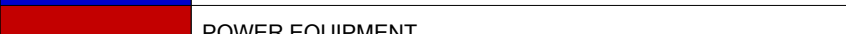
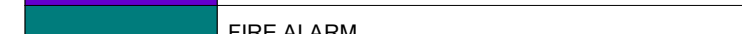
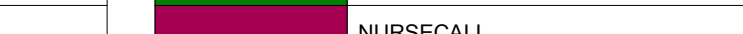
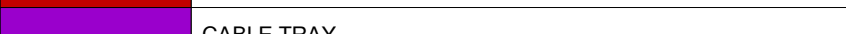
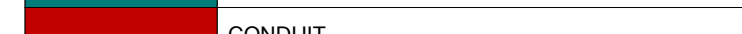
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BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

FP501

SECURITY									
	IP CAMERA - SEE SCHEDULE	AS NOTED	14, 15.		ELECTRIC DOOR STRIKE	DOOR JAMB	12.		
	NETWORK VIDEO RECORDER				DOOR POSITION INTRUSION SWITCH	DOOR JAMB	12.		
	SECURITY SYSTEM DOOR CONTACT	DOOR JAMB +96" OR AS NOTED	17.		ELECTRIC DOOR LOCK	DOOR JAMB	12.		
	SECURITY SYSTEM GARAGE DOOR CONTACT	AS NOTED			ACCESS CONTROL SYSTEM, REQUEST TO EXIT		17.		
	DURESS PUSHBUTTON: T = TRANSMITTER, R = RECEIVER, H = HARDWIRED	AS NOTED			ELECTRIC CRASH BAR	DOOR HARDWARE	12.		
	INTRUSION MOTION DETECTOR SOLID = WALL MOUNTED, DASHED = CEILING		17.		ACCESS CONTROL CARD READER		+46"	2.	
	GLASS BREAK DETECTOR: SOLID = WALL MOUNTED, DASHED = CEILING		17.		ACCESS CONTROL BIOMETRIC READER		+46"	2.	
	ALARM SIREN		17.		KEY OVERRIDE SWITCH		+46"	2.	
	INTRUSION SYSTEM POP-IT		17.		INTEGRATED CARD READER AND LOCK		+46"	2.	
	INTRUSION SYSTEM KEYPAD (ARM/DISARM)	+46"	2.		KEYPAD CARD READER COMBO		+46"	2.	
	INTERCOM STATION	+46"	2.		MOMENTARY PUSH BUTTON, DR = DOOR RELEASE, LD = LOCKDOWN, FTE = PUSH TO EXIT		AS NOTED	9.	
	MAGNETIC LOCK				SECURITY RELAY				
	DOOR HOLD OPEN	AS NOTED	17.		SURVEILLANCE CAMERA DATA, ONE CAT6 CABLE DASHED LINE = CEILING MOUNTED NO LINE = WALL MOUNTED		AS NOTED		
	5 PIN XLR DMX (FEMALE)	AS NOTED			GRID IRON JUNCTION BOX		AS NOTED		
	5 PIN XLR DMX (MALE)	AS NOTED			NETWORK TAP		+16" OR AS NOTED		
	PIGTAIL OUTLET BOX, SUBSCRIPT FOR CIRCUIT NUMBER	AS NOTED			ENERGY STATION		+4'-0"		
	OUTLET BOX, SUBSCRIPT FOR CIRCUIT NUMBER	+16" OR AS NOTED							
COLOR LEGEND									
	LIGHTING FIXTURES		POWER DEVICES		AUDIOVISUAL				
	LIGHTING DEVICES		TELECOMMUNICATIONS		SECURITY				
	POWER EQUIPMENT		FIRE ALARM		NURSECALL				
	CABLE TRAY		CONDUIT						

SYMBOL LEGEND									
NOTES: 1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE. 2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR. 3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS. 4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED. 5. NEMA TYPE 'ND' NON-FUSED (UNLESS NOTED 'F' (FUSED), USE 'HD' 480 V. 6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR. 7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED. 8. DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT. 9. DEVICES NOTED WITH AN 'X' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT. 10. SUBSCRIPT INDICATES NEMA CONFIGURATION. 11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING. 12. COORDINATE WITH DOOR HARDWARE SUPPLIER. 13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED. 14. ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION. 15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG. 16. MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS. 17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. 18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK. 19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION. 20. MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY. *TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.									
STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS									
GENERAL									
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES	SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES		
	ONE CIRCUIT, HOME RUN TO PANEL				EQUIPMENT PANEL, SEE DRAWINGS	+72"	6.		
	2 CIRCUIT, HOME RUN TO PANEL				CABLE TRAY	AS NOTED			
	3 CIRCUIT, HOME RUN TO PANEL				GROUND BUS BAR	+18"	6.		
	CONDUIT RUN CONCEALED IN WALL OR CEILING				LIGHT FIXTURE (LETTER DESIGNATES TYPE)				
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND				EQUIPMENT NUMBER				
	CONDUIT UP				ARCHITECTURAL ROOM NUMBER				
	CONDUIT DOWN				DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE				
	CONDUIT STUB LOCATION	CAP. CONDUIT			DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE / LEGEND				
	CONDUIT / CIRCUIT CONTINUATION								
MULTIPLE SYSTEM SYMBOLS									
	RECEPTACLE SWITCH PACK	ABOVE CEILING			JUNCTION BOX (F" IN FLOOR)	AS NOTED			
	DUPLEX RECEPTACLE UPPER OUTLET SWITCH CONTROLLED	+18" OR AS NOTED	2, 9.		MOTOR OUTLET	TO SUIT EQUIP.			
	SIMPLEX RECEPTACLE	+18" OR AS NOTED	2, 9.		PUSHBUTTON	+46"	2.		
	DUPLEX RECEPTACLE	+18" OR AS NOTED	2, 9, 11.		NON-FUSED DISCONNECT SWITCH	+60"	5, 6.		
	DUPLEX RECEPTACLE		9.		FUSED DISCONNECT SWITCH	+60"	5, 6.		
	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.		BREAKER DISCONNECT SWITCH	+60"	5, 6.		
	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2, 9.		SINGLE POLE SWITCH	+46"	2, 4.		
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+18" OR AS NOTED	2, 9.		MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"	2.		
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2, 9, 11.		MAGNETIC STARTER	+60"	6, 7.		
	FOURPLEX RECEPTACLE	+18" OR AS NOTED	2, 9, 11.		MAGNETIC STARTER / DISCONNECT COMBINATION	+60"	6, 7.		
	GROUND FAULT INTERRUPTER FOURPLEX RECEPTACLE	+18" OR AS NOTED	2, 9.		VARIABLE FREQUENCY DRIVE	+66"	6.		
LIGHTING									
	CEILING LIGHT FIXTURE	CEILING	1.		POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.		
	WALL LIGHT FIXTURE	AS NOTED	1.		DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.		
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.		EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.		
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.		THREE-WAY SWITCH	+46"	2, 4.		
	LIGHT FIXTURE	AS NOTED	1.		FOUR-WAY SWITCH	+46"	2, 4.		
	EGRESS LIGHT FIXTURE	AS NOTED	1.		KEY OPERATED SWITCH	+46"	2, 4.		
	AREA LIGHT POLE AND FIXTURE	1. SEE DIAGRAM			SWITCH WITH PILOT LIGHT	+46"	2, 4.		
	CONCRETE BASE	1.			VARIABLE INTENSITY SWITCH	+46"	2, 4.		
	BOLLARD	CONCRETE BASE	1.		TIMER SWITCH	+46"	2, 4.		
	STEP LIGHT FIXTURE	AS NOTED	1.		MOMENTARY CONTACT SWITCH	+46"	2, 4.		
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.		LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.		
	FLOOD OR TRACK FIXTURE	AS NOTED	1.		DUAL TECH CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.		
	CEILING / WALL MOUNTED EXIT LIGHT	1, 3, 8.			DUAL TECH WALL MOUNTED OCCUPANCY SENSOR (SUBSCRIPT D = DIMMING AND DAYLIGHT CONTROL)	+46"	2, 4. SEE DIAGRAM, SPEC.		
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.		MOUNT AS PER MFR	AS NOTED			
	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.		POTENTIAL TRANSFORMER	SEE DIAGRAM, SPEC.			
	TIME CLOCK	+60"	2.		CONDUIT ONLY	PVC	POLYVINYL CHLORIDE CONDUIT		
POWER									
	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2, 9.		PLUGMOLD	+46" OR AS NOTED	2. SEE SPEC.		
	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2, 9.		FLAT PANEL DISPLAY WALL BOX TVSS RECEPT., DATA AND OTHER DEVICES, REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM, SPEC. 26, 27/26		
	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2, 9.		CEILING PROJECTION SYSTEM CEILING BOX	ABOVE CEILING	SEE DIAGRAM, SPEC.		
	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2, 9.		CLOCK OUTLET	+90"	2.		
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2, 9, 11.		DOORBELL CHIME	+90"	2.		
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2, 9.		FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.		
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2, 9.		POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.		
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2, 10, W/ CAP.		PANEL BOARD	+72"	6.		
	CORD DROP	SEE DIAGRAM			MAIN DISTRIBUTION PANEL				
	CORD REEL	SEE DIAGRAM			TELEPHONE DEMARCATION BOARD				
	TOMBSTONE RECEPTACLE				EQUIPMENT CEILING RACK	CEILING			
	POWER POLE				EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.		
	SINGLE / DUAL PORT ELECTRICAL VEHICLE CHARGER				EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.		
					UTILITY METER / CT CABINET	+72"	6.		
TELECOMMUNICATIONS									
	WALL PHONE	+60" OR AS NOTED	2.		WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING	WALL / CEILING	11.		
	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2, 9, 11.		SPLITTER	ABOVE CEILING			
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2, 9, 11.		VIA	ABOVE CEILING			
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2, 9, 11.		FIBER BDA	ABOVE CEILING			
	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2, 9, 11.		ANTENNA	CEILING			
	TELEVISION OUTLET	+18" OR AS NOTED	9, 11.		PS = PUBLIC SAFETY COM = CELLULAR/COMMERCIAL				
FIRE ALARM									
	BELL	+94"	2.		SMOKE DETECTOR	CEILING			
	CHIME / STROBE	+94" / CEILING	2.		SMOKE/CARBON MONOXIDE DETECTOR	CEILING			
	FIRE ALARM MANUAL STATION	+46"			CARBON MONOXIDE DETECTOR	CEILING			
	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.		HEAT DETECTOR	CEILING			
	CONCEALED FIRE ALARM HORN / STROBE	CEILING			DUCT SMOKE DETECTOR		MTD. IN DUCT		
	CONCEALED FIRE ALARM HORN / STROBE WALL	+94"	2.		FIRE/SMOKE DAMPER				
	FIRE ALARM SPEAKER / STROBE	+94" / CEILING	2.		DOOR HOLDER	AS NOTED			
	CONCEALED FIRE ALARM SPEAKER / STROBE	CEILING			FLOW SWITCH				
	CONCEALED FIRE ALARM SPEAKER / STROBE WALL	+94"	2.		TAMPER SWITCH				
	FIRE ALARM STROBE	+94" / CEILING	2.		WATER FLOOD INDICATOR				
	CONCEALED FIRE ALARM STROBE	CEILING			O.S. & Y. VALVE		SEE DIAGRAM		
	CONCEALED FIRE ALARM STROBE WALL	+94"	2.		FIRE ALARM RELAY OR SECURITY RELAY				
	FIRE ALARM SPEAKER ONLY	+94" / CEILING	2.		FIRE ALARM CONTROL MODULE				
	FIRE ALARM STROBE WITH BLUE COLORED LENS (CO VISUAL ALARM)	+94" / CEILING	2.		FIRE ALARM MONITOR MODULE				
	FIRE ALARM ANNUNCIATOR PANEL	+86"	2. SEE DIAGRAM		TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.		
	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.		TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.		
	BEAM DETECTOR		MOUNT AS PER MFR.						

DIAGRAM (D012) FIRE/SMOKE/DAMPERS CONNECTION
NTS

DIAGRAM F023 ELECTRICAL SERVICE
GROUNDING/BONDING
NTS

DIAGRAM (A001) TYP. RECESSED FIXTURE MOUNTING
NTS

DIAGRAM (H001) TYPICAL TRAPEZE CONDUIT RACK
NTS

DIAGRAM (Q004) PAD MOUNTED TRANSFORMER (75-500 KVA)
NTS

DIAGRAM (C003) LIGHTING POLE FOUNDATION
NTS

DIAGRAM (H003) TYPICAL RACEWAY SUPPORT METHODS
NTS

DIAGRAM H004 TYPICAL ROUGH IN REQUIREMENTS

DIAGRAM (D001) FIRE SPRINKLER RISER CONNECTION
NTS

DIAGRAM (R001) DEVICE MOUNTING HEIGHTS
NTS

DIAGRAM (R002) ELECTRIC WATER COOLER (EWC)
NTS

DIAGRAM (H021) DOCK LEVELER RACEWAY
NTS

DIAGRAM TA500 ELEVATION VIEW
NTS

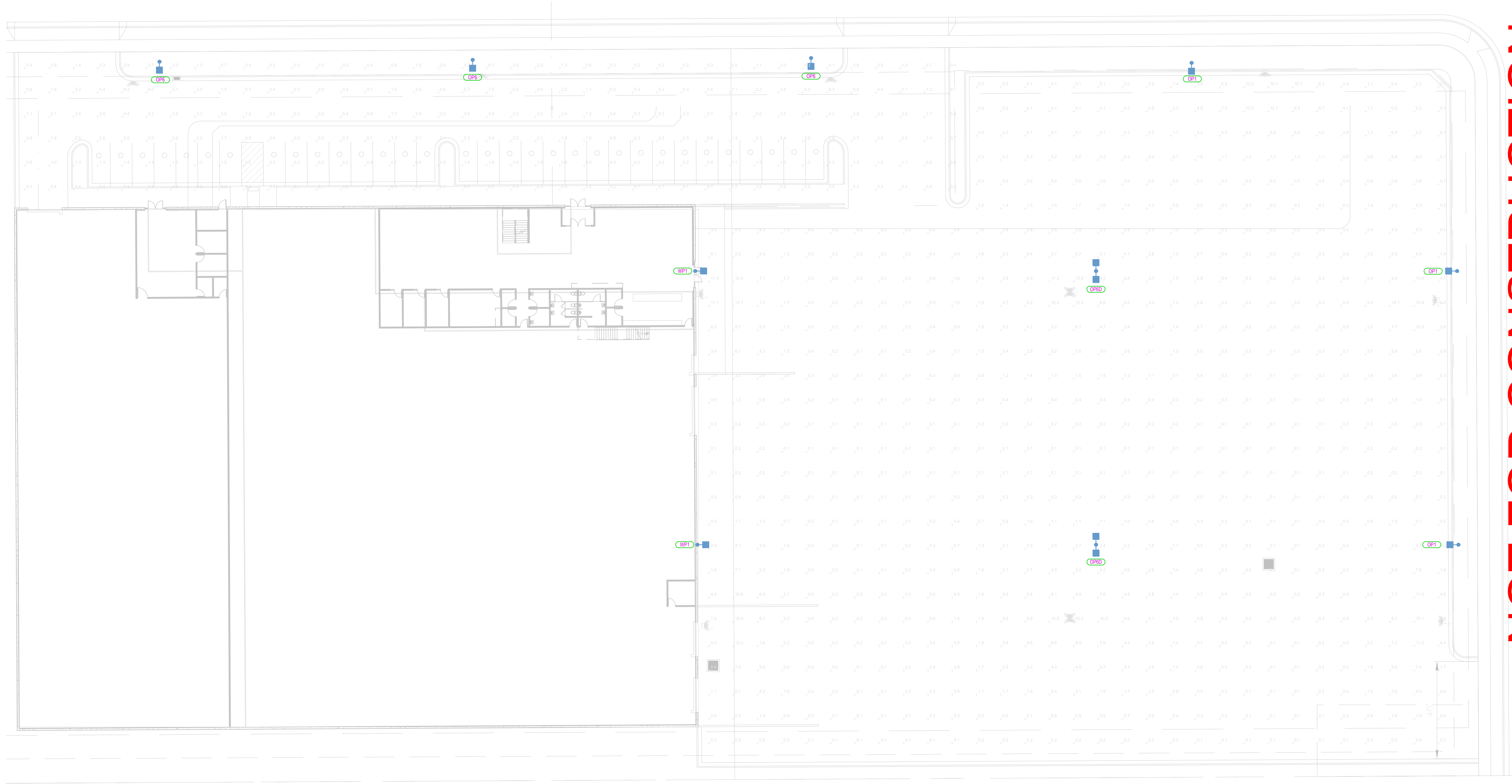
DIAGRAM (D002) TYPICAL FIRE ALARM RISER
NTS

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3/15/2019 8:55:21 AM

 SITE PHOTOMETRIC
SCALE = 1" = 20'-0"



ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY

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	7120130

TELEPHONE COMPANY

CONTACT	X
PHONE NO.	X
EMAIL	X

CABLE TV COMPANY

CONTACT	X
PHONE NO.	X
EMAIL	X

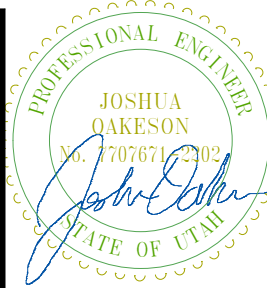
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PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E100

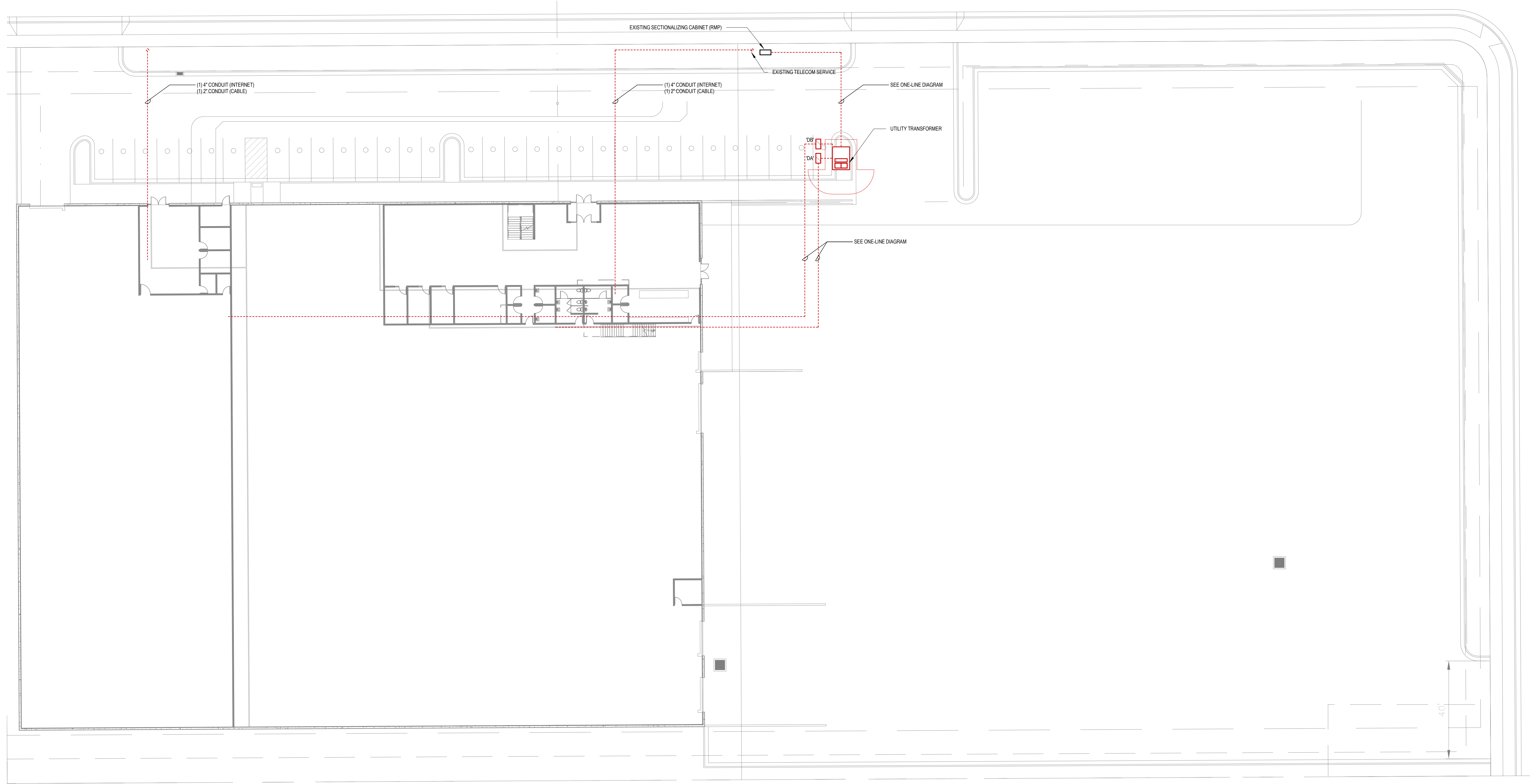


REVISIONS:

170 NORTH MAIN STREET
SPAINISH FORK, UT 84646
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SITE PLAN
SCALE = 1" = 20'-0"



SHEET KEYNOTES

NOT FOR CONSTRUCTION

PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
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PROJECT #: 163218

E101



REVISIONS:



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SPRINGFIELD, UT 84660
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SITE LIGHTING PLAN

SCALE = 1" = 20'-0"

SHEET KEYNOTES

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PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E102



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LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE				PROJECT MANAGER: NATE BEHUNIN					
A.F.F. WALL@CLG CCBA	ABOVE FINISH FLOOR WALL MOUNT AT CORNER OF WALL AND CEILING CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT			SCBA CFBA SFBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT CUSTOM FINISH AS SELECTED BY THE ARCHITECT STANDARD FINISH AS SELECTED BY THE ARCHITECT				
LIGHT FIXTURE GENERAL NOTES									
1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.									
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.									
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.									
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO .									
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.									
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITH THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.									
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.									
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD...									
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).									
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM (E: ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.									
TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
F22	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT DGA22	120 V	24 VA	LED	4,000	4000 K	80
F22E	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP DGA22	120 V	24 VA	LED	4,000	4000 K	80
H1	HIGH BAY (B5 SERIES), 2400LM, STANDARD EFFICIENT, ACRYLIC FROSTED LENS, INTEGRATED MOTION, GENERAL DISTRIBUTION, 120-277V, 40K 80CRI	LITHONIA	IBG-24000LM-SEF-AFL-GND-40K-80CRI	120 V	144 VA	LED	24,490	4000 K	80
H1E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
L9	WEDGE2 LED WALL SCENE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM DNATXD	120 V	23 VA	LED	3,126	5000 K	80
L9E	WEDGE2 LED WALL SCENE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM E10WH DNATXD	120 V	23 VA	LED	3,126	5000 K	80
OP1	RSX2 LED AREA LUMINAIRE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, 14.5" POLE, 30" CONCRETE BASE, SCBA, HOUSE SIDE SHIELD	LITHONIA	RSX2-LED-P4-50K-MVOLT-SPA-R4-HS	120 V	187 VA	LED	25,329	5000 K	70
OP6	RSX1 LED P4 50K, 14.5" POLE, WITH A 30" CONCRETE BASE, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
OP6D	RSX1 LED P4 50K, 14.5" POLE, WITH A 30" CONCRETE BASE, DOUBLE HEADED, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
S1	WALL MOUNTED LED STRIP LIGHT, 4FT	COOPER	480LED-1D4-36SLF-10K-V-LMB-CPD-U	120 V	37 VA	LED	3,600	4000 K	80
S2	4' LED STRIP LIGHT WITH 0-10V DIMMING	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI	120 V	32 VA	LED	3,000	4000 K	80
S2E	4' LED STRIP LIGHT WITH 0-10V DIMMING, EMERGENCY BATTERY	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI E10WLCP	120 V	32 VA	LED	3,000	4000 K	80
T22	STACK CENTER ELEMENT 2X2 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	24 VA	LED	4,000	4000 K	80
T22E	STACK CENTER ELEMENT 2X2 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	24 VA	LED	4,000	4000 K	80
T24	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	33 VA	LED	3,163	4000 K	80
T24E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
T24H	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25" A.F.F., CURVED OPAL LENS WITH	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT	120 V	42 VA	LED	5,428	4000 K	80
T24HE	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25" A.F.F., CURVED OPAL LENS WITH	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	42 VA	LED	5,428	4000 K	80
WP1	RSX2 LED AREA LUMINAIRE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, WALL MOUNTING BRACKET, 17" MOUNTING HEIGHT TO TOP OF FIXTURE, SCBA	LITHONIA	RSX2-LED-P4-50K-MVOLT-R4-WBA	120 V	187 VA	LED	25,329	5000 K	70
X1	GREEN EDGE LIT EXIT SIGN SINGLE FACE, EMERGENCY BATTERY	LITHONIA	EDG 1 GMR EL	120 V	3 VA	LED			
X2	GREEN EDGE LIT EXIT SIGN DOUBLE FACE, EMERGENCY BATTERY	LITHONIA	EDG 2 GMR EL	120 V	4 VA	LED			

LIGHTING GENERAL SHEET NOTES

- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING GRID. FOR AREAS WITHOUT CEILINGS, FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS TO ALIGN CENTER OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS. COORDINATE WITH PAINTING CONTRACTOR FOR PAINTING OF EXPOSED RACEWAY.
- FIELD VERIFY EXACT FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION FOR COVES AND LINEAR RUNS. PROVIDE CONTINUOUS ILLUMINATION WITH NO MORE THAN A 1" GAP BETWEEN THE END OF THE EDGE OF THE WALL / CEILING AND THE FIXTURE.
- ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR PLACEMENT OF FIXTURES WITHIN MECHANICAL ROOMS.
- ALL ROOM CONTROLLERS AND/OR POWER PACKS SHALL BE INSTALLED IN THE CEILING SPACE DIRECTLY ABOVE THE ENTRY DOOR TO THE SPACE IT IS CONTROLLING.
- ALL UNDERCABINET LIGHTS MUST BE COORDINATED WITH MILLWORK FOR EXACT LENGTHS. ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
- PROVIDE 0-10V DIMMING CONDUCTORS FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE RELAY PANEL SCHEDULE AND/OR WALL STATION CONTROL SEQUENCE.
- SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS. PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAYDIMMERS. PROVIDE ADDITIONAL RELAYDIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

LIGHTING SENSOR GENERAL NOTES

- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
- EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
- UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE-FREE INSTALLATION.
- THE LOCATION AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS AS REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.
- PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.2.3 LOCATE DAYLIGHT SENSORS PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE.
- PROVIDE OCCUPANCY SENSOR WITH AN ADDITIONAL SET OF DRY CONTACTS FOR HVAC CONTROL AT EACH VAV BOX LOCATION.

ALL ON / ALL OFF

WALL STATION 'M1' CONFIGURATION

ENGRAVING	PROGRAMMING
ALL ON / ALL OFF	BUTTON TOGGLES LIGHTS ON/OFF
CONTROL SEQUENCE	
LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADDITIONAL LIGHT IS NEEDED. BUTTON SHALL RAMP UP LIGHT LEVELS AS NEEDED. ROOMS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED.	

ALL ON
RAISE
LOWER
ALL OFF

WALL STATION 'M4' CONFIGURATION

ENGRAVING	PROGRAMMING
ALL ON	BUTTON TURNS ALL LIGHTS ON
RAISE	BUTTON RAISE ZONE
LOWER	BUTTON LOWERS ZONE
ALL OFF	BUTTON TURNS ALL LIGHTS OFF
CONTROL SEQUENCE	
LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADDITIONAL LIGHT IS NEEDED. BUTTONS MAY RAMP UP LIGHT LEVELS AS NEEDED. ROOMS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED.	

RELAY PANEL SCHEDULE 'RPA'

CABINET SIZE (# OF RELAYS): 18				SPARE RELAYS: 7			
MOUNTING:	SURFACE	VOLTAGE: 120	CONTROL CIRCUIT:	P2A-22	AIC RATING: 6601		
RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING	
RPA-1	L2A-1	No	EXTERIOR LIGHTING	TOD	N		D
RPA-2	L2A-3	No	EXTERIOR LIGHTING	TOD	N		D
RPA-3	L2A-5	No	EXTERIOR LIGHTING	TOD	N		D
RPA-4	L2A-7	No	EXTERIOR LIGHTING	TOD	N		D
RPA-5	11A-15	No	WAREHOUSE	OC	N		E
RPA-6	11A-17	No	WAREHOUSE	OC	N		E
RPA-7	11A-19	No	WAREHOUSE	OC	N		E
RPA-8	11A-13	No	BULL PEN/FUTURE SHOWROOM	OC	0-10		E
RPA-9	11A-9	No	CONTRACTORS 120	OC	0-10		E

RELAY PANEL SCHEDULE 'RPB'

CABINET SIZE (# OF RELAYS): 8				SPARE RELAYS: 4			
MOUNTING:	SURFACE	VOLTAGE: 120	CONTROL CIRCUIT:	P1B-13	AIC RATING: 10000		
RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING	
RPB-1	L2B-1	No	EXTERIOR LIGHTING	TOD	N		D
RPB-2	11B-5	No	WAREHOUSE	OC	N		E
RPB-3	11B-7	No	WAREHOUSE	OC	N		E
RPB-4	L2B-3	No	EXTERIOR LIGHTING	TOD	N		D

CONTROL LEGEND

PC	EXTERIOR PHOTOCELL	N	NONE
OC	OCCUPANCY/VACANCY SENSOR	0-10	0-10 VOLT DIMMING
DS	INTERIOR DAYLIGHT SENSOR	DMX	DIGITAL MULTIPLEX (DMX) DIMMING
MS	EXTERIOR MOTION SENSOR	3WD	3-WIRE DIMMING
TC	ANALOG ASTRONOMICAL TIMECLOCK	ELV	ELECTRONIC LOW VOLTAGE
TOD	TIME OF DAY - SOFTWARE BASED	MLV	MAGNETIC LOW VOLTAGE
LWS	LOCAL WALLSTATION	DA	DALI DIMMING

DIMMING LEGEND

N	NONE
0-10	0-10 VOLT DIMMING
DMX	DIGITAL MULTIPLEX (DMX) DIMMING
3WD	3-WIRE DIMMING
ELV	ELECTRONIC LOW VOLTAGE
MLV	MAGNETIC LOW VOLTAGE
DA	DALI DIMMING

PROGRAMMING

A NIGHT LIGHT, ALWAYS ON.

B MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); PROVIDE 0-10V DIMMING.

C EGRESS LIGHTING, MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); 0-10V DIMMING.

D MASTER CLOCK SCHEDULE (PROVIDED BY OWNER).

E LOCAL WALLSTATION TO ACT AS OVERRIDE FOR AFTER HOURS CONTROL.

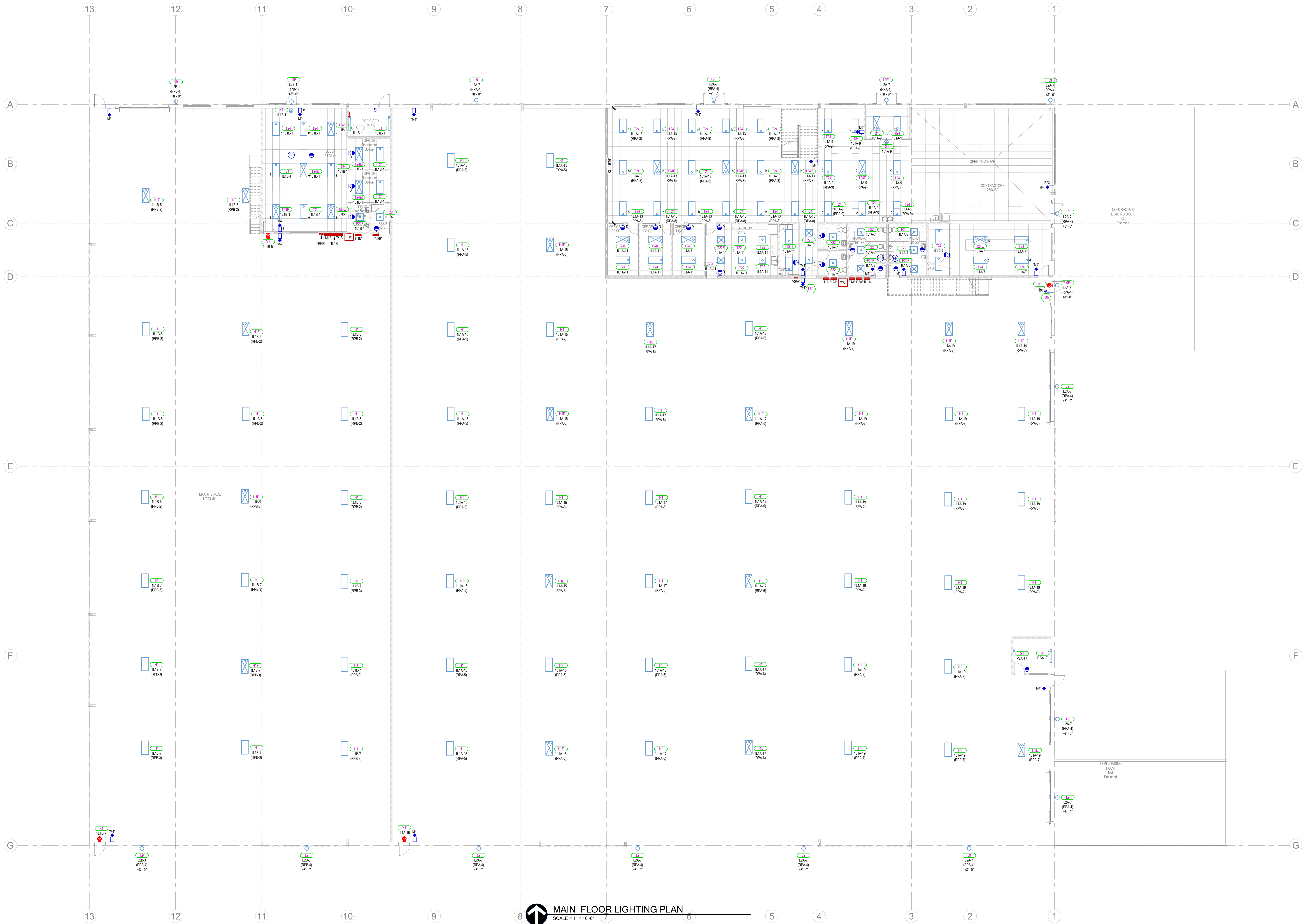
GENERAL NOTES

- PROGRAM SYSTEM TO MEET THE REQUIREMENTS OF IECC 2015 OR CURRENT ENERGY CODE.
- CONFIRM SWITCHING AND PROGRAMMING SCHEME WITH OWNER PRIOR TO PROGRAMMING.
- PROGRAM SYSTEM TO INCORPORATE AUTO DAYLIGHT SAVINGS ADJUSTMENTS, ASTRONOMICAL CLOCK WITH OFFSETS, HOLIDAY DATES, AND NETWORK OVERRIDE.
- REFER TO WALL STATION DIAGRAMS FOR FACTORY ENGRAVED LABELING FOR ALL INDIVIDUAL PUSH-BUTTONS. DEVICE AND COVER PLATE COLORS SELECTED BY ARCHITECT.
- PROVIDE RELAY BARRIER FOR VOLTAGE AND POWER SOURCE SEPARATION (EMERGENCY AND NORMAL CIRCUITS, VOLTAGE DIFFERENCES).
- PROGRAM NORMAL AND EMERGENCY RELAYS IN RELATED CORRIDORS TO OPERATE TOGETHER.
- ALL RELAYS REQUIRING DIMMING AND/OR DAYLIGHT HARVESTING SHALL UTILIZE 0-10V DIMMING. PROVIDE 0-10V DIMMING WIRING AND CONTROLS AS REQUIRED.
- PROVIDE A MINIMUM OF (5) SPARE RELAYS.

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3/29/2024 8:52:25 AM
1" = 10'-0"



MAIN FLOOR LIGHTING PLAN
SCALE = 1" = 10'-0"

SHEET KEYNOTES

L50 LIGHT SWITCH TO CONTROL LIGHTING IN THE WAREHOUSE AREA

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EAGLE MOUNTAIN, UTAH

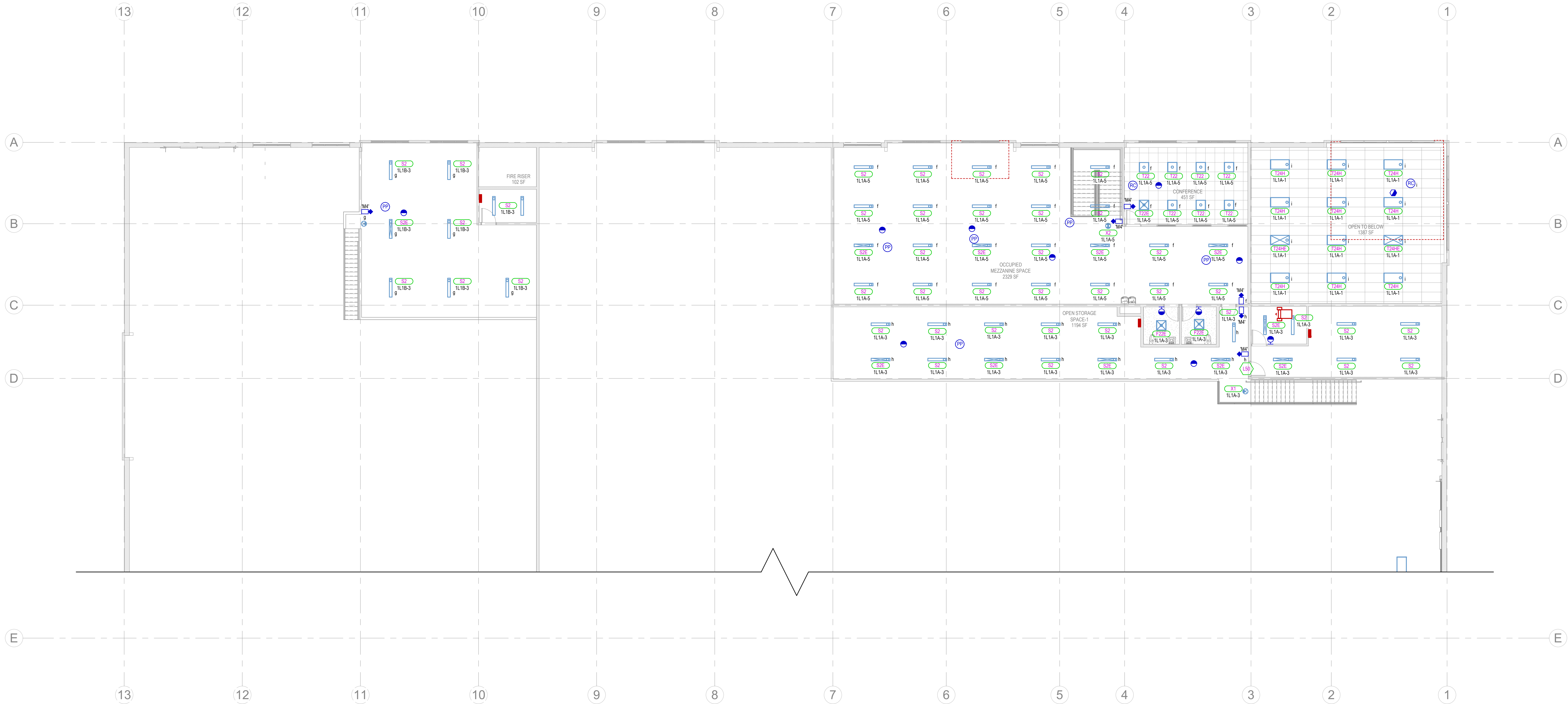
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PROJECT TITLE
109 SPLIT ROCK DRIVE

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MEZZANINE LIGHTING FLOOR PLAN
SCALE = 1" = 10'-0"

SHEET KEYNOTES

L50 LIGHT SWITCH TO CONTROL LIGHTING IN THE WAREHOUSE AREA

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PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

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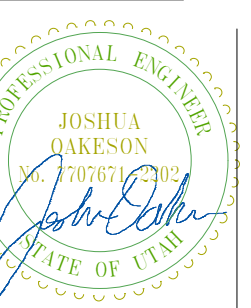
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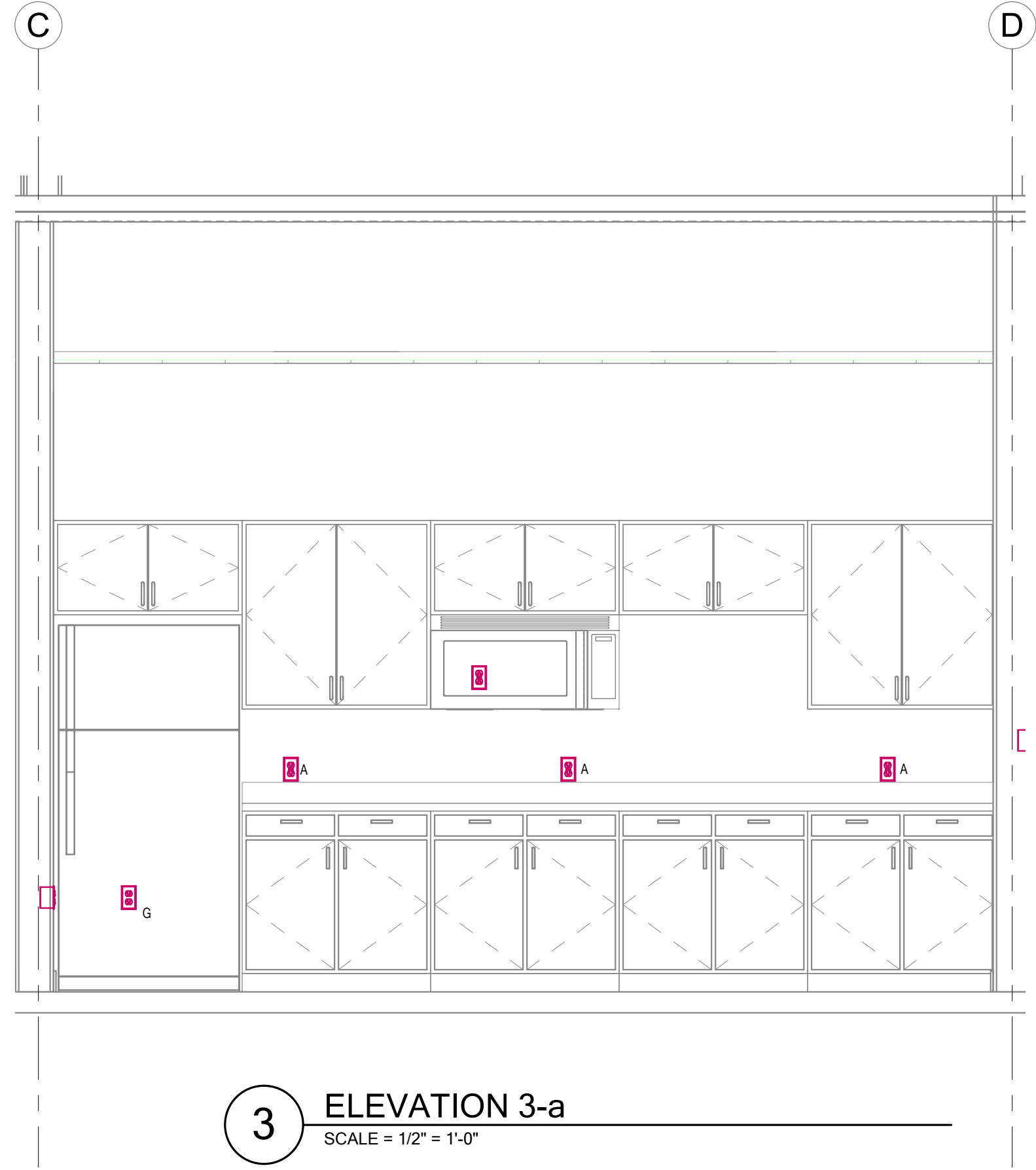


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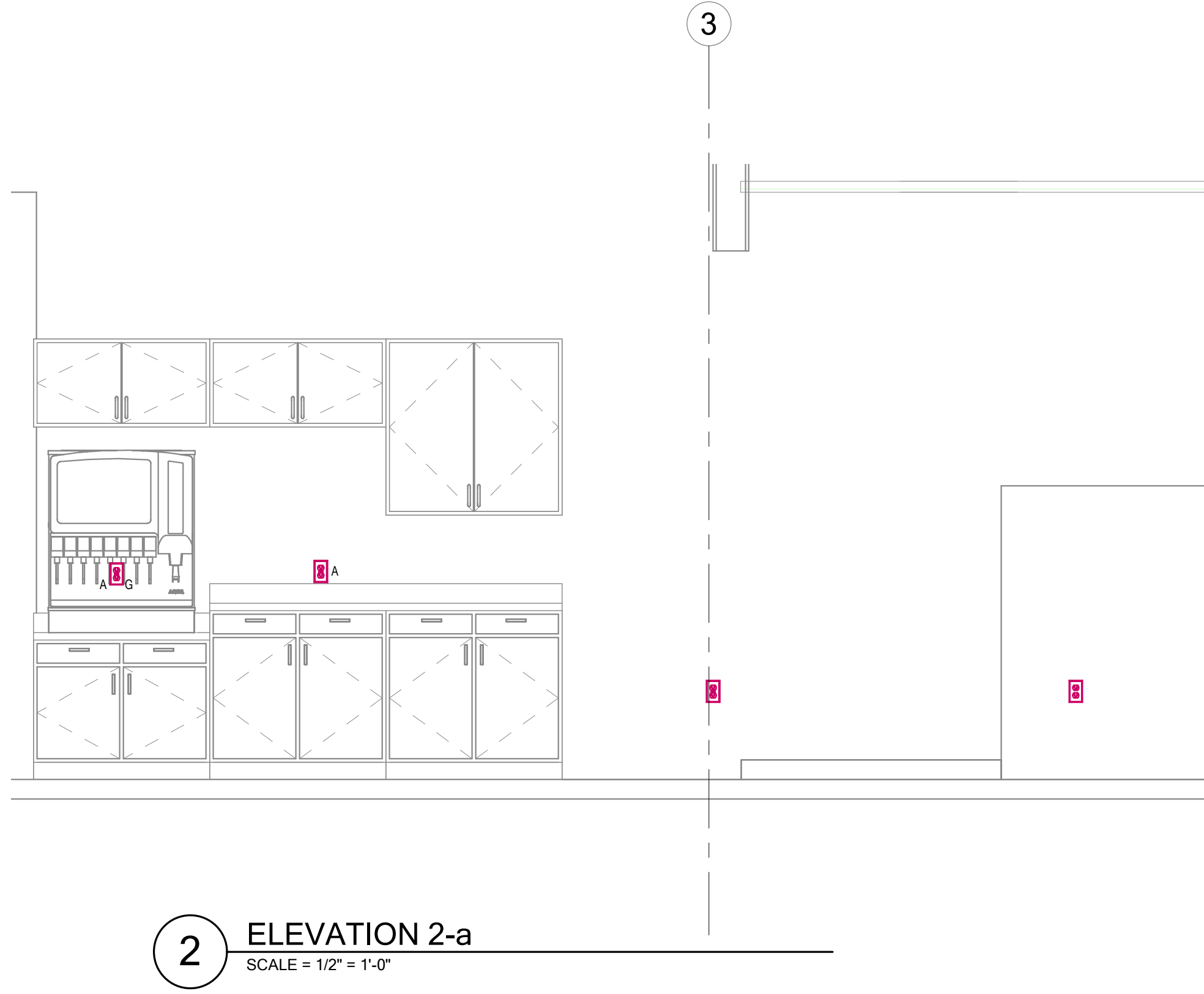
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BRADFORD MOUNTAIN
109 SPLIT ROCK DRIVE

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E301



3 ELEVATION 3-a
SCALE = 1/2" = 1'-0"



2 ELEVATION 2-a
SCALE = 1/2" = 1'-0"

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PROJECT TITLE

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BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

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EQUIPMENT SCHEDULE																						
CONNECTION TYPE NOTES:											RESPONSIBILITY LEGEND:											
1. NON-FUSED DISCONNECT SWITCH 2. FUSED DISCONNECT SWITCH 3. BREAKER IN ENCLOSURE 4. MANUAL STARTER WITH THERMAL OVERLOAD 5. MAGNETIC STARTER 6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION 7. MAGNETIC STARTER/USED DISCONNECT COMBINATION 8. MAGNETIC STARTER/BREAKER COMBINATION 9. VARIABLE FREQUENCY DRIVE 10. REDUCED VOLTAGE STARTER 11. DIRECT CONNECTION 12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC. 13. TWO-SPEED STARTER, COORDINATE WITH MOTOR TYPE 14. SOLID STATE SOFT-STARTER											A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26(16) B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION, REQUIRED CONNECTION UNDER DIVISION 26(16) C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16) D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION CB = CIRCUIT BREAKER NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN THE PHASE CONDUCTOR. NOTE 2: OVERCURRENT PROTECTION DEVICE (OCPD) SHOWN IS LOCATED AT POWER PANEL. ALL FUSING TO BE SIZED IN ACCORDANCE WITH FUSE MFR RECOMMENDATION FOR MOTOR NAME PLATE RATINGS. EQUIPMENT TO BE RATED FOR THE ENVIRONMENT FOR WHICH IT IS INSTALLED. NOTE 3: ALL											
UNIT	#	DESCRIPTION	ELECTRICAL EQUIPMENT INFORMATION						WIRE				OCPD		STARTER/DISC/VFD OTHER (SEE NOTES)	REMARKS						
			LOAD					CONDUIT SIZE	SETS	QTY	SIZE	EQ. GROUND	TYPE	AMPS								
			HP	FLA	MCA	VA	VOLTAGE										PHASE	FULL LOAD AMPS				
ADL	1	AIR BAG DOCK LEVELER	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	25 A	4 A					
CP	1	CIRCULATING PUMP	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A					
CJ	1	CONDENSING UNIT	0.00	0 A	34.6 A	0 VA	208 V	1	27.7 A	3/4"	1	2	8	10	CB	60 A	2 A					
CJ	2	CONDENSING UNIT	0.00	0 A	34.6 A	0 VA	208 V	1	27.7 A	3/4"	1	2	8	10	CB	60 A	2 A					
CJ	3	CONDENSING UNIT	0.00	0 A	34.6 A	0 VA	208 V	1	10.9 A	3/4"	1	2	12	12	CB	60 A	2 A					
CJ	4	CONDENSING UNIT	0.00	0 A	34.6 A	0 VA	208 V	1	27.7 A	3/4"	1	2	8	10	CB	60 A	2 A					
CJ	5	CONDENSING UNIT	0.00	0 A	16.8 A	0 VA	208 V	1	13.2 A	3/4"	1	2	12	12	CB	60 A	2 A					
EF	1	EXHAUST FAN	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	2A	EXHAUST FAN	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	2B	CIRCULATING PUMP	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	3	EXHAUST FAN	0.25	0 A	0 A	0 VA	120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	4	EXHAUST FAN	0.25	0 A	0 A	0 VA	120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	5	EXHAUST FAN	0.25	0 A	0 A	0 VA	120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR				
EF	5	CIRCULATING PUMP	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A					
EH	1	ELECTRIC WALL HEATER	0.00	8.3 A	0 A	0 VA	208 V	1	8.3 A	3/4"	1	2	12	12	CB	15 A	4 A					
F	1	FURNACE	0.00	0 A	12.6 A	0 VA	120 V	1	10.1 A	3/4"	1	2	12	12	CB	20 A	4 A					
F	2	FURNACE	0.00	0 A	12.6 A	0 VA	120 V	1	10.1 A	3/4"	1	2	12	12	CB	20 A	4 A					
F	3	FURNACE	0.00	0 A	7.1 A	0 VA	120 V	1	5.7 A	3/4"	1	2	12	12	CB	15 A	4 A					
F	4	FURNACE	0.00	0 A	12.6 A	0 VA	120 V	1	10.1 A	3/4"	1	2	12	12	CB	20 A	4 A					
F	5	FURNACE	0.00	0 A	7.2 A	0 VA	120 V	1	5.8 A	3/4"	1	2	12	12	CB	15 A	4 A					
HP	1A	HEAT PUMP OUTDOOR UNIT	0.00	0 A	15 A	0 VA	120 V	1	12.0 A	3/4"	1	2	12	12	CB	20 A	2 A	POWERS UNIT HP-1B				
HP	1B	HEAT PUMP INDOOR UNIT	0.00	0 A	0 A	0 VA	120 V	1	0.3 A	3/4"	1	2	12	12	CB	15 A	4 A	POWERED FROM OUTDOOR UNIT HP-1A				
OHD	1	OVERHEAD DOOR	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	60 A	2 A					
OHD	2	OVERHEAD DOOR	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	25 A	2 A					
OHD	3	OVERHEAD DOOR	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	25 A	2 A					
OHD	4	OVERHEAD DOOR	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	25 A	2 A					
OHD	5	OVERHEAD DOOR	1.00	0 A	0 A	0 VA	120 V	1	16.0 A	3/4"	1	2	12	12	CB	60 A	2 A					
UH	1A	NATURAL GAS FIRED UNIT HEATER	0.00	5.6 A	0 A	0 VA	120 V	1	5.6 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	1B	NATURAL GAS FIRED UNIT HEATER	0.00	5.6 A	0 A	0 VA	120 V	1	5.6 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	1C	NATURAL GAS FIRED UNIT HEATER	0.00	5.6 A	0 A	0 VA	120 V	1	5.6 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	2A	NATURAL GAS FIRED UNIT HEATER	0.00	4.3 A	0 A	0 VA	120 V	1	4.3 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	2B	NATURAL GAS FIRED UNIT HEATER	0.00	4.3 A	0 A	0 VA	120 V	1	4.3 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	2C	NATURAL GAS FIRED UNIT HEATER	0.00	4.3 A	0 A	0 VA	120 V	1	4.3 A	3/4"	1	2	12	12	CB	15 A	4 A					
UH	3	NATURAL GAS FIRED UNIT HEATER	0.00	1.9 A	0 A	0 VA	120 V	1	1.9 A	3/4"	1	2	12	12	CB	15 A	4 A					
VF	1	VENTILATION FAN	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL WITH WALL MOUNTED ON/OFF SWITCH BY DIV 26				
VF	2	VENTILATION FAN	0.50	0 A	0 A	0 VA	120 V	1	9.8 A	3/4"	1	2	12	12	CB	15 A	4 A	CONTROL WITH WALL MOUNTED ON/OFF SWITCH BY DIV 26				
WH	1	WATER HEATER	0.00	5 A	0 A	0 VA	120 V	1	5.0 A	3/4"	1	2	12	12	CB	15 A	4 A					
WH	2	WATER HEATER	0.00	0 A	0 A	2200 VA	120 V	1	18.3 A	3/4"	1	2	10	10	CB	30 A	11 A					

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PROJECT TITLE

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

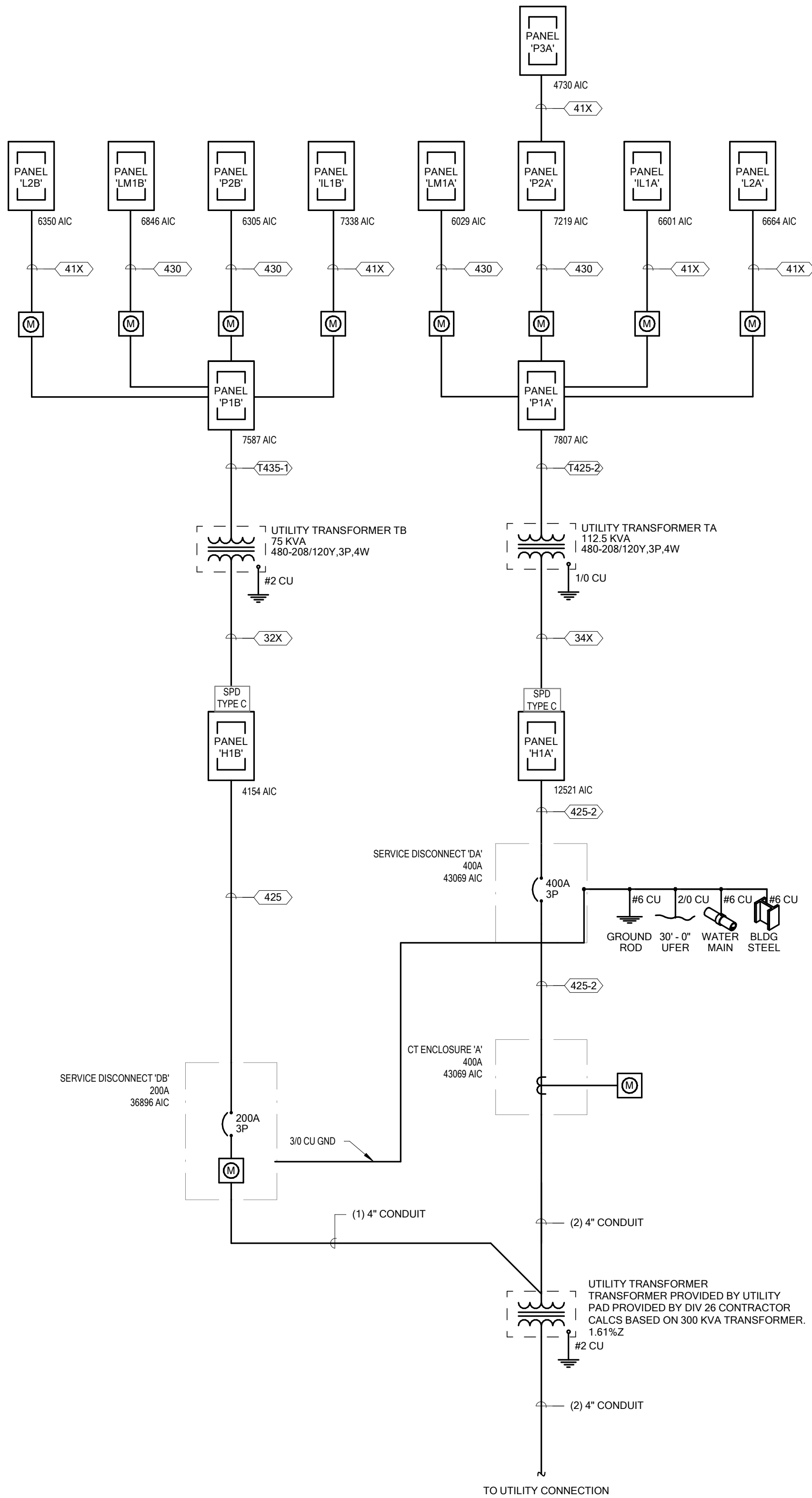
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1 ONE-LINE DIAGRAM

ALUMINUM CONDUCTOR & O.C. PROT. FOR TRANSFORMER PRIMARY						ALUMINUM XHHW-2 CONDUCTOR & O.C. PROT. FOR TRANSFORMER SECONDARY Δ 480-208/120 ∇					
TRANS KVA	O.C. PROT.	TYPE COND.*	GEC ①	MIN. 2%	O.C. PROT.	TYPE COND.*	COND. AMPS	SETS	CONDUCTOR ③ QUAN.	CONDUIT ③ SIZE	BONDING JUMPER ②
15	30	30	8 CU	3	60	T44-1	70	1	4	4 CU	1-1/2"
30	50	36	8 CU	3	100	T41X-1	120	1	4	1/0	8 CU
45	70	34	4 CU	3	175	T44X-1	180	1	4	4/0	4 CU
75	125	32X	2 CU	3	225	T435-1	250	1	4	3/0	1/0 AL
112.5	175	34X	2 CU	4	400	T425-2	410	2	4	250	3"
150	300	350	2/0 CU	4	600	T450-2	620	2	4	500	4"
225	400	375	2/0 CU	4	800	T440-3	810	3	4	400	4"
300	600	350-2	3/0 CU	5	1200	T450-4	1240	4	4	500	4"
500	800	340-3	3/0 CU	5	1600	T440-6	1620	6	4	400	4"
750	1200	350-4	3/0 CU	5	3000	T450-10	3100	10	4	500	4"

ALUMINUM CONDUCTOR & O.C. PROT. FOR TRANSFORMER PRIMARY						ALUMINUM XHHW-2 CONDUCTOR & O.C. PROT. FOR TRANSFORMER SECONDARY (200% NEUTRAL) Δ 480-208/120 ∇					
TRANS KVA	O.C. PROT.	TYPE COND.*	GEC ①	MIN. 2%	O.C. PROT.	TYPE COND.*	COND. AMPS	SETS	CONDUCTOR ③ QUAN.	CONDUIT ③ SIZE	BONDING JUMPER ②
15	30	30	8 CU	3	60	T53-1	53	1	5	3 CU	2"
30	50	36	6 CU	3	100	T53X-1	108	1	5	3/0	6 CU
45	70	34	2 CU	3	175	T530-1	184	1	5	300	3"
75	125	32X	2 CU	3	225	T550-1	248	1	5	500	4"
112.5	175	34X	1/0 CU	4	400	T535-2	400	2	5	350	3"
150	300	350	2/0 CU	4	600	T535-3	600	3	5	350	4"
225	400	375	2/0 CU	4	800	T535-4	800	4	5	350	4"
300	600	350-2	3/0 CU	5	1200	T550-5	1240	5	5	500	4"
500	800	340-3	3/0 CU	5	1600	T550-7	1736	7	5	500	4"
750	1200	350-4	3/0 CU	5	3000	T575-10	3080	10	5	750	5"

* SEE SCHEDULE FOR CONDUIT AND WIRE SIZE

NOTES:
① GROUNDING ELECTRODE CONDUCTOR, (NEC 250.66)
② SUPPLY SIDE BONDING JUMPER, (NEC 250.102 (C)(1))
③ XHHW INSULATION.

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE						ALUMINUM XHHW-2 CONDUCTOR & CONDUIT SCHEDULE					
TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION
31X	120	2"	3	10	XHHW-2	31X	120	2"	3	10	XHHW-2
41X	120	2"	4	10	XHHW-2	41X	120	2"	4	10	XHHW-2
51X	96	2"	5	10	XHHW-2	51X	96	2"	5	10	XHHW-2
32X	135	2"	3	20	XHHW-2	32X	135	2"	3	20	XHHW-2
42X	135	2"	4	20	XHHW-2	42X	135	2"	4	20	XHHW-2
52X	108	2"	5	20	XHHW-2	52X	108	2"	5	20	XHHW-2
33X	155	2"	3	30	XHHW-2	33X	155	2"	3	30	XHHW-2
43X	155	2"	4	30	XHHW-2	43X	155	2"	4	30	XHHW-2
53X	124	3"	5	30	XHHW-2	53X	124	3"	5	30	XHHW-2
34X	180	2"	3	40	XHHW-2	34X	180	2"	3	40	XHHW-2
44X	180	3"	4	40	XHHW-2	44X	180	3"	4	40	XHHW-2
54X	144	3"	5	40	XHHW-2	54X	144	3"	5	40	XHHW-2
325	205	2"	3	250	XHHW-2	325	205	2"	3	250	XHHW-2
425	205	3"	4	250	XHHW-2	425	205	3"	4	250	XHHW-2
525	164	3"	5	250	XHHW-2	525	164	3"	5	250	XHHW-2
330	230	3"	3	300	XHHW-2	330	230	3"	3	300	XHHW-2
430	230	3"	4	300	XHHW-2	430	230	3"	4	300	XHHW-2
530	184	3"	5	300	XHHW-2	530	184	3"	5	300	XHHW-2
335	250	3"	3	350	XHHW-2	335	250	3"	3	350	XHHW-2
435	250	3"	4	350	XHHW-2	435	250	3"	4	350	XHHW-2
535	200	3"	5	350	XHHW-2	535	200	3"	5	350	XHHW-2
340	270	3"	3	400	XHHW-2	340	270	3"	3	400	XHHW-2
440	270	3"	4	400	XHHW-2	440	270	3"	4	400	XHHW-2
540	216	3"	5	400	XHHW-2	540	216	3"	5	400	XHHW-2
350	310	4"	3	500	XHHW-2	350	310	4"	3	500	XHHW-2
450	310	4"	4	500	XHHW-2	450	310	4"	4	500	XHHW-2
550	248	4"	5	500	XHHW-2	550	248	4"	5	500	XHHW-2
375	385	4"	3	750	XHHW-2	375	385	4"	3	750	XHHW-2
475	385	4"	4	750	XHHW-2	475	385	4"	4	750	XHHW-2
575	308	4"	5	750	XHHW-2	575	308	4"	5	750	XHHW-2

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS						ALUMINUM XHHW-2 CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS					
TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE
325-2	400	410	2	3	250	325-2	400	410	2	3	250
425-2	400	410	2	4	250	425-2	400	410	2	4	250
535-2	400	400	2	5	350	535-2	400	400	2	5	350
350-2	600	620	2	3	500	350-2	600	620	2	3	500
450-2	600	620	2	4	500	450-2	600	620	2	4	500
535-3	600	600	3	5	350	535-3	600	600	3	5	350
340-3	800	810	3	3	400	340-3	800	810	3	3	400
440-3	800	810	3	4	400	440-3	800	810	3	4	400
535-4	800	800	4	5	350	535-4	800	800	4	5	350
375-3	1000	1155	3	3	750	375-3	1000	1155	3	3	750
475-3	1000	1155	3	4	750	475-3	1000	1155	3	4	750
535-5	1000	1000	5	5	350	535-5	1000	1000	5	5	350
350-4	1200	1240	4	3	500	350-4	1200	1240	4	3	500
450-4	1200	1240	4	4	500	450-4	1200	1240	4	4	500
550-5	1200	1240	5	5	500	550-5	1200	1240	5	5	500
340-6	1600	1620	6	3	400	340-6	1600	1620	6	3	400
440-6	1600	1620	6	4	400	440-6	1600	1620	6	4	400
550-7	1600	1736	7	5	500	550-7	1600	1736	7	5	500
475-6	2000	2310	6	4	750	475-6	2000	2310	6	4	750
475-7	2500	2695	7	4	750	475-7	2500	2695	7	4	750
475-8	3000	3080	8	4	750	475-8	3000	3080	8	4	750
475-11	4000	4235	11	4	750	475-11	4000	4235	11	4	750

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250.102
GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS
* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15 B(1)(C)
** COPPER CONDUCTOR (XHHW)
PROVIDE COMPACT STRANDED ALUMINUM ASSOCIATION 8000 SERIES ALUMINUM CONDUCTORS.
PROVIDE TERMINATION FOR ALUMINUM ALLOY CONDUCTORS OF HYDRALIC COMPRESSION TYPE ONLY, LISTED UNDER UL 486-B, MARKED "ALTCU" F-575 DEGREE RATED CIRCUITS.
PROVIDE ALL ELECTRICAL EQUIPMENT WITH PROPER SIZING TO ACCOMMODATE ALUMINUM CONDUCTORS. COORDINATE WITH EQUIPMENT SUPPLIER.

COPPER CONDUCTOR & CONDUIT SCHEDULE						COPPER XHHW-2 CONDUCTOR & CONDUIT SCHEDULE					
TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION
20	30	3/4"	2	10	THWN	20	30	3/4"	2	10	THWN
30	30	3/4"	3	10	THWN	30	30	3/4"	3	10	THWN
40	30	3/4"	4	10	THWN	40	30	3/4"	4	10	THWN
25	40	1"	2	8	THWN	25	40	1"	2	8	THWN
35	40	1"	3	8	THWN	35	40	1"	3	8	THWN
45	40	1"	4	8	THWN	45	40	1"	4	8	THWN
25	55	1"	2	6	THWN	25	55	1"	2	6	THWN
35	55	1"	3	6	THWN	35	55	1"	3	6	THWN
45	55	1"	4	6	THWN	45	55	1"	4	6	THWN
24	70	1-1/4"	2	4	THWN	24	70	1-1/4"	2	4	THWN
34	70	1-1/4"	3	4	THWN	34	70	1-1/4"	3	4	THWN
44	70	1-1/4"	4	4	THWN	44	70	1-1/4"	4	4	THWN
23	85	1-1/4"	2	3	THWN	23	85	1-1/4"	2	3	THWN
33	85	1-1/4"	3	3	THWN	33	85	1-1/4"	3	3	THWN
43	85	1-1/2"	4	3	THWN	43	85	1-1/2"	4	3	THWN
32	95	1-1/2"	3	2	THWN	32	95	1-1/2"	3	2	THWN
42	95	1-1/2"	4	2	THWN	42	95	1-1/2"	4	2	THWN

PANELBOARD SCHEDULE																			
PANEL: P2A				TYPE: Type 1				VOLTS: 120/208 Y				PHASE: 3				WIRES: 4			
MOUNTING: SURFACE				LOCATION: OFFICE 114 SF												MAINS: MLO			
BUSSING: ALUMINUM				FED FROM: P1A												AMP: 225 A			
																X SUBFEED LUGS			
																X DOOR-IN-DOOR			
																ISO GROUND			
																200% NEUTRAL			
																SPD			
BRANCH BREAKERS																			
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM				
RECEPT OFFICE 114 SF	20 A	1	6	1	540			1800			2	10	1	20 A	RECEPT Space 2238				
RECEPT BULL PEN FUTURE	20 A	1	8	3		180			360		4	10	1	20 A	RECEPT BULL PEN FUTURE				
RECEPT OFFICE 114 SF	20 A	1	6	5			720				6	10	1	20 A	RECEPT BULL PEN FUTURE				
RECEPT CONTRACTORS 250	20 A	1	12	7	180			540			8	4	1	20 A	RECEPT OFFICE 114 SF				
RECEPT CONTRACTORS 250	20 A	1	12	9		360			540		10	6	1	20 A	RECEPT OFFICE 114 SF				
RECEPT CONTRACTORS 250	20 A	1	12	11			180			180	12	10	1	20 A	RECEPT BULL PEN FUTURE				
RECEPT CONTRACTORS 250	20 A	1	12	13	180			180			14	12	1	20 A	RECEPT OFFICE 120 SF				
RECEPT CONTRACTORS 250	20 A	1	12	15		180		180			16	8	1	20 A	RECEPT BULL PEN FUTURE				
RECEPT OFFICE 114 SF	20 A	1	6	17			1196				18	12	1	20 A	RECEPT BREAKROOM				
RECEPT CONTRACTORS 250	20 A	1	12	19	180			180			20	12	1	20 A	RECEPT CONTRACTORS				
RECEPT BULL PEN FUTURE	20 A	1	12	21		1260					22								
RECEPT CONTRACTORS 250	20 A	1	12	23		180				1200	24	12	1	20 A	RECEPT CONTRACTORS				
RECEPT CONTRACTORS 250	20 A	1	10	25	1080		0				26		1	20 A	POWER CONTRACTORS				
RECEPT CONTRACTORS 250	20 A	1	12	27		180		0		0	28	--	1	20 A	SPARE				
RECEPT CONTRACTORS 250	20 A	1	12	29			360			0	30	--	1	20 A	SPARE				
RECEPT OFFICE 120 SF	20 A	1	12	31	180		0				32	--	1	20 A	SPARE				
RECEPT OFFICE 120 SF	20 A	1	12	33		180		0		0	34	--	1	20 A	SPARE				
RECEPT OFFICE 120 SF	20 A	1	12	35			180		0	0	36	--	1	20 A	SPARE				
RECEPT BREAKROOM 209 SF	20 A	1	12	37	180			0			38	--	1	20 A	SPARE				
RECEPT OFFICE 120 SF	20 A	1	12	39			720		0		40	--	1	20 A	SPARE				
RECEPT OFFICE 120 SF	20 A	1	10	41			720		0		42	--	1	20 A	SPARE				
RECEPT BREAKROOM	20 A	1	12	43	1200		0				44	--	1	20 A	SPARE				
					6420	4140	6096	TOTAL (VA)		CONNECTED LOAD TOTAL									
					56 A	35 A	53 A	AMPS/PHASE		16656 VA									
										AIC RATING					7219				
										AMPS RMS SYSM.									
NOTES:																			
* PROVIDE 5mA GFCI CIRCUIT BREAKER																			
** PROVIDE ARC-FAULT CIRCUIT BREAKER																			

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PANELBOARD SCHEDULE

PANEL: P1B

TYPE: Type 1

VOLTS: 120/208 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TENANT SPACE 120MMMM

MAINS: MLO

BUSING: ALUMINUM

FED FROM: TB

AMP: 225 A

SUBFEED LUGS

X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
IL1B	225 A	3		1	7505			0			2	--	1	20 A	SPARE
--	--	--	--	3		5238			0		4	--	1	20 A	SPARE
--	--	--	--	5		5428			0		6	--	1	20 A	SPARE
P2B	225 A	3		7	3020				--		8	--	1	--	SPACE ONLY
--	--	--	--	9		2340			--		10	--	1	--	SPACE ONLY
--	--	--	--	11			2700				12	--	1	--	SPACE ONLY
RPB	20 A	1	12	13	500			--			14	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	15		--		--			16	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	17		--		--			18	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	19		--		--			20	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	21		--		--			22	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	23		--		--			24	--	1	--	SPACE ONLY
SPARE	20 A	1	--	25	0			--			26	--	1	--	SPACE ONLY
SPARE	20 A	1	--	27		0		--			28	--	1	--	SPACE ONLY
SPARE	20 A	1	--	29			0	--			30	--	1	--	SPACE ONLY
SPARE	20 A	1	--	31	0			--			32	--	1	--	SPACE ONLY
SPARE	20 A	1	--	33		0		--			34	--	1	--	SPACE ONLY
SPARE	20 A	1	--	35			0	--			36	--	1	--	SPACE ONLY
SPARE	20 A	1	--	37	0			--			38	--	1	--	SPACE ONLY
SPARE	20 A	1	--	39			0	--			40	--	1	--	SPACE ONLY
SPARE	20 A	1	--	41			0	--			42	--	1	--	SPACE ONLY

11025 7578 8126 TOTAL (VA)

93 A 63 A 68 A AMPS/PHASE

CONNECTED LOAD TOTAL

25729 VA

AIC RATING

7587

AMPS RMS SYSM

NOTES:

* PROVIDE 5mA GFCI CIRCUIT BREAKER

** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: P2B

TYPE: Type 1

VOLTS: 120/208 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TECHNOLOGY 120KKKKKKKKKKKK

MAINS: MLO

BUSING: ALUMINUM

FED FROM: P1B

AMP: 225 A

SUBFEED LUGS

X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
RECEPT Space 2240	20 A	1	12	1	900				0		2	--	1	20 A	SPARE
RECEPT FIRE RISER 121 SF	20 A	1	12	3		360			0		4	--	1	20 A	SPARE
RECEPT Space 2248	20 A	1	12	5			720			0	6	--	1	20 A	SPARE
RECEPT Space 2243	20 A	1	12	7	540				0		8	--	1	20 A	SPARE
RECEPT Space 2241	20 A	1	12	9		1260			0		10	--	1	20 A	SPARE
RECEPT ENTRY 848 SF	20 A	1	12	11			900			0	12	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	10	13	720				0		14	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	8	15		360			0		16	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	4	17			540			0	18	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	6	19	360				0		20	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	8	21		360			0		22	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	8	23			540			0	24	--	1	20 A	SPARE
FACP	20 A	1	12	25	500			--			26	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	27			--	--	--	--	28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--	--	--	--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--		--	--	--	--	32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33	--		--	--	--	--	34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35	--		--	--	--	--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--		--	--	--	--	38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39	--		--	--	--	--	40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41	--		--	--	--	--	42	--	1	--	SPACE ONLY

3020 2340 2700 TOTAL (VA)

26 A 20 A 23 A AMPS/PHASE

CONNECTED LOAD TOTAL

7550 VA

AIC RATING

6305

AMPS RMS SYSM

NOTES:

* PROVIDE 5mA GFCI CIRCUIT BREAKER

** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: LM1B

TYPE: Type 1

VOLTS: 120/208 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TENANT SPACE 120MMMM

MAINS: MLO

BUSING: ALUMINUM

FED FROM: 1L1B

AMP: 225 A

SUBFEED LUGS

X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
EF-2B, CIRCULATING PUMP	15 A	1	12	1	1176			691		0	2	--	1	20 A	SPARE
F-5, FURNACE	15 A	1	12	3						0	4	--	1	20 A	SPARE
WH-2, WATER HEATER	30 A	1	10	5			2200			0	6	--	1	20 A	SPARE
OHD-4, OVERHEAD DOOR	25 A	1	12	7	1920				0		8	--	1	20 A	SPARE
CU-5, CONDENSING UNIT	60 A	2	12	9		1373				0	10	--	1	20 A	SPARE
--	--	--	--	11			1373			0	12	--	1	20 A	SPARE
UH-2C, NATURAL GAS FIRED...	15 A	1	12	13	516					0	14	--	1	20 A	SPARE
EH-1, ELECTRIC WALL HEATER	15 A	2	12	15		863				0	16	--	1	20 A	SPARE
--	--	--	--	17			863			0	18	--	1	20 A	SPARE
SPACE ONLY	--	1	--	19	--			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21	--			0			22	--	1	20 A	SPARE
UH-2B, NATURAL GAS FIRED...	15 A	1	12	23		516				0	24	--	1	20 A	SPARE
UH-2A, NATURAL GAS FIRED...	15 A	1	12	25	516				--		26	--	1	--	SPACE ONLY
VF-2, VENTILATION FAN	15 A	1	12	27		1176			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29	--		--	--	--	--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--		--	--	--	--	32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33	--		--	--	--	--	34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35	--		--	--	--	--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--		--	--	--	--	38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39	--		--	--	--	--	40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41	--		--	--	--	--	42	--	1	--	SPACE ONLY

4128 4103 4952 TOTAL (VA)

34 A 34 A 41 A AMPS/PHASE

CONNECTED LOAD TOTAL

13183 VA

AIC RATING

6846

AMPS RMS SYSM

NOTES:

* PROVIDE 5mA GFCI CIRCUIT BREAKER

** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: H1B

TYPE: Type 1

VOLTS: 480/277 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TENANT SPACE 120MMMM

MAINS: MCB

BUSING: ALUMINUM

FED FROM:

AMP: 200 A

SUBFEED LUGS

X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
TB	125 A	3		1	11025			--			2	--	3	--	SPACE ONLY 100A
--	--	--	--	3		7578			--		4	--	--	--	--
SPACE ONLY 100A	--	3	--	7	--	8126			--		8	--	1	--	SPACE ONLY
--	--	--	--	9	--				--		10	--	1	--	SPACE ONLY
--	--	--	--	11	--				--		12	--	1	--	SPACE ONLY
SPACE ONLY 100A	--	3	--	13	--				--		14	--	1	--	SPACE ONLY
--	--	--	--	15	--				--		16	--	1	--	SPACE ONLY
SPACE ONLY 100A	--	3	--	19	--				--		20	--	1	--	SPACE ONLY
--	--	--	--	21	--				--		22	--	1	--	SPACE ONLY
--	--	--	--	23	--				--		24	--	1	--	SPACE ONLY

11025 7578 8126 TOTAL (VA)

40 A 27 A 30 A AMPS/PHASE

CONNECTED LOAD TOTAL

25729 VA

AIC RATING

4154

AMPS RMS SYSM

NOTES:

* PROVIDE 5mA GFCI CIRCUIT BREAKER

** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: L2B

TYPE: Type 1

VOLTS: 120/208 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TENANT SPACE 120MMMM

MAINS: MLO

BUSING: ALUMINUM

FED FROM: 1L1B

AMP: 100 A

SUBFEED LUGS

X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
LIGHTING	20 A	1	4	1	155				0		2	--	1	20 A	SPARE
LIGHTING	20 A	1	6	3		46			0		4	--	1	20 A	SPARE
SPACE ONLY	--	1	--	5	--		--	--	0		6	--	1	20 A	SPARE
SPACE ONLY	--	1	--	7	--			0			8	--	1	20 A	SPARE
SPACE ONLY	--	1	--	9	--			0			10	--	1	20 A	SPARE
SPACE ONLY	--	1	--	11	--				0		12	--	1	20 A	SPARE
SPACE ONLY	--	1	--	13	--			0			14	--	1	20 A	SPARE
SPACE ONLY	--	1	--	15	--				0		16	--	1	20 A	SPARE
SPACE ONLY	--	1	--	17	--				0		18	--	1	20 A	SPARE
SPACE ONLY	--	1	--	19	--			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21	--				0		22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23	--				0		24	--	1	20 A	SPARE

155 46 0 TOTAL (VA)

1 A 0 A 0 A AMPS/PHASE

CONNECTED LOAD TOTAL

201 VA

AIC RATING

6350

AMPS RMS SYSM

NOTES:

* PROVIDE 5mA GFCI CIRCUIT BREAKER

** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: 1L1B

TYPE: Type 1

VOLTS: 120/208 Y

PHASE: 3

WIRES: 4

MOUNTING: SURFACE

LOCATION: TENANT SPACE 120MMMM

MAINS: MLO

BUSING: ALUMINUM

FED FROM: P1B

AMP: 100 A

SUBFEED LUGS

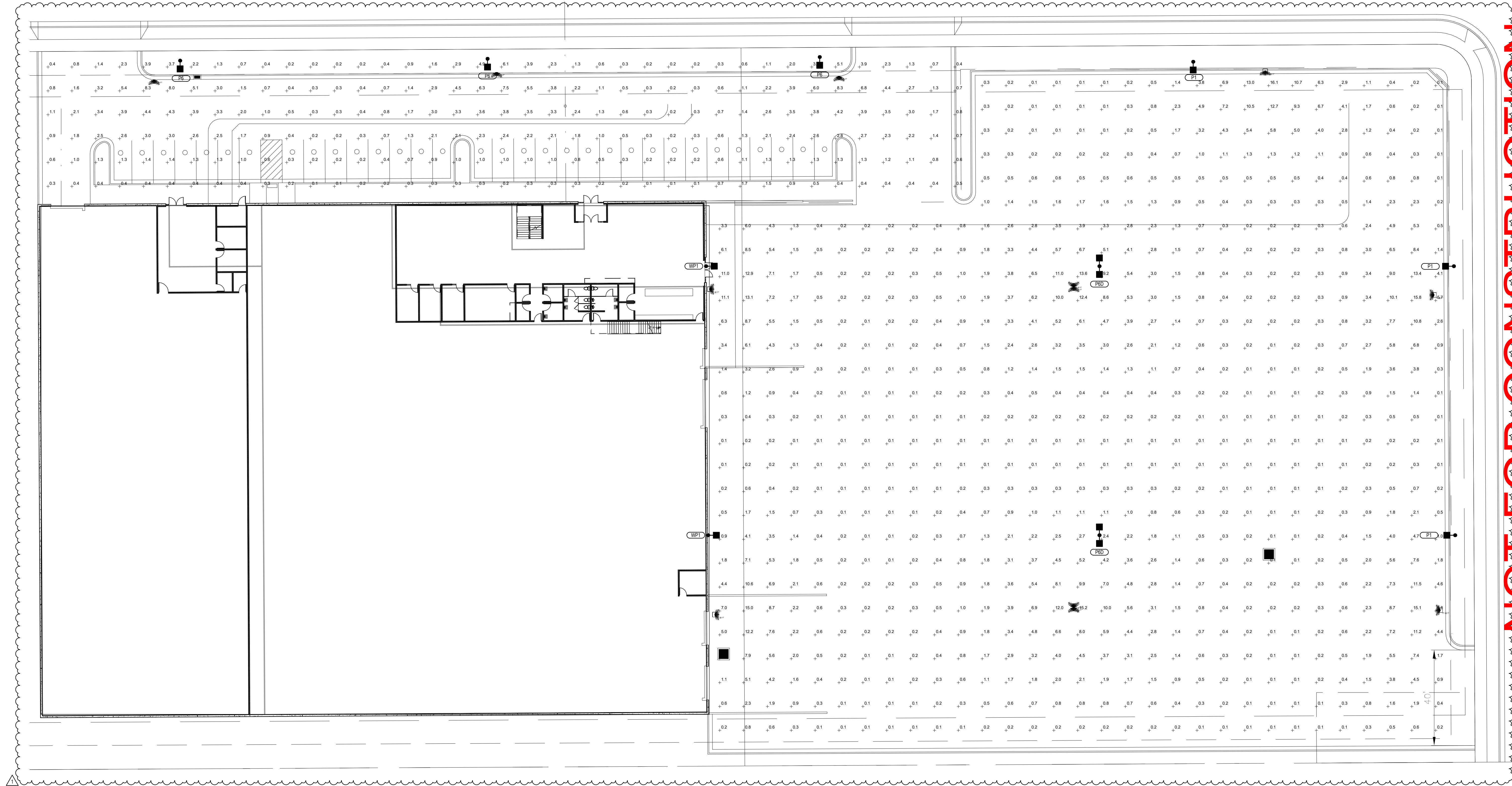
X DOOR-IN-DOOR

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS															
ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
EF-3, EXHAUST FAN	15 A	1	12	1	2168				0		2	--	1	20 A	SPARE
Other	20 A	1	10	3		286			0		4	--	1	20 A	SPARE
LIGHTING	20 A	1	8	5		1143			0		6	--	1	20 A	SPARE
LIGHTING	20 A	1	6	7	1188				0		8	--	1	20 A	SPARE
LIGHTING TENANT SPACE...	20 A	1	12	9		0			0		10	--	1	20 A	SPARE
L2B	225 A	3	12	11		155			0		12	--	1	20 A	SPARE
--	--	--	--	13		46			0		14	--	1	20 A	SPARE
--	--	--	--	15			0		0		16	--	1	20 A	SPARE
LM1B	225 A	3		17			4128			0	18	--	1	20 A	SPARE
--	--	--	--	19		4103			0		20	--	1	20 A	SPARE
--	--	--	--	21			4952			0	22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23</											



 SITE PHOTOMETRIC
SCALE = 1" = 20'-0"

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	
ROCKY MOUNTAIN POWER	
CONTACT	DEL EDWARDS
PHONE NO.	801-331-6568
EMAIL	Del.Edwards@rockymountainpower.net
WORK ORDER NO.	7120130
TELEPHONE COMPANY	
CONTACT	X
PHONE NO.	X
EMAIL	X
CABLE TV COMPANY	
CONTACT	X
PHONE NO.	X
EMAIL	X

NOT FOR CONSTRUCTION

PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E100



170 NORTH MAIN STREET
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	EAGLE MOUNTAIN CITY PLANNING COMMISSION MEETING APRIL 9, 2024		
TITLE:	ORDINANCE/PUBLIC HEARING - CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	Eagle Mountain City -- Chris Trusty representing		
GENERAL PLAN DESIGNATION n/a	CURRENT ZONE n/a	ACREAGE n/a	COMMUNITY n/a

PUBLIC HEARING:

Yes

PREPARED BY:

Chris Trusty, Engineering

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

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

BACKGROUND:

Chapter 15.35.10 sets maximum spacing of fire hydrants as 500 feet to comply with fire code. This section also refers to city details and clarifies that references to city details is intended to refer to the most current details.

Chapter 15.45.020 sets maximum spacing standards for separation of sewer manholes of no more than 400 feet to allow better access for cleaning. Also limits pipe material to PVC pipe.

Chapter 15.45.070 Sewer Laterals - limits lateral materials to PVC.

Chapter 15.45.100 Lift Stations - Sets a restriction on using lift stations in areas that could accommodate gravity sewer flow. Also restricts the use of a wet well/ dry well lift station design.

Chapter 15.45.110 Sewage Discharge - Removes an allowance to discharge septic tank waste at the Eagle Mountain City wastewater treatment facility.

Chapter 15.70.90 Street Lights - When updates were made recently to the City code, changes made last year to title 15.70 regarding street lights were not included in the update and erroneously overrode the previous changes regarding spacing. This chapter changes revert

back to the previously adopted standards.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

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

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

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

[15.70.090 Street Lights](#)

[15.35.10 Water General](#)

[15.35.050 Water Meters and Service Lines](#)

[Construction Drawing Details - Combined](#)

[15.45.110 Discharging Waste](#)

[15.45.100 Sewer Lift Stations](#)

[15.45.070 Sewer Laterals](#)

[15.45.020 Sewer Pipe](#)

15.10.390 Street lighting.

Eagle Mountain City shall contract with an independent consultant for street lighting design. Unless approved otherwise by the city's consultant, street lighting will be installed throughout all developments using the following criteria:

A. Spacing.

1. Street lights will be installed at a minimum spacing of 150 feet and a maximum spacing of 250 feet on arterial and collector streets with alternating sides.
2. Street lights will be installed on rural and local ~~residential~~ streets at a minimum spacing of 250 feet and a maximum spacing of 350 feet with alternating sides. They will be installed at the closest property line to the midpoint between the lights on either side.

B. The locations of street light poles:

1. Street lights will be installed at every intersection, corner, and any bend in the road. The spacing requirements shall be met accordingly once these areas are developed.
2. Shall be a minimum of five feet from any tree, unless written approval is received from the city engineer. Branches may need to be pruned as determined by the engineering inspector in the field at the time of installation.
3. Shall not be installed within five feet from the edge of any driveway.
4. Any structure such as block walls, chain link fences, retaining walls, etc., shall leave a minimum of 18 inches to the face of the street light pole on all sides.

Wherever there is an overhead utility that may conflict with the installation of the street light poles, those conflicts must be resolved between the developer and the utilities involved before the street light bases are installed at no expense to Eagle Mountain City. The resolution must be approved by Eagle Mountain City and Rocky Mountain Power.

6. Street lights placed between corners will be shown on the electrical construction drawing, and will indicate the direction that the street light will be aimed. Street lights at intersections may aim to the center of the intersection or may be set at a 90-degree angle along collector and larger roads.
7. Each street light will be installed so that the street light pole is located 24 inches from the top back of the curb to the center of the pole in a public utility easement or public right-of-way.
8. Street lights shall be located at least 10 feet from fire hydrants.

15.70.090 Underground distribution for new subdivisions.

A. General Requirements. Primary and secondary distribution facilities in all new subdivisions shall be installed underground and at the expense of the subdivider or developer. Such facilities shall be constructed in accordance with the specifications and standards adopted by the utility. The facilities shall be located in easements dedicated to the utility and in locations approved by the utility.

B. Right-of-Way Easements. Before any tracts of land or subdivision lots are sold, necessary right-of-way easements shall be executed between the owner of the entire subdivision or tract of land and the utility. Said easement shall constitute a covenant that shall be a part of, and shall run concurrently with, each and every subsequent deed transfer that involves any parcel of land located within the subdivision. Said covenant shall grant to utility whichever of the following provisions utility deems as being appropriate and necessary.

A suitable perpetual right-of-way easement that will permit the installation, operation, maintenance and replacement of all utility's distribution facilities and appurtenances required to serve every lot or tract of land in the subdivision, including the right of ingress and egress by utility and the right to trim trees and shrubbery, is required.

C. Equipment and Cable Labeling – Tagging and Color Coding. Electrical equipment shall be labeled on the outside of the equipment with unique labels that match the labeling shown on the electrical system drawings. The labels shall be self-adhering and permanent, and use black cutout lettering at least three inches in height. The labels shall be applied in a readily visible location on the front of transformers, and 200-ampere and 600-ampere sectionalizing enclosures. Labels shall be applied in a readily visible location on the front and back of pad-mounted switchgear.

Primary and secondary cables shall be color coded and/or tagged within all equipment. Color coding of primary cable phases shall be provided by applying one or more bands of white tape to the cable, proximate to the cable entrance of 200-ampere load break and 600-ampere dead break elbows, and cable terminations (pot heads or terminators). The phase color coding shall use one white band for Phase A, two white bands for Phase B and three white bands for Phase C. A space of approximately one-half inch shall be left between adjacent white bands.

Tagging of primary and secondary cables shall use write-on tags. Markers used to write on the tags shall have permanent (waterproof) ink. The tags shall indicate the designation of the nearest adjacent equipment from/to which the primary or secondary cable extends. It shall also designate the general direction to the nearest adjacent equipment. The direction designation shall use the directions north (N), south (S), east (E), west (W), northeast (NE), northwest (NW), southwest (SW), and southeast (SE), as applicable.

Tags shall be securely attached to cables using plastic or nylon cable ties to prevent the tags from falling off of the cables. The tags shall be placed near the cable entrance of 200-ampere load break and 600-ampere dead break elbows, and cable terminations (pot heads or terminators).

Tags used for tagging of primary and secondary cables shall be Allflex [phone number: (800) 989-8247] Catalog No. GXF-Y (bags of 100) or GFX-Y (each) or approved equal.

D. Street Lighting. Street lighting will be installed throughout all developments using the following criteria:

1. Street lights will be installed at all intersections with the only exception being where a four-way intersection has an offset of less than 100 feet.

2. Street lights will be installed with separation as required by Section 15.10.390 EMMC. ~~at a minimum spacing of 300 feet and a maximum spacing of 600 feet. They will be installed at the closest property line to the midpoint between the lights on either side.~~

3. Street lights placed between corners will be shown on the electrical construction drawing, and will indicate the direction that the street light will be aimed. Street lights at intersections may aim to the center of the intersection or may be set at a 90-degree angle along collector and larger roads.

~~4. Any street that extends more than 600 feet without an intersection will have a street light at approximately the midpoint.~~

~~54.~~ Each street light will be installed so that the street light pole is located 24 inches from the top back of the curb to the center of the pole in a public utility easement or public right-of-way.

~~65.~~ Streetlights shall be located at least 10 feet from fire hydrants.

~~76.~~ A ground wire shall be connected to the street light pole using NEC-approved methods and a separate ground wire shall be run from the pole base to the closest secondary pedestal or transformer. If the street light is fed from a secondary pedestal, an eight-foot by five-eighths-inch copper-clad ground rod must be installed at the pedestal, and street light ground will be attached to the ground rod using the NEC-approved connector.

~~87.~~ Pole. A 14-foot aluminum street light pole shall be used. The pole shall be manufactured by Holophane and shall be green with base. All bases must be embedded in concrete with a standard bolt pack. The hole shall be 20 inches in diameter and four feet deep unless approved otherwise by the energy department manager.

~~98.~~ Luminaire. The luminaire shall be of a style that is approved by the city in conformance with Chapter 17.56 EMMC.

15.35.010 General.

The installation specifications for water systems shall conform to the APWA Standard Specifications unless noted otherwise in this chapter.

- A. Inspection. All pipe used shall be carefully inspected prior to installation. Any or all defective pipe shall be rejected.
- B. Minimum Cover. All water mains and service laterals shall have a minimum cover of four feet to the top of the pipe and a minimum of 3' at installation. Maximum cover shall be 6 feet.
- C. 12 ga locator wire along water main to setters & fire hydrants.
- D. Metallic caution tape place 2' above water main.
- E. All valves to be flanged to tees.
- F. Valves 12" and above to be butterfly valves.
- G. Bolts at the top of fire hydrant barrel to be no lower than 1" above finished grade & no higher than 6" above finished grade.
- H. Water services (setters) to be installed prior to bacteria & pressure tests. [Ord. O-03-2010 § 1 (Exh. A § 7.010)].
- J. Six (6) inch thick concrete pad around fire hydrants. See detail FH-1 in **current Eagle Mountain City details.**
- K. **Maximum spacing of fire hydrants is 500 feet unless approved otherwise by city engineer or his/ her representative.**

15.35.050 Water meters and service lines.

Prior to the installation of the water service line, the engineer retained by the developer shall stake out the water meter location and provide the grade at which the lid is to be set.

Minimum service line size is three-quarter inch. All water service lines shall start with a corporation stop at the main and shall be of poly pipe with stiffeners or type "K" copper and meter setters of 21-inch or taller and ~~are~~ braced, with dual unions at bottom of setter and meet height specs in a 21-inch can for water meters. A four-inch ring and lid shall be used and installed with the top of the setter at a depth of not less than 18 inches and not more than 22 inches from the lid of the meter box. Meters ~~two~~ one and a half (1.5) inches and larger shall be placed in vaults (see **current** Eagle Mountain standard drawing). All meter setters shall have dual check valves. Meter boxes shall be placed ~~between~~ behind the sidewalk when there is no park strip shall be placed 3 feet behind walk to center of can +/- 3 inches ~~line and property line with combination curb, gutter, and sidewalk~~ or in the planter if available so that a fence may be placed on property without interfering with the maintenance and reading of said meter. No meters shall be set in sidewalks or driveways. Meter boxes shall be in good repair and relatively free from obstruction to ensure ease in maintenance and reading (not full of dirt past the base of the meter, having trash present and being badly bent to create a hazard). Damaged boxes shall be replaced. Meter boxes shall be from level to one inch high from the final grade of sidewalk. ~~See detail.~~ **See current Eagle Mountain City Standards.**

Lids shall have a one-inch hole in the top for the touch-read sensor and read Eagle Mountain Water Meter on lid.

Water service lines shall be minimum ~~one foot~~ 18 inches vertical above the sewer. Water meters shall be located at the centerline of single-family lots unless authorized by the city engineer or his/her designee. On narrow lot subdivisions (lot width less than 50 feet), water laterals are to be located on alternating lot lines, although in no instances shall connections be made to the water main closer than three-foot intervals. Separation between water and sewer mains shall be 10 feet (horizontally) minimum unless authorized in writing by the city engineer or his/her designee.

A separate and independent service lateral for water service shall be provided for every building used as a dwelling, except in cases of undue hardship where the city council deems it necessary to make an exception. The water user shall bear full responsibility for the upkeep and maintenance of all water system lines and fixtures beyond the water meter.

From and after the effective date of the ordinance codified in this chapter, all dwelling units and premises under separate ownership shall be served by individual water meters, except in cases of undue hardship

or in planned unit developments when approved by the city council. [Ord. O-03-2010 § 1 (Exh. A § 7.040)].

STANDARD CONSTRUCTION DRAWING DETAILS

ANY DRAWINGS NOT INCLUDED WILL
FOLLOW THE MOST CURRENT APWA
UTAH CHAPTER AND EAGLE MOUNTAIN
CITY MUNICIPAL CODE



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DRAWN	RSB
REVISED	--
DATE	APRIL 2024
SCALE	N.T.S.

EAGLE MOUNTAIN CITY



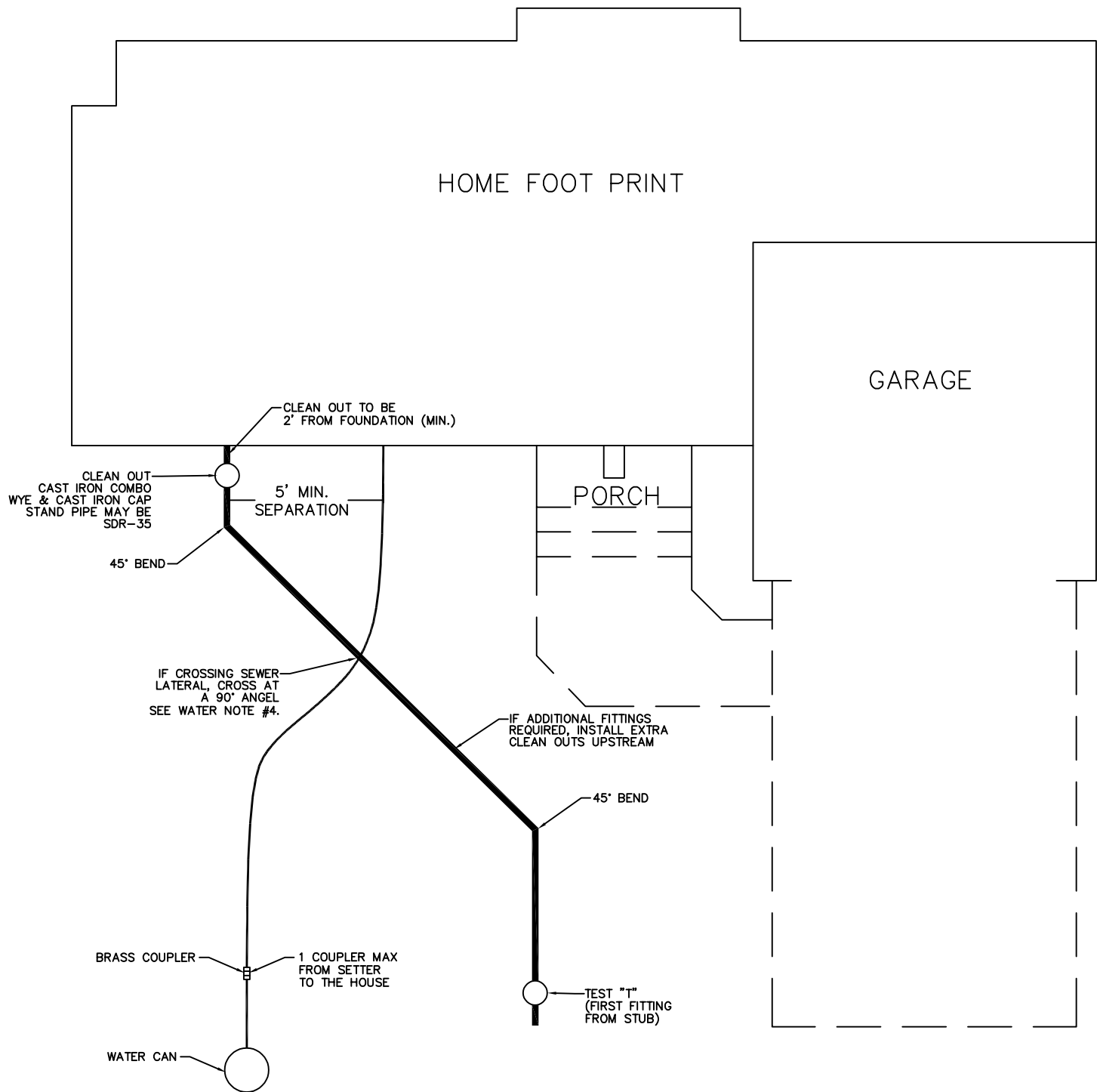
STANDARD DETAILS FOR

DETAILS TABLE OF CONTENTS

DRAWING NO.

TC

SEWER & WATER CONNECTION TO THE HOME



- SEWER NOTES:
1. CLEAN OUTS ARE NOT ALLOWED UNDER ANY PERMANENT SURFACES, BAY WINDOWS, PORCHES, WINDOW WELLS, ETC.
 2. WATER TEST REQUIRED.
 3. 90° DEFLECTION (MAX.) PER CLEAN OUT.
 4. 24" MIN. BETWEEN FITTINGS/BENDS.
 5. 2% MIN. SLOPE WITH 4" PIPE.
 6. MAXIMUM OF 100' BETWEEN MAIN & 1st CLEAN OUT.
 7. 3/4" GRAVEL OR PEA GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" ABOVE THE PIPE (MIN.)
 8. LEANING CLEANOUT STAND PIPE OVER 5' NOT ALLOWED.
 9. FERNCO COUPLERS WITH STAINLESS SHEAR BANDS ON ALL CAST IRON CLEAN OUTS.

- WATER NOTES:
1. 48" MINIMUM COVER ON SERVICE LINE.
 2. TAR IS REQUIRED TO SEAL THE HOLE IN THE FOUNDATION.
 3. PLACE A-3 SAND AFTER METER ON WATER SERVICE.
 4. MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER.
 5. NO COUPLERS ON CITY SIDE OF THE SETTER UNLESS FOLLOWING WATER CAN MOVE DETAIL.

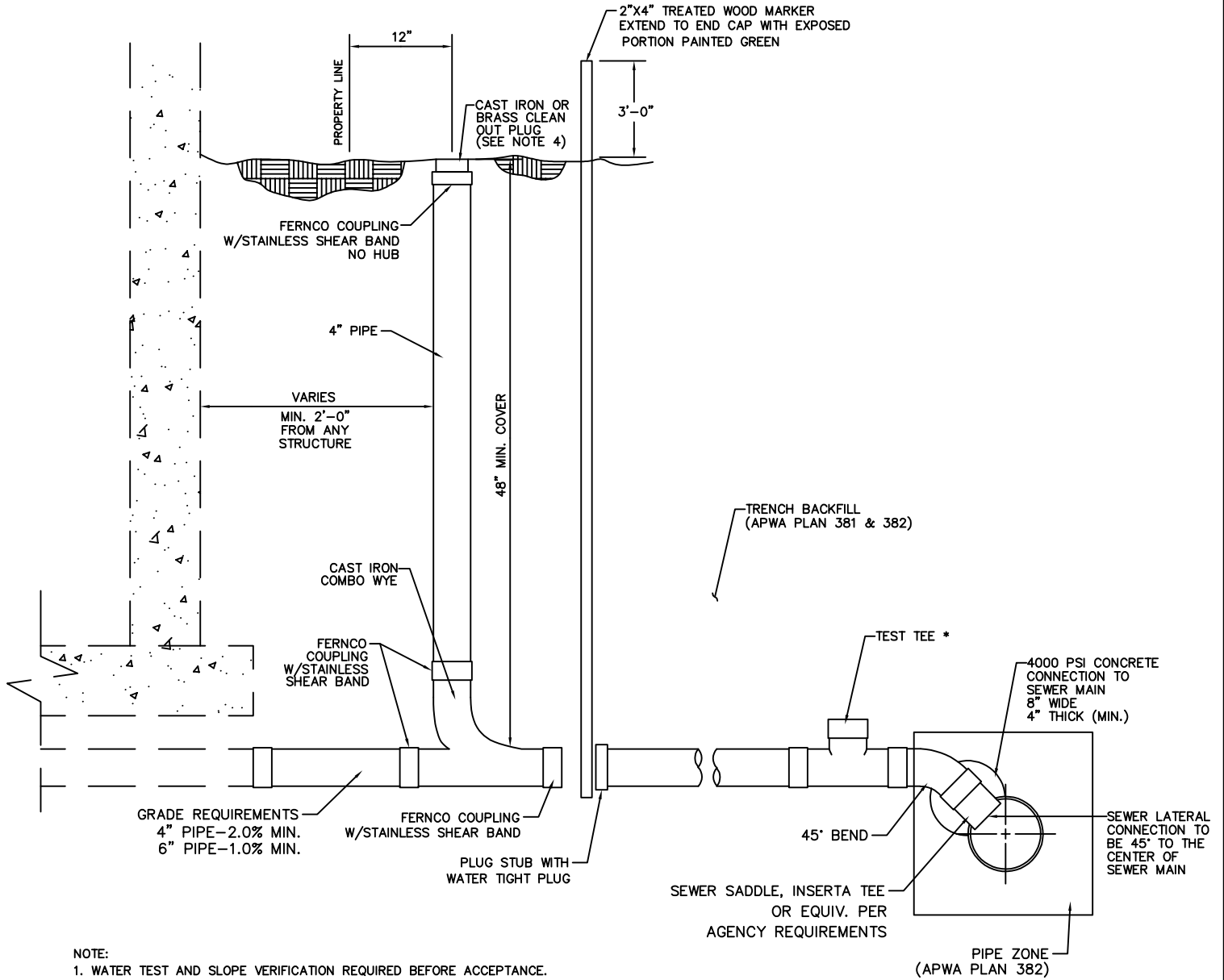
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REVISED APRIL 2024
DATE SEPT 2017
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EAGLE MOUNTAIN CITY



STANDARD DETAILS FOR
SEWER & WATER CONNECTION TO HOME

DRAWING NO.
1



SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

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DATE SEPT 2017
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EAGLE MOUNTAIN CITY



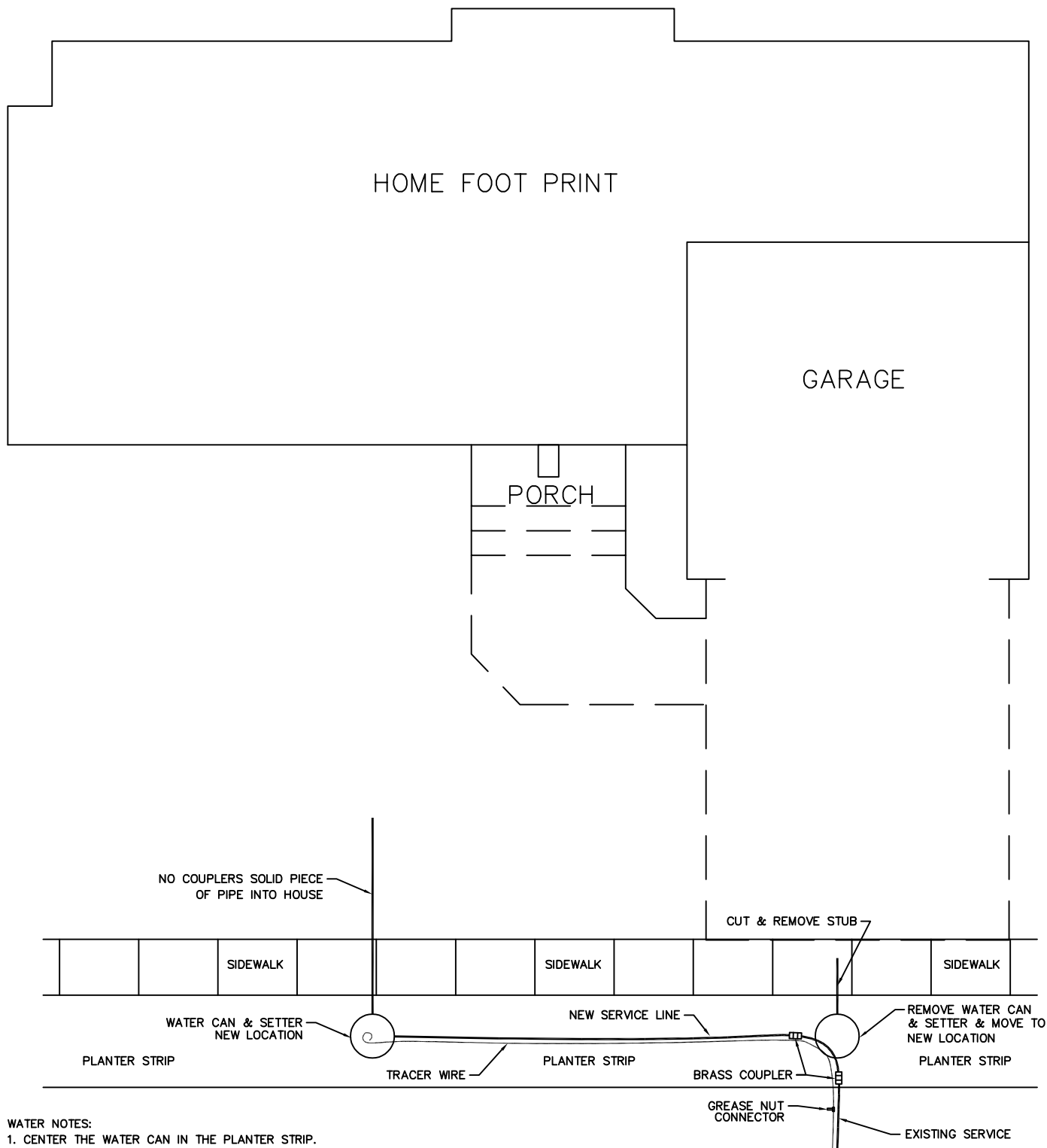
STANDARD DETAILS FOR

SEWER LATERAL SERVICE
& CONNECTION

DRAWING NO.

2

WATER CAN RELOCATE OUT OF DRIVEWAY



WATER NOTES:

1. CENTER THE WATER CAN IN THE PLANTER STRIP.
2. WATER CAN TO BE LEVEL TO 1" ABOVE THE PLANE OF THE CURB & GUTTER & SIDEWALK.
(MONOLITHIC WALK THE CAN NEEDS TO BE A 2% SLOPE FROM THE SIDEWALK EDGE OR 1" ABOVE WALK.)
3. SETTER TO BE CENTERED IN THE WATER CAN AND 18" TO 22" FROM TOP OF SETTER TO TOP OF LID ON RING.
4. WATER CAN LID TO SAY EAGLE MOUNTAIN ON IT WITH 2" HOLE. SEE DETAIL WSC-1 (WATER CAN DETAIL).
5. IF CRIMPING OF THE POLY IS REQUIRED INSTALL COUPLER OVER CRIMPED AREA (1ST COUPLER).
6. BEDDING SAND TO MEET CITY STANDARDS REQUIRED TO BACK OF WALK.
7. BACK FILL WITH E-FILL & TEST TO BACK OF WALK.
8. CONNECT ONTO TRACER WIRE W/GREASE NUT & EXTEND INTO THE WATER CAN W/3' PIGTAIL.

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DATE	SEPT 2017
SCALE	N.T.S.

EAGLE MOUNTAIN CITY

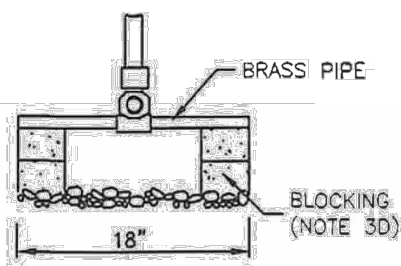
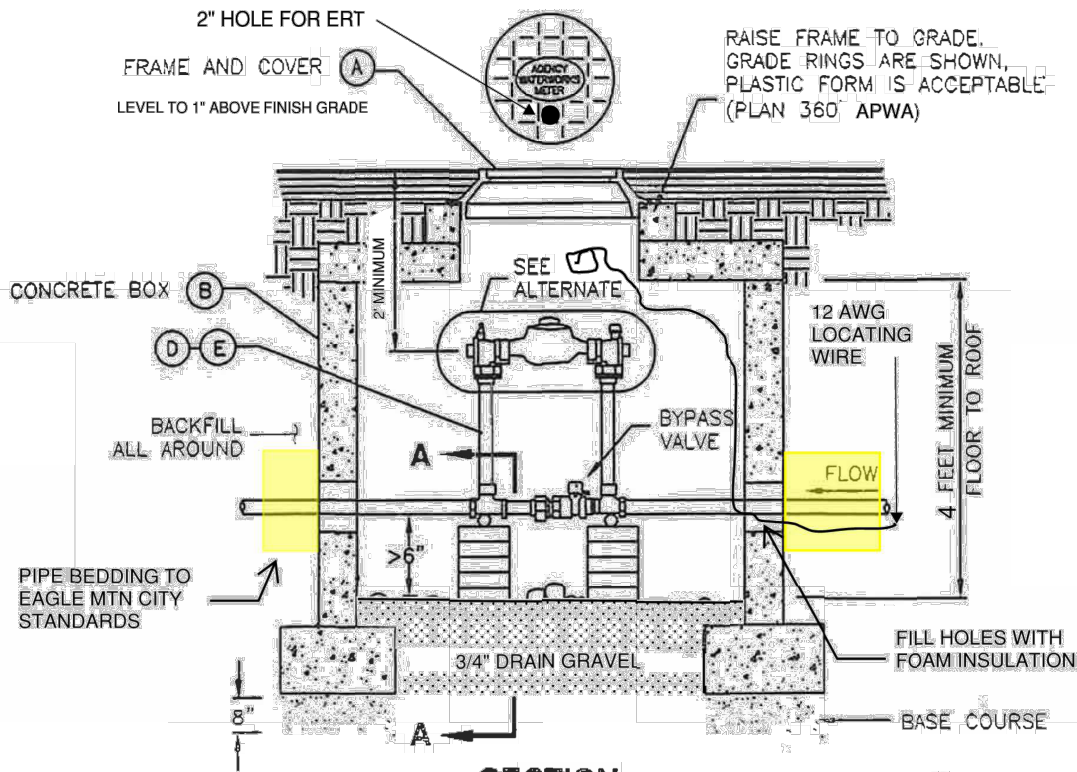


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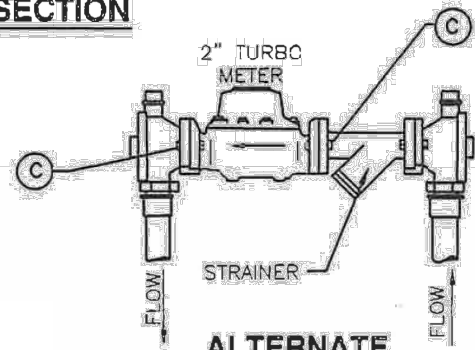
WATER CAN RELOCATE

DRAWING NO.

3



SECTION A-A



**ALTERNATE
TURBO METER
INSTALLATION (NOTE 1A)**

NOTES:

- 1) SETTER CANNOT OBSTRUCT OPENING. USE LID WITH OFFSET HOLE.
- 2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
- 3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED, 12" OF RISE WITH GRADE RINGS / FORM MAX.
- 4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
- 5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.

LEGEND

No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 1502 APWA
(B)		CONCRETE BOX	4' X 4' X 4' MIN.
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter



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EAGLE MOUNTAIN CITY

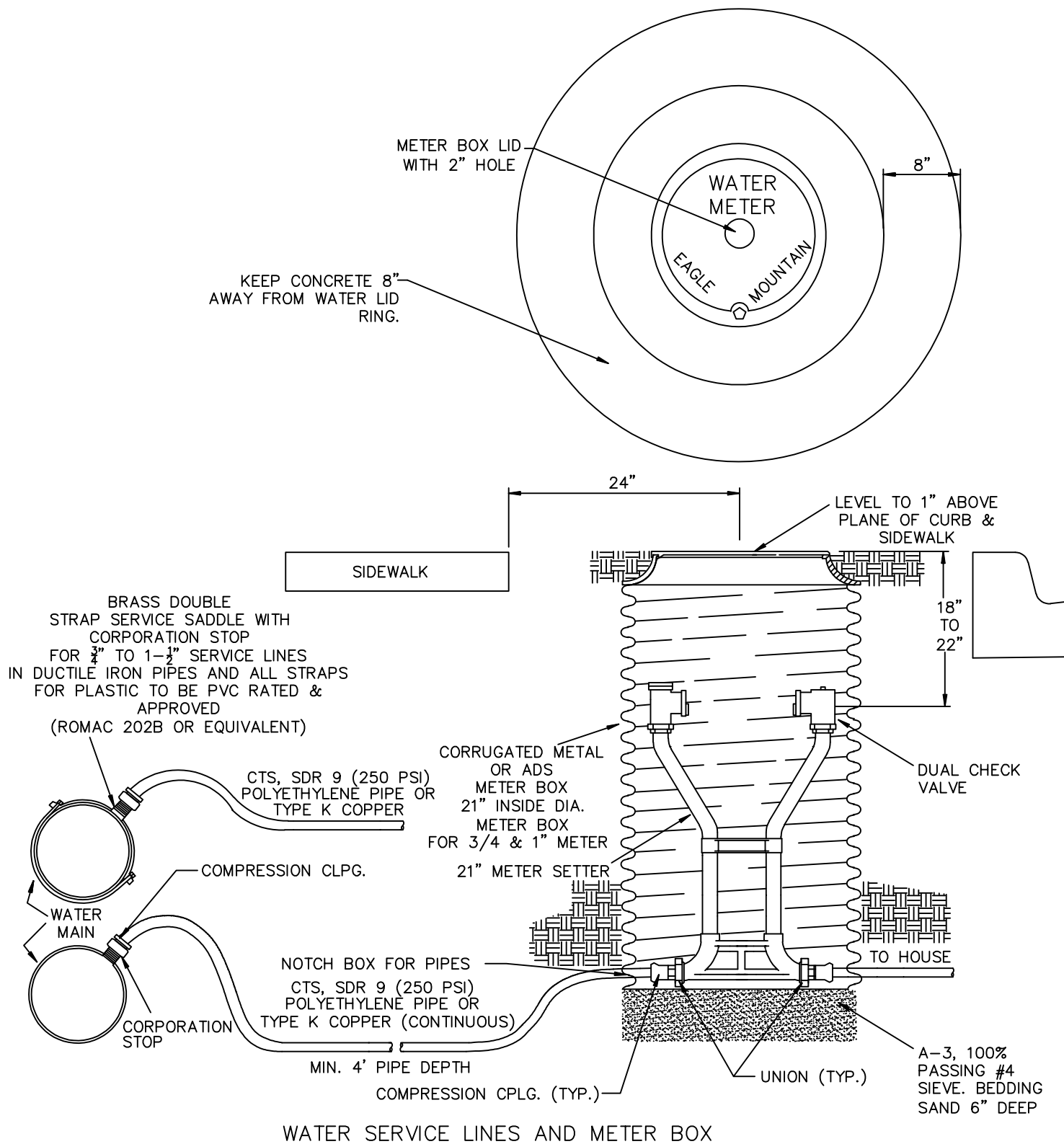


STANDARD DETAILS FOR

1 1/2" AND 2" METER

DRAWING NO.

4



NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN	RSB
REVISED	APRIL 2024
DATE	NOV 2015
SCALE	N.T.S.

EAGLE MOUNTAIN CITY

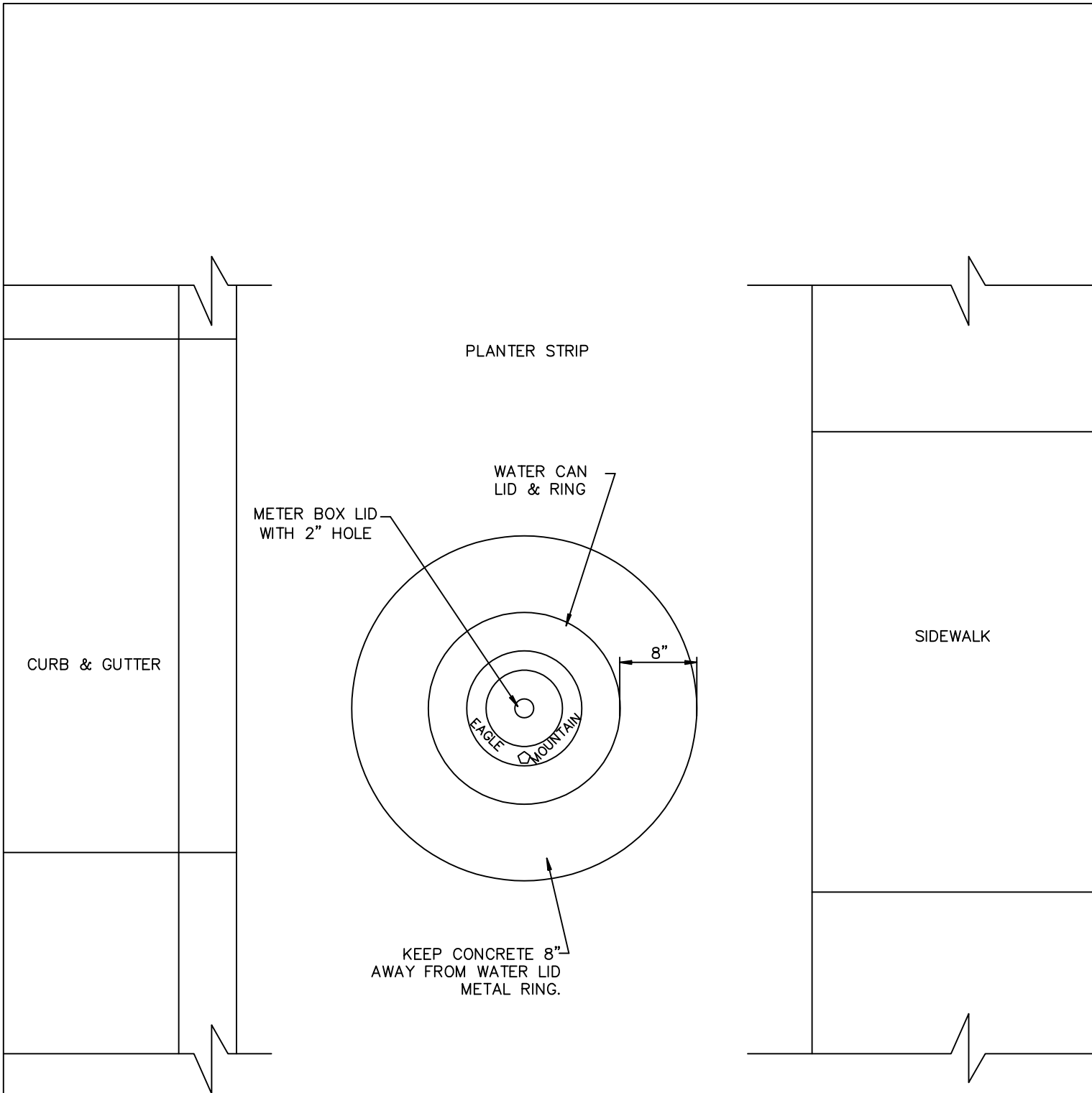


STANDARD DETAILS FOR

WATER LINE, SETTER & CAN

DRAWING NO.

5



NOTE:

- 1. WATER CAN TO BE CENTERED IN THE PARK STRIP.

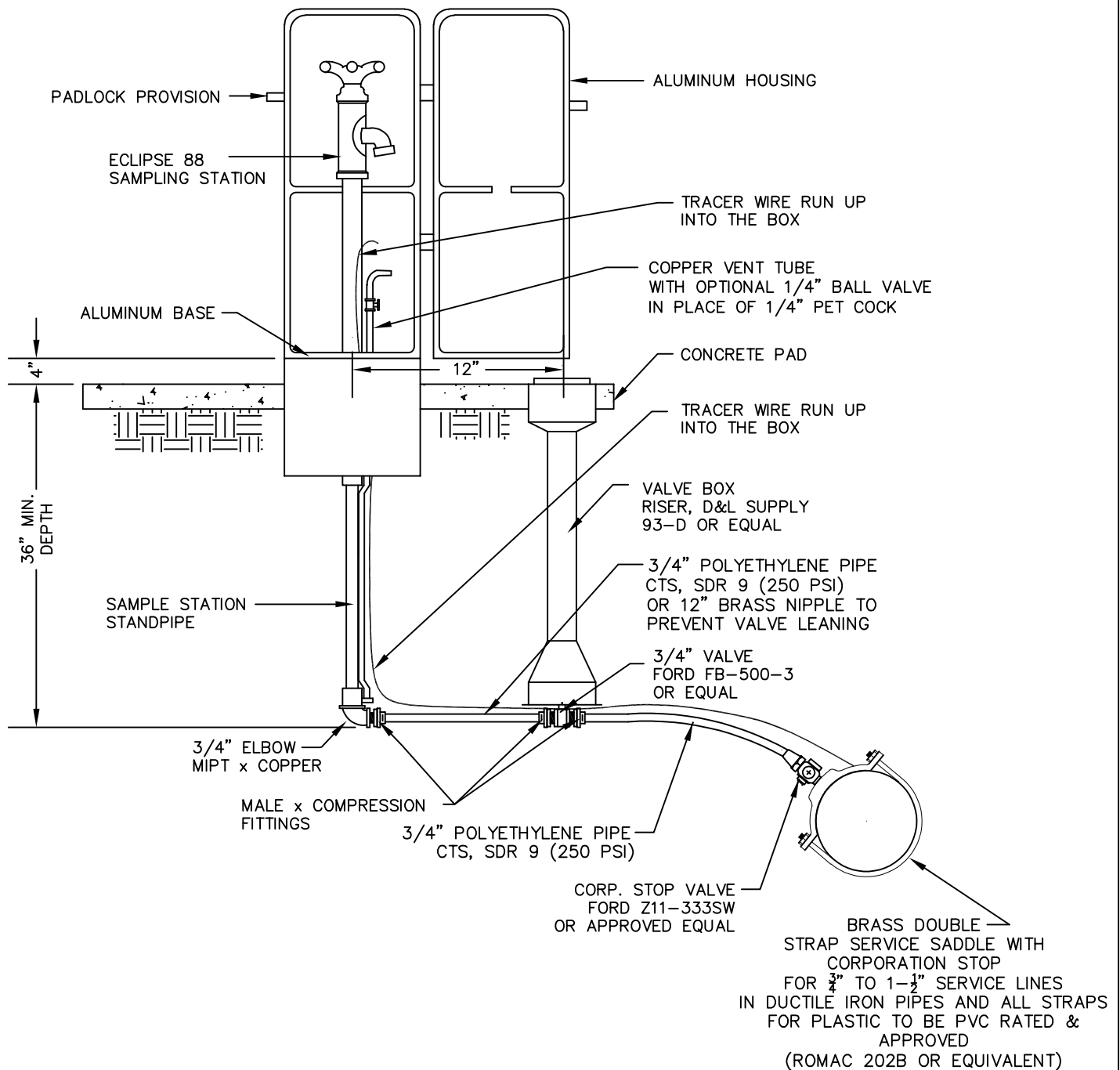
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REVISED	APRIL 2024
DATE	JAN 2018
SCALE	N.T.S.

EAGLE MOUNTAIN CITY



STANDARD DETAILS FOR
NO CONCRETE AROUND WTR CAN LID

DRAWING NO.
6



ONE SAMPLE STATION REQUIRED IN EACH RESIDENTIAL DEVELOPMENT AND A MINIMUM OF ONE SAMPLING STATION PER 100 LOTS.

1. LOCATION: Sample stations to be located on a lot line, in the park strips between curb and sidewalk as shown on plan or as directed. Concrete pad to placed around Sampling station from sidewalk to back of curb 4' wide.
2. INSPECTION: Prior to backfilling around the assembly, secure inspection of installation by ENGINEER.
3. SMALL FITTINGS: Provide brass fittings and nipples if not specified otherwise.
4. A-3 sand required 6" below to the sides & 12" above (min.) of the pipe.

DRAWN RSB
REVISED APRIL 2024
DATE MAY 2015
SCALE VARIES

EAGLE MOUNTAIN CITY

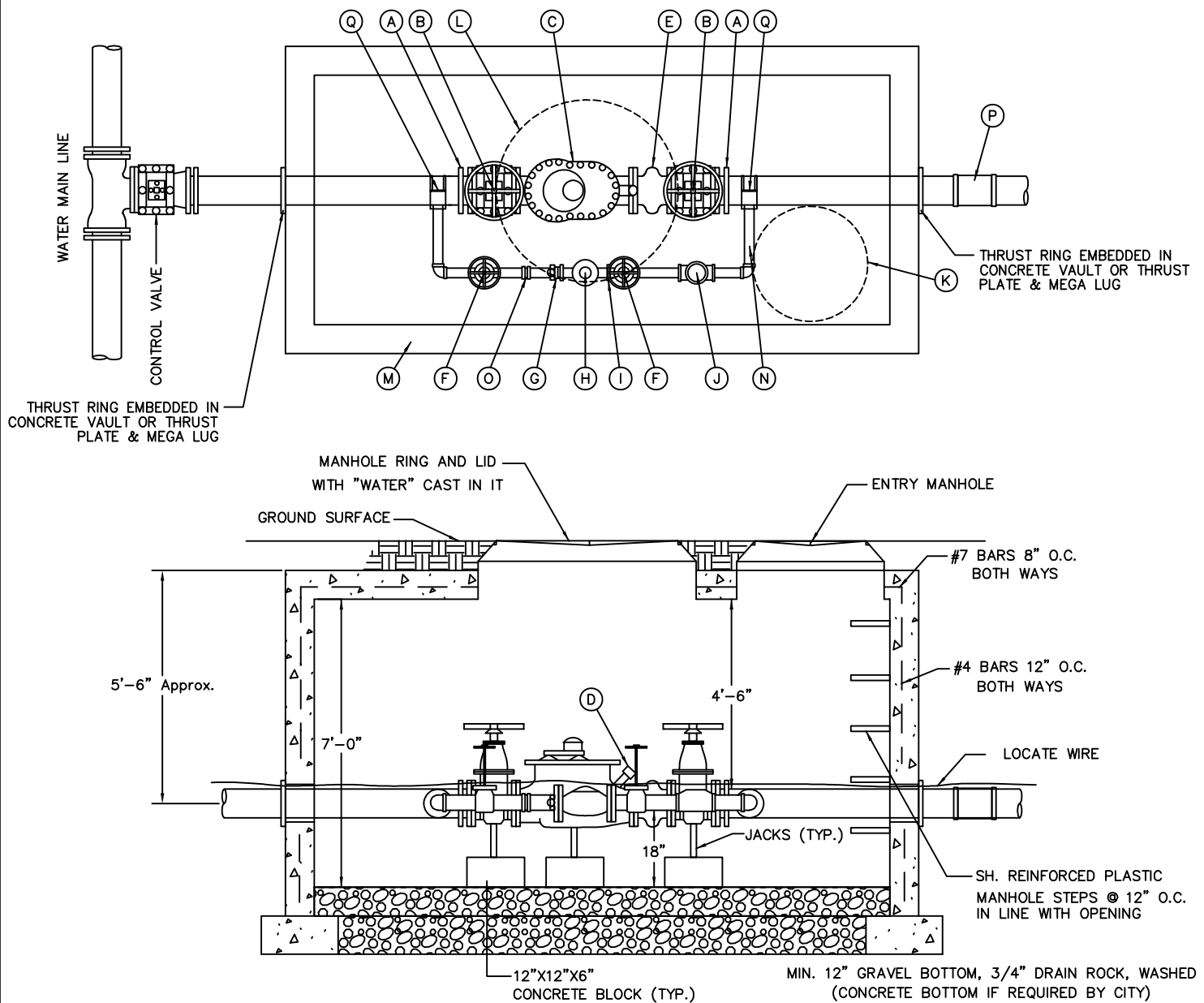


STANDARD DETAILS FOR

WATER SAMPLING STATION

DRAWING NO.

7



LEDGEND

LTR	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		3" OR 4" GATE VALVE WITH HAND WHEEL	
C		3" OR 4" COMPOUND METER	SENSUS OMNI
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	APWA, PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	APWA, PLAN 503
M		CONCRETE BOX (VAULT) DIMENSIONS ONLY	APWA, PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	

* FURNISHED BY AGENCY

NOTE:

1. ALL 4" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 4" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN RSB
REVISED APRIL 2024
DATE MAY 2017
SCALE VARIES

EAGLE MOUNTAIN CITY

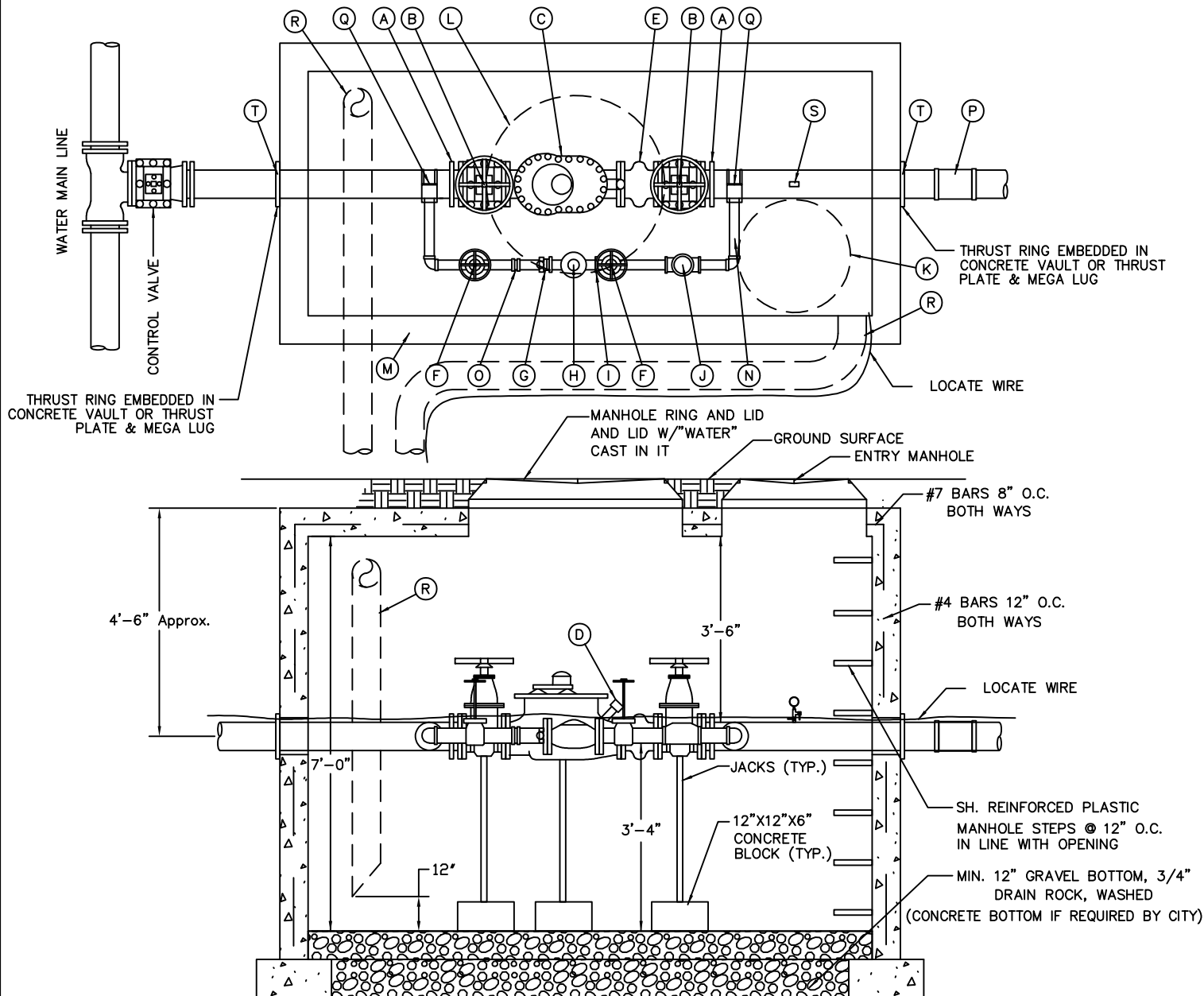


STANDARD DETAILS FOR

LARGE COMPOUND METER W/2" BYPASS
3" OR 4" METER

DRAWING NO.

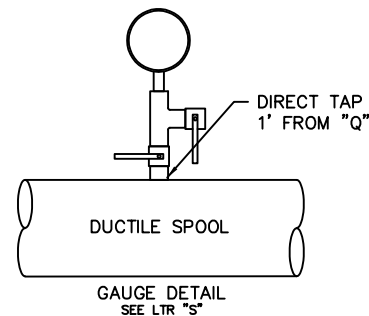
8



LEDGEND

LTR	ITEM	DESCRIPTION
A	6" OR 8" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B	6" OR 8" GATE VALVE WITH HAND WHEEL	
C	6" OR 8" COMPOUND METER W/INTERNAL STRAINER	SENSUS OMNI C-2
D	2" TEST ASSEMBLY	
E	6" OR 8" CHECK VALVE	
F	2" GATE VALVE (BRONZE)	
G	2" METER FLANGE	
H *	2" DISPLACEMENT METER	
I	2" MALE METER FLANGE	
J	2" CHECK VALVE (BRONZE)	
K	27" FRAME & COVER, MANHOLE	PLAN 502
L	38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M	CONCRETE BOX (VAULT) DIMENSIONS ONLY	PLAN 505
N	BRASS PIPING	
O	2" BRASS UNION	
P	MJ SLEEVE	
Q	BRASS SADDLE	
R	VENT PIPES	
S	3/4" BRASS TEE, 2 BALL VALVES, & OIL FILLED PRESSURE GAUGE	
T	1/4" STEEL PLATE W/MEGA-LUG AGAINST VAULT WALL OR THRUST RING EMBEDDED IN VAULT WALL	

* FURNISHED BY AGENCY



NOTE:

1. ALL 6" OR 8" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 6" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN RSB
REVISED APRIL 2024
DATE FEB 2020
SCALE VARIES

EAGLE MOUNTAIN CITY

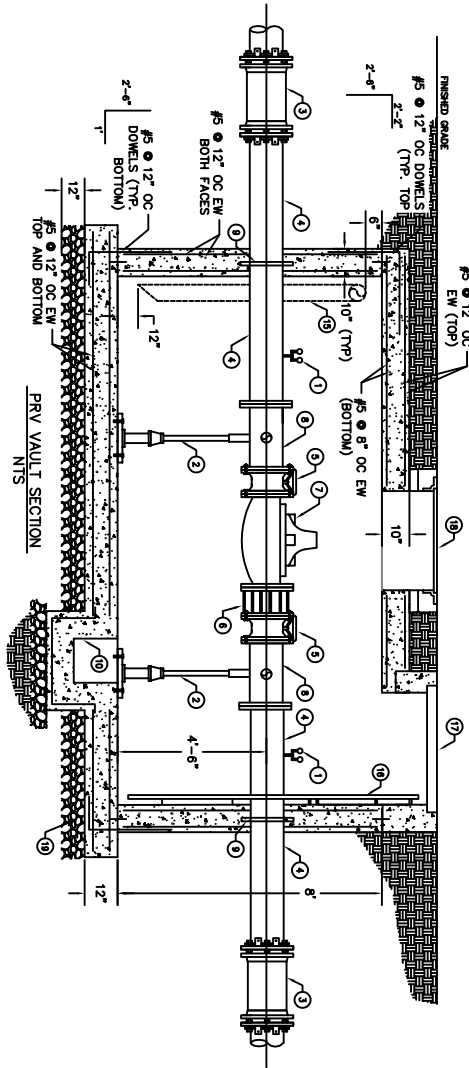


STANDARD DETAILS FOR

LARGE COMPOUND METER W/2" BYPASS
6" OR 8" METER

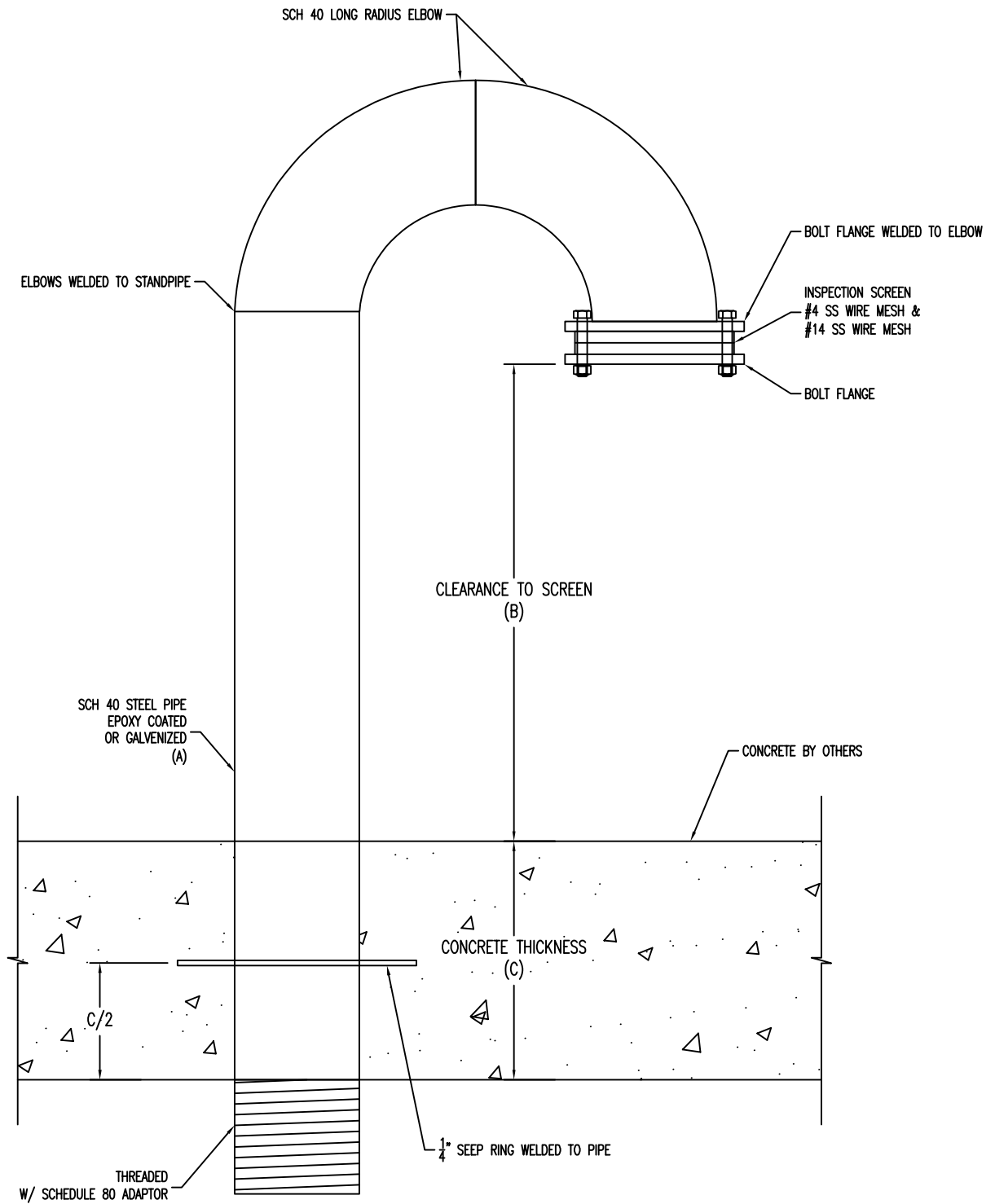
DRAWING NO.

9



ITEM	SIZE	DESCRIPTION	QTY	ENDS
(1)	---	PRESSURE GAGE LIQUID FILLED WITH BRASS VALVE, NIPPLES AND HOSE BIB	2	THREADED
(2)	---	PIPE SUPPORT	2	---
(3)	12"	DI LONG BODY STEVE WITH MEGALUG FOLLOWERS	2	---
(4)	12"	DI SPOOL	2	MORTL
(5)	12"	200# ANSI FLANGE BUTTERFLY VALVE WITH HANDWHEEL	2	FLANGED
(6)	12"	DISMANTLING JOINT	1	FLANGED
(7)	12"	PRESSURE REDUCING VALVE	1	FLANGED
(8)	12"x4"	TEE	2	FLANGED
(9)	12"	THRUST RING	2	---
(10)	16"	16" SQUARE AND DEEP CONCRETE SLUMP PIT WITH FIBERGLASS GRADING.	1	---
(11)	4"	200# ANSI FLANGE BUTTERFLY VALVE WITH HANDWHEEL	2	---
(12)	4"	90° DIP BEND	2	FLANGED
(13)	4"	DI SPOOL	2	FLANGED
(14)	4"	DISMANTLING JOINT	2	FLANGED
(15)	6"	SCHEDULE 80 PVC PASSIVE VENT PIPING OUT THE SIDE	2	---
(16)	---	GALVANIZED LADDER	1	---
(17)	30"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING.	1	---
(18)	36"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING, CENTER OVER 12" PRIV.	1	---
(19)	---	UNTREATED BASE COURSE MATERIAL	-	---

NOTE: ALL NUTS AND BOLTS TO BE CORROSION FREE, I.E. STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.



VENT PIPE DIMENSIONS		
PIPE SIZE (A)	CLEARANCE TO SCREEN (B)	CONCRETE THICKNESS (C)
6"	24"	6"

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DATE NOV 2015
SCALE VARIES

EAGLE MOUNTAIN CITY

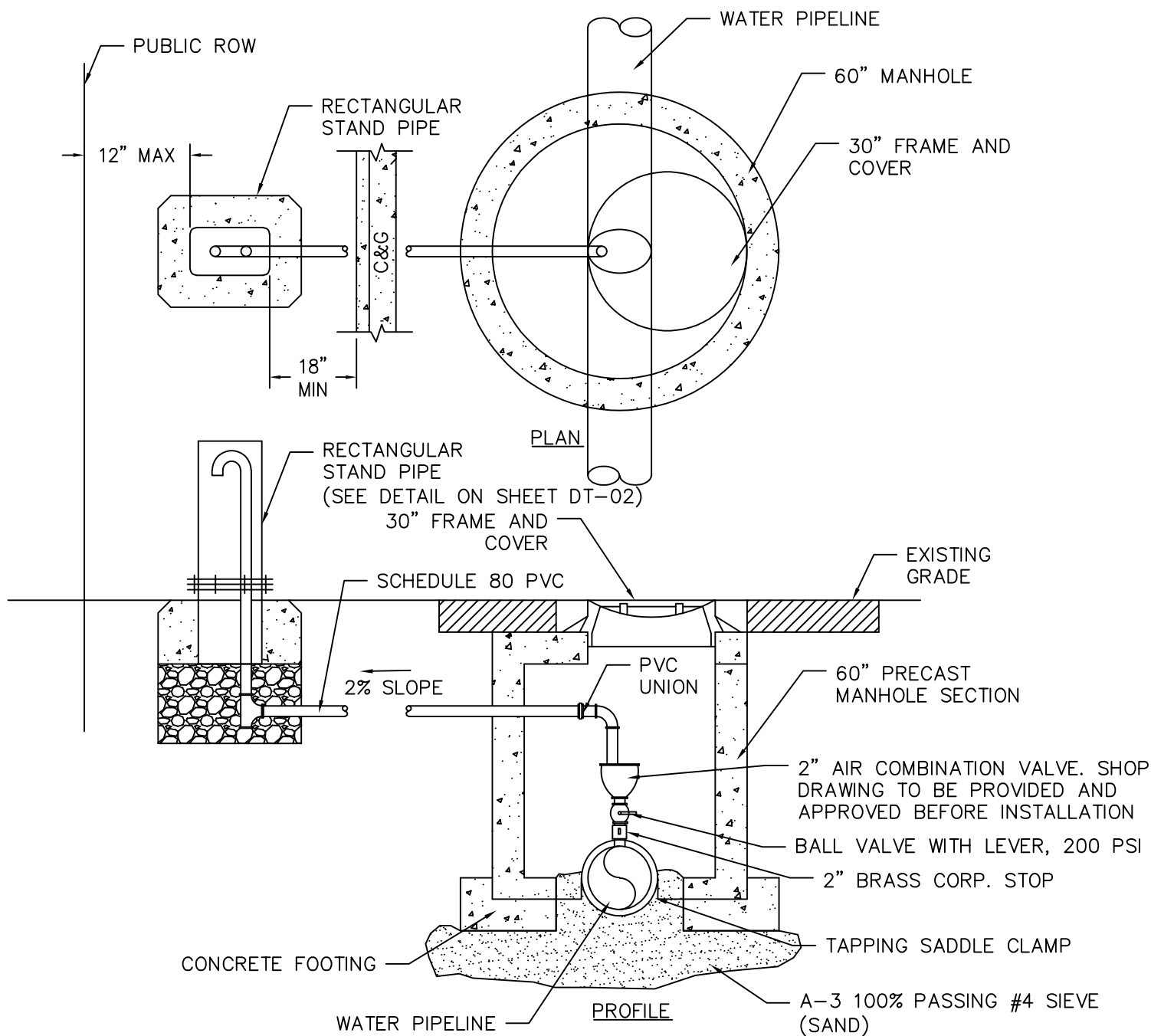


STANDARD DETAILS FOR

CAST IN PLACE VENT PIPE DETAIL

DRAWING NO.

11



1. AIR VALVE STRUTURE: PLACE AIR VALVE STRUCTURE AT LOCATIONS SHOWN ON PLANS
2. AIR VENT STANDPIPE: LOCATE STAND PIPE BEHIND CURB OR OUTSIDE OF ROADWAY PAVEMENT
3. INSPECTION; PRIOR TO BACKFILLING AROUND ASSEMBLY, SECURE INSPECTION OF INSTALLATION BY PROJECT REPRESENTATIVE
4. BACKFILL: INSTALL AND COMPACT BACKFILL MATERIAL PER SPECIFICATION

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 DATE MARCH 2016
 SCALE VARIES

EAGLE MOUNTAIN CITY

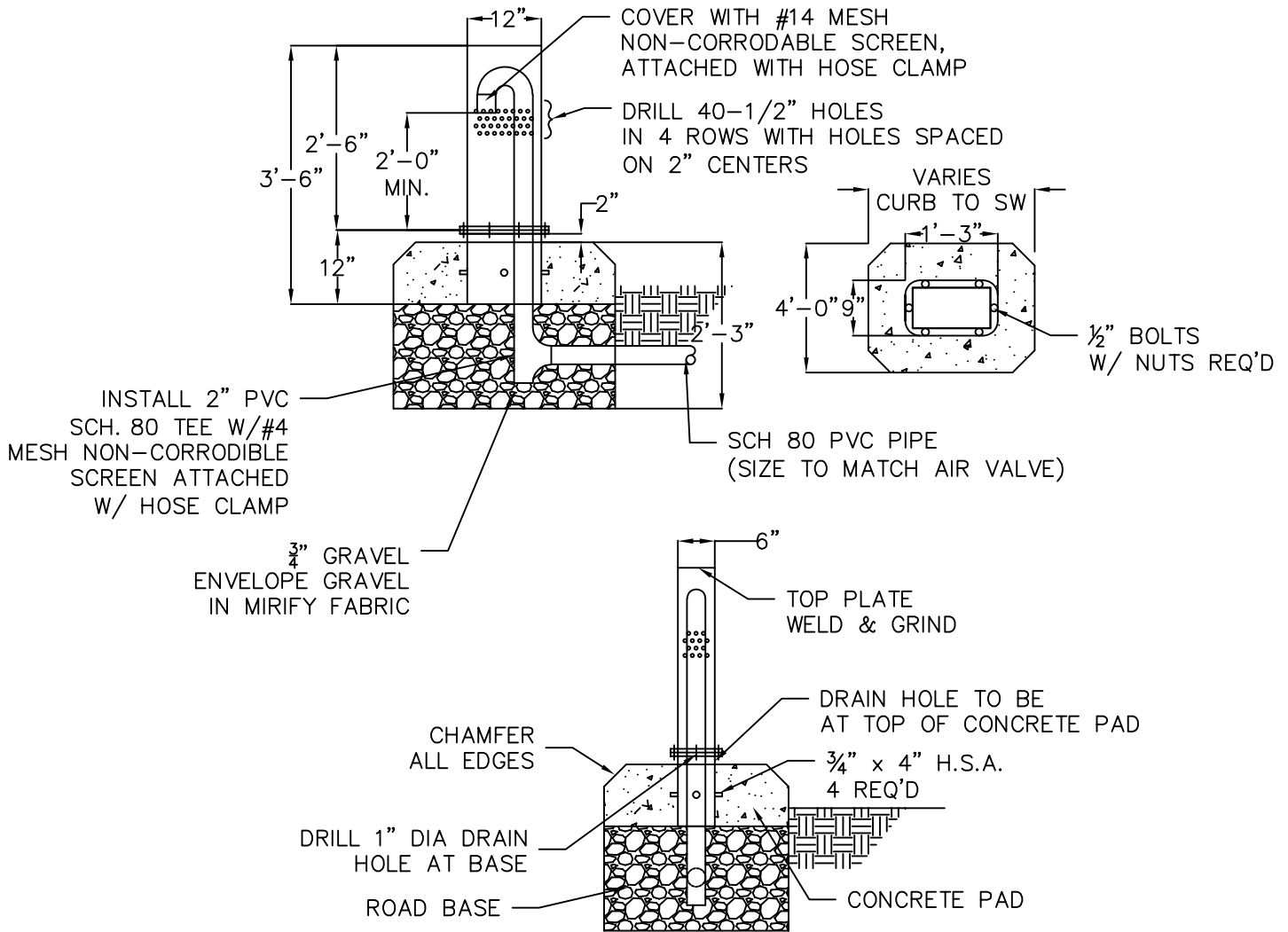


STANDARD DETAILS FOR

WATER AIR VAC

DRAWING NO.

12



1. LOCATION: LOCATE STANDPIPE BEHIND CURB OR OUTSIDE OF ROADWAY AS SHOWN ON PLANS OR AS REQUIRED
2. INSPECTION: PRIOR TO BOLTING VENT CAP OVER ASSEMBLY, SECURE INSPECTION OF INSTALLATION BY EAGLE MOUNTAIN CITY
3. FABRICATION: FABRICATE FROM 1/4" STEEL PLATE.
4. GALVANIZE: HOT DIP GALVANIZE AFTER FABRICATION

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 REVISED APRIL 2024
 DATE MARCH 2016
 SCALE VARIES

EAGLE MOUNTAIN CITY

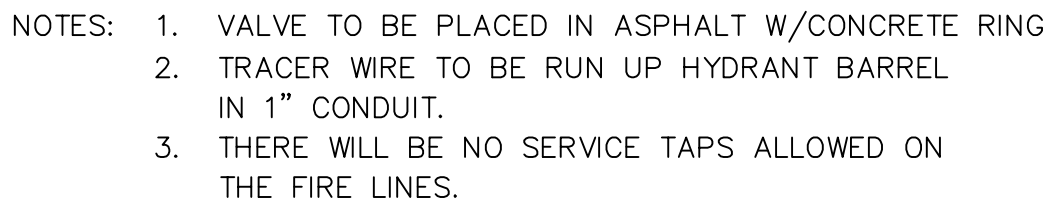


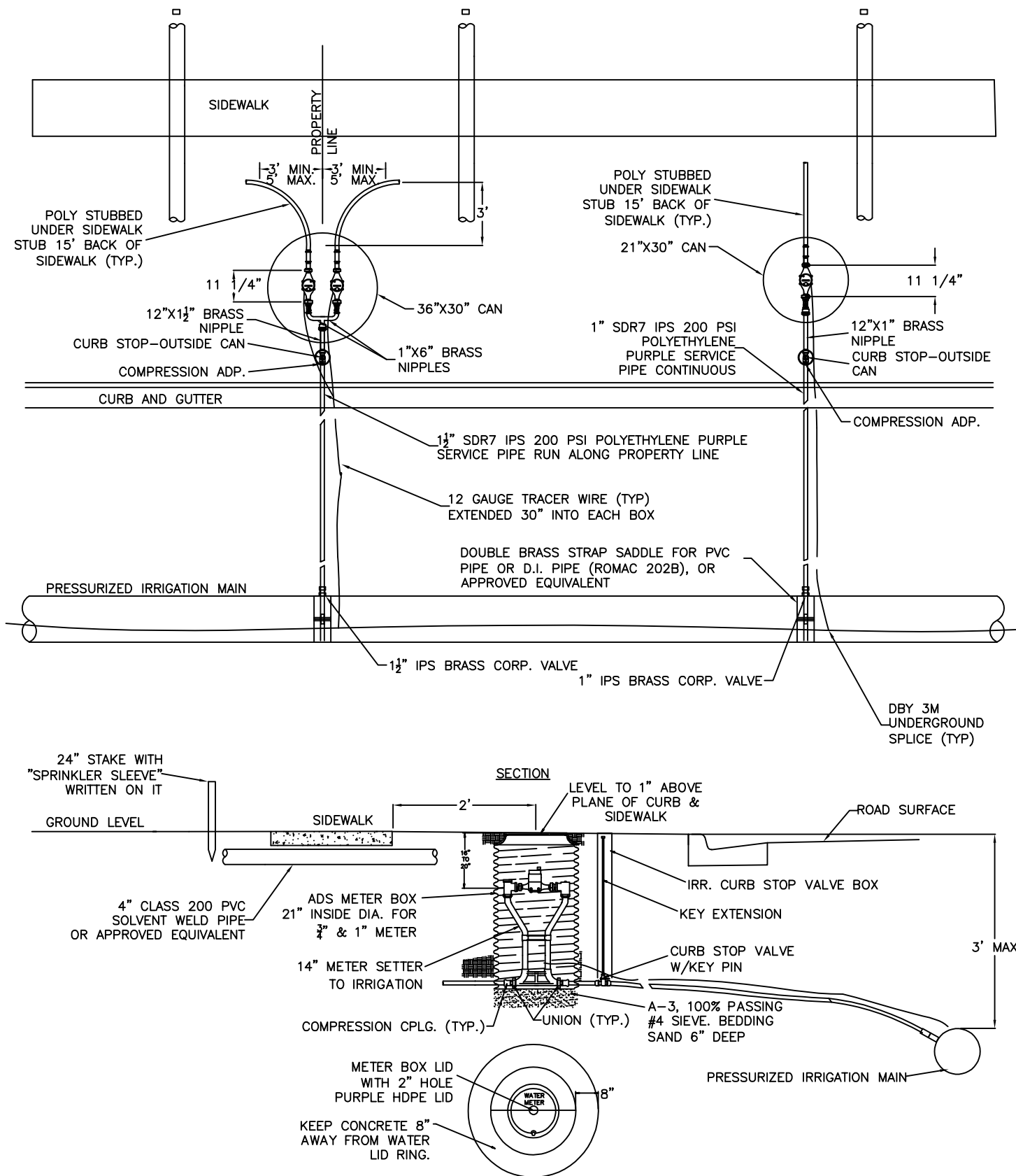
STANDARD DETAILS FOR

WATER AIR VAC VENT

DRAWING NO.

13





NOTES:

- STANDARD SERVICE SIZE SHALL BE 1" FOR DUAL SERVICES AND FOR SINGLE SERVICES.
- STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
- ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
- SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
- SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
- 4" SLEEVE SHALL BE BURIED 1' BELOW GRADE.
- 3/4" & 1" METER INSTALLED BY EAGLE MOUNTAIN CITY.
- 1 1/2" OR LARGER METER SEE CULINARY VAULT DETAIL.

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DATE NOV 2023
SCALE N.T.S.

EAGLE MOUNTAIN CITY

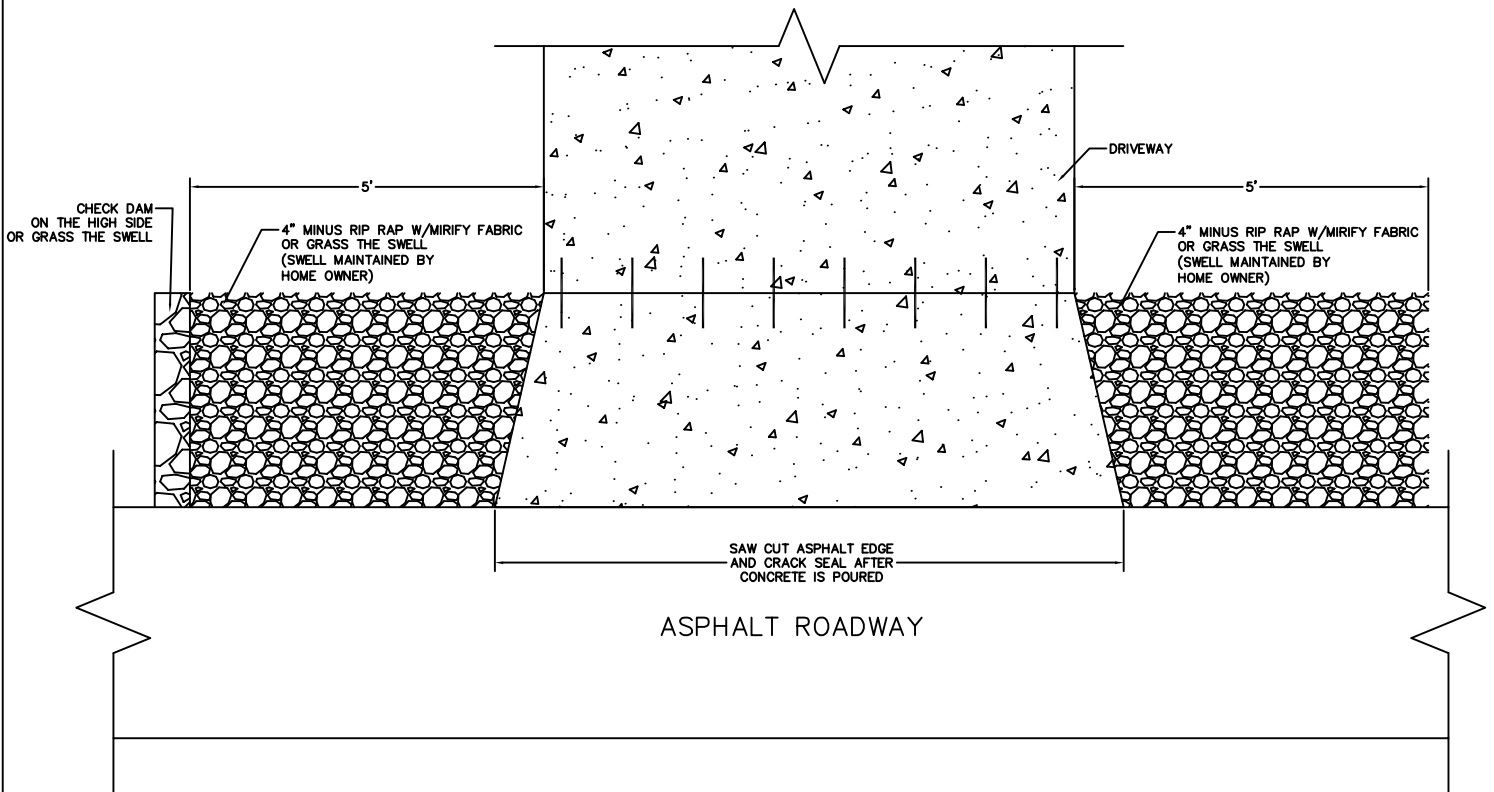
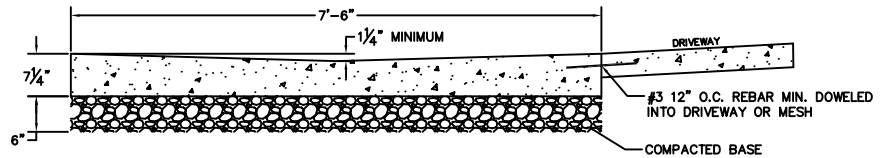


STANDARD DETAILS FOR

1" SINGLE & DUAL SERVICE LATERALS

DRAWING NO.

15



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 DATE SEPT 2020
 SCALE N.T.S.

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STANDARD DETAILS FOR

DRIVE APPROACH WATERWAYS

DRAWING NO.

16

SIDEWALK AGAINST CURB DRIVEWAY REQUIREMENTS FOR ADA COMPLIANCE

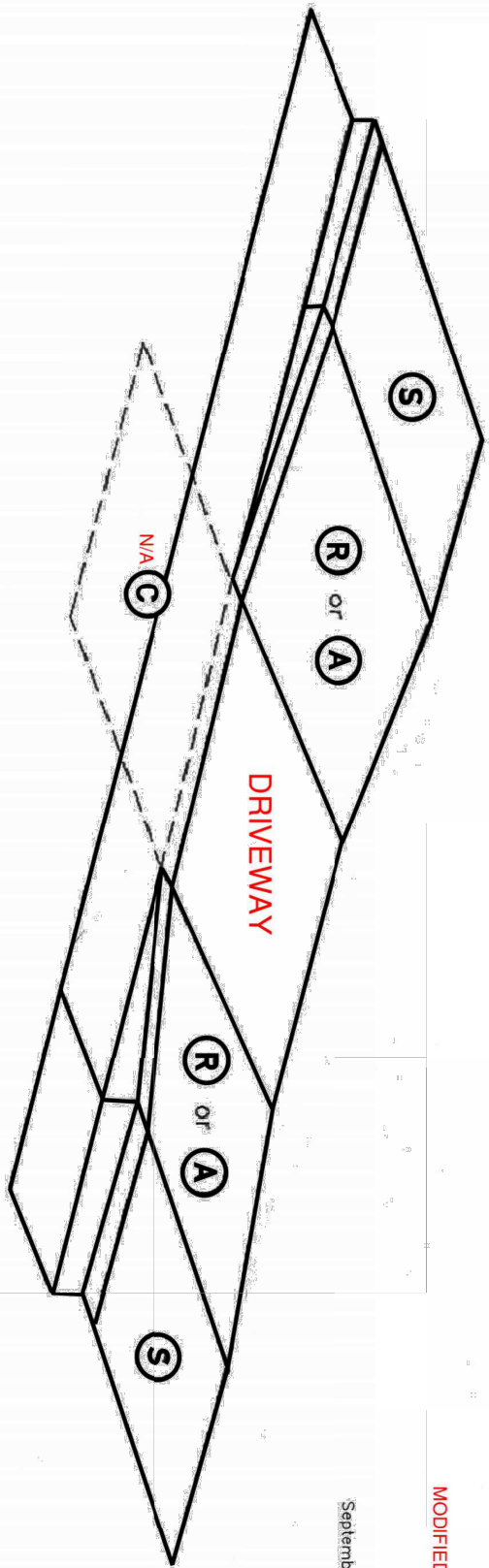
	RUNNING SLOPE (%)	CROSS SLOPE (%)
	MAXIMUM	MAXIMUM
DRIVEWAY		
CURB RAMP	8.33	2
STREET GRADE	5	2
APPROACH	8.33	2
SIDEWALK		
STREET GRADE	2	2
APPROACH	8.33	2

- (d) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
- (b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

MODIFIED FROM APWA

Plan
236.3
September 2011

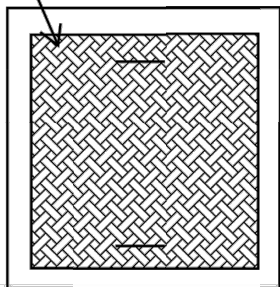
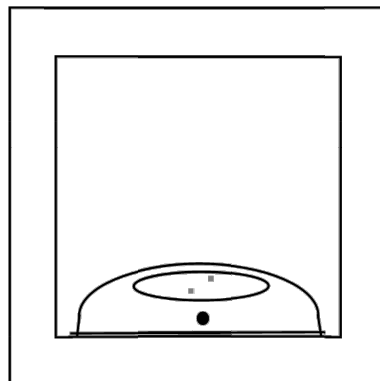
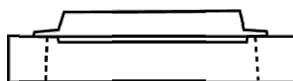


EXAMPLE 5



SOLID LID SET FLUSH
TO TOP OF BOX WITH
LIFTING HANDLES

CONCRETE FLAT LID WITH 30" HOLE AND
RING/COVER ACCEPTABLE ALTERNATE

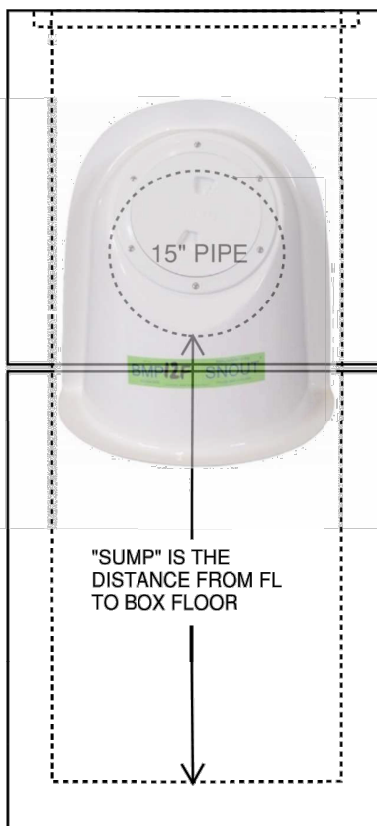


SIDEWALK

15" RCP OR "HP" ADS
(OR EQUIV)
MIN.

CURB AND GUTTER

12" COMPACTED
GRAVEL (MIN)



ISOLATION BOX WITH "SNOUT" OIL / WATER SEPARATOR (OR EQUIV)

NOTES:

- 1) SUMP TO BE 2.5 TO 3 TIMES I.D. OF OUTLET PIPE.
- 2) 3' X 3' I.D. BOX MINIMUM. (T.B.D BY PIPE SIZE)
- 3) BOX BASE SECTION MAY BE NEEDED TO MEET SUMP REQ'S.
- 4) BOX, PIPE AND ALL MATERIALS MUST MEET EMC CONSTRUCTION STANDARDS.
- 5) BOX, PIPE AND ALL MATERIALS MUST BE ACCEPTED THROUGH THE SUBMITTAL PROCESS BEFORE INSTALLATION.
- 6) ALL STORM DRAIN UPSTREAM UP ISOLATION BOX CONSIDERED PRIVATE AND NOT MAINTAINED BY EAGLE MTN CITY.



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STANDARD DETAILS FOR

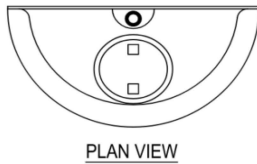
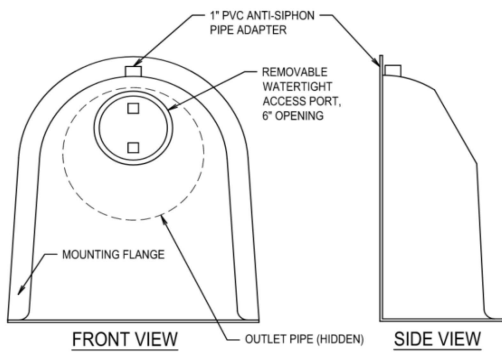
ISO BOX W/SNOUT SHT. #1

DRAWING NO.

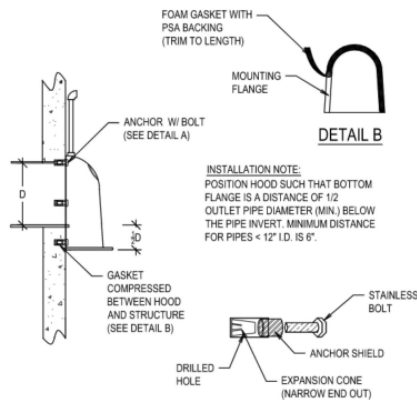
18

SPECIFICATIONS:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
53 MT. ARCHER RD.
LYME, CT 06371
(860) 434-0277, (860) 434-3195 FAX
TOLL FREE: (800) 504-8008 OR (888) 354-7585
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS



SNOUT CONFIGURATION

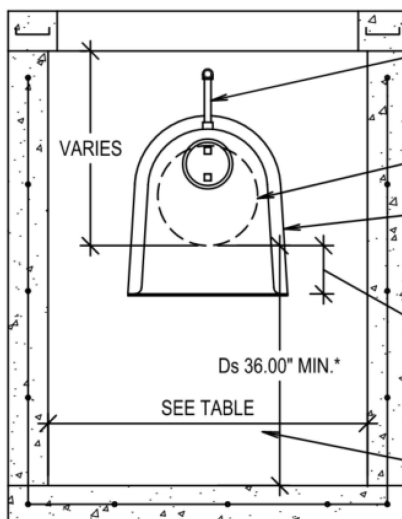


DETAIL A

SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

NOTE: USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.



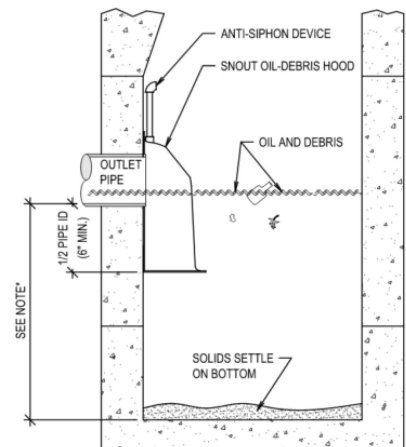
ANTI-SIPHON VENT STACK SIZED
ACCORDING TO TOP OF STRUCTURE
OR GRATE. 3" MIN. HEIGHT.

Dp OUTLET PIPE DIAMETER (I.D.)

"SNOUT" OIL/DEBRIS
STOP BY BMP, INC.
INSTALLED PER MFG.
SPECIFICATION

BOTTOM OF HOOD
1/2 PIPE I.D. BELOW
INVERT OF PIPE (6" MIN.)

WIDTH OF STRUCTURE



NOTE:
SUMP DEPTH OF 36" MIN. FOR < 12" DIA. OUTLET.
FOR OUTLETS > OR= 15", DEPTH = 2.5 TO 3 X'S DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL- DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	
	SP-SN	

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REVISED APRIL 2024
DATE MARCH 2024
SCALE N.T.S.

EAGLE MOUNTAIN CITY

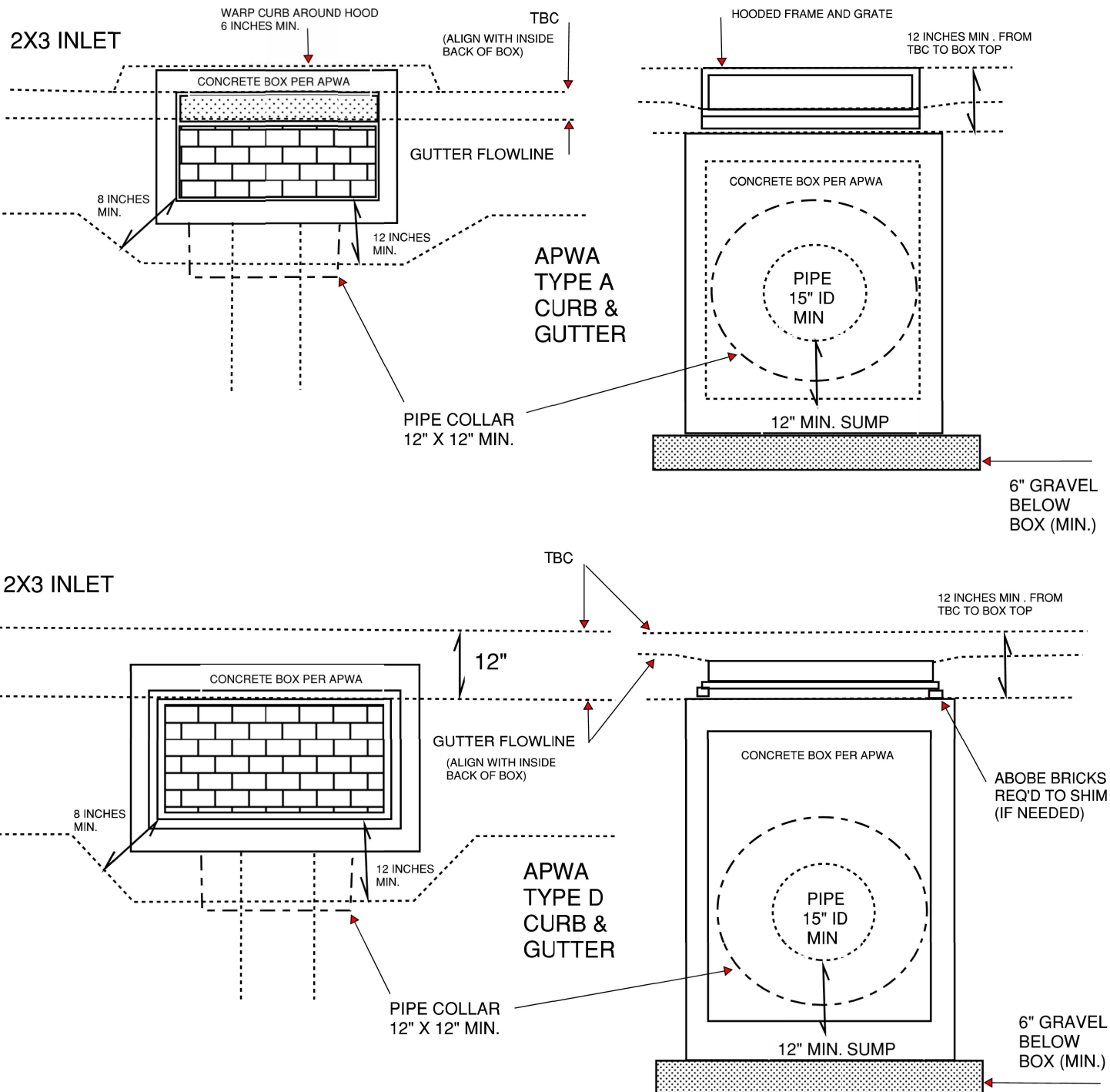


STANDARD DETAILS FOR

ISO BOX W/SNOUT SHT. #2

DRAWING NO.

19



BOX PLACEMENT FOR APWA TYPE A AND D CURB AND GUTTER

NOTES:

- 1) ALL BOXES MUST BE IN ALIGNMENT TO CURB AND GUTTER AS SHOWN $\pm 2"$.
- 2) CONCRETE BETWEEN FRAME / GRATE AND CONCRETE BOX MUST BE FORMED TO HAVE A SMOOTH SEALED FACE (NO HONEYCOMB).
- 3) STRUCTURAL SUPPORTS MUST REMAIN IN PLACE (CORNERS AND TOP OF BOX).
- 4) ALL GRATES TO BE "BICYCLE SAFE".



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DATE APRIL 2024
SCALE N.T.S.

EAGLE MOUNTAIN CITY



STANDARD DETAILS FOR

TYPE 'A' CURB BOX PLACEMENT

DRAWING NO.

20

4'-0"

SWPPP

STORM WATER POLLUTION PREVENTION PLAN

A UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM(UPDES) PERMIT COVERS THIS
CONSTRUCTION SITE, IF ANY NON-STORM WATER DISCHARGE OR SEVERE VEHICLE TRACKING
OCCURS, PLEASE CALL: 801-786-6636

PROJECT NAME:

SWPPP LOCATION:

SWPPP CONTACT:

3'-0"

SITE NOTICE

AUTHORIZATION
TO DISCHARGE
LETTER

ELECTRONIC
SWPPP ACCESS
QR IF
APPLICABLE

PUBLIC NOTICE

24" MIN.

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REVISED	APRIL 2024
DATE	MAY 2022
SCALE	VARIES

EAGLE MOUNTAIN CITY

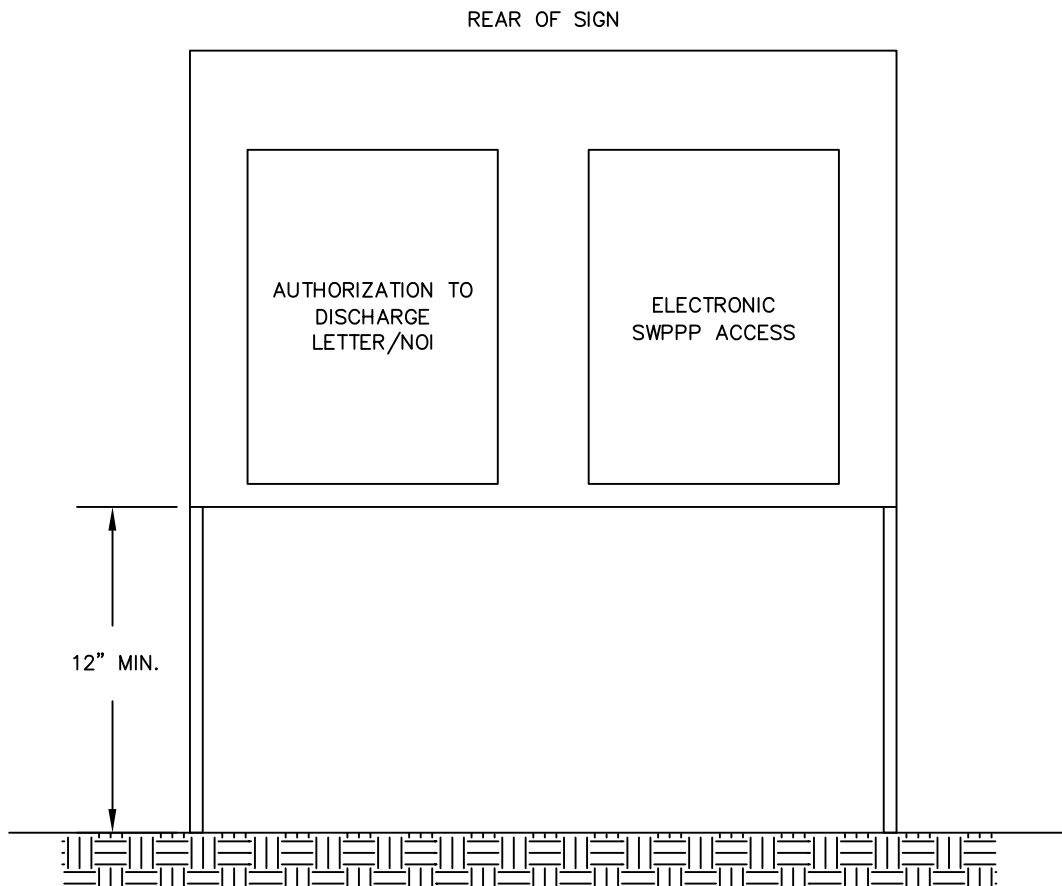
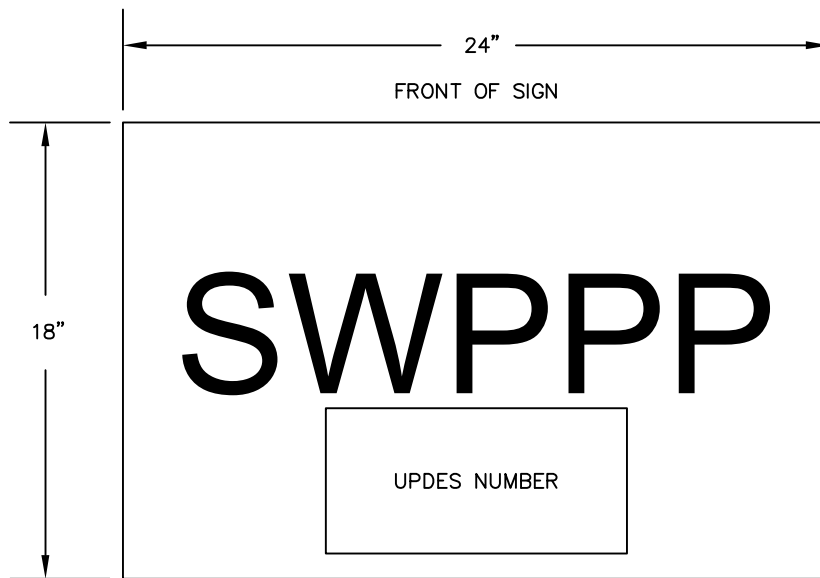


STANDARD DETAILS FOR

1 ACRE OR LARGE RESIDENCE AND
ALL COMMERCIAL SWPPP SIGN

DRAWING NO.

21



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REVISED	APRIL 2024
DATE	MAY 2022
SCALE	VARIES

EAGLE MOUNTAIN CITY



STANDARD DETAILS FOR

SINGLE FAMILY RESIDENCE SWPPP SIGN

DRAWING NO.

22

15.45.110 Discharging waste from cesspools and septic tanks at sewage treatment plant.

It shall be unlawful for any person, firm or corporation to discharge the waste material collected and gathered in cleaning cesspools or septic tanks at any place within the corporate limits of the city, ~~except at the designated site created for such purposes at the sewage disposal treatment plant of Eagle Mountain City.~~ Illegal discharges may result in fines up to \$2,480. [Ord. O-03-2010 § 1 (Exh. A § 9.110)]

15.45.100 Sewer lift stations.

Sewer lift stations that are required in a development shall be designed by the developer's engineer according to city standards and the design shall be submitted to the city engineer or his/her designee for review prior to starting construction. Lift stations will be the screw-type overwatch type design, will have standby power, telemetry, and will be designed for regional areas, not individual subdivisions. ~~Where applicable, a dry well/wet well design may be used as approved by the city engineer. Lift stations required for individual subdivisions will not be maintained by the City and will be the responsibility of the land owner or HOA to maintain.~~ Sewer lift stations will not be allowed if gravity flow can be accommodated.

[Ord. O-03-2010 § 1 (Exh. A § 9.100)].

15.45.070 Sewer laterals.

Service lines shall be constructed of substantial materials approved by the Utah Plumbing Code for the particular application. Minimum pipe size shall be four-inch diameter. Sewer lateral cleanouts may not be placed under any permanent structures, including porches or bay windows. Any cleanouts exposed to vehicular traffic shall have traffic rated triangular covers.

All sewer laterals shall be connected to ~~concrete sewer mains by use of the tapping tee (cast iron), a wax bowl ring and then secured with plumber's tape and concrete or~~ a wye connection, **any other material or method requested to be used will need approval by city engineer or designee.** ~~Connections to PVC shall use tapping tees.~~ Sewer laterals to extend 12 feet beyond property line and marked with a two-inch by ~~two~~ four-inch board at the end and a two-inch "S" stamped on the face of the curb and gutter. Any bend in a service line between the main line and the property line greater than 22.5 degrees needs to have a cleanout. No 90-degree bends are allowed. No laterals will be allowed to connect to manholes. The minimum cover of sewer laterals is three feet six inches at the property line. [Ord. O-03-2010 § 1 (Exh. A § 9.070)].

15.45.020 Sewer pipe.

~~Nonreinforced concrete, reinforced concrete, and~~ PVC piping shall be used with Eagle Mountain City under the specifications and conditions in the respective pipe sections, **any other material requested to be used will need approval by city engineer or designee.** Sanitary sewer shall be located on the south or west side of the street, five feet from the centerline. Water mains shall be minimum ~~one foot~~ **18"** vertical above the sewer. Separation between water and sewer mains shall be 10 feet (horizontally) minimum unless authorized in writing by the city engineer or his/her designee. **Maximum spacing of sewer manholes shall not exceed 400 feet.** [Ord. O-03-2010 § 1 (Exh. A § 9.020)].

Sewer mains shall be owned and maintained by the City and includes all mainlines and manholes. Laterals extending from the home and connecting to the mainline are private and are the responsibility of the homeowner to maintain or correct failures should they occur regardless of the location relative to the right of way.