EAGLE MOUNTAIN
CITY COUNCIL MEETING

March 19, 2024, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A DISCUSSION - Mountainland Association of Governments "Growth and Mobility Vision" Study

1.B DISCUSSION - Mountainland Supply (Wolverine Ventures) Site Plan
Mountainland Supply 2nd Submittal
Mountainland Supply 3rd Submittal
Existing Mountainland Supply Examples

1.C DISCUSSION - Open Space GIS Layer

1.D DISCUSSION - Pony Express Days Float

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussion reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. APPOINTMENTS

9.A Planning Commission

1. Bryan Free
2. Craig Whiting

CONSENT AGENDA

10. AGREEMENTS

10.A Purchase Agreement - Old Airport Road Right-of-Way - D&B Cedars LLC
Right-of-Way Purchase Agreement - D&B Cedar
ROW 15 - Legal Description
ROW 12 - Legal Description
Map Exhibit

11. BOND RELEASES

11.A Antelope Meadows Phase B, Plat 2 - Out of Warranty
Bond Release Letter
Recorded Plat

11.B Eagle Point Phase G, Plat 3 - Out of Warranty
Bond Release Letter
Recorded Plat

12. CHANGE ORDERS

12.A Old Airport Road Design Change Order #5 - Civil Science
Airport Road Right-of-Way Modification
Airport Road Signal Modification

13. MINUTES

13.A March 6, 2024 Minutes - Regular City Council Meeting
03.06.24 CC Minutes - DRAFT

14. SITE PLANS

14.A SITE PLAN - LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002)
Site Plan - LKL

15. RESOLUTIONS

15.A RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Decision-making Process and Specific Projects to be completed with the Community Development Block Grant (CDBG) Funds
RES - Approve CDBG Project Selection
CDBG - Exhibit

15.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Process for Hiring a City Administrator
RES - Approve process for hiring CA
Comparison - Mayor's Recommendation vs ICMA Process

SCHEDULED ITEMS

16. ORDINANCES/PUBLIC HEARINGS

16.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth Amendment to the Fiscal Year 2023-2024 Annual Budget

BACKGROUND: (Presented by Kimberly Ruesch, Administrative Services Director) State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is the fourth budget amendment for Fiscal Year 2023-2024.

ORD--FY 2024 Budget Amendment #4
Budget Amendment Worksheet FY24

17. LEGISLATIVE ITEMS

17.A UPDATE - Legislative Priorities List
Legislative Priorities List

18. CITY COUNCIL/MAYOR'S BUSINESS
This time is set aside for the City Council's and Mayor's comments on City business.

19. CITY COUNCIL BOARD LIAISON REPORTS
This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

20.A UPDATE - Department Reports
City/Department Updates

20.B UPDATE - Accessory Dwelling Unit Report and Moderate-Income Housing Plan
ADU Report - Council Memo

20.C Upcoming Agenda Items
Upcoming Agenda Items

21. ADJOURNMENT

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 15th day of March, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	DISCUSSION - Mountainland Association of Governments "Growth and Mobility Vision" Study
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Evan Berrett, Admin

PRESENTED BY:
Mountainland Association of Governments (MAG)

RECOMMENDATION:

BACKGROUND:
Eagle Mountain City and Saratoga Springs City have been invited to participate in a joint "Growth and Mobility Vision" study funded by MAG (Moutainland Associate of Governments) with a small match from each city. This study is being custom-tailored for the two cities and therefore MAG seeks to provide some information, answer questions, and establish a path forward.

ITEMS FOR CONSIDERATION:
This study comes as a result of both Eagle Mountain City and Saratoga Springs failing to be awarded grant funds in the most recent round of TAG (Technical Assistance Grant) funding. MAG reached out to both cities believing that although we were not awarded those funds for other projects, our area should not go without some sort of assistance due to our rapid growth.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	DISCUSSION - Mountainland Supply (Wolverine Ventures) Site Plan
ITEM TYPE:	Discussion
FISCAL IMPACT:	N/A
APPLICANT:	Wolverine Ventures

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Employment Center/Campus	LMD	4.18	Town Center

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
Dave Stroud

RECOMMENDATION:
No recommendation as this is a discussion item only. The Planning Commission discussed this item on March 12, 2024, with discussion primarily around the architecture and how it may set a direction for future development in this subdivision if constructed as proposed. Suggestions pointing to additional architectural elements was discussed.

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 primary purpose of this concept review is to receive feedback on the elevations.

Attachments to this staff report include the current second review redlines and the third review resubmittal. The third set of plans is currently under review and is not closed out at this time so redline comments will not be present.

ITEMS FOR CONSIDERATION:
Staff has reviewed the proposed site plan twice: January 16, 2024, and February 8, 2024, submittal dates. The purpose of the concept review (not required) is for the applicant to receive feedback regarding the architecture. Staff redlined each submitted architectural plan as

not compliant with EMMC requirements. Two sections of EMMC are the point of this discussion item and shown below.

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.

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 no substantial horizontal 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. The west elevation consists of 6,300 square foot of uninterrupted metal panel and 858 square feet of exposed concrete foundation.

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.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Mountainland Supply 2nd Submittal

Mountainland Supply 3rd Submittal

Existing Mountainland Supply Examples

M BAHR 2-9-24
COMMENT

RBallif 2/12/24 no comment
DDeVoogd/UFA 2/13/2024 - No Comments

Tblack-- 2/13 no comments

D Stroud 2.15.24 comments

BRADFORD MOUNTAINLAND SUPPLY

SITE PLAN
EAGLE MOUNTAIN, UTAH
FINAL PLAN SET
FEBRUARY 2024

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org

-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

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:

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. 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.
4. 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.
5. ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
6. 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@rbconstruction.org

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
02/02/2024
STATE OF UTAH

Lighting? Previous comment. No return of lighting from architect. Parking lot lighting (site) and building lighting (architecture) are typically provided together. Review EMMC 17.56. Downlight, full cutoff and night sky compliant. 100,000 lumens or less per net acre. Submit cut sheets and lumen calcs.

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — 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

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LEGEND

- FOUND BRASS CAP
- 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

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION

PARKING TABLE
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
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2,848 SF (10 STALLS)
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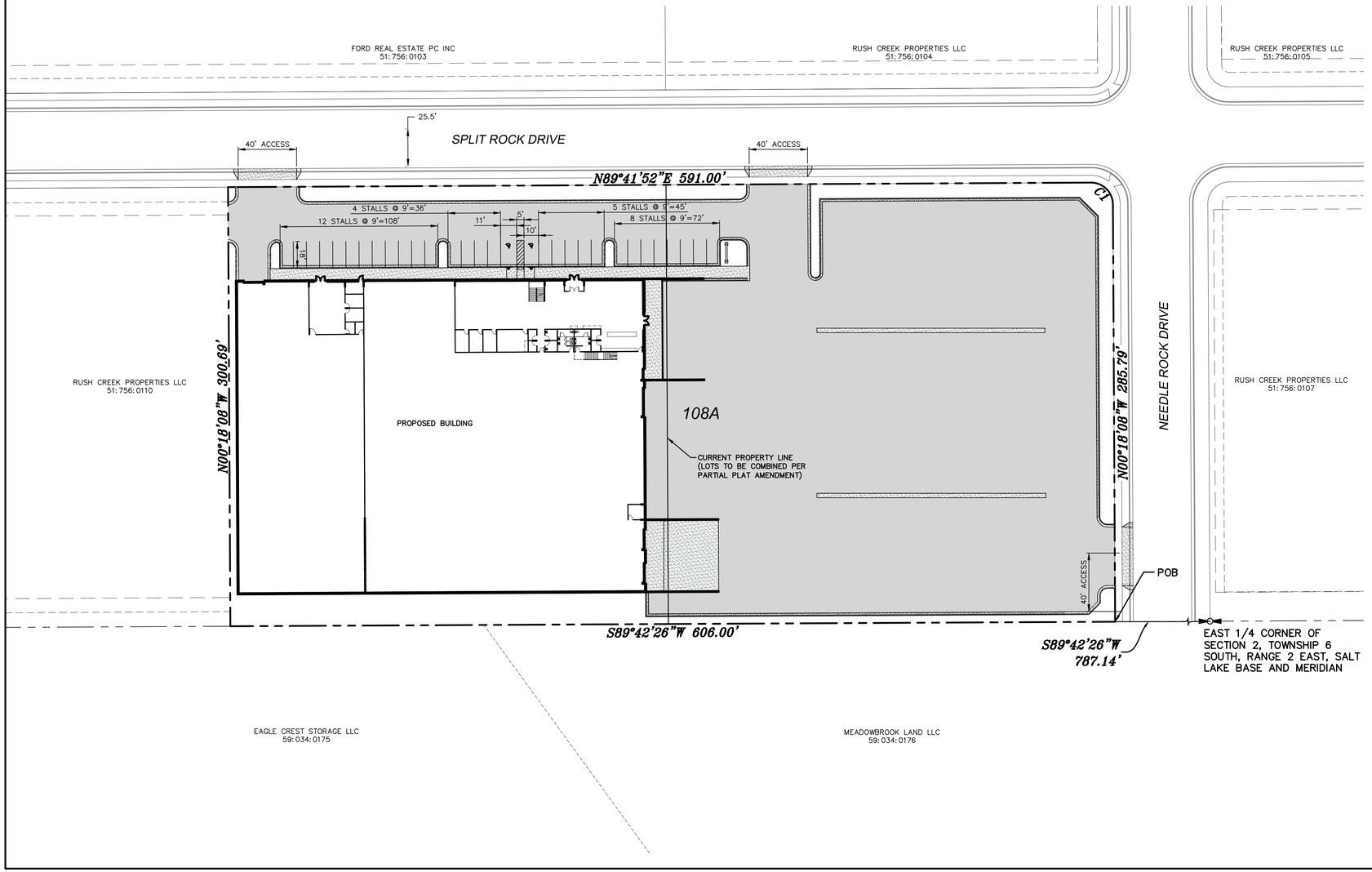
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

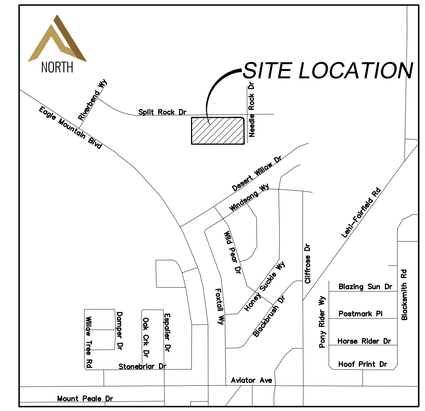
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

AS PLATTED BOUNDARY DESCRIPTION:
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 606.00 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-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 TABLE

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-

NORTH

0 5 10 20 40 80 120

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

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
2			
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7			
8			
9			
10			
11			
12			

OVERALL BOUNDARY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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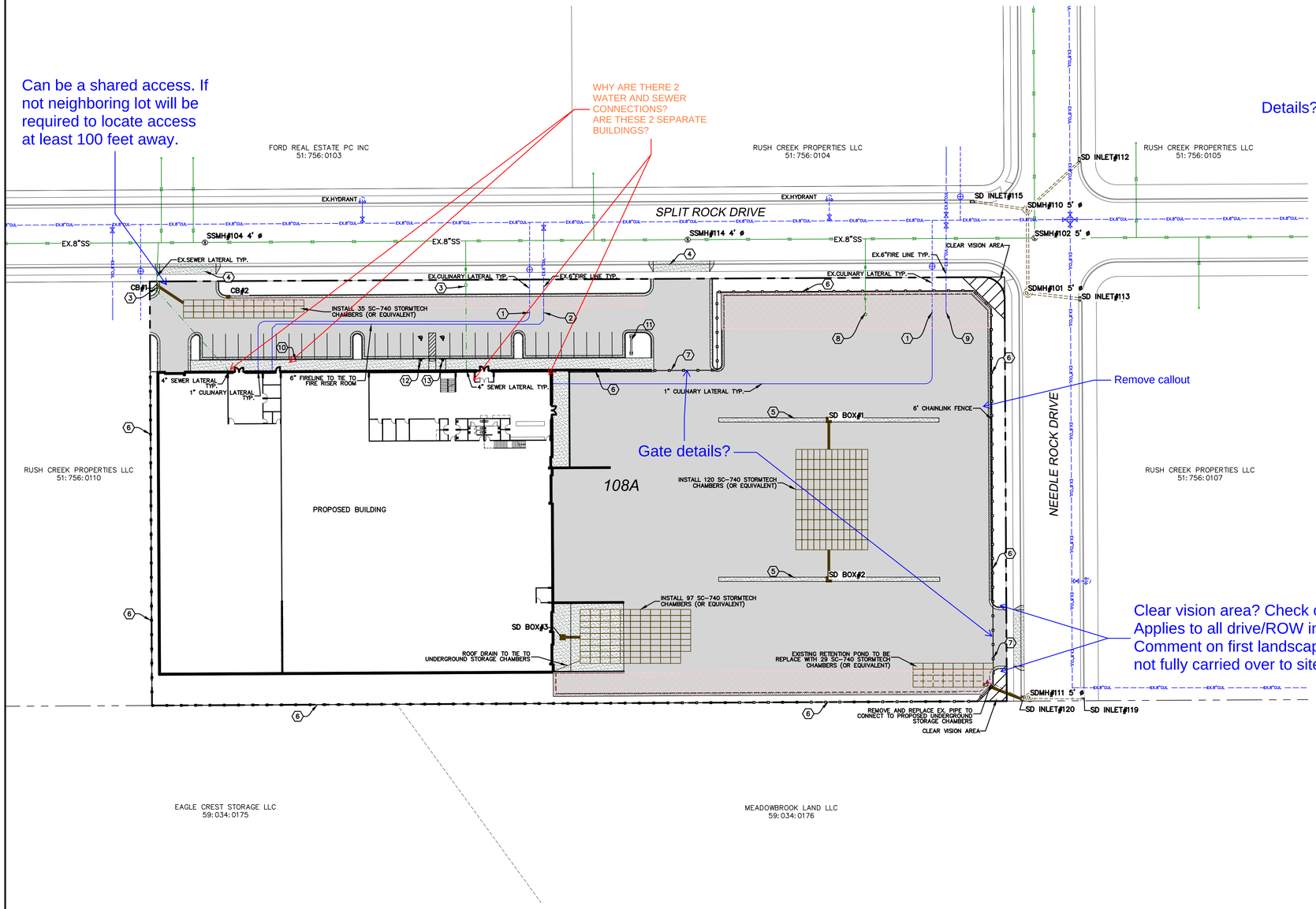

GENERAL NOTES:

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
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- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- 4" SNOWFALL SNOW STACKING AREAS

NORTH

0 5 10 20 40 80 120

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

SHEET NO. 3

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

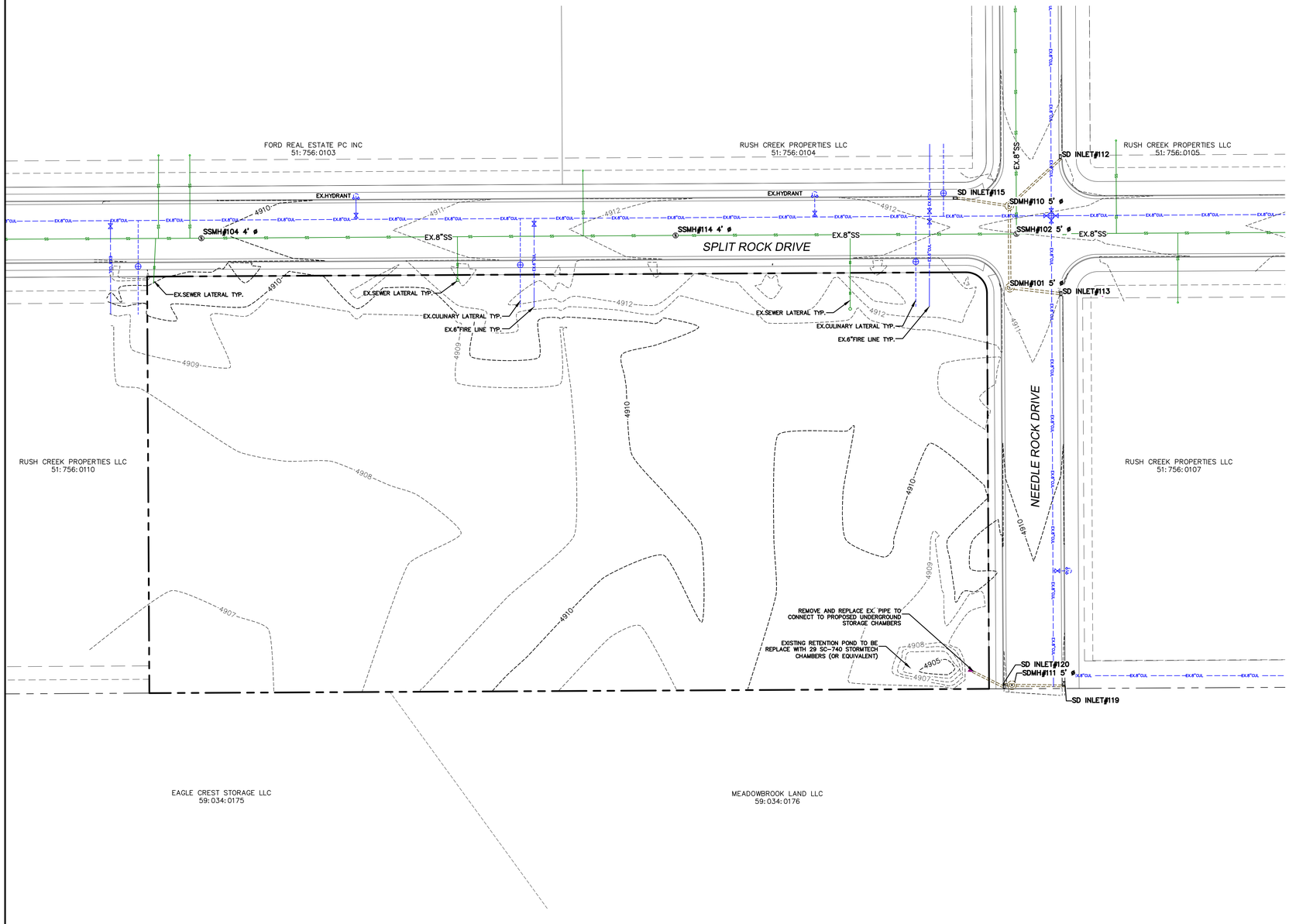
OVERALL SITE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\03-SITE PLAN.DWG



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

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

SHEET NO. 4

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EXISTING TOPOGRAPHY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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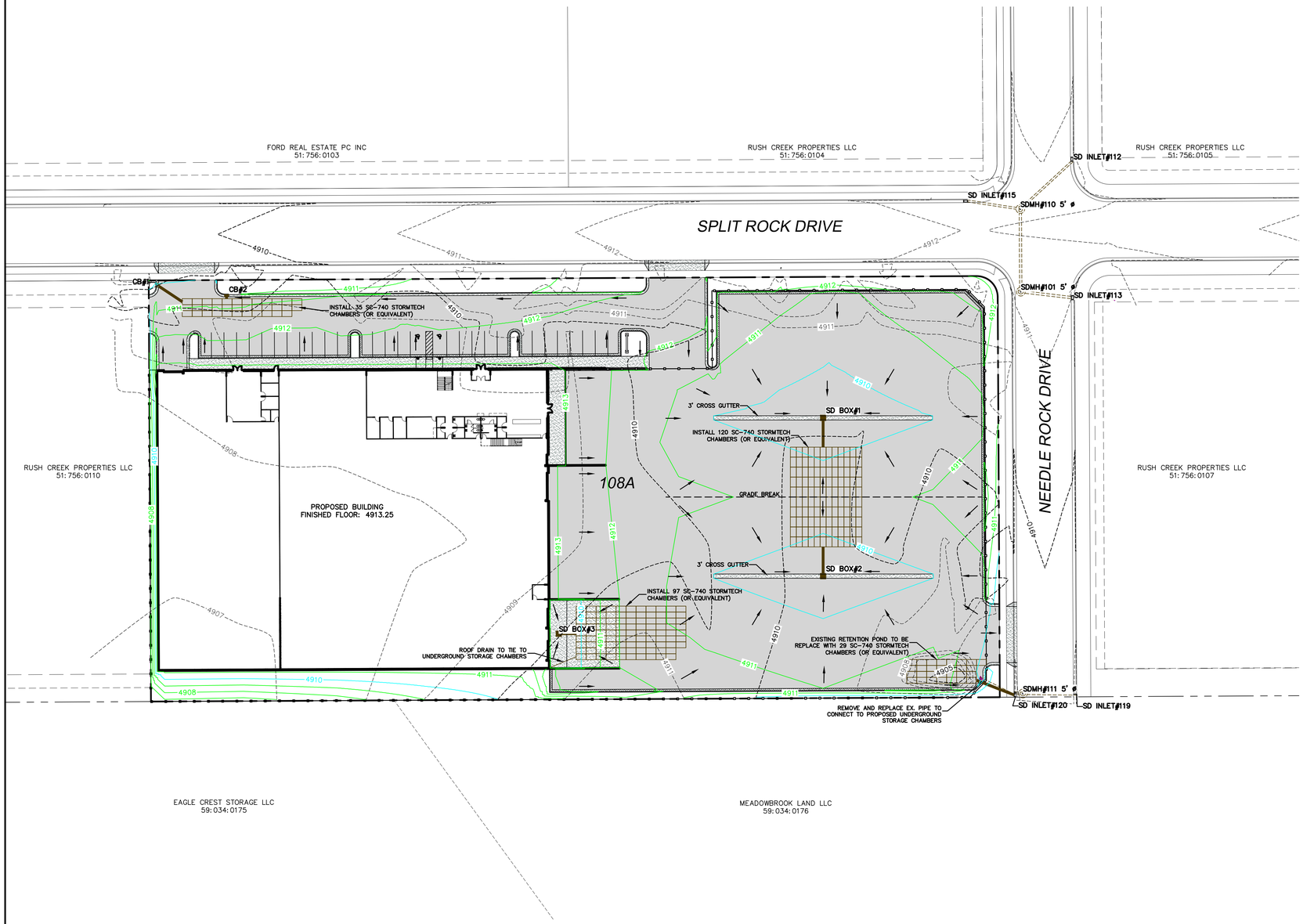

LEGEND

- 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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

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

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GRADING & DRAINAGE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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

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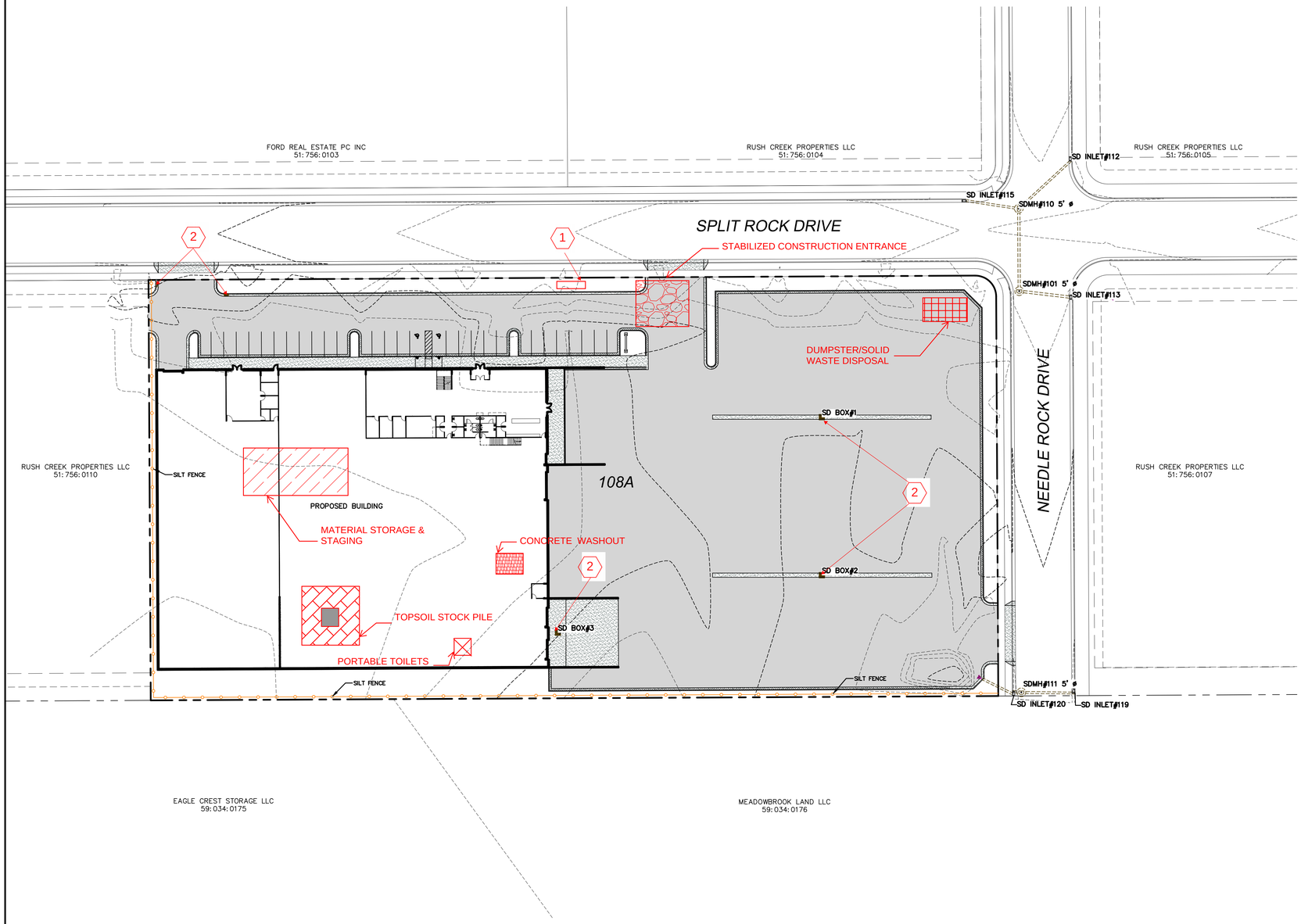

STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

DESPRESSED AREA TO CONTAIN TOPSOIL STOCKPILE RUNOFF

MATERIAL STORAGE / STAGING AREA

SILT FENCE

1 PLACE SWPPP SIGN AT ENTRANCE

2 INLET PROTECTION

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

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

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EROSION CONTROL PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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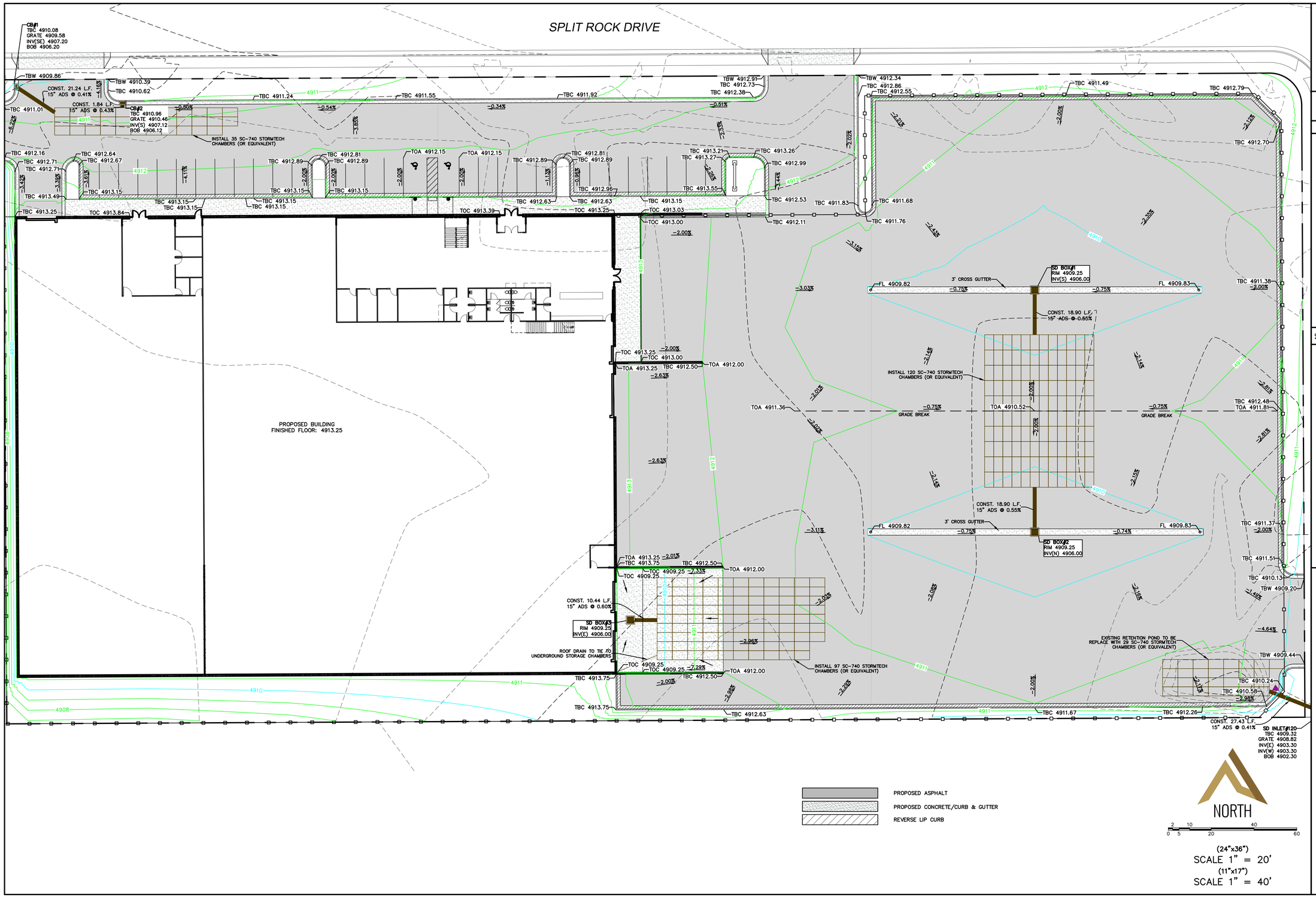
REVISIONS

TBC PLAN

EAGLE MOUNTAIN, UTAH



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

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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946 E. 800 N. SUITE A
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LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. ADDRESSES
- 1 PROPOSED LOT NUMBERS

DATA TABLE
TOTAL ACREAGE=4.18
TOTAL # OF LOTS=1
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION)

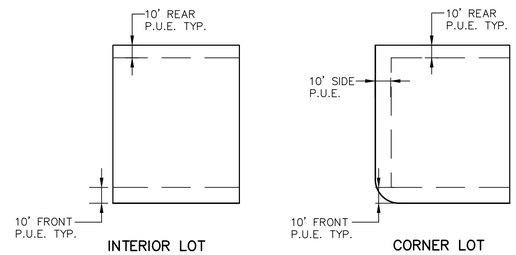
OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

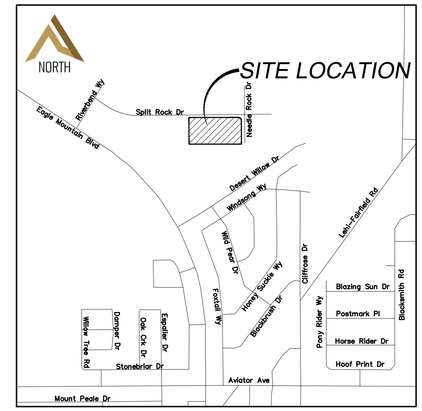
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

CURVE TABLE

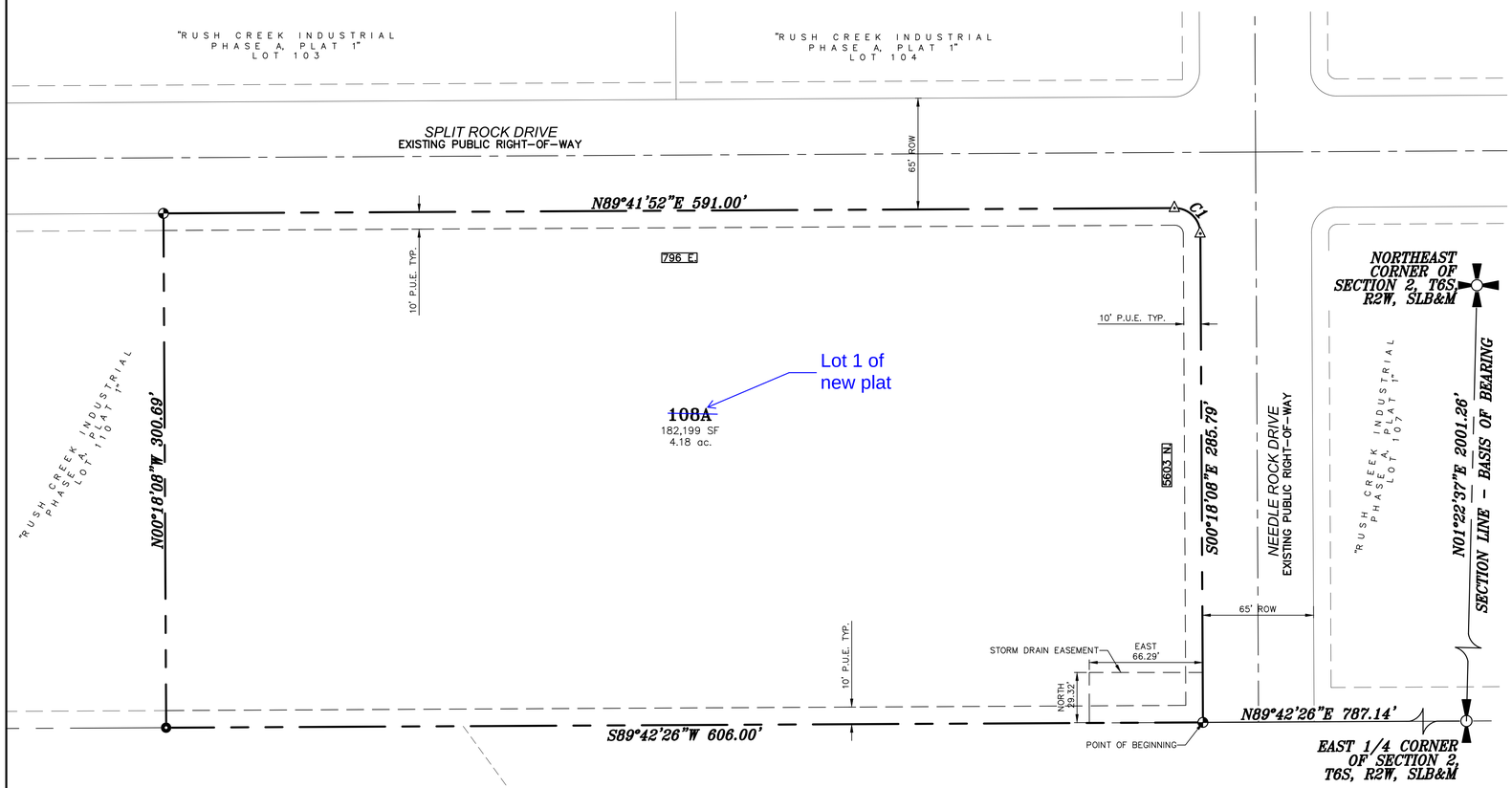
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



DETAIL - TYPICAL LOT EASEMENT
-NTS-



VICINITY MAP
-NTS-



NORTH
5 20 80
0 10 40 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR 12-04-23 DATE

BOUNDARY DESCRIPTION

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 606.00 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-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.

OWNER'S DEDICATION

(I)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 HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 20__.

_____

RUSH CREEK PROPERTIES LLC, BY_____ITS_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THE_____DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME_____WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTY 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

ACCEPTANCE BY LEGISLATIVE BODY

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 _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER
~~APPROVED~~ ~~COMMUNITY DEVELOPMENT DIRECTOR~~

RUSH CREEK INDUSTRIAL PHASE A, PLAT 2

~~A PARTIAL~~ AMENDMENT OF RUSH CREEK INDUSTRIAL PHASE A, PLAT 1 AMENDING LOTS 108 &109
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
CONTAINING 1 LOTS 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.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
	PROFESSIONAL LAND SURVEYOR DAVID F. HUNT LICENSE NO. 5243543-2201 STATE OF UTAH 12-04-23			

EAGLE CREST STORAGE LLC

PAGE 1 OF 1 | 08/22/2023

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.
Maurie Quiroz 1/2/2023
DIRECT COMMUNICATIONS DATE

COMCAST
Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. _____ does not n location of any public utility easements. This approval does not modify, affe ation waive any rights, obligations, or liabilities provided by law or equity or unde ns or easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgment 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.
By _____
Title Network Project Manager

DOMINION ENERGY UTAH
Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes 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 f any approval does not constitute acceptance, approval or acknowledgment 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 proper location of the plat. For questions or concerns regarding gas service, plat approval conditions please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 3 day of January, 20 24
By _____
Title Sr. Construction Ref I

ROCKY MOUNTAIN POWER
1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
_____ 12-19-23
ROCKY MOUNTAIN POWER DATE

Missing these signature boxes

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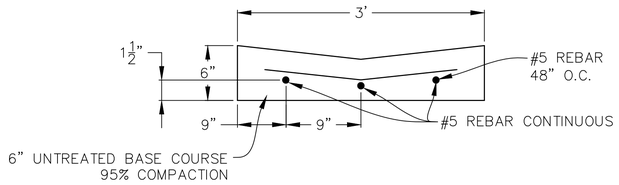
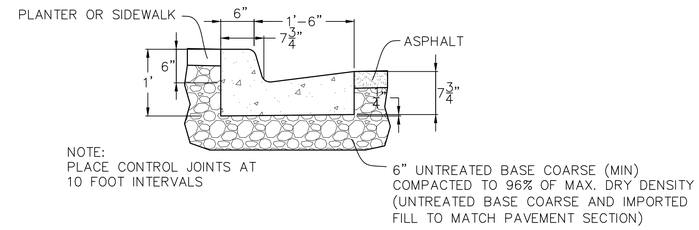


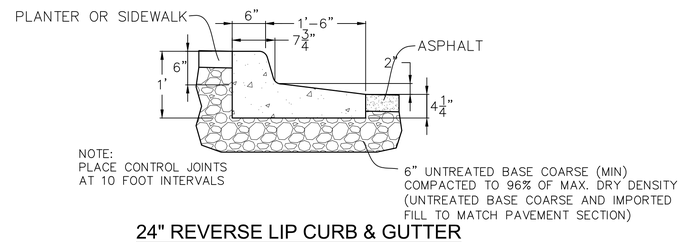
DETAIL - 3' CROSS GUTTER

–NTS–



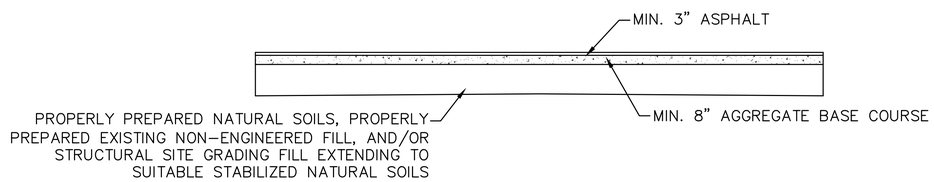
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



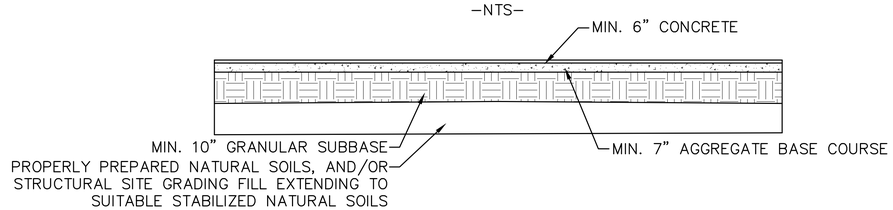
24" REVERSE LIP CURB & GUTTER

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.

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DT-01

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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:

1. 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".
2. 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.
3. 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 1- Inspection Port Detail

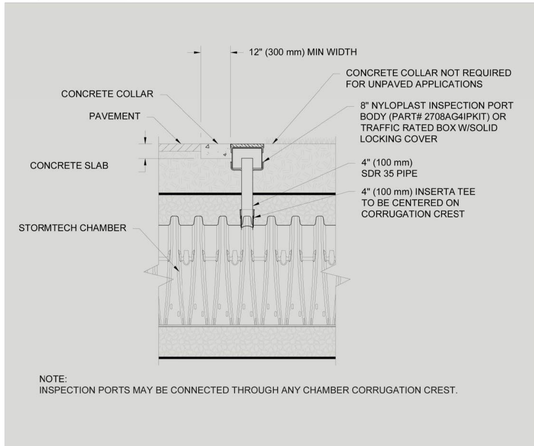
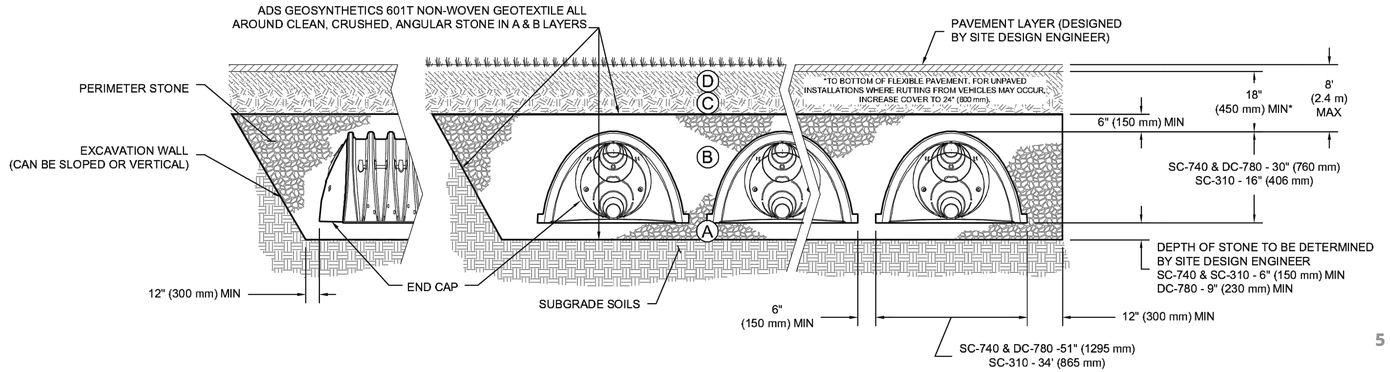


Figure 2 - Fill Material Locations



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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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 %
IMPERVIOUS AREA	**AREA (SQ. FT.)**	**AREA (ACRE)**	**% OF SITE**
BUILDING ROOF AREA	60,191.00 SQ. FT.	1.382 AC.	33.04 %
HARDSCAPE AREA (ASPHALT, CONCRETE)	104,480 SQ. FT.	2.399 AC.	57.34 %
TOTAL IMPERVIOUS AREA	164,671 SQ. FT.	3.780 AC.	90.38 %
TOTAL SITE AREA	182,199 SQ. FT.	4.183 AC.	100 %

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	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"	Green - White 25't x 20'w
	Acer ginnala "Flame"	Flame Amur Maple	19	2"	Green - Red 20't x 20'w
	Juniperus squamata 'Blue Star'	Blue Star Juniper	22	2 GAL.	Green - Blue 3't x 4'w
	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.	Purple - White 8't x 8'w
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.	Evergreen 3't x 4'w
	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.	Green - Blue 3't X 4'w
	Rhus armoatica "Gro-Low"	Gro-Low Sumac	11	1 GAL.	Green - Red 3't X 6'w
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.	GREEN - WHITE 3't x 3'w
	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	75	1 GAL.	GREEN - GOLDEN 5't x 2'w
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY OWNER)				
	LANDSCAPE ROCK "TYPE 2" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER (COLOR AND TYPE TO BE AS SELECTED BY OWNER)				
	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, FRACTURED ROCK)
ROCK TO BE VOID OF CRUSHER FINES
30% - 4"
70% - 3"

LANDSCAPE ROCK NOTES "TYPE 2":
(4" MIN. DEPTH, FRACTURED ROCK)
ROCK TO BE VOID OF CRUSHER FINES
30% - 1"
70% - 2"

Cannot approximate the color of concrete. Choose color.

Note which plants species are drought-tolerant

Not used/shown on plan

SHEET NOTES:

01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.

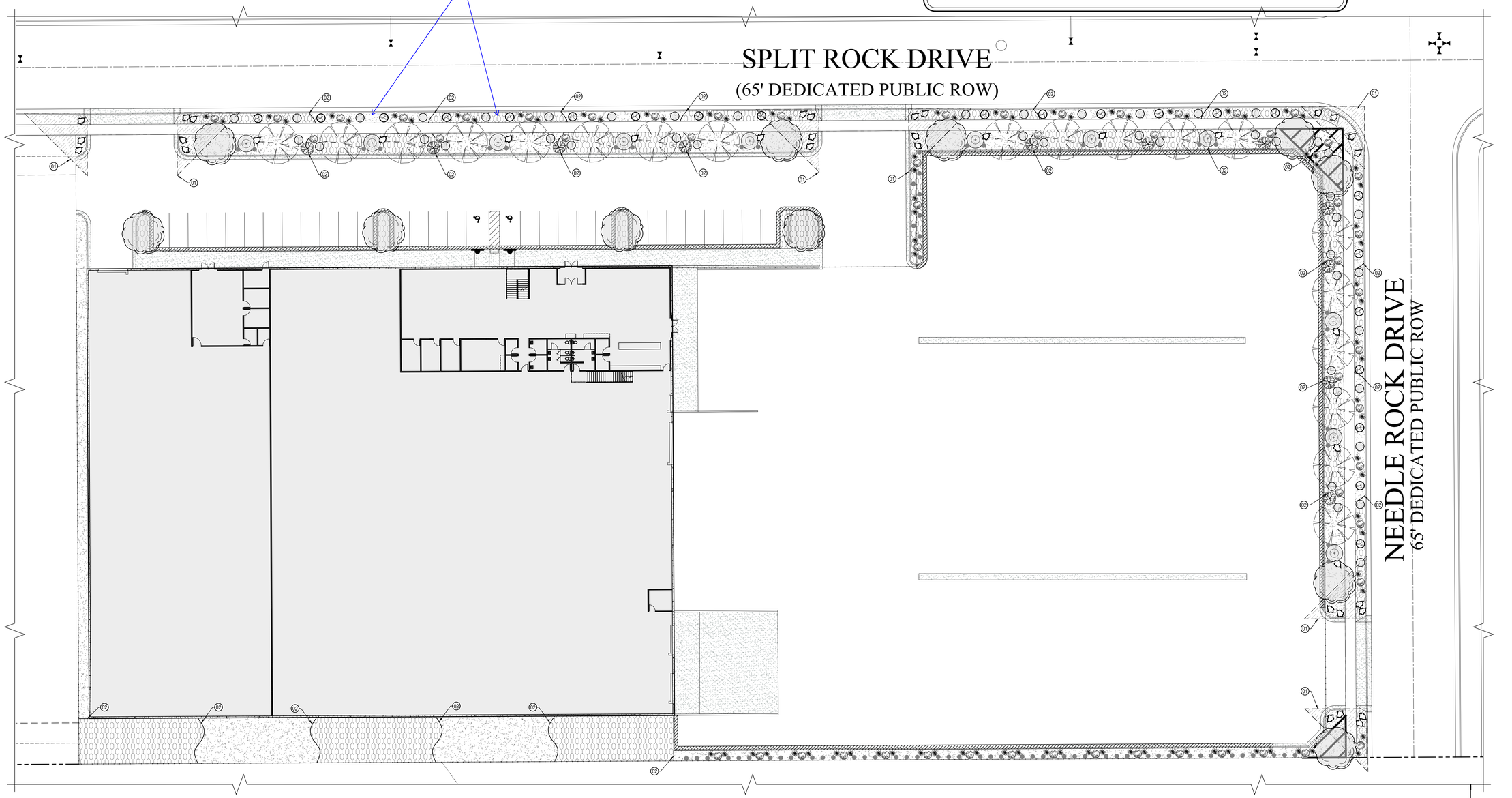
02 - 4" STEEL EDGING.

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 10/L3.

Good fill-in spot (and others) for Karl Forrester grass shown on schedule but not included on-site. I think filling in these gaps along the ROW will help your case of upgraded landscaping needed when parking is in the front.



LANDSCAPE PLAN

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

0 10' 20'

NORTH

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

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

DRAWN BY: RJW
CHECKED BY: WC
DATE: FEB. 2024
PROJECT #: XXXXXX

L1

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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" VALVE SIZE
33 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.

B - TRADITIONAL CONTROL WIRES TO FOLLOW SPRINKLER MAIN LINES AND ARE TO BE 14 GAUGE AS PER MANUFACTURERS SPECIFICATIONS.

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.

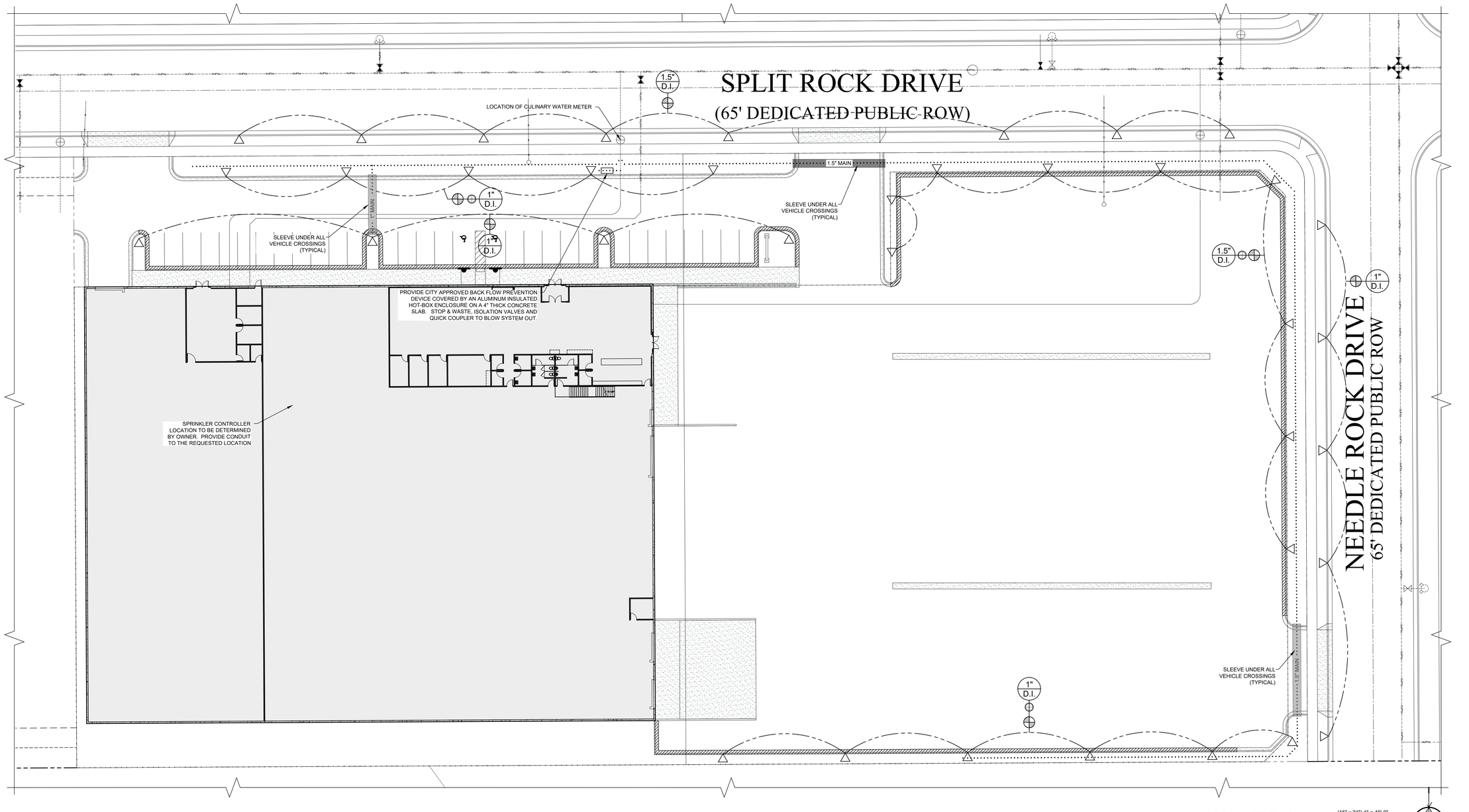
DRIP IRRIGATION

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 PLAN (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.



SPRINKLER PLAN

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

0 10' 20

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109 SPLIT ROCK DRIVE

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CHECKED BY:	WC
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L2

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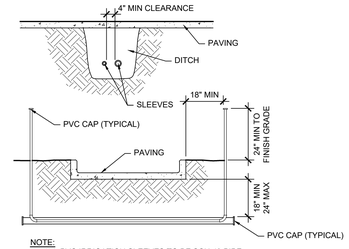
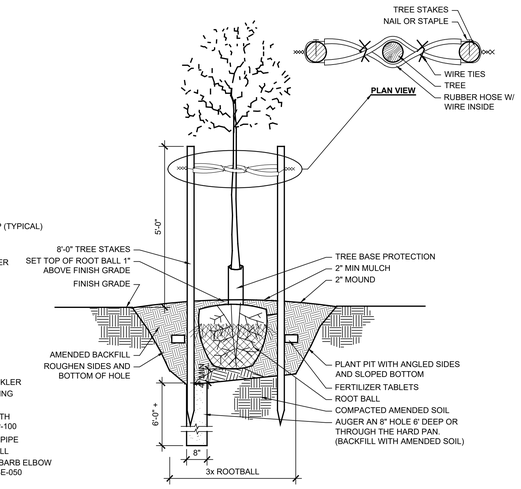
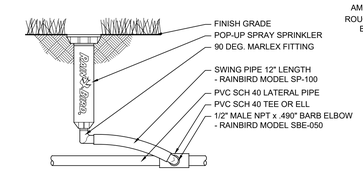


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

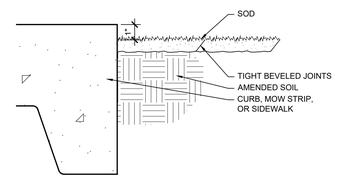
6 SLEEVING
NOT TO SCALE



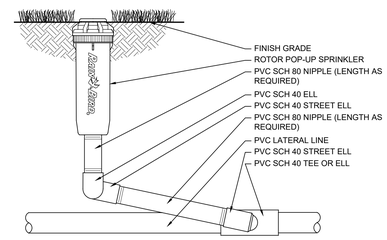
1 TREE PLANTING / STAKING
NOT TO SCALE



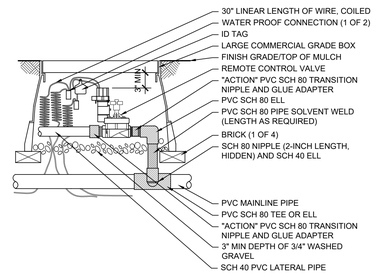
7 POP-UP SPRINKLER
NOT TO SCALE



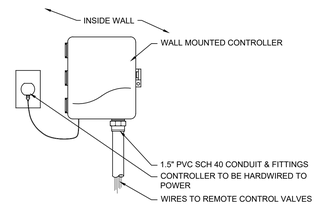
2 SOD INSTALLATION
3" = 1'-0"



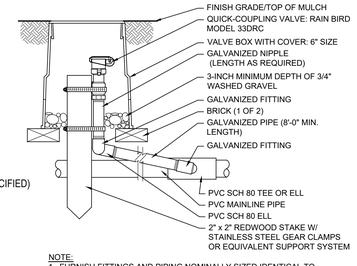
8 POP-UP SPRINKLER
NOT TO SCALE



3 REMOTE CONTROL VALVE
NOT TO SCALE



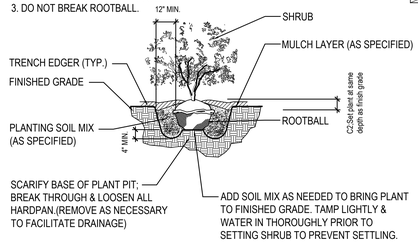
9 HYBRID CONTROLLER
NOT TO SCALE



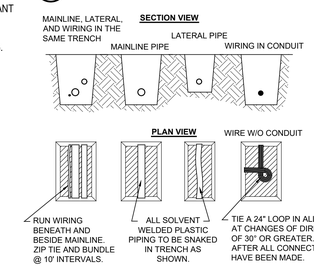
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



10 SHRUB PLANTING DETAIL
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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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

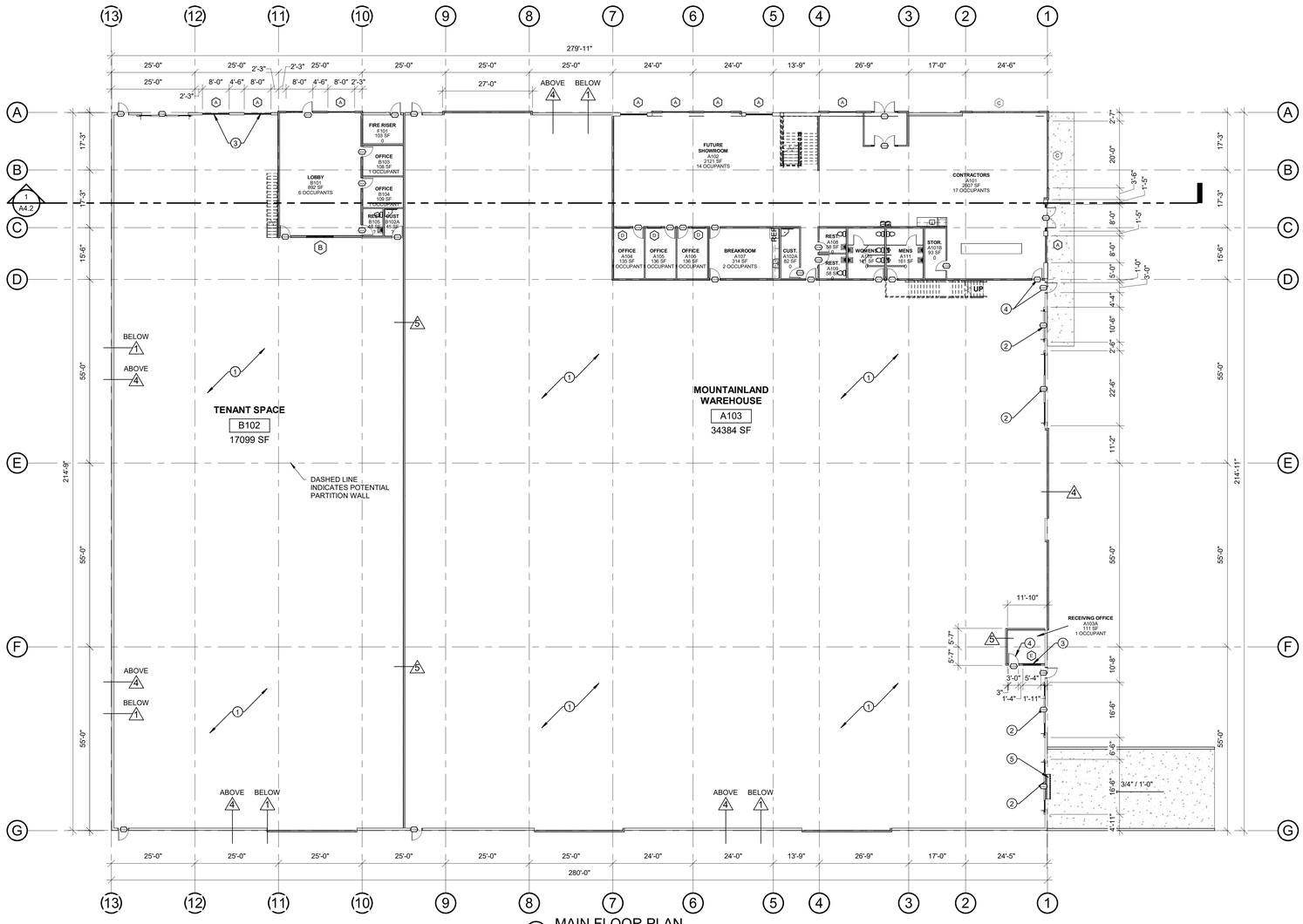
BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L3



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

SHEET NOTES

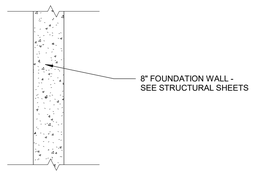
1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

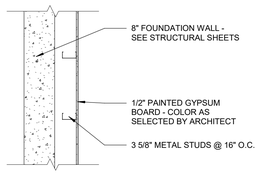
3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

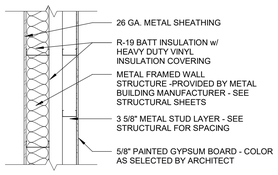
5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS



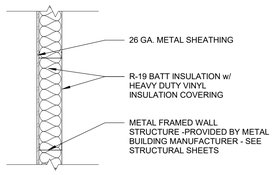
1. WALL TYPE #1
3/4" = 1'-0"



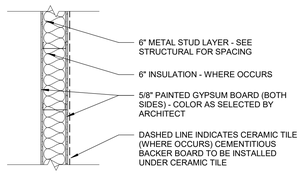
2. WALL TYPE #2
3/4" = 1'-0"



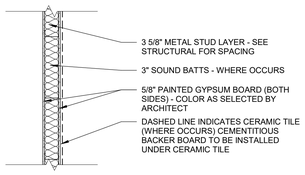
3. WALL TYPE #3
3/4" = 1'-0"



4. WALL TYPE #4
3/4" = 1'-0"



5. WALL TYPE #5
3/4" = 1'-0"



6. WALL TYPE #6
3/4" = 1'-0"

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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2/8/2024 12:10:49 PM As indicated

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STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9499958-0301
LICENSED ARCHITECT

REVISIONS:

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

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

A1.1

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

5 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

6 - MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.

7 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

8 - FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

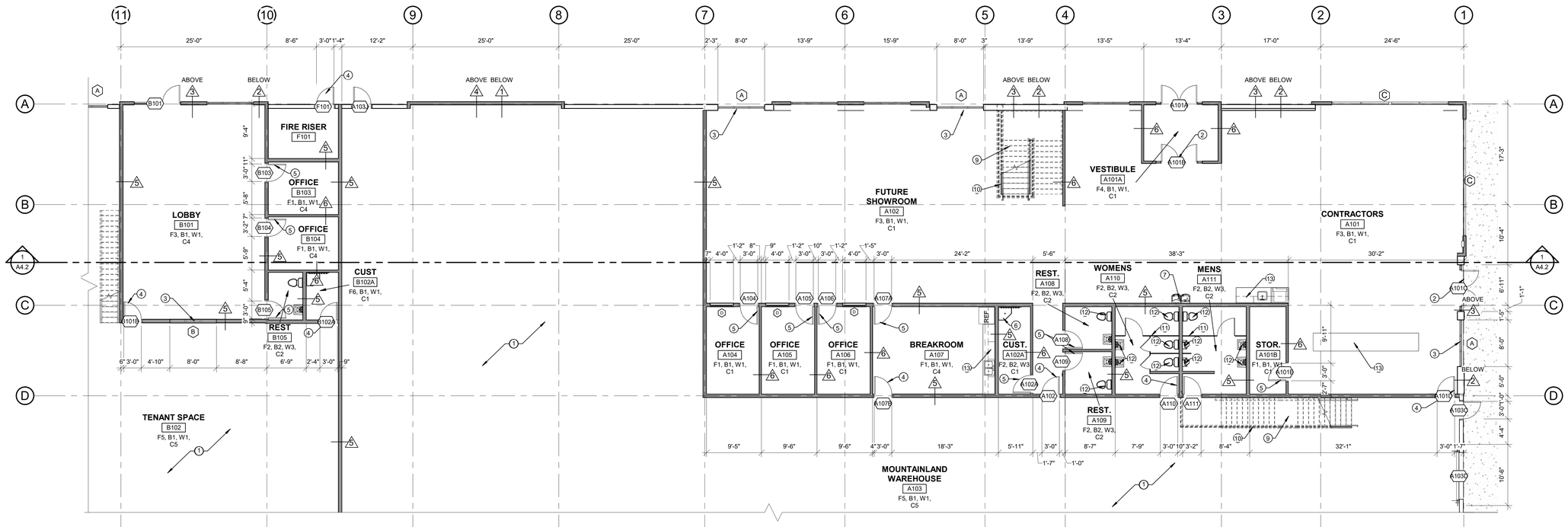
9 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS. FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.

10 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

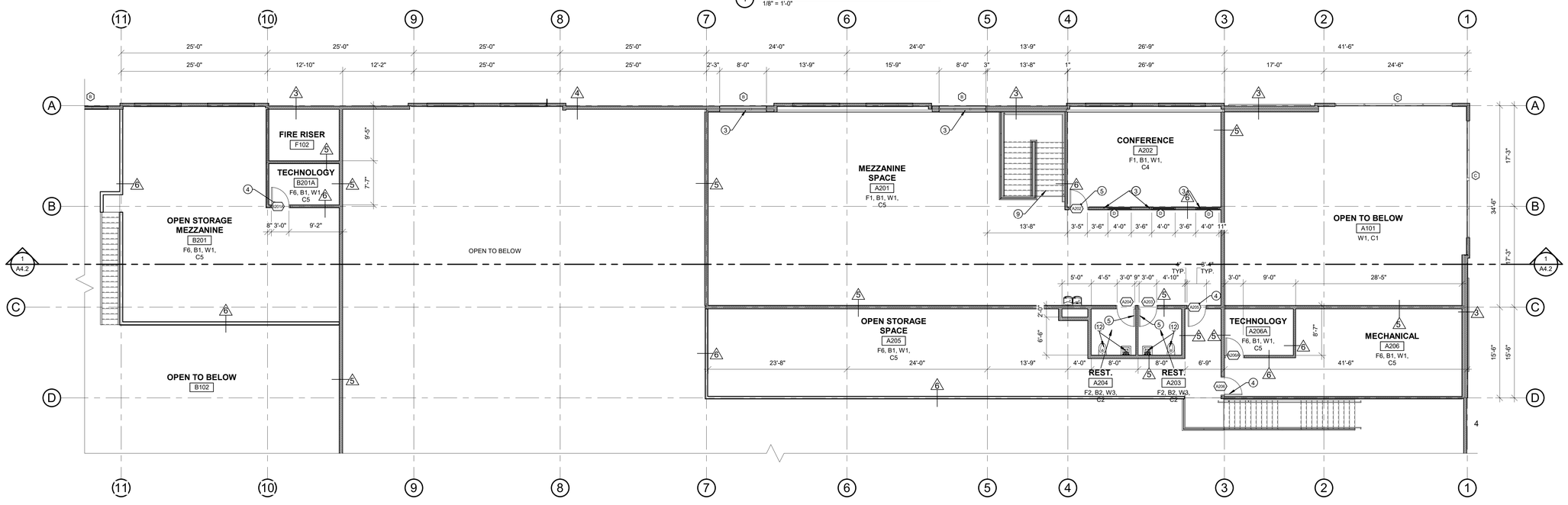
11 - TOILET PARTITIONS - SEE SPECS.

12 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

13 - MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.



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



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

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 FINSHED 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 ALSO PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. THE CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIERS 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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PROJECT #:	163218

A1.1A

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2/9/2024 12:19:49 PM As Indicated

These elevations will not work. Review the comments on the previous first submittal and review 17.72 architectural code as previously stated. This is more of an industrial building and not a LMD zone building. LMD is a Business Park zone.

Rooftop mechanical? Must be screened. If located interior, state no rooftop mechanical.

This may not meet all the elements but more in line with the standards req'd in the LMD zone.

Proposed building has no vertical or horizontal articulation.

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - DECORATIVE METAL AWNING - SEE SPECS.

6 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

7 - PRE-FINISHED METAL SNOW BARS.

8 - RAIN GUTTER & DOWNSPOUT

9 - MOUNTAINLAND BUILDING SIGNAGE.

10 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

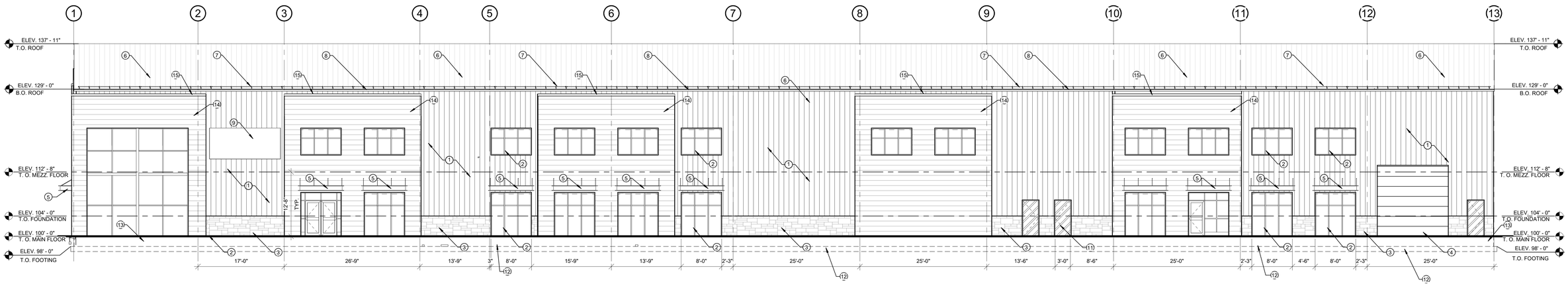
11 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

13 - APPROXIMATE EXISTING GRADE

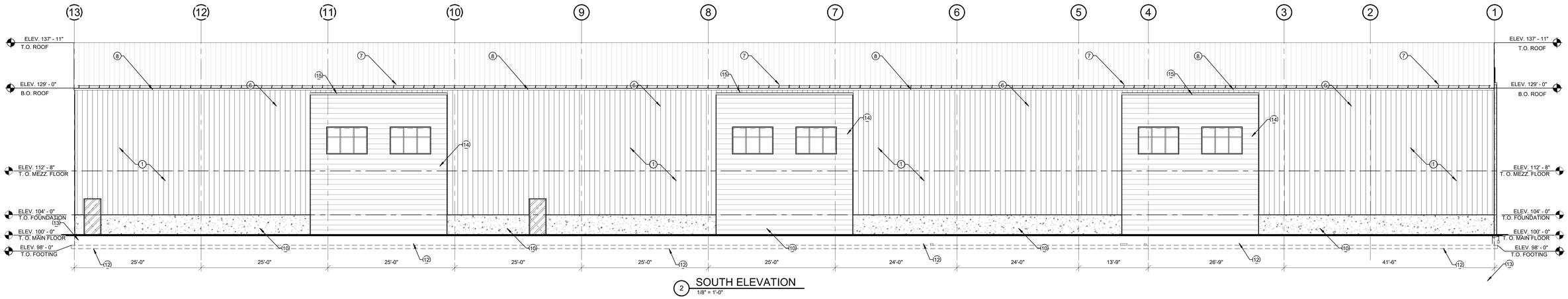
14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



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

"If parking is situated between the building and the street, significant increases in landscaping, berming, and architectural features are required to break up and screen the expanse of pavement."



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

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2/8/2024 12:10:50 PM 1/8" = 1'-0"

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

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

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

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

A3.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

3 - MOUNTAINLAND BUILDING SIGNAGE.

4 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - DECORATIVE METAL AWNING - SEE SPECS.

9 - PRE-FINISHED METAL SNOW BARS.

10 - RAIN GUTTER & DOWNSPOUT

11 - CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL

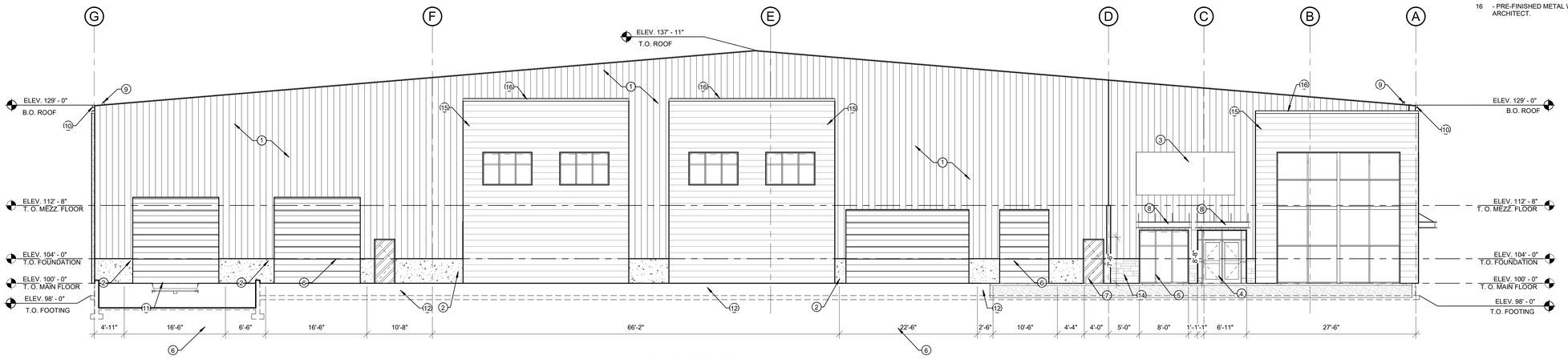
12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

13 - APPROXIMATE EXISTING GRADE

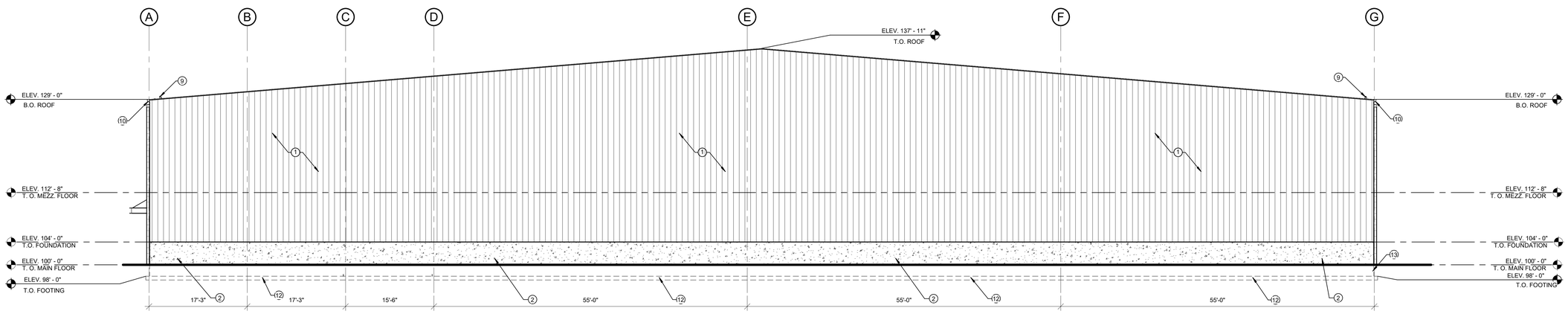
14 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

15 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

16 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



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



Review 17.72 (previous comments below):

"Large uninterrupted expanses of a building wall are prohibited."

"Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only."

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

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

KMA ARCHITECTS

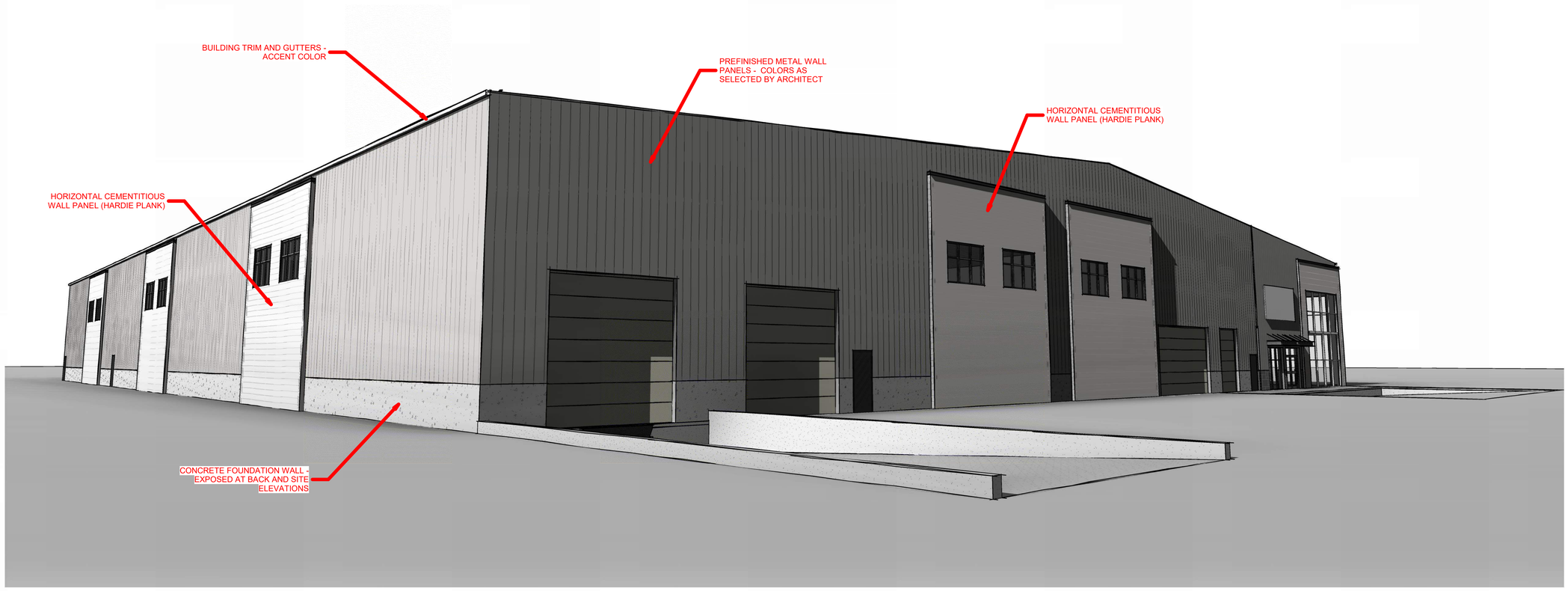
STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

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

DRAWN BY: Author
CHECKED BY: Checker
DATE: FEB 2024
PROJECT #: 163218

A3.2



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2/8/2024 12:12:39 PM

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WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9459958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE

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

DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEB 2024
PROJECT #:	163218

A9.1

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

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:

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. 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.
4. 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.
5. ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
6. 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@rbconstruction.org

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
03/05/2024
STATE OF UTAH

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- x — EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — 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

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\01-COVER.DWG

LEGEND

- FOUND BRASS CAP
- 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

DATA TABLE

TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION

PARKING TABLE

WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
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PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

OWNER/DEVELOPER

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

NOTES

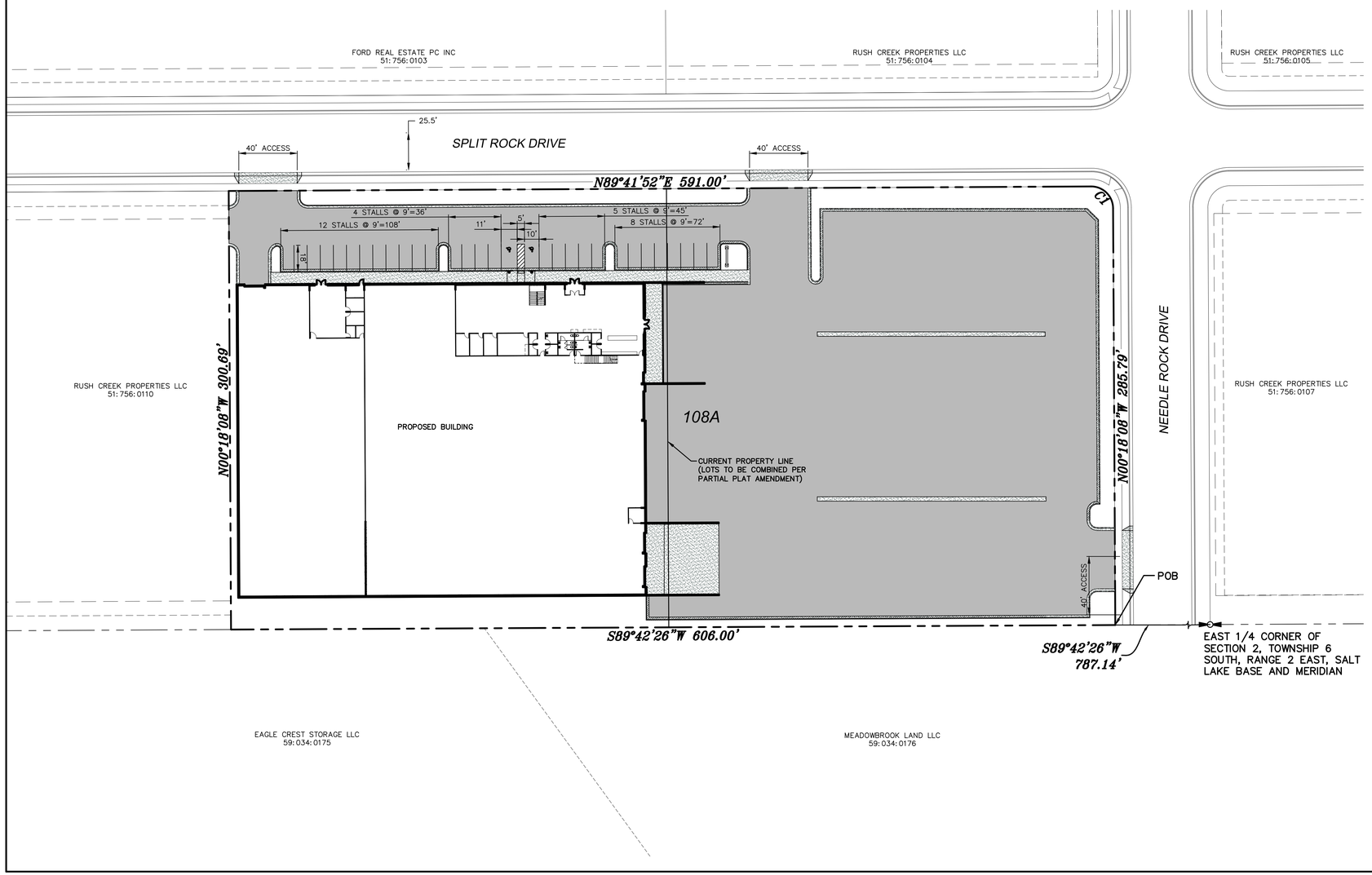
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

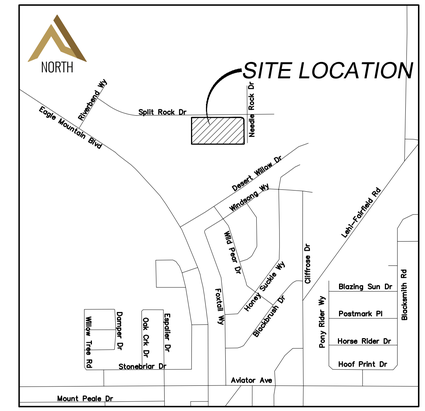
AS PLATTED BOUNDARY DESCRIPTION:

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 606.00 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-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 TABLE

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-

NORTH

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

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
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OVERALL BOUNDARY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
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PHONE:801-655-0566
946 E. 800 N. SUITE A
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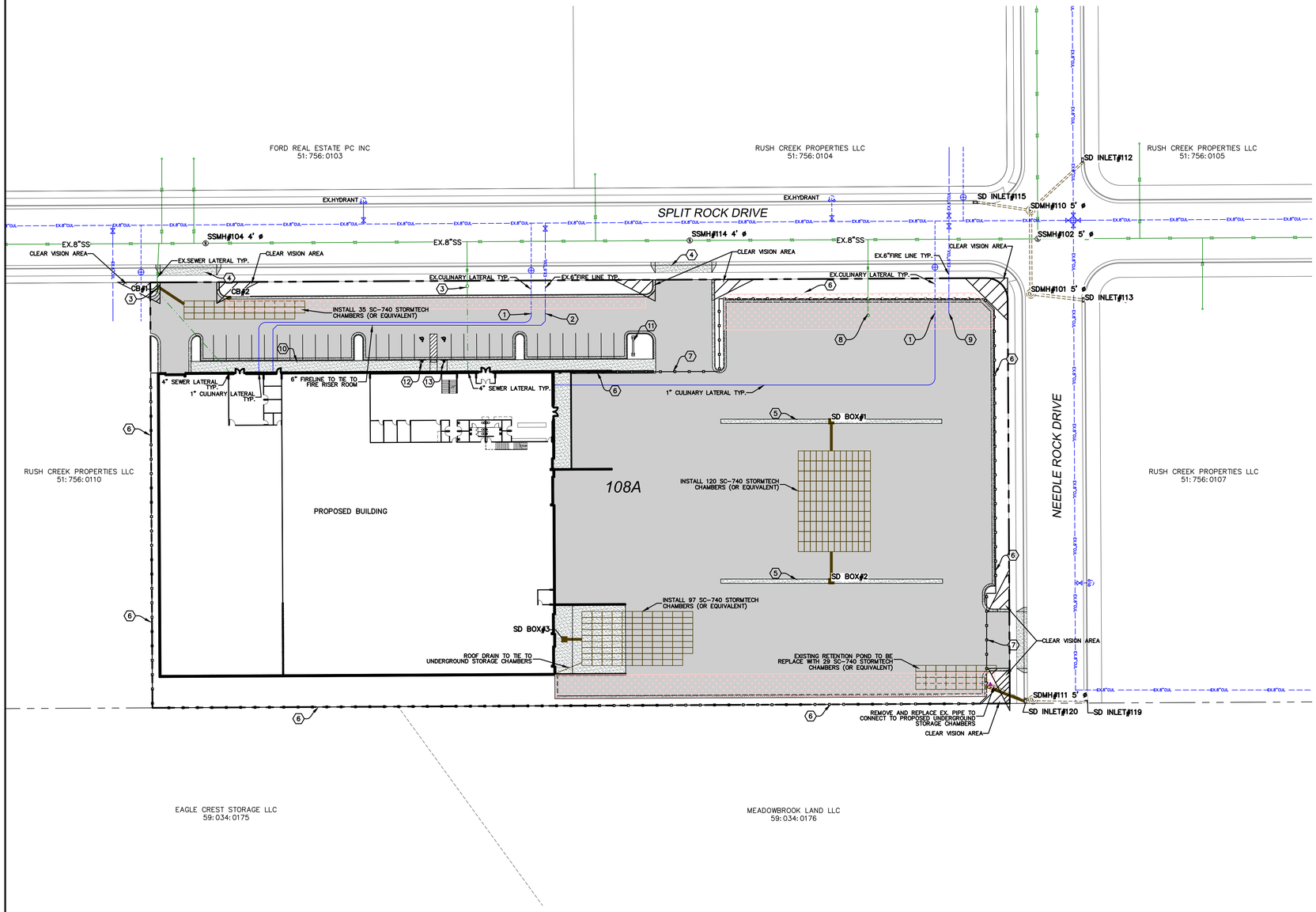

GENERAL NOTES:

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- 4" SNOWFALL SNOW STACKING AREAS

NORTH

0 5 10 20 40 80 120

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

SHEET NO. 3

NO.	REVISIONS	BY	DATE
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OVERALL SITE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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

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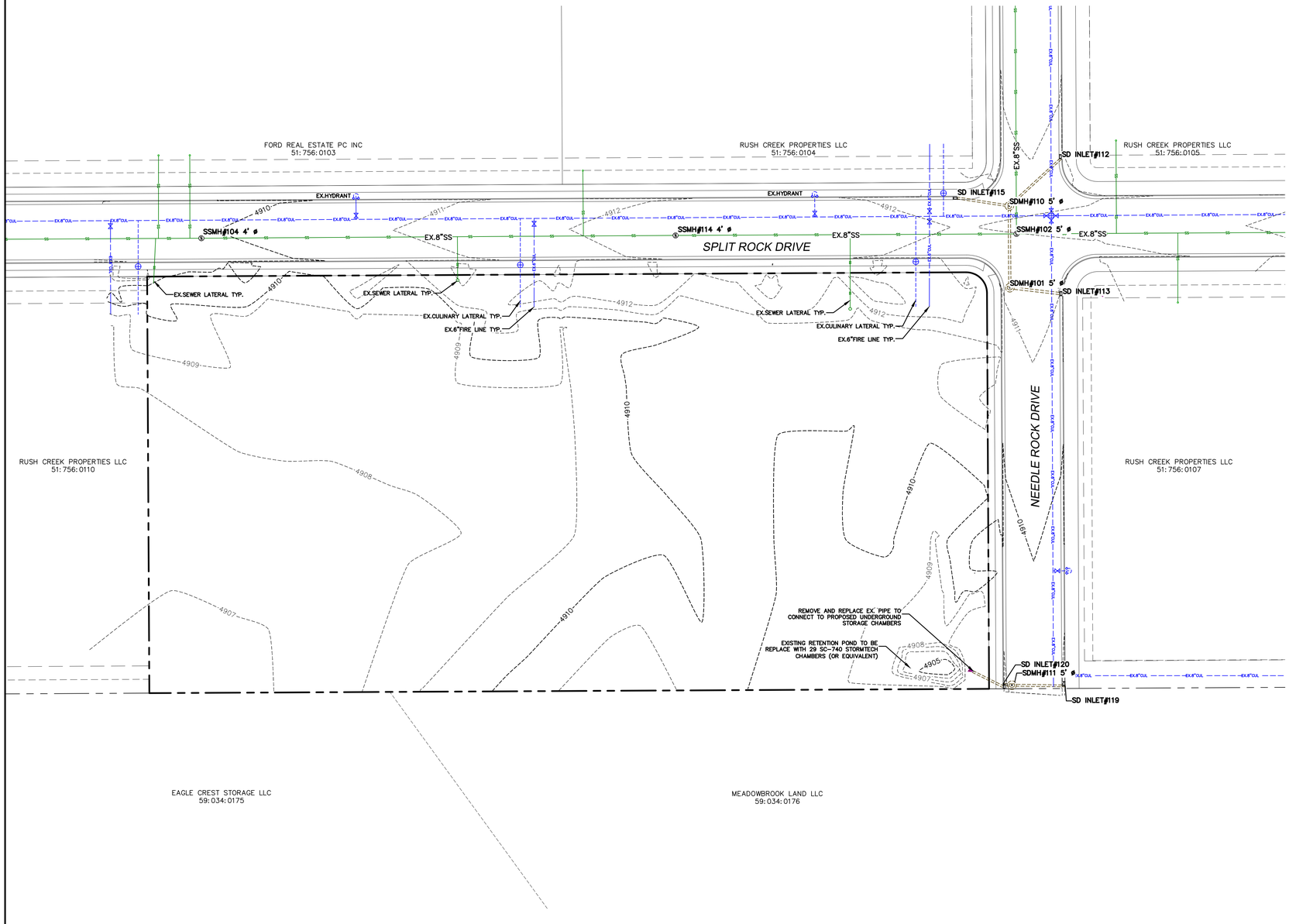

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

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

SHEET NO. 4

NO.	REVISIONS	BY	DATE
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EXISTING TOPOGRAPHY

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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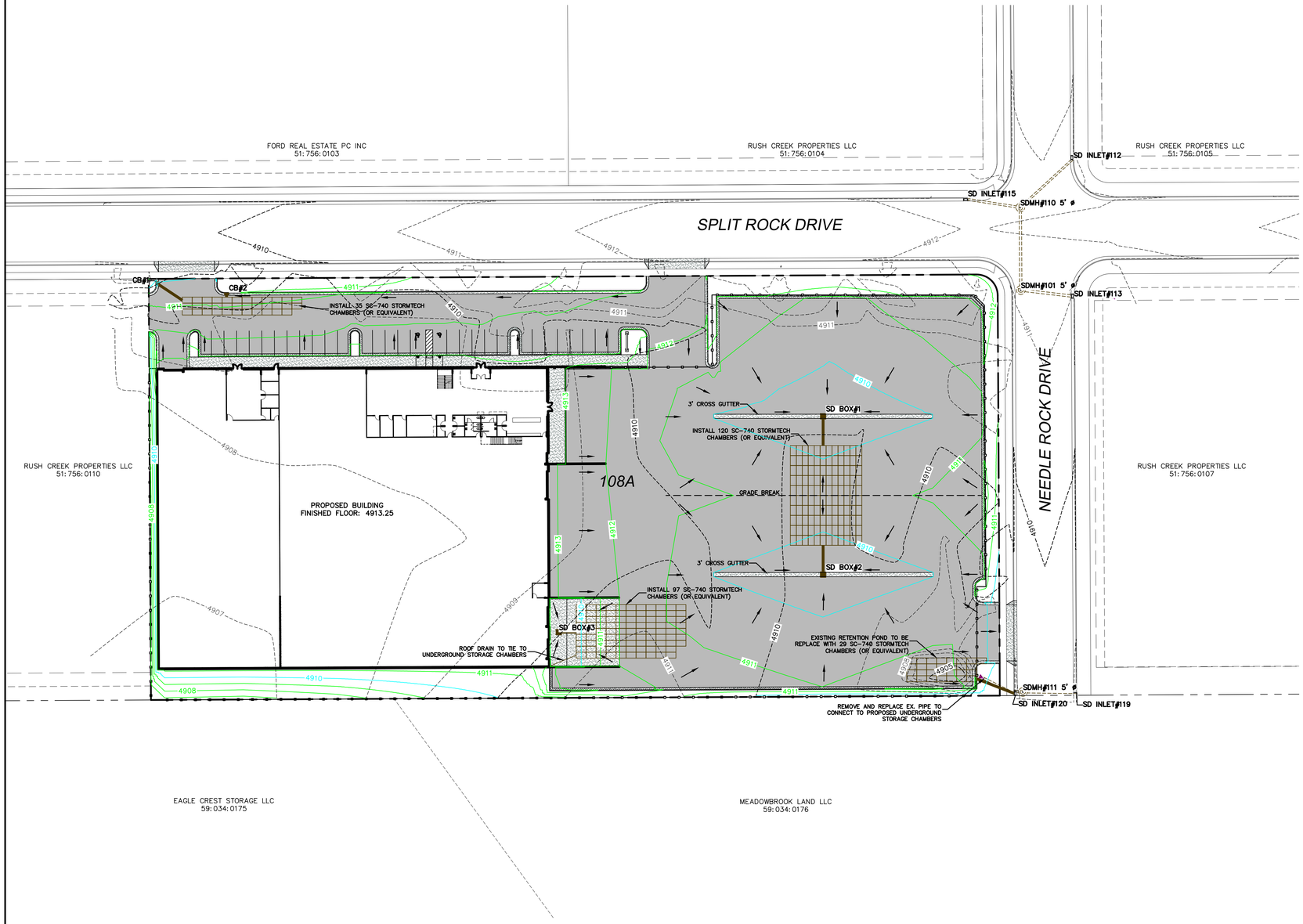
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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- EXISTING DEED LINE
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- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- SD — EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- SS — 8"SS — PROPOSED SEWER
- SD — 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

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

NO.	REVISIONS	BY	DATE
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SHEET NO. 5

GRADING & DRAINAGE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
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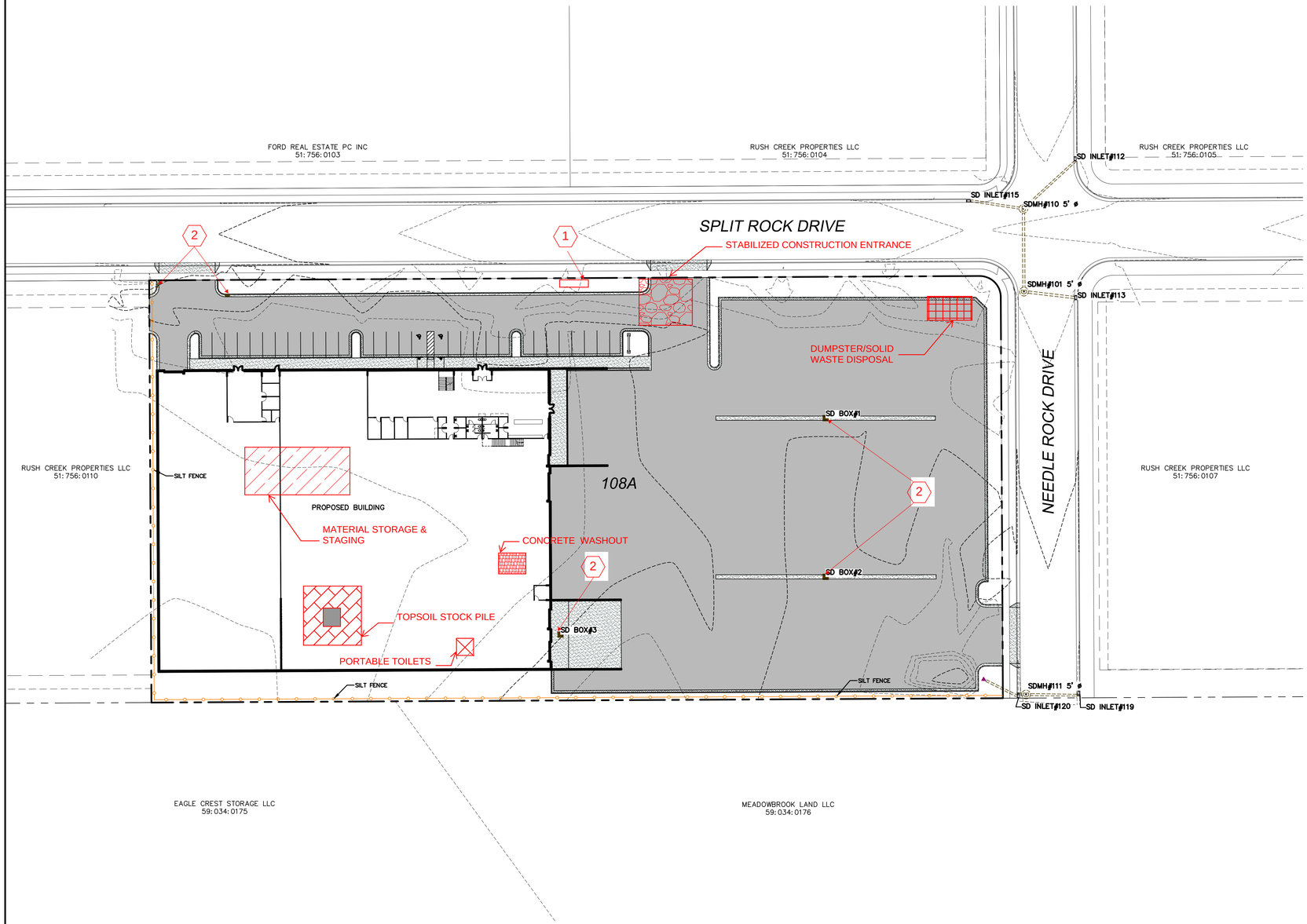
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\05-GRADING & DRAINAGE.DWG



STABILIZED CONSTRUCTION ENTRANCE

CONCRETE WASHOUT

DESPRESSED AREA TO CONTAIN TOPSOIL STOCKPILE RUNOFF

MATERIAL STORAGE / STAGING AREA

SILT FENCE

1 PLACE SWPPP SIGN AT ENTRANCE

2 INLET PROTECTION

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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 10 40 5 20 80 120

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

SHEET NO. 6

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EROSION CONTROL PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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SHEET NO. 7

SPLIT ROCK DRIVE

CB#1
TBC 4910.08
GRATE 4909.58
INV(SE) 4907.20
BOB 4906.20

CB#2
TBC 4910.96
GRATE 4910.46
INV(S) 4907.12
BOB 4906.12

CONST. 21.24 L.F.
15" ADS @ 0.41%

CONST. 1.84 L.F.
15" ADS @ 0.43%

INSTALL 35 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

PROPOSED BUILDING
FINISHED FLOOR: 4913.25

SD BOX#1
RIM 4909.25
INV(S) 4906.00

SD BOX#2
RIM 4909.25
INV(N) 4906.00

SD BOX#3
RIM 4909.25
INV(E) 4906.00

3' CROSS GUTTER

CONST. 18.90 L.F.
15" ADS @ 0.55%

INSTALL 120 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

GRADE BREAK

CONST. 10.44 L.F.
15" ADS @ 0.60%

ROOF DRAIN TO TIE TO UNDERGROUND STORAGE CHAMBERS

INSTALL 97 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

EXISTING RETENTION POND TO BE REPLACE WITH 29 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

CONST. 27.43 L.F.
15" ADS @ 0.41%

SD INLET#120
TBC 4909.32
GRATE 4908.82
INV(E) 4903.30
INV(W) 4903.30
BOB 4902.30

PROPOSED ASPHALT

PROPOSED CONCRETE/CURB & GUTTER

REVERSE LIP CURB

NORTH

0 5 10 20 40 60

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

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TBC PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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

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LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. ADDRESSES
- 1 PROPOSED LOT NUMBERS

DATA TABLE
TOTAL ACREAGE=4.18
TOTAL # OF LOTS=1
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION)

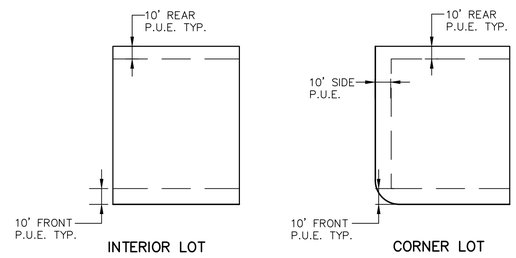
OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

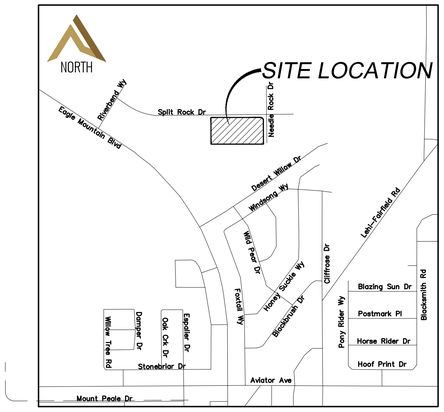
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

CURVE TABLE

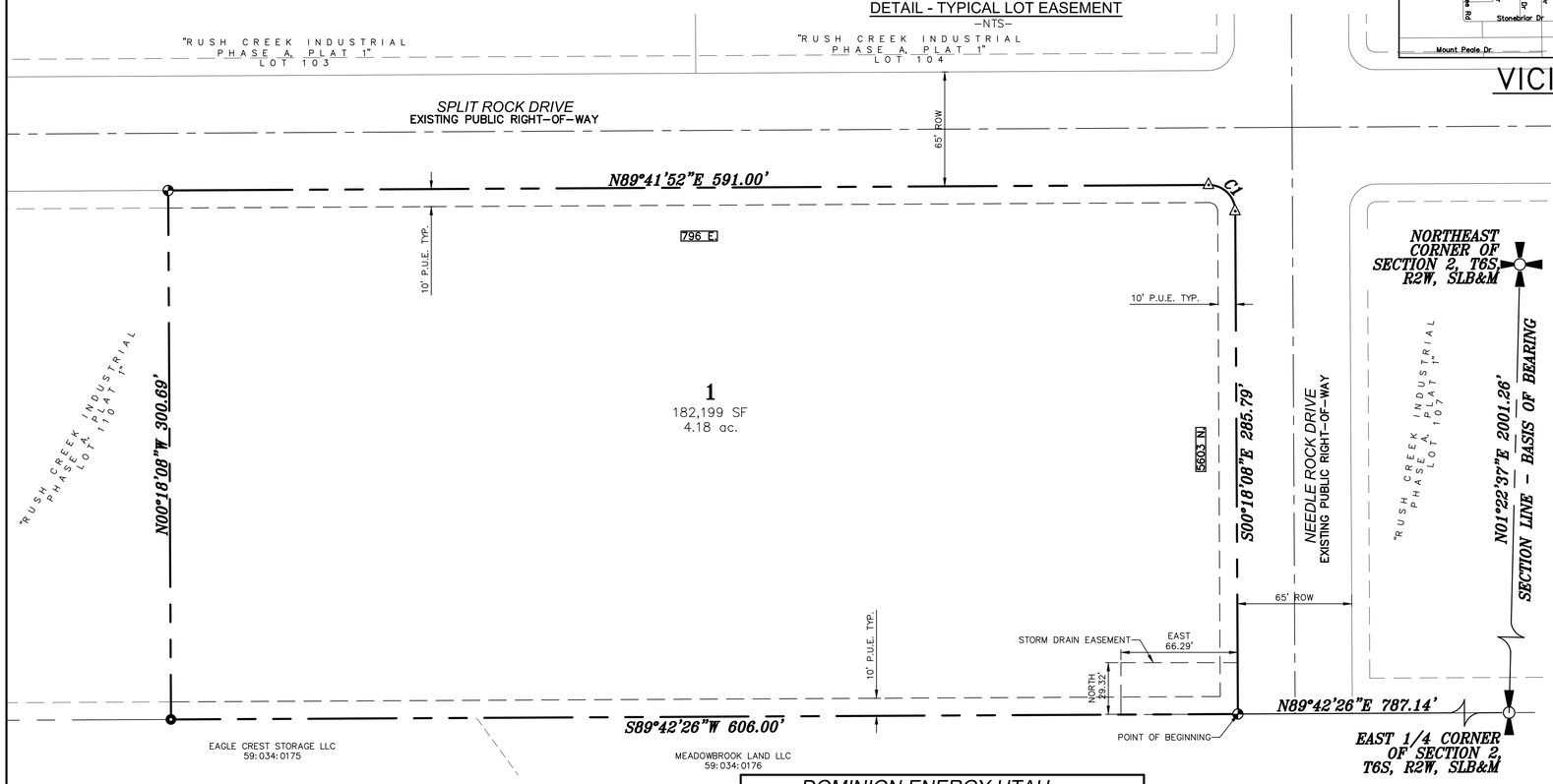
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



DETAIL - TYPICAL LOT EASEMENT
-NTS-



VICINITY MAP
-NTS-



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR 2-14-24 DATE

BOUNDARY DESCRIPTION

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 606.00 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-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.

OWNER'S DEDICATION

(I)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 HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 20__.

RUSH CREEK PROPERTIES LLC, BY_____ITS_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

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

ACCEPTANCE BY LEGISLATIVE BODY

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

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

COMCAST CABLE TELEVISION

COMCAST CABLE TELEVISION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. COMCAST CABLE TELEVISION 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, RIGHTS-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.

BY _____

TITLE _____

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 _____

DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THERIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
   d. ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

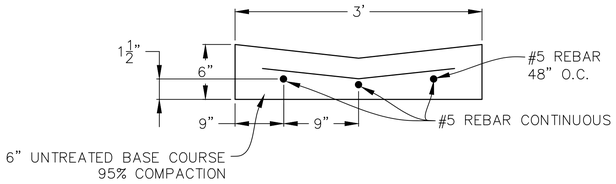
NORTH
5 20 80
0 10 40 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1A

AMENDMENT OF RUSH CREEK INDUSTRIAL PHASE A, PLAT 1
AMENDING LOTS 108 &109
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
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.

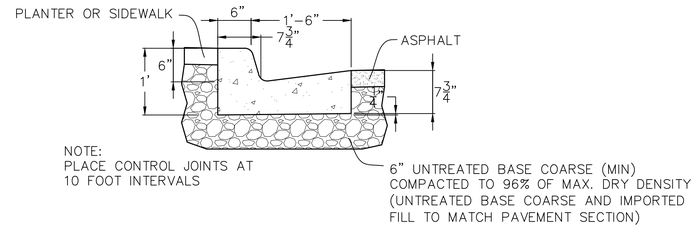
CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
	PROFESSIONAL LAND SURVEYOR 2-14-24 DAVID F. HUNT LICENSE NO. 5243543-2201 STATE OF UTAH			

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\08-PARTIAL AMENDMENT PLAT.DWG



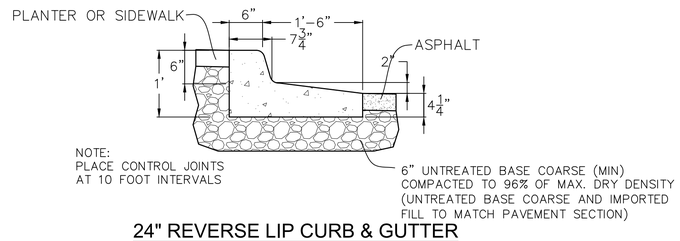
DETAIL - 3' CROSS GUTTER

–NTS–



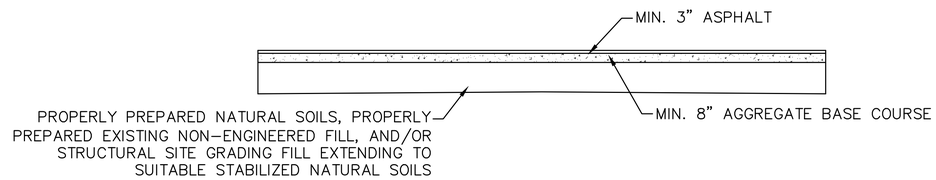
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



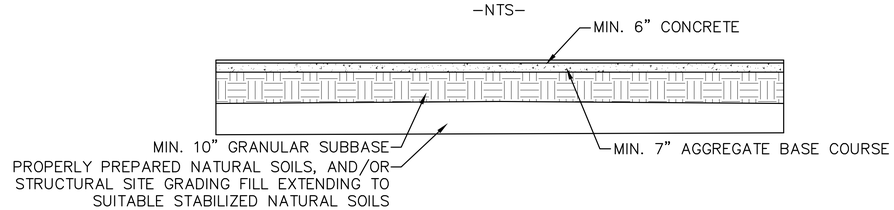
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



PARKING LOTS CROSS SECTION

–NTS–



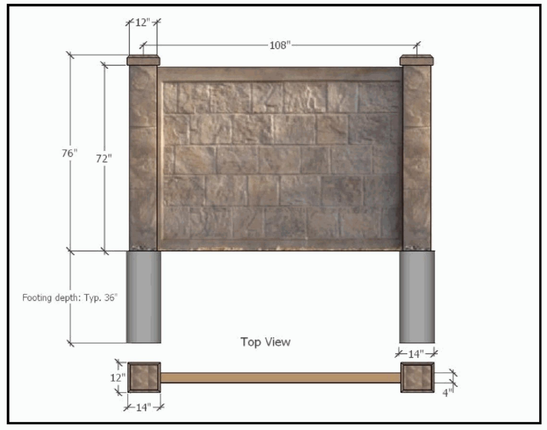
LOADING/UNLOADING DOCK CROSS SECTION

–NTS–

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

RhinoRock.COM
CONCRETE FENCING

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	9.6x10^6 - 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	

SHEET NO.
DT-01

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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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:

1. 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".
2. 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.
3. 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 1- Inspection Port Detail

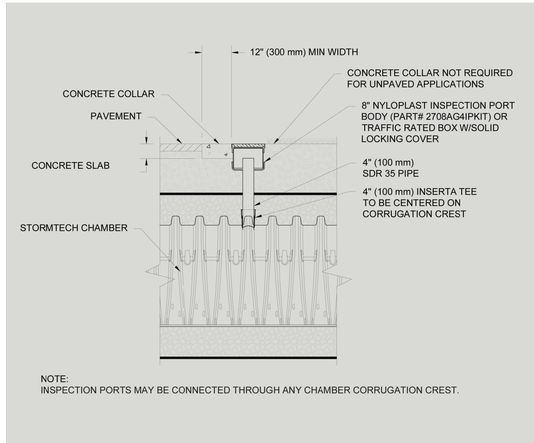
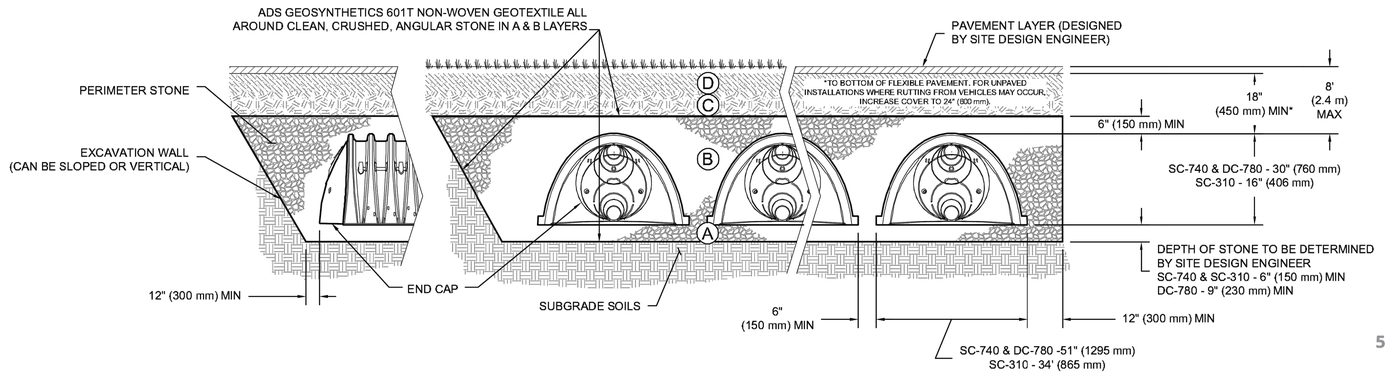


Figure 2 - Fill Material Locations



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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
5464 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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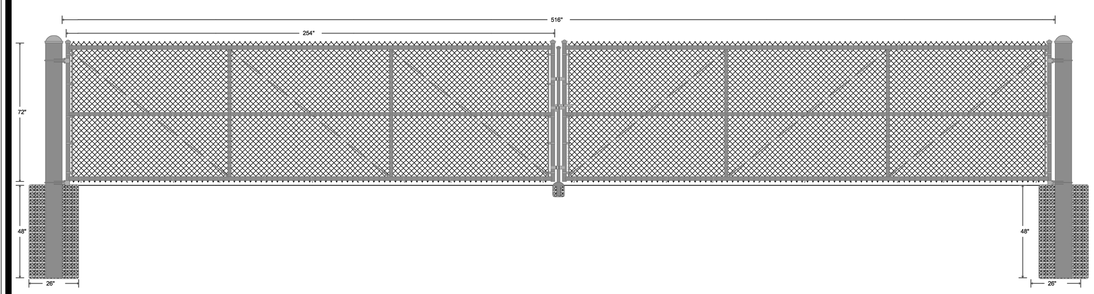

72" tall Chainlink Fabric with Barb / Knuckle Selvage and 2" Mesh Size.

Specifications:

120" tall, 8 5/8" diameter Gate Posts with 26" post footing diameter and 48" post footing depth.

The opening width of the Double Gate is 43'.

The gate frame is constructed with 2" pipe.

Gate is braced with 1 5/8" diameter Horizontal & Vertical Braces. Breaks are on Horizontals.

Gate is trussed with Truss Rod.. Trusses are braced per bay.

Gate is hung with Bulldog Hinges. Gate is secured with a Commercial Drop Rod Assembly.

Tie Wire Spacing is every 24" on Rails.

72.5" X 43' Chainlink Double Drive Gate

Drawn: 3/4/2024
File:

SHEET NO.
DT-03

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DETAIL SHEET

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

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

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

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 %
IMPERVIOUS AREA	**AREA (SQ. FT.)**	**AREA (ACRE)**	**% OF SITE**
BUILDING ROOF AREA	60,191.00 SQ. FT.	1.382 AC.	33.04 %
HARDSCAPE AREA (ASPHALT, CONCRETE)	104,480 SQ. FT.	2.399 AC.	57.34 %
TOTAL IMPERVIOUS AREA	164,671 SQ. FT.	3.780 AC.	90.38 %
TOTAL SITE AREA	182,199 SQ. FT.	4.183 AC.	100 %

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	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"	Drought Tolerant Green - White 25'l x 20'w
	Acer ginnala "Flame"	Flame Amur Maple	19	2"	Drought Tolerant Green - Red 20'l x 20'w
	Juniperus squamata 'Blue Star'	Blue Star Juniper	22	2 GAL.	Drought Tolerant Green - Blue 3'l x 4'w
	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.	Purple - White 8'l x 8'w
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.	Drought Tolerant Evergreen 3'l x 4'w
	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.	Drought Tolerant Green - Blue 3'l X 4'w
	Rhus armoatica "Gro-Low"	Gro-Low Sumac	11	1 GAL.	Drought Tolerant Green - Red 3'l X 6'w
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.	Drought Tolerant GREEN - WHITE 3'l x 3'w
	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	97	1 GAL.	Drought Tolerant GREEN - GOLDEN 5'l x 2'w

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:

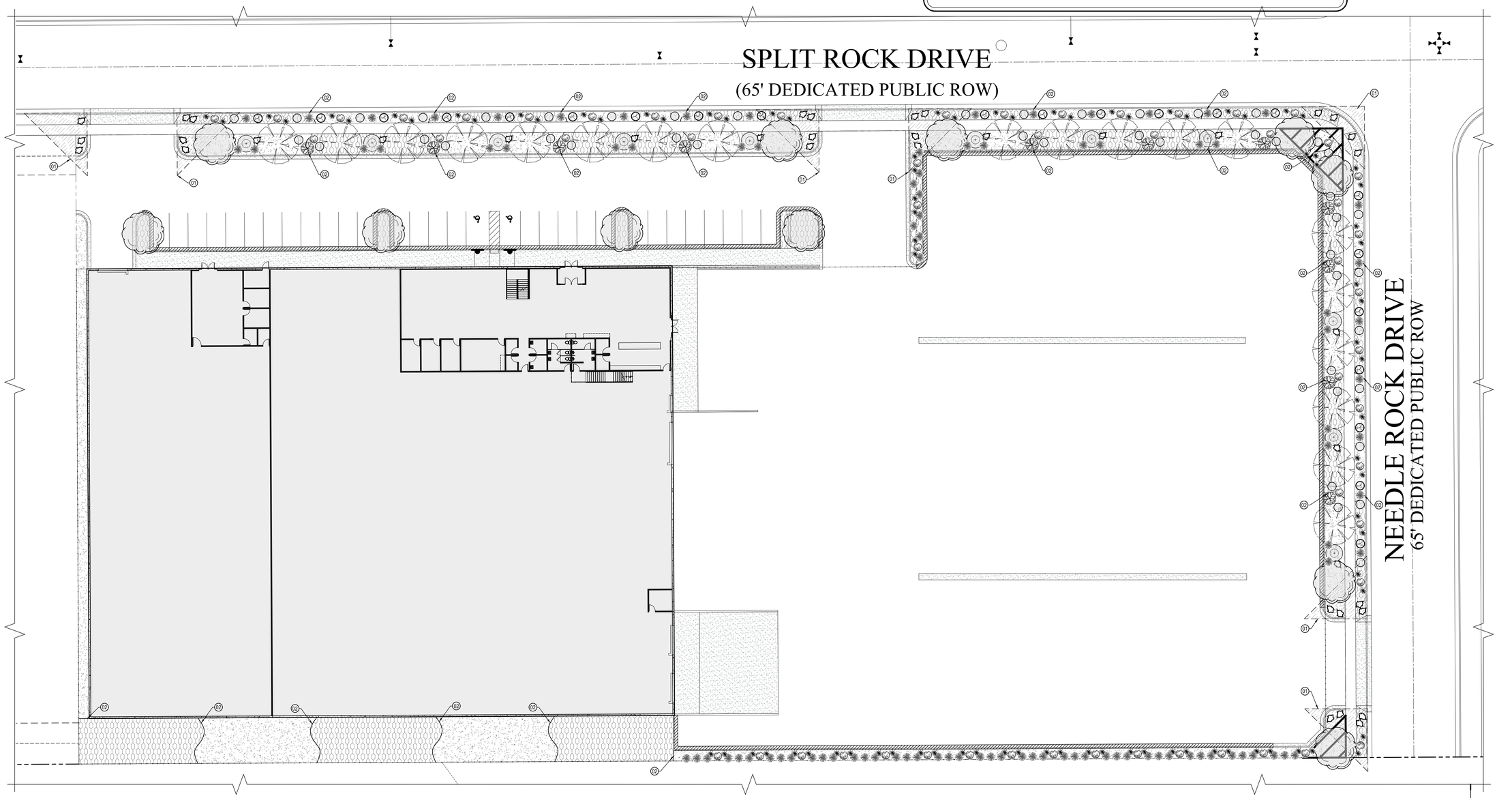
01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.

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 10/L3.



LANDSCAPE PLAN

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

0 10' 20'

NORTH

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L1

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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" VALVE SIZE
33 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.

B - TRADITIONAL CONTROL WIRES TO FOLLOW SPRINKLER MAIN LINES AND ARE TO BE 14 GAUGE AS PER MANUFACTURERS SPECIFICATIONS.

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.

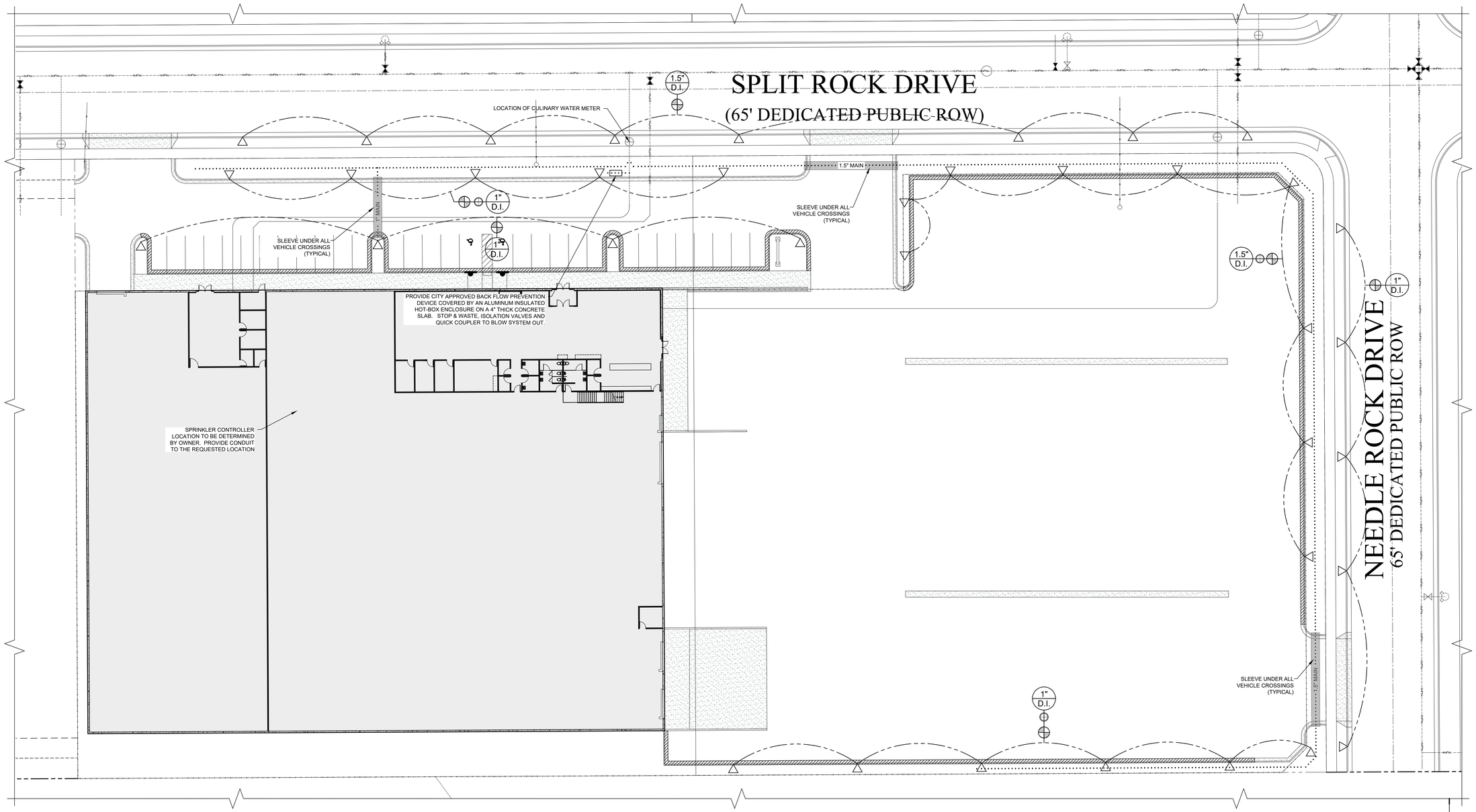
DRIP IRRIGATION

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 PLAN (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.



SPRINKLER PLAN

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0 10' 20

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LICENSED ARCHITECT

REVISIONS:

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

DRAWN BY:	RJW
CHECKED BY:	WC
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L2

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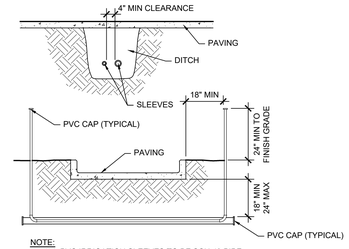
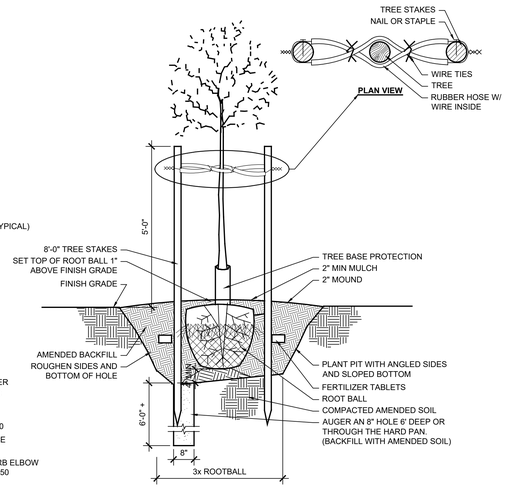
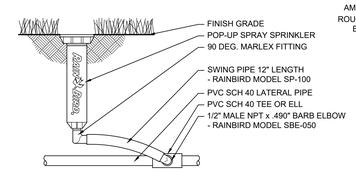


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

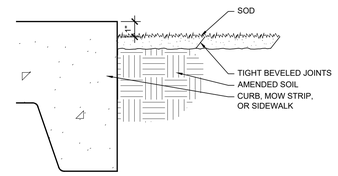
6 SLEEVING
NOT TO SCALE



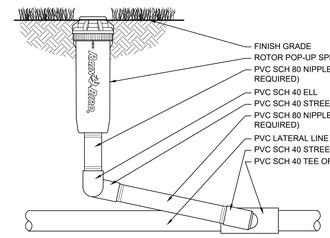
1 TREE PLANTING / STAKING
NOT TO SCALE



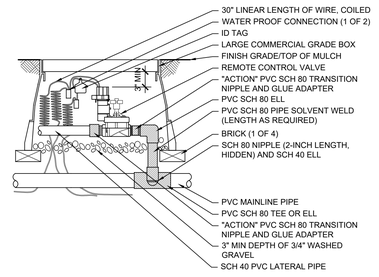
7 POP-UP SPRINKLER
NOT TO SCALE



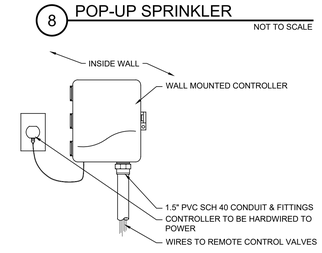
2 SOD INSTALLATION
3" = 1'-0"



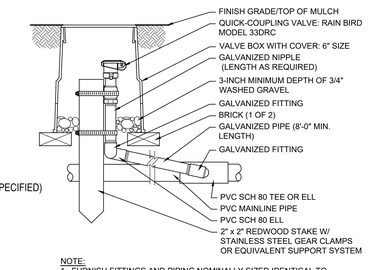
8 POP-UP SPRINKLER
NOT TO SCALE



3 REMOTE CONTROL VALVE
NOT TO SCALE



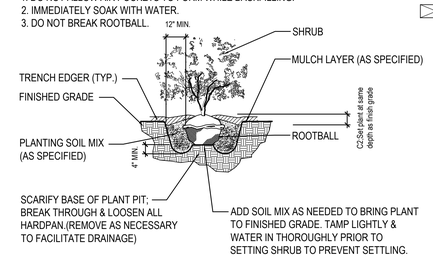
9 HYBRID CONTROLLER
NOT TO SCALE



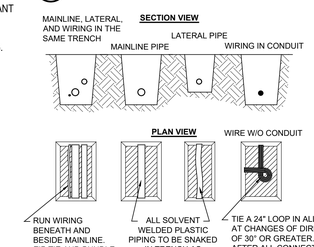
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



10 SHRUB PLANTING DETAIL
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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STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
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L3

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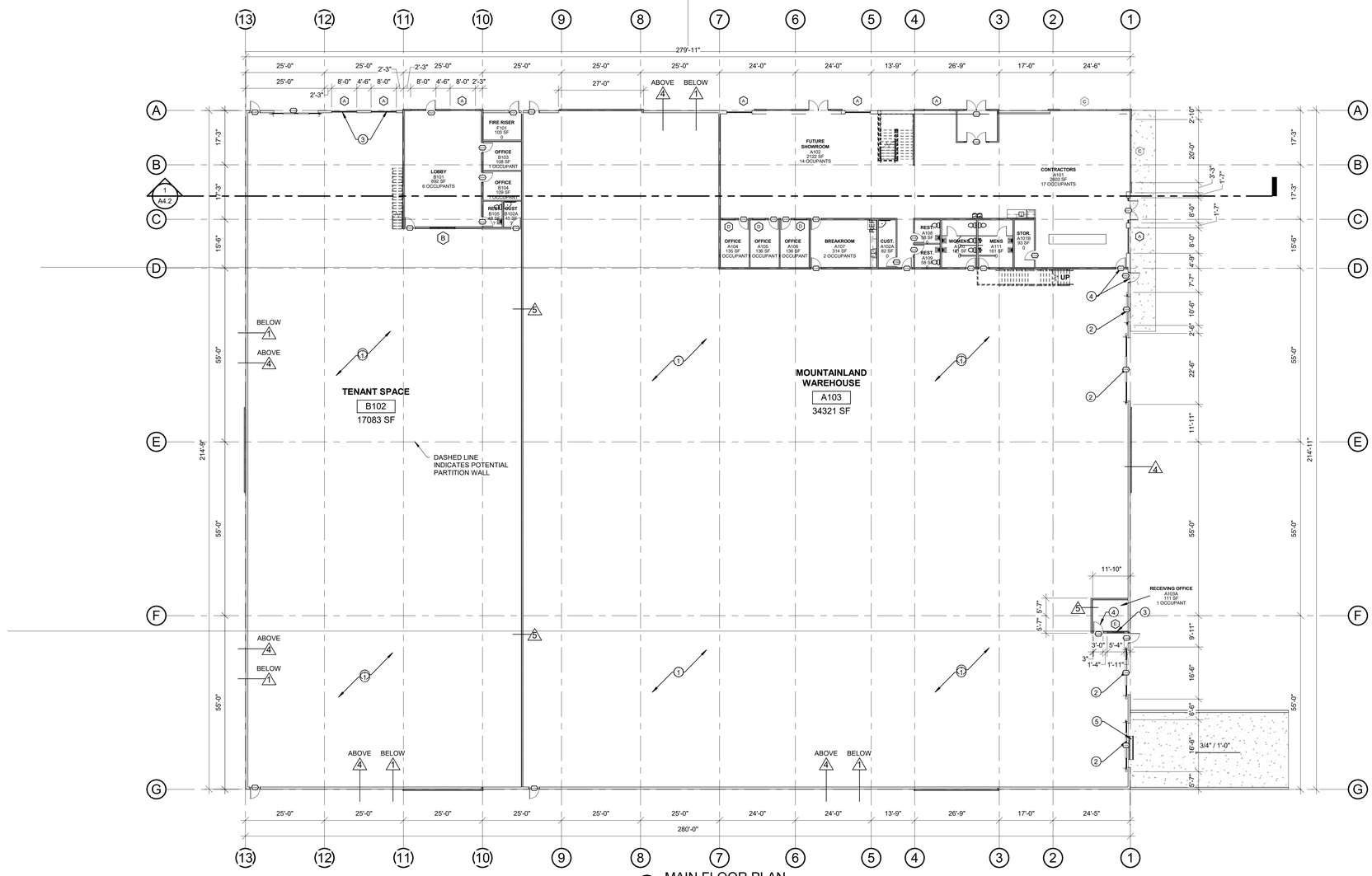


1 MAIN FLOOR PLAN
1/16" = 1'-0"

SHEET NOTES

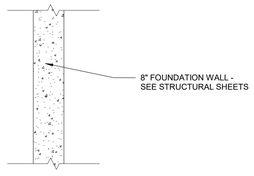
1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

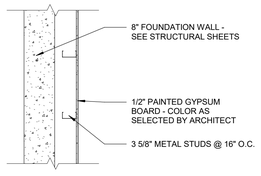
3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

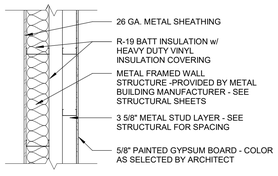
5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS



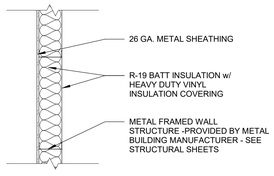
1. WALL TYPE #1
3/4" = 1'-0"



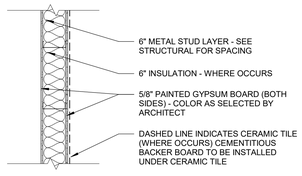
2. WALL TYPE #2
3/4" = 1'-0"



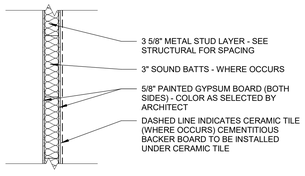
3. WALL TYPE #3
3/4" = 1'-0"



4. WALL TYPE #4
3/4" = 1'-0"



5. WALL TYPE #5
3/4" = 1'-0"



6. WALL TYPE #6
3/4" = 1'-0"

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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3/7/2024 9:15:51 AM As indicated

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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9499958-0301
LICENSED ARCHITECT

REVISIONS:

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

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

A1.1

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

5 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

6 - MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.

7 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

8 - FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

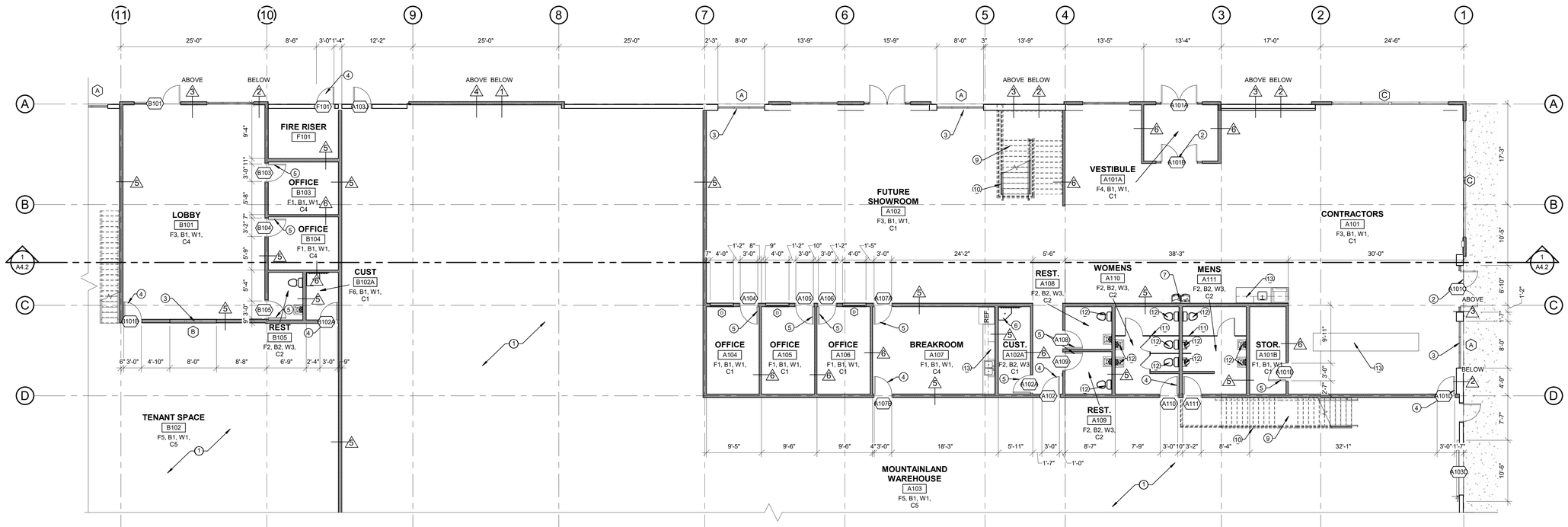
9 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS. FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.

10 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

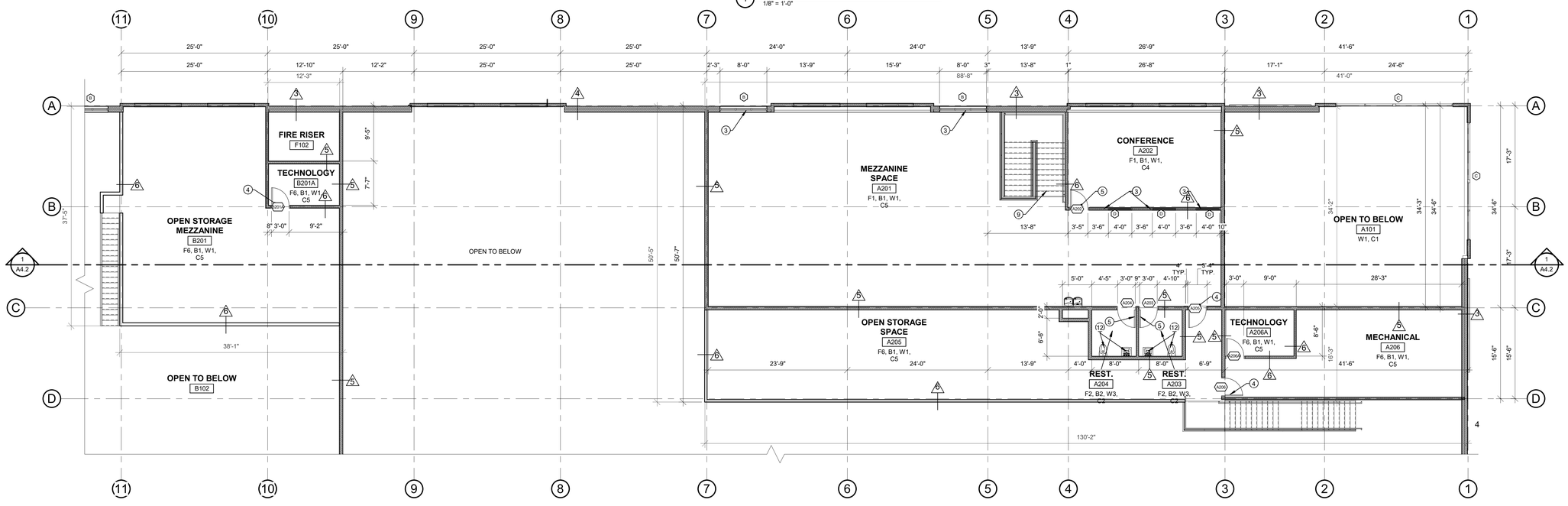
11 - TOILET PARTITIONS - SEE SPECS.

12 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

13 - MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.



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



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

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 FINSHED 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 ALSO PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. THE CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIERS 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

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

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

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

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

A1.1A

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3/7/2024 9:12:33 AM As indicated

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - DECORATIVE METAL AWNING - SEE SPECS.

6 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

7 - PRE-FINISHED METAL SNOW BARS.

8 - RAIN GUTTER & DOWNSPOUT

9 - MOUNTAINLAND BUILDING SIGNAGE.

10 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

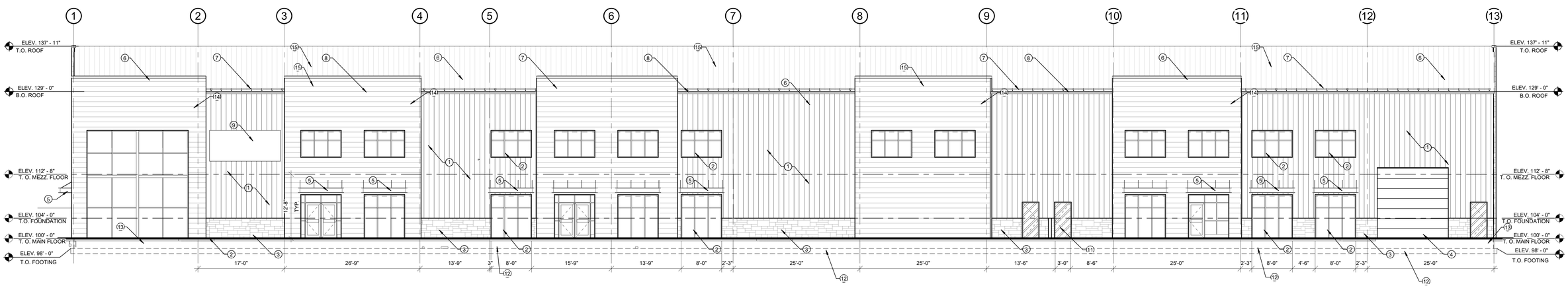
11 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

12 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

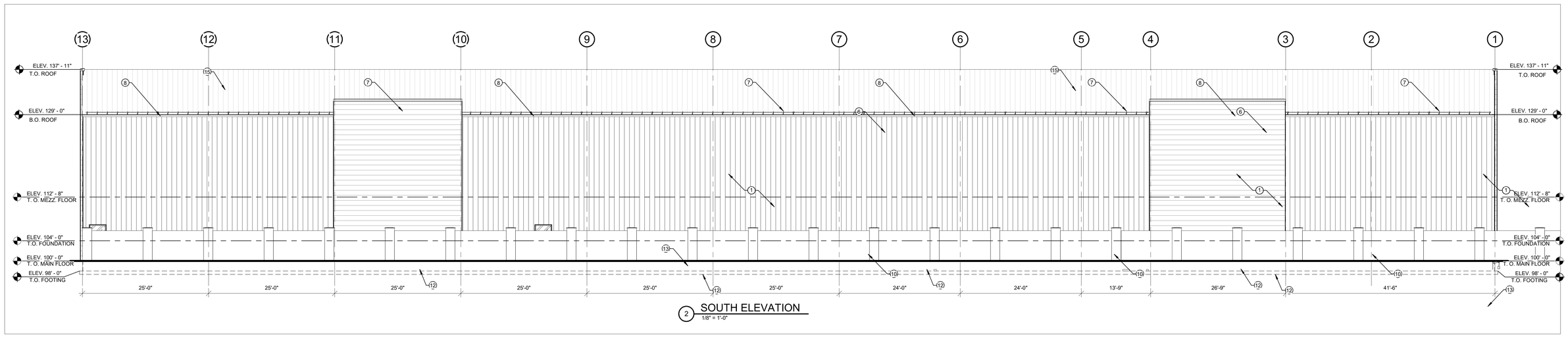
13 - APPROXIMATE EXISTING GRADE

14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



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



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

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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
LICENSED ARCHITECT

REVISIONS:

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

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

A3.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

3 - MOUNTAINLAND BUILDING SIGNAGE.

4 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

7 - DECORATIVE METAL AWNING - SEE SPECS.

8 - PRE-FINISHED METAL SNOW BARS.

9 - RAIN GUTTER & DOWNSPOUT

10 - CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL

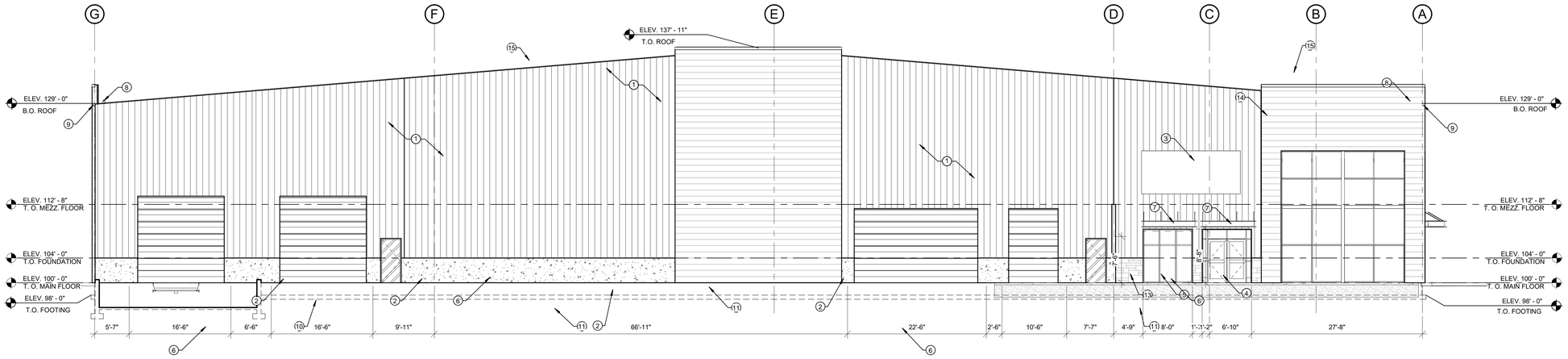
11 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

12 - APPROXIMATE EXISTING GRADE

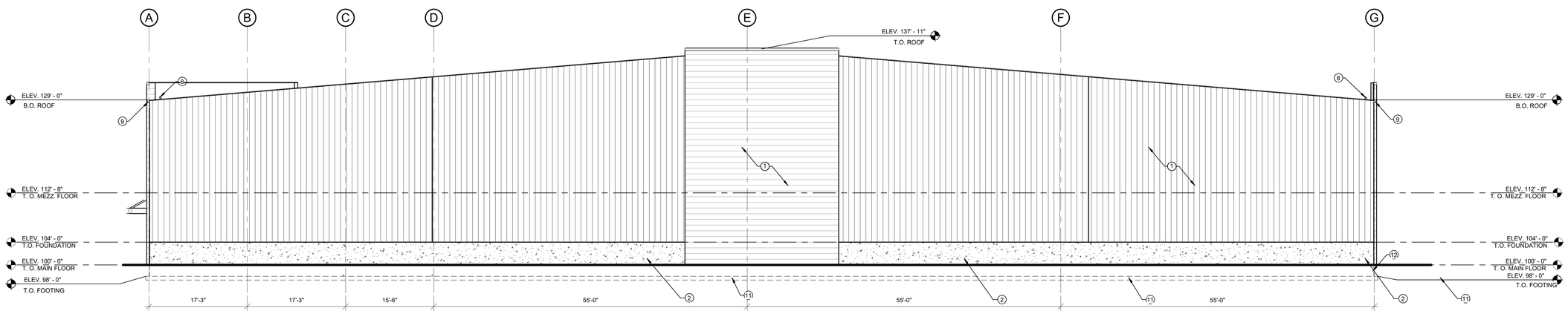
13 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



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



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

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KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9495958-0301
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REVISIONS:

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

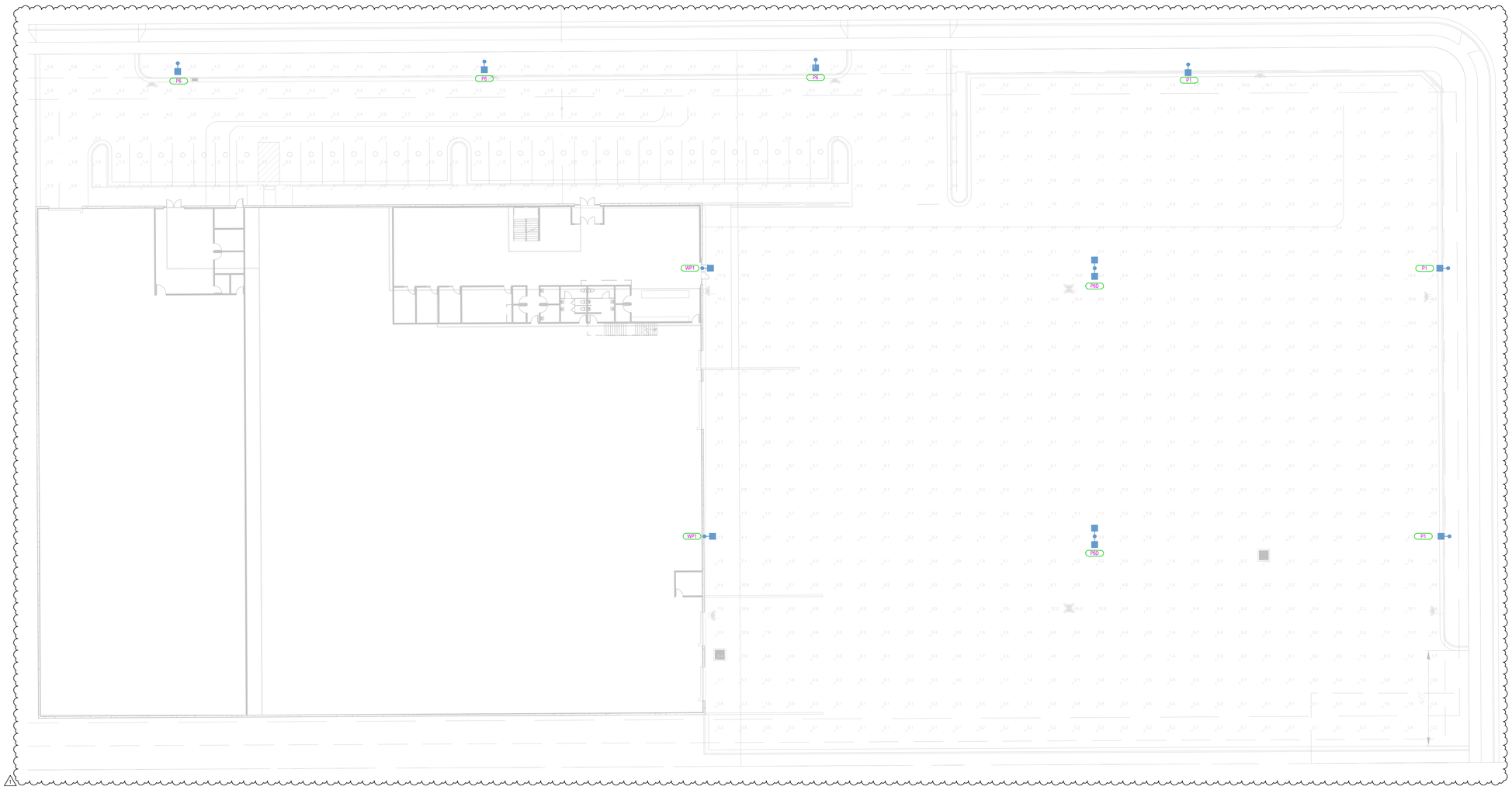
DRAWN BY:	Author
CHECKED BY:	Checker
DATE:	FEB 2024
PROJECT #:	163218

A3.2

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	X
CONTACT	X
PHONE NO.	X
EMAIL	X
CABLE TV COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X



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

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STANSBURY PARK, UTAH 84660
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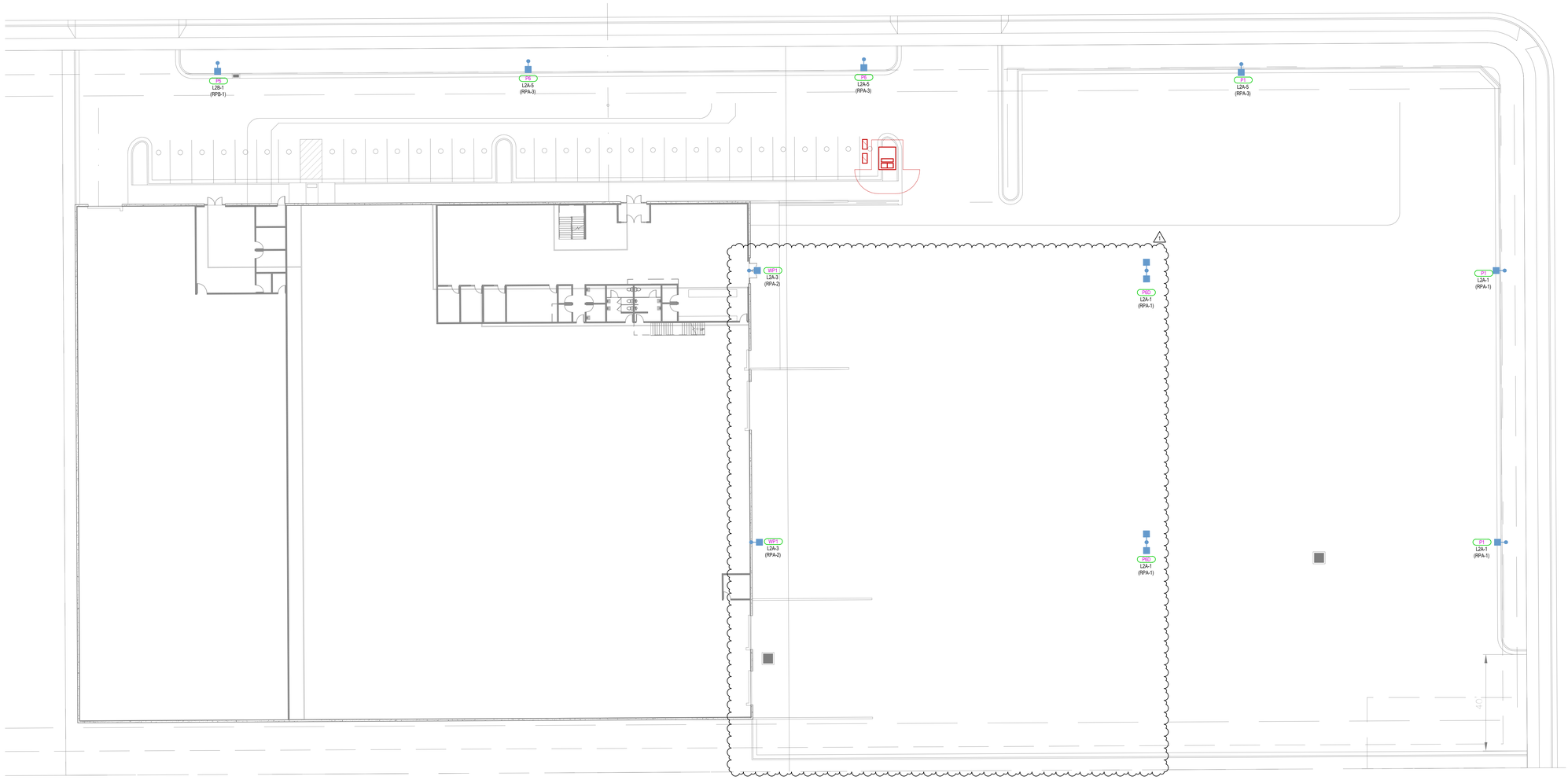
REVISIONS:

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

E100

SHEET KEYNOTES



SITE LIGHTING PLAN

SCALE = 1" = 20'-0"

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REVISIONS:

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

RSX1 LED
Area Luminaire

RSX2 LED
Area Luminaire

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE — PROJECT MANAGER: NATE BEHUNIN

A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	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 DISCREPENCIES 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 WITHIN 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 IE; ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

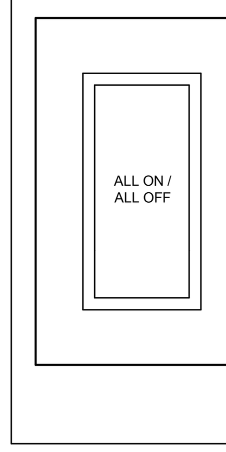
TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
F22	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT DGA22	120 V	24 VA	LED	4,000	4000 K	80
F22E	STACK CENTER ELEMENT 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 IBG SERIES, 24000LM, STANDARD EFFICIENY, 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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM DNATXD	120 V	23 VA	LED	3,126	5000 K	80
L9E	WEDGE2 LED WALL SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. INCLUDE BATTERY PACK AND PHOTOCELL. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM E10WH DNATXD	120 V	23 VA	LED	3,126	5000 K	80
P1	RSX2 LED AREA LUMINARE, 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
P6	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
P6D	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	4BCLED-LD4-36SL-F-UNV-L840-CDT-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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	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 LUMINARE, 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

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING OR 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.
2. 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.
3. ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR PLACEMENT OF FIXTURES WITHIN MECHANICAL ROOMS.
4. 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.
5. ALL UNDERCABINET LIGHTS MUST BE COORDINATED WITH MILLWORK FOR EXACT LENGTHS. ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
6. 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.
7. SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS, PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAY/DIMMERS. PROVIDE ADDITIONAL RELAY/DIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

LIGHTING SENSOR GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
2. EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
3. 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.
4. 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.
5. PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.2.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE.
6. PROVIDE OCCUPANCY SENSOR WITH AN ADDITIONAL SET OF DRY CONTACTS FOR HVAC CONTROL AT EACH VAV BOX LOCATION.

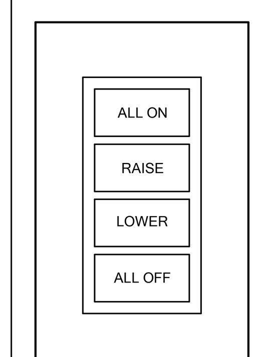


WALL STATION 'M1' CONFIGURATION

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 UPP LIGHT TO 100%. LIGHTS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED.



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 ADITIONAL 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): 16 — 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			TOD	N	D
RPA-2	L2A-3			TOD	N	D
RPA-3	L2A-5			TOD	N	D
RPA-4	L2A-7			TOD	N	D
RPA-5	IL1A-15		<varies> <varies>	OC	<varies>	E
RPA-6	IL1A-17		<varies> <varies>	OC	<varies>	E
RPA-7	IL1A-19		<varies> <varies>	OC	<varies>	E
RPA-8	IL1A-13		BULL PEN/ FUTURE SHOWROOM 120SSSSSSSSSSSS	OC	0-10	E
RPA-9	IL1A-9		CONTRACTORS 120RRRRRRRRRRRR	OC	0-10	E

RELAY PANEL SCHEDULE 'RPB'

CABINET SIZE (# OF RELAYS): — SPARE RELAYS:

MOUNTING: — VOLTAGE: — CONTROL CIRCUIT: — AIC RATING:

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RPB-1	L2B-1			TOD	N	D
RPB-2	IL1B-5		<varies> <varies>	OC	<varies>	E
RPB-3	IL1B-7		<varies> <varies>	OC	<varies>	E
RPB-4	L2B-3			TOD	N	D

CONTROL LEGEND

PC	EXTERIOR PHOTOCELL
OC	OCCUPANCY/VACANCY SENSOR
DS	INTERIOR DAYLIGHT SENSOR
MS	EXTERIOR MOTION SENSOR
TC	ANALOG ASTRONOMICAL TIMECLOCK
TOD	TIME OF DAY - SOFTWARE BASED
LWS	LOCAL WALLSTATION

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

1. PROGRAM SYSTEM TO MEET THE REQUIREMENTS OF IECC 2015 OR CURRENT ENERGY CODE.
2. CONFIRM SWITCHING AND PROGRAMMING SCHEME WITH OWNER PRIOR TO PROGRAMMING.
3. PROGRAM SYSTEM TO INCORPORATE AUTO DAYLIGHT SAVINGS ADJUSTMENTS, ASTRONOMICAL CLOCK WITH OFFSETS, HOLIDAY DATES, AND NETWORK OVERRIDE.
4. REFER TO WALLSTATION DIAGRAMS FOR FACTORY ENGRAVED LABELING FOR ALL INDIVIDUAL PUSH-BUTTONS. DEVICE AND COVERPLATE COLORS SELECTED BY ARCHITECT.
5. SUBMIT ALL WALLSTATION LAYOUTS, ENGRAVING AND CONTROL SEQUENCES DURING THE SHOP DRAWINGS REVIEW PROCESS.
6. PROVIDE RELAY BARRIER FOR VOLTAGE AND POWER SOURCE SEPARATION (EMERGENCY AND NORMAL CIRCUITS, VOLTAGE DIFFERENCES).
7. PROGRAM NORMAL AND EMERGENCY RELAYS IN RELATED CORRIDORS TO OPERATE TOGETHER.
8. ALL RELAYS REQUIRING DIMMING AND/OR DAYLIGHT HARVESTING SHALL UTILIZE 0-10V DIMMING. PROVIDE 0-10V DIMMING WIRING AND CONTROLS AS REQUIRED.
9. PROVIDE A MINIMUM OF (5) SPARE RELAYS.

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

REVISIONS:

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

E200

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2/15/2024 1:41:40 PM 12" = 1'-0"

BUILDING TRIM AND GUTTERS - ACCENT COLOR
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)
BUSINESS SIGNAGE
BUSINESS SIGNAGE
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
METAL CHANNEL FRAME OVERHANG W/ METAL ROOFING - COLOR AS SELECTED BY ARCHITECT
MOUNTAINLAND
SUPPLY COMPANY

PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
METAL CHANNEL FRAME OVERHANG W/ METAL ROOFING - COLOR AS SELECTED BY ARCHITECT
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)
BUILDING TRIM AND GUTTERS - ACCENT COLOR

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MOUNTAINLAND™
SUPPLY COMPANY

PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
BUILDING TRIM AND GUTTERS - ACCENT COLOR
6' PIRVACY WALL

BUILDING TRIM AND GUTTERS - ACCENT COLOR
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
6' PIRVACY WALL

PREFINISHED METAL WALL PANELS - COLORS AS SELECTED BY ARCHITECT
HORIZONTAL CEMENTITIOUS WALL PANEL (HARDIE PLANK)

West Jordan
MOUNTAINLAND
SUPPLY COMPANY

Kaysville
MOUNTAINLAND
SUPPLY COMPANY

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	DISCUSSION - Pony Express Days Float
ITEM TYPE:	Discussion
FISCAL IMPACT:	up to $30,000
APPLICANT:	Brad Hickman

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Admin

PRESENTED BY:
Brad Hickman

RECOMMENDATION:

BACKGROUND:
This discussion is for the City Council to provide staff direction as they move forward with updating the city float with the new branding elements. This discussion is to give staff a general guideline of ideas and feedback regarding the direction of the design of the city float.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	Purchase Agreement - Old Airport Road Right-of-Way - D&B Cedars LLC
ITEM TYPE:	Agreement
FISCAL IMPACT:	$313,200
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:

BACKGROUND:
This purchase agreement will convey a 94 foot right-of-way to Eagle Mountain City for the construction of Old Airport Road through property owned by D&B Cedars LLC. This also includes a remnant parcel.

Total purchase is 3.48 acres for both parcels. This agreement includes a purchase price of $90,000 per acre.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Right-of-Way Purchase Agreement - D&B Cedar
ROW 15 - Legal Description
ROW 12 - Legal Description
Map Exhibit

RIGHT-OF-WAY PURCHASE AGREEMENT

This RIGHT-OF-WAY PURCHASE AGREEMENT ("Agreement") is made and entered as of the __th day of _____, 2024 (the "Effective Date"), by and between Eagle Mountain City ("City"), a political subdivision of the State of Utah; and D&B Cedar LLC, a Utah limited liability company ("Seller"). The City and Seller are collectively referred to as the "Parties" and, individually as a "Party".

RECITALS

A. Seller owns an undivided fee simple interest in certain real property consisting of approximately 3.48 acres of undeveloped land located in the City, Utah County Parcel Numbers: 58:047:0024, as more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein ("Land").

B. City desires to purchase from Seller approximately 3.48 acres of the Land as more particularly described in **Exhibit A** attached hereto and incorporated herein ("Property").

C. City desires to extend Old Airport Road in the area shown in **Exhibit C** attached hereto and incorporated herein ("Road Extension") on the Property; and

D. Upon and subject to the terms and conditions set forth in this Agreement, Seller desires to sell, transfer and convey the Property to the City, and the City desires to purchase and acquire the Property from Seller.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, the City and Seller hereby agree to the following:

AGREEMENT

1. **Sale.** Seller hereby agrees to sell, transfer and convey to City, and City hereby agrees to purchase and acquire from Seller, upon and subject to the terms and conditions set forth in this Agreement, fee simple title to the Property, insurable as such by the Title Company (as defined below), free and clear of any and all liens, defects, encumbrances, leases, easements, covenants, restrictions, reservations, conditions, claims or other matters whatsoever, whether recorded or unrecorded, subject only to the Permitted Exceptions (as defined below) (collectively, "Transfer").

2. **Purchase Price.**

   a. Price Per Acre. The total purchase price for the Property shall be Three Hundred Thirteen Thousand Two Hundred dollars ($313,200) ("Purchase Price") The Purchase Price is based on the gross acreage of 3.48 acres and a price of Ninety thousand dollars ($90,000) per

acre. The Purchase Price is for the underlying undeveloped land only. No water or water rights are included in the Purchase Price.

b. **Method of Payment**. City shall pay the total Purchase Price in cash, by cashier's check, wire transfer, or other immediately available funds within thirty (30) days of the Closing Date.

3. **Title Commitment; Survey; Disclosures.**

a. **Title Commitment**. Seller shall provide a commitment ("Title Commitment") for an ALTA fee policy of title insurance ("Title Policy") issued by the Title Company in the amount of the Purchase Price, committing to insure that title to the Property is in the condition required in accordance with this Agreement within ten (10) days after the Effective Date of this Agreement.

i. Objections. City shall have ten (10) business days following receipt of the Commitment to provide any written objections to any matter set forth on Schedule B of the Commitment ("Title Objection Notice"). If City does not timely deliver a Title Objection Notice to Seller, City shall be deemed to have approved of all matters set forth in the Commitment. Matters which Seller has agreed to discharge pursuant to Section 3.1.2 and any encumbrances or other title exceptions in the Title Commitment to which City does not object in writing within the ten (10) day period set forth above shall be deemed to be "Permitted Exceptions' and shall not be considered objections to any matter contained in the Commitment. Seller may arrange to pay off any Title Objection Notices that are monetary liens prior to or at Closing.

ii. Written Notice. If City provides a written notice of objections in accordance with Section 3(a)(i), then Seller shall have the option to: (1) cure such objections at Seller's sole cost; or (2) terminate this Agreement.

iii. Remedy. City's sole remedy for Seller's inability or unwillingness to convey title subject only to the Permitted Exceptions or to cure City's objections in accordance with Section 3(a)(2) shall be to terminate this Agreement. In that case, Seller shall have no other obligation to City in connection with this Agreement or the Property.

b. **Survey**. City shall obtain, at City's expense, any needed surveys identifying the boundary lines and all structures, easements, and encumbrances of record and provide copies to Seller.

c. **Property Documents**. No later than ten (10) calendar days after the Effective Date of this Agreement, Seller will deliver to City the following documents to the extent the same are in the Seller's possession or control: (1) copies of all rights-of-way, easements, leases, rental agreements, rights of redemption, licenses, reservations, covenants, conditions, restrictions, or contracts which will be applicable to, or affect title to the Property after the Closing Date; and (2) copies of any environmental assessments, reports, site plans, surveys,

studies, tests, inspections, reports or other documents in Seller's possession or control (collectively the "Property Documents").

4. **Closing Costs; Prorations.**

a. **Timing**. The Closing (as defined below) shall occur within thirty (30) days or less from the Effective Date of this Agreement (the "Closing Date"), or at such earlier time and place as the Parties may mutually agree in writing. It is agreed that time is of the essence with respect to the Closing Date and all time and date deadlines set forth in this Agreement. "Closing" shall mean the consummation of the Transfer at the time the quitclaim deed is recorded in the Official Records of the Utah County Recorder's Office in the State of Utah ("Official Records").

b. **Place of Closing**. The Closing shall be consummated by _____ (the "Escrow Agent"). At Closing, Seller shall deliver possession of the Property to City. Until a Closing occurs, the risk of loss to the Property shall be borne solely by the Seller. Real property taxes and assessments relating to the Parcels shall be prorated as of a Closing. Each Party shall be responsible for and shall promptly pay all charges with respect to its Parcels attributable to the period up to and including a Closing. Each of the Parties shall pay its own fees and expenses in connection with this Agreement including, without limitation, its own attorneys' fees, diligence costs, and recording fees. The Parties shall share equally in the Closing Costs (as defined below) charged by the Escrow Agent.

c. **Closing Costs**. Seller shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer, (2) the cost of the Title Policy, (3) all costs related to the removal of any Monetary Liens or other Objections or Obligatory Removal Exceptions, and (4) all property taxes related to the period prior to Closing, as calculated in accordance with Section 4.4. City shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer and (2) all recording fees and costs related to the Transfer, except for any costs related to removal of any Monetary Liens or other Objections or Obligatory Removal Exceptions, and (3) all property taxes related to the period after Closing as calculated in accordance with Section 4(d). Seller and Buyer shall each be responsible for the cost of their own respective attorneys' fees and related transactional expenses. The costs and expenses described in this Section 4(d) are, collectively, the "Closing Costs."

d. **Real Estate Taxes**. Seller shall pay all real estate taxes for the Property that are liens for prior years. Property taxes for the year in which Closing occurs shall be prorated between City and Seller as of the date on which Closing occurs. If any greenbelt, rollback or farmland assessment taxes are payable with respect to the Property, or are necessary in order to withdraw the Property from greenbelt or agricultural use assessment in accordance with Utah Code Ann. § 59-2-511, Seller shall pay for all such taxes at Closing, or, if assessed following Closing, within thirty (30) days following Seller's receipt from City of notice of such assessment.

e. **Assessments**. Seller shall pay all charges for any and all assessments with respect to the Property imposed by any governmental body or public utility and/or charges or assessments imposed under or in connection with or as a consequence of any declaration or other instrument of record and/or any owner's association created relative to the Property, to the extent such charges are attributable to the period ending at 11:59 p.m. Mountain Time on the day before Closing. City shall pay all such charges to the extent attributable to the period from and after 12:00 midnight Mountain Time on the day of Closing.

f. **Special Assessments**. Seller shall pay in full any and all special assessments that are a lien on the Property at Closing.

g. **Closing Statements**. The Closing Costs and estimated Closing prorations shall be set forth on a preliminary closing statement (the **"Closing Statement")** to be prepared by the Escrow Agent. The Escrow Agent shall prepare the Closing Statement at least three (3) Business Days prior to Closing for purposes of making the preliminary proration adjustment at Closing. The Escrow Agent shall revise the Closing Statement as necessary based upon comments from City and Seller, and the Escrow Agent shall deliver a final, signed version of the Closing Statement to each Party at Closing.

5. **City's Conditions.** The obligation of City to render performance under this Agreement and purchase the Property is subject to the conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "City's Conditions") set forth in Sections 5(a) through 5(b) as follows:

a. **Title**. The Title Company shall be prepared and irrevocably committed to issue to City the Title Policy. The Title Policy, to be furnished at Seller's expense, shall be subject to the following requirements: (1) it shall be delivered to City promptly after Closing, with all Obligatory Removal Exceptions removed or deleted, unless otherwise waived by City; (2) it shall contain affirmative insurance of title to all appurtenant easements benefiting the Land; and (3) it shall otherwise be in form and substance reasonably acceptable to City.

b. **No Default**. Seller shall have kept, performed and observed each and every agreement and obligation on its part to be kept, performed and observed hereunder, unless waived by City in writing. All of Seller's covenants, representations and warranties herein shall be true and correct in all material respects, and as if made, on the Closing Date. Seller shall have delivered all Seller's Closing Documents (as defined below) in accordance with Section 8.

6. **Seller's Conditions.** In addition to other terms and provisions of this Agreement which give Seller the express right to terminate this Agreement, Seller's obligations hereunder shall be subject to the satisfaction of the following conditions within the applicable periods set forth in this Agreement for the satisfaction of such conditions (or Seller's written waiver thereof):

a. **Delivery of Closing Documents and Funds**. City shall have delivered or caused to be delivered to the Escrow Agent all of the documents and funds described Section 8.

b. **Representations and Warranties**. All representations and warranties of City contained in this Agreement shall be true and correct in all material respects as of the date made and as of the Closing with the same effect as though such representations and warranties were made at and as of the Closing.

c. **Performance of Covenants**. City shall have performed the material covenants of City under this Agreement to be performed by City before Closing.

The conditions set forth in this Section 6 are solely for the benefit of Seller and may be waived by Seller in writing. In the event any of the foregoing conditions have not been fully satisfied or waived in writing on or before the Closing Date, then this Agreement shall terminate in accordance with Section 12.

7. **Covenants of Seller.** In addition to the covenants and agreements of Seller set forth elsewhere in this Agreement, Seller covenants and agrees that between the Effective Date of this Agreement and the Closing Date:

a. **Title**. Seller shall not, without City's prior written consent, (1) directly or indirectly lease, sell, assign or create any right, title or interest whatsoever in or to the Property, (2) take any action, create, commit, permit to exist or suffer any acts that would give rise to a variance from the current legal description of the Property, except as expressly provided herein, or cause the creation of any lien, charge or encumbrance other than the Permitted Exceptions, or (3) enter into any agreement to do any of the foregoing.

b. **Notice of Change of Circumstances**. Seller shall promptly notify City of any change in any condition with respect to the Property or any portion thereof or of any event or circumstance of which Seller obtains knowledge after the Effective Date of this Agreement that (1) materially or adversely affects the Property or any portion thereof or the use or operation of the Property or any portion thereof, (2) makes any representation or warranty of Seller under this Agreement untrue or misleading or (3) makes any covenant or agreement of Seller under this Agreement incapable or less likely of being performed.

c. **No Defaults; Maintenance of Property**. Seller shall not default with respect to the performance of any obligation relating to the Property. Seller shall operate, manage and maintain the Property in a manner consistent with past practices and the ordinary course of Seller's business and in accordance with all applicable Laws (as defined below).

d. **Development Activities**. Except as otherwise specifically set forth herein, Seller shall not take any actions with respect to the development of the Property, including applying for, pursuing, accepting or obtaining any permits, approvals or other development entitlements from any governmental or other regulatory entities or finalizing or entering into any agreements relating thereto without City's prior written consent. Seller shall cooperate with City in City's efforts to obtain any approvals from any governmental or other regulatory entity or agreements relating thereto as City deems necessary or appropriate to permit City to construct the Road Extension on the Property. Seller shall also cooperate

with City and any municipality or utility in obtaining the appropriate extension of utility services on the Property or Easement.

8. **Closing; Possession and Title.**

a. **Closing**. Closing shall occur in the offices of the Escrow Agent on the Closing Date or at such earlier time and place as the Parties may mutually agree in writing. At Closing, Seller shall convey indefeasible fee simple title to the Property to City in accordance herewith by a quitclaim deed in the form of **Exhibit E** attached hereto (the "Deed"). Seller shall deliver to City possession of the Property upon the transfer of title to the Property at Closing.

b. **Seller's Closing Documents**. On or before the Closing Date, Seller shall deliver to Escrow Agent the following (collectively, 'Seller's Closing Documents"):

i. A quitclaim deed conveying the Property duly executed and delivered by Seller in favor of City and acknowledged in the form set forth on **Exhibit E**;

ii. A Closing Statement, duly executed and delivered by Seller;

iii. Such additional assignments, instruments and documents appropriate to be executed and delivered by Seller as may be reasonably necessary to complete the Transfer and to carry out the intent and purposes of this Agreement;

iv. Such proof of Seller's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of Seller to act for and bind Seller as may reasonably be required by the Title Company or City; and

v. Such other documents as may reasonably be requested by City and/or the Title Company to convey clear title to the Property or to otherwise close the Transfer.

c. **City's Closing Documents**. At or before Closing, City shall deliver to Escrow Agent the following (collectively, "City's Closing Documents"):

i. Buyer's portion of the Closing Costs in accordance with Section 4 of this Agreement, cash, by cashier's check, wire transfer, or other immediately available funds;

ii. A Closing Statement, duly executed and delivered by City;

iii. Such proof of City's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of City to act for and bind City as may reasonably be required by the Title Company or Seller; and

iv. Such other documents as may reasonably be requested by Seller and/or the Title

Company to close the Transfer in accordance with this Agreement.

9. **Brokerage Representations and Fee.** Each Party agrees that there is no broker, finder or intermediary with whom it has dealt in connection with the Transfer. Each Party shall and does hereby indemnify the other Party, and agrees to hold the other Party harmless from, any claim, demand or suit for any brokerage or real estate commission, finder's fee or similar fee or charge with respect to this Agreement or the Transfer based on any act by or agreement or contract with the indemnifying Party asserted by any third party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys' fees) incurred by the non-indemnifying Party on account of or arising from any such claim, demand or suit.

10. **Seller's Representations and Warranties.** City agrees that it is purchasing the Property in AS-IS condition, subject to Seller's covenants, representations and warranties that, as of the Effective Date, and as of the Closing Date:

    a. **Authority**. This Agreement and all other documents delivered by Seller prior to or at the Closing (i) have been duly authorized, executed, and delivered by Seller, (ii) are binding obligations of Seller, (iii) are collectively sufficient to transfer all of Seller's right, title and interest in and to the Property and (iv) do not violate the formation documents of Seller. Seller has obtained all required consents, releases and approvals necessary to execute this Agreement and consummate the Transfer. Seller further represents that it is a limited liability company, duly organized and existing in good standing under the laws of the State of Utah, with its principal place of business in the State of Utah.

    b. **No Conflicts**. The execution, delivery and performance of this Agreement and the consummation of the Transfer will not conflict with, or result in a breach of any of the terms or provisions of, with or without notice or the passage of time or both, or constitute a default under, any agreement or other document or instrument to which Seller is a party or by which Seller or the Property is bound, or any applicable regulation of any governmental agency, or any judgment, order or decree of any court having jurisdiction over Seller or all or any portion of the Property, or otherwise.

    c. **Property Documents**. To the actual knowledge of Seller, the Property Documents constitute all of the material documents relating to the Property, and each such Property Document as delivered by Seller constitutes a true, correct and complete copy of the same; there are no commitments or agreements affecting the Property which have not been disclosed by Seller to City in writing; Seller is not in default of Seller's obligations or liabilities pertaining to the Property or the Property Documents (including under any recorded covenants, conditions or restrictions); nor are there facts, circumstances, conditions or events that, after the giving of notice or lapse of time or both, would constitute a default by Seller or any other party to such Property Documents.

    d. **Material Information**. To the actual knowledge of Seller, Seller has disclosed to Buyer in writing all material facts related to the Property to the extent required by any law and this Agreement, together with the Property Documents and any matters heretofore disclosed to

Buyer in writing by Seller, do not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained herein not materially misleading.

e. **Condemnation and Special Assessments**. To the actual knowledge of Seller, Seller has received no notice and is not aware of any (i) proceedings pending for the condemnation or taking of all or any portion of the Property by eminent domain or (ii) special assessments that would affect the Property and as of the Closing Date, Seller shall have given City prompt notice of the institution of any such proceedings or imposition of any assessments affecting the Property.

f. **Bankruptcy**. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, receivership, bankruptcy or reorganization or other proceedings are pending or, or to the actual knowledge of Seller, threatened, against Seller.

g. **Litigation; Liens**. There are no (i) claims, actions or legal proceedings pending before any judicial or quasi-judicial body, nor threats thereof, nor any basis therefor, with respect to the Property or any portion thereof nor (ii) actual, pending or, to the actual knowledge of Seller, threatened mechanics' liens or other liens against the Property or any portion thereof.

h. **Compliance with Laws**. To the actual knowledge of Seller, the Property is in compliance with all existing laws, rules, regulations, ordinances and orders (collectively, "Laws") of all applicable federal, state and local authorities (each, an "Authority") having jurisdiction over the Property, and Seller has not received any oral or written notice of any violation of or noncompliance with any Laws or of any applications, ordinances, petitions, resolutions or other matters pending before any Authority, including the City, with respect to zoning, building, fire and health codes, environmental, sanitation and pollution control Laws or the Americans with Disabilities Act, as amended. To the actual knowledge of Seller, no condition currently exists or previously existed on the Property or any portion thereof that may result in any violation of any Laws applicable to the Property if it were disclosed to an Authority.

i. **Parties in Possession**. To the actual knowledge of Seller, Seller is in exclusive possession of the entire Property and no other party occupies any portion of the Property or has any valid claim or interest in possessing the Property or any portion thereof, whether by reason of agreement, lease, farm lease or license, cell phone tower lease, adverse possession, prescriptive easement or establishment of a boundary by acquiescence. Except for applicable zoning and building restrictions and regulations, there are no covenants, easements, restrictions or private agreements that will prohibit development of the Property for commercial purposes.

j. **Environmental**. The following statements are subject to any construction, development, or testing Buyer has completed since Buyer's Initial Entry.

i. To the actual knowledge of Seller, there are no active or abandoned wells on the

Property;

ii. To the actual knowledge of Seller, there are no, and have not been any, underground or aboveground storage tanks upon the Property;

iii. To the actual knowledge of Seller, the Property has never been used as a landfill, dump or industrial or solid waste disposal area;

iv. To the actual knowledge of Seller, there are no pending or threatened actions or proceedings by any local governmental body, sewage district, the Utah Department of Environmental Quality, the U.S. Environmental Protection Agency, or any other governmental entity regarding violation of any applicable environmental laws with respect to the Property, and there is no basis for any such action or proceeding;

v. To the actual knowledge of Seller, the Property is in compliance with all Laws governing, establishing, limiting or otherwise affecting the use, discharge, storage, transportation or disposal of air, water or pollutants, process wastewater or solid, hazardous and/or toxic substances, materials or wastes, pesticides or environmentally threatening materials (collectively, "Waste");

vi. To the actual knowledge of Seller, no waste is currently used, stored or disposed of on the Property;

vii. To the actual knowledge of Seller, there are no private burial grounds located on the Property; and

viii. To the actual knowledge of Seller, each of the Property and Seller is in compliance with all Laws relating to Hazardous Materials (as defined below), which compliance includes the possession by such Seller of all permits and other governmental authorities required under applicable Laws, and compliance with the terms and conditions thereof, and Seller has not received any written notice that alleges that Seller or the Property is not in such compliance and there are no circumstances that may prevent or interfere with such compliance in the future. To the actual knowledge of Seller, there is no Environmental Claim (as defined below) pending or threatened with regard to the Property or Seller and there are no past or present actions, activities, circumstances, conditions, events or incidents relating to Hazardous Materials that could form the basis of any Environmental Claim against Seller or against any person or entity, including persons or entities whose liability for any such Environmental Claim Seller has or may have retained or assumed either contractually or by operation of law.

'Environmental Claim" means any and all actions (including investigatory, remedial or enforcement actions of any kind, administrative or judicial proceedings and orders or judgments arising out of or resulting therefrom), costs, claims, damages (including punitive damages), expenses (including attorneys', consultants' and experts' fees, court costs and amounts paid in settlement of any claims or actions), fines, forfeitures or other

civil, administrative or criminal penalties, injunctive or other relief (whether or not based upon personal injury, property damage or contamination of, or adverse effects upon, the environment, water tables or natural resources), liabilities or losses arising from or relating to the presence or suspected presence of any Hazardous Materials in, on, under or about the Property or properties adjacent thereto.

"Hazardous Materials" shall mean any chemical, substance, waste or material that is deemed hazardous, toxic, a pollutant or a contaminant, under any federal, state or local statute, law, ordinance, rule, regulation or judicial or administrative order or decisions, now or hereafter in effect, or that has been shown to have significant adverse effects on human health or the environment. Hazardous Materials shall include substances defined as "hazardous substances", "hazardous materials", or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; in the regulations adopted and publications promulgated pursuant to such laws; and in the Hazardous Materials storage, use or discharge laws, regulations and ordinances of the State of Utah, County of Utah or Eagle Mountain City.

The phrase "actual knowledge of Seller" and words of similar import, as used in the foregoing representations and warranties, shall mean the current actual knowledge of Seller's owners, employees, and agents, without such individuals having made any independent analysis, investigation, or inquiry with respect to the subject matter of the representations or warranties so qualified.

k. **OFAC**. To the actual knowledge of Seller, Seller and all beneficial owners and agents of Seller, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of the Office of Foreign Assets Control ("OFAC") of the U.S. Department of Treasury and any statute, executive order or regulation relating thereto (collectively, the "OFAC Rules"), (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.

l. **Anti-Corruption**. To the actual knowledge of Seller, neither Seller nor any beneficial owner or agent of Seller has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and Seller has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.

m. **Survival; Indemnification**. All of the representations, warranties and agreements of Seller

set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing. Seller hereby indemnifies and agrees to reimburse, defend and hold harmless City and City's officers, employees, and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by City, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.

11. **City's Representations and Warranties.** City represents and warrants to and agrees with Seller that, as of the date hereof, and as of the Closing Date:

a. **No Conflicts**. The execution and delivery of this Agreement, the consummation of the Transfer, and compliance with the terms of this Agreement will not conflict with, or, with or without notice or the passage of time or both, result in a breach of any of the terms or provisions of, or constitute a default under, any agreement or other document or instrument to which City is a party or by which City is bound, or any applicable Law of any Authority, or any judgment, order or decree of any court having jurisdiction over City or all or any portion of the Property.

b. **Due Organization; Consent**. City is a municipal corporation of the State of Utah and in good standing under the laws of the state of Utah. All requisite corporate action has been taken by City in connection with entering into this Agreement, and will be taken prior to the Closing in connection with the execution and delivery of the instruments referenced herein and the consummation of the Transfer. No consent of any officer, agent, elected official, creditor, judicial or administrative body, Authority, or other party is required in connection herewith which has not been obtained or will not be obtained prior to the Closing Date.

c. **Litigation**. There are no judgments or other matters outstanding against or affecting City that would have an adverse effect on City's ability to perform its obligations under this Agreement, nor is there any action, charge, claim, demand, suit, proceeding, petition, governmental investigation, or arbitration now pending or, to the knowledge of City, threatened against City which could have an adverse effect on City's ability to perform its obligations under this Agreement.

d. **City's Authority; Validity of Agreements**. City has or will have prior to the Closing full right, power and authority to purchase the Property from Seller as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of City have the legal power, right and actual authority to bind City to the terms hereof and thereof. This Agreement is and all other documents and instruments to be executed and delivered by City in connection with this Agreement shall be duly authorized, executed and delivered by City and shall be valid, binding and enforceable obligations of City.

e. **OFAC**. City and all officers, agents, and elected and appointed officials of City, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of OFAC of the U.S. Department of Treasury and any OFAC Rules, (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.

f. **Anti-Corruption**. Neither City nor any officer, agent, or elected or appointed official of City has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and City has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.

g. **Survival; Indemnification**. All of the representations, warranties and agreements of City set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing. City hereby indemnifies and agrees to reimburse, defend and hold harmless Seller and Seller's officers, employees and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by Seller, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.

12. **Default; Remedies.** If either Party shall default in any of its obligations under this Agreement, and such default shall continue for ten (10) Business Days after the other Party has given written notice specifying the nature of such default, and such default is not waived or cured, then:

a. **Default by City**. In the event this transaction fails to close due to City's fault or inability to close, Seller shall be entitled to specific performance. Without limiting the generality of the foregoing, Seller hereby waives any rights to seek or obtain monetary damages, punitive damages, consequential damages or special damages.

b. **Default by Seller**. In the event this transaction fails to close due to Seller's fault then City shall be entitled to specific performance. Without limiting the generality of the foregoing, City hereby waives any rights to see or obtain monetary damages, punitive damages, consequential damages, or special damages.

13. **<u>"As Is" Land Exchange</u>.** Except as is expressly set forth in this Agreement to the contrary, city is expressly purchasing the Property in its existing condition **"AS IS, WHERE IS, AND WITH ALL FAULTS"** with respect to all facts, circumstances, conditions and defects, and, except as is expressly set forth in this Agreement to the contrary, Seller has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate City for same. Seller has specifically bargained for the assumption by City of all responsibility to investigate the Property, laws and regulations, rights, facts, leases, service contracts and violations and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. City has undertaken all such investigations of the Property, laws and regulations, rights, facts, leases, service contracts and violations as City deems necessary or appropriate under the circumstances as to the status of the Property and based upon same, except as is expressly set forth in this Agreement to the contrary, City is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and City is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property and, by reason of all the foregoing, City assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Property.

14. **<u>Termination of Easement</u>.** The Parties entered into an agreement on December 5, 2023 in which the Seller granted the City an easement to construct, install, and maintain the Sewer Improvements located on the Property ("Easement Agreement"). Pursuant to the Easement Agreement, the easement would terminate upon the City's purchase of the Property in fee simple in accordance with this Agreement. The Parties acknowledge that Easement Agreement and its associated easement terminate upon the effective date of this Agreement.

15. **<u>General Provisions</u>.**

    a. **Further Assurances**. Each Party will, except as otherwise proved herein, whenever it shall be necessary to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, documents as may be necessary or proper to effectuate the covenants, contingencies and agreements herein provided. Seller and City agree to use their best efforts in cooperation to carry out the intent of this Agreement.

       In addition to the actions recited herein and contemplated to be performed, executed and/or delivered by Seller and City, Seller and City agree to perform, execute and/or deliver or cause to be performed, executed and/or delivered any and all such further acts, instruments, deeds and assurances as may be reasonably required to consummate the Transfer.

    b. **Non-Merger**. The terms of this Agreement shall not merge into the Deed at Closing and shall survive the Closing.

    c. **Assignment**. City shall not assign this Agreement to any entity other than an affiliate of City without Seller's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

d. **Binding Agreement**. This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective heirs, legal representatives, successors and assigns.

e. **Headings, Captions, and Terms**. All headings or captions in this Agreement are solely for the convenience of the parties and are not controlling as to application or interpretation. Words, terms, or clauses contained herein which are in bold print, underlined, or contained within quotation marks shall be considered to be defined terms having the meaning as set forth herein. Paragraph titles are merely for convenience and are not defined terms.

f. **Counterparts**. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto, any non-recorded closing document, or any notice delivered hereunder shall have the same legal effect as an original signature.

g. **Severability**. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provision of this Agreement.

h. **Waiver of Breach**. Failure of any party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such Party to exercise at some future date any such right or any other right it may have. Neither Party may waive any condition or breach of any term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other condition, representation, term or of any subsequent breach of the same or of any other term, condition or covenant of this Agreement.

i. **Attorney's Fees**. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 15(i) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

j. **Amendment**. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

k. **Governing Law**. This Agreement is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's

choice of law rules.

l. **Venue**. Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Utah County.

m. **Notices**. Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United Parcel Service, or by electronic mail as set forth below. Until further notification by written notice in the manner required by this Section 15(m) notices to the Parties shall be delivered as follows:

If to City:

Eagle Mountain
Attn: City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
recorder@emcity.org

If to Seller:

D&B Cedar LLC
Attn: _____
_____
_____
_____

A Notice of Change of Address may be delivered to the other Party in the same manner as any other notice under this Section.

n. **Interpretation**. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such statement, term or matter to the specific statements, terms or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.

o. **Construction**. Whenever used herein including acknowledgments, the singular shall be

construed to include the plural, the plural the singular, and the use of any gender shall be construed to include and be applicable to all genders as the context shall warrant.

p. **Business Days**. As used herein, the term "Business Day" shall mean a day that is not a Saturday, Sunday, legal holiday in the State of Utah, or Federal holiday. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day. All time periods, including the commencement and expiration of any time periods, shall be set by the time zone in effect in Utah in determining each event.

q. **Third-Party Beneficiaries**. This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Seller. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.

r. **Confidentiality**. The Parties will not publish or disclose the terms and conditions set forth in this Agreement to anyone at any time. After the Closing, either Party may disclose that the transaction contemplated by this Agreement has occurred but shall not disclose the contents of this Agreement except as is necessary to a lender or appraiser to obtain financing or to the extent necessary to comply with law.

s. **Force Majeure**. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

t. **Time is of the Essence**. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.

u. **Mutual Drafting**. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

v. **Entire Agreement**. This Agreement, including all Exhibits attached hereto, contains the entire agreement between Seller and Buyer, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished. No agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and

their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party.

16. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. _____ adopted by the City Council on _____ _____, 20_____.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

EAGLE MOUNTAIN CITY

_____
TOM WESTMORELAND, Mayor

ATTEST

_____
FIONNUALA B. KOFOED, City Recorder

_____
MARCUS DRAPER, City Attorney
Approved as to form

D & B CEDAR
A Utah limited liability company

_____
_____, Manager

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Land
Exhibit “B”	Legal Description of Property
Exhibit “C”	Map of Road Extension
Exhibit “D”	Map of Sewer and Water Improvements
Exhibit “E”	Form of Quitclaim Deed

<u>EXHIBIT "A"</u>
LEGAL DESCRIPTION OF LAND

<u>EXHIBIT “B”</u>
LEGAL DESCRIPTION OF PROPERTY

<u>EXHIBIT "C"</u>
MAP OF ROAD EXTENSION AND EASEMENT

<u>EXHIBIT "D"</u>
MAP OF SEWER AND WATER IMPROVEMENTS

<u>EXHIBIT “E”</u>
FORM OF QUITCLAIM DEED

CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
P| (801) 768-7200 | F| (801) 768-7201
1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P| (435) 986-0100
405 Main Street, Ste. 1000
Salt Lake City, UT 84111
P| (801) 768-7200

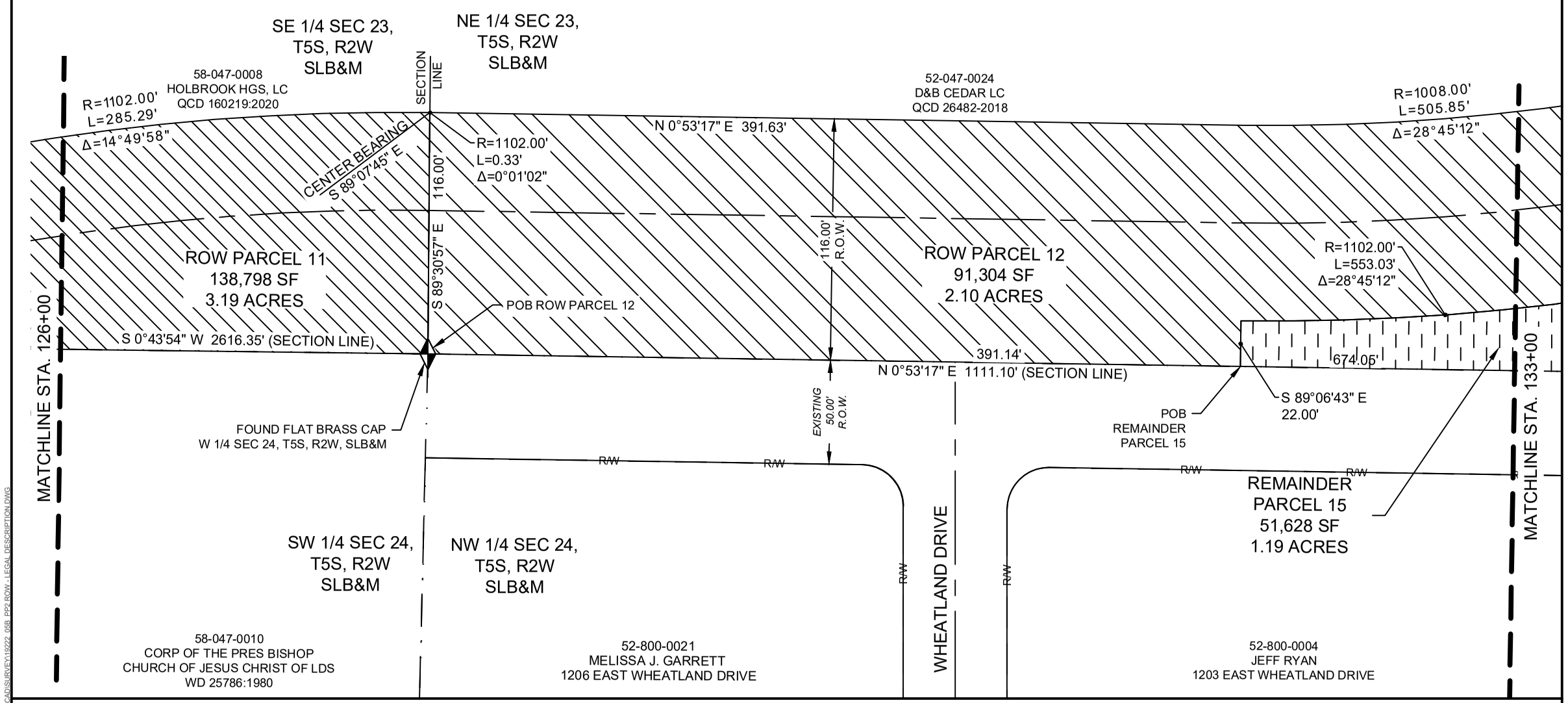
EXHIBIT A

A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 26482-2018, OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 23, SAID POINT BEING N 0°53’17” E 391.14 FEET, FROM THE EAST QUARTER OF SAID SECTION; THENCE N 0°53’17” E ALONG SAID LINE 674.05 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SR-73; THENCE S 62°08’05” W ALONG SAID LINE 207.66 FEET; THENCE S 27°51’55” E 50.25 FEET, TO A POINT ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,102.00 FEET; THENCE SOUTHESTERLY 553.03 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45’12”; THENCE S 89°06’43” E 22.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS 51,628 SQ FT OR 1.19 ACRES

PROJECT NO. FF19222.20
AIRPORT ROAD
R.O.W. PARCEL 15
(PARCEL NO. 58-047-0024)



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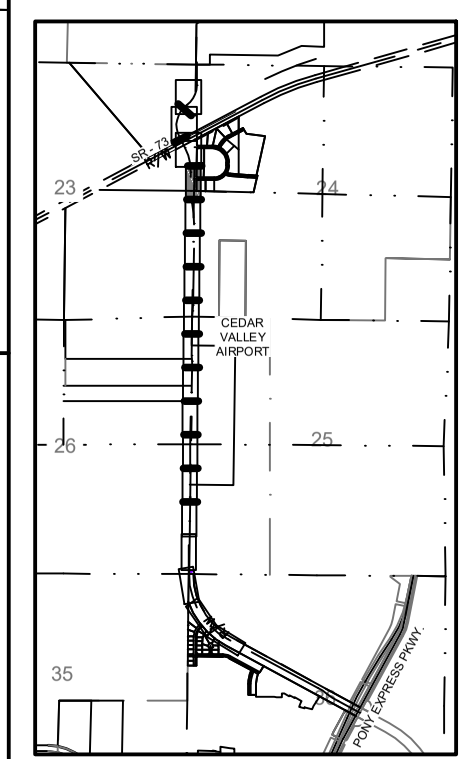

KEYMAP

LEGEND

- ROW PARCEL 11: AFFECTING APN 58-047-0008
- ROW PARCEL 12: AFFECTING APN 52-047-0024
- ROW PARCEL 15: AFFECTING APN 58-047-0024

AIRPORT ROAD RIGHT OF WAY

LOCATED IN
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST;
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

RIGHT OF WAY EXHIBIT

AIRPORT ROAD
EAGLE MOUNTAIN, UTAH

PROJ.#: FF 19222.00
DATE: DECEMBER, 2023
DESIGN BY: WJK
CHECKED BY: DTM

PLOT: 2023-12-21 10:11 AM
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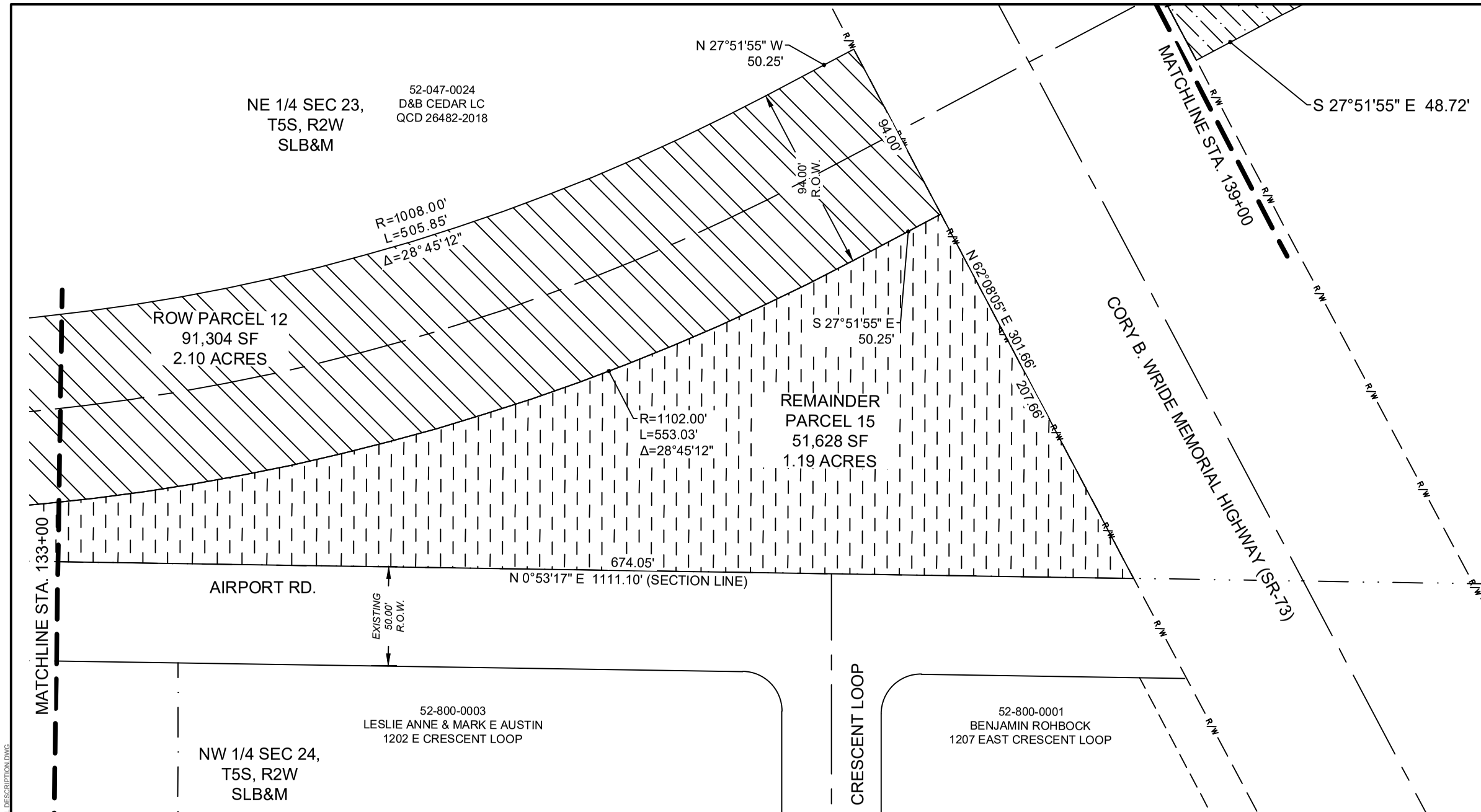

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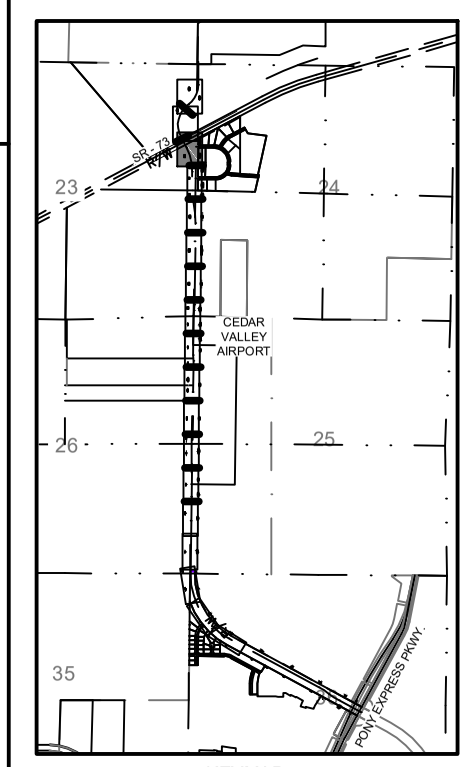

KEYMAP

LEGEND

- ROW PARCEL 12: AFFECTING APN 52-047-0024
- ROW PARCEL 13: AFFECTING APN 58-049-0039
- ROW PARCEL 15: AFFECTING APN 58-047-0024

AIRPORT ROAD RIGHT OF WAY

LOCATED IN
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

CivilScience
Engineers / Surveyors / Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

RIGHT OF WAY EXHIBIT

AIRPORT ROAD
EAGLE MOUNTAIN, UTAH

PROJ.#: FF 19222.00
DATE: DECEMBER, 2023
DESIGN BY: WJK
CHECKED BY: DTM

PLOT: 2023-12-21 10:12 AM
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CivilScience
3160 W. Clubhouse Drive, Ste. A
Lehi, UT 84043
P| (801) 768-7200 | F| (801) 768-7201
1453 S. Dixie Drive, Ste. 150
St. George, UT 84770
P| (435) 986-0100
405 Main Street, Ste. 1000
Salt Lake City, UT 84111
P| (801) 768-7200

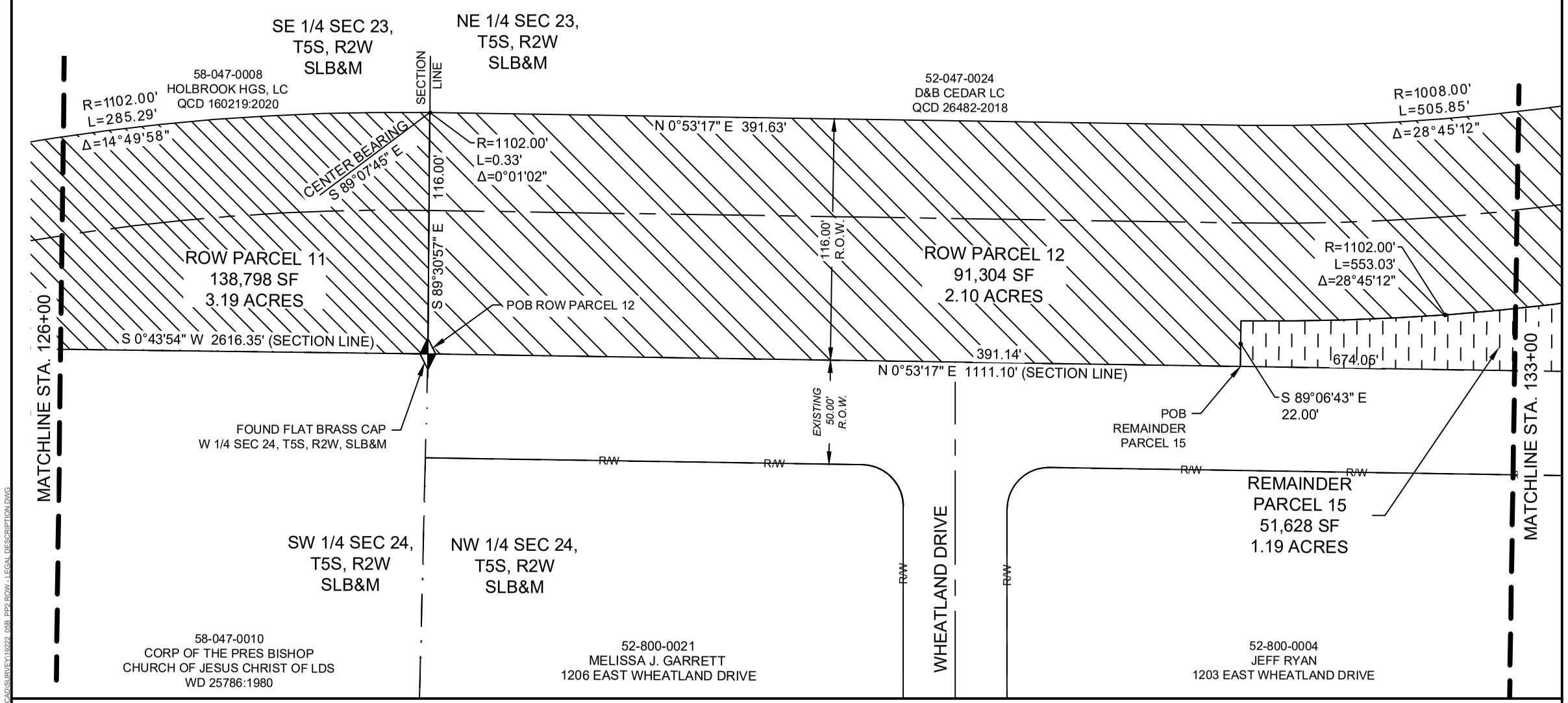
EXHIBIT B

A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 26482-2018, OFFICIAL RECORDS, BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF SECTION 23; THENCE N 89°30’57” W ALONG THE CENTER LINE OF SAID SECTION 116.00 FEET, TO A POINT ON A NON TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,102.00 FEET, THE CENTER OF WHICH BEARS S 89°07’45” E; THENCE NORTHEASTERLY 0.33 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°01’02”; THENCE N 0°53’17” E 391.63 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1008.00 FEET; THENCE NORTHWESTERLY 505.85 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°45’12”; THENCE N 27°51’55” W 50.25 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SR-73; THENCE N 62°08’05” E ALONG SAID LINE 94.00 FEET; THENCE S 27°51’55” E 50.25 FEET, TO A POINT ON A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 1,102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 553.03 FEET, THROUGH A CENTRAL ANGLE OF 28°45’12”; THENCE S 89°06’43” E 22.00 FEET, TO THE EAST LINE OF SAID SECTION; THENCE S 00°53’17” W ALONG SAID LINE 391.14 FEET, TO THE POINT OF BEGINNING.

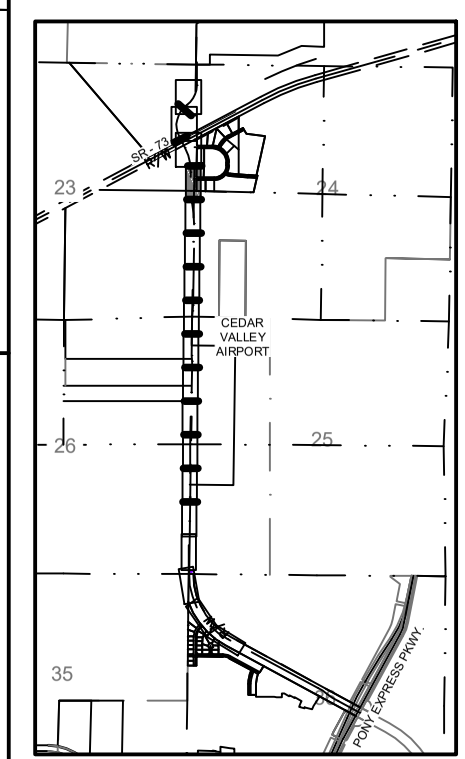
CONTAINS 99,911 SQ FT OR 2.29 ACRES

PROJECT NO. FF19222.20
AIRPORT ROAD
R.O.W. PARCEL 12
(PARCEL NO. 58-047-0024)



SCALE: 1" = 60'

(SCALE ONLY VALID FOR 11" x 17" PAPER)



KEYMAP

LEGEND

- ROW PARCEL 11: AFFECTING APN 58-047-0008
- ROW PARCEL 12: AFFECTING APN 52-047-0024
- ROW PARCEL 15: AFFECTING APN 58-047-0024

AIRPORT ROAD RIGHT OF WAY

LOCATED IN
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST;
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

CivilScience
Engineers | Surveyors | Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

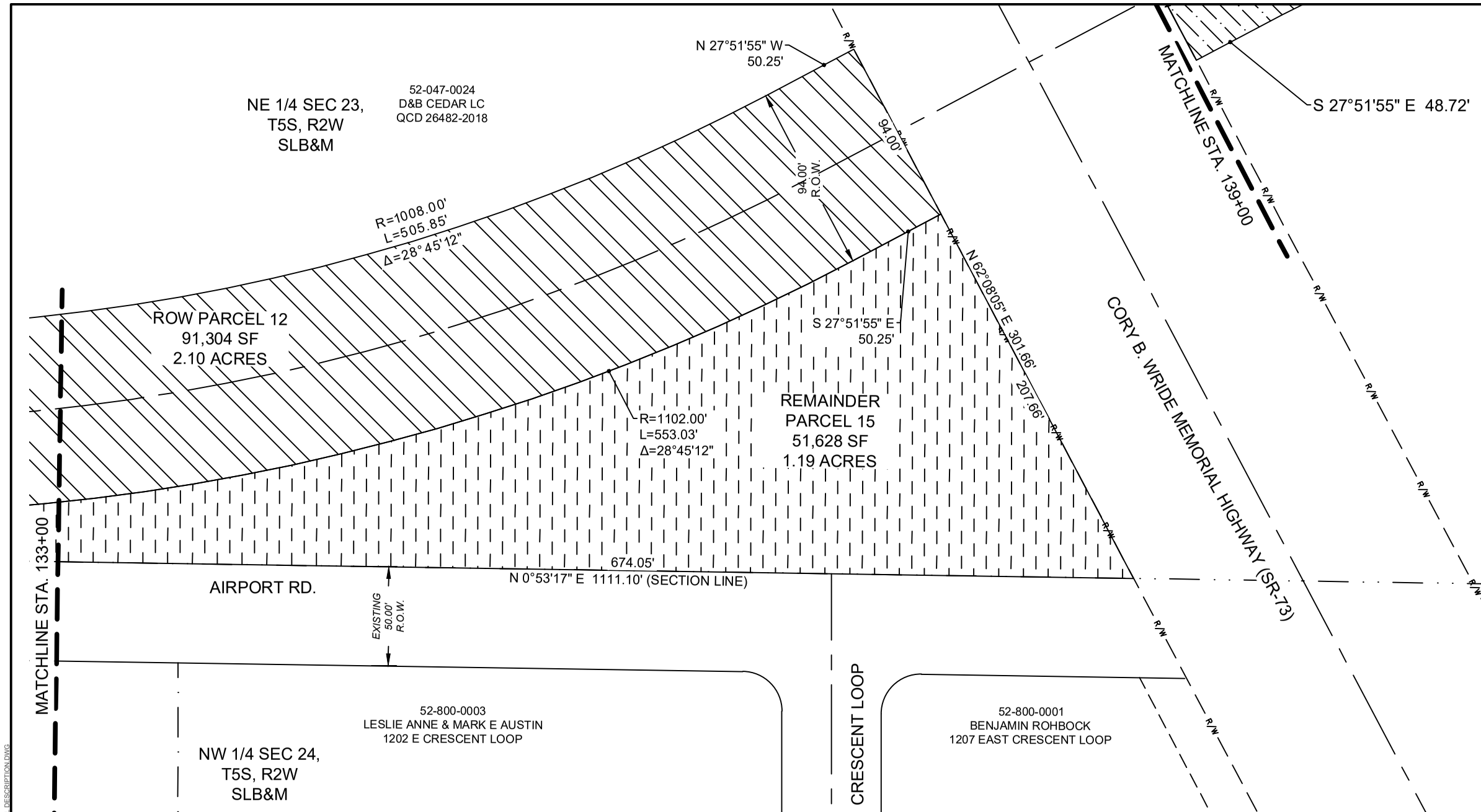
NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

RIGHT OF WAY EXHIBIT

AIRPORT ROAD
EAGLE MOUNTAIN, UTAH

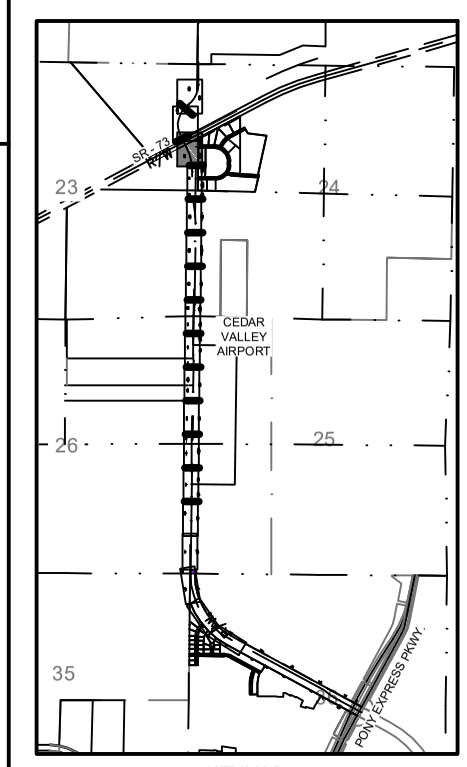
PROJ.#: FF 19222.00
DATE: DECEMBER, 2023
DESIGN BY: WJK
CHECKED BY: DTM

PLOT: 2023-12-21 10:11 AM
PATH: L:\UT\FIRST FUNDING\ACTIVE 2019\FX19222.02 - AIRPORT ROAD PHASE 2\700 - CAD\SURVEY\19222.05B_PP2 ROW - LEGAL DESCRIPTION.DWG



SCALE: 1" = 60'

(SCALE ONLY VALID FOR 11" x 17" PAPER)



KEYMAP

LEGEND

- ROW PARCEL 12: AFFECTING APN 52-047-0024
- ROW PARCEL 13: AFFECTING APN 58-049-0039
- ROW PARCEL 15: AFFECTING APN 58-047-0024

AIRPORT ROAD RIGHT OF WAY

LOCATED IN
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE
NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

CivilScience
Engineers / Surveyors / Solutions
3160 WEST CLUBHOUSE DRIVE
LEHI, UT 84043
801.768.7200

NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

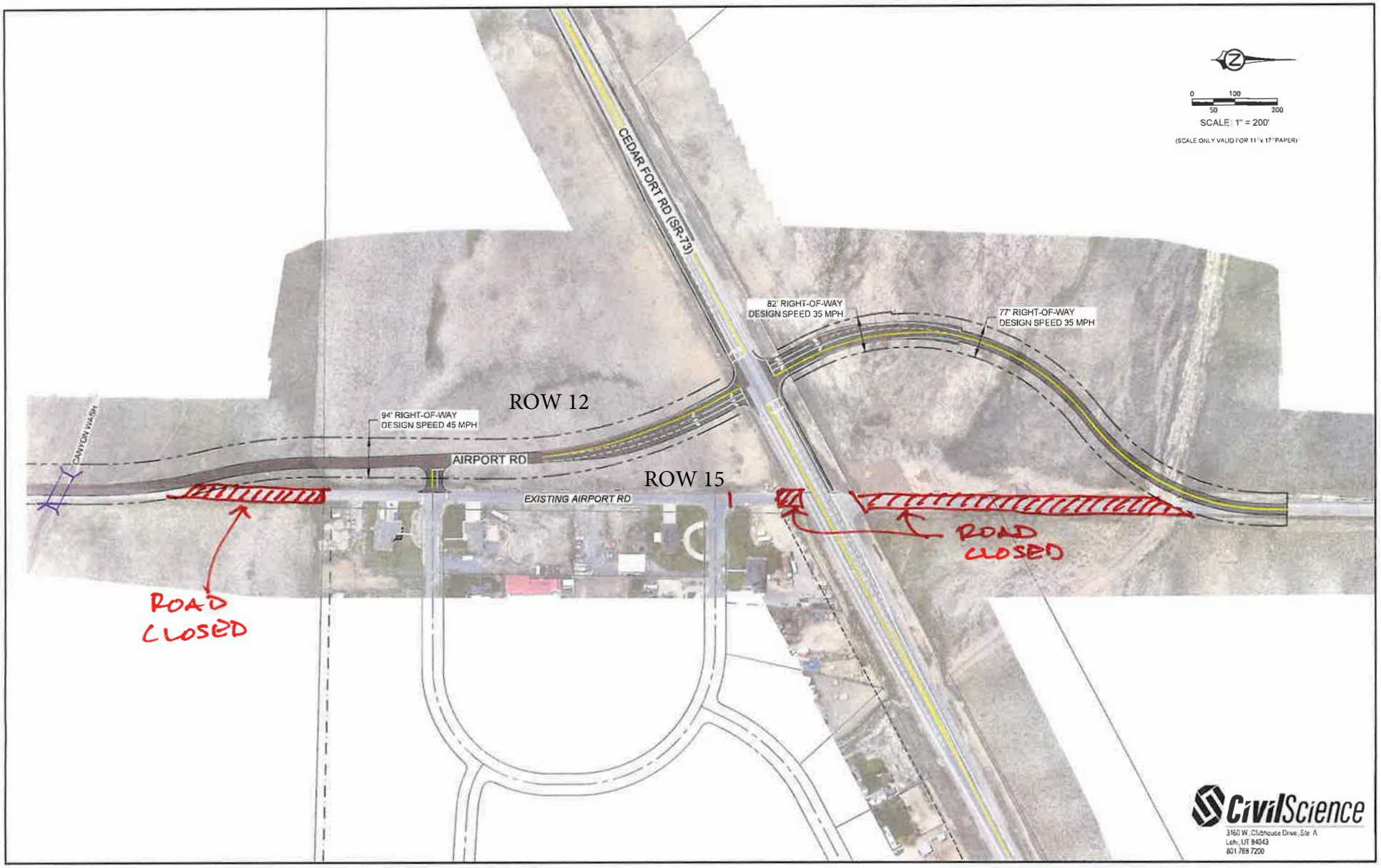
RIGHT OF WAY EXHIBIT

AIRPORT ROAD
EAGLE MOUNTAIN, UTAH

PROJ.#: FF 19222.00
DATE: DECEMBER, 2023
DESIGN BY: WJK
CHECKED BY: DTM

PLOT: 2023-12-21 10:12 AM
PATH: L:\UTAHPROJECTS\ACTIVE 2019\FD\19222.02 - AIRPORT ROAD PHASE 2\700 - CAD\SURVEY\19222_CEB_PP2 ROW - LEGAL DESCRIPTION.DWG

Exhibit C


CEDAR FORT RD (SR-73)
82' RIGHT-OF-WAY
DESIGN SPEED 35 MPH
77' RIGHT-OF-WAY
DESIGN SPEED 35 MPH
ROW 12
94' RIGHT-OF-WAY
DESIGN SPEED 45 MPH
CANYON WASH
AIRPORT RD
ROW 15
EXISTING AIRPORT RD
ROAD CLOSED
ROAD CLOSED
0 100
50 200
SCALE 1" = 200'
(SCALE ONLY VALID FOR 11" x 17" PAPER)
CivilScience
3160 W. Clubhouse Drive, Ste A
Lehi, UT 84043
801 768 7200

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Thursday, March 7, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Antelope Meadows phase B plat 2 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

DATE:	Thursday, March 7, 2024
TO:	Chris Trusty
FROM:	Robert Ballif Engineering Assistant
SUBJECT:	**Antelope Meadows phase "B" plat 2 walk through-updated**

A walk-thru was performed on the above subdivision. The following were present.

Robert Ballif – Engineering Tech. 1
Scott Oberhansly – Fieldstone Homes

After performing a walk-through, we have the following comments:

General Notes:

1. ~~Exit sewer video.~~
2. ~~Remove SWPPP BMPs.~~

Blackfeet Dr.:

1. ~~Lot #225 sidewalk covered, check for broken sidewalk to replace.~~
2. ~~Lot #216 cannot see sidewalk, check for broken sidewalk to replace.~~
3. ~~House #928 section of sidewalk to replace.~~
4. ~~Lot #218 sections of sidewalk to be replaced.~~
5. ~~Lot #221 sections of sidewalk to be replaced.~~
6. ~~House #900 sections of sidewalk to be replaced.~~
7. ~~Lot #218 sag in asphalt by inlet to be fixed. Crack seal.~~
8. ~~Lot #217 clean storm drain manhole.~~
9. ~~Lot #209 sections of sidewalk to be replaced.~~
10. ~~Lot #227 section of curb to be replaced.~~

Browning Wy.:

1. ~~House #4622 section of sidewalk replace.~~
2. ~~All ADAs at intersection of Browning Wy. And Blackfeet Dr. place sika flex between the curb and ADA placard, remove the broken concrete.~~
3. ~~Lot#226 side yard concrete coved, check for broken sidewalk to replace.~~
4. ~~Lot #225 conx on the sidewalk, remove and check for broken sidewalk to replace.~~
5. ~~Lot #225 section of sidewalk to replace.~~

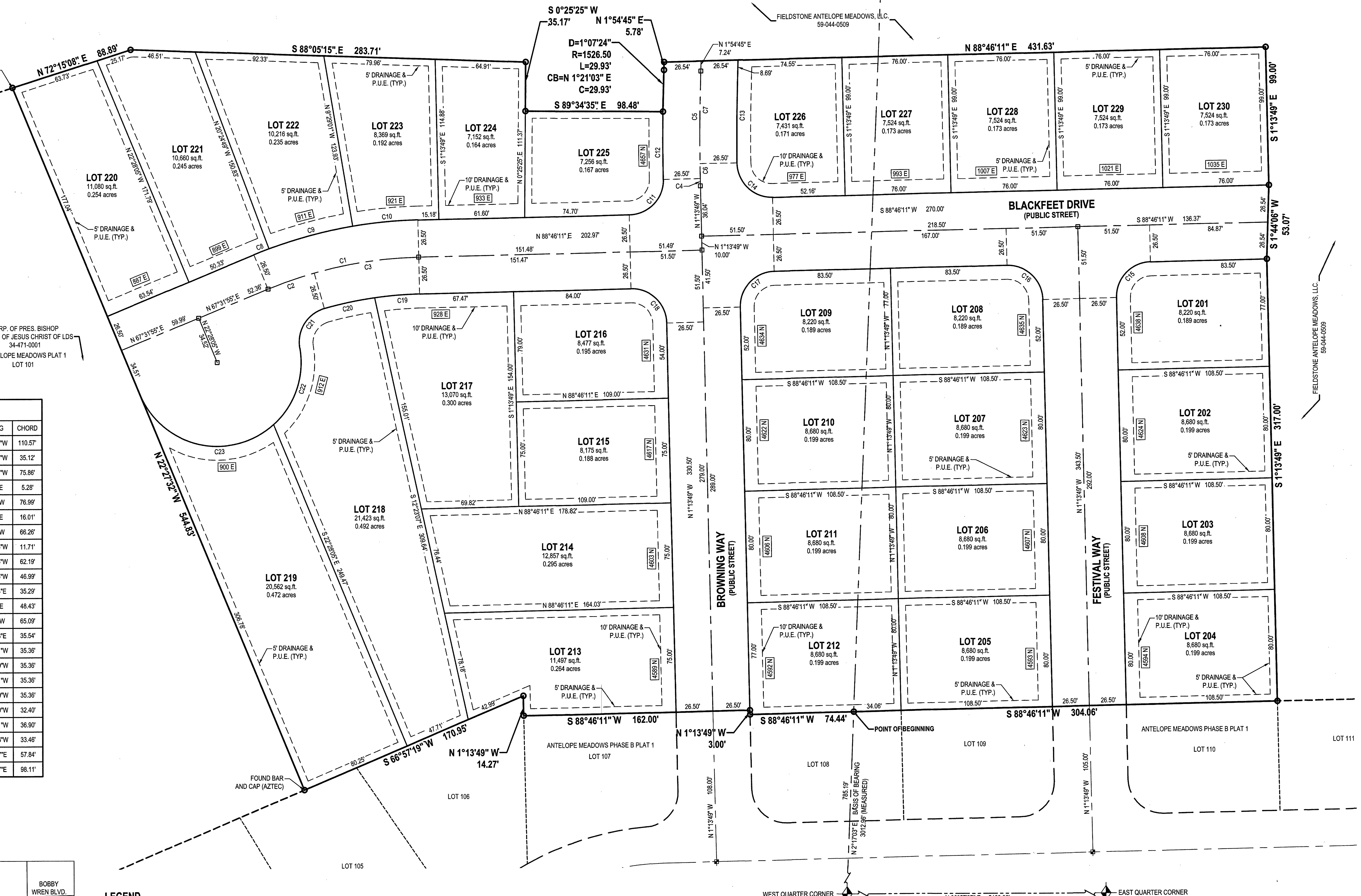
Festival Wy.:

1. ~~Intersection of Blackfeet ADA grind down the trip edge.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

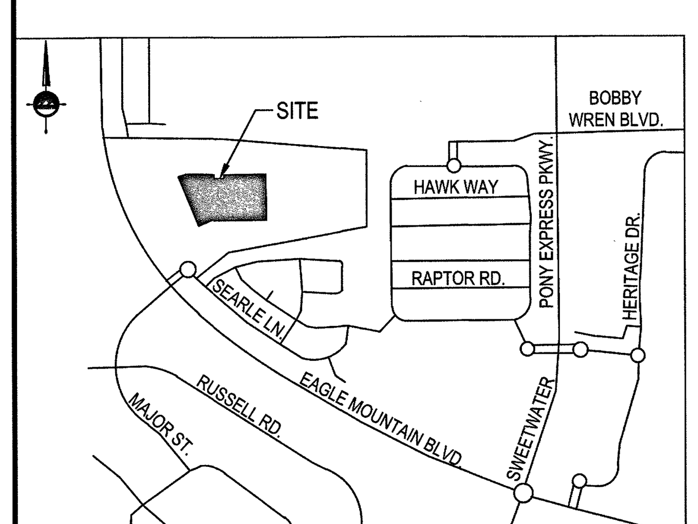
ANTELOPE MEADOWS PHASE B PLAT 2

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 11,
AND THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
EAGLE MOUNTAIN, UTAH COUNTY, UTAH**



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	111.20'	21°14'16"	S78°09'03"W	110.57'
C2	300.00'	35.14'	6°42'41"	S70°53'15"W	35.12'
C3	300.00'	76.06'	14°31'35"	S81°30'24"W	75.86'
C4	1500.00'	5.28'	0°12'06"	S1°07'46"E	5.28'
C5	1500.00'	77.00'	2°56'28"	S0°26'31"W	76.99'
C6	1500.00'	16.01'	0°36'42"	S0°55'28"E	16.01'
C7	1500.00'	66.26'	2°31'52"	S0°38'49"W	66.26'
C8	326.50'	11.71'	2°03'15"	S68°33'33"W	11.71'
C9	326.50'	62.28'	10°55'48"	S75°03'05"W	62.19'
C10	326.50'	47.03'	8°15'12"	S84°38'35"W	46.99'
C11	25.00'	39.18'	89°47'54"	N43°52'14"E	35.29'
C12	1526.50'	48.43'	1°49'04"	S0°07'11"E	48.43'
C13	1473.50'	65.09'	2°31'52"	S0°38'49"W	65.09'
C14	25.00'	39.54'	90°36'42"	S45°55'28"E	35.54'
C15	25.00'	39.27'	90°00'00"	S43°46'11"W	35.36'
C16	25.00'	39.27'	90°00'00"	N46°13'49"W	35.36'
C17	25.00'	39.27'	90°00'00"	S43°46'11"W	35.36'
C18	25.00'	39.27'	90°00'00"	N46°13'49"W	35.36'
C19	273.50'	32.41'	6°47'26"	S85°22'29"W	32.40'
C20	273.50'	36.93'	7°44'10"	S78°06'41"W	36.90'
C21	25.00'	36.66'	84°00'40"	S32°14'16"W	33.46'
C22	60.00'	60.35'	57°37'41"	N19°02'47"E	57.84'
C23	60.00'	114.86'	109°40'51"	S77°17'57"E	98.11'

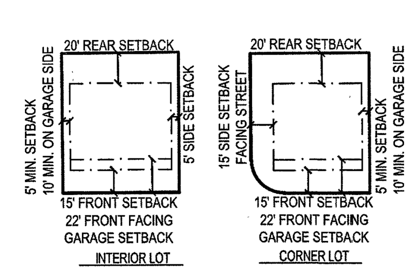


VICINITY MAP
(NOT TO SCALE)

LEGEND

- SECTION CORNER
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- SET ENSIGN REBAR AND CAP (ENSIGN ENG. LAND SURV.)
- SECTION LINE
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

NORTH



TYPICAL BUILDING SETBACKS

BUILDING SETBACKS
FRONT YARD: 15'
DRIVEWAY: 22'
REAR YARD: 20'
SIDE YARD: 15' TOTAL (5' MIN. 10' MIN ON GARAGE SIDE)
CORNER LOT: 15'

ALL FRONT FACING GARAGES MUST BE 22' FROM PROPERTY LINE

TABULATIONS

TOTAL ACREAGE:	8.760 ACRES
TOTAL ACREAGE IN LOTS:	6.683 ACRES
AVERAGE LOT SIZE:	0.223 ACRES
LARGEST LOT SIZE:	0.492 ACRES
SMALLEST LOT SIZE:	0.164 ACRES
OVERALL DENSITY:	3.4 LOTS/ ACRE
TOTAL NUMBER OF LOTS:	30 LOTS
TOTAL ACREAGE IN ROW:	2.077 ACRES
PAVED SURFACE:	1.21 ACRES
TOTAL IN OPEN SPACE:	0.0 ACRES

HORIZONTAL GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

NOTES:
1. #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUG TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2. ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 1 OF 1
PROJECT NUMBER : 10776A
MANAGER : QEE
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 3/29/22

DEVELOPER
FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UTAH 84020
PHONE: 801.884.3597

FIRST DIGITAL TELECOM
First Digital Telecom, 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.

[signature] 4/8/2022
FIRST DIGITAL TELECOM DATE

Dominion Energy Utah
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be constructed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also hereby approves this plat for the purpose of confirming that the plat contains public utility easements; however, 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 provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or in 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.

APPROVED THIS 31 DAY OF March, A.D. 20 22
DOMINION ENERGY, INC.

BY [signature] TITLE Pre-Con

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   - 2.1. A RECORDED EASEMENT OR RIGHT-OF WAY
   - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   - 2.4. ANY OTHER PROVISION OF LAW.

[signature] 4-6-22
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, PATRICK M.HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 286882 in accordance with Title 58, Chapter 22, of the Utah State Code. I further certify that by authority of the Owner(s), that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, or said code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat is true and correct.

BOUNDARY DESCRIPTION

Beginning at a point on the Northerly line of Antelope Meadows Phase B Plat 1, said point being North 02°17'03" East 785.19 feet from the West Quarter Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; and running

thence along said Northerly line the following five (5) courses:
(1) South 88°46'11" West 74.44 feet;
(2) North 01°13'49" West 3.00 feet;
(3) South 88°46'11" West 162.00 feet;
(4) North 01°13'49" West 14.27 feet;
(5) South 66°57'19" West 170.95 feet to the Southeast corner of Antelope Meadows Plat 1 Subdivision;
thence North 22°27'32" West 544.83 feet along the Easterly line of said Antelope Meadows Plat 1 Subdivision;
thence North 72°15'08" East 88.89 feet;
thence South 88°05'15" East 283.71 feet;
thence South 00°25'25" West 35.17 feet;
thence South 89°34'35" East 98.48 feet;
thence Northerly 29.93 feet along the arc of a 1,526.50 foot radius curve to the right (center bears South 89°12'39" East and the chord bears North 01°21'03" East 29.93 feet with a central angle of 01°07'24");
thence North 01°54'45" East 5.78 feet;
thence North 88°46'11" East 431.63 feet;
thence South 01°13'49" East 99.00 feet;
thence South 01°44'06" West 53.07 feet;
thence South 01°13'49" East 317.00 feet to the Northerly line of Antelope Meadows Phase B Plat 1;
thence South 88°46'11" West 304.06 feet along said Northerly line to the point of beginning.

Contains 381,565 Square Feet or 8.760 Acres and 30 Lots

ENT 63660:2022 Map # 18351
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 May 25 2:46 pm FEE 110.00 BY CH
RECORDED FOR EAGLE MOUNTAIN CITY

18351

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3rd DAY OF May, A.D. 20 22

Fieldstone Antelope Meadows, LLC By: [signature]
NAME
COMPANY
NAME Brett Woodland
Assistant Secretary

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake } S.S.

ON THE 3 DAY OF May A.D. 20 22 Brett Woodland PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Assistant Secretary OF Fieldstone Antelope Meadows, LLC A LIMITED LIABILITY COMPANY AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 1-19-2025
NAME: Mindy Dansie
NO: 716224
A NOTARY PUBLIC COMMISSION IN UTAH

[signature] Mindy Dansie
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

MINDY DANSIE
Notary Public State of Utah
My Commission Expires on: January 19, 2025
Comm. Number: 716224

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL THE STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 23 DAY OF May A.D. 20 22

[signature] APPROVED BY MAYOR
[signature] APPROVED BY CITY ATTORNEY

APPROVED [signature] CITY ENGINEER (SEE SEAL BELOW)
ATTEST: [signature] CLERK - RECORDER (SEE SEAL BELOW)

ANTELOPE MEADOWS PHASE B PLAT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYORS SEAL
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH 3-30-22

CITY ENGINEER SEAL
LICENSED PROFESSIONAL ENGINEER No. 266052 CHRISTOPHER TODD TRUSTY STATE OF UTAH 5-9-22

COUNTY-RECORDER SEAL

Sec11 & Sec12 T6S, R2W SLBM TV38 DR

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

Wednesday, March 6, 2024

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Eagle Point phase 'G' plat 3 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

2565 N PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

ENGINEERING

DATE: Tuesday, March 5, 2024
TO: Chris Trusty
FROM: Robert Ballif Engineering Assistant
SUBJECT: Eagle Point phase "G" plat 3 walk through exit warranty

---

A walk-thru was performed on the above Subdivision. The following were present.

Robert Ballif – EM Engineering Assistant

After performing a walk-through, we have the following comments:

General:

1. ~~Exit sewer video.~~
2. ~~All BMPs removed from inlets.~~
3. ~~North of Poplar clean up concrete debris.~~
4. ~~Asphalt gouges in the road will need surface treatment, you can get the square feet and pay the city seal coat fee or hire the work out yourself.~~

Poplar Dr.:

1. ~~Crack seal phase line.~~
2. ~~House #4124 curb replace at inlet.~~
3. ~~House #4124 sections of sidewalk replace.~~
4. ~~House #4142 sections of sidewalk replace.~~
5. ~~Lot north of house #4142 clean up concrete wash and debris.~~
6. ~~Expose blow off on north stub road.~~

Maple Drive:

1. ~~House #4139 sections of sidewalk & curb replace & clean storm drain combo box.~~
2. ~~House #4149 sections of sidewalk replace.~~
3. ~~House #4127 sections of sidewalk replace.~~
4. ~~House #4127 across street section of curb replace.~~

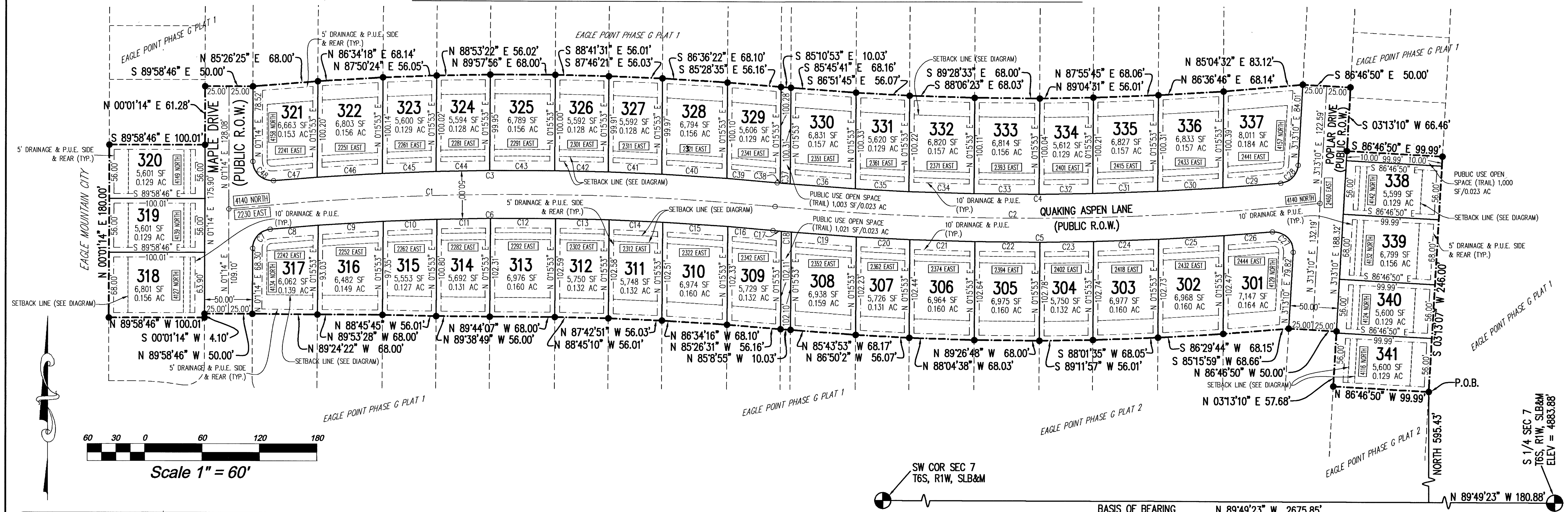
Quaken Aspen Ln.:

1. ~~House #2441 sections of sidewalk replace.~~
2. ~~House #2433 sections of sidewalk replace.~~
3. ~~House #2432 sewer manhole clean.~~
4. ~~House #2415 sections of sidewalk replace.~~
5. ~~House #2401 sections of sidewalk replace.~~
6. ~~House #2392 sections of sidewalk replace.~~
7. ~~House #2374 sections of sidewalk replace.~~
8. ~~House #2371 sections of sidewalk replace.~~
9. ~~House #2362 sections of sidewalk replace.~~
10. ~~House #'s 2352 & 2342 & 2341 & 2351 place the 8' asphalt trail between the homes.~~
11. ~~Houe #2352 section of curb by inlet replace.~~
12. ~~House #2341 section of curb replace at inlet. Sections of sidewalk replace.~~
13. ~~House #2322 sections of sidewall replace.~~
14. ~~House #2321 sections of sidewalk replace.~~
15. ~~House #2312 &~~ 2311 ~~sections of sidewalk replace.~~
16. ~~House #2301 sections of sidewalk replace.~~
17. ~~House #2302 sections of sidewalk replace.~~

18. ~~House #2292 sections of sidewalk replace.~~
19. ~~House #2291 sections of sidewalk replace.~~
20. ~~House #2282 sections of sidewalk replace.~~
21. ~~House #2261 & 2262 sections of sidewalk replace.~~
22. ~~House #2251 sections of sidewalk replace.~~
23. ~~House #2242 sections of sidewalk & curb by inlet replace.~~

Please provide us with your schedule to correct the above-listed items. Once the punch list items have been verified for completion, the subdivision can be presented to the city for exit warranty.

EAGLE POINT PHASE G PLAT 3



LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.

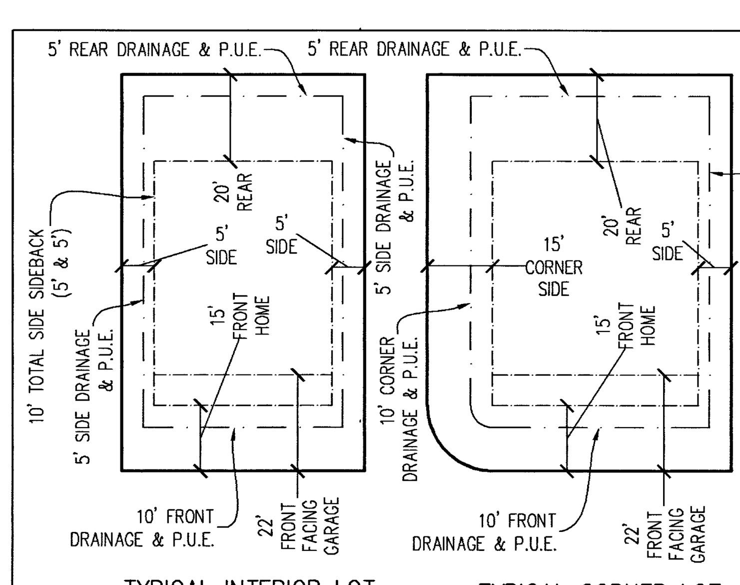
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

PLAT TABULATIONS

TOTAL ACREAGE:	7.8269 ACRES
BUILDABLE ACREAGE:	7.8269 ACRES
TOTAL ACREAGE IN LOTS:	5.9323 ACRES
RIGHT-OF-WAY AREA:	1.8252 ACRES
TOTAL OPEN SPACE:	0.0694 ACRES
TOTAL IMPROVED OPEN SPACE:	0.0694 ACRES
AVERAGE LOT SIZE:	6,303 SF/0.145 ACRES
LARGEST LOT SIZE:	8,011 SF/0.184 ACRES
SMALLEST LOT SIZE:	5,553 SF/0.127 ACRES
OVERALL DENSITY:	5.24 LOTS/ACRE
TOTAL # OF LOTS:	41 LOTS

FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.



SETBACK & EASEMENT DIAGRAM

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	2932.04	571.76	11°10'22"	570.85	N 89°35'57" E
C2	2932.04	569.76	11°8'1"	568.86	N 89°37'7" E
C3	2957.04	527.03	10°12'42"	526.33	S 89°55'13" E
C4	2907.04	526.35	10°22'27"	525.63	N 89°59'55" E
C5	2957.04	522.20	10°7'5"	521.52	N 89°52'25" W
C6	2907.04	526.12	10°22'10"	525.40	N 89°59'57" W
C7	20.00	29.60	84°47'44"	26.97	N 42°25'6" E
C8	2907.04	50.38	0°59'34"	50.38	N 85°18'45" E
C9	2907.04	68.15	1°20'35"	68.15	N 86°28'50" E
C10	2907.04	56.06	1°6'17"	56.06	N 87°42'16" E
C11	2907.04	56.02	1°6'15"	56.02	N 88°48'33" E
C12	2907.04	68.00	1°20'25"	68.00	S 89°58'8" E
C13	2907.04	56.01	1°6'14"	56.01	S 88°44'48" E
C14	2907.04	56.04	1°6'16"	56.04	S 87°38'33" E
C15	2907.04	68.12	1°20'33"	68.11	S 86°25'8" E
C16	2907.04	47.35	0°56'0"	47.35	S 85°16'52" E
C17	2957.04	8.82	0°10'15"	8.82	S 84°54'0" E
C18	2957.04	10.03	0°11'40"	10.03	S 85°4'58" E
C19	2957.04	68.16	1°19'14"	68.16	S 85°50'25" E
C20	2957.04	56.06	1°5'11"	56.06	S 87°2'37" E
C21	2957.04	68.02	1°19'5"	68.02	S 88°14'45" E
C22	2957.04	68.00	1°19'3"	68.00	S 89°33'49" E
C23	2957.04	56.01	1°5'7"	56.01	N 89°14'6" E
C24	2957.04	68.05	1°19'7"	68.05	N 88°1'59" E
C25	2957.04	68.13	1°19'12"	68.13	N 86°42'49" E
C26	2957.04	50.90	0°59'10"	50.90	N 85°33'38" E
C27	20.00	34.26	98°9'7"	30.22	S 45°51'24" E
C28	20.00	28.48	81°35'31"	26.13	S 44°0'56" W
C29	2907.04	60.59	1°11'39"	60.59	S 85°24'31" W
C30	2907.04	68.14	1°20'34"	68.13	S 86°40'38" W
C31	2907.04	68.05	1°20'29"	68.05	S 88°1'9" W
C32	2907.04	56.01	1°6'14"	56.01	S 89°14'31" W
C33	2907.04	68.00	1°20'25"	68.00	N 89°32'10" W
C34	2907.04	68.03	1°20'27"	68.02	N 88°11'44" W
C35	2907.04	56.07	1°6'18"	56.07	N 86°58'21" W
C36	2907.04	68.17	1°20'37"	68.16	N 85°44'54" W
C37	2907.04	10.03	0°11'52"	10.03	N 84°58'40" W
C38	2907.04	3.26	0°3'52"	3.26	N 84°50'48" W
C39	2957.04	52.90	1°1'30"	52.90	N 85°19'37" W
C40	2957.04	68.11	1°19'11"	68.11	N 86°29'58" W
C41	2957.04	56.04	1°5'9"	56.04	N 87°42'8" W
C42	2957.04	56.01	1°5'7"	56.01	N 88°47'16" W
C43	2957.04	68.00	1°19'3"	68.00	N 89°59'21" W
C44	2957.04	56.02	1°5'8"	56.02	S 88°48'34" W
C45	2957.04	56.06	1°5'10"	56.06	S 87°43'25" W
C46	2957.04	68.15	1°19'14"	68.15	S 86°31'13" W
C47	2957.04	45.74	0°53'11"	45.74	S 85°25'1" W
C48	20.00	33.18	95°2'48"	29.50	N 47°30'10" W

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54,Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

Del Edwards 1/7/21
ROCKY MOUNTAIN POWER 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.1Tariff.

[signature] 1/7/21
DIRECT COMMUNICATIONS DATE

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing 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 and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

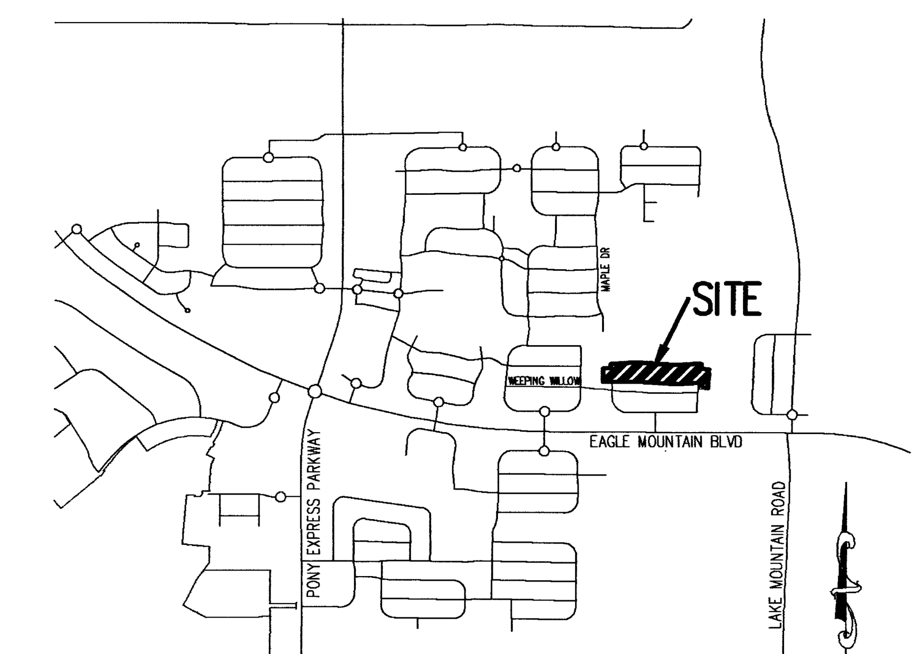
Approved this 7 day of January, 2021. Dominion Energy

By Beverly Eldredge

Title Pre-Const

PLAT VACATION NOTICE

EAGLE MOUNTAIN CITY IS SATISFIED THAT NEITHER THE PUBLIC NOR ANY PERSON WILL BE MATERIALLY INJURED BY THE VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL B AND THAT THERE IS GOOD CAUSE FOR THE VACATION. EAGLE POINT PHASE G, PLAT 1, PARCEL B IS HEREBY VACATED.



VICINITY MAP
SCALE: 1"=2000'

17580

PLAT NOTES:

1. ALL PUBLIC OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY.
2. SETBACKS: FRONT=15'
   DRIVEWAY=22'
   REAR=20'
   CORNER=15'
   SIDE=10' TOTAL (MIN. OF 5')
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.
4. EAGLE MOUNTAIN AGREES TO THE ALLOWANCE OF 5' + 5' SIDE SETBACKS IN THE ENTIRE PHASE G AS WAS PREVIOUSLY RECORDED IN PLAT G.
5. EAGLE MOUNTAIN AGREES TO THE USE OF 50' ROADWAY WIDTHS AS PREVIOUSLY RECORDED IN PLAT G.
6. EAGLE MOUNTAIN AGREES TO BE SIGNATORY TO THE EAGLE PARK PHASE G PLAT FOR PROPER DEDICATIONS AND VACATIONS.
7. ALL PUBLIC USE OPEN SPACE AND PARK AREA IS A PUBLIC UTILITY EASEMENT.
8. ALL STRUCTURES TO HAVE ROOF DRAINS DIRECTED TO THE FRONT OF LOT.

SURVEYOR:
AZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
AZTECENGINEERING@GMAIL.COM

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

JAN. 6, 2021 [signature]
DATE AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°49'23" WEST ALONG SECTION LINE 180.88 FEET AND NORTH 595.43 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 86°46'50" WEST, A DISTANCE OF 99.99 FEET; THENCE NORTH 03°13'10" EAST, A DISTANCE OF 57.68 FEET; THENCE NORTH 86°46'50" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 85°15'59" WEST, A DISTANCE OF 68.66 FEET; THENCE SOUTH 86°29'44" WEST, A DISTANCE OF 68.15 FEET; THENCE SOUTH 88°01'35" WEST, A DISTANCE OF 68.05 FEET; THENCE SOUTH 89°11'57" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°26'48" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 88°04'38" WEST, A DISTANCE OF 68.03 FEET; THENCE NORTH 86°50'02" WEST, A DISTANCE OF 56.07 FEET; THENCE NORTH 85°43'53" WEST, A DISTANCE OF 68.17 FEET; THENCE NORTH 85°08'55" WEST, A DISTANCE OF 10.03 FEET; THENCE NORTH 85°26'31" WEST, A DISTANCE OF 56.16 FEET; THENCE NORTH 86°34'16" WEST, A DISTANCE OF 68.10 FEET; THENCE NORTH 87°42'51" WEST, A DISTANCE OF 56.03 FEET; THENCE NORTH 88°45'10" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°44'07" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°38'49" WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 88°45'45" WEST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°53'28" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°24'22" WEST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°58'46" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°01'14" WEST, A DISTANCE OF 4.10 FEET; THENCE NORTH 89°58'46" WEST, A DISTANCE OF 100.01 FEET; THENCE NORTH 00°01'14" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 89°58'46" EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 00°01'14" EAST, A DISTANCE OF 61.28 FEET; THENCE SOUTH 89°58'46" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 85°26'25" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 86°34'18" EAST, A DISTANCE OF 68.14 FEET; THENCE NORTH 87°50'24" EAST, A DISTANCE OF 56.05 FEET; THENCE NORTH 88°53'22" EAST, A DISTANCE OF 56.02 FEET; THENCE NORTH 89°57'56" EAST, A DISTANCE OF 68.00 FEET; THENCE SOUTH 88°41'31" EAST, A DISTANCE OF 56.01 FEET; THENCE SOUTH 87°46'21" EAST, A DISTANCE OF 56.03 FEET; THENCE SOUTH 86°36'22" EAST, A DISTANCE OF 68.10 FEET; THENCE SOUTH 85°28'35" EAST, A DISTANCE OF 56.16 FEET; THENCE SOUTH 85°10'53" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 85°45'41" EAST, A DISTANCE OF 68.16 FEET; THENCE SOUTH 86°51'45" EAST, A DISTANCE OF 56.07 FEET; THENCE SOUTH 88°06'23" EAST, A DISTANCE OF 68.03 FEET; THENCE SOUTH 89°28'33" EAST, A DISTANCE OF 68.00 FEET; THENCE NORTH 89°04'31" EAST, A DISTANCE OF 56.01 FEET; THENCE NORTH 87°55'45" EAST, A DISTANCE OF 68.06 FEET; THENCE NORTH 86°36'46" EAST, A DISTANCE OF 68.14 FEET; THENCE NORTH 85°04'32" EAST, A DISTANCE OF 83.12 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°13'10" WEST, A DISTANCE OF 66.46 FEET; THENCE SOUTH 86°46'50" EAST, A DISTANCE OF 99.99 FEET; THENCE SOUTH 03°13'07" WEST, A DISTANCE OF 246.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 340,940 SQUARE FEET OR 7.8269 ACRES, MORE OR LESS.

EAGLE MOUNTAIN CITY PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, 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.

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ENT 49796:2021 Map # 17580
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Mar 16 11:10 am FEE 138.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, 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.

OWNER(S): Patterson Development LLC 1/7/21
PRINTED NAME OF OWNER by Andrew Patterson, Manager

AUTHORIZED SIGNATURE(S) Andrew Patterson

ACKNOWLEDGMENT

On the 7TH day of JANUARY, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES 10-18-22 [signature]
NOTARY PUBLIC SIGNATURE

702968 JUSTIN WILSON
COMMISSION NUMBER PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT 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 2 DAY OF February, 2021

APPROVED BY MAYOR APPROVED BY CITY ATTORNEY

APPROVED BY ENGINEER (SEE SEAL BELOW) ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PLAT 3
EAGLE POINT PHASE G
SUBDIVISION
INCLUDING A VACATION OF EAGLE POINT PHASE G, PLAT 1, PARCEL B
LOCATED IN THE SW CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.
EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

Surveyor's Seal	Notary Public Seal	City Engineer Seal	Clerk-Recorder Seal
No. 6418780 AARON D. THOMAS 1-6-2021 STATE OF UTAH	JUSTIN WILSON NOTARY PUBLIC-STATE OF UTAH COMMISSION# 702968 COMM. EXP. 10-18-2022	No. 266052 CHRISTOPHER TODD TRUSTY 1-12-21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

Sec. 7, T6S, R1W TU038 GT (Parcel B, Eagle Point Ph G, Plat 1)

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	Old Airport Road Design Change Order #5 - Civil Science
ITEM TYPE:	Change Order
FISCAL IMPACT:	$85,270
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Public Works

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council approve the proposed change order #5 in the amount of $85,270 for the Old Airport Road Design Project.

BACKGROUND:
In October 2019, Civil Science was contracted to provide a preliminary design for the expansion of the roadway referred to as Old Airport Road. The original scope of work was to produce an alignment and preliminary drawings that would possibly be shelved until the project became funded. The original scope of work went from Pony Express Parkway to the south end of the Sage Valley subdivision.

Change Order #1 - This was issued to expand the scope to include final design drawings for Phase 1 of this project from Overland to Pony Express Parkway.

Change Order #2 - Included additional survey and design work specifically at the intersection of Airport Road and Pony Express Parkway in order to design the traffic light for the future widening of Airport Road.

Change Order #3 - Included the final design and bid documents for the second phase of Airport Road which will extend north from Overland to Sage Valley.

Change Order #4 - Civil Science had been awarded the design bid for Old Airport Road from Overland to Sage Valley. Civil Science was asked to provide a change order to accommodate changes to the alignment near Sage Valley to move the roadway away from the existing homes, angle into State Route 73 perpendicularly and

continue that angle to the north side of SR 73, and to design a wildlife crossing for the wildlife corridor. Approximately 1/3 of the cost for this change order is for structural design work for the wildlife crossing and the rest is for the additional survey, design, and coordination with UDOT.

Change Order #5 - Civil Science was asked to provide a change order to design for the Council's preferred alignment north of SR 73. This change order also includes a design for the traffic signal which will be reimbursed by UDOT.

A breakdown of the costs and summary of previous change orders is included below:

Original Contract: $59,708

- CO #1: $30,670 (December 1, 2020) -- Revised contract amount: $90,378
- CO #2: $10,550 (January 19, 2021) -- Revised contract amount: $100,928
- CO #3: $40,500 (October 5, 2021)-- Revised contract amount: $141,428
- CO #4: $91,830 (April 18, 2023)-- Revised contract amount = $233,258
- CO #5: $70,770 North alignment design; $14,500 signal design; Total $85,270

Revised contract amount: $318,528

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Airport Road Right-of-Way Modification
Airport Road Signal Modification

CIVIL SCIENCE INFRASTRUCTURE, INC.
Short Form Consulting Services
Contract Modification
Client/Engineer Form

Exhibit A – Modification to Professional Services Proposal

BACKGROUND
Civil Science is currently under contract for Phase 2 construction drawings for Airport Road from Pony Express Parkway to SR-73. We completed 100% design plans and contract documents for these improvements, including a realigned intersection with SR-73 and an S-curve roadway north of SR-73 tying into the existing Belle Street alignment. The city was concerned that the roadway alignment north of SR-73 may be impacted by the future SR-73 freeway improvements, so a modified alignment was provided to Civil Science. To ensure the Airport Road construction schedule kept moving, CS modified our bid documents to truncate the project limits just north of the proposed wildlife crossing at Canyon Wash. This south phase of the project will be advertised for bid in the Spring of 2024. The city requested a separate bid package for the remainder of the project (north phase), including a revised alignment north of SR-73. This separate bid package may be advertised for bidding in the Fall of 2024.

Eagle Mountain City has asked Civil Science to prepare a cost for design changes consisting of the following:

- Modify the 100% design plans and contract documents into a bid package for the South Phase only.
- For the North Phase project, maintain the previous alignment of Airport Road south of SR-73.
- Incorporate a traffic signal design into the North Phase (scope and fee provided separately)
- Design a new roadway north of SR-73 that will extend north of 8000 North, turn east to Belle Street, aligning with the proposed Harmony Way roadway to be constructed with the new middle school project.
- Provide right-of-way acquisition legal descriptions and exhibits for the impacted properties.
- Prepare a separate bid package (bid set & contract documents) for this North Phase of the Airport Road project.

SCOPE MODIFICATION
Based on the Background outlined above, CS will provide the following services where tasks will include:

Task 011 – Final Plan Set

1. Revise 100% plans to only include South Phase. ***(work already completed)***

Task 012 – ROW Docs

1. Create a legal description and exhibit for the remnant parcel immediately south of SR-73 and east of the new Airport Road alignment (58:047:0024) (Parcel 15). ***(work already completed)***
2. Create a right-of-way acquisition legal description and exhibit for the parcel north of 8000 North. (58:044:0009)
3. Modify the right-of-way acquisition legal description and exhibit for the parcel north of SR-73, west of N Airport Road/Belle Street (58:047:0054).

Task 013 – Bid Docs

1. Modify the 100% Bid Docs and Engineer's Estimate to only include the South Phase. ***(work already completed)***

Task 014 – Project Administration

This covers the additional effort required for the North Phase plan set.

1. Meetings, consultation, and coordination with City.
2. Administrative tasks; i.e., invoicing and project documentation.

Task 015 – Data Collection

This covers the additional effort required for the North Phase design.

1. Research additional property boundaries north of SR-73 along the new roadway alignment.
2. Provide additional survey west of Belle Street and north of SR-73 along the new alignment (approximately 2500 linear feet x 150 feet wide).
3. Provide drone flight for realigned roadway limits north of SR-73.
4. Update existing CAD surface model and model linework for further project development.

Assumptions:

- Existing right-of-way and access documents will be researched and obtained through UDOT.
- Use of existing control, extended to the north side of SR-73.
- Setting of control assumes that section corner monuments are in the immediate vicinity of the project.
- This scope of work assumes that SR-73 access is uncontrolled in this area.

Task 016 – UDOT Coordination

This covers the additional effort required for the North Phase design. Impacts/Design of the relocated SR-73 intersection and traffic signal will require UDOT's approval. The existing intersection configuration will shift 300' to the west.

1. Coordination of Modified Access Permit with UDOT permitting staff.
2. One pre-application virtual meeting with UDOT Region 3.
3. Preliminary plan set submittal to UDOT and City for review.
4. Pre-final plan set submittal to UDOT and City.
5. UDOT Encroachment Permit coordination and final approval of plans and permit.

Assumptions:

- Traffic impact analysis, if required, shall be provided by the City's traffic consultant.
- No UDOT right-of-way impacts are anticipated.
- It is assumed that this section of SR-73 has uncontrolled access.
- We anticipate two UDOT submittals showing proposed modifications will be required.
- Contractor to apply for Encroachment Permit.
- Submittal meetings with UDOT/City representative to be held virtually.

Task 017 – North Phase 90% Design

1. Redesign horizonal alignment north of SR-73 per city-provided sketch.
2. Design roadway profile and grading corridor model for new alignment. Coordinate design with drainage crossing culvert(s).
3. Coordinate design with middle school project.
4. Develop additional sheets for revised scope of work, we anticipate:

- Revisions to current cover sheet, survey control plan, intersection signage & striping plan
- 3 additional and 1 modified plan and profile sheet for the realigned roadway north of SR-73
- 2 additional erosion control sheets for the realigned roadway north of SR-73

5. Attend design review meeting at City office.

Assumptions:

- Utility impacts are expected to be minimal, however, any known impacts will be coordinated with the respective utility companies.
- Pavement design for both Airport Road and SR-73 will be provided by City and UDOT respectively.
- Preliminary grading design will utilize the existing model, updated to include revised linework.
- We assume the SR-73 striping, layout, and grading design completed with the 100% plans will not change, except for minor adjustments for the traffic signal.
- We assume that drainage analysis and calculations will not be needed. Eagle Mountain City will provide the design discharge for the drainage crossings north of SR-73. Design includes minor grading tie-ins and extending existing culverts.

Task 018 – North Phase Final Design

1. Final roadway horizontal and vertical design.
2. Final additional sheets, as listed above.
3. Update proposed earthwork quantities.
4. Update Engineer's opinion of quantities and probable construction costs.
5. Prepare final contract documents and submit bidding package to City.

Assumptions:

- The City's contractor will prepare the SWPPP, which will include the erosion control plans prepared in this scope of work.

Task 019 – North Phase Bidding Support

1. Attend pre-bid meeting.
2. Respond to contractor questions and prepare bid addenda as needed (includes 2)

Task 020 – Construction Support (North & South Phases)

1. Attend pre-construction meetings (2 meetings)
2. RFI & Submittal Reviews, Respond to contractor questions (15 RFIs & 10 Submittals)
3. Project site visits (4 visits)

Meeting Attendance and Additional Services ***Time & Materials***

1. Changes and/or revisions initiated by the client, governing agencies and/or utility companies.
2. Coordination with utility companies regarding on-site or off-site utilities beyond the scope described above.
3. Additional topographic survey.
4. Environmental studies.
5. Additional design review meetings and/or any requested changes beyond those listed in tasks above.
6. Re-staking of control points, setting hubs, quality control survey checks.
7. Additional Legal descriptions and instruments for miscellaneous needs.
8. As-built record drawing preparation.
9. Any other services required and performed by Civil Science not specifically listed above.

ASSUMPTIONS

1. Services that are subject to unforeseeable regulatory issues, problematic site issues, uncommon site requirements are typical of services that will be billed on a "*time & materials*" basis. The client should refer to the standard agreement for terms of payment, interest and hourly billing rates. Any external fees required by local government agencies, or fees necessary to complete design that are not included specifically in this scope of services will be paid for by the client. These fees include but are not limited to application fees, regulatory fees, and recording fees.
2. This scope of work does not include any environmental studies (environmental assessment, environmental impact study, Phase I environmental study).
3. This scope of work does not include landscaping, lighting, or site plan design engineering/architecture.
4. This scope of services does not include the setting of street monuments.
5. This scope of work does not include irrigation facility design or irrigation company coordination.
6. This scope of work does not include machine control deliverable data or resources required to provide digital grading data for the contractor's field use.

FEE MODIFICATION

CS proposes to complete the Scope Modification outlined above as follows:

Task Description	Fee	Fee Type	Comments
Task 011 – Final Plan Set	$4,040	Lump Sum	Fee to be added to current **Final Plan Set** task
Task 012 – ROW Docs	$4,950	Lump Sum	Fee to be added to current **ROW Docs** task
Task 013 – Bid Docs	$2,490	Lump Sum	Fee to be added to current **Bid Docs** task
Task 014 – Project Administration	$4,140	Lump Sum	Fee to be added to current **Project Administration** task
Task 015 – Data Collection	$7,860	Lump Sum	Fee to be added to current **Data Collection** task
Task 016 – UDOT Coordination	$6,790	Lump Sum	Fee to be added to current **UDOT Coordination** task
Task 017 – North Phase 90% Design	$16,190	Lump Sum	New task
Task 018 – North Phase Final Design	$13,230	Lump Sum	New task
Task 019 – North Phase Bidding Support	$2,590	Hourly	New task Not to exceed
Task 020 – Construction Support	$8,490	Hourly	New task Not to exceed
Total	**$70,770**		

Professional fees shown are not to exceed unless upon written authorization from the City.

SCHEDULE

CS understands the importance of maintaining a project schedule and we are confident in our track record and our ability to provide these services according to the City's desires. Upon authorization, we can begin work immediately.

Exhibit B **Eagle Mountain City**

Airport Road Ph. 2 - Mod-05

Hour Derivation & Cost

Subtotal	Task No.	Task Description	Hours	Total	Labor	Engineer VI $ 199.00 HR	$	Engineer V $ 171.00 HR	$	Engineer III $ 146.00 HR	$	Engineer II $ 129.00 HR	$	Survey V $ 161.00 HR	$	Survey IV $ 139.00 HR	$	Survey Crew - 2-Man $ 204.00 HR	$	Technician IV $ 126.00 HR	$	Technician III $ 112.00 HR	$	Technician II $ 97.00 HR	$	Admin II $ 89.00 HR	$
			BUDGET / FEE SUMMARY			LABOR AMOUNT																					
$ 4,040	011	**FINAL PLAN SET**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Revise plan set to only include South Phase	**36**	**$ 4,040**	$ 4,044		$ -	4	$ 684		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -	24	$ 2,328		$ -
$ 4,950	012	**ROW DOCS**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Modify One Legal & Exhibit (Parcel 13 - 58-047-0054) (North Phase)	**8**	**$ 950**	$ 945		$ -		$ -		$ -		$ -	1	$ 161		$ -		$ -		$ -	7	$ 784		$ -		$ -
		Create One New Legal & Exhibit (North of 8000 N - 58-044-0009) (North Phase)	**16.5**	**$ 2,000**	$ 2,000		$ -		$ -		$ -		$ -	2	$ 322	2	$ 278		$ -		$ -	13	$ 1,400		$ -		$ -
		Create One New Legal & Exhibit (Remainder Parcel 15 - 52-047-0024) (Previous Phase)	**16.5**	**$ 2,000**	$ 2,000		$ -		$ -		$ -		$ -	2	$ 322	2	$ 278		$ -		$ -	13	$ 1,400		$ -		$ -
$ 2,490	013	**BID DOCS**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Modify Bid Docs and Estimate to only include South Phase	**20**	**$ 2,490**	$ 2,492		$ -	4	$ 684		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -	8	$ 776		$ -
$ 4,140	014	**PROJECT ADMINISTRATION (NORTH PHASE ADDITIONAL)**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Meetings & Coordination with City	**16**	**$ 2,680**	$ 2,680	4	$ 796	8	$ 1,368		$ -	4	$ 516		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Administrative Tasks	**9**	**$ 1,460**	$ 1,457		$ -	8	$ 1,368		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 89
$ 7,860	015	**DATA COLLECTION (NORTH PHASE ADDITIONAL)**	**1**	**$ 90**	$ 89		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 89
		Field Work, Scanning, Drone Flight & Research	**18**	**$ 3,590**	$ 3,586		$ -		$ -		$ -		$ -	2	$ 322		$ -	16	$ 3,264		$ -		$ -		$ -		$ -
		Base Map, Aerial & Scan Processing	**36**	**$ 4,180**	$ 4,184		$ -		$ -		$ -		$ -	2	$ 322	2	$ 278		$ -		$ -	32	$ 3,584		$ -		$ -
$ 6,790	016	**UDOT COORDINATION (NORTH PHASE ADDITIONAL)**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Pre-Application Meeting	**4**	**$ 600**	$ 600		$ -	2	$ 342		$ -	2	$ 258		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Preliminary Submittal and Tracking	**8**	**$ 1,200**	$ 1,200		$ -	4	$ 684		$ -	4	$ 516		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Comment Response & Review Meeting	**28**	**$ 3,270**	$ 3,268		$ -	4	$ 684		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -	16	$ 1,552		$ -
		Final Submittal and Tracking	**12**	**$ 1,720**	$ 1,716		$ -	4	$ 684		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -		$ -		$ -
$ 16,190	017	**NORTH PHASE 90% DESIGN**	**1**	**$ 90**	$ 89		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 89
		Revise Roadway Vert & Horiz Design	**24**	**$ 3,380**	$ 3,384		$ -	8	$ 1,368		$ -		$ -		$ -		$ -		$ -	16	$ 2,016		$ -		$ -		$ -
		Revise Grading Design	**32**	**$ 4,030**	$ 4,032		$ -		$ -		$ -		$ -		$ -		$ -		$ -	32	$ 4,032		$ -		$ -		$ -
		Revise Earthwork quantities	**6**	**$ 850**	$ 846		$ -	2	$ 342		$ -		$ -		$ -		$ -		$ -	4	$ 504		$ -		$ -		$ -
		Revise existing sheets & Prepare Additional Plan Sheets & Estimate	**64**	**$ 6,940**	$ 6,940	2	$ 398	4	$ 684		$ -		$ -		$ -		$ -		$ -	8	$ 1,008		$ -	50	$ 4,850		$ -
		Design Review Meeting	**6**	**$ 900**	$ 900		$ -	3	$ 513		$ -	3	$ 387		$ -		$ -		$ -		$ -		$ -		$ -		$ -
$ 13,230	018	**NORTH PHASE FINAL DESIGN**	**1**	**$ 90**	$ 89		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	1	$ 89
		Finalize Layout & Grading Design	**24**	**$ 3,380**	$ 3,384		$ -	8	$ 1,368		$ -		$ -		$ -		$ -		$ -	16	$ 2,016		$ -		$ -		$ -
		Finalize Additional Plan Sheets	**50**	**$ 5,900**	$ 5,902	2	$ 398	8	$ 1,368		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -	32	$ 3,104		$ -
		Final Engineer's Estimate	**14**	**$ 1,630**	$ 1,634		$ -	2	$ 342		$ -	4	$ 516		$ -		$ -		$ -		$ -		$ -	8	$ 776		$ -
		Prepare contract documents	**16**	**$ 2,230**	$ 2,232		$ -	4	$ 684		$ -	12	$ 1,548		$ -		$ -		$ -		$ -		$ -		$ -		$ -
$ 2,590	019	**NORTH PHASE BIDDING SUPPORT**	**3**	**$ 270**	$ 267		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -	3	$ 267
		Pre-Bid Meeting	**4**	**$ 600**	$ 600		$ -	2	$ 342		$ -	2	$ 258		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Questions, Addenda	**12**	**$ 1,720**	$ 1,716		$ -	4	$ 684		$ -	8	$ 1,032		$ -		$ -		$ -		$ -		$ -		$ -		$ -
$ 8,490	020	**CONSTRUCTION SUPPORT (NORTH & SOUTH PHASES)**	**0**	**$ -**	$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Pre-Construction Meetings (2)	**10**	**$ 1,500**	$ 1,500		$ -	5	$ 855		$ -	5	$ 645		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		RFI & Submittal Review, Contractor Questions (15 RFIs, 10 Submittals)	**37**	**$ 5,280**	$ 5,277		$ -	12	$ 2,052		$ -	25	$ 3,225		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Site Visits (4)	**10**	**$ 1,710**	$ 1,710		$ -	10	$ 1,710		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -		$ -
		Total	**543**	**$ 70,770**	$ 70,763	8	$ 1,592	110	$ 18,810	0	$ -	109	$ 14,061	9	$ 1,449	6	$ 834	16	$ 3,264	76	$ 9,576	64	$ 7,168	138	$ 13,386	7	$ 623

CIVIL SCIENCE INFRASTRUCTURE, INC.
Short Form Consulting Services
Contract Modification
Client/Engineer Form

Exhibit A – Modification to Professional Services Proposal

BACKGROUND

Civil Science is currently under contract for Phase 2 construction drawings for Airport Road from Pony Express Parkway to SR-73. We completed 100% design plans and contract documents for these improvements, including a realigned intersection with SR-73 and an S-curve roadway north of SR-73 tying into the existing Belle Street alignment. The city was concerned that the roadway alignment north of SR-73 may be impacted by the future SR-73 freeway improvements, so a modified alignment was provided to Civil Science. To ensure the Airport Road construction schedule kept moving, CS modified our bid documents to truncate the project limits just north of the proposed wildlife crossing at Canyon Wash. This south phase of the project will be advertised for bid in the Spring of 2024. The city requested a separate bid package for the remainder of the project (north phase), including a revised alignment north of SR-73. This separate bid package may be advertised for bidding in the Fall of 2024. The city requested CS provide a traffic signal design at SR-73 and the realigned Airport Road intersection, which will be included in the north phase bid documents. It is our understanding that UDOT will be reimbursing the city for the signal design costs.

SCOPE MODIFICATION

Based on the Background outlined above, CS will provide the following services where tasks will include:

Task 021 – SR-73 Traffic Signal

SIGNAL AND LIGHTING LAYOUT DESIGNS

OVERVIEW

In conjunction with the roadway design, Civil Science will prepare a traffic signal design for the project. Civil Science will complete the traffic signal design required to accommodate the intersection realignment and roadway improvements according to the UDOT Design of Signalized Intersections Manual. Civil Science will create preliminary traffic signal plan sheets and develop quantities for the Engineer's Estimate.

DELIVERABLES

1. Preliminary Traffic Signal Plan Sheets
2. Traffic Signal Cost Estimate

TASKS

Civil Science will perform the following tasks as part of this activity:

1. Prepare Traffic Signal Design
   a. Develop the traffic signal design according to the applicable UDOT Design of Signalized Intersections Manual design guidelines and standards.
2. Create Preliminary Traffic Signal Plan Sheets
   a. Follow the current UDOT CADD Standards and UDOT Plan Sheet Development Standards to create preliminary traffic signal plan sheets for review. These sheets are to provide a

review of the preliminary traffic signal layouts. It is recommended that only the information required for the review be placed on the sheets at this time.

i. Include the street names.
ii. Show the traffic signal layout.
iii. Provide all information needed to review the design.

3. Develop Engineer's Estimates
   a. Create bid items and quantities
   b. Develop unit costs
4. QC Review
   a. Initiate the QC Review in accordance with Civil Science QC/QA Procedures.

<u>COMPLETE SIGNAL AND LIGHTING PLANS AND DOCUMENTS</u>

OVERVIEW

Civil Science will finalize the traffic signal plan sheets, create signal schedule sheets, and prepare and assemble the necessary traffic signal project documents including measurement and payment, special provisions, and final cost estimate.

DELIVERABLES

1. Traffic Signal Plan Sheets
2. Traffic Signal Project Documents
3. Traffic Signal Cost Estimate
4. State Furnished Material Forms

TASKS

1. FINALIZE TRAFFIC SIGNAL LAYOUT DESIGNS
   a) Finalize the traffic signal layout design based on review comments and coordination with team members.
2. COMPLETE TRAFFIC SIGNAL PLAN AND DETAIL SHEETS
   a) Finalize the traffic signal plan sheets.
      i. Callout all bid items.
      ii. Include all notes necessary to construct the traffic signal design.
      iii. Develop details necessary for construction of the project.
      iv. Prepare detail plan sheets.
      v. General Plan Sheet Requirements
      vi. Detail Sheet Requirements
      vii. Include all necessary notes, callouts, dimensions, and symbols
      viii. Make sure all symbols and line styles are identifiable
3. FINALIZE TRAFFIC SIGNAL COST ESTIMATE
   a) Update bid items and quantities
   b) Update unit prices
   c) Complete State Furnished Materials Forms
4. DEVELOP TRAFFIC SIGNAL PROJECT DOCUMENTS
   a) Provide all special provisions required for project construction
   b) Provide measurement and payment
5. QC REVIEW
   a) Initiate the QC Review in accordance with Civil Science QC/QA Procedures.

MEETING ATTENDANCE AND ADDITIONAL SERVICES *Time & Materials*

1. Changes and/or revisions initiated by the client, governing agencies and/or utility companies.
2. Coordination with utility companies regarding on-site or off-site utilities beyond the scope described above.
3. Additional topographic survey.
4. Additional design review meetings and/or <u>any</u> requested changes beyond those listed in tasks above.
5. Re-staking of control points, setting hubs, quality control survey checks.
6. Additional Legal descriptions and instruments for miscellaneous needs.
7. As-built record drawing preparation.
8. Any other services required and performed by Civil Science not specifically listed above.

ASSUMPTIONS

1. Services that are subject to unforeseeable regulatory issues, problematic site issues, uncommon site requirements are typical of services that will be billed on a "*time & materials*" basis. The client should refer to the standard agreement for terms of payment, interest and hourly billing rates. Any external fees required by local government agencies, or fees necessary to complete design that are not included specifically in this scope of services will be paid for by the client. These fees include but are not limited to application fees, regulatory fees, and recording fees.
2. This scope of work does not include any environmental studies (environmental assessment, environmental impact study, Phase I environmental study).
3. This scope of work does not include landscaping, lighting, or site plan design engineering/architecture.
4. This scope of services does not include the setting of street monuments.
5. This scope of work does not include irrigation facility design or irrigation company coordination.
6. This scope of work does not include machine control deliverable data or resources required to provide digital grading data for the contractor's field use.

FEE MODIFICATION

CS proposes to complete the Scope Modification outlined above as follows:

Task Description	Fee	Fee Type	Comments
Task 021 – SR-73 Traffic Signal	$14,500	Lump Sum	
Total	**$14,500**		

Professional fees shown are not to exceed unless upon written authorization from the City.

SCHEDULE

CS understands the importance of maintaining a project schedule and we are confident in our track record and our ability to provide these services according to the City's desires. Upon authorization, we can begin work immediately.

Exhibit B	Eagle Mountain City Airport Road Ph. 2 - SR-73 Traffic Signal Hour Derivation & Cost		BUDGET / FEE SUMMARY			LABOR AMOUNT									
			Hours	Total	Labor	Engineer V $ 171.00		Engineer III $ 146.00		Technician II $ 97.00		Admin II $ 89.00			
Subtotal	Task No.	Task Description				HR	$	HR	$	HR	$	HR	$		
	021	**SR-73 TRAFFIC SIGNAL**	**2**	**$ 180**	$ 178		$ -		$ -		$ -	2	$ 178		
		Traffic Signal Layout, Field Review & Power Coordination	**30**	**$ 4,040**	$ 4,038	2	$ 342	20	$ 2,920	8	$ 776		$ -		
$ 14,500		Prepare Traffic Signal Plan and Detail Sheets	**73**	**$ 8,770**	$ 8,773	3	$ 513	30	$ 4,380	40	$ 3,880		$ -		
		Prepare Traffic Signal Cost Estimate	**4**	**$ 580**	$ 584		$ -	4	$ 584		$ -		$ -		
		Prepare Traffic Signal Project/Bidding Documents	**6**	**$ 930**	$ 926	2	$ 342	4	$ 584		$ -		$ -		
		Total	**115**	**$ 14,500**	$ 14,499	7	$ 1,197	58	$ 8,468	48	$ 4,656	2	$ 178		

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

March 6, 2024 , 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Elizabeth Fewkes, Recording Secretary; and Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Lower Hidden Valley Concept Plan

This item was presented and discussed following item 1.B.

Senior Planner Robert Hobbs explained that Perry Homes had submitted a concept plan for proposed changes to the previously adopted Lower Hidden Valley Master Development Plan. Staff informed Perry Homes that the changes were significant enough to require reapproval and provided comments on the plan. The applicant would also like feedback from the City Council regarding the updated plans.

Applicant representative Vice President of Land Entitlements and Acquisitions for Perry Homes Lynsi Neve presented refinements they made to the plan to protect the trails and open space. The relocation of the park places it in a more central location and will allow the preservation of open space and better use of the topography of the site. The updated plan has a significant reduction in density.

Deputy City Administrator/Community Development Director Steve Mumford explained that the approval required changes to the road network which impacted the location of some of the uses. The developer agreed to relocate units to preserve the wildlife corridor and crossing.

Discussion clarified what changes had been made between the approved and proposed plans and that the agreement allows for 20 units per building for the multifamily.

The City Council provided the following feedback:

- Concerns with trail connectivity and triplex access;
- Objections to roundabouts as they are frequently used incorrectly and impede snow removal;
- Advice to coordinate with the Utah Department of Transportation (UDOT) to plan connections to future highways or expressways;
- The wildlife corridor and bike trails in proximity to the homes in the project provide marketing opportunities for the developer;
- Ensure the plan meets standards, specifically grading and buildable slope requirements, unless allowed per the master development agreement;
- Request for a document with clear indication of the changes and differences between the new proposal and the previous approval when the item returns for approval;
- Support of the proposed open space uses and amenities for a variety of ages; and
- Recommendations to add water stations, wildlife information and signage on the trails, and petroglyph preservation and management.

1.B. DISCUSSION – Cedar Valley Highway Study

This item was presented and discussed first prior to item 1.A.

UDOT (Utah Department of Transportation) Region 3 Planning Manager Eric Rasband explained in 2023, the Utah State Legislature appropriated an additional $60 million allocation for corridor preservation for UDOT to purchase land for transportation corridors prior to the development of surrounding land. Funding is contingent upon a willing buyer and willing seller relationship with the landowner approaching UDOT for the sale. The program allows UDOT to purchase land for corridor projects up to 40 years in the future. A portion of the money was allocated to land purchase for the Cedar Valley Highway. They partnered with the Mountainland Association of Government (MAG) and property owners to conduct a study to identify the corridor for the highway, impacted land, and the effects on current City streets such as Pony Express Parkway. The Transportation Commission will review a request for funding during meetings next week, in May, and in June. The corridor cross-section will have a six-lane freeway, three lanes in each direction, with on-way frontage roads similar to the planned SR-73 Freeway, a 425-foot corridor width, an elevated freeway section, and trails on both sides. He presented two alignment options. They have been meeting with impacted property owners in Eagle Mountain. UDOT prefers and plans to move forward with Option 2, in part because they would be able to secure land for the corridor needed in the future at a good investment. Three other corridors were identified for allocation of a portion of the State funding but they have not been approached by property owners motivated to sell land for those corridors at this time.

Ivan Hooper with Avenue Consultants presented a traffic analysis of four potential traffic scenarios to understand the effects of each option on City streets by the year 2050. Of the options, the Eagle Mountain Boulevard alignment with a Midvalley Connection to the Mountain View Corridor alleviated the most traffic from Pony Express Parkway (west of Ranches Parkway) and Old Airport Road (south of Cory B. Wride Memorial Highway).

City Engineer Chris Trusty informed the City Council that UDOT plans to install traffic signals at Eagle Mountain Boulevard and Cory B. Wride Memorial Highway and Mount Saratoga Boulevard and SR-73.

Mr. Rasband stated traffic lights will be installed in 2025. They will partner with Eagle Mountain City to secure funding for the segment of Old Airport Road in front of the new middle school.

1.C. DISCUSSION – Community Development Block Grant (CDBG)

Grants Coordinator/Management Analyst Natalie Winterton presented the item and reviewed the Community Development Block Grant (CDBG) program project planning process for the next five years and the four selection process options to choose projects for the following fiscal year. A committee could be created and utilized in the future but it would be difficult this year due to the upcoming deadlines. Project constraints include limited time and a limited budget of $200,000. The amount the City receives is determined by a formula based on population and proportion of low- and moderate-income (LMI) persons and the amount of funding the Federal Government allocates to the program each year. Up to 50% of the funds can be rolled over to the following year.

Department heads suggested the following projects that would be feasible to complete this fiscal year:

- Seniors: Pave the Senior Center parking lot, purchase a new bus, or expand the Senior Center Building
- Americans with Disabilities Act (ADA): Funding ADA features for the website redesign
- LMI: Utility payment assistance

Ms. Winterton reviewed the Council project priorities from the previous meeting and indicated which categories would require a survey or other limiting factors making them unfeasible for the CDBG year starting on July 1, 2024.

Given the time constraints, Councilmembers Wood and Clark supported Option 2 with staff creating a list of potential projects, as staff better understands the needs of the City and the desires of the Council.

Assistant City Administrator/City Recorder Fionnuala Kofoed verified that a new bus would need to be specifically for senior usage to qualify for CDBG funding.

Discussion ensued regarding project suggestions and the benefits and challenges of allocating the funds to various projects.

1.D. UPDATE – General Plan Timeline General Plan

Planning Director Brandon Larsen presented the item. He stated one of the primary focuses of the project is to update the Future Land Use and Transportation Map with more detail. He reviewed the planning context, community context, future framework, decision-making framework, and land use element of the General Plan. The General Plan entails a transportation element, water use and preservation element, economic element, housing element, moderate-income housing element, and open space. The General Plan encompasses environmental stewardship, plan implementation, best practices, annexation policy declaration, and additional appendices. The data and information in the plan needs to be updated. As recently as 2022, Eagle Mountain was reclassified as a large city by the US Census Bureau with a population estimate of 54,149. Staff will begin with a statistically valid scientific survey, water element, and the future land use map. A General Plan working group will be formed early to mid-summer as well as focus groups. The plan will be presented to the City Council in four segments to allow for a thorough review. The process should take 16 to 18 months with an

anticipated completion date and adoption around August of 2025. A budget amendment will be forthcoming to cover consulting fees for the Future Land Use Map and Water Use and Preservation Element mandated per Utah Code, the scientific survey, and a part-time, long-range planner.

Deputy City Administrator/Community Development Director Steve Mumford verified that based on building permit data, staff believes that the actual population is closer to 65,500 residents and possibly as high as 70,000.

Councilmember Wood recommended involving farmers and ranchers in the process of creating an agricultural element in the plan and making the water element document visually appealing to aid comprehension.

Councilmember Clark suggested formulating a marketing plan for dispersion of the information to the residents and to promote economic development.

Discussion ensued regarding the growth and population of Eagle Mountain and surrounding cities, holding events at parks in the City to gather more resident input, and whether to hire a part-time planner to only assist with the General Plan update or a full-time long-range planner to assist with the General Plan update and small area planning.

2. AGENDA REVIEW

10. AGREEMENTS

10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

Jim Smith with Pony Express Events reported on his inspection of used arena equipment from The Days of '47 Rodeo, Salt Lake City Inc. The City was able to negotiate a purchase price in the amount of $62,500. The arena is in like-new condition and a similar new arena retails for around $200,000. It is the same brand as the other rodeo equipment and the panels from both sets can be interconnected. The seller will provide an inventory list that they can check when they pick up the purchase to verify all pieces are accounted for and included. Replacement pieces are available for individual purchase. With the additional equipment, the city will be able to set up a warmup arena that will improve safety and functionality.

Assistant City Administrator/Recorder Fionnuala Kofoed stated she was unable to obtain an official appraisal of the cost of the equipment but recognized that the evaluation indicated significant cost savings. She received a copy of the original contract and verified that there were no contractual issues.

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

Councilmember Wood requested that the item be removed from the consent agenda and placed as a scheduled item.

12. MINUTES

12.A. February 20, 2024 Minutes – Regular City Council Meeting

Councilmember Wright inquired about the invitation for a Councilmember to participate in the MAG and Wasatch Front Regional Council (WFRC) Fresh Look Transit Study mentioned in the City Administrator Items in the minutes.

Mr. Mumford explained that the City Engineer, the Mayor, and he met with MAG, UDOT, and Utah Transit Authority (UTA) representatives to begin initial discussions. The kickoff meeting for the committee will be held at the beginning of April.

14. SITE PLANS

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

Councilmember Wood stated that Oak Hollow residents reached out to him about the adequacy of the headlight screening between the parking lot landscaping and the homes especially for raised trucks and agreed with their concerns.

City Engineer Chris Trusty stated that he had the same concern when reviewing the plan. The top back of curb elevation is at about 96.79 feet and the existing grade on the other side by the fence is about 96 feet. The elevation of the parking spaces will be lower than the grade of the adjacent homes by one-half to one foot. The garbage enclosure will also assist with screening headlights.

Discussion clarified that the elevation difference between the commercial and residential properties is not as significant and problematic as for other areas in Oak Hollow. Staff agreed to monitor the situation throughout the approval process to ensure adequate headlight screening through landscaping or other methods will be provided.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:15 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief;

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Toby Wisenburg from Boy Scouts of America Pack 111 led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark
Councilmember Clark thanked the scouts and residents for participating in the meeting and the first responders for their service. She appreciates the work and dedication of small business owners to provide commerce for the community.

Councilmember Burnham
Councilmember Burnham expressed appreciation to residents for their meeting attendance, participation, and willingness to serve. She enjoys speaking with residents and hearing their perspectives and concerns.

Councilmember Wood
Councilmember Wood thanked staff for assisting with tumbleweed removal and Toby Wisenburg for leading the Pledge of Allegiance.

Councilmember Wright
Councilmember Wright echoed the appreciation to the staff members for their public service in removing tumbleweeds, the assistance and patience of the residents, and the dedication of City staff working the weekend in a storm. He praised staff for frequently going above and beyond their responsibilities.

Councilmember Gray
Councilmember Gray recognized staff for removing tumbleweeds from private property as it is not a part of their regular duties. He thanked caucus organizers, participants, and delegates.

Mayor Westmoreland
Mayor Westmoreland welcomed meeting participants.

9. APPOINTMENTS

9.A. Library Board

DRAFT

MOTION: *Councilmember Clark moved to approve the appointment of Dillon Boss to the Library Advisory Board for a one-year term through December 2024. Councilmember Gray seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to Dillon Boss.

<u>CONSENT AGENDA</u>

10. AGREEMENTS

    10.A. Purchase Agreement – Land for Right-of-Way – LSC Real Estate

    10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

    10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

11. BOND RELEASES

    11.A. Harmony Phase A, Plat 9 – Into Warranty

    11.B. Silverlake Plat 31 – Into Warranty

12. MINUTES

    12.A. February 20, 2024 Minutes – Regular City Council Meeting

13. RESOLUTIONS

    13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Kimberly Ruesch as the Eagle Mountain Interim City Treasurer

    13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah Appointing Paula Buck as the Eagle Mountain City Deputy Treasurer

DRAFT

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah Altering Reporting Structure while Kimberly Ruesch serves as the Eagle Mountain Interim City Treasurer RES--Altering Reporting Structure

14. SITE PLANS

14.A. SITE PLAN – Eagle Vision Building Two at 4416 E. Pony Express Parkway (Utah County Parcel #38:674:0002)

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

MOTION: ***Councilmember Wood moved to approve the consent agenda removing items 10.C and 14.B and placing them as scheduled items. Councilmember Burnham seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

Ms. Kofoed recognized Tara Freeman for her service to the City as Treasurer. She administered the Oath of Office to Kimberly Ruesch and Paula Buck.

<u>SCHEDULED ITEMS</u>

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

This item was presented and discussed following item 14.B.

Councilmember Wright stated that in his research for this item, he reviewed the International City/County Management Association (ICMA) Recruitment Guidelines for "Selecting a Local Government Administrator" which states on page one, "Selecting a chief administrator is perhaps the most important decision that elected local officials will make for their community." He thinks that Eagle Mountain City is in a great place with the Deputy City Administrator and Assistant City Administrator and is in capable and able hands if the process takes many months. He requested to discuss whether the City Council desires to engage experts or to conduct the search for a City Administrator in-house. He cited from page four of the recruitment guidelines, "More often, however, the governing body will contract with a firm that specializes in providing executive search assistance. When using an executive search firm, the governing body plays an active role in the process. It develops the administrator profile, approves the selection of the applicants, interviews the candidates, and, of course, makes the final selection." He recommended that staff and the Council become familiar with the document and use it as a template for devising a recruitment process.

Councilmember Wood supported Councilmember Wright's statements and recommendation to use the ICMA process. He suggested allowing time for staff and the other Councilmembers to review the guidelines and have the item return at a future meeting for further consideration.

Discussion ensued regarding the following:

- The contents of and the proposal to adopt the ICMA guidelines;
- The City's ability to elect using elements from the request for proposals (RFP) process to select a recruitment firm to increase fidelity and transparency even though it is not a requirement and would delay the process;
- The importance of unity in the decision rather than expedience;
- Concern with delays in hiring a City Administrator placing undue burden on and exhausting the Deputy and Assistant City Administrator;
- Hesitancy with limiting the selection of recruitment firms to local companies and challenges with out-of-state firms being unfamiliar with the needs and culture of the City;
- Staff having employed the ICMA guidelines in their recommendation of the three proposed firms while trying to customize the process to meet the needs of Eagle Mountain; and
- Councilmembers desire to clarify the recruitment process before considering individual recruitment firms.

The City Council decided to table the item and further discuss the desired recruitment process during item 19.

MOTION: *Councilmember Gray moved to table the professional service agreement for recruitment consultants Jason Walker and David Kitchen. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

This item was presented and discussed prior to item 10.C.

Planner Caden Lyon presented the site plan and an updated landscaping plan with two trees in front of the building rather than the initial five to better conform with the adjacent businesses on Pony Express Parkway. Staff has reviewed the application extensively and feels it meets screening and privacy requirements.

The City Council considered and approved the request to reduce the number of trees considering the landscaping of other businesses, visibility of the building and signage, and line of sight for motorists and discussed the screening provided by the proposed trees and shrubbery for the back parking lot.

MOTION: *Councilmember Wright moved to approve the site plan for the Wendy's Ranches 4302 Pony Express Parkway (Utah County Parcel #65:645:0004) with the following conditions:*

1. *The applicant shall be permitted to alter the landscaping plan to provide two trees on the north side of the property;*
2. *The pedestrian crosswalk shall be sufficiently illuminated to comply with Eagle Mountain Municipal Code 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation; and*
3. *The lighting on the building shall be compliant with Eagle Mountain Municipal Code 17.56 Outdoor Lighting Standards.*

Councilmember Gray seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15. PONY EXPRESS 27

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two

Items 15.A. and 15.B. were presented and discussed concurrently.

Planner Steven Lehmitz explained that nothing had changed since the presentation of the item at the February 20, 2024 meeting and verified the item was postponed for review until this meeting because the applicant was unable to attend the previous meeting.

Applicant representative Brian Haskell, speaking on behalf of the landowner, said since 2004 when they acquired the property, the owners have not had any parties express interest in commercial development of the parcel, and commercial zoning adjacent to a wildlife corridor seems incompatible. They have received interest in townhomes and multifamily projects which were not feasible due to topography and other constraints. The owner felt there has been zoning of the property without proper notification and felt they were not given formal notice of the expiration of the Ranches Master Plan. In April 2008, the landowner put forward a project with 190 units rather than the vested 290 units. He continued to state in 2023, the City imposed commercial zoning on the property including the Wildlife Corridor Overlay Zone without proper notification. They felt the overlay needed clarification and there were problems with the implementation of the corridor on their property as there is no easement or deed exception. Without further discussion, understanding, and negotiation,

they felt the wildlife corridor could be considered a taking. The new proposal has 59 units without commercial use. The applicants encourage and urge the Council to accept their application to avoid them incurring further damages as they have previously voiced objection to the rezoning of their property in 2023.

City Attorney Marcus Draper clarified that in 2023, a process was initiated on this property to rezone it to Community Commercial that was tabled by the Planning Commission and not brought back. No rezoning of the property occurred. The property is currently zoned Village Core. As a sophisticated party, the applicant is responsible for knowing when their development agreements are expiring. His legal opinion is that the vesting of a specific number of units expired with the Ranches MDA. The wildlife corridor is not a taking as the ordinance provides for density transfer credits.

Mr. Larsen explained that Village Core zoning contemplates commercial and residential development and the property was rezoned Village Core Commercial in 2008.

Mr. Haskell stated that as the 2008 rezone included 190 residential units, he believes the intention was to allow residential uses.

Councilmember Burnham stated that as the application of the Wildlife Corridor Overlay Zone allows for negotiations, she feels it is inappropriate to call it a taking. The City understands that it is an ask and desires to work with applicants. She is not opposed to having commercial and residential but is opposed to only residential. The proposed number of units is too high for her comfort.

Applicant representative David Crockett provided company background about Pulte Homes and presented the concept plan for a single-family, detached product RC Zone development with a walkable neighborhood with hiking and mountain bike trails, and improved open space. They feel it is the highest and best use for the property as the site has terrain challenges to providing large, flat areas for commercial buildings and parking. They are amenable to a condition of approval for a connection to the wildlife corridor and to coordinate with staff to incorporate the standards once the Wildlife Corridor Overlay Zone has been finalized. They are no longer seeking to purchase City property as the lots on the City parcel would need to be removed to accommodate the wildlife crossing and replaced with a cul-de-sac.

Discussion ensued regarding the following:

- Needing a secondary access for more than 30 lots to meet fire and safety code requirements;
- The desire to retain commercial uses;
- Safety concerns with a proposed access on Pony Express Parkway on a blind corner, the additional traffic near the school, and the proximity of the house to a road that might need to expand in the future; and
- The viability and need for commercial in this area in the future as the area continues to be developed.

Mayor Westmoreland opened the public hearing at 8:47 p.m.

Jeff Ruth concurred with concerns expressed by the Councilmembers and spoke against permitting residential uses.

Bettina Cameron speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance commented they do not intend for wildlife corridor preservation to be a taking from property owners. She

appreciates Councilmember Burnham's clarification on the matter and suggested changes to the plan to prevent a taking. She advocated for the City to retain its property adjacent to the development as it is a part of the wildlife corridor.

Mayor Westmoreland closed the public hearing at 8:53 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, amending the General Plan Parcel Numbers 58:040:0326 and a portion of 58:040:0228 from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC

Mayor Westmoreland opened the public hearing at 8:56 p.m.

Bettina Cameron requested that the City Council require addressing the needs of the wildlife corridor as a condition should they elect to approve the item.

Mayor Westmoreland closed the public hearing at 8:57 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

DRAFT

Councilmember Wright said that he would be open to considering mixed-use with residential and commercial combined in a single building. Councilmember Gray agreed. Councilmember Clark stated that mixed-use has been successful in a different area in the City and suggested that the applicant speak with the Economic Development Director about businesses looking to locate in Eagle Mountain.

Discussion ensued regarding traffic impacts and access requirements of commercial and mixed-use.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters

This item was presented and discussed following item 16.B.

City Engineer Chris Trusty introduced Fred Philpot of LRB Public Finance Advisors who presented the item and reviewed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) process. The service area of the IFA is City-wide. The City has adopted an acceptable standard of a level of service (LOS) D for its street network and intersections. Buy-in related to existing reimbursement agreements is included in the analysis. The total construction year cost related to growth is $46,523,248 based on an inflation rate of 4% annually. The City will utilize proceeds from the 2022 Sales Tax Bonds to fund or partially fund projects associated with Project 1 and Project 7 of the IFFP. The fee per trip was calculated to determine the IFA by land-use type. He presented a sample of transportation impact fees for various use types. The schedule allows for additional consideration for unique circumstances such as schools and allows developers to provide information that may suggest an alternative fee.

Mr. Trusty clarified that road improvements planned for the next five years are included in the analysis. The impact fee schedule is updated every two years to include new projects and can be updated more frequently. Impact fees are assessed with the application of a building permit and additional fees would be charged for renovations for a higher impact use.

Discussion clarified when the City is allowed to charge impact fees for new and use changes and the impacts of various uses.

Mayor Westmoreland opened the public hearing at 10:39 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated impact fee enactment for a Transportation Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Wood seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray

☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone

This item was presented and discussed prior to item 16.A.

Wildlife Biologist/Environmental Planner Todd Black presented the item. He stated the changes to Eagle Mountain Municipal Code Chapter 17.49 was done to add clarity, add additional wildlife overlay zones, and amend existing overlay zones since the prior review by the City Council. The standards were reviewed and recommended for approval by the Planning Commission. His intent is to have Wildlife Corridor Overlay Zones cover several types of corridors or uses in addition to the critical mule deer migration corridor. State and Federal agencies, not the City, impose and control restrictions for endangered species and their habitats. Once the City finalizes the distance, a hydrological engineer will determine and mark the wash setback for developments. The City will need to work with developers and the MDAs to make adjustments to the corridor alignment.

Councilmember Gray expressed concern that the fencing requirements impede the landowners' rights and usability of their property for agriculture and livestock and create safety and liability issues. He desires a method for the landowners to propose alternative fencing that will accommodate both wildlife and livestock.

The City Council discussed the standards and requested staff incorporate the following amendments to the standards prior to the adoption of the amendments at a future meeting:

- Amend the verbiage referencing the 2023 Transportation Master Plan to indicate the current Transportation Master Plan;
- Add the overlay to the special use standards table rather than issuing conditional use permits;
- Clarify the definition of "agricultural activities" as the current wording could be misinterpreted as a prohibition against the construction of barns, loafing sheds, greenhouses, or other buildings;
- Combine 17.49.020(A) and 17.49.020(B);
- Amend 17.49.060(G)(3) to allow the City Council to grant an exemption for an alternative fencing plan for agricultural uses on private property;
- Remove 17.49.080(3) Homeowners' Association from the standards;
- Delineate between pets and livestock in 17.49.080(G) and have the restrictions and permissions determined by the land use authority or follow the alternative animal management plan exception process as stipulated in 6.10.080; and
- Add language indicating that the City will mark the setback from the top of the wash and retain the information in a GIS database.

Mayor Westmoreland opened the public hearing at 10:17 p.m.

Bettina Cameron, speaking on behalf of Eagle Mountain Nature and Wildlife Alliance, elaborated on the community group's suggestions to staff and the Council for amendments to the standards.

MOTION: *Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone. Councilmember Burnham seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process

Senior Planner Robert Hobbs presented the item. He stated the State's last legislative session included passage of House Bill #406. The bill introduced various edits to State law, including the allowance for a property line adjustment to be executed by survey in lieu of platting (via a plat amendment process) between a subdivision and an outlying parcel of ground. The amendment attached to this report introduces that allowance into Municipal Code in accordance with the State's action. Staff has revised the amendment's language by inserting a disclaimer as desired by the Council when this matter was last reviewed.

The Planning Commission, during their regularly scheduled public hearing of November 28, 2023, moved to recommend approval to the City Council of Eagle Mountain Municipal Code conditioned as follows:

1. 17.10.030 Definitions language be approved as presented;
2. 16.50 Lot Line Adjustments language be approved as presented;
3. Staff shall add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council;
4. 16.55.040 Approval Process and Exceptions language be approved with the changes that are presented in the staff report; and
5. Staff may bring section 16.50.030, which was not included in the staff report, to the Planning Commission for additional review if they feel it is necessary.

Councilmember Wood requested that the City devise a process to assist property owners with recognizing when a parcel has multiple zones.

Mr. Draper stated that a notice could be recorded with the property containing information about the zoning.

Councilmember Gray asked staff to amend 16.50.020 to add language clarifying the specific circumstances under which lot lines could be adjusted for adjacent properties.

Discussion ensued regarding the lot line adjustment process and the possibility for associated fees of related processes being onerous and the inability of the City to prohibit lot line adjustments that cross into a different zone but an application could be denied if the adjustment would cause the violation of another land use ordinance or regulation.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process. Councilmember Wright seconded the motion.*

AMENDED MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process directing staff to have a notice of the zoning recorded with the property information. Councilmember Wright seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

MOTION: *Councilmember Gray moved to recess the meeting at 10:57 p.m. Councilmember Clark seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was recessed from 10:57 p.m. to 11:03 p.m.

18. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan updated the City Council on the status of the Legislative Priorities List.

16.B. UPDATE – State Legislation

Mr. Stachan provided an overview of the bills that passed and failed during the Utah State Legislature 2024 General Session that concluded on Friday, March 1st that affect local government some of which may require changes to Municipal Code, City policies, or budget plans. The governor has not signed all the bills but has not indicated that he plans to veto any of them.

19. CITY COUNCIL/MAYOR'S BUSINESS

The City Council discussed an assignment for a Councilmember to attend the Fresh Look transit study on April 1st at 10:00 a.m. and how to move forward with determining a process and hiring a recruitment firm to help find a new City Administrator. They requested that the Mayor place the tabled item 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen on the agenda of the next meeting.

Councilmember Gray asked to have a discussion about industrial standards due to a request by Dan Ford for a variance.

Discussion ensued regarding the difficulty in meeting the requirements to qualify for a variance.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. COMMUNICATION ITEMS

21.A. Financial Update

21.B. Upcoming Agenda Items

22. ADJOURNMENT

MOTION: *Councilmember Gray moved to adjourn at 11:55 p.m. Councilmember Wood seconded the motion.*

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was adjourned at 11:55 p.m.

Approved by the City Council on March 19, 2024.

DRAFT

_____

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	SITE PLAN - LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002)
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Eddie Bowen, LKL Associates

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Business Park/Light Industry	Sweetwater Industrial Overlay	5.14	Tech Campus

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve the proposed Site Plan for LKL Associates, located at 1053 East Belladonna Drive (Parcel #66:797:0002).

BACKGROUND:
This request is for site plan approval of a light industrial building to be used by LKL, a business that sells construction and building materials. The subject property is platted as Lot 2, Plat 1 of Sweetwater Industrial Phase A Subdivision, which was recorded February 2021. The site address is 1053 East Belladonna Drive and is 5.14 acres. From lklassociates.com: *Today, the company has grown from a small drywall supplier to offering a full line of exterior products, tools, doors, and sundries.*

The Planning Commission reviewed the proposal on February 27, 2024, as a public hearing item. No public comment was given.

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

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

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

C. Access Requirements: The building is accessed via Belladonna Drive and Virtual Drive, public rights-of-way, and complies with 17.100.050.C.

D. Off-Street Truck Loading Space: This use requires unloading/loading of building supplies and will be be done on-site.

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

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

17.53.060 Development standards. (Sweetwater Industrial Overlay Zone)

The base zoning development standards shall be applicable, unless modified or replaced as follows:

A. Buildings must comply with the city's commercial design standards found in EMMC 17.72.040, except that metal may be used as a primary exterior building material, and pedestrian-scaled architectural details are not required. Complies.

B. The front parking lots and driveway entrances shall be asphalted to city standards, while equipment and parking areas behind the front of a building may be graveled. Complies.

C. Rear parking or storage areas do not need to comply with city landscaping requirements. Complies.

D. Outdoor storage of equipment, used materials, and wrecked or abandoned vehicles shall be screened behind an opaque fence or wall to be out of sight of major roads. Fencing and screening of outdoor uses shall be reviewed with each individual site plan. Complies.

E. All outdoor lighting shall comply with Chapter 17.56 EMMC. Complies.

F. Parking for each site plan shall comply with Chapter 17.55 EMMC. Complies.

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. Site plan approval is also based on EMMC 17.53.060, which Code section outlines development standards in the Sweetwater Industrial Overlay Zone. Development in the SIO Overlay Zone is given relaxed standards in regard to architecture as opposed to the Industrial Zone or Commercial zones.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommended 3-0 approval to the City Council regarding the LKL site plan.

ATTACHMENTS:

Site Plan - LKL

DDeVoogd/UFA 1/29/2024 - No Comments

tblack--1/30-24 comment

BMcRae 1/30/24 - No Comment

M BAHR 1-31-24
NO COMMENT

LKL ASSOCIATE

EAGLE MOUNTAIN STORAGE

2728 N. VIRTUAL DRIVE

FOR BUILDING REVIEW AND BIDDING
12.22.2023

CODE SUMMARY AND PROJECT INFORMATION:

APPLICABLE CODES AND STANDARDS

2021	INTERNATIONAL BUILDING CODE (IBC)
2021	INTERNATIONAL PLUMBING CODE (IPC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2020	NATIONAL ELECTRICAL CODE (NEC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021	INTERNATIONAL FIRE CODE (IFC)
2017	ANSI A117.1

PROJECT DESCRIPTION

PEMB BUILDING PRIMARLY FOR WAREHOUSE WITH AN OFFICE COMPONET

PROJECT AREA:

LEVEL 1 W/O COVERED A	50,118 SF
LEVEL 2	2,905 SF
TOTAL	53,023 SF

USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)

GROUP(S): B
S-1

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (IBC CHAPTER 4)

GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAPTER 5)

CONSTRUCTION TYPE: II-B

	ALLOWABLE	ACTUAL
BUILDING HEIGHT IN FEET (Table 504.3):	75	39'-9"
BUILDING HEIGHT IN STORIES (Table 504.4):	4	2
AREA PER FLOOR (Table 506.2):	52,500	53,023

ALLOWABLE AREA DETERMINATION (506.2):

SINGLE-OCCUPANCY, MULTI-STORY BLDG. (506.2.1)

S_a = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRADE PLANE, NOT TO EXCEED 3 (IF NON-SPRINKLERED) OR NOT TO EXCEED 4 (IF SPRINKLERED).
= 2

$A_a = [A_t + (NS \times I_f)] \times S_a$
= [52500 + (9500 × 0.25)] × 2
= 109,750 TOTAL SF

NO INDIVIDUAL STORY SHALL EXCEED THE ALLOWABLE AREA (A_a) AS DETERMINED USING THE VALUE OF $S_a = 1$

$A_a = [A_t + (NS \times I_f)] \times S_a$
= [52500 + (9500 × 0.25)] × 1
= 54,875 MAX. AREA PER FLOOR (SF)

FRONTAGE INCREASE (506.3):
PUBLIC WAY OR 20' MIN. OPEN SPACE
I_f= 0.25

TOTAL ALLOWABLE AREA PER FLOOR (SF)	54,875	53,023
TOTAL ALLOWABLE BUILDING AREA (SF)	109,750	54,875

MIXED OCCUPANCIES: NON-SEPARATED

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC CHAPTER 6)

CONSTRUCTION TYPE: II-B

STRUCTURAL FRAME:	0	HR
BEARING WALLS EXTERIOR:	0	HR
BEARING WALLS INTERIOR:	0	HR
NONBEARING WALLS INTERIOR:	0	HR
FLOOR CONSTRUCTION:	0	HR
ROOF CONSTRUCTION:	0	HR

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR

FIRE AND SMOKE PROTECTION FEATURES (IBC CHAPTER 7)

ALLOWABLE AREA OF OPENINGS:
FIRE SEPARATION DISTANCE: X > 30 FEET
OPENING PROTECTION: UNPROTECTECTED, SPRINKLERED
ALLOWABLE AREA: NO LIMIT

FIRE WALL RATING: GROUP: S-1 RATING: 3
FIRE BARRIER RATING: GROUP: S-1 RATING: 3
HORIZONTAL ASSEMBLY RATING: RATING: 3
DOES NOT PERTAIN TO THE PROJECT
SHAFT ENCLOSURE RATING: RATING: 1 HR LESS THAN 4 STORIES
OPENING FIRE PROTECTION:

INTERIOR FINISHES (IBC CHAPTER 8)

INTERIOR WALL AND CEILING FINISHES: PER TABLE 803.11

OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC.	CORRIDORS, ETC.	ROOMS AND ENCLOSED SPACES
GROUP B	CLASS B	CLASS C	CLASS C
GROUP S-1	CLASS C	CLASS C	CLASS C

FIRE PROTECTION SYSTEMS (IBC CHAPTER 9)

AUTOMATIC SPRINKLER SYSTEM: NFPA 13

MEANS OF EGRESS (IBC CHAPTER 10)

OCCUPANT LOAD (1004): 146 TOTAL OCCUPANTS
(SEE OCCUPANT LOAD CALCULATIONS ON SHEET G001

EGRESS SIZING (1005):
STAIRWAYS = OCCUP. LOAD × 0.2 " / OCC.
= 29.2 INCHES REQUIRED
= 51 INCHES PROVIDED

OTHER EGRESS COMPONENTS = OCCUP. LOAD × 0.15 " / OCC.
= 21.9 INCHES REQUIRED
= 34 INCHES PROVIDED

COMMON PATH OF EGRESS TRAVEL: 100 FEET
EXIT ACCESS TRAVEL DISTANCE: 250 FEET

PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)

SEE PLUMBING FIXTURE CALCULATIONS ON SHEET: G001

THERMAL ENVELOPE (IECC)

ROOF INSULATION R-VALUE: R-38 or U factor .035
STUD CAVITY GIRT INSULATION R-VALUE: R-25 of U factor .060
SLAB/FOUNDATION R-VALUE: R-10

EXTERIOR GLAZING INFORMATION:
BASIS OF DESIGN PRODUCT: PPG SOLARBAN 70 OPTIGRAY + CLEAR
VLT 60% MINIMUM
SUMMER U-FACTOR: 0.26 Btu/(hr x sqft) MAXIMUM
WINTER U-FACTOR: 0.28 Btu/(hr x sqft) MAXIMUM
SHGC 0.24 MAXIMUM

EXTERIOR GLAZING SYSTEM INFORMATION:
BASIS OF DESIGN PRODUCT: KAWNEER TRIFAB VG 451T - THERMAL
U-FACTOR: 0.38 Btu/(hr x sqft) MAXIMUM
SHGC 0.21 MAXIMUM

DEFERRED SUBMITTALS

- FIRE SUPRESSION SYSTEM
- FIRE ALARM SYSTEM
- SEISMIC RESTRAINTS
- FIRE SAFETY AND EVACUATION PLANS

NOTES:
ALL DEFERRED SUBMITTALS TO BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO COMMENCMENT OF WORK.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY THE ARCHITECT PRIOR TO SUBMITTAL TO THE AUTHORIY HAVING JURISDICTION.

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G201 GENERAL ACCESSIBILITY REQUIREMENTS
G202 GENERAL ACCESSIBILITY REQUIREMENTS
G203 TYPICAL MOUNTING HEIGHTS
G301 ENERGY COMPLIANCE REPORTS

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C2 UTILITY PLAN
C3 GRADING & DRAINAGE PLAN NORTH
C4 GRADING & DRAINAGE PLAN SOUTH
C5 EROSION CONTROL PLAN
C6 BMP DETAILS
C7 DETAILS

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LP 101
LP 102
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LP 501
IR 100
IR 101
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ARCHITECTURAL SITE

AS101 SITE PLAN

ARCHITECTURAL

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A114 ENLARGED FLOOR PLANS
A121 ROOF PLAN
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A301 BUILDING SECTIONS
A311 WALL SECTIONS
A411 INTERIOR ELEVATIONS
A451 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS
A452 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS
A501 EXTERIOR DETAILS
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A612 WALL TYPE AND PARTITION HEAD DETAILS
A613 STANDARD PARTITION AND FRAMING DETAILS
A631 DOOR AND FRAME TYPES
A641 MATERIAL FINISH SCHEDULES AND SIGNAGE

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C1 COVERSHEET
FP1 FLOOR PLAN
AB1 ANCHOR BOLT PLAN
AB1 ANCHOR BOLT DETAILS
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FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
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ST5 STRUCTURAL ELEVATIONS
ST6 STRUCTURAL ELEVATIONS
ST7 STRUCTURAL ELEVATIONS
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RS1 ROOF SHEETING PLAN
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M001 MECHANICAL SCHEDULES
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E401 ONE-LINE DIAGRAM
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E502 ELECTRICAL SCHEDULES
E503 ELECTRICAL SCHEDULES
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E602 ELECTRICAL DETAILS

PROJECT SITE

VICINITY MAP

PROJECT TEAM

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EAGLE MOUNTAIN STORAGE

Revisions

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Sheet Title

PROJECT INFORMATION SHEET

Sheet Number

G001

EXTERIOR MATERIAL FINISH

MATERIAL APPEARANCE NOTE - COLORS AND TEXTURES SHOWN OF ALL MATERIALS ARE ONLY A REPRESENTATION AND NOT TO BE CONSIDERED ACTUAL PORTRAYAL OF THE SAME MATERIALS. PLEASE REFERENCE MATERIAL SWATCHES OR ACTUAL MATERIAL SAMPLES.

METAL PANEL, MP-1 - NUCOR BUILDING SYSTEMS, RED BRICK

METAL PANEL, MP-2 - NUCOR BUILDING SYSTEMS, CHARCOAL

METAL PANEL, MP-3 - NUCOR BUILDING SYSTEMS, DARK BRONZE

EXPOSED CONCRETE, EC-1

EXTERIOR ELEVATION GENERAL NOTES

1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A641 FOR FURTHER INFORMATION.
2. CONTRACTOR TO LEAVE A 1/2" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT, COLOR AS SELECTED.
3. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. LINTELS, ETC.).
4. CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
5. SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN STROBES, CARD READERS, ETC.
6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FDC CONNECTION LOCATIONS, ETC.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

#

1 GAS METER - COORDINATE WITH MECHANICAL
2 BOLLARD SEE DETAIL 3 AND 4 ON SHEET AS101
3 DOWNSPOUT WITH INTERNAL INTEGRATED GUTTER SYSTEM
4 DOOR AS SCHEDULED
5 ROOF TOP UNIT - COORDINATE WITH MECHANICAL DRAWINGS
6 GLAZING SYSTEM AS SCHEDULED
7 SIGNAGE BY OWNER
8 MECHANICAL EQUIPMENT, COORDINATE WITH MECHANICAL DRAWINGS

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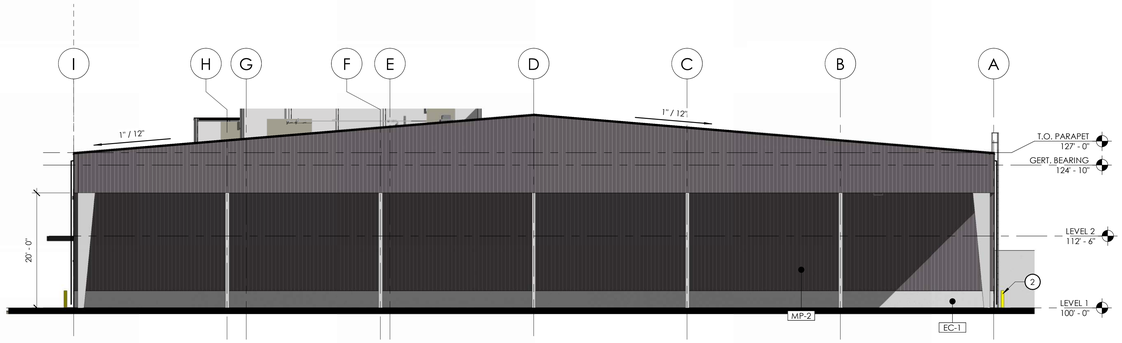
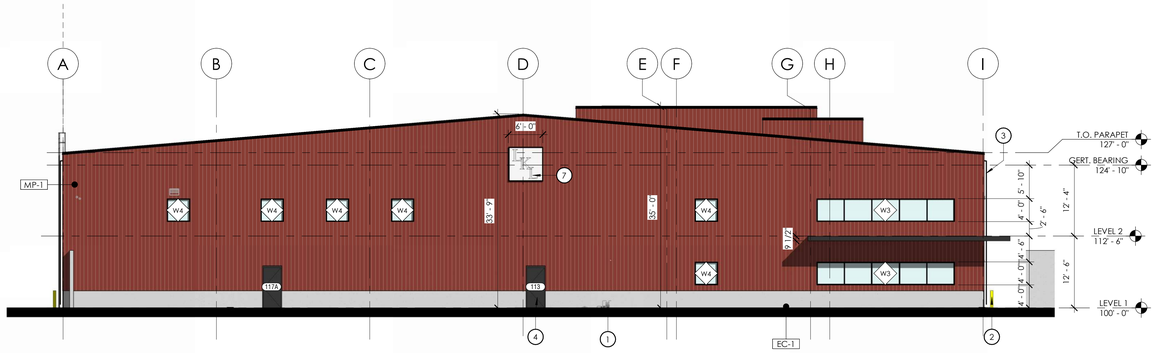
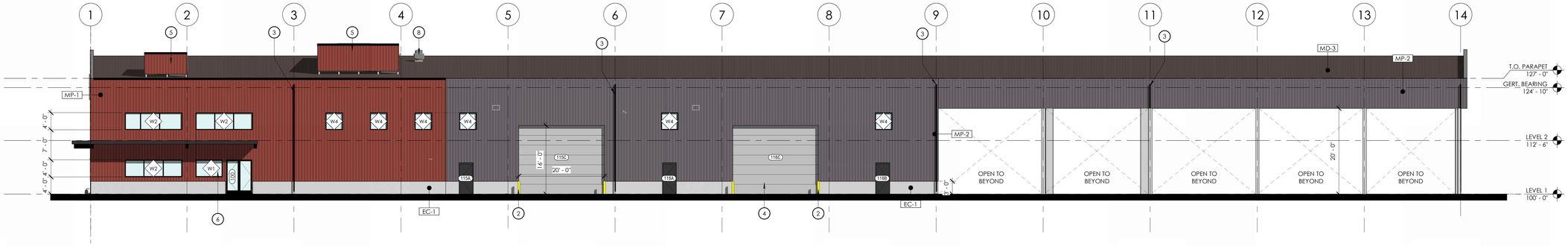


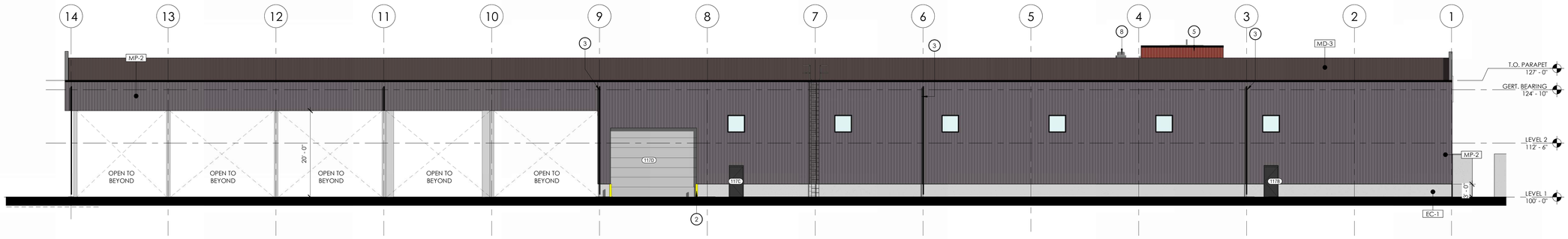
2 EAST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 NORTH ELEVATION
3/32" = 1'-0"

LKL ASSOCIATE
EAGLE MOUNTAIN STORAGE

Revisions

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Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A201

Current as of: 1/25/2024 3:22:27 PM

Original drawing is 30" x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/21563 - LKL - Eagle Mountain Utah_R23.rvt

SITE PLAN GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR LIMITS OF CONSTRUCTION - CONTRACT LIMIT LINE IS FROM BACK OF CURB UNLESS NOTED OTHERWISE.
2. SEE CIVIL DRAWINGS FOR ALL GRADING, SITE WORK, UTILITY CONNECTIONS, RETAINING WALLS, ETC. - INFORMATION SHOWN HERE IS SCHEMATIC
3. SEE LANDSCAPING DRAWINGS FOR PLANTING AND IRRIGATION - INFORMATION SHOWN HERE IS SCHEMATIC
4. SEE ELECTRICAL DRAWINGS FOR UTILITY CONNECTIONS - INFORMATION SHOWN HERE IS SCHEMATIC
5. DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
6. CONNECT ALL PRIMARY ROOF DRAINS TO UNDERGROUND DISCHARGE SYSTEM. COORDINATE WITH CIVIL DRAWINGS.

SHEET NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY.

1 KNOX BOX LOCATION. COORDINATE FINAL PLACEMENT WITH FIRE MARSHALL
2 TRANSFORMER; COORDINATE WITH ELECTRICAL DRAWINGS
3 ADA PARKING SIGN
4 PROPERTY LINE
5 BIKE RACK
6 DOWNSPOUT WITH INTERNAL INTEGRATED GUTTER SYSTEM
7 BOLLARD SEE DETAIL 3 AND 4 ON SHEET AS101
8 EXTERIOR LIGHTING FIXTURE. COORDINATE WITH ELECTRICAL DRAWINGS
9 PRECAST CONCRETE FENCE SEE CIVIL FOR LOCATION. PROVIDE 40 FEET ROLLING GATES AT 3 LOCATIONS. THE PRECAST FENCE PANEL STYLE WILL BE LEDGE STONE AT 6 FT HIGH BY 12 FEET LONG. THE PILLAR STYLE WILL BE ASHLAR AT 6 FT TALL. THE PILLAR CAPS WILL BE SANDSTONE. COLOR SHALL BE SANDSTONE RED. THE ROLLING GATES WILL BE INSTALLED PER MANUFACTURES REQUIREMENT. ALL GATES SHALL PROVIDE KNOX BOX FOR FIRE TRUCK ENTRY.

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EAGLE MOUNTAIN STORAGE

PROVIDE MANUAL 40 FEET ROLLING GATES

1. PANELS SHALL BE ON ROLLERS WITH HEAVY GUAGE METAL TRACK INSTALL PER MANUFACTURERS RECOMMENDAITON.

2. COLOR SHALL BE BLACK

3. PROVIDE A KNOX BOX FOR FIRE DEPARTMENT TRUCK ACCESS.

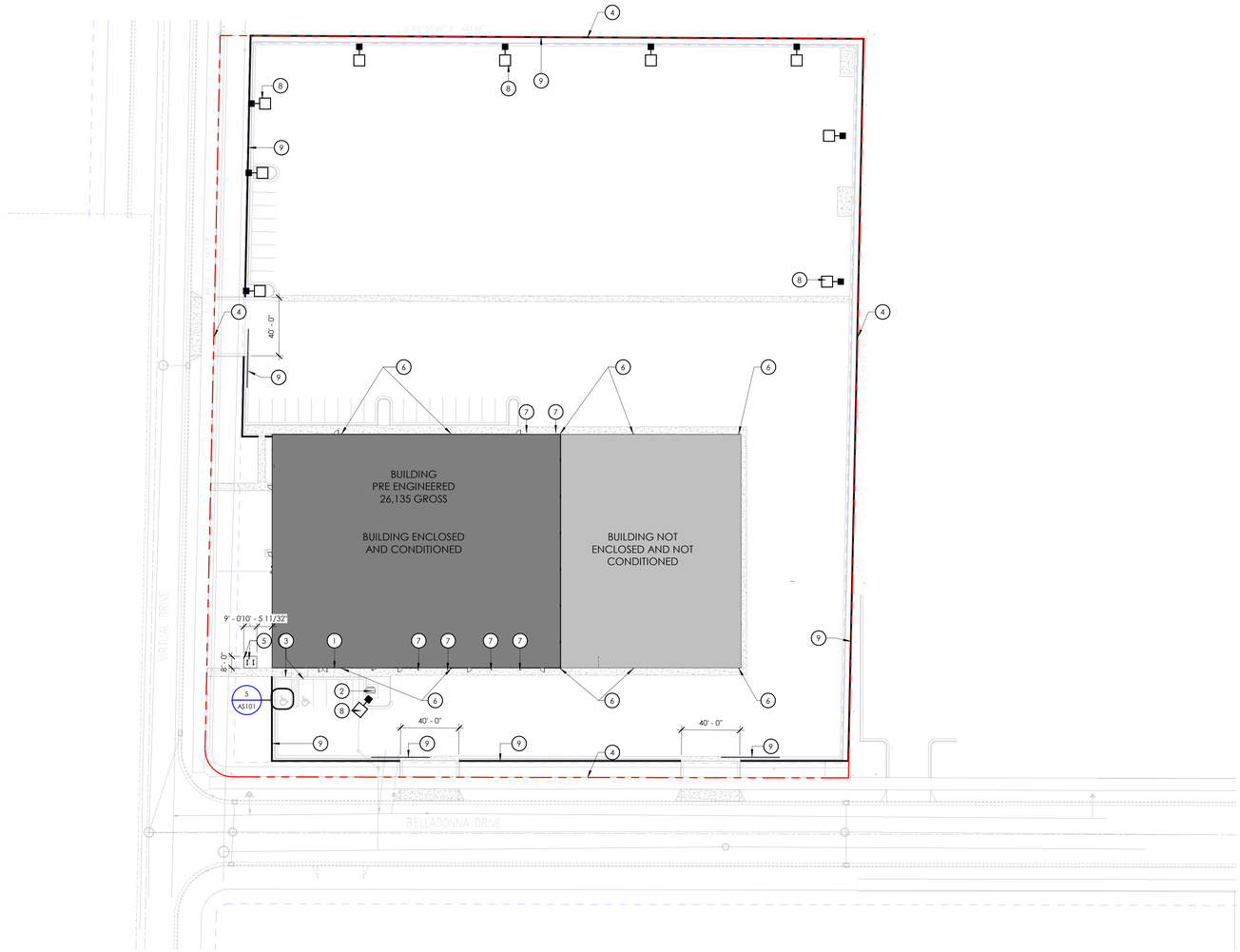
PROVIDE CONTINUOUS PRECAST CONCRETE FENCE

1. PANELS SHALL BE SANDSTONE RED WITH LEDGE STONE PATTERN SIMILAR TO IMAGE ABOVE. PANELS SHALL BE 6 FEET HIGHT BY 12 FEET LONG.

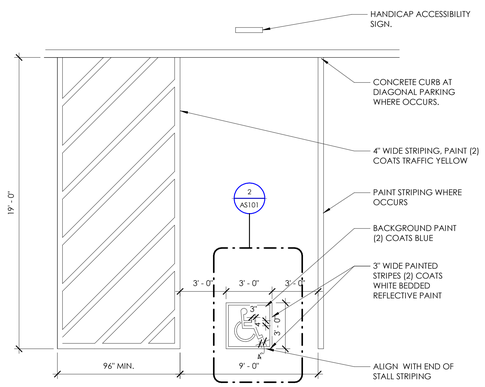
2. FOOTINGS SHALL BE BY MANUFACTURER 2 X 2 X 3

3. PRECAST PILLARS SHALL BE SANDSTONE RED ASHLAR IN PATTERN AND 6 FEET TALL.

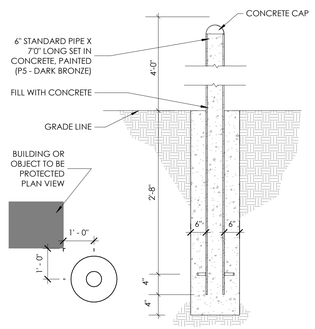
4. CAPS SHALL BE SANDSTONE RED.



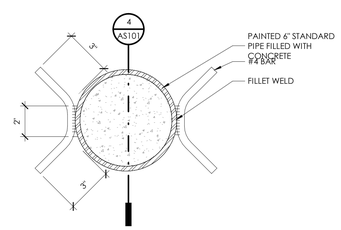
1 SITE PLAN
1" = 40'-0"



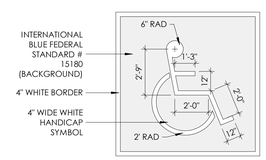
5 ADA PARKING STALL
1/4" = 1'-0"



4 BOLLARD SECTION
1/2" = 1'-0"



3 BOLLARD CROSS SECTION
3" = 1'-0"



2 ADA STRIPING SYMBOL
1 1/2" = 1'-0"

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Original Issue	12.22.2023
Project Status	FOR BUILDING REVIEW AND BIDDING

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Stamp

PRELIMINARY
NOT FOR CONSTRUCTION

Sheet Title

SITE PLAN

Sheet Number

AS101

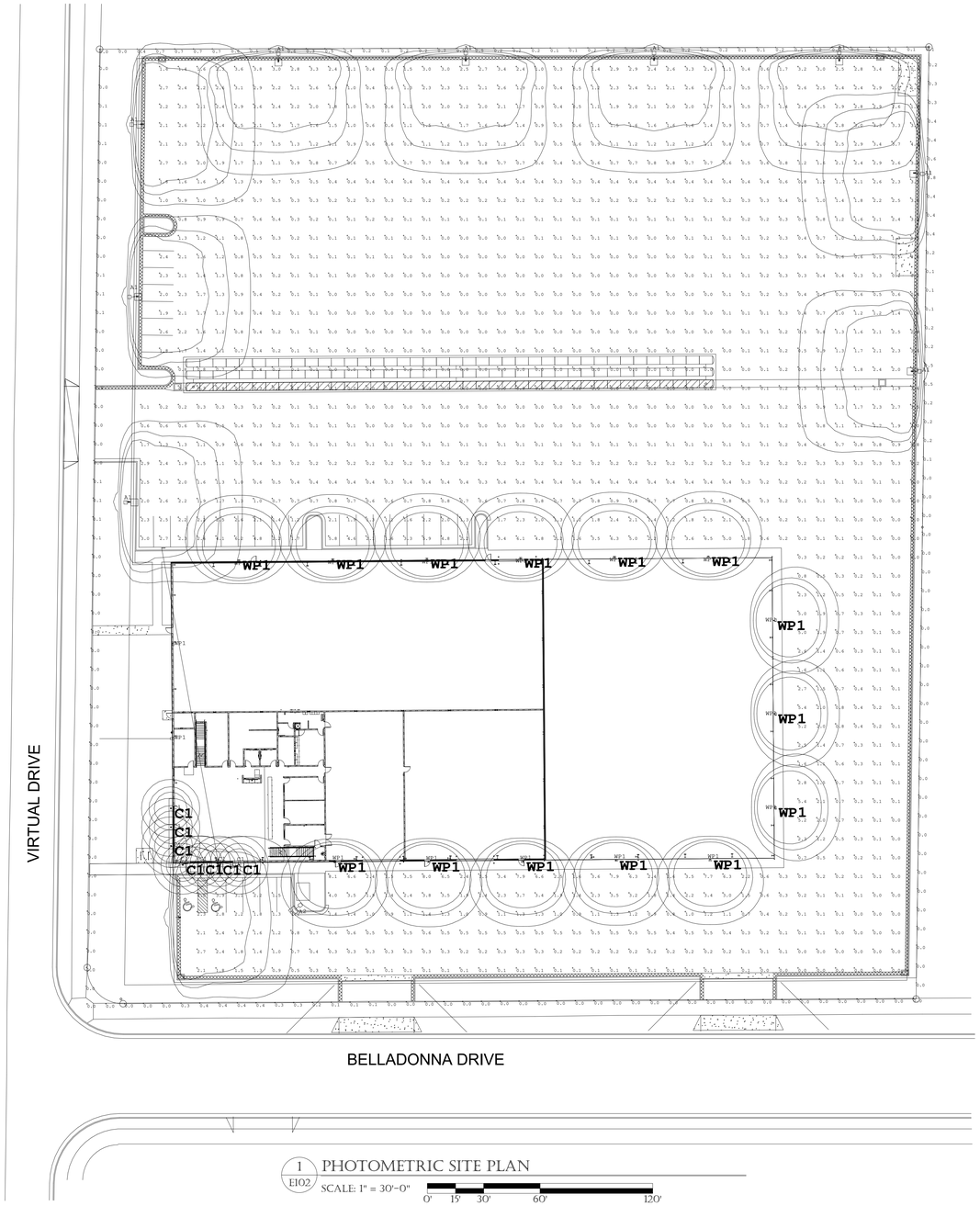
Current as of: 12/20/2023 5:56:50 AM
Original drawing is 30" x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/21563 - LKL - Eagle Mountain Utah_R23.rvt

OUTDOOR LUMEN OUTPUT EVALUATION TABLE						
TARGET = LESS THAN 100,000 LUMENS PER NET ACRE						
LUMENAIRE TYPE	LUMENS PER FIXTURE	NO. OF FIXTURES	TOTAL LUMENS PER TYPE		PROJECT NET ACRES	ALLOWED PROJECT LUMENS
A1	10181	10	101810		5.14	514000
WP1	6300	14	88200			
C1	5000	7	35000			
		TOTAL LUMENS	225010			

2 E102 LUMEN EVAL. TABLE

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Total Watts	Mounting Height
	7	LCR6159FSE010MW 2700K	Single	LCR6159FSE010MW 2700K	C1	0.920	1478	104.3	16
	14	AXCS5A (9)	Single	AXCS5A	WP1	0.920	6300	726.6	16
	10	GALN-SA2C-740-U-T4FT-HSS_1018	Single	GALN-SA2C-740-U-T4FT-HSS	A1	0.920	10181	1080	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.13	0.8	0.0	N.A.
SITE CALCULATIONS	Illuminance	Fc	0.93	8.1	0.0	N.A.



1 E102 PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60' 120'

Current as of: 1/25/2025 5:08:28 PM

Original drawing is 30' x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/ELEC-23097.01 - LKL Eagle Mountain Warehouse_V23.rvt

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Project | Catalog # | Type: C1
Prepared by | Notes: EXTERIOR SOFFIT FIXTURE | Date

HALO

LCR6

6-Inch Round Canless LED Downlight and Wallwash

Typical Applications

Residential · Multi-family · Mixed-Use

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Photometric Data page 3
- Energy & Performance Data page 3
- Product Warranty
- Dimming Guide

Product Certification

Rule is ENERGY STAR® Certified Product for all lighting fixtures. Visit www.energystar.gov for a list of qualified lighting fixtures. Certified to California Appliance Efficiency Database under J64.

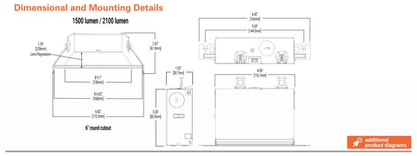
Product Features

Top Product Features

- Select from 6 CCTs via switch; 2700K, 3000K, 3500K, 4000K, 5000K, 6500K CCT; 90 CRI
- Up to 3000 Lumens; IC rated
- Canless - does not require recessed housing or junction box
- Dual Dim: 0-10V and Phase Cut, dimmable down to 5%
  - 0-10V dimmable down to 5% on 3000 Lumen model
- Wet location listed for showers and protected ceilings - Downlights only

Dimensional and Mounting Details

1500 lumen / 2100 lumen



additional product diagrams

COOPER Lighting Solutions

PS5181472S page 1 October 15, 2021 4:51 AM

EVENLITE *Lives Depend On Us*

PROJECT NAME:	APPROVED BY:
CATALOG NO:	TYPE NO: EG

DÉCOR DESIGNER SM - ARCHITECTURAL EMERGENCY LIGHT

LED Outdoor Egress Emergency Light with Night Lighting Option

A dramatic new and compact architectural design, providing powerful emergency and normal lighting for over-door and other exterior locations, with full 90° cut- off. The lamp housing and canopy are fabricated from extruded aluminum, in powder coated or anodized finishes, with rugged sealed diffuser lens and stainless hardware, for wall or ceiling mount.

Construction

- Extremely low profile, formed aluminum housing. Standard finish is white satin paint; custom colors are available, including brushed aluminum anodized finishes
- Emergency lighting with optional dual function operation for night or security lighting
- Wet location listed, UL924 and certified IP66
- Uniform elongated lighting pattern over required path of Egress
- Full 90° cut- off
- Offered in AC only or EM battery backup models, 120/277VAC

Electrical

- Very low power consumption in optional night/security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Lamps are connected in parallel. If one lamp fails, one or more lamps will continue in operation
- Universal 120/277 VAC input for standard battery or AC unit
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life
- Automatic battery diagnostics available for all battery Models

Illumination

- Over 50,000 hour lamp life in normal use
- Lamps connected in parallel assure continued illumination, meeting NEC and NFPA requirements
- LED color temperature standard 5300K; Optional outputs available 2900K, 3200K, 3800K
- Lumen output 494 initial Lumens, 46 Lumens per watt

Certification

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101
- Rated IP 66: suitable for wet locations
- Ambient temperature ratings:
  Standard "EM" models: -20º C to +40º C
  Remote models: -40º C to +50º C

*** NOTE Security Lighting is REQUIRED for operations at -40º C. Fixtures will operate when ambient drop below -20° C.*

Intertek 3015844 Listed to UL Std 924 & UL Std 1598 C

Warranty

- Five year limited warranty

ORDERING GUIDE – SM — **Example:** SM-EM-10-W-T-SD

Model	Operation	Power	Housing Color	Mounting	Options
SM	**EM** Battery backup (includes RPS) **AC** AC Supply 120/277V	**10** 10 Watts emergency and normal on-power **20** 20 Watts emergency and normal on-power	**WH** White **SL** Silver **BZ** Bronze **BK** Black	**T** Top **W** Wall	**SD** Self-test diagnostics (EM Models only) **NL** Night Lighting Control Switch for model with SD option(120/277VAC) **SB120** Night Lighting Control Switch for standard EM models (120VAC) **SB277** Night Lighting Control Switch for standard EM models (277VAC) **CW1** Color Temp. - 3800K **CW2** Color Temp. - 3200K **CW3** Color Temp. - 2900K **DKV1** Two Circuit Input 120VAC **DKV2** Two Circuit Input 277VAC **LT** Low Temp Operation -40° C* **Requires RPS*
SM					

Fill in fields from categories above and complete type and part number. | *Type Number:* | *Full Part Number:*

2575 Metropolitan Drive | Trevose, PA 19053 | T: 1.800.872.0879 | F: 215.244.4208 | mail@evenlite.com | www.evenlite.com

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Submitted by Quantum Lighting

QUANTUM LIGHTING | **Job Name:** EAGLE MOUNTAIN STORAGE Engineer: PVE (Salt Lake City) | **Catalog Number:** GALN-SA2C-740-U-T4FT-SCBA-HSS-SPB2 SSP18-4-0-11-SCBA-DM10-BC (MCGR, KW) Notes: | **Type:** A1 WPQ.GZQ-148662

Project | Catalog # | Type
Prepared by | Notes | Date

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

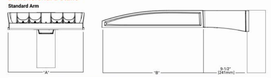
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or CBA Arm	EPA with Standard or CBA Arm
1-4	14"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For area selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualifications. Not all product variations are DLC qualified.
2. Not certified UNDER DLC (standard arm only, fixed mounting options).

COOPER Lighting Solutions

PS5008S20S page 1 November 18, 2021 2:09 PM

Submitted On: Dec 20, 2023 1/7 Index Page

Submitted by Quantum Lighting

QUANTUM LIGHTING | **Job Name:** EAGLE MOUNTAIN STORAGE Engineer: PVE (Salt Lake City) | **Catalog Number:** GALN-SA2C-740-U-T4FT-SCBA-HSS-SPB2 SSP18-4-0-11-SCBA-DM10-BC (MCGR, KW) Notes: | **Type:** A1 WPQ.GZQ-148662

McGraw-Edison — GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family *1,2	Light Engine Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN Galleon G2 **SAA GALN** Galleon G2 Substation *3 **TAA GALN** Galleon II Tuscan Architectural Complete *4	**SA1** Square **SA2** Square **SA3** Square **SA4** Square **SA5** Square **SA6** Square **SA7** Square **SA8** Square **SA9** Square	4=350mA 6=530mA 8=700mA **G**=1000mA *5	730=730K 70CRI 740=740K 70CRI 727=727K 2700K 730=730K 3000K 740=740K 4000K 750=750K 5000K 760=760K 6000K AMBR=Amber 590nm *7 RED=Red 630nm *7	**W120V277V** *6 **W347V480V** *6 **T120V** *6 **T277V** **T347V** **T480V** *6 **W480V** *6 **HV277V480V** *6 **HV277V480V Dual-Circuit** *6	**T1** Type 1 **T2R** Type II Roadway **T3** Type III **T3R** Type III Roadway **T4FT** Type IV Forward Throw **T5** Type V Square **T5W** Type V Narrow **T5WQ** Type V Square Medium **T5VS** Type V Square Wide **BLC** Type V or Split Control **BLC-R** Type V or Split Control Right Side Emphasis **BLC-RT** Split Light Eliminator Left **BLW-RT** Split Light Eliminator Right **AF** Automotive Front **AFL** Automotive Frontline	**Wbaseb** Standard Wide Mount Arm **SM**=Standard Pole Mount Arm **SMA**=Square Mast Arm **PA**=Pole Mount, Adjustable **SP**=Skyline, Adjustable* **WM**=Wall Mount **WA**=Wall Mount, Fixed **WP**=Upswept Arm	**AM**=Gray **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **GALCN**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads *8
P=Single Fuse (120, 277 or 347V Specify Voltage)
DF=Double Fuse (208, 240 or 480V Specify Voltage)
CBP=CBP (IL 1449 based surge protective device) *9
2L=Two Circuits
HS=House Side Shield
HSS=Extended House Side Shield *9
SBOW=Open Bedspring Shield, Black *9
SBOWG=Open Bedspring Shield, Gray *9
SDP=Light Square Trim Painted to Match Housing *9
CC=Clear Coating
DC=Coastal Construction finish *
RBS=Round Back Strap, Black
RBG=Round Back Strap, Gray
AWC=AC+After Hours Dim, 5 Hours *9
AWD=DC+After Hours Dim, 5 Hours *9
AWEDS=AC+After Hours Dim, 8 Hours *9
DALI=DALI Drivers

Sensors (Add as Suffix)

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol *
PR=NEMA 3 PRA Photocontrol Receptacle
PRB=NEMA 3 PRA Photocontrol Receptacle Bracket
AMC=Field Adjustable Dimming Controller *9
OPM3=Dimming Motion Sensor, 9'-20' mounting *9
OPM4=Dimming Motion Sensor, 20'-40' mounting *9
OPM6=Dimming Motion Sensor, limited square coverage, 9'-20' mounting *9
OPM6W=Dimming Motion Sensor, limited square coverage, 9'-20' mounting *9
ZS=Dimming Motion Sensor and Daylight, Bluetooth Programmable, 9'-20' mounting *9,10,11
ZS-28-Grove=enabled 4-PIN Twistlock Receptacle *
ZW-MOBED=Wired-to-Lite, Dimming Motion and Daylight, Bluetooth Programmable, 9'-20' Mounting *9,10,11
ZW-MOFED=Wired-to-Lite, Dimming Motion and Daylight, Bluetooth Programmable, 20'-40' Mounting *9,10,11
ZG-BOEED=Wired-to-Lite, 0-10 Dimming Motion and Daylight, Bluetooth Programmable, 9'-20' Mounting *9,10,11
ZG-MOFED=Wired-to-Lite, 0-10 Dimming Motion and Daylight, Bluetooth Programmable, 20'-40' Mounting *9,10,11
ZW-DMPOED=Wired-to-Pro, Dimming Motion and Daylight, WAC Programmable, 9'-20' Mounting *9,10,11
ZW-DMPOHD=Wired-to-Pro, Dimming Motion and Daylight, WAC Programmable, 20'-40' Mounting *9,10,11
ZG-DMPOED=Wired-to-Pro, 0-10 Dimming Motion and Daylight, WAC Programmable, 9'-20' Mounting *9,10,11
ZG-DMPOHD=Wired-to-Pro, 0-10 Dimming Motion and Daylight, WAC Programmable, 20'-40' Mounting *9,10,11
ZS-DMPOED=Wired-to-Pro, 0-10 Dimming Motion and Daylight, WAC Programmable, 9'-20' Mounting *9,10,11
ZS-DMPOHD=Wired-to-Pro, 0-10 Dimming Motion and Daylight, WAC Programmable, 20'-40' Mounting *9,10,11
DMG-MOSBW-LRF=Synapse Occupancy Sensor (9'-20' Mounting) *
DMG-MOLBW-LRF=Synapse Occupancy Sensor (21'-40' Mounting) *
DALNA=NEMA Photocontrol Adapt Tab - 105-280V
DALNAHVD=NEMA Photocontrol - 480V
DALNAHVT=NEMA Photocontrol - 347V
DALNAHVTD=Photocontrol (Sterling Cole)
DALNAHVU=120V Photocontrol
MA105-SS=Cargo Tenon Adapter for 2-3/8" O.D. Tenon
MA105-SS-DD=Cargo Tenon Adapter for 2-3/8" O.D. Tenon
MA105-SS-TB=Cargo Tenon Adapter for 2-3/8" O.D. Tenon
MA110SS-SS=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
MA110SS-SS-DD=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
MA110SS-SS-TB=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
MA115-SS=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA115-SS-DD=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA115-SS-TB=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA120-SS=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA120-SS-DD=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA120-SS-TB=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA125-SS=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA125-SS-DD=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
MA125-SS-TB=GLB™ Tenon Adapter for 2-3/8" O.D. Tenon
RSA120=Adapter kit for mounting to 2-3/8" O.D. Tenon
LCN5S=Field Installed House Side Shield *9
LCN5SW=Field Installed House Side Shield *9
LCN5SWG=Open Bedspring Shield, Gray *9
LCN5SWB=Open Bedspring Shield, Black *9
LCN5S=Perforated Shield, Black *9
WSC-IP-10A=Wired-to-Outdoor Control Module *,*
WSC-IP-10A-DD=Wired-to-Outdoor Control Module *,*
WSB-ED=Wired-to-Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 9'-15' Mounting *
WSP-ED=Wired-to-Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting *
SWPOD-EV=Wired-to-Sensor, Dimming Motion and Daylight, WAC Programmable, 9'-15' Mounting *,*,*,*
SWPOD-EV-P=Wired-to-Sensor, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting *,*,*,*

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

LumenSafe Technology	Camera Type	Data Backhaul
S-LumenSafe Technology	**B**=Standard Dome Camera **H**=Mini Dome Camera **Z**=Remote PTZ Camera	**F**=Cellular, Region **N**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking **P**=Cellular, Verizon **R**=Cellular, Sprint

NOTES:
1. Visit designlights.org/qpl to confirm qualifications. Not all product variations are DLC qualified.
2. Not certified UNDER DLC (standard arm only, fixed mounting options).
3. Not available with this option.
4. Not for use with SBA, SMA, SMA or RM options.
5. Not available with 5W, 10W or 20W LED options.
6. Low voltage control lead length (or 10" outside fixture. Not available with DALI or integrated sensor options.
7. Not available with 530mA or 700mA drive current options. Not available in combination with other options.
8. Requires the use of DIM, photocontrol or the HS1 or HS2 photocontrol receptacle with photocontrol accessory.
9. Not available with any other sensor or control system options.
10. Sensor configuration mobile application required for configuration. See controls page for details.
11. Requires the use of PR or PRB photocontrol receptacle. Not available with BPC photocontrol.
12. Not available with HSS, SDDP4 or CBBW.
13. Wireless Sensor Network Security Camera Technology options are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DLMA0310-PRE0000A0315 website for more information. Components shipped separately may be subject to additional requirements. Consult factory for further information.
14. Use/s deep back housing for AXCS1, AXCS2, AXCS3, and AXCS4 models.
15. Not to be mounted in upward facing / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
16. Sensor cannot be used with PC and motion sensor (MSP, ZM, or LMR). CBP can be used with PC or motion sensor (MSP, ZM, or LMR).
17. Can not be ordered with CBP or PC options.
18. Not available with 5W, 10W or 20W LED options. Contact factory for further information.
19. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
20. Not for use with 2L or P designations.
21. For use with full cutoff lens configurations only.
22. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZM, or LMR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZM, or LMR).
23. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
24. Not available with any other sensor or control system options. Contact factory for sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
25. Requires a PR twistlock receptacle (PRB) option.
26. Not for use in California. Only luminaires with approved profiles are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DLMA0310-PRE0000A0315 website for more information. Components shipped separately may be subject to additional requirements. Consult factory for further information.
28. Accessories sold separately and for separately analyzed under domestic preference requirements. Consult factory for further information.

COOPER Lighting Solutions

PS5008S20S page 2 November 18, 2021 2:09 PM

Submitted On: Dec 20, 2023 2/7 Index Page

Submitted by Quantum Lighting

QUANTUM LIGHTING | **Job Name:** EAGLE MOUNTAIN STORAGE Engineer: PVE (Salt Lake City) | **Catalog Number:** AXCS5A-SCBA Notes: | **Type:** WP1 WPQ.GZQ-148662

Project | Catalog # | Type
Prepared by | Notes | Date

Lumark

Axcent

Wall Mount Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

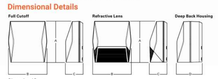
Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinx Lite
- Enlighted

Dimensional Details



Dimensional Data

	AXCS Small	AXCS Large
A	7'-2"(218cm)	11-1/2"(293cm)
B	7-1/2" (190mm)	10-3/4"(273mm)
C	3-5/8" (94mm)	4-7/8" (124mm)
D	6-1/8" (155mm)	7-1/8" (181mm)

COOPER Lighting Solutions

PS5181472S page 1 January 20, 2023 4:47 PM

Submitted On: Dec 20, 2023 1/6 Index Page

Submitted by Quantum Lighting

QUANTUM LIGHTING | **Job Name:** EAGLE MOUNTAIN STORAGE Engineer: PVE (Salt Lake City) | **Catalog Number:** AXCS5A-SCBA Notes: | **Type:** WP1 WPQ.GZQ-148662

Lumark — AXCS / AXCL Axcent

Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preference *1,2	Model Series *	LED Color Temperature	Color	Options (Add as Suffix)
Blank=Standard **DP**=Buy American Act **TAA**=Trade Agreements Act	**Full Cutoff** **AXCS1A**-010 **AXCS2A**-010 **AXCS3A**-010 **AXCS4A**-010 **AXCL1A**-010 **AXCL2A**-010 **AXCL3A**-010 **AXCL4A**-010 **Refractive Lens** **AXCS1ARL**-010 **AXCS2ARL**-010 **AXCS3ARL**-010 **AXCS4ARL**-010 **AXCL1ARL**-010 **AXCL2ARL**-010 **AXCL3ARL**-010 **AXCL4ARL**-010	**Blank**=4000K, Neutral **K**=3000K, Warm **W**=5000K, Warm	**Blank**=Carbon Bronze **AP**=Anodized Alloy **BT**=Control White **BK**=Black **SV**=Silver **GM**=Graphite Metallic **DP**=Dark Platinum	347V=347V *3 480V=480V *3 PCI=Photocontrol 120V *3,4 PCD=Photocontrol 208-277V, 50/60 HZ *3,4 PCH=Photocontrol 347-480V, 50/60 HZ *3,4 KSO=Knuckle Shroud Only *5 SMK=Shroud Mounting Kit *5 TMS=Tamper Resistant Screws **7W**=Remote Mount *6 **7R**=Remote enabled 4-Pin Twistlock Receptacle *6 **7W-DMPOHD**=Wired-to-Wireless Sensor, 7'-15' Mounting Height *1,6,7,8 **LWR-7W**=Enlighted Wireless Sensor, Wide Lens Set, 7'-15' Mounting Height *1,6,7,8 **LWN-7W**=Enlighted Wireless Sensor, Narrow Lens Set, 7'-15' Mounting Height *1,6,7,8 **MSR120W**=Integrated Sensor for Dimming Operation, 8'-15' Mounting Height *1,6,7,8 **MSR120W-DD**=Integrated Sensor for Dim/Off Operation, 8'-15' Mounting Height *1,6,7,8 **MSP-7W**=Integrated Sensor for ON/OFF Operation, 8'-15' Mounting Height *1,6,7,8 **MSP-LD**=Integrated Sensor for ON/OFF Operation, 15'-30' Mounting Height *1,6,7,8 **CSP-7W**=CSP Control Module *1,6,7,8 **CSP-DEC**=Cold Weather Battery Pack, DOC compliant *1,6,7,8,9,10,11 **BA**=Battery Backup *12 **RA**=FCC Right Antenna *1,6 **A480EM**=480V Emergency *13 **A4WD**=After Hours Dim, 5 Hours *1,14 **A8WD**=After Hours Dim, 8 Hours *1,14 **A4DD**=After Hours Dim, 5 Hours *1,14 **A8DD**=After Hours Dim, 8 Hours *1,14

Accessories (Order Separately) *15,16

VG-AXCS-EB=Vandal Shield Assembly *
WG-AXCS-DM=Wire Guard Assembly (With Motion Sensor) *14
WG-AXCS=Wire Guard Assembly *
WG-AXCS-DM-EB=Wire Guard Assembly (With Motion Sensor) *14
VG-AXCS-EB=Vandal Shield Assembly *
WG-AXCS=Wire Guard Assembly *
WG-AXCS-DM=Wire Guard Assembly (With Motion Sensor) *14
BG-AXCS-WG=Wire Guard Assembly *
BG-AXCS-WG-DM=Wire Guard Assembly (With Motion Sensor) *14
BG-AXCS-WG-DM-EB=Wire Guard Assembly (With Motion Sensor) *14
BG-AXCS-BRZ=Accent Lumen Select Back Box with PC, Carbon Bronze *16
BG-AXCS-BLK=Accent Lumen Select Back Box with PC, Black *16
BG-AXCS-WT-PC=Accent Lumen Select Back Box with PC, Summit White *16

AXCSACCS-EB=Knuckle and Rear Flashlight Kit (For Axcent Small) *
AXCSACCS-DM-EB=Knuckle and Rear Flashlight Kit (For Axcent Small) *14
TBMCCAXCS-EB=Fusion and Duo Flashlight Kit (For Axcent Small) *
AXCSACCS-EB=Knuckle and Rear Flashlight Kit (For Axcent Large) *
SPKIT-EB=Flashlight Flashlight Kit (For Axcent Large) *
SPKIT-DM-EB=Flashlight Flashlight Kit (For Axcent Large) *14
SMK-EB=Integrated Sensor Programming Receptacle *
MA105-SS=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA105-SS-DD=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA105-SS-TB=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA110-SS=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
MA110-SS-DD=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
MA110-SS-TB=AERIS™ Tenon Adapter for 2-3/8" O.D. Tenon
DMPOS-EB=Wired-to-Wireless Sensor, 7'-15' Mounting Height *1,6,7,8
DMPOS-EB=Wired-to-Wireless Sensor, 15'-30' Mounting Height *1,6,7,8

NOTES:
1. Visit designlights.ConsortiumIS.com/Qualified. Refer to www.designlights.org/Qualified Products List under Family Models for details.
2. Transformer rated only when ordered with motion sensor or AXCS1 through AXCS3 or AXCL1 through AXCL3 fixture.
3. Not available in SAT or WD CRI.
4. Button photocontrol and any motion sensor (MSP, ZM, or LMR) not offered together.
5. Not available with any other Accessory.
6. Used with CT1, SAT, and WD CRI options.
7. Only available on AXCS1-AXCS3 models.
8. Not available in California. Only luminaires that are not RoHS compliant. Contact your lighting representative for more information.
9. Uses deep back housing.
10. Wireless Sensor Network Security may be nearly penetrable when operating below -20°C (-4°F). For the device to be field configurable, requires WAC Gateway components (WAC-PoE and WPGE-12A in appropriate quantities. Only compatible with WaveLinx system and software and requires system commissioning and configuration. Consult factory or WAC website for more Wireless application information.
11. Replace AX with sensor color (WH, BZ, or BK).
12. Enlighted wireless sensors are factory installed and require network components (UNP-EM-1). Contact factory for details. Not available in California. Consult factory or WAC website for application information.
13. The 480V-EZ accessory is required to adjust parameters.
14. Ambient operating temperature -30°C to 50°C for AXCL4 through AXCL10. Ambient operating temperature -30°C to 40°C on AXCS4 models. Ambient operating temperature -30°C to 40°C on AXCS1 through AXCS3 models.
15. Not available with AXCS5 or AXCL5 models.
16. Uses deep back housing for AXCS1, AXCS2, AXCS3, and AXCS4 models.
17. Not to be mounted in upward facing / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
18. Sensor cannot be used with PC and motion sensor (MSP, ZM, or LMR). CBP can be used with PC or motion sensor (MSP, ZM, or LMR).
19. Can not be ordered with CBP or PC options.
20. Not available in California. Consult factory for current values and distributions.
21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
22. Not for use with 2L or P designations.
23. For use with full cutoff lens configurations only.
24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZM, or LMR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZM, or LMR).
25. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
26. Not available with any other sensor or control system options. Contact factory for sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
27. Requires a PR twistlock receptacle (PRB) option.
28. Not for use in California. Only luminaires with approved profiles are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DLMA0310-PRE0000A0315 website for more information. Components shipped separately may be subject to additional requirements. Consult factory for further information.
29. Accessories sold separately and for separately analyzed under domestic preference requirements. Consult factory for further information.

Stock Ordering Information

Model Series *			
Full Cutoff		**Refractive Lens**	
AXCS1A-14W	**AXCL1A**-102LW	**AXCS1ARL**-14W	**AXCL1ARL**-102LW
AXCS2A-27W	**AXCL1A**-152LW	**AXCS2ARL**-27W	**AXCL1ARL**-152LW
AXCS3A-37W	**AXCL1A-347V**-104W	**AXCS3ARL**-37W	**AXCL1ARL-347V**-104W
AXCS4A-44W	**AXCL2A-347V**-123W	**AXCS4ARL**-44W	**AXCL2ARL-347V**-123W
AXCS5A-62W	**AXCL1A-347V**-102W	**AXCS5ARL**-62W	**AXCL1ARL-347V**-102W
AXCL4A-104W	**AXCL2A-347V**-123W	**AXCL4ARL**-104W	**AXCL2ARL-347V**-123W
AXCL5A-72W		**AXCL5ARL**-72W	

Note: All stock configurations are 4000K color temperature, standard Carbon Bronze finish, and wall mount configuration.

COOPER Lighting Solutions

PS5181472S page 2 January 20, 2023 4:47 PM

Submitted On: Dec 20, 2023 2/6 Index Page

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LKL ASSOCIATE

EAGLE MOUNTAIN STORAGE

Revisions

Num.	Description	Date

Project Number	21563, PVE NO. 23097.01
Original Issue	09.22.2023
Project Status	DD SET

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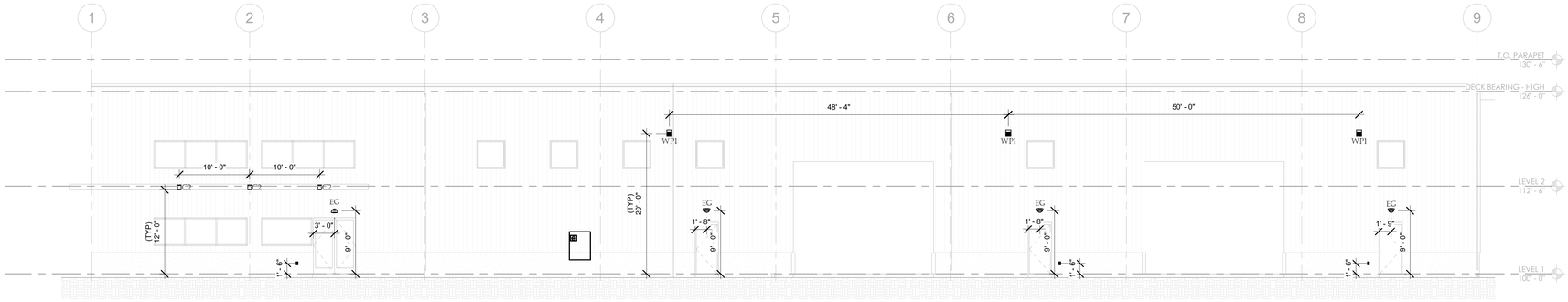
PHOTOMETRIC SITE PLAN

Sheet Number

E102



1 E203 SOUTH ELEVATION - WEST

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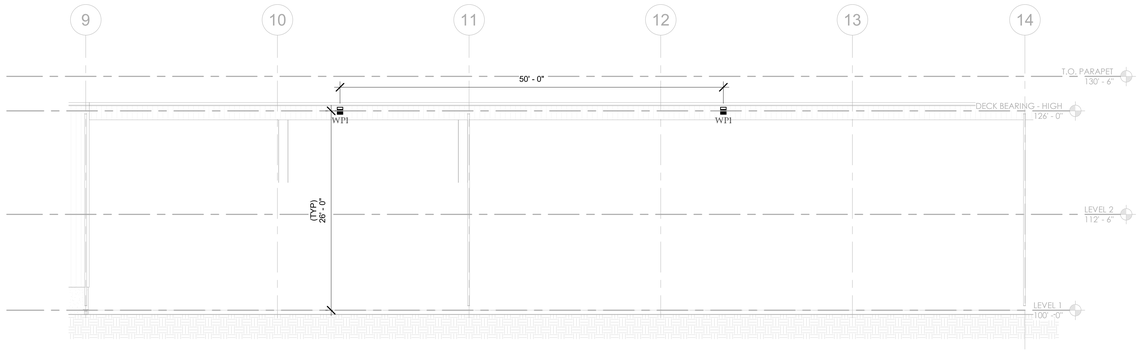

2 E203 BUILDING WEST ELEVATIONS - 2

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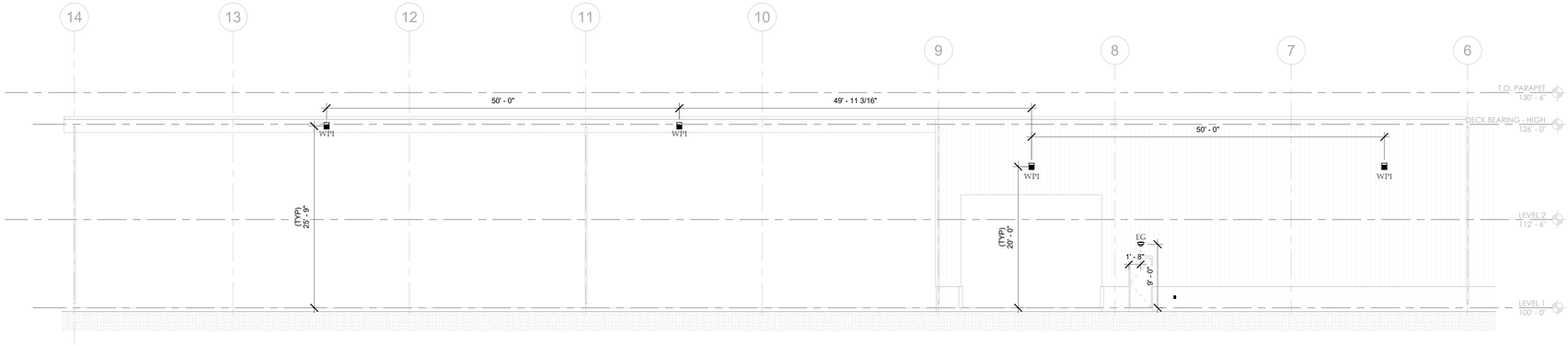

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SCALE: 1/8" = 1'-0"

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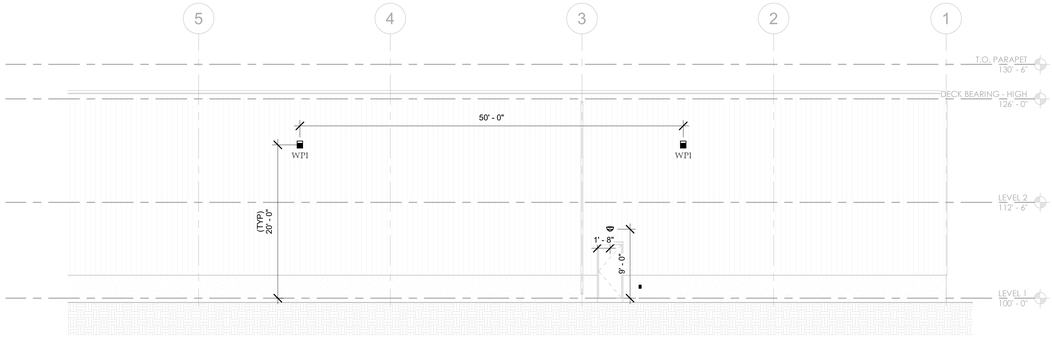

3 E203 BUILDING EAST ELEVATIONS - 1

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

0' 4' 8' 16' 32'

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Sheet Title

EXTERIOR ELEVATION VIEWS

Sheet Number

E203

Original drawing is 30" x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/ELEC-23097.01 - LKL Eagle Mountain Warehouse_V23.rvt

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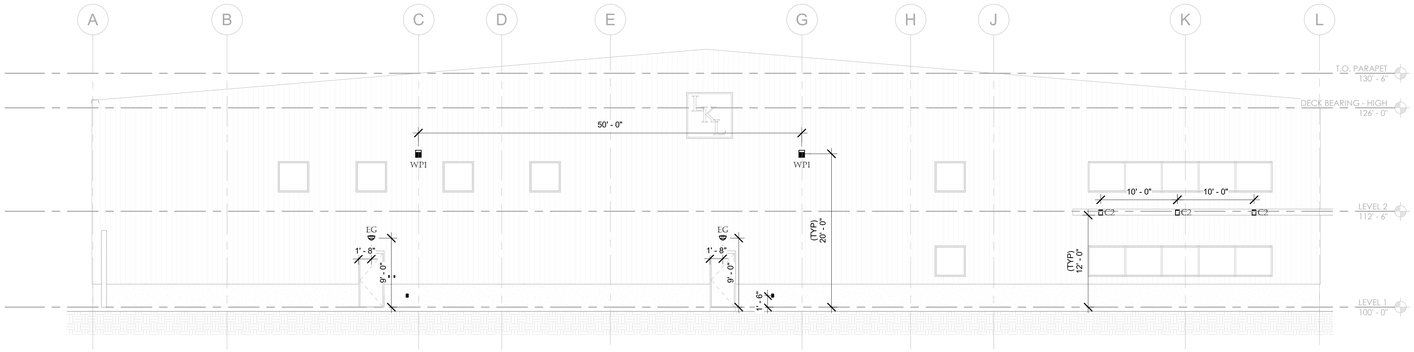

1 E203.1 WEST ELEVATION

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

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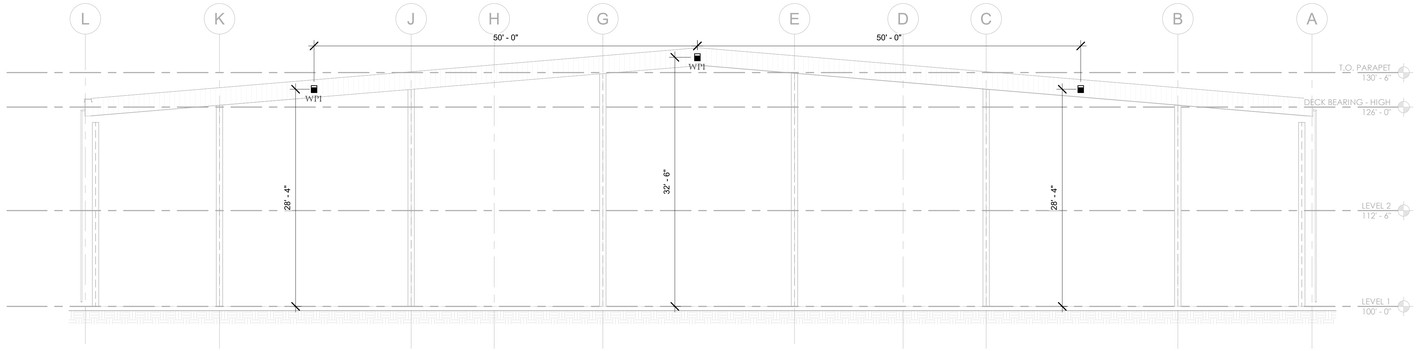

2 E203.1 EAST ELEVATION

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

0' 4' 8' 16' 32'

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PRELIMINARY
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Sheet Title

EXTERIOR ELEVATION VIEWS

Sheet Number

E203.1

Current as of: 1/23/2023 3:23:31 PM

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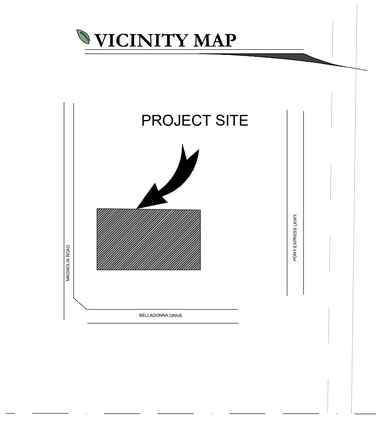
VICINITY MAP



EMC has new guidelines for landscaping. Many of the plants you've included with your landscape plan are not drought tolerant. Please consider planting and selecting drought tolerant species. Email tblack@emcity.org or see https://extension.usu.edu/cwel/research/water-wise-plants-for-utah-landscapes

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	JS'M	8	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		6'	DROUGHT TOLERANT

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	C'PS	6	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry	B & B	1.5"Cal		DROUGHT TOLERANT
	CC'C	3	Crataegus crus-galli inermis 'Cruzam' Crusader Crusader Cockspur Hawthorn	B & B	1.5"Cal		DROUGHT TOLERANT
	UP'L	9	Ulmus parvifolia 'Emer II' Allee Lacebark Elm	B & B	1.5"Cal		DROUGHT TOLERANT
	ZS'G	4	Zelkova serrata 'Green Vase' Green Vase Zelkova	B & B	1.5"Cal		DROUGHT TOLERANT
	ZS'M	7	Zelkova serrata 'Musashino' Musashino Zelkova	B & B	1.5"Cal		DROUGHT TOLERANT

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	VR'A	2	Viburnum x rhytidophylloides 'Alleghany' Alleghany Lantanaphyllum Viburnum	5 gal	DROUGHT TOLERANT

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CP'S	31	Cytisus purgans 'Spanish Gold' Spanish Gold Broom	5 gal	DROUGHT TOLERANT
	HP'S	21	Hesperaloe parviflora 'Straight Up Red' Straight Up Red Yucca	5 gal	DROUGHT TOLERANT
	JS'D	23	Juniperus sabina 'Monard' TM Moor-dense Juniper	5 gal	DROUGHT TOLERANT

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA'K	60	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	DROUGHT TOLERANT
	MS'G	17	Miscanthus sinensis 'Gracillimus' Maiden Grass	1 gal	DROUGHT TOLERANT

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

	1-10	1.5" SANTA FE PEBBLES CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN NNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,933 sf
	1-13	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN NNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,296 sf
	1-27	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	918 lf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/4/2023	UT23017						PM: JTA
							DRAWN: ACP
							CHECKED: JMA
							PLOT DATE: 12/4/2023

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON
801-756-4504
DAVID@EXCELCIVIL.COM

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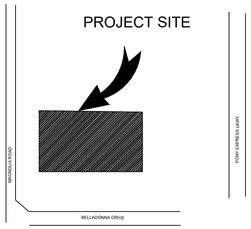
LICENSED LANDSCAPE ARCHITECT
JEREMY ANGWARTH
8128121-5301-2010
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

COLOR ILLUSTRATION

PERMIT SET

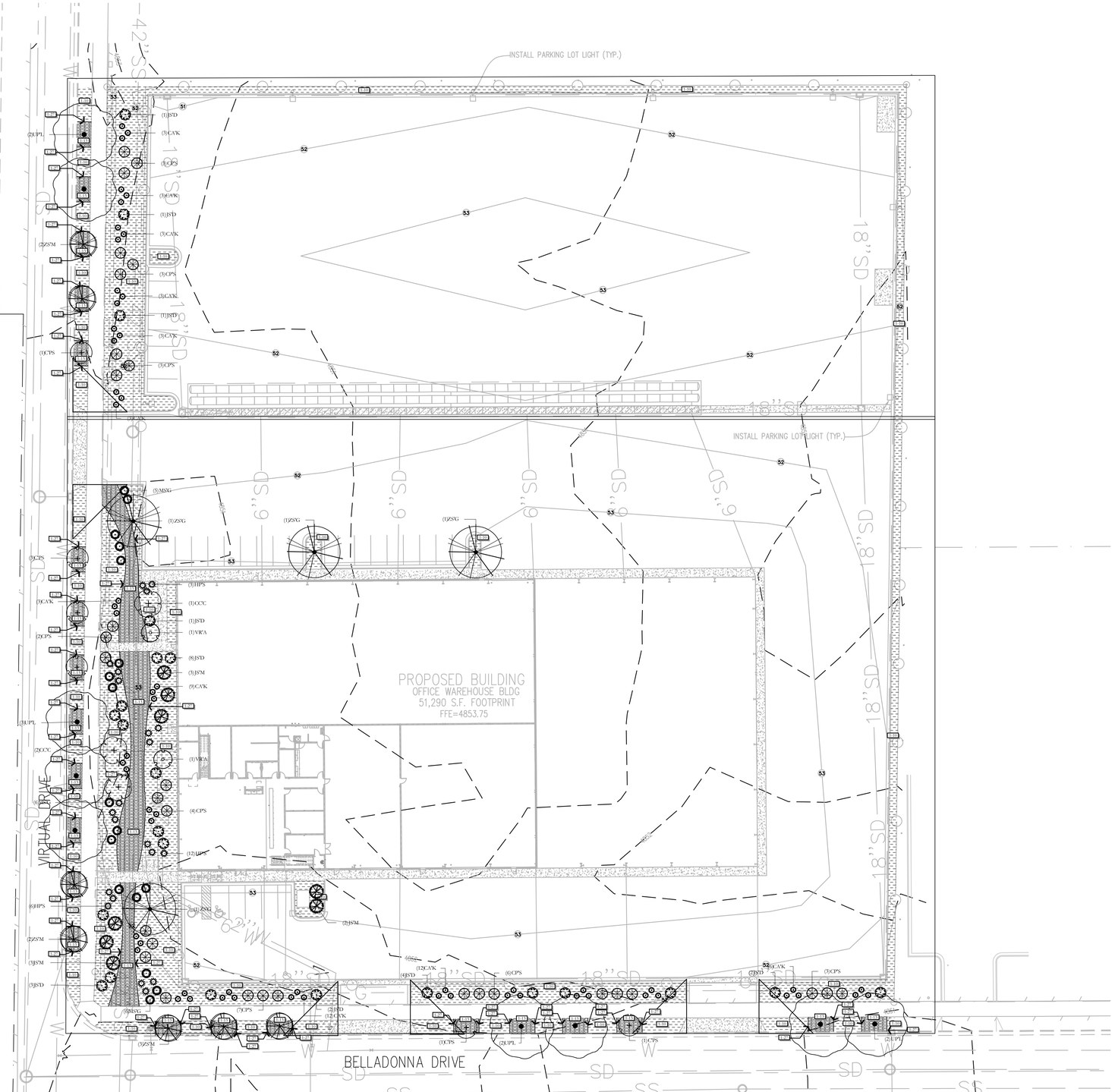
LP-COLOR

VICINITY MAP



SHEET INDEX

SHEET LP 102
SHEET LP 103



ISSUE DATE	PROJECT NUMBER
12/4/2023	UT23017

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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4		
5		
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7		

PLAN INFORMATION

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N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EXCEL ENGINEERING
ATT: DAVID PETERSON
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LANDSCAPE ARCHITECT / PLANNER

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

LANDSCAPE OVERALL PLAN

PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (partiele size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil partiele greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (NORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL; WHICHEVER DISTANCE IS GREATER

SITE MATERIALS LEGEND

(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

	1-10	1.5" SANTA FE PEBBLES CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN NNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	23,933 sf
	1-13	2-4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND AFTER APPLYING MULCH. THIS AREA WILL ALSO NEED AN NNUAL MAINTENANCE PROGRAM. SUBMIT PROGRAM TO OWNER.	5,296 sf
	1-27	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	918 lf

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
VIRTUAL DRIVE 1 TREE / 35 FT (446 LN FT)	13	13
BELLADONNA DRIVE 1 TREE / 35 FT (324 LN FT)	9	9
TREE COUNT: TREE 13,000 SF+	**REQUIRED:** 10	**PROVIDED:** 10

LANDSCAPE AREA PERCENTAGE: (19,850 SF)
TURF GRASS PERCENTAGE: 0%
EVERGREEN TREES: 18.8%
EVERGREEN SHRUBS:

TWO TYPES OF ROCK IN PARK STRIP ROCK MIN. 1" WITH 3" DEPTH DROUGHT TOLERANT PLANTS REQUIRED TO HAVE WEED BARRIER	**50%**	**100%**

ESTIMATED COST
TREE: 1.5" OR 6'
50% PLANT COVERAGE

PLANT LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	JS'M	8	Juniperus scopulorum `Moonglow` Moonglow Juniper	B & B		6`	DROUGHT TOLERANT

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
	C'PS	6	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry	B & B	1.5"Cal		DROUGHT TOLERANT
	CC'C	3	Crataegus crus-galli inermis `Cruzam` Crusader Crusader Cockspur Hawthorn	B & B	1.5"Cal		DROUGHT TOLERANT
	UP'L	9	Ulmus parvifolia `Emer II` Allee Lacebark Elm	B & B	1.5"Cal		DROUGHT TOLERANT
	ZS'G	4	Zelkova serrata `Green Vase` Green Vase Zelkova	B & B	1.5"Cal		DROUGHT TOLERANT
	ZS'M	7	Zelkova serrata `Musashino` Musashino Zelkova	B & B	1.5"Cal		DROUGHT TOLERANT

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	VR'A	2	Viburnum x rhytidophylloides 'Alleghany' Alleghany Lantanaphyllum Viburnum	5 gal	DROUGHT TOLERANT

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CP'S	31	Cytisus purgans `Spanish Gold` Spanish Gold Broom	5 gal	DROUGHT TOLERANT
	HP'S	21	Hesperaloe parviflora `Straight Up Red` Straight Up Red Yucca	5 gal	DROUGHT TOLERANT
	JS'D	23	Juniperus sabina `Monard` TM Moor-dense Juniper	5 gal	DROUGHT TOLERANT

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CA'K	60	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal	DROUGHT TOLERANT
	MS'G	17	Miscanthus sinensis `Gracillimus` Maiden Grass	1 gal	DROUGHT TOLERANT

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
12/4/2023	UT23017	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

EXCEL ENGINEERING
ATT: DAVID PETERSON
801-756-4504
DAVID@EXCELCIVIL.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JEREMY ARNSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

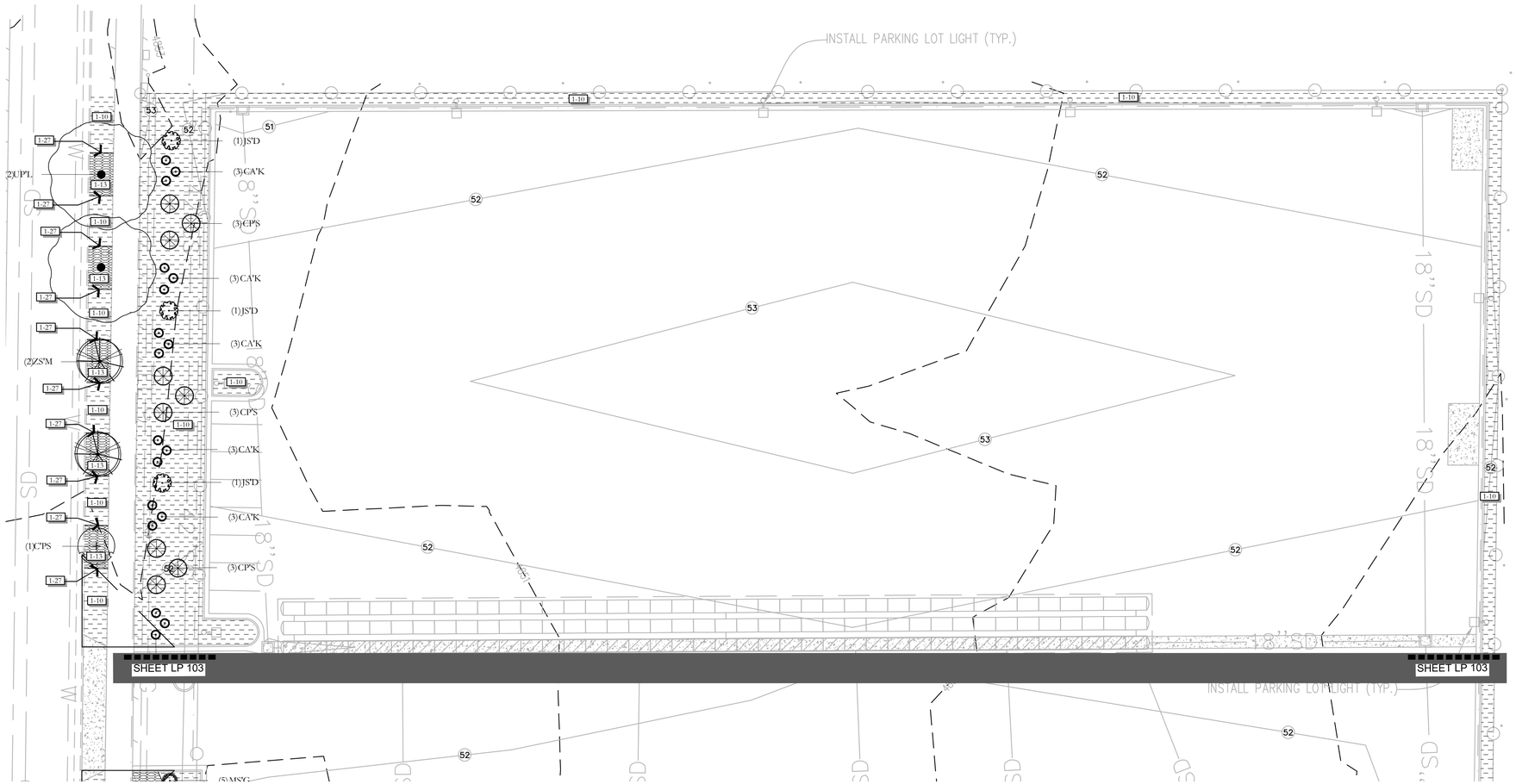
DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/4/2023

LANDSCAPE COVER

PERMIT SET

LP-101



ISSUE DATE	PROJECT NUMBER
12/4/2023	UT23017

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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PLAN INFORMATION

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N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LP-102

LP-103

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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801-756-4504
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JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

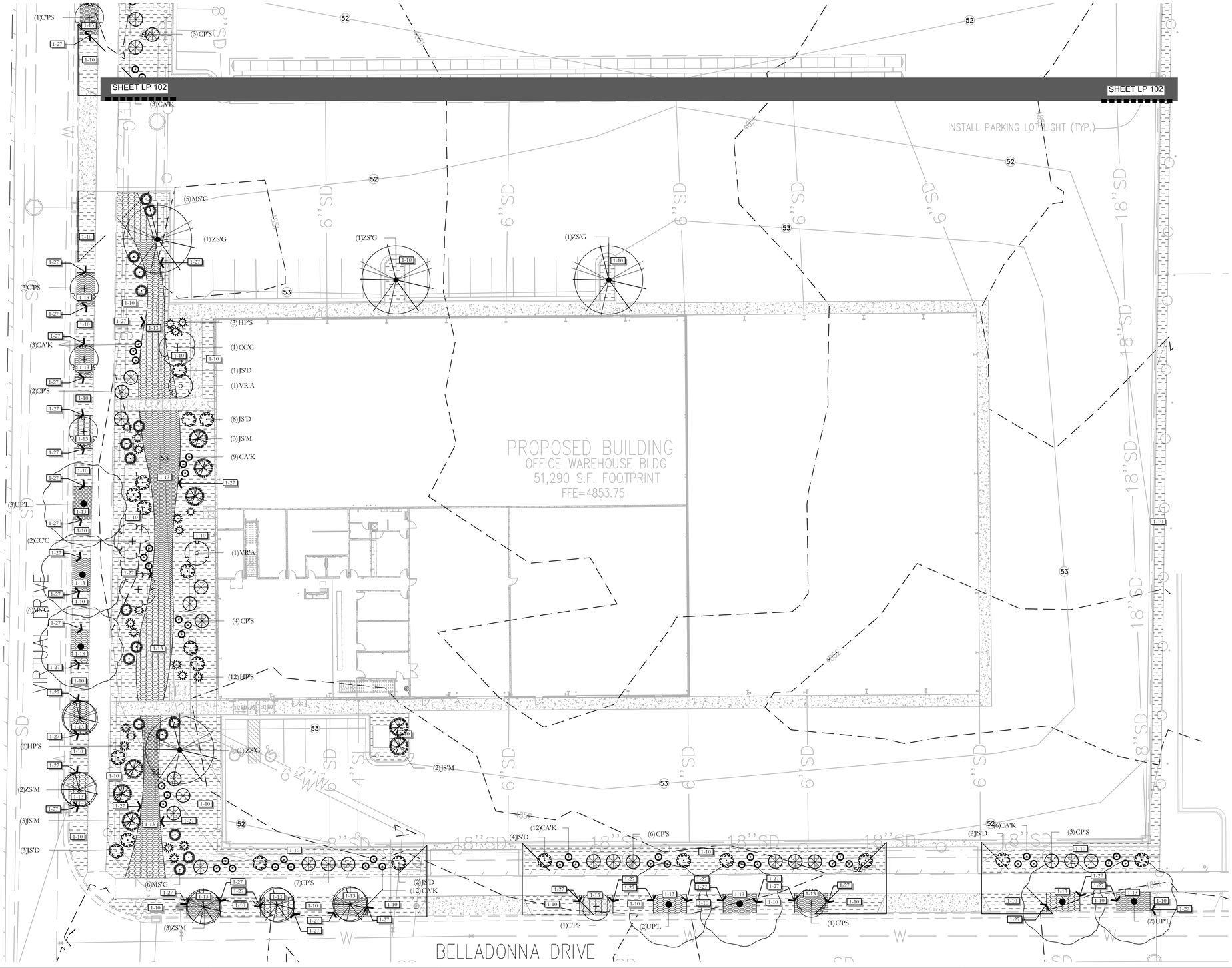
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

LANDSCAPE PLAN

PERMIT SET

LP-102



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/4/2023	UT23017						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
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N

0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

LP-102
LP-103

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EAGLE MOUNTAIN, UTAH

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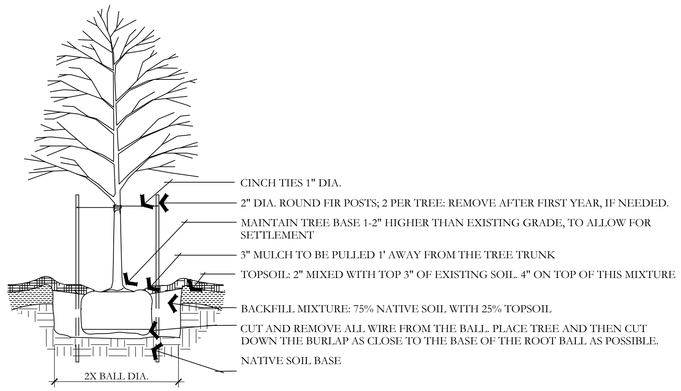
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8/28/17 - 5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

LANDSCAPE PLAN

PERMIT SET

LP-103



A DECIDUOUS TREE PLANTING

NOT TO SCALE

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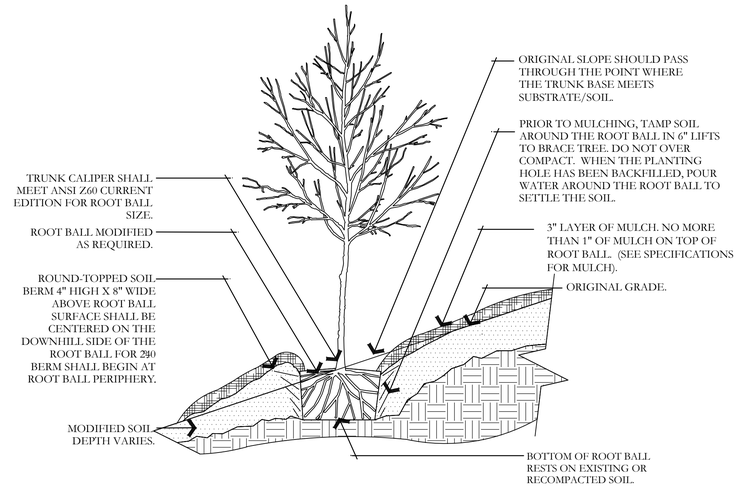
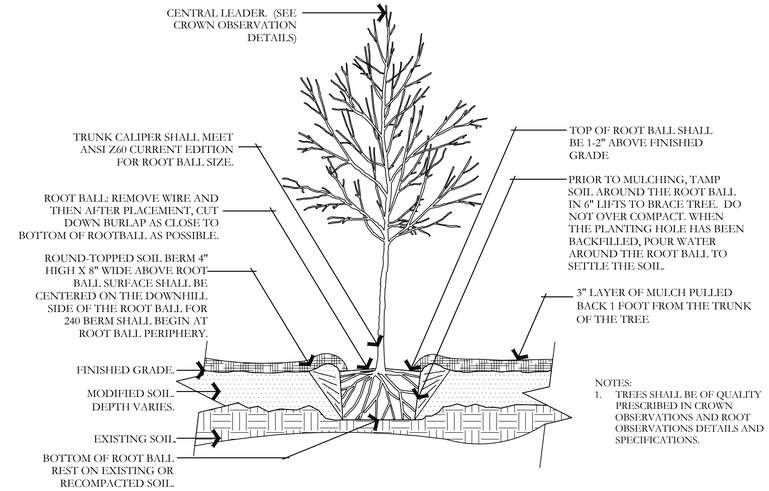


B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

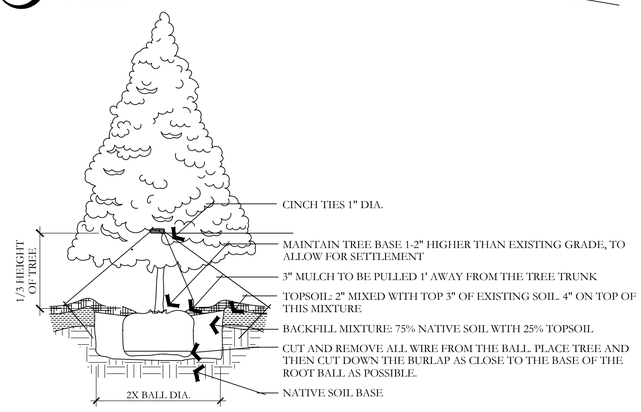


NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

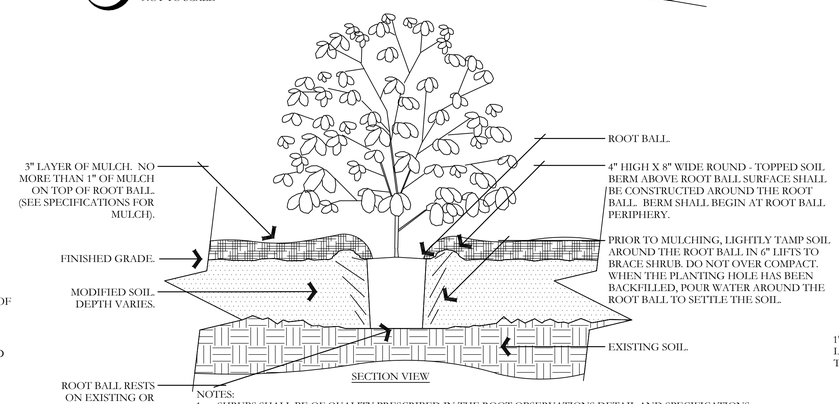
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

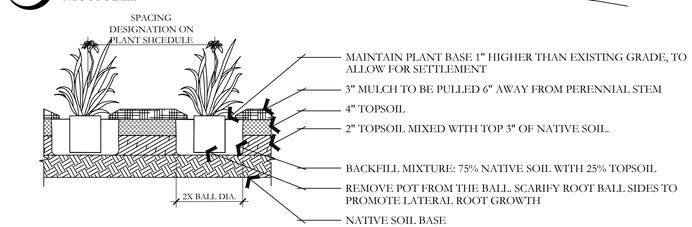


NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

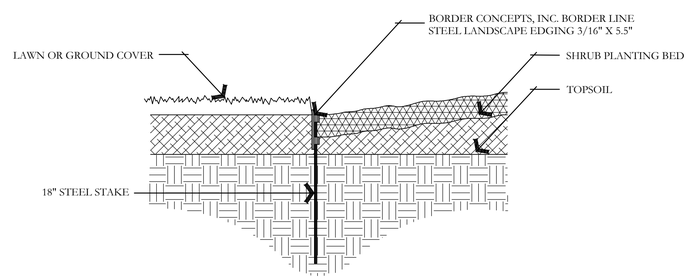
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

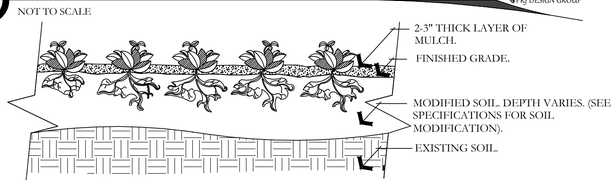
PKJ DESIGN GROUP



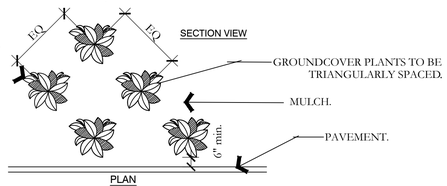
G METAL EDGING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



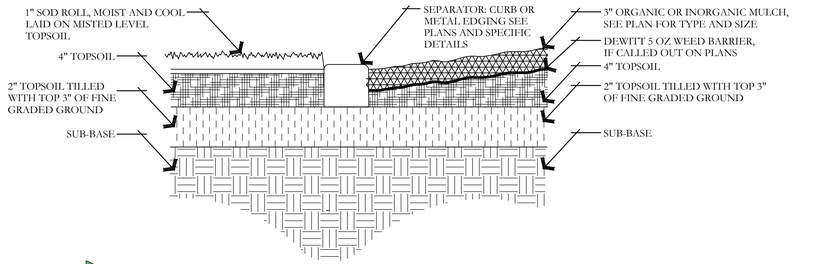
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION. THAT GROW
2- SMALL ROOTS AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



H PERENNIAL/GROUNDCOVER PLANTING

NOT TO SCALE

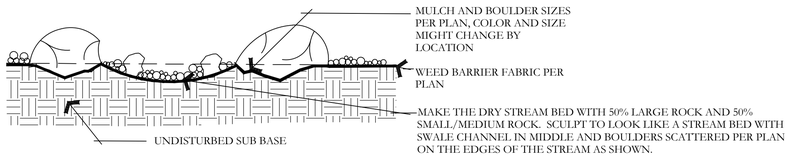
PKJ DESIGN GROUP



I SOD LAYING/MULCH DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



J BOULDER AND DRY STREAM BED DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/4/2023	UT23017						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

EXCEL ENGINEERING
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801-756-4504
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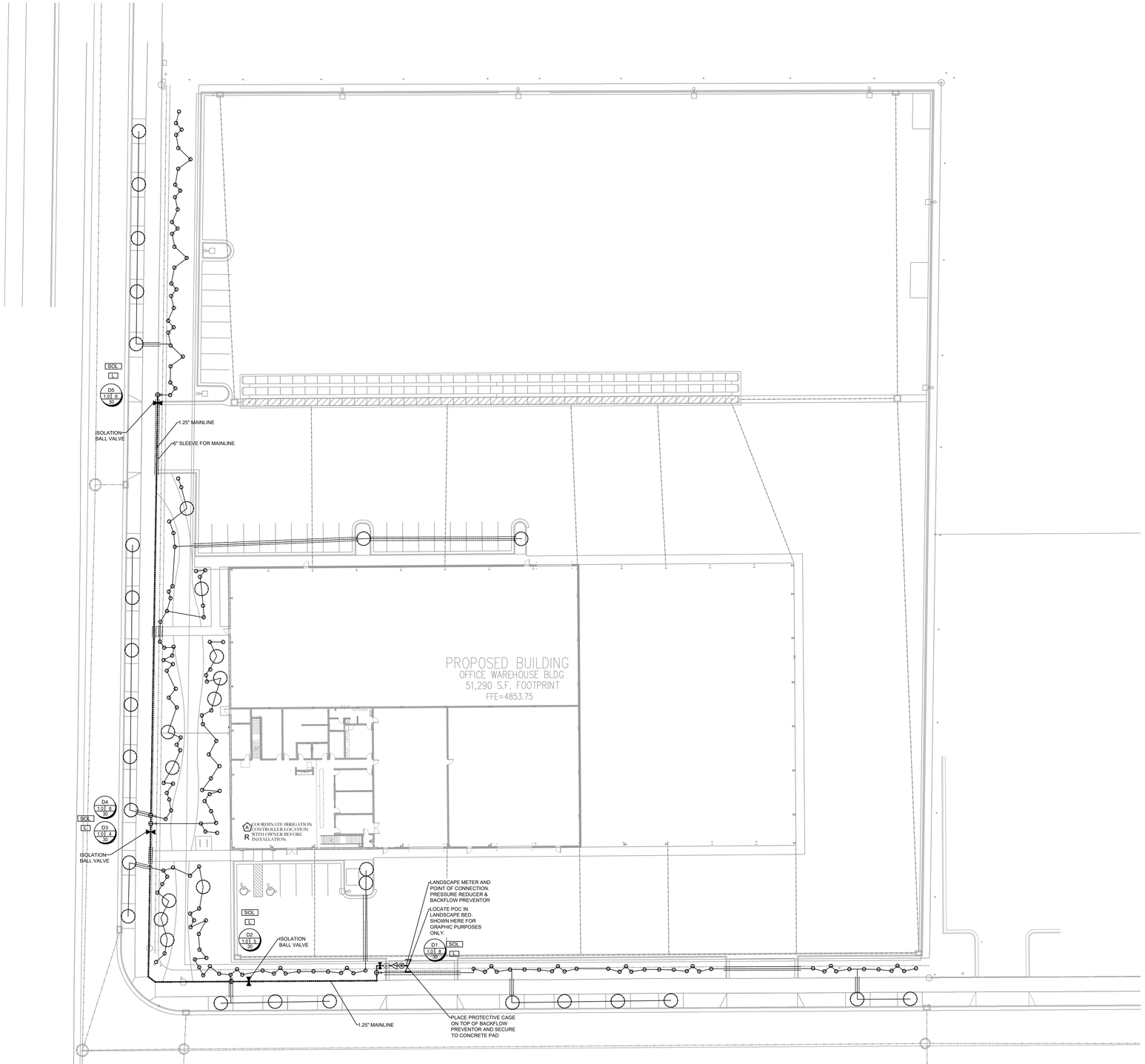
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
STATE OF UTAH

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

LANDSCAPE DETAILS

PERMIT SET

LP-501



ISSUE DATE	PROJECT NUMBER
12/4/2023	UT23017

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PLAN INFORMATION

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N

0' 15' 30' 60' 120'
GRAPHIC SCALE: 1" = 30'

PROJECT INFORMATION

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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LANDSCAPE ARCHITECT / PLANNER

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LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT
JOSHUA MAX ANDSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

IRRIGATION OVERALL PLAN

PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

b. Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¼" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 RAIN BIRD VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¼" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	15 min	15 min	15 min	15 min	15 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

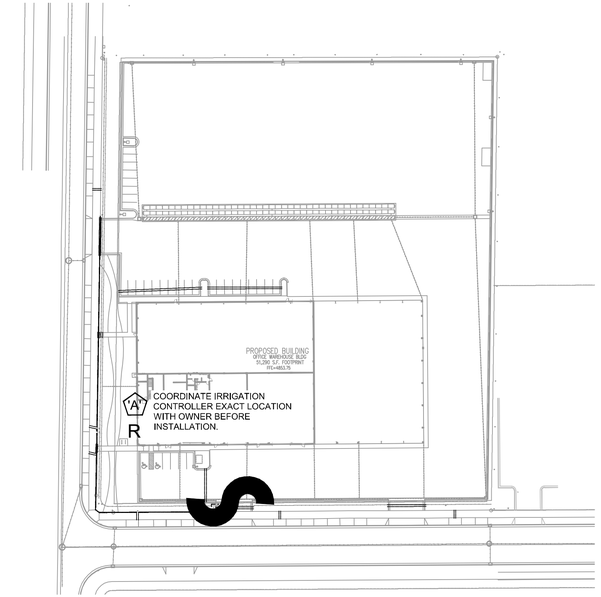
Regular Irrigation Schedule (see Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min		15 min		15 min		30 psi
Shrubs	Shrubs	45 min		45 min		45 min		45 min	40 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept.	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1.25" MAINLINE ROUTING ,CONTROLLER AND 1" P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
12/4/2023	UT23017						

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
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N

0' 40' 80' 160' 320'
GRAPHIC SCALE: 1" = 80'

EAGLE MOUNTAIN
2728 N. MAGNOLIA RD.
EAGLE MOUNTAIN, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON
801-756-4504
DAVID@EXCELCIVIL.COM

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Landscape Architecture Planning & Visualization
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www.pkjdesigngroup.com

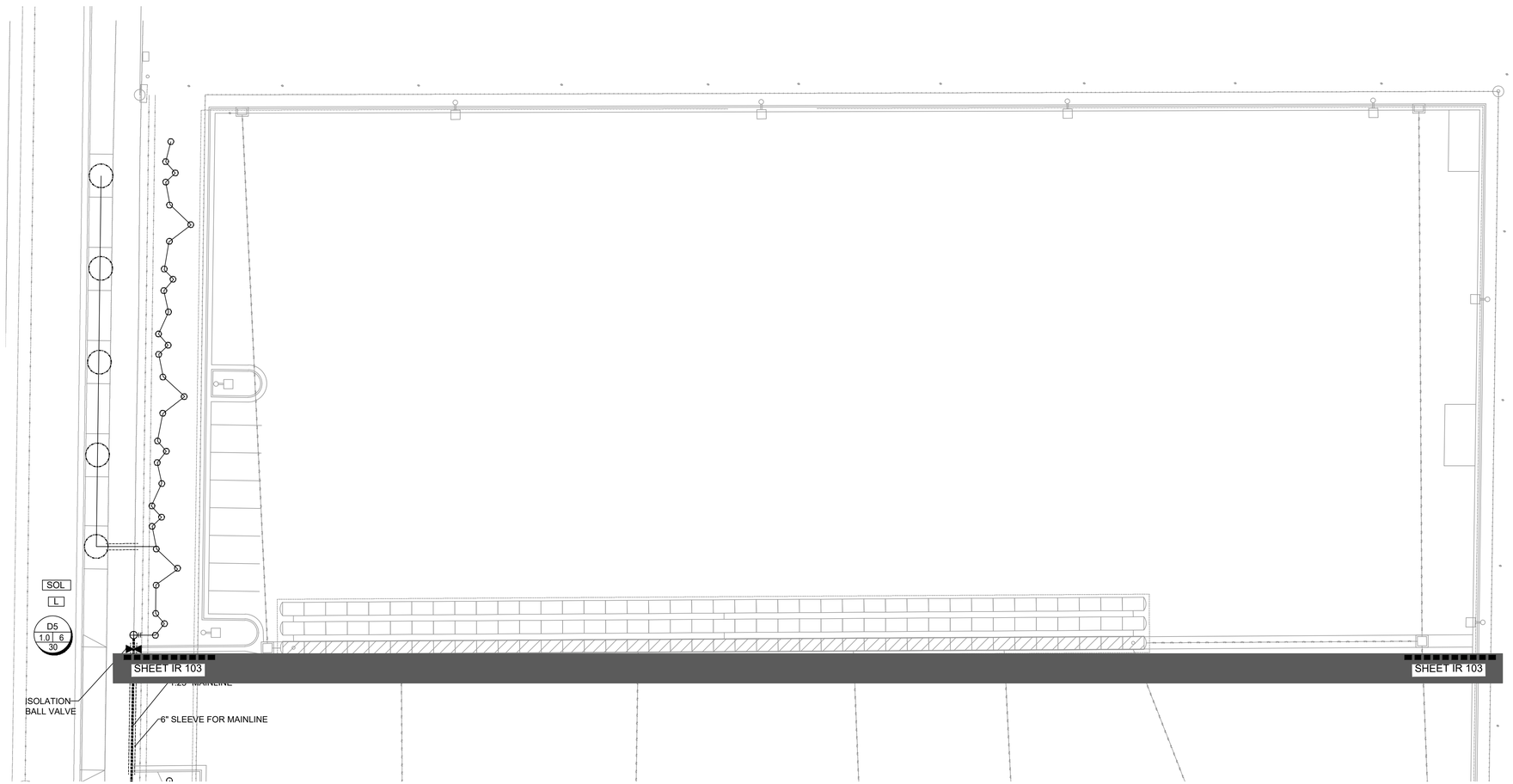
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

DRAWN: JTA
CHECKED: ACP
PM: JMA
PLOT DATE: 12/4/2023

IRRIGATION COVER

PERMIT SET

IR-101



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
"A"	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
M	MASTER VALVE
F	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
QC	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER -(PER PLAN)- PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.25" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=¾", II=1", III=1 ¼". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	*PLACE NETAFIM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIPLINE CONFIGURATION			

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER.USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE — 1.0
GALLONS PER MINUTE — 18
PSI AT LAST HEAD IN ZONE — 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO

12/4/2023

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IR-102
IR-103

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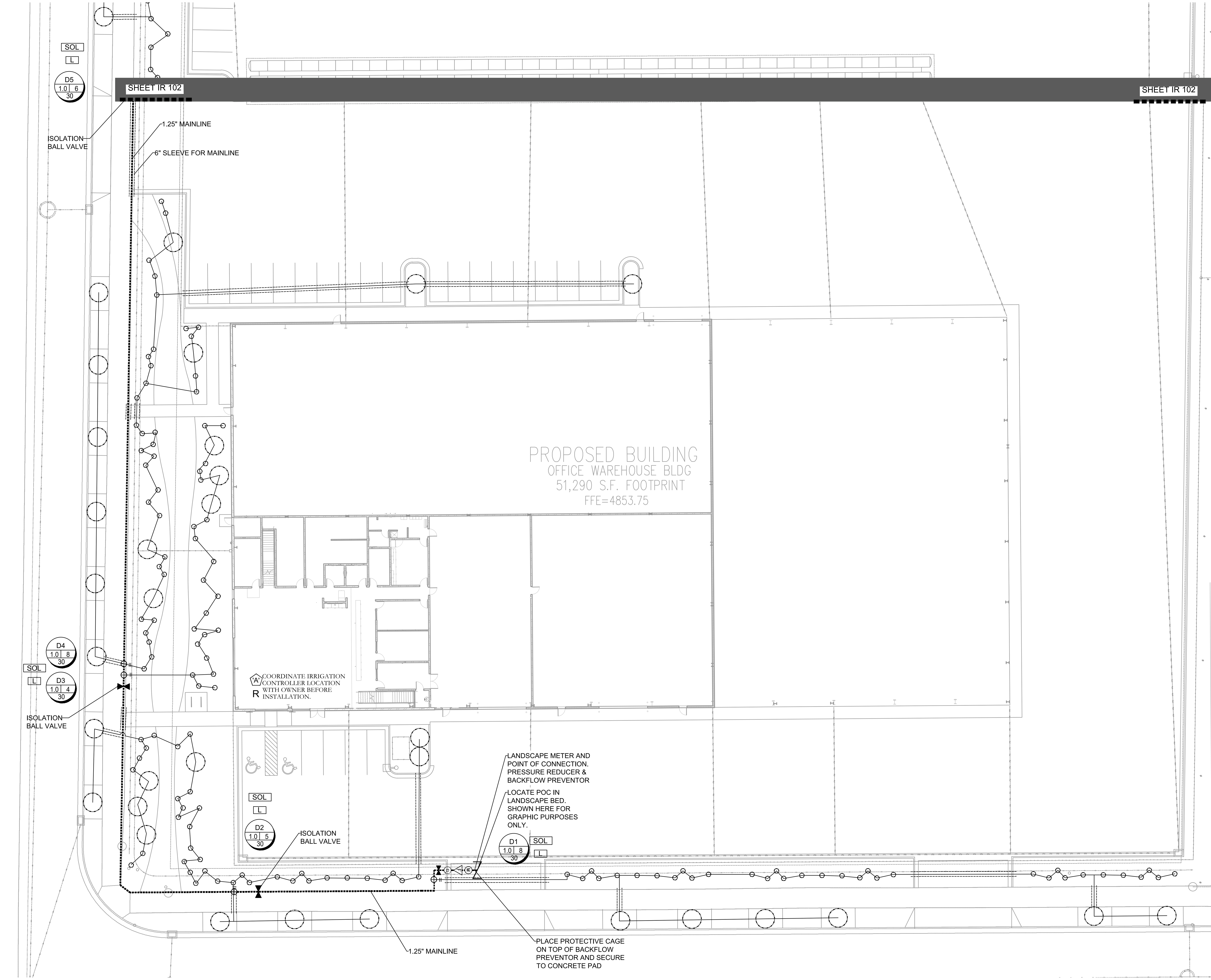
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/4/2023

IRRIGATION PLAN

PERMIT SET

IR-102



IRRIGATION LEGEND

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'A'	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
M	MASTER VALVE
F	USF100-FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
Q	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
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	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=$\frac{3}{4}$", II=1", III=1 $\frac{1}{2}$". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
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TYPE	PART NUMBER	EMITTER FLOW	*PLACE NETAFIM TUBING UNDERNEATH MULCH AND FLUSH WITH TOP OF GRADE.
XFS DRIPLINE	XFS-CV-09-18	.9 GPH	
SHRUBS-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT			*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS			
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7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
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10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
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14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
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18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
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VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE — 1.0
18 — GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE — 55

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE: 12/4/2023
PROJECT NUMBER: UT23017

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PLAN INFORMATION

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0' 10' 20' 40' 80'
GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

LP-102
IR-103

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EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

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IRRIGATION PLAN
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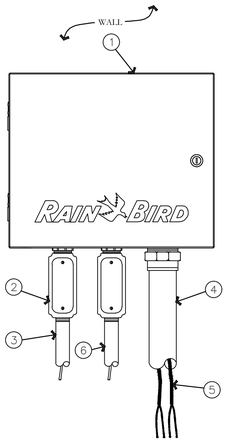
IR-103



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

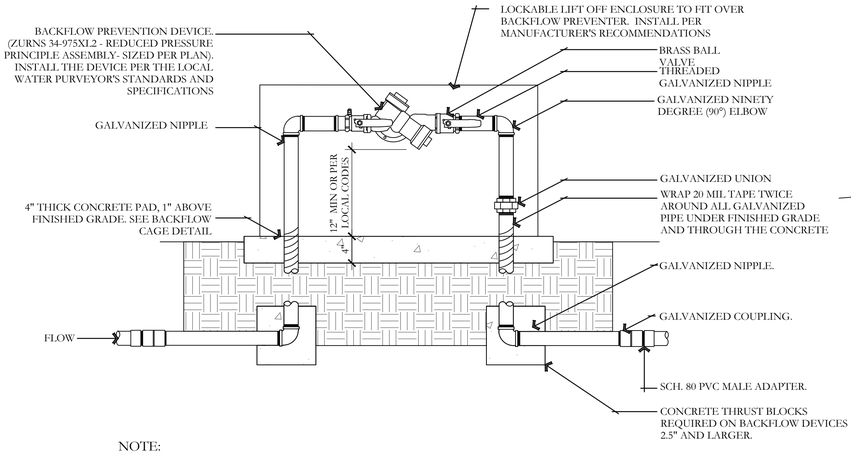
KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX PROGRAMS	STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET

NOT TO SCALE

PKJ DESIGN GROUP

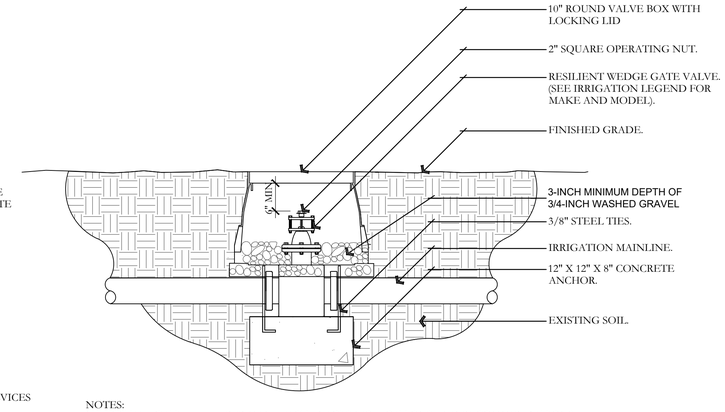


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

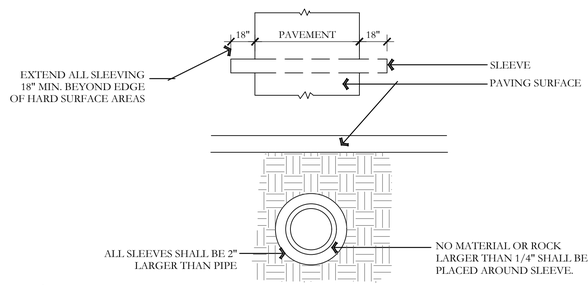


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

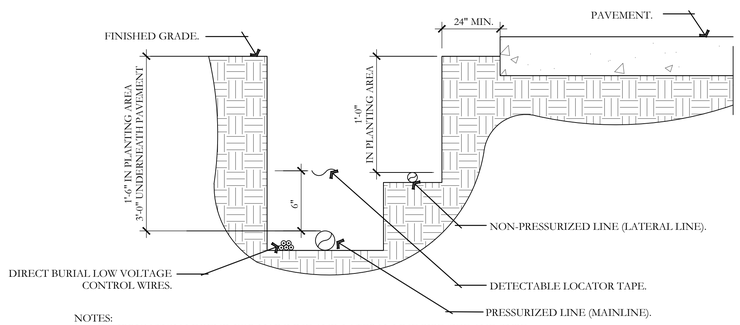
PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

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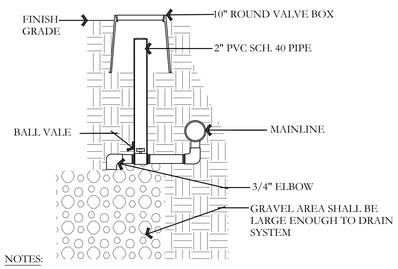
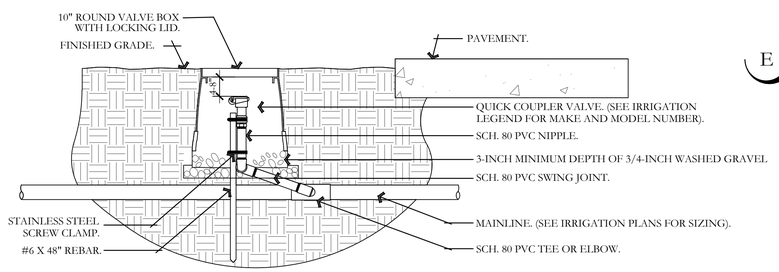


NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

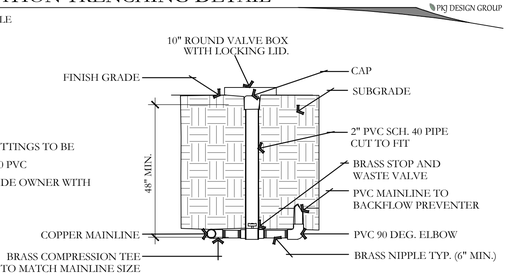


NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



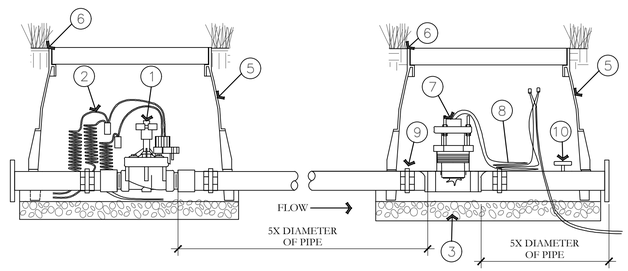
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. FINISH GRADE
5. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
6. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
7. PVC PIPE UNION
8. BRASS BALL VALVE
9. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX



I MASTER VALVE AND FLOW SENSOR DETAIL

NOT TO SCALE

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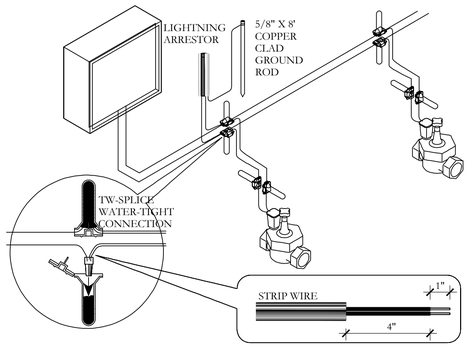
LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8126217-5301 12/4/2023 UTAH STATE OF UTAH

DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/4/2023

IRRIGATION DETAILS

PERMIT SET

IR-501



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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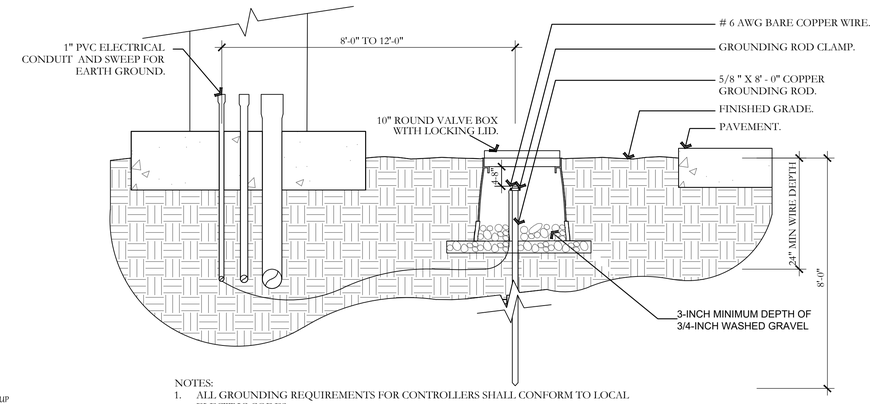

NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

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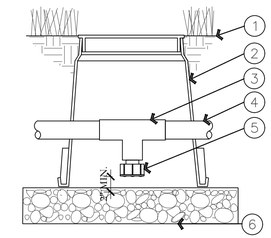

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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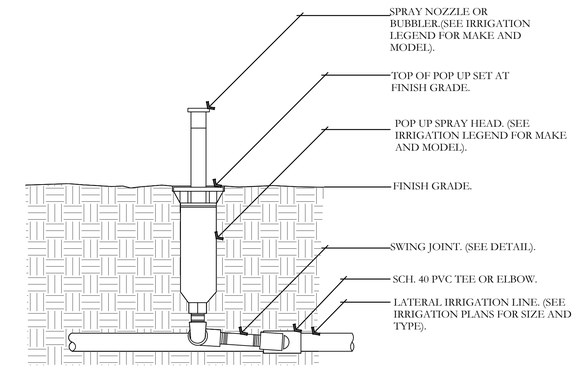

NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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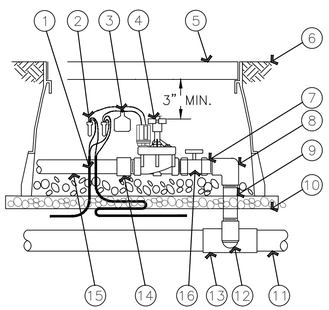

1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

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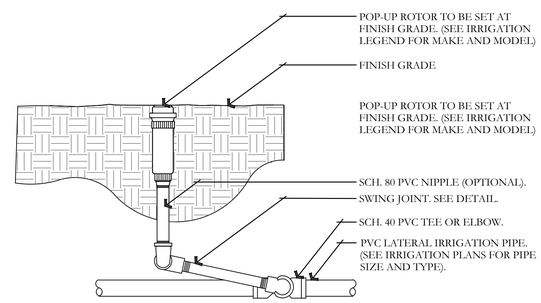

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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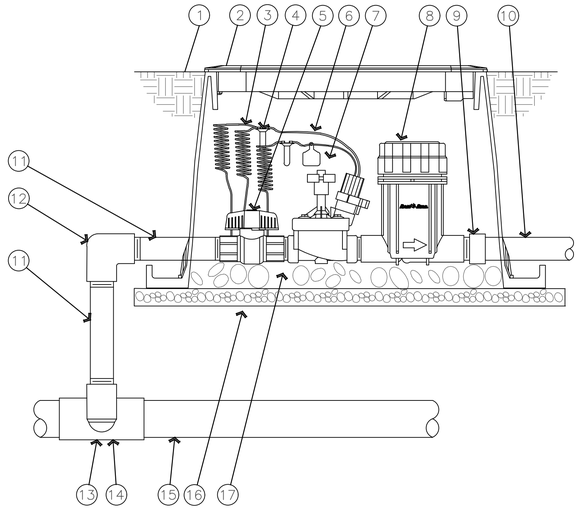
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

IRRIGATION DETAILS

PERMIT SET

IR-502



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

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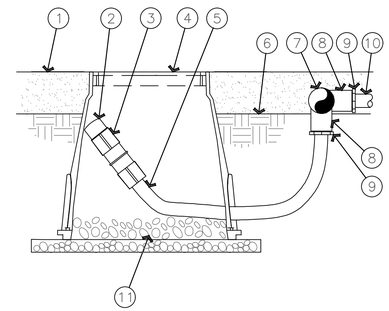

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

NOT TO SCALE

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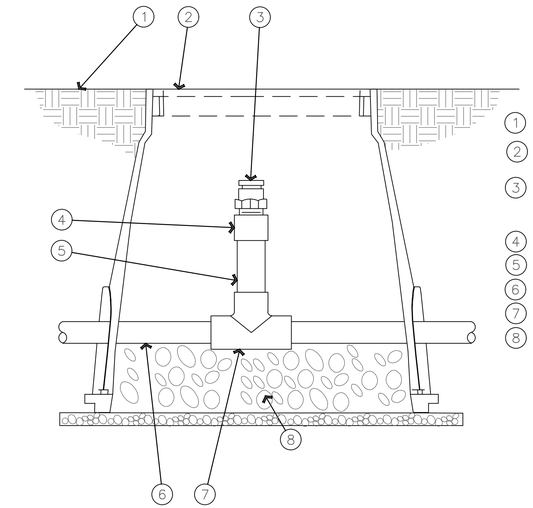

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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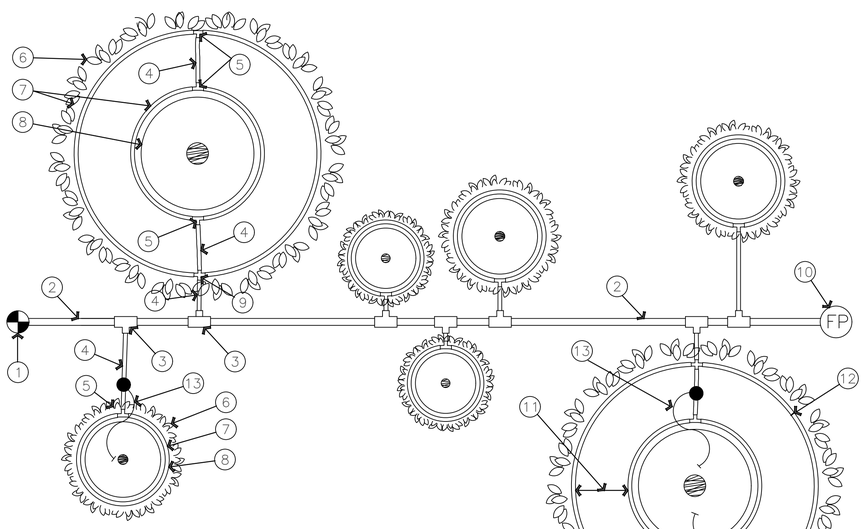

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
13. POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8/28/17 - 6301
12/4/2023
EXPIRING
STATE OF UTAH

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DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

IRRIGATION DETAILS

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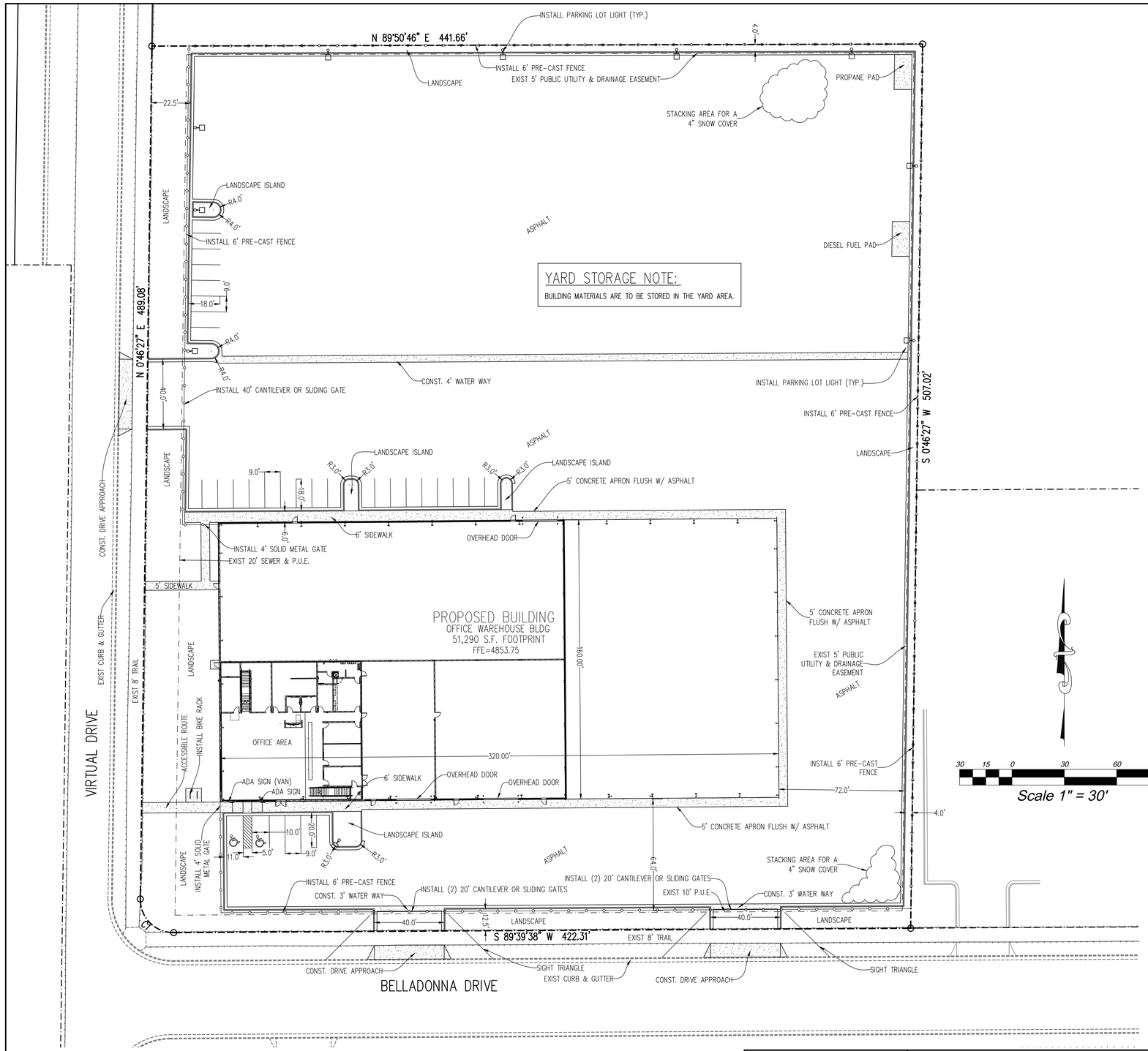
IR-503



SIGNAGE NOTE:

SIGNAGE IS TO BE BUILDING MOUNTED.

BUILDING NOTES:

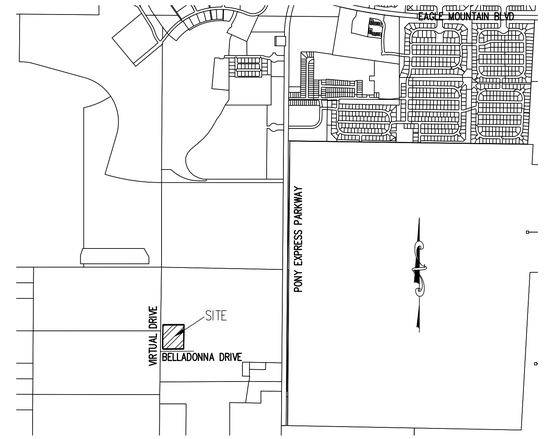
BUILDING CONSTRUCTION TYPE: II-B
BUILDING HEIGHT: 33'-10"

LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- PROPOSED CONCRETE

LIGHTING NOTE:

SITE LIGHTING WILL BE A COMBINATION OF BUILDING MOUNTED LIGHTS AND PARKING LOT LIGHTS. SEE SITE PLAN FOR PARKING LOT LIGHT LOCATIONS. SEE PHOTOMETRIC SITE PLAN (SHEET E103) FOR LOCATIONS OF BUILDING MOUNTED LIGHTS.



VICINITY MAP

GENERAL NOTES

1. DEVELOPER TO PROVIDE A STATE APPROVED NOTICE (NOI) FOR THE WORK TAKING PLACE WITHIN THE PROJECT (UPDES CONSTRUCTION STORM WATER PERMIT) PRIOR TO BEGINNING CONSTRUCTION.
2. ALL CONSTRUCTION TO CONFORM TO CURRENT EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO COMPLY W/ ALL RECOMMENDATIONS IN THE GEOTECHNICAL STUDY UNLESS NOTED OTHERWISE ON THE CONSTRUCTION PLANS.
4. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

LAND TABULATIONS

ITEM	AREA	%
TOTAL AREA:	224,136 S.F.	100%
BUILDING AREA:	51,290 S.F.	22.9%
LANDSCAPE AREA:	23,225 S.F.	10.4%
IMPERVIOUS AREA:	149,621 S.F.	66.7%

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

PARKING TABULATIONS

PARKING REQUIRED:

OFFICE AND PROFESSIONAL
1 STALL PER 300 S.F. OF GROSS FLOOR AREA
4,476 S.F./300 S.F. = 15 STALLS

WAREHOUSE
1 STALL PER 2,000 S.F. OF GROSS FLOOR AREA FOR THE FIRST 20,000 S.F.
1 STALL PER 4,000 S.F. OF GROSS FLOOR AREA FOR THE REMAINDER
20,000 S.F./2,000 S.F. + 31,384 S.F./4,000 S.F. = 18 STALLS

TOTAL PARKING REQUIRED: = 33 STALLS

TOTAL PARKING PROVIDED (INCLUDING 1 VAN & 1 STD. ADA STALL) = 33 STALLS

DUMPSTER ENCLOSURE NOTE:

OWNER TO STORE ALL TRASH INSIDE THE PROPOSED BUILDING AND THEY WILL DISPOSE OF ALL WASTE PRIVATELY. THEREFORE, NO DUMPSTER ENCLOSURE WILL BE PROVIDED.

REGISTERED PROFESSIONAL ENGINEER
10/19/23
No. 270393
DAVID W. PETERSON
STATE OF UTAH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	19.00	30.21	91°6'49"	27.13	N 44°46'58" W

SHEET INDEX

C1 SITE PLAN
C2 UTILITY PLAN
C3 GRADING & DRAINAGE PLAN (NORTH)
C4 GRADING & DRAINAGE PLAN (SOUTH)
C5 EROSION CONTROL PLAN
C6 BMP DETAILS
C7 DETAILS
E102 PHOTOMETRIC SITE PLAN

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

BENCH MARK

NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4852.37'
PSOMAS ELEV AT THIS MONUMENT=4856.02'

REVISIONS

Rev.	Date	Description
1	10/19/23	REVISED PER CITY COMMENTS

Developer/Property Owner: L.K.L. Associates, Inc.
Eddie Bowen
3437 Norris View Ln., West Jordan, UT 84088
Phone: 801-367-8181

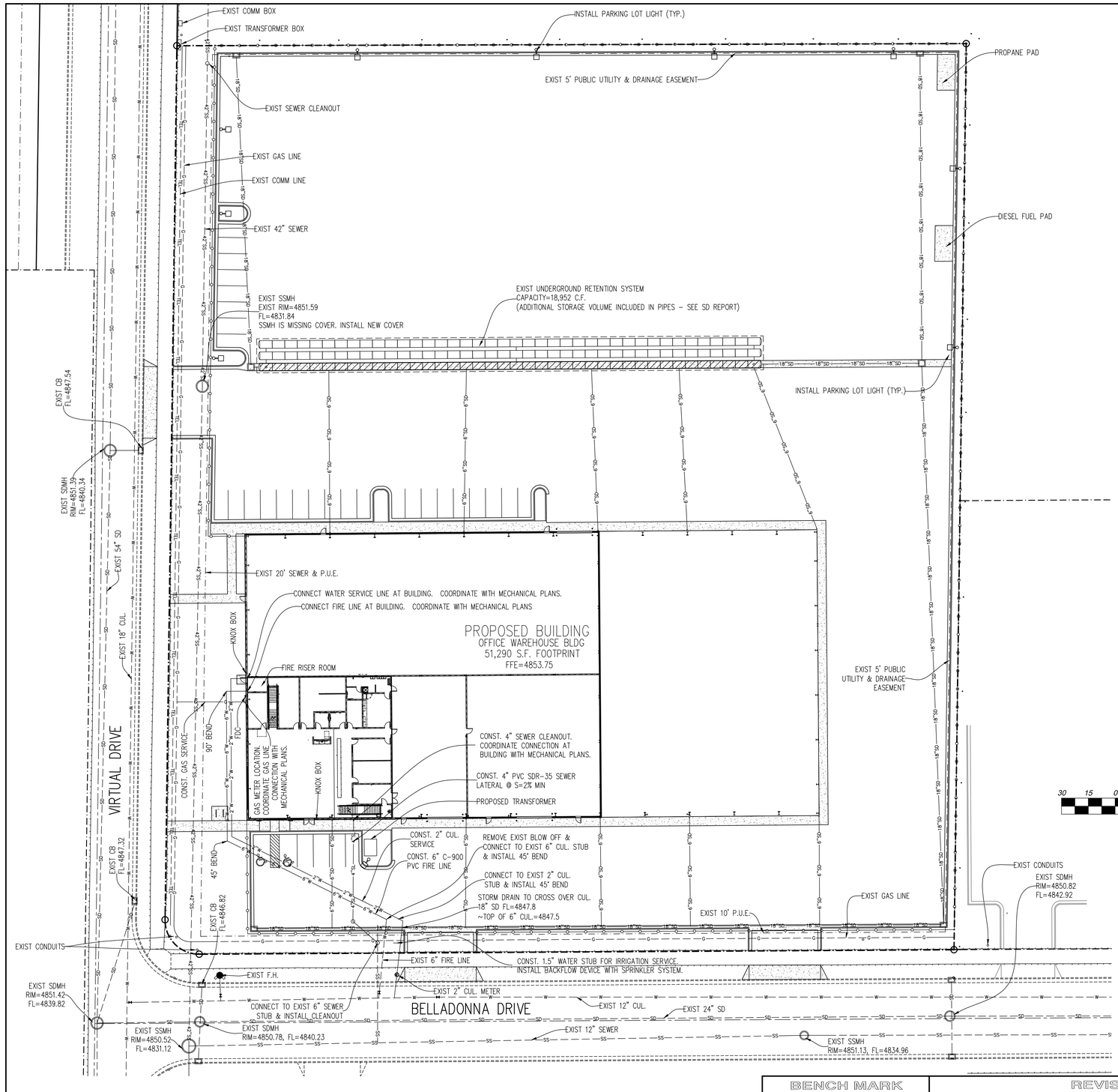
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

L.K.L. Associates, Inc.
EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=30'
Date: 03/08/23
C1



UTILITY LEGEND

- FIRE HYDRANT
- WATER VALVE
- STREET LIGHT
- 8"W — CULINARY WATER
- 8"SS — SEWER PIPE PVC SDR-35
- 15"SD — STORM DRAIN PIPE ADS HP
- EDGE OF ASPHALT
- X — EXIST FENCE
- P — BURIED POWER LINE
- TV — TELEVISION LINE
- TEL — TELEPHONE LINE
- G — GAS LINE

NOTE: EXISTING UTILITIES MUST BE USED OR ABANDONED.

Eagle Mountain City General Notes for construction drawings:

WATER–

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

Eagle Mountain City General Notes for construction drawings:

SEWER–

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

STORM DRAIN–

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

ROAD SECTION–

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

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BENCH MARK
NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4852.37' PSOMAS ELEV AT THIS MONUMENT=4856.02'

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2	01/25/24	REVISED PER CITY COMMENTS

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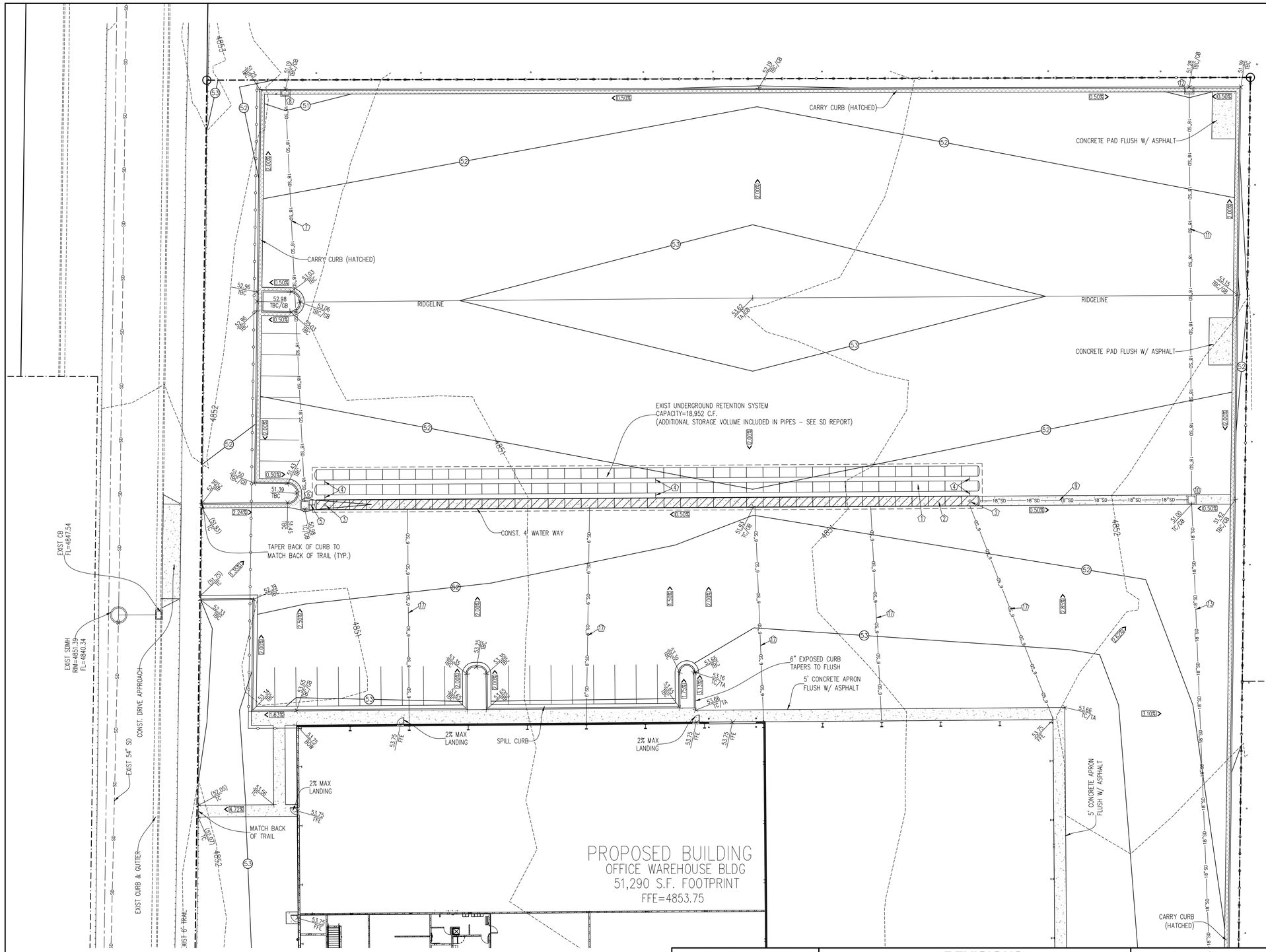
L.K.L. Associates, Inc.

EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=30'
Date: 03/09/23
C2



GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
CWN	CROWN
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
00.00	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
08	PROPOSED CONTOUR
10	STORM DRAIN KEYED NOTE

PAVEMENT DESIGNS

STANDARD ASPHALT:
3.5" ASPHALT CONCRETE
6" ROAD BASE
12" GRANULAR BORROWSUBBASE
CONCRETE SIDEWALKS
4" PORTLAND CEMENT CONCRETE
6" AGGREGATE BASE COURSE
12" GRANULAR BORROW SUBBASE

CULTEC NOTE

ALTERNATES TO THESE APPROVED PLANS MUST BE SUBMITTED TO EXCEL ENGINEERING, REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS AND VOLUME CALCULATIONS.

STORM DRAIN KEYED NOTES:

1. CONST. CULTEC SYSTEM WITH (120) RECHARGER 330XLHD CHAMBERS (3 ROWS OF 40 CHAMBERS EACH). TOTAL SYSTEM VOLUME=18,952 C.F. INSTALL CHAMBERS 24" APART. INSTALL 48" OF STONE UNDER SYSTEM. TOP OF STONE ABOVE SYSTEM = 4849.04, TOP OF CHAMBER=4848.54, 18" IE INTO SYSTEM=4846.22, BOTTOM OF CHAMBER=4846.00, BOTTOM OF STONE=4842.00. INSTALL SYSTEM PER CULTEC SPECIFICATIONS.
2. CONST. SEPARATOR ROW PER CULTEC STANDARDS AND SPECIFICATIONS.
3. CONST. INSPECTION PORT PER CULTEC STANDARDS AND SPEOIFICATIONS.
4. CONST. 12" PVC FEE CONNECTOR PER CULTEC STANDARDS AND SPECIFICATIONS.
5. CONST. 10.5 L.F. 18" ADS HP STORM PIPE @ S=6.0%
6. CONST. 3'X3' INLET BOX W/ SNOUT TYPE 24F OVER OUTLET, GRATE=4850.88, 18" IE THRU=4846.85, BOTTOM OF BOX=4842.35
7. CONST. 172.1 L.F. 18" ADS HP STORM PIPE @ S=0.2%
8. CONST. 2'X3' CATCH BASIN, TBC=4851.19, GRATE=4850.69, 18" IE OUT=4847.19
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11. CONST. 170.7 L.F. 18" ADS HP STORM PIPE @ S=0.4%
12. CONST. 2'X3' CATCH BASIN, TBC=4851.28, GRATE=4850.78, 18" IE OUT=4847.28
13. CONST. 311.9 L.F. 18" ADS HP STORM PIPE @ S=0.2%
14. CONST. 2'X3' CATCH BASIN, TBC=4851.72, GRATE=4851.22, 18" IE THRU=4847.20
15. CONST. 382.8 L.F. 18" ADS HP STORM PIPE @ S=0.2%
16. CONST. 2'X3' CATCH BASIN, TBC=4852.07, GRATE=4851.57, 18" IE OUT=4848.07
17. CONST. 6" ADS ROOF DRAIN @ S=1% MIN. CONNECT TO STORM DRAIN PIPE WITH INSERTA-TEE OR INTO SIDE OF CULTEC CHAMBERS PER CULTEC STANDARDS AND SPECIFICATIONS. COORDINATE CONNECTION AT BUILDING WITH ARCHITECTURAL PLANS.

20 10 0 20 40 60

Scale 1" = 20'

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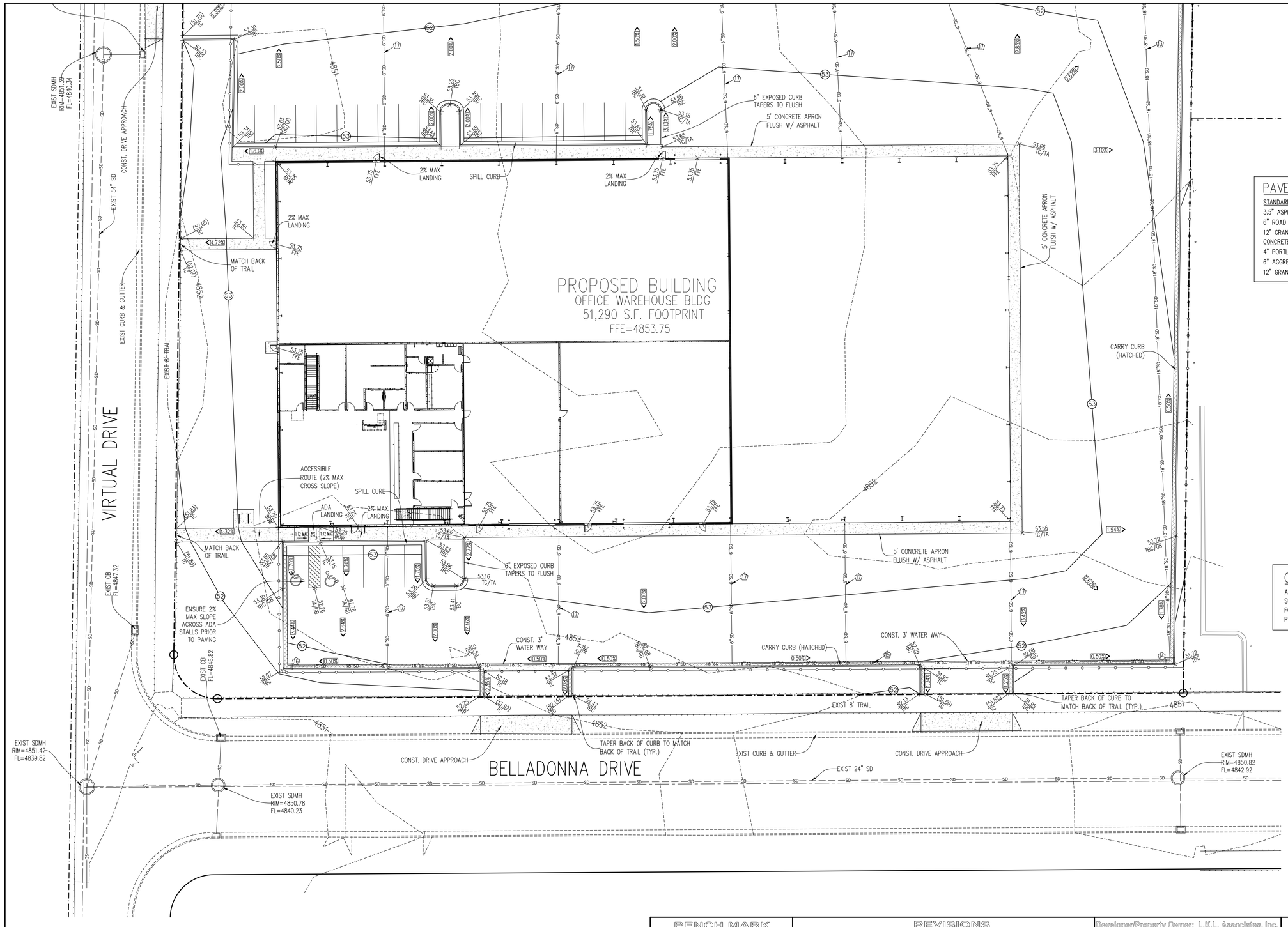
L.K.L. Associates, Inc.
EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

GRADING & DRAINAGE PLAN (NORTH)

Scale: 1"=20'
Date: 03/09/23
C3



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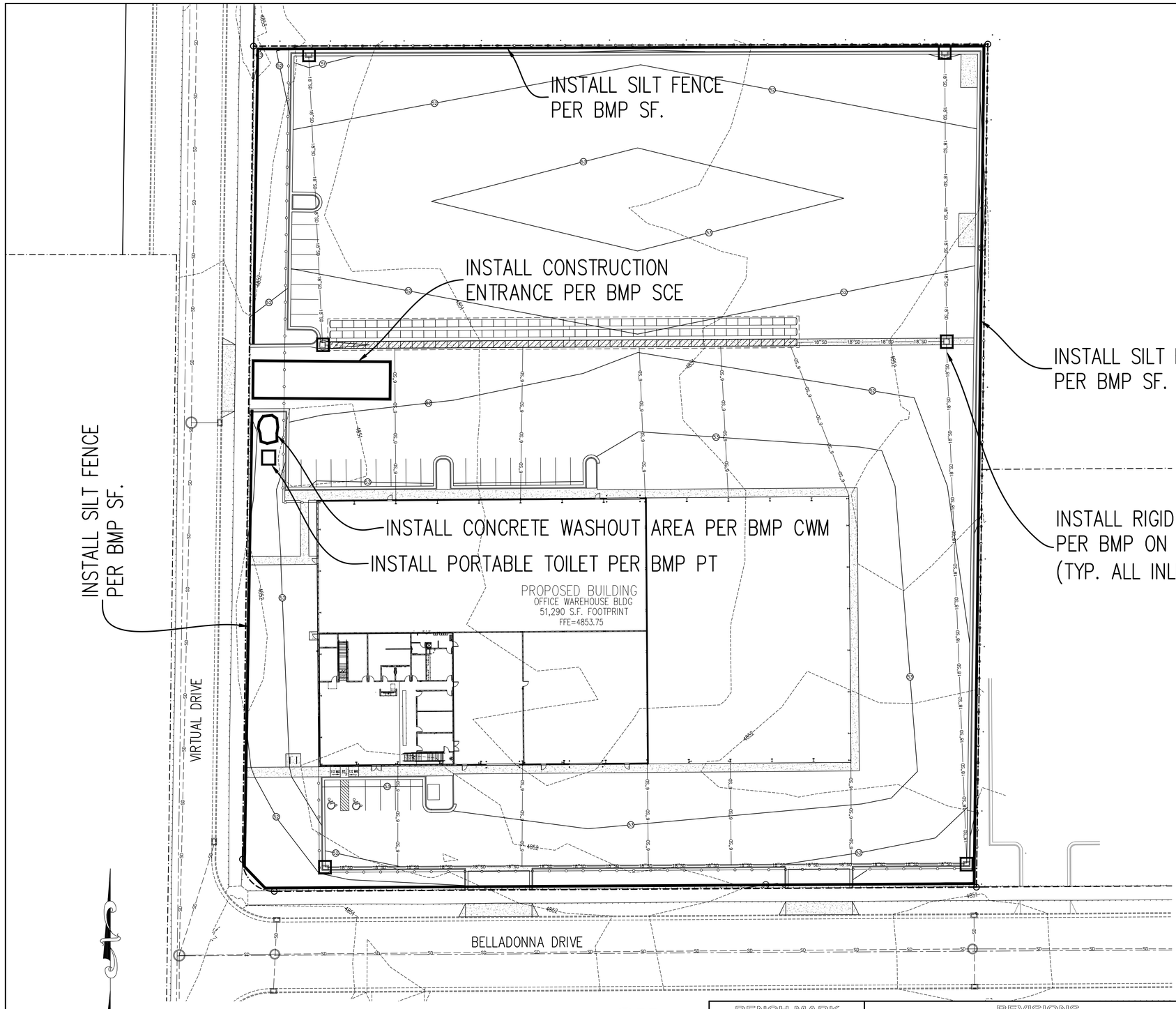
20 10 0 20 40 60

Scale 1" = 20'

Know what's below. Call before you dig.

BENCH MARK	REVISIONS			Developer/Property Owner: L.K.L. Associates, Inc.	L.K.L. Associates, Inc.		
NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4852.37' PSOMAS ELEV AT THIS MONUMENT=4856.02'	Rev.	Date	Description	Eddie Bowen 3437 Norris View Ln., West Jordan, UT 84088 Phone: 801-367-8181	EAGLE MOUNTAIN	2728 N. VIRTUAL DR.	UTAH
	1	10/19/23	REVISED PER CITY COMMENTS	EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	GRADING & DRAINAGE PLAN (SOUTH)	Scale: 1"=20' Date: 03/09/23 C4



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE RIGID FRAME INLET PROTECTION DETAIL..
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

30 15 0 30 60 90

Scale 1" = 30'

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L.K.L. Associates, Inc.

EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

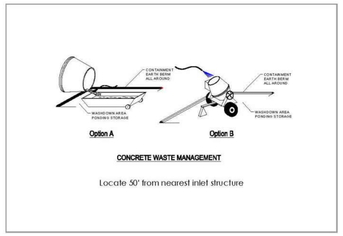
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

EROSION CONTROL PLAN

Scale: 1"=30'
Date: 03/09/23
C5

BMP: Concrete Waste Management

CWM
Construction



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.

APPLICATION:
This technique is applicable to all types of sites.

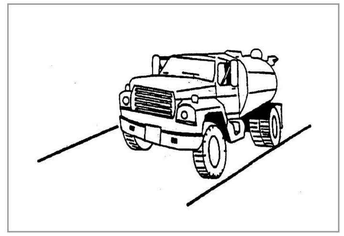
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, 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. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Dust Controls

DC
Construction



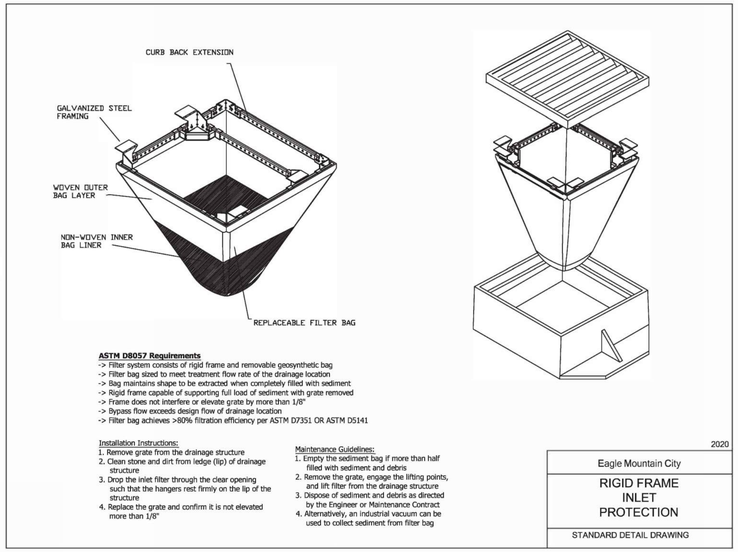
DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

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.

INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers 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.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be respray ed to keep dust from spreading.



BMP: Land Grading

LG
Construction

DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

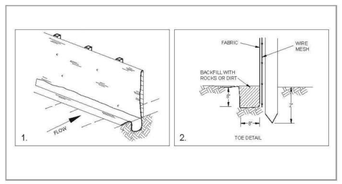
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Silt Fence

SF
Construction



DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

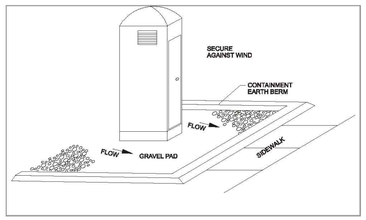
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient 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.

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

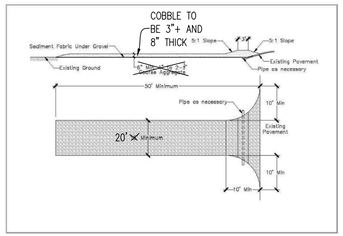
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Stabilized Construction Entrance

SCE
Construction



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REVISIONS

Rev.	Date	Description
1	10/19/23	REVISED PER CITY COMMENTS
2	01/25/24	REVISED PER CITY COMMENTS

Developer/Property Owner: L.K.L. Associates, Inc.
Eddie Bowen
3437 Norris View Ln., West Jordan, UT 84088
Phone: 801-367-8181

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

L.K.L. Associates, Inc.
EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

Scale: NTS
Date: 03/09/23
C6

CULTEC RECHARGER® 330XLHD PRODUCT SPECIFICATIONS

GENERAL

CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLVF FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³/FT (0.693 m³/m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³/ FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
17. THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
18. THE RECHARGER 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF AIPMO PS-63-2019, INCLUDING RESISTANCE TO AASHTO H-10 AND H-20 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
25. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE SPECIFICATIONS OF NSA IRISH AGREEMENT BOARD CERTIFICATE FOR CULTEC ATTENUATION AND INFILTRATION.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m)
27. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

330XLHD 1.0

GENERAL NOTES

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL

CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³/ FT (0.085 m³/ m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

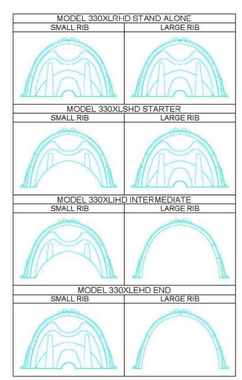
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 kPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

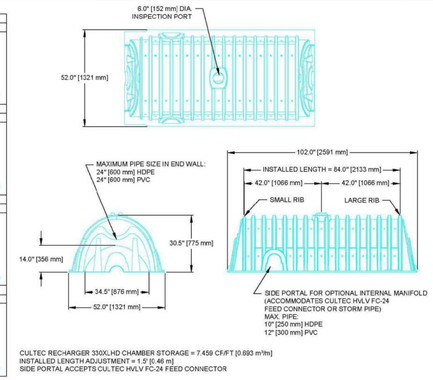
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

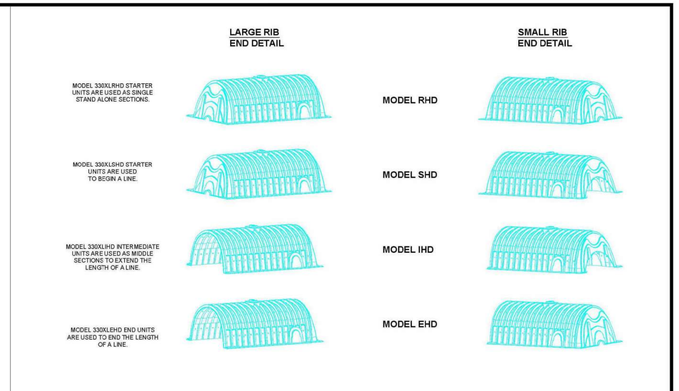
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.





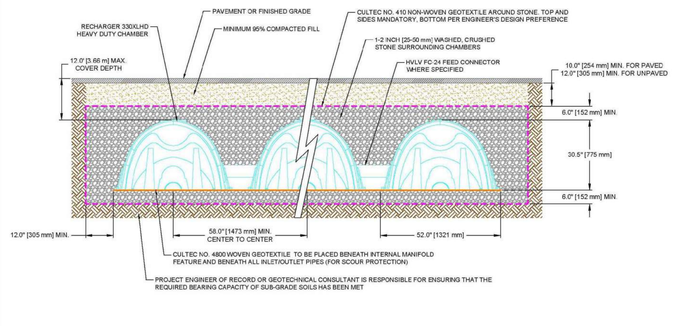
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



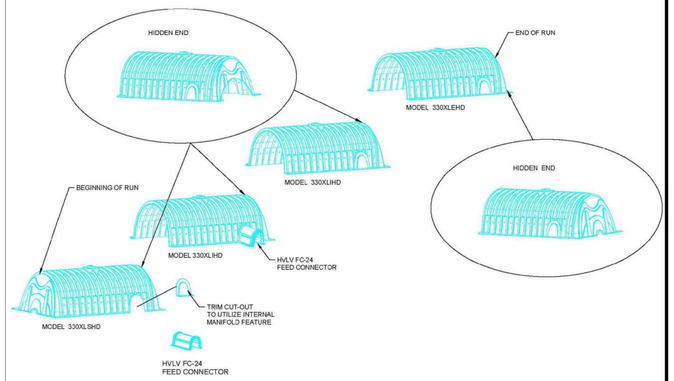
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



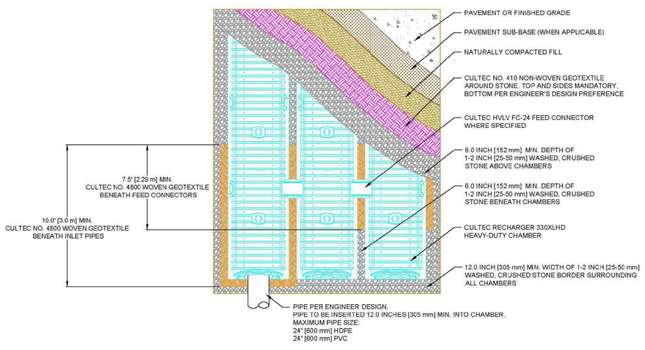
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



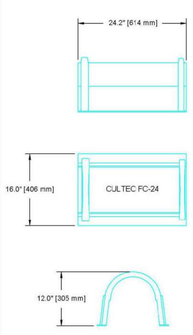
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



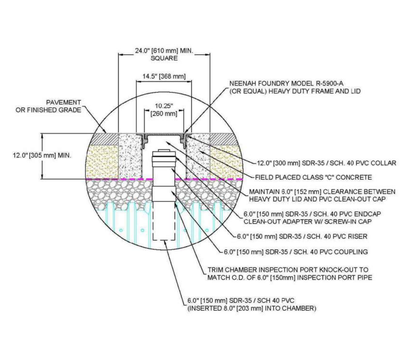
330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



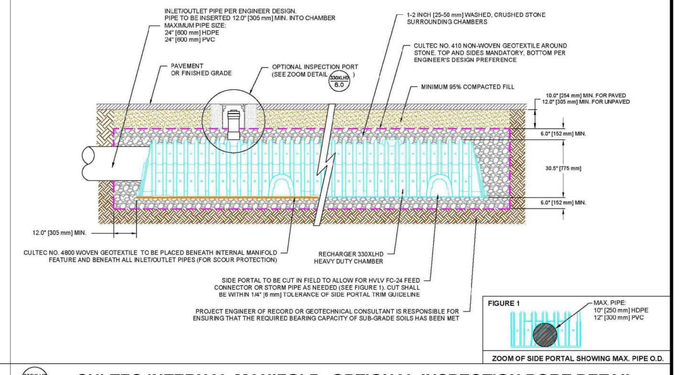
330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



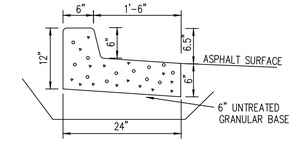
330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



330XLHD 9.0

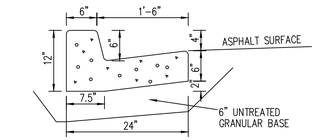
CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

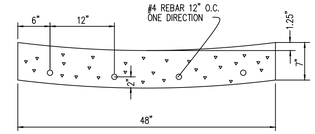
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

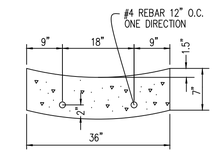
CARRY CURB

NOT TO SCALE



48" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR STEEL SUPPORTS 18" O.C. FOR SPECIFIED REBAR.



36" CONCRETE WATERWAY

NOTE: USE 2" STEEL CHAIR STEEL SUPPORTS 18" O.C. FOR SPECIFIED REBAR.

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE PROJECT ENGINEER OF RECORD FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE PROJECT ENGINEER OF RECORD TO ENSURE THAT THE CULTEC SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE PROJECT ENGINEER OF RECORD'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS.

RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DESIGNED BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

REVISIONS

Rev.	Date	Description
1	10/19/23	REVISED PER CITY COMMENTS

Developer/Property Owner: L.K.L. Associates, Inc.
Eddie Bowen
3437 Norris View Ln., West Jordan, UT 84088
Phone: 801-367-8181

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

L.K.L. Associates, Inc.
EAGLE MOUNTAIN 2728 N. VIRTUAL DR. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

DETAILS

Scale: NTS
Date: 03/09/23
C7

Date: Dec 20, 2023

Quantum Lighting
423 W. Broadway Ste. 280
Salt Lake City UT 84101
Phone: (801) 270-0010
Fax: (801) 264-0060

Job Name
EAGLE MOUNTAIN STORAGE
WPQLG23-116662

Bid Date
Dec 20, 2023

Submittal Date
Dec 20, 2023

Engineer:
PVE
1040 North 2200 West
Salt Lake City UT 84116

Transmittal

Quantum Lighting
423 W. Broadway Ste. 280
Salt Lake City UT 84101
Phone: (801) 270-0010
From: Jake Herrick

Project **EAGLE MOUNTAIN STORAGE**
Quote# WPQLG23-116662
Location
To PVE INC
1040 North 2200 West
Salt Lake City UT 84116
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- ☐ Drawings
- ☐ Prints
- ☐ Plans
- ☐ Specifications
- ☐ Information
- ☐ Submittals
- Other:

THESE ARE TRANSMITTED FOR:

- ☒ Prior Approval
- ☐ Approval
- ☐ Approval as Submitted
- ☐ Approval as Noted
- ☐ Resubmittal for Approval
- ☐ Corrections
- ☐ Your Use
- ☐ Review and Comment
- ☐ Record
- Bids due on:
- Other:

Type	MFG	Part
SITE LIGHTING		
A1	MCGRAW-EDISON	GALN-SA2C-740-U-T4FT-SCBA-HSS-SPB2 SSP18-4.0-11-SCBA-DM10-BC (MCGR, KW)
WP1	LUMARK OUTDOOR	AXCS5A-SCBA

Date: Dec 20, 2023

Job Name: EAGLE MOUNTAIN STORAGE

SITE LIGHTING

Bid Date: Dec 20, 2023
Submittal Date: Dec 20, 2023

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

BAA

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

TSM CERTIFIED · DLC LISTED [1] · DLC PREMIUM [1] · 3G VIB · IP66 · UL CERTIFIED · ida DARK SKY APPROVED [2] · 5 YEAR LIMITED WARRANTY

Quick Facts

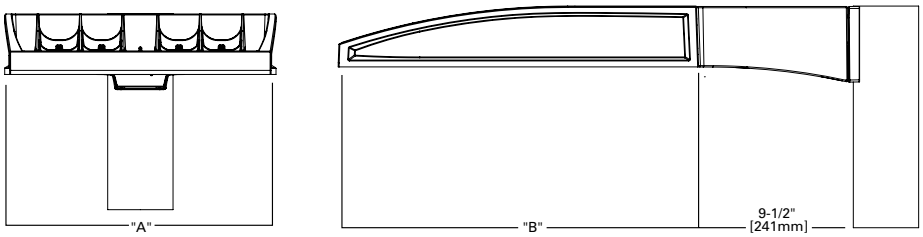
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

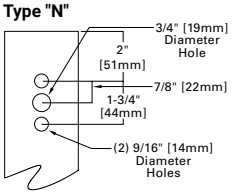
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

McGraw-Edison — GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [27] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [27]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 17]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [15, 17]	**U**=120-277V **H**=347V-480V [7, 30] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7, 30] **DV**=277V-480V DuraVolt Drivers [29, 30, 31]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

DIM=External 0-10V Dimming Leads [20]
F=Single Fuse (120, 277 or 347V Specify Voltage)
FF=Double Fuse (208, 240 or 480V Specify Voltage)
20K=20kV UL 1449 fused surge protective device [10]
2L=Two Circuits [10]
HA=50°C High Ambient
HSS=Installed House Side Shield [18]
GRSBK=Glare Reducing Shield, Black [23]
GRSWH=Glare Reducing Shield, White [23]
LCF=Light Square Trim Painted to Match Housing [26]
TH=Tool-less Door Hardware [5]
CC=Coastal Construction finish [3]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
AHD145=After Hours Dim, 5 Hours [22]
AHD245=After Hours Dim, 6 Hours [22]
AHD255=After Hours Dim, 7 Hours [22]
AHD355=After Hours Dim, 8 Hours [22]
DALI=DALI Drivers

Controls and Systems Options (Add as Suffix)

BPC=Button Type Photocontrol [6]
PR=NEMA 3-PIN Photocontrol Receptacle
PR7=NEMA 7-PIN Photocontrol Receptacle [21]
FADC=Field Adjustable Dimming Controller [32]
SPB2=Dimming Motion Sensor, 9'-20' mounting [24]
SPB4=Dimming Motion Sensor, 21'-40' mounting [24]
SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting [24]
SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting [24]
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [19]
ZD=SR Driver-enabled 4-PIN Twistlock Receptacle [19]
ZW-WOBXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12, 13]
ZW-WOFXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12, 13]
ZD-WOBXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12, 13]
ZD-WOFXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12, 13]
ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13]
ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13]
ZD-SWPD4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13]
ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13]
DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) [19]
DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) [19]

Accessories (Order Separately) [28]

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
SRA238=Adapter kit for mounting to 2-3/8" O.D. Tenon
LS/HSS=Field Installed House Side Shield [9, 18]
LS/GRSBK-2PK =Glare Reducing Shield, Black [9, 23]
LS/GRSWH-2PK =Glare Reducing Shield, White [9, 23]
LS/PFS=Perimeter Shield, Black [16]
WOLC-7P-10A=WaveLinx Outdoor Control Module [11, 19]
WOB-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 13, 14, 19]
WOF-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 13, 14, 19]
SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 14, 19]
SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 14, 19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
32. Cannot be used with PR7 or other motion response control options.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

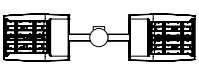
McGraw-Edison

GALN Galleon II

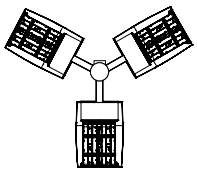
Mounting Details

Pole Configuration Options

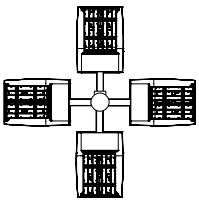
2 @ 180°



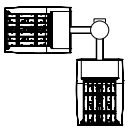
3 @ 120°
(Round poles only)



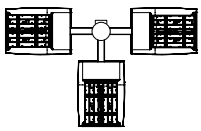
4 @ 90°



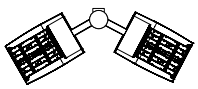
2 @ 90°



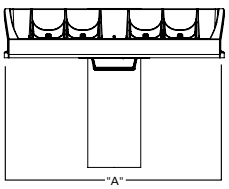
3 @ 90°
(Round or square poles only)

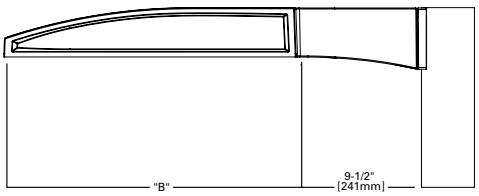


2 @ 120°
(Round poles only)



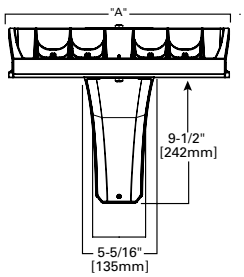
Quick Mount Arm (QM) *

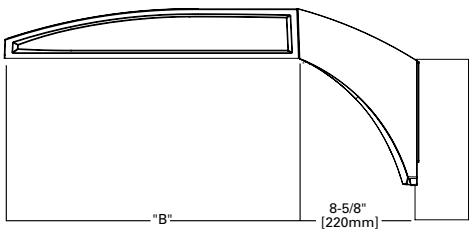




*NOTE: Use Type N drilling pattern

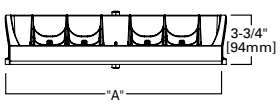
Upswept Arm (UP) *

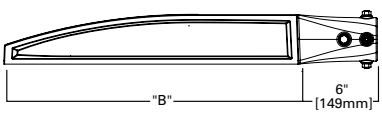




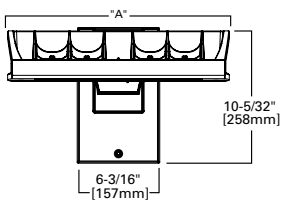
*NOTE: Use Type N, R or M drilling pattern

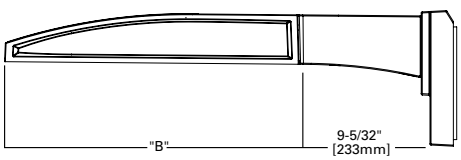
Mast Arm, Fixed (MA)





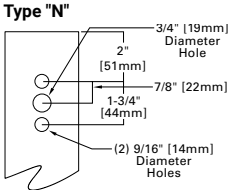
Wall Mount, Fixed (WM)



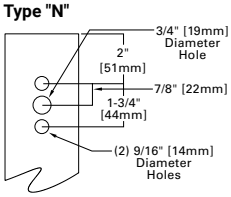


Pole Drilling Patterns

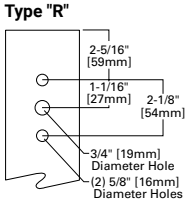
Type "N"



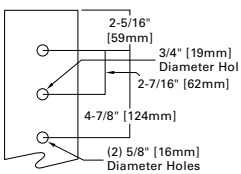
Type "N"



Type "R"



Type "M"

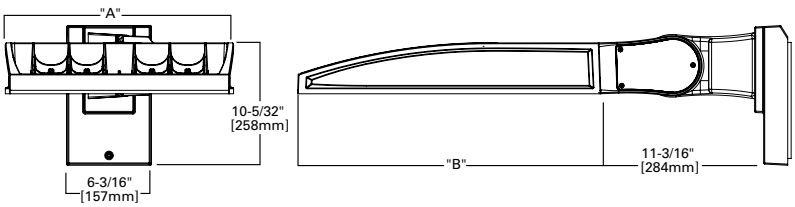


McGraw-Edison

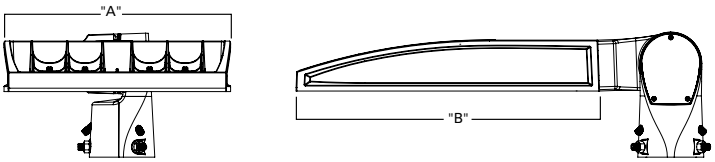
GALN Galleon II

Mounting Details

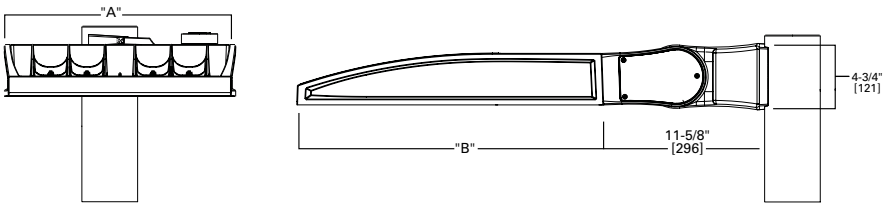
Wall Mount, Adjustable (WA)



Slipfitter, Adjustable (SP)

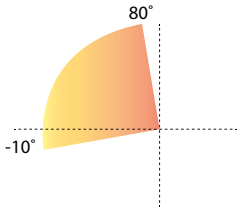


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation

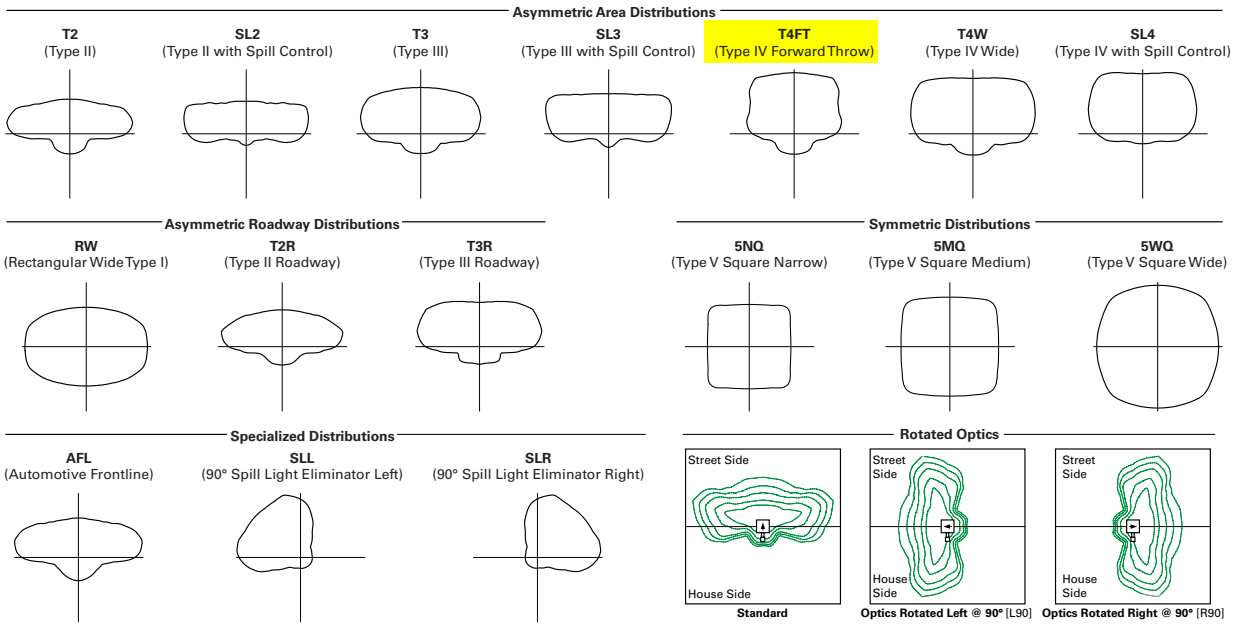


Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

McGraw-Edison — GALN Galleon II

Optical Distributions



Product Specifications

Construction
- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics
- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA Certified (3000K CCT and warmer only, fixed mounting options)

Electrical
- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting
- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish
- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications
- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty
- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	0.97

McGraw-Edison

GALN Galleon II

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Submitted by Quantum Lighting

QUANTUM LIGHTING

Job Name:
EAGLE MOUNTAIN STORAGE
Engineer: PVE (Salt Lake City)

Catalog Number:
GALN-SA2C-740-U-T4FT-SCBA-HSS-SPB2
SSP18-4.0-11-SCBA-DM10-BC (MCGR, KW)

Notes:

Type:
A1

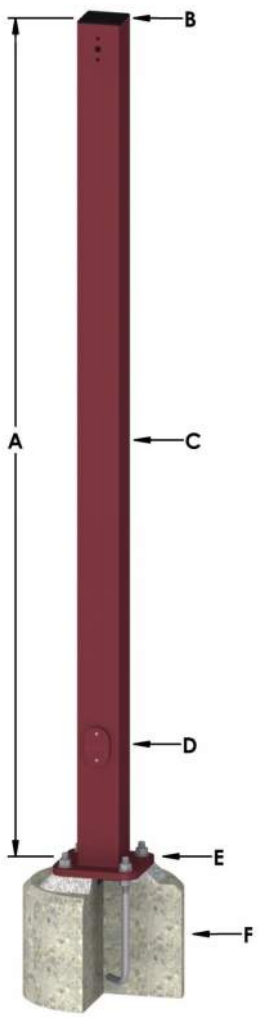
WPQLG23-116662

SSP *Square Non-Tapered Steel Poles*

PROJECT NAME

GENERATION DATE **3/27/2023**

CATALOG NUMBER **SSP18 - 4 - 11 - F - DM10 - BC**



A — POLE SHAFT

The pole shaft is single piece construction, being fabricated from a weldable grade carbon steel structural tubing and shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full-length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

HEIGHT	BASE OD	GAUGE	WEIGHT	EPA MAX LOAD 90 MPH AASHTO
18'	4"	11	136 lbs	12.5

B — MOUNTING DESIGNATION

Drilled for 1 Luminaire

C — FINISH

Standard - The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

FINISH TYPE	COLOR
Standard	Finish To Be Determined

D — HAND HOLE

An oval reinforced gasketed handhole is located 1'-6" above base with a grounding provision located inside the ring.

WIDTH	LENGTH
3"	5"

E — BASE PLATE

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. All welds are performed in accordance with AWS D1.1, latest edition.

BOLT CIRCLE

8"

F — ANCHOR BOLTS

Anchor bolts are of commercial quality hot rolled carbon steel that meets or exceeds yield strength of 55,000 psi. Four properly sized anchor bolts come with all poles unless otherwise specified. Anchor bolts have the threaded end galvanized a minimum of 8 inches per ASTM A153.

WIDTH	LENGTH	HOOK
.75"	17"	3"

OPTIONS

Base Cover

COMMENTS

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Axcent

Wall Mount Luminaire

Product Features

Selectable lumens · DUSK-TO-DAWN · LumenSafe Technology · Light ARchitect™ · BAA

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 6

Product Certifications

ISO CERTIFIED · UL CERTIFIED · DLC LISTED · DLC LISTED PREMIUM · FC CLASS A CAN ICES-005 · ida DARK SKY APPROVED · IP66 · 3G VIB · RoHS COMPLIANT · 5 YEAR LIMITED WARRANTY · 2018 PROGRESS Reports SELECTION

Quick Facts

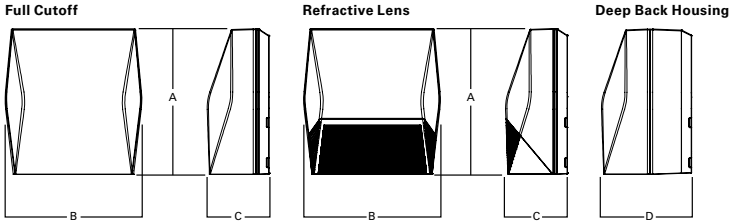
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinx Lite
- Enlighted

Dimensional Details

Full Cutoff · Refractive Lens · Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Lumark — AXCS / AXCL Axcent

Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preferences [28]	Model Series [1]	LED Color Temperature	Color	Options (Add as Suffix)
[Blank]=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act	**Full Cutoff** **AXCS1A**=14W **AXCS2A**=21W **AXCS3A**=27W **AXCS4A**=44W **AXCS5A**=52W **AXCL6A**=56W **AXCL8A**=72W **AXCL10A**=102W **AXCL12A**=123W **Refractive Lens** **AXCS1ARL**=14W **AXCS2ARL**=21W **AXCS3ARL**=27W **AXCS4ARL**=44W **AXCS5ARL**=52W **AXCL6ARL**=56W **AXCL8ARL**=72W **AXCL10ARL**=102W **AXCL12ARL**=123W	**[Blank]**=4000K, Neutral **C**=5000K, Cool **W**=3000K, Warm	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2] **480V**=480V [2] **PC1**=Photocontrol 120V [3, 4, 5] **PC2**=Photocontrol 208-277V, 347V, 480V [4, 5, 6] **PC**=Photocontrol 120-277V, 347V, 480V [4, 7, 8] **KKIT**=Knuckle Floodlight Mount [7] **TRNKIT**=Trunnion Floodlight Mount **SFKIT**=Slipfitter Floodlight Mount **PMAKIT**=Pole Mount Arm **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [4, 9] **ZW-SWPD4XX**=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [4, 9, 10, 11] **ZW-SWPD5XX**=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [4, 9, 10, 11] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [4, 9, 12] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [4, 9, 12] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [4, 9, 13] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [4, 9, 13] **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height [4, 9, 13] **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height [4, 9, 13] **CBP**=Cold Weather Battery Pack [3, 14, 15, 16, 17, 18] **CBP-CEC**=Cold Weather Battery Pack, CEC compliant [3, 14, 15, 16, 17, 18] **10K**=10kV/10kA Surge Protection **HA**=50°C High Ambient [15, 19] **GRF**=Glare Reducing Lens [20] **AHD145**=After Hours Dim, 5 Hours [5, 21] **AHD245**=After Hours Dim, 6 Hours [5, 21] **AHD255**=After Hours Dim, 7 Hours [5, 21] **AHD355**=After Hours Dim, 8 Hours [5, 21]

Accessories (Order Separately) [22,29]

VS/AXCS-XX=Vandal Shield Axcent Small [7, 23]
VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) [7, 23]
WG/AXCS=Wire Guard Axcent Small [7]
WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) [7]
VS/AXCL-XX=Vandal Shield Axcent Large [5, 23]
VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) [5, 23]
WG/AXCL=Wire Guard Axcent Large [5]
WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) [5]
BB/AXC=Axcent Lumen Select Back Box, Carbon Bronze [24]
BB/AXC-PC=Axcent Lumen Select Back Box with PC, Carbon Bronze [24, 25]
BB/AXC-WT=Axcent Lumen Select Back Box, Summit White [24]
BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, Summit White [24, 25]
KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) [7]
SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) [7]
TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) [7]
TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) [5]
SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) [5]
PMAKIT-XX=Pole Mount Kit
ISHH-01=Integrated Sensor Programming Remote [26]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [10, 11, 27]
SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [10, 11, 27]

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages.
3. Not available in 347 or 480 VAC.
4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together.
5. Only available on AXCL6-AXCL12 models.
6. Used with 277, 347, and 480 VAC options.
7. Only available on AXCS1-AXCS5 models.
8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information.
9. Uses deep back housing.
10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
11. Replace XX with sensor color (WH, BZ, or BK).
12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
13. The ISHH-01 accessory is required to adjust parameters.
14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models.
15. Not available with AXCS5 or AXCL12 models.
16. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
18. CBP cannot be used with PC and motion sensor (MSP, ZW, or LWR). CBP can be used with PC or motion sensor (MSP, ZW, or LWR).
19. Can not be ordered with CBP or PC options.
20. Use dedicated IES files on product website for lumen values and distributions.
21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
22. Replace XX with color designation.
23. For use with full cutoff lens configurations only.
24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR).
25. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
26. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information.
27. Requires 4-PIN twistlock receptacle (ZW) option.
28. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be seperately analyzed under domestic preference requirements.
29. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Stock Ordering Information

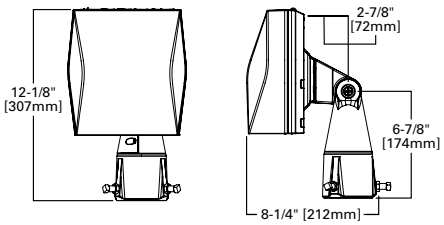
Model Series [1]			
Full Cutoff		**Refractive Lens**	
AXCS1A=14W	**AXCL10A**=102W	**AXCS1ARL**=14W	**AXCL10ARL**=102W
AXCS2A=21W	**AXCL12A**=123W	**AXCS2ARL**=21W	**AXCL12ARL**=123W
AXCS3A=27W	**AXCL6A-347V**=56W	**AXCS3ARL**=27W	**AXCL6ARL-347V**=56W
AXCS4A=44W	**AXCL8A-347V**=72W	**AXCS4ARL**=44W	**AXCL8ARL-347V**=72W
AXCS5A=52W	**AXCL10A-347V**=102W	**AXCS5ARL**=52W	**AXCL10ARL-347V**=102W
AXCL6A=56W	**AXCL12A-347V**=123W	**AXCL6ARL**=56W	**AXCL12ARL-347V**=123W
AXCL8A=72W		**AXCL8ARL**=72W	

Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

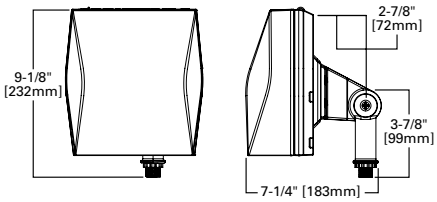
Lumark — AXCS / AXCL Axcent

Mounting Details

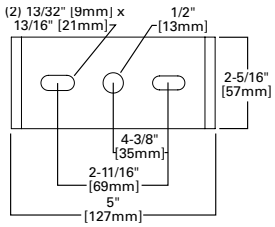
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | **EPA:** 0.60



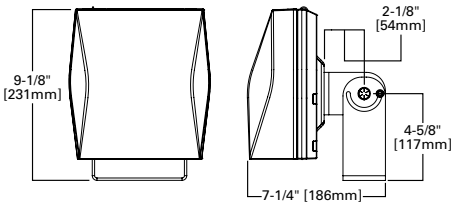
Knuckle Mount (Small)



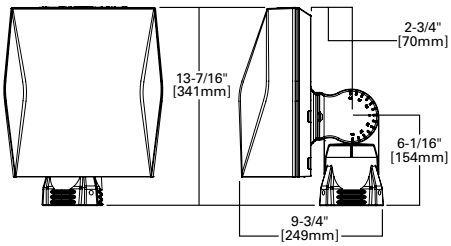
Trunnion Mount Detail



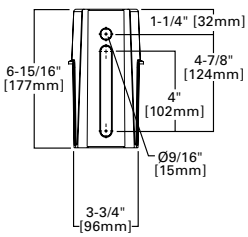
Trunnion Mount (Small)



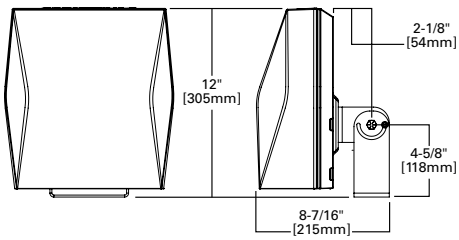
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | **EPA:** 1.10



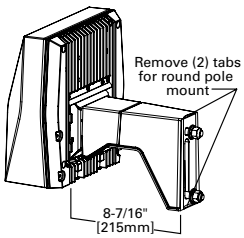
Pole Mount Arm Drill Pattern



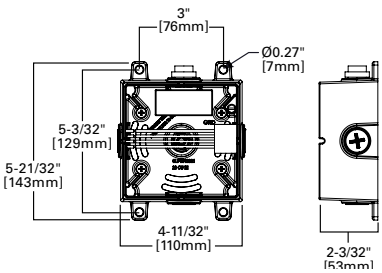
Trunnion Mount (Large)



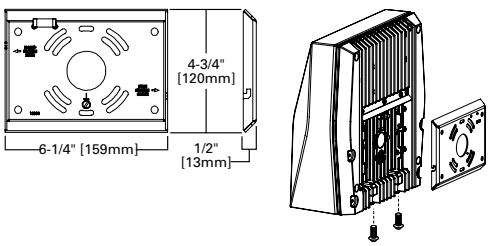
Pole Mount Arm (Large)
EPA: 1.10



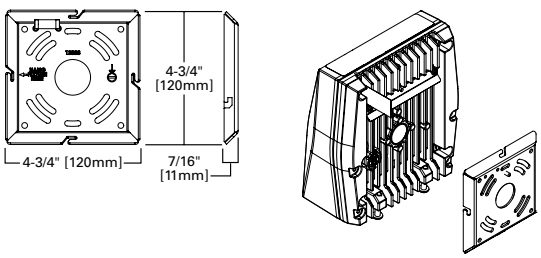
Lumen Select Back Box



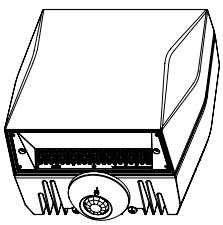
Wall Mount Plate Detail (Large)



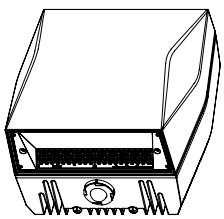
Wall Mount Plate Detail (Small)



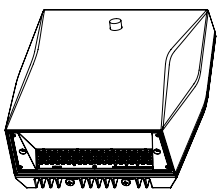
Enlighted Sensor



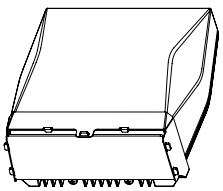
Occupancy Sensor



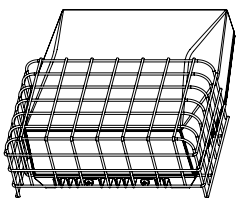
Button Photocontrol



Vandal Shield



Wire Guard



Lumark

AXCS / AXCL Axcent

Product Specifications

Construction
- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics
- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical
- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress
- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		49.4	65.3	89.1	115.3
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,594	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Lumark

AXCS / AXCL Axcent

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Lumark

AXCS / AXCL Axcent

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

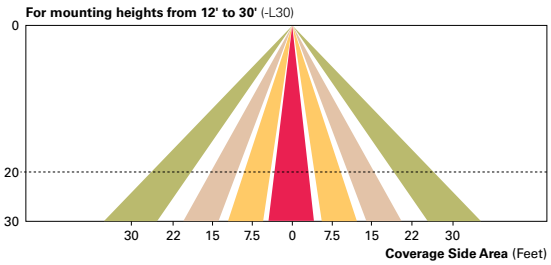
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

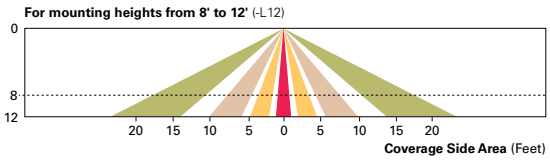
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

For mounting heights from 12' to 30' (-L30)



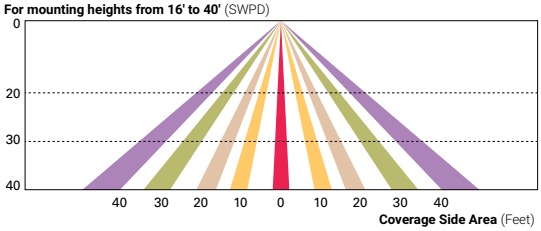
For mounting heights from 8' to 12' (-L12)



WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

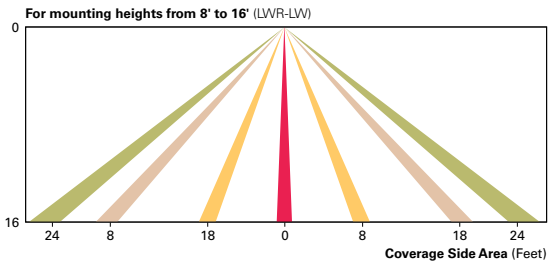
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

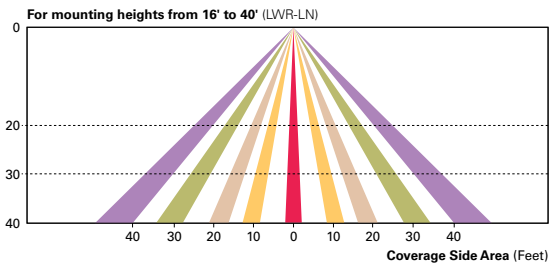


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



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Specifications and dimensions
subject to change without notice.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Decision-making Process and Specific Projects to be completed with the Community Development Block Grant (CDBG) Funds
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	Staff

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Natalie Winterton, Admin

PRESENTED BY:
Natalie Winterton

RECOMMENDATION:
Staff recommends that the City Council adopt a Resolution approving the decision-making process of CDBG project selection. Based on Council feedback, Option 2 from MAG's "Summary of Options for Funding CDBG" document is Council's preferred method for year 1 of its eligibility. This will entail the Council working with staff to determine CDBG projects.

Staff recommends that the City Council approve the proposed Resolution approving the specific projects to be done with the Community Development Block Grant (CDBG) Funds. Based on Council feedback, the funds should be allocated in the following manner:

- $120,000 for a new Senior Bus
- $50,000 for an additional Senior Center building
- $30,000 for a utility assistance program.

This is subject to adjustment based on the CDBG distribution and allocation of funds to the City as well as the fluctuating prices of commercial goods.

BACKGROUND:

The CDBG program requires Eagle Mountain City to take several steps before receiving its yearly grant allocation.

First, the City needs to decide how it wants to approach the project decision-making process. The City used MAG's "Summary of Options for Funding CDBG" document as a reference for this decision. Eagle Mountain City will utilize option 2 for its decision-making process this year. The decision-making process will come before Council to determine how the body would like to approach decision-making from year two and onward.

Second, the City needs to decide how it will spend its CDBG funds for its first year allocation. Due to a short timeline for project preparation, the City will focus its funding on the Senior Center (bus, building, and, if funds allow, parking lot improvements), and a utility payment assistance program.

Since the federal government has yet to approve a budget for this Fiscal Year, the City does know how much its CDBG allocation will be this year. As the allocation is determined and actual costs of these projects are evaluated, parts of this plan may be added or abandoned to accommodate the real amount of CDBG funds the City will receive.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES - Approve CDBG Project Selection

CDBG - Exhibit

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE DECISION-MAKING PROCESS AND SPECIFIC PROJECTS TO BE COMPLETED WITH THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the decision-making process and specific projects to be completed with the Community Development Block Grant (CDBG) Funds.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council selects Option 2 from Mountainland Association of Governments (MAG) "Summary of Option for Funding CDBG" for year 1 of its eligibility as set forth in Exhibit A.

2. The City Council desires to allocate the CDBG funds in the following manner:
   - $120,000 for a new senior bus;
   - $50,000 for an additional senior center building;
   - $30,000 for a utility assistance program;

3. This Resolution shall become effective immediately upon passage.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19th day of March 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 19th day of March 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Decision-making Options

Option 1			Council Guidelines	→	**MAG** short-list of projects	→ Council selects project
Option 2			Council Guidelines	→	**Staff** short-list of projects	→ Council selects project
Option 3	Council committee	→	Council Guidelines	→	**Committee** short-list of projects	→ Council selects project
Bonus 1 15% of CDBG funds that can be allocated to other organizations	City joins regional committee	→	Council appoints voting member	→	**Committee** decides projects	→ Council ratifies

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Process for Hiring a City Administrator
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:
Staff

RECOMMENDATION:
Staff recommends the City Council adopt a Resolution of Eagle Mountain City, Utah, Approving the process for hiring a City Administrator.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES - Approve process for hiring CA

Comparison - Mayor's Recommendation vs ICMA Process

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE PROCESS FOR HIRING A CITY ADMINISTRATOR

PREAMBLE

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve a process for hiring a City Administrator.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council desires to approve a process for hiring a City Administrator as set forth in Exhibit A.

2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 19th day of March 2024.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 19th day of March 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

Comparison between Mayor's recommendation and ICMA process

Step	Mayor's Recommendation	ICMA
1	Determine whether hiring or appointing an acting or interim City Administrator will be necessary or whether the Deputy City Administrator should assume the position.	Determine whom to appoint as an interim City Administrator, whether the Assistant City Administrator or someone else.
2	Hire or appoint an acting or interim City Administrator if it is determined that one is necessary.	Initiate recruitment and determine whether to use an in house expertise, outside recruiting firm, or hybrid model.
3	Determine a start date for the new City Administrator.	Develop an administrator profile and determine what level of community engagement to use in doing so.
4	Determine the minimum and preferred qualifications for the position.	Determine compensation, process schedule, geographic scope of search, and advertising strategies.
5	Contact a reasonable number of recruiting firms (at least three) and solicit quotes for how much the process will cost. Determine whether you want to contact a statewide, regional, or national search for the position.	Develop an application form and information packet.
6	Post the position and begin accepting applications.	Determine what, if any, role the media will have in the recruitment process.
7	If a recruiting firm is hired, have them conduct screening interviews to determine their top candidates. Pre-determine how many applicants you would like them to send forward for further consideration.	Determine how the applications will be reviewed. Determine who will screen applications and what candidates will be interviewed.
8	Do a three panel interview with staff, who can question the candidates regarding their knowledge of the various functions that the City departments perform.	The City Council interviews all of the selected candidates and determines whether to involve staff in that process.
9	Mayor conducts interviews with various candidates and forwards the top three to the Council for their interviews.	The City Council determines which candidates to invite for a second interview and whether to involve the community at this point.
10	Council interviews the final three candidates.	The City Council selects a favorite candidate and negotiates terms of employment.
11	Council discusses candidates in closed session and determines the favorite candidate.	
12	Council votes on the candidate, preferably in a separate meeting.	

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting the Fourth Amendment to the Fiscal Year 2023-2024 Annual Budget
ITEM TYPE:	Ordinance
FISCAL IMPACT:	$6,226,572
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Kimberly Ruesch, Admin

PRESENTED BY:
Kimberly Ruesch

RECOMMENDATION:
Staff recommends the City Council approve the proposed Ordinance for the 4th Amendment to the Fiscal Year 2023-2024 Annual Budget.

BACKGROUND:
The 4th amendment to the fiscal year 2023-2024 budget includes changes to the General, Enterprise, Capital Project, Internal Service, and Impact Fee funds. 92% of this amendment accounts for internal transfers and contractual obligations. A few additional key items are a request for a part-time planner, funding for the General Plan and Master Trail plan update, equipment for the rodeo grounds, and several other professional services.

A detail of the itemized changes can be found in the Budget Amendment Worksheet.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--FY 2024 Budget Amendment #4

Budget Amendment Worksheet FY24

ORDINANCE NO. O- -2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE FISCAL YEAR 2023-2024 ANNUAL BUDGET (FOURTH AMENDMENT)

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2023-2024; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:

2. "FISCAL YEAR" means that year which began on the first day of July, 2023, and ends on the last day of June, 2024.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2023-2024.

ADOPTED by the City Council of Eagle Mountain City this 19TH day of March 2024.

EAGLE MOUNTAIN CITY, UTAH

_____

ATTEST: Tom Westmoreland, Mayor

_____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on the 19th day of March 2024.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____
Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____.

Exhibit A

Budget Amendment Worksheet

March 19, 2024

Fund Name	Account	Current Budget	Proposed Budget	Change	Detail
General Fund					
Information Technology	10-19-41955-4531	$ 210,000	$ 245,000	$ 35,000	Executech professional services and WiFi overhall at all facilities
Economic Development	10-18-41910-2121	$ 20,105	$ 27,605	$ 7,500	Membership with 47G trade association connected with aerospace, defense & tech.
Facilities	10-19-41950-7211	$ 55,500	$ 99,500	$ 44,000	Roll funding from FY 2023 related to Recorder/Sheriff Office Remodel
Facilities	10-19-41950-4531	$ 1,440	$ 45,440	$ 44,000	Roll funding from FY 2023 related to Master Facilities Plan
Facilities	10-19-41950-2610	$ 60,000	$ 85,000	$ 25,000	Unexpected repairs on HVAC and garage doors
Economic Development	10-19-41950-6525	$ 600,000	$ 3,288,000	$ 2,688,000	Energy Tax Reimbursement - Meta Development Agreement
Economic Development	10-19-41910-4531	$ 129,000	$ 111,000	$ (18,000)	Reallocate $25k from hotel study toward MAG "Growth & Mobility Vision" and reduce budget. Hotel feasibility study estimate is under budget
Human resources	10-19-41980-4531	$ 28,938	$ 38,938	$ 10,000	Increase funding for recruitment services
Planning	10-32-41800-1112	$ 7,632	$ 47,632	$ 40,000	Request for part-time planner
Planning	10-32-41800-6110	$ 41,400	$ 55,200	$ 13,800	Adj building lease allocation between Planning & Building
Building	10-33-42420-6110	$ 41,400	$ 27,600	$ (13,800)	Adj building lease allocation between Planning & Building
Planning	10-32-41800-6550	$ 40,500	$ 140,500	$ 100,000	Roll funding from FY 2023 General Plan & Trails Master Plan update $50k each
	Subtotal General Fund:			**$ 2,975,500**	
Enterprise Funds					
Water	51-45-51000-4140	$ 65,000	$ -	$ (65,000)	Transfer budget for utility payment processing fees to Utility Billing division.
Wastewater	52-45-52000-4140	$ 50,000	$ -	$ (50,000)	Transfer budget for utility payment processing fees to Utility Billing division.
Solid Waste	57-45-57000-4140	$ 9,000	$ -	$ (9,000)	Transfer budget for utility payment processing fees to Utility Billing division.
Stormwater	59-45-59000-4140	$ 6,000	$ -	$ (6,000)	Transfer budget for utility payment processing fees to Utility Billing division.
	Subtotal Enterprise Funds:			**$ (130,000)**	
Capital Project Fund					
Streets - Walden Park Rd Ext	47-81-44100-7016	$ 324,000	$ 329,000	$ 5,000	Additional grading beyond original scope.
Parks - Rodeo Arena	47-80-45100-7015	$ 100,000	$ 162,500	$ 62,500	Additional funding to purchase rodeo equipment
	Subtotal Capital Project Fund:			**$ 67,500**	

Fund Name	Account	Current Budget	Proposed Budget	Change	Detail
Internal Service Fund					
Utility Billing	63-43-63000-4140	$ -		$ 80,000	Transfer budget for utility payment banking fees from Enterprise funds.
Utility Billing	63-43-63000-4531	$ -		$ 95,000	Transfer budget for utility payment processing services from Enterprise funds.
	Subtotal Internal Service Fund:			**$ 175,000**	
Impact Fee Funds					
Wastewater	12-81-52100-7307	$ 1,265,765	$ 1,290,765	25,000	Headworks project
Wastewater	12-61-48100-9147	$ -	$ 1,716,470	$ 1,716,470	Due to Capital Proj fund 47 for Wastewater system improvements Eagle Mnt Blvd widening project.
Public Safety	16-51-42100-4531	$ -	$ 10,000	10,000.00	IFFP/IFA update services
Water	11-51-51000-4531	$ -	$ 60,000	60,000	IFFP/IFA update services
Stormwater	17-61-48100-9147	$ -	$ 1,324,102	1,324,102	Due to Capital Proj fund 47 for Stormwater system improvements Eagle Mnt Blvd widening project.
	Subtotal Impact Fee Funds:			**$ 3,135,572**	
Total Increase(Decrease):				**$ 6,223,572**	

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	UPDATE - Legislative Priorities List
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Cliff Strachan, Admin

PRESENTED BY:
Cliff Strachan, Director of Legislative Affairs

RECOMMENDATION:

BACKGROUND:
EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the city council and to provide direction to the city administrator in prioritizing the day-to-day activities of the director of legislative affairs. The list is provided for information and discussion. The city council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Legislative Priorities List

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.001	11	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Schedule**	**Long Horizon**	<2035		Related to the Facilities Master Plan project.	5/16/2023		TBD			X		X		
2023.037	12	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**Schedule**	**In Progress**	7/1/2024	1/16/2024	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.	8/15/2023		Draper							
2023.035	14	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**Schedule**	**Not Started**		12/5/2023	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023.	1/3/2023		Strachan							
2023.038	16	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**Schedule**	**In Progress**	5/1/2024	1/30/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB has been conducting additional interviews and working through new strategies. Council indicated they may have other strategies to review, so a request was sent to Council to collect those to submit to LRB for additional analysis.	8/15/2023		Berrett					X		
2023.018	21	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.	**High Priority**	**Schedule**	**Long Horizon**	<2030	1/31/2024	Mid-Valley / Hidden Valley road study is on MAG's agenda for approval 2/1/24, along with additional funding for the northern portion of Old Airport Road. SR73 freeway and frontage roads are high priority with UDOT and the Transportation Commission. Cedar Valley Freeway/Highway Study is underway, to be completed by April or May. Staff has monthly meetings with UDOT. Next combined regional City Councils meeting is 5/29/24. This is relevant per EMMC 2.19.030.G.	5/16/2023		Mumford			X		X		
2023.013	21	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**Schedule**	**Long Horizon**	7/30/2024	1/31/2024	Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.	5/16/2023		Mumford			X				X
2023.039	21	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**Schedule**	**Not Started**	12/31/2024	1/31/2024	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. Staff is waiting for updates on the affordable housing plan by LRB consultants before moving forward with this item.	1/3/2023		Mumford					X		
2023.036	21	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	1/31/2024	Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Staff sent a report/memo to the Council in December. If Council wants to pursue reductions to ADU application fees or basement permits, please let us know.	8/15/2023		Mumford							
2023.029	21	**Master Plan Process**	How can the City Council be involved?	**Proposed**	**-**	**-**		1/31/2024	Staff is reviewing the MDP process and will propose code amendments in the near future; also relates to EMMC 2.19.030.J.			Mumford					X		

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted		Assigned		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.031	21	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	-	-		2/13/2024	Evan has created a dashboard that satisfies the majority of this request. It's designed for the economic development community in mind, but can temporarily serve a dual purpose for City Council until OpenGov starts feeding data sufficient for a much more expanded dashboard.			Mumford Berrett					X		
2023.045	21	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	-	-		1/31/2024	Staff will review the code to determine any necessary or suggested updates.			Mumford							X
2023.050	21	**City-sponsored Waterwise Landscaping Grants Program**	Create a grants program to support residents who wish to install waterwise landscaping instead of grass.	**Proposed**	-	-		1/31/2024	This is currently on hold until it is approved to be added to the priorities list and to allow us to work on other higher priority items.			Mumford					X		
2023.003b	22	**Development Code: Military Compatibility Amendment**	In 2023, HB265 Sentinal Landscape Amendments, required municipalities and counties to develop a compatible use plan to ensure proposed land uses within a certain distance of military land are compatible with military uses.	**High Priority**	**Do**	**In Progress**	4/30/2024	3/7/2024	Staff prepared code amendments based on last year's HB265 and is now reviewing this year's HB 256 Military Compatible Land Use Amendment for needed changes.	5/16/2023		Larsen					X		
2023.003c	22	**Development Code: Mobile Business Regulations**	In 2023, HB408 Mobile Business Licensing Amendments, necessitated a review of the code.	**High Priority**	**Do**	**In Progress**	5/16/2024	2/14/2024	HB 408, 2023 is being evaluated by our business license specialist. It deals with the distinction between "Enclosed Mobile Business" and food trucks, carts, etc.	5/16/2023		Larsen					X		
2023.044	22	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**Do**	**In Progress**	4/30/2024	2/28/2024	Agriculture and Industrial have been to PC, coming to Council in April. Pushing to get Commercial Storage to PC CC in April.	9/19/2023		Larsen					X		
2023.024	22	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**Do**	**In Progress**	3/31/2024	2/28/2024	This item received a public hearing and was tabled on 2/6/2024; expected back on March 19th.	5/16/2023		Larsen					X		
2023.005	22	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**Do**	**In Progress**	5/31/2024	2/28/2024	A draft has been prepared and is being revamped. Staff is working the City Attorney. Intending to send to PC in April.	5/16/2023		Larsen					X		
2023.003	22	**General Plan Land Use Map Update**	Schedule joint meeting with CC and PC to consider the updates. Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system…as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 25,000 units vested.	**Secondary Priority**	**Schedule**	**In Progress**	8/31/2025	3/7/2024	Staff is working on a timeline for updating the General Plan and the land use map will be included early in that process. This timeline was presented to Council on 3.6.24. It outlines a step by step process culminating in a targeted completion of August 2025.	5/16/2023		Larsen			X		X		

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.004	22	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).	**Secondary Priority**	**Schedule**	**On Hold**	4/30/2024	2/28/2024	Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code.	5/16/2023	Larsen				X		
2023.006	22	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	**Schedule**	**In Progress**	3/31/2024	3/7/2024	Staff has been working diligently on this project. Presented at CC on 3/6/24, bringing back with revisions.	5/16/2023	Larsen					X	
2023.015	22	**Zone Transition Code**	Review Zone Transition Code (17.60.160).	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/16/2023	Larsen				X		
2023.025	22	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**Schedule**	**In Progress**	6/30/2024	1/31/2024	Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is 80% complete in cataloging properties.	8/15/2023	Larsen				X		
2023.048	22	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	Staff believes that the Legislature is addressing this issue again. Will research.	10/3/2023	Larsen				X		
2023.028	22	**Full Build Out Scenarios**	Part of the GP process. Given current zoning, what are the city's full build out scenarios? What would we want to	**Proposed**	**-**	**-**		5/16/2023	This could be part of the general plan update and we could use a consultant on that.		Larsen Trusty		X				
2023.016	22	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a	**Proposed**	**-**	**-**		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.		Larsen						
2023.026	22	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	**-**	**-**		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.		Larsen				X		
2023.009	23	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing…Pony Express Park. Need to have a financial plan to accomplish.	**High Priority**	**Do**	**In Progress**	6/30/2024	1/31/2024	Staff is striving to have it done in time to facilitate budget preparation. Due to additional work items requested, seeking an extension, and an updated schedule will then be provided.	5/16/2023	Weber DelaPena	X	X		X		X
2023.032	24	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**Do**	**In Progress**	6/30/2024	1/16/2024	RFP was awarded and a report will be completed by spring 2024. Report will include proposed upgrades to the system and where it can be implemented.	5/16/2023	Trusty	X		X			
2023.011a	24	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Do**	**In Progress**	12/31/2024	3/12/2024	Phase 2 construction package is out to bid	5/16/2023	Trusty	X	X				

Legislative Priorities List

Order	Dept	Issue / Item	Description	Priority [see EMMC 2.15.100]	E Matrix:	Status	Target Date	Date of last update	Comments/Update	Date Adopted	Assigned	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
2023.011b	24	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Schedule**	**On Hold**	12/31/2025	1/16/2024	Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year.	5/16/2023	Trusty		X		X		
2023.043	24	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050.	**Secondary Priority**	**Do**	**In Progress**	12/5/2023	1/16/2024	Included in MAG's TIP process (under consideration). This funding should now be included in the tracking of item 23.018, Transportation Funding.	8/15/2023	Trusty		X		X		
2023.041	24	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.	**Secondary Priority**	**Schedule**	**Not Started**	6/30/2024	8/1/2023	The council wants clarity to the parking code and become the land use authority.	8/15/2023	Trusty		X				
2023.023	24	**Water Plan (Residential)**	Establish a water plan based on residential density. Need to get a water element into the GP. ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use.	**Secondary Priority**	**Schedule**	**Not Started**	2022-2025	1/16/2024	Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/16/2023	Trusty Larsen		X		X	X	
2023.049	24	**Water Study for Commercial Development**	Determine how much water is needed for future commercial development; establish a policy to reserve sufficient water for commercial purposes. (See also 23.023 Water Plan.)	**Proposed**	**-**	**-**					Trusty Larsen		X		X	X	
2023.019	31	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	**-**	**-**		1/16/2024	Currently there are empty positions. See what the EMMC directs. What is the status now? There is one PC vacancy, 2 still to fill on the cemetery.		Kofoed						
2023.033	32	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Schedule**	**In Progress**	12/31/2024	1/31/2024	Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.	5/16/2023	Ruesch		X		X		
2023.042	41	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**Schedule**	**In Progress**	5/31/2024	3/7/2024	Put this on the calendar by May 31 each year. Note: A proposed bill at the Legislature would have required School Districts to provide its safe routes proposals each year and require cities to provide a written response within 60 days. The bill failed to advance.	8/15/2023	Hickman Kofoed Hilton						
2023.008	41	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**Schedule**	**Not Started**		1/16/2024	The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.	5/16/2023	Hickman				X		X

Legislative Priorities List																		
Order	**Dept**	**Issue / Item**	**Description**	**Priority [see EMMC 2.15.100]**	**E Matrix:**	**Status**	**Target Date**	**Date of last update**	**Comments/Update**	**Date Adopted**		**Assigned**		**Economic Growth**	**Infrastructure Networks**	**Reputational Evolution**	**Generational Planning**	**Environmental Stewardsh**	**Service Enhancement**
2023.012	41	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for	**Proposed**	-	-						Hickman						X	

Mayor & City Council Updates

Department	Topic	Update
Community Development	Open Gov	Will go live for some Building & Planning applications by end of March
	Historic Zones Code	Staff finishing preparations for this code. Code will codify requirements related to the City's zones from MDAs and past codes. Should come to Council at April 23 meeting.
	Personnel	Jim Barney promoted to lead Neighborhood Improvement Officer.
	Neighborhood Improvement	New focus on improving our community's quality of living through enforcement of codes and ordinances, as well as better, more engaged community outreach and cooperation.
	Inspections	Around 100 inspections per week. Very busy. Parkway Fields is especially busy.
	Business Licensing	71 new business licenses since Jan 1, 2024
Economic Development	Hotel Feasibility Study	Underway
	Econ Dev Dashboard	Now live
	Tract	Negotiations regarding incentives are nearing completion.
Engineering	Airport Road	Phase 2 is out to bid for construction. City still indiscussions with property owners. Waiting for a CO for a change in design scope.
	Well Updates	Well #7 has been reamed to 105 ft. Driller has had issues with some rock that has prevented the cassing from being able to be installed. They had to retool to remove he obstruction. They are at depth of the obstruction and plan to set the casing Friday.
	UTA	UTA is planning a park & ride lot expected to be on Pony Express Pkwy near the power line corridor
	Intersections	Staff is putting out a construction package for advanced warniing signal at Stonebridge intersection
	Reuse Ponds	Staff has been working with consultant to put a construction project out to bid. Project: provide copper sulfide treatment to the reuse ponds to help reduce algae growth.
Public Works		
Public Utilities	Annual Consumer Confidence Report	Staff has completed. This report will be made available by the end of the month
	Well Updates	Well #1 pump scheduled to ship first week of April. Anticipated install date: April 10. Anticipated startup date: April 17.
	CWP	Repairs have been made and is available to start the take down.
	Meter Updates	92 New meter sets 65 Repaired meters
Public Services	Smith Ranch Park	Will begin installing ninja course and playground equipment this week. Metal framework of skate park almost complete. CXT restroom scheduled to be installed Mar. 20
	Streetlights on Pony Express	Black & McDonald - almost halfway done
	Tumbleweeds	Been working on cleanup since Sunday 3/3. Plans for a controlled burn next week at east end of Eagle Mountain Blvd.
Facilities	none	
General / Admin		
Communications	Website	Still in discovery phase. Staff working with WDG to align on overall design and emphasized content.
	New Resident Magazine	More than half complete. Council should begin receiving sections for their feedback and input in the near future
Human Resources	12 open positions	GIS Administrator, 2 Parks, 2 Building Inspectors, City Treasurer, City Forester, Water System Operator Lead, GIS Water/Meter Tech, PT Water Meter Tech, Accountant, City Administrator

Information Technology	3 Recent Hires	All started this week - PT Library Clerk, Streets Operator, Engineer II
	CODA Drug Testing Services	Met with owner of CODA last week. Costs a bit more money for testing, but they come on site instead of having employees drive to Orem or S. Jordan. It will save money long-term, especially for post-accident testing (requires 2 employees to go out). Other cities have had good experiences.
	WiFi	Overhaul is underway
	Onboarding form	Currently being tested
	Cyber Incident Response Plan	Planning on creating this plan this year
Administrative Services	none	
Recorder's Office	none	
Library	none	
Public Safety	none	

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MARCH 19, 2024**
TITLE:	UPDATE - Accessory Dwelling Unit Report and Moderate-Income Housing Plan
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brandon Larsen, Planning

PRESENTED BY:
Brandon Larsen

RECOMMENDATION:

BACKGROUND:
Staff will provide an update on accessory dwelling units that covers the following: (1) the number of ADU applications submitted to the City in 2023, (2) a brief explanation of the typical time spent on processing an ADU application and costs to the City, (3) a review of impact fees for ADUs charged (or not charged) by the City and nearby jurisdictions, and (4) a recommendation for lowering the ADU application fee. Staff will also discuss the implementation timeline for Strategy 5 of the City's Moderate-Income Housing Plan, which states the following: "By December 31, 2024, the City will adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing."

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ADU Report - Council Memo

EAGLE MOUNTAIN CITY
STAFF MEMO

TO: City Council

FROM: Brandon Larsen, Planning Director

DATE: December 13, 2023

SUBJECT: ADUs -- Annual Report

On January 3, 2023, the City Council approved an amendment to the General Plan to update the City's moderate-income goals, strategies, and implementation timelines (see Section 9.3 and 9.4, Eagle Mountain General Plan). These changes were influenced by amendments to the Utah Code.

Strategy 3 of Section 9.4 (Action Plan – How Do We Make It Happen?) is one of five (5) strategies adopted by the City to address moderate income housing needs. This strategy reads as follows: *"Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530."*

The implementation Timeline for Strategy 3 provides: *"The City currently does not charge impact fees for accessory dwelling units. The City will continue to find ways to reduce impediments to accessory dwelling units, specifically keeping fees as minimal as possible. Once per year, beginning in 2023, City staff will provide a report to the City Council outlining all City-required fees charged for ADUs, and will recommend changes, if necessary, to reduce fees."*

In the spirit of continuing to address housing issues in the City, including helping to facilitate housing options for citizens of varying income levels, this report is provided to the Council to: (1) identify the number of ADU applications submitted to the City in 2023, (2) provide a brief explanation of the typical time spent on processing an ADU application and costs to the City, (3) review impact fees for ADUs charged (or not charged) by the City and nearby jurisdictions, and (4) suggest they consider lowering the ADU application fee.

Number of ADU Applications in 2023

- 119 total applications
- 116 approved, two of which have been revoked, bringing the total to 114

Typical Time Spent Processing an ADU Application

About half the time an ADU application is submitted, the staff reviewer is already familiar enough with the property that the review will only take 10-15 minutes to complete. Even if the reviewer is not familiar with a particular property, these ADU reviews can typically be completed in less than 30 minutes. In these reviews, a staff member will compare submitted site plans against aerial photos. They will also review proposed parking plans, floor plans, and make sure addresses are issued for both units. They also ensure the owner provides a statement confirming the owner will live on the property if an ADU is being used on the property. A separate building permit is required for basement finishes, additions, detached structures, etc., to accommodate the ADU, if necessary. Standard building permit and inspection fees are charged based on the type of work.

An ADU application is only reviewed by a planner and not by other city employees. Typically, these reviews are conducted by newer planners whose wages are on the lower end of the pay scale. Our two associate planners earn

approximately $25 per hour. Even if an application takes 30 minutes to complete, we are only expending approximately $12.50 of staff time to complete an ADU application.

Impact Fees

Impact fees are not charged by the City for interior or detached ADUs. The Utah Code does not permit the City to charge impact fees for internal ADUs (see §10-9a-530, UCA).

Application Fees for ADUs

City	Cost of ADU Permit	Different Application Cost – Interior v Detached	Impact fees for detached ADUs? How much?
Eagle Mountain	$230	N	N
American Fork	$300	N, no detached units permitted	No detached units permitted
Saratoga Springs	$50	N, no detached units permitted	No detached units permitted
Lehi	$25	Y $25	Y, $4,253
Orem	Depends on evaluation by the city, ±$150	N, no detached units permitted	No detached units permitted
Pleasant Grove	$25	N	N
Bluffdale	$150	N	N
Riverton	$175	N	N

Eagle Mountain's application fee for an ADU is on the higher end of the spectrum of those cities contacted. Many jurisdiction's fees do not change whether the proposed ADU is an interior or detached unit.

Conclusion

The City is seeing a sizable demand for ADUs. The City is showing a commitment to provide affordable housing by not charging impact fees for ADUs. The process of establishing an ADU in the City is fairly easy and the costs are relatively low. However, as they are currently being conducted, ADU applications are not costing the City a significant amount of money to be processed. The fee we are charging is currently far more than we need to cover staff time. The City could slash the application fee by half and still exceed the money needed to cover staff time. Doing so would put us more inline with fees charged by most other jurisdictions, and would cover the cost of property inspections by a planner, if they were conducted.

Upcoming Agenda Items for City Council Information:

April 2, 2024 – City Council:
Fireworks Area Map – Discussion
Mountainland Supply Site Plan – Consent
Revised Lot Mixture Code – Ordinance/Public Hearing
Electronic School Signs – Ordinance/Public Hearing
Fence Code Minor Addition – Ordinance/Public Hearing
Food Grade Oil Recycling – Ordinance/Public Hearing
Oquirrh Mountain Ranch Church – Site Plan

April 16, 2024 - City Council:
Fireworks Area Map – Approval
TSSD Agreement – Resolution

May 7·2024 – City Council:
Fiscal Year Tentative Budget FY 2024-2025

Other Projects in Progress:

Brand Playbook – Amendment
City Website - Update
Consideration of a Demonym
Sewer Rate Study
Water Rate Adjustment

Please note all items are tentative and are subject to change.