EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

February 27, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A General Plan Discussion
Presentation and discussion only.

1.B DISCUSSION - Lower Hidden Valley
012424 Trails at Hidden Valley concept plan.pdf

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

2. Pledge of Allegiance

3. Declaration of Conflicts of Interest

4. Approval of Meeting Minutes

4.A February 13, 2024 Planning Commission Minutes
02.13.2024 PC DRAFT Minutes

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Eagle Vision Building Two - Site Plan
Site Plan approval for an additional building on the vacant pad of Eagle Vision Subdivision - 1st Amendment.
Site Plan - Eagle Vision Building 2
Elevations - Eagle Vision Building 2
Landscaping Plan - Eagle Vision Building 2

6.B ACTION ITEM - Approval of Shared Parking arrangement for Walmart Parcel
Approve Use of Shared Parking conditioned upon executing the proposed agreement between the owners and any tenants of outparcel A.
Parking and Access Agreement.docx

6.C ACTION ITEM/PUBLIC HEARING - LKL Associates - Site Plan
Site plan recommendation to the City Council regarding a building materials warehouse in the Sweetwater Industrial Overlay (SIO) zone.
LKL site plan

6.D ACTION ITEM/PUBLIC HEARING - Wendys Ranches - Site Plan
Recommend site plan approval to the City Council for a new Wendy's restaurant location on Pony Express Pkwy.
WENDY'S EAGLE MOUNTIAN - CIVIL SITE SET - 02-14-24.pdf

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

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

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	General Plan Discussion
ITEM TYPE:	Discussion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brandon Larsen, Planning

PRESENTED BY:
Caden Lyon and Brandon Larsen

RECOMMENDATION:

BACKGROUND:
The City is getting ready to start the process of going through a general plan update. Staff believes it would be helpful to have a brief presentation and discussion on general plans to help us to prepare for the update. This presentation will address the following:

- What is a general plan?
- Why is a general plan necessary?
- How does a general plan relate to land use in the current City Code?
- What information and data are in our current General Plan?
- Why does it need to be updated?
- Our process for updating the General Plan

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	DISCUSSION - Lower Hidden Valley
ITEM TYPE:	Discussion
APPLICANT:	Perry Homes

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
Perry Homes has submitted a concept plan for some proposed changes to the Lower Hidden Valley plan area. Staff has given Perry comments on the plan. Perry would like the Planning Commission's feedback, as well.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:
012424 Trails at Hidden Valley concept plan.pdf

RBallif 1/30/24 no comment at this time
DDeVoogd/UFA 1/30/2024 - No Comment
Todd Black comments
Robert Hobbs comments 2/8/24
SMumford 2/8/24 comments

THE TRAILS AT HIDDEN VALLEY

FOCUS ENGINEERING & SURVEYING, LLC 15 YEARS

PERRY HOMES

OMR Investments Holdings

LOWER HIDDEN VALLEY

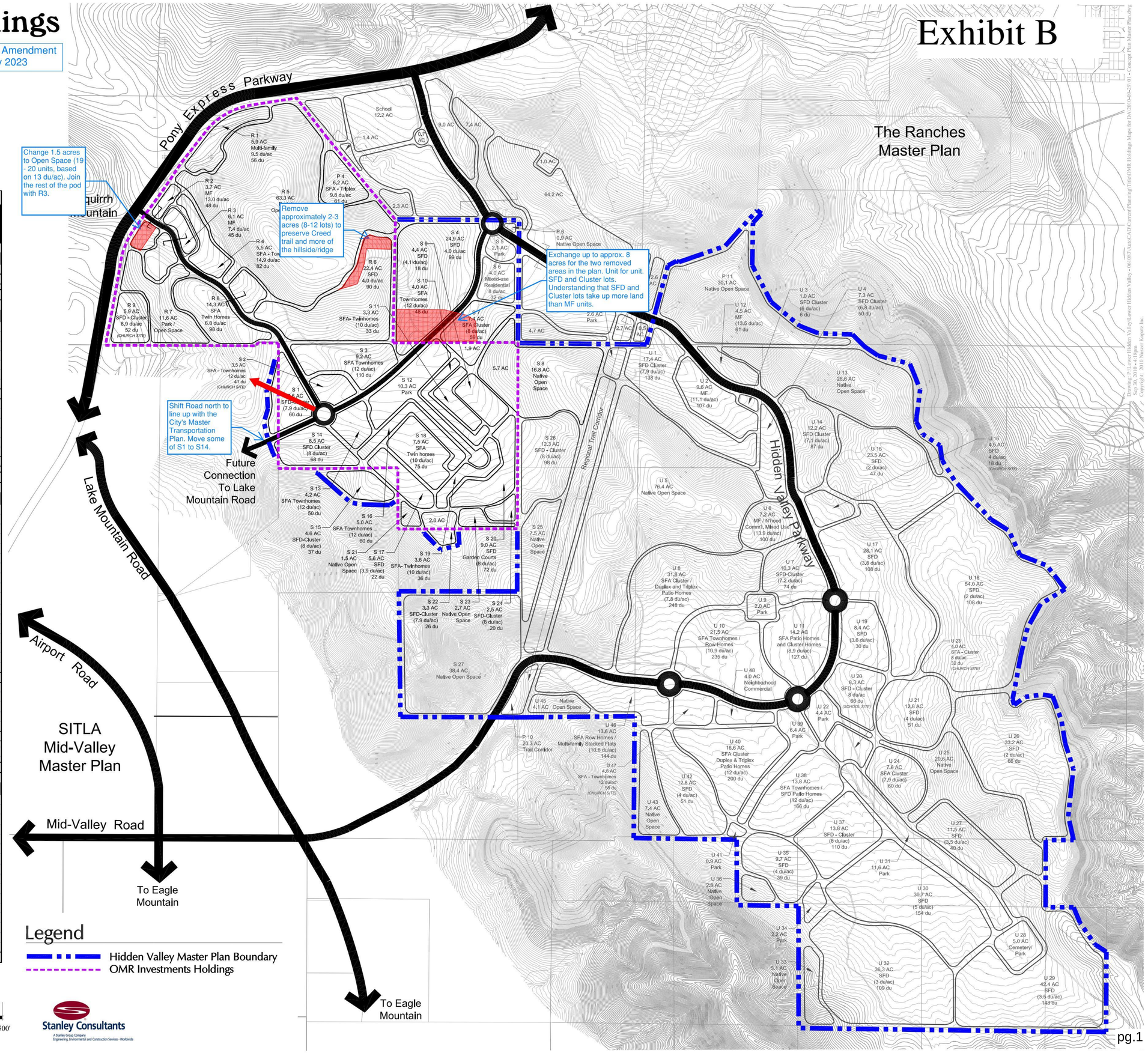
Master Development Plan

Proposed Amendment - February 2023

Exhibit B

Land Use Data

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		**6.2**	**9.8**	**61**		**0.6%**
LOWER HIDDEN VALLEY TOTALS		**6.2**	**9.8**	**61**		**0.6%**
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		**63.8**	**7.4**	**471**		**5.7%**
R 1	PARKS	0.7	*acres included in Residential Subtotal*			
R 5 *(partial)*	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	*acres included in Residential Subtotal*			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		**76.7**				**6.8%**
HIDDEN VALLEY WEST TOTALS		**138.4**	**3.4**	**471**		**12.3%**
MID-VALLEY						
S 1 *(partial)*	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 *(partial)*	SFD	0.6	3.3	2	II	
S 7 *(partial)*	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 *(partial)*	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 *(partial)*	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 *(partial)*	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		**78.8**	**9.2**	**724**		**7.0%**
S 3	PARK	1.5	*acres included in Residential Subtotal*			
S 8	NATIVE OPEN SPACE *(partial)*	5.7				
S 12 *(partial)*	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		**21.6**				**1.9%**
ROW		1.1				
MID-VALLEY TOTALS		**100.0**	**7.2**	**724**		**8.9%**
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
MF	SFA	68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		**148.8**	8.4	**1,256**		**13.3%**
TOTAL PARKS	*(includes 3 areas totaling 3.6 acres, that are included also in "Total Residential" above)*	**24.2**	**-**	**-**		**2.2%**
TOTAL NATIVE OPEN SPACE		**74.1**	**-**	**-**		**6.6%**
TOTAL ROW		**1.1**				**0.1%**
TOTAL		**244.6**	**5.1**	**1,256**		**21.8%**



Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings

LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'
SCALE: 1" = 500'

Stanley Consultants
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

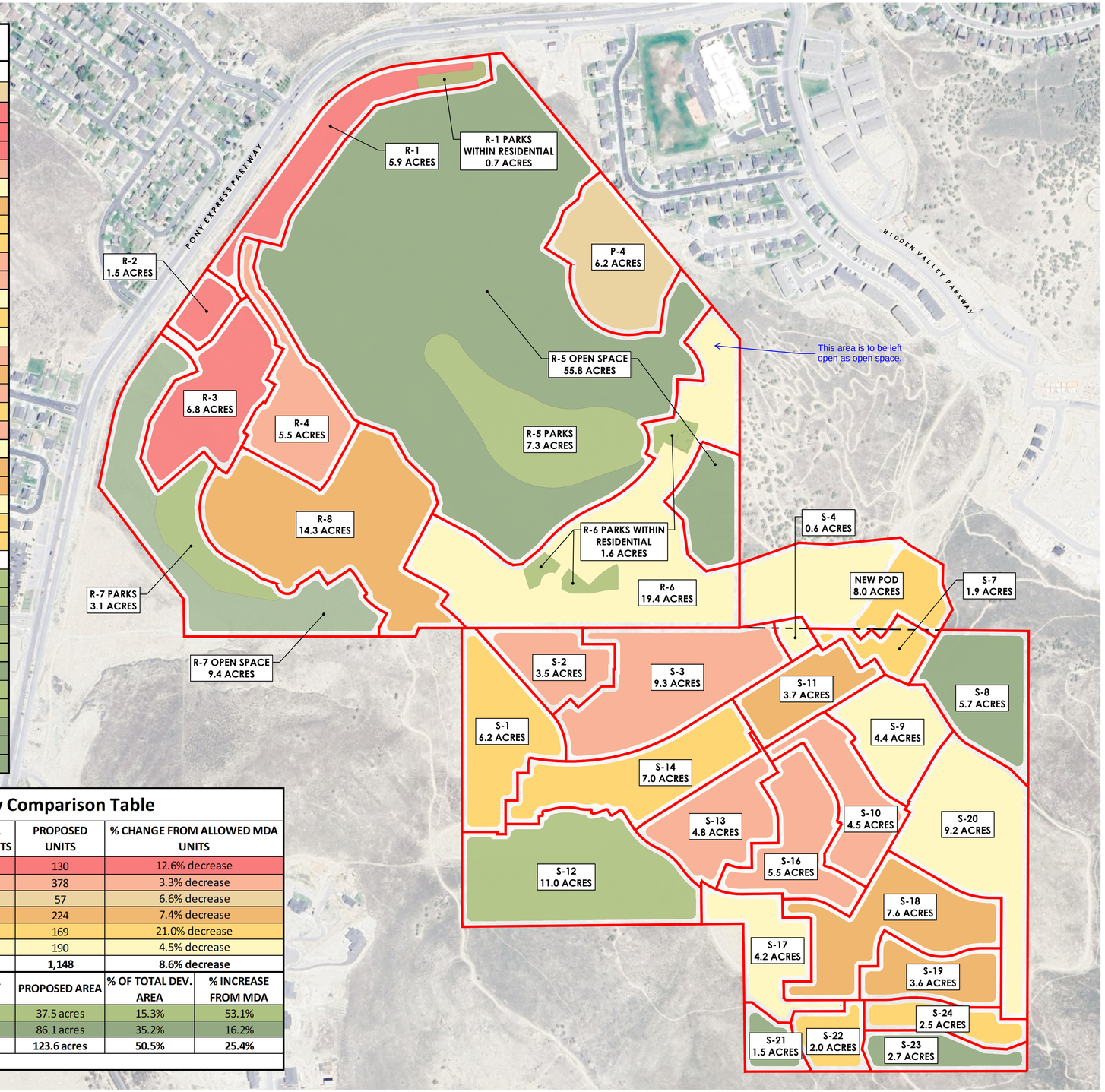
The Trails at Hidden Valley Pod Area Table

POD	LAND USE	AREA (ACRES)
P-4	SFA - TRIPLEX	6.2
R-1	MULTI-FAMILY	5.9
R-2	MULTI-FAMILY	1.5
R-3	MULTI-FAMILY	6.8
R-4	SFA-TOWNHOMES	5.5
R-6	SFD	19.4
R-8	SFA - TWIN HOMES	14.3
NEW POD	SFD & CLUSTER	8.0
S-1	SFD - CLUSTER	6.2
S-2	SFA - TOWNHOMES (church)	3.5
S-3	SFA - TOWNHOMES	9.3
S-4	SFD	0.6
S-7	SFA - CLUSTER	1.9
S-9	SFD	4.4
S-10	SFA - TOWNHOMES	4.5
S-11	SFA - TWIN HOMES	3.7
S-13	SFA - TOWNHOMES	4.8
S-14	SFD - CLUSTER	7.0
S-16	SFA - TOWNHOMES	5.5
S-17	SFD	4.2
S-18	SFA - TWIN HOMES	7.6
S-19	SFA - TWIN HOMES	3.6
S-20	SFD	9.2
S-22	SFD - CLUSTER	2.0
S-24	SFD - CLUSTER	2.5
R-1	PARKS (within Residential)	0.7
R-5	PARKS	7.3
R-5	PARKS/OPEN SPACE	55.8
R-6	PARKS (within Residential)	1.6
R-7	PARKS	3.1
R-7	PARKS/OPEN SPACE	9.4
S-3	PARKS (within Residential)	1.5
S-12	PARK	11.0
S-8	NATIVE OPEN SPACE	5.7
S-21	NATIVE OPEN SPACE	1.5
S-23	NATIVE OPEN SPACE	2.7

The Trails at Hidden Valley Comparison Table

LAND USE	ALLOWED MDA UNITS	% OF TOTAL ALLOWED UNITS	PROPOSED UNITS	% CHANGE FROM ALLOWED MDA UNITS	
MULTI-FAMILY	149	11.9%	130	12.6% decrease	
SFA-TOWNHOMES	391	31.1%	378	3.3% decrease	
SFA - TRIPLEX	61	4.9%	57	6.6% decrease	
SFA - TWIN HOMES	242	19.3%	224	7.4% decrease	
SFD - CLUSTER	214	17.0%	169	21.0% decrease	
SFD	199	15.8%	190	4.5% decrease	
***TOTAL**	**1,256**	**100%**	**1,148**	**8.6% decrease**	
TOTAL MDA AREA = 244.6 acres TOTAL DEV. AREA = 244.8 acres	**TOTAL AREA (PER MDA)**	**% OF TOTAL MDA AREA**	**PROPOSED AREA**	**% OF TOTAL DEV. AREA**	**% INCREASE FROM MDA**
PARKS & OPEN SPACE	24.5 acres	10.0%	37.5 acres	15.3%	53.1%
NATIVE OPEN SPACE	74.1 acres	30.3%	86.1 acres	35.2%	16.2%
TOTAL	**98.6 acres**	**40.3%**	**123.6 acres**	**50.5%**	**25.4%**

Note: Garden Court units are classified under SFD.



LEGEND

- MULTI-FAMILY
- SFA - TOWNHOMES
- SFA - TRIPLEX
- SFA - TWIN HOMES
- SFD - CLUSTER
- SFD
- PARKS & OPEN SPACE
- NATIVE OPEN SPACE
- POD BOUNDARY

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY pod exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/23/2024
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

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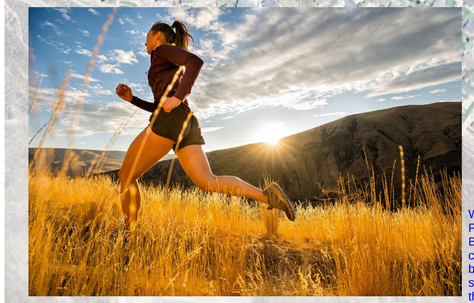

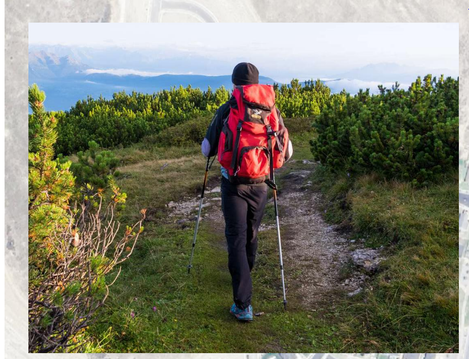

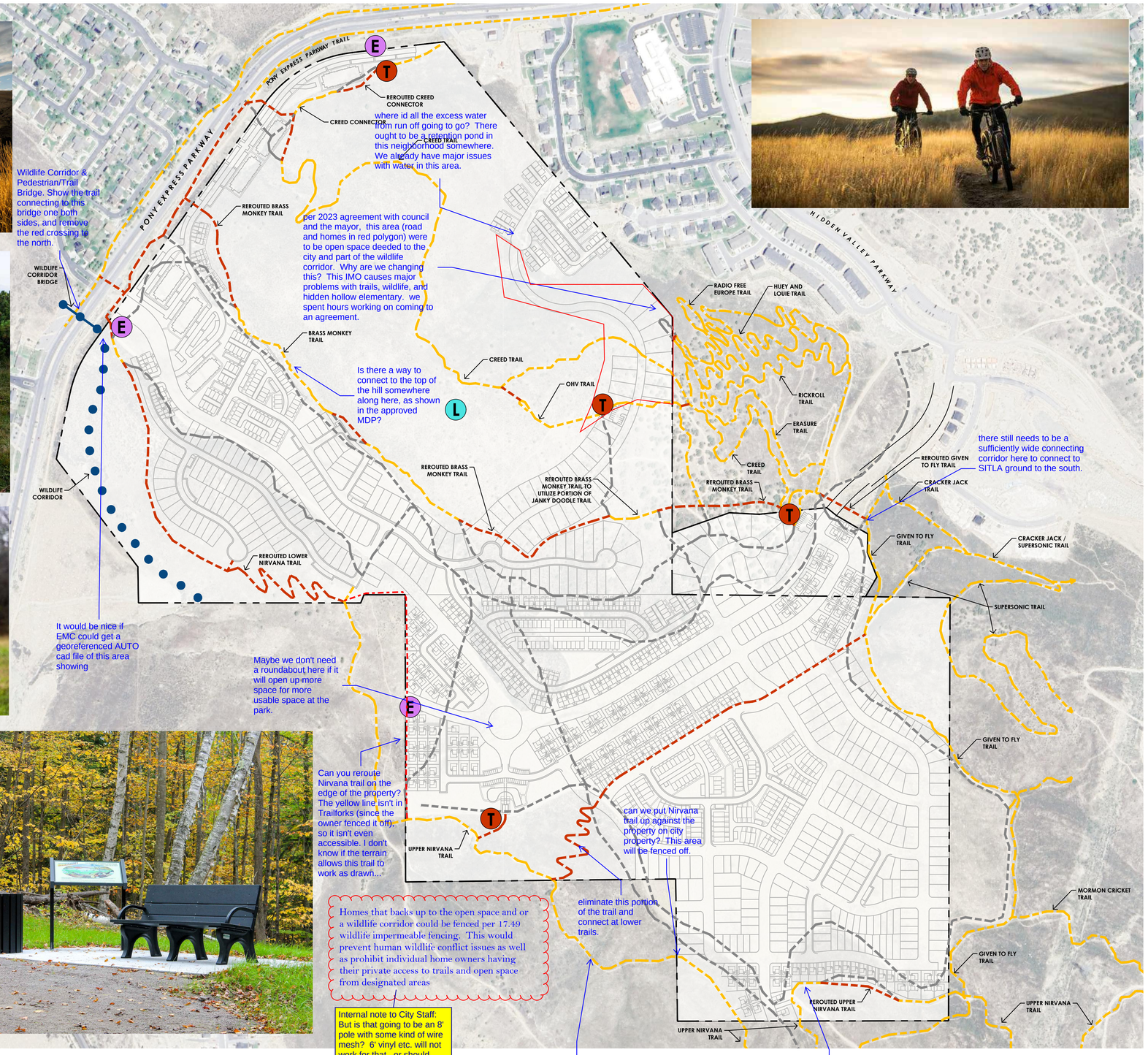

LEGEND

- PRESERVED TRAIL CORRIDOR
- PROPOSED TRAIL CORRIDOR
- VACATED TRAIL CORRIDOR
- WILDLIFE CORRIDOR
- E ENTRY MONUMENT
- T TRAILHEAD
- L LOOKOUT TOWER

MINIMUM REQUIRED PRESERVED TRAILS (INCLUDES CREED TRAIL + CONNECTOR): 4,976' (0.94 MI)

PRESERVED TRAILS WITHIN DEVELOPMENT: 10,177' (1.93 MI)

PROPOSED TRAILS WITHIN DEVELOPMENT: 7,957' (1.51 MI)

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *regional trails exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/24/2024
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

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LEGEND

- E — ENTRY MONUMENT
- T — TRAILHEAD
- L — LOOKOUT TOWER
- TRAIL CORRIDOR
- WILDLIFE CORRIDOR
- PARK OPEN SPACE (37.5 AC)
- NATIVE OPEN SPACE (86.1 AC)

Where are the clubhouses and pools to be located that are required for the various MF and SFA developments?

Can you make the colors/pattern more distinct like on the other pages?

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *open space exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/24/2024
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

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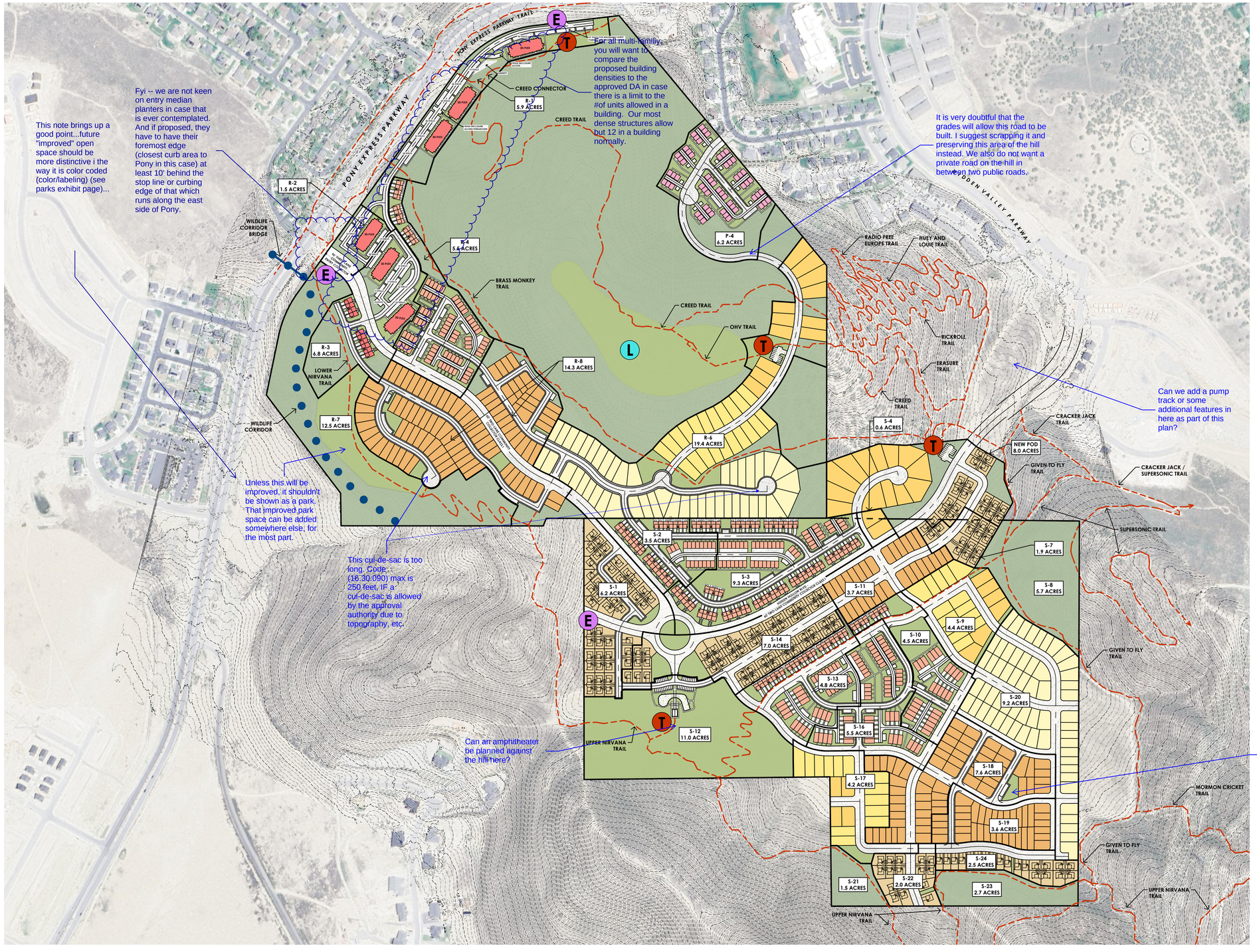

Fyi -- we are not keen on entry median planters in case that is ever contemplated. And if proposed, they have to have their foremost edge (closest curb area to Pony in this case) at least 10' behind the stop line or curbing edge of that which runs along the east side of Pony.

This note brings up a good point...future "improved" open space should be more distinctive i the way it is color coded (color/labeling) (see parks exhibit page)...

For all multi-family, you will want to compare the proposed building densities to the approved DA in case there is a limit to the #of units allowed in a building. Our most dense structures allow but 12 in a building normally.

It is very doubtful that the grades will allow this road to be built. I suggest scrapping it and preserving this area of the hill instead. We also do not want a private road on the hill in between two public roads.

Can we add a pump track or some additional features in here as part of this plan?

A slope map will be required with the preliminary plat, and no lot or building site may be developed if the average slope of the area is above 25%.

Unless this will be improved, it shouldn't be shown as a park. That improved park space can be added somewhere else, for the most part.

This cul-de-sac is too long. Code (16.30.090) max is 250 feet. IF a cul-de-sac is allowed by the approval authority due to topography, etc.

Can an amphitheater be planned against the hill here?

Small parks will be owned and maintained by HOA.

Subdivision code calls for parks smaller than 1 acre to be maintained by a/the HOA

HOME PRODUCT LEGEND

- MULTIFAMILY UNITS (130)
- SFA - TOWNHOMES (378)
- SFA - TRIPLEX (57)
- SFA - TWIN HOMES (224)
- SFD - CLUSTER LOTS (169)
- SFD - 40' LOTS (105)
- SFD - 50' LOTS (48)
- SFD - 60' LOTS (37)
- TOTAL UNITS: 1,148

- PARK OPEN SPACE (37.5 AC)
- NATIVE OPEN SPACE (86.1 AC)

LEGEND

- E ENTRY MONUMENT
- T TRAILHEAD
- L LOOKOUT TOWER
- TRAIL CORRIDOR
- WILDLIFE CORRIDOR

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *master plan*

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/24/2024
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

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SINGLE FAMILY HOMES

CLUSTER HOMES

17.72.030 Site design.
The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the planning commission and city council if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

A. Building Location. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street. Parking should be located to the side or the rear of commercial buildings, not between the street and the building. 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. Multifamily Building Orientation. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

…

C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.

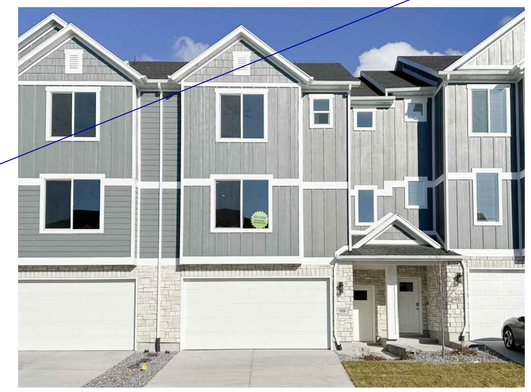
1. Fire Access.

a. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functions in Such Case as a “Fire-Access Road”). The 26-foot-wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have “No Parking” signs posted along those same sides. In cases where a roadway is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.

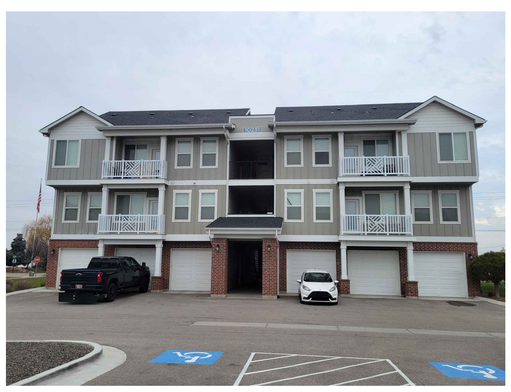
Robert Hobbs 2/8/24 comments

2-STORY TOWNHOMES

3-STORY TOWNHOMES



APARTMENTS



TWIN HOMES

THE TRAILS AT HIDDEN VALLEY *home plan elevations exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
1/24/2024
23-0134

Make sure these all comply with the design standards approved as part of the MDA.

The design standards code reference is EMMC 17.72

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\exhibits\23-0134 Home Plan Elevations Exhibit.dwg

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

February 13, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, and Brent Strong. Alternate Commissioner Jimmy Eaton was absent.

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

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

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

Commissioner Allen called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. A CONCEPT/DISCUSSION – Atkinson Exception to ADU Setback Standards, Lot 34, Valley View Ranch South, Plat "B"

Planning Director Brandon Larsen presented the item. Applicant, Jordan Atkinson, is considering submitting a request for an exception to the setback requirements for accessory dwelling units (ADUs). He would like to expand his home at 1998 E Horizon Cove, Lot 34 in Valley View Ranch South Plat B, and establish an internal ADU. EMMC 17.70.040(C) appears to establish a process by which the Planning Commission may approve, approve with conditions, or deny an exception to the ADU standards. This is just a discussion item to gauge the Planning Commission's interest in considering such a request. The requested minimum setback for the proposed addition to the west side of the house would be 16 feet 7 inches. The setback requirements in Valley View Ranch are 25 feet on all sides.

Other homes in the subdivision appear to meet the setback requirements but a survey would be required to verify the measurements depicted on the plat map are accurate. The addition would sit 10 to 15 feet closer to Horizon Drive than other structures on the road. Setbacks assist with privacy and uniformity in neighborhoods. Mr. Larsen does not foresee a safety concern should the Planning Commission grant the exception. The neighboring property owners would be notified of the application prior to the public hearing should the item move forward.

Applicants Jordan and Lexi Atkinson said that they have measured the setbacks for other homes in the area and several fail to meet City requirements and have setbacks as low as 14 feet. They desire to build an ADU to care for Ms. Atkinson's father and need it to be large enough to accommodate wheelchair access and mobility. They have spent money on a design they provided to the Planning Commission to review and desire feedback regarding feasibility before investing more money in the plans. The east side of the home is where their and other neighborhood children play on a flat area away from the road. The location of the septic system prevents them from placing an addition to the south. The septic system would be easier to connect to an addition on the west side. The ADU would not be out of conformity with the area as several large accessory buildings in the neighborhood have setbacks under 25 feet. The sidewalk along their side of the street sets their house back several feet farther from Horizon Drive than the homes on the opposite side of the street which does not have a sidewalk. Additional parking for ADU occupants is available via a third-car garage and the side yard area. Their neighbors have written letters about the request that they can submit to the City.

The Planning Commission discussed the request and their concerns, and provided the following feedback:

- The visual prominence of the addition due to being located on a street;
- Whether the addition will block motorist visibility;
- The City's desire to permit ADUs;

- Impact to the neighboring property owners;
- Consistency in applying and imposing setback standards and only granting exceptions when no other option is available;
- The City Council's firmness in enforcing setbacks; and
- Reservations about the request but a willingness to have the application return for a public hearing and Commission decision.

1.B. DISCUSSION – City Open Space GIS Database

Wildlife Biologist/Environmental Planner Todd Black presented the item. Eagle Mountain has thousands of acres of designated open space within the City and is continually acquiring more. Some of these open space parcels have been improved for City parks and park strips. However, the majority of the City's open space could benefit from greater positive attention. Work is underway to develop an open space plan that will give guidance toward implementing actions, strategies, and management practices for these open space areas. In order to accomplish this, the first step is getting a GIS database set up to help identify open space areas, quantify them, and make sure they have a proper designation and purpose. This database will play an important part in the development of a specific open space plan. Many of the areas have experienced significant take of City property by adjacent property owners through debris and trash, housing livestock, fencing, and/or installation of structures. Some open space areas should have been deeded to the City by developers but have not been formally acquired. He reviewed the location, use, purpose, condition, connection, encroachment, enforcement, and disposal desirability of higher priority improved and unimproved open space properties. The budget for the Parks and Recreation Department excludes maintenance funds for unimproved open space.

Discussion ensued regarding the following:

- Preserving and protecting land with beneficial uses and purposes such as retention areas;
- Addressing the care and management of unimproved City property;
- The reasons for and processes of the City's original procurement of the land and possible changes to development code to prevent acceptance of difficult-to-maintain, nonbeneficial properties;
- Maintenance and water usage concerns about open space areas with Kentucky blue grass; and
- Notification to residents that they are infringing on City property and addressing infractions through penalties or land disposal.

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

Commissioner Allen called the policy session to order at 6:39 p.m.

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. January 23, 2024 Planning Commission Minutes

MOTION: ***Commissioner Fox moved to approve the January 23, 2024 minutes. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*

☒ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***
☒ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***
☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the February 6, 2024 City Council meeting and updated the Commission on the plans to begin the review and revision of the City's General Plan.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Flinders' Exception to ADU Setback Standards, Lot 720, Valley View Ranch Phase A Plat 7

This item was presented and discussed following item 6.G.

Planner Steven Lehmitz presented the item. The applicants submitted an ADU application for a unit to be located within an already-constructed detached accessory structure. The ADU is completed and the applicants are now seeking to obtain an ADU permit issued by the City. EMMC 17.70.030(D)(3) requires that a detached unit meet the same setbacks as the primary unit, which in this case is 25 feet on the sides per the recorded plat. The original site plan for the accessory structure noted a setback of 21 feet. The application submitted by the applicant has the accessory structure setback listed as 23 feet. The applicants are petitioning the Planning Commission for an exception to the setback standards for detached ADUs.

Other than the side setback, everything else on the application is in compliance with the City's ADU standards. The proposed ADU has one window facing west. The house located on the property to the west is approximately 80 feet away. The ADU is located in the top, back section of a detached garage that has been there for several years.

City Attorney Marcus Draper explained that an accessory structure, such as a detached garage has a different setback requirement than an ADU. The garage is compliant with the 10-foot Municipal Code setback standards for an accessory structure. Many older master development agreements (MDAs) have historical zoning with specific setbacks and other standards.

Mr. Larsen clarified that the zoning for the property is low density per the Valley View MDA.

Jessica Jones and Cameron Flinders stated that they submitted the exception application as they want to comply with City standards.

Commissioner Allen opened the public hearing at 6:59 p.m. As there were no comments, he closed the hearing.

Mr. Lehmitz confirmed that the applicants have made improvements to the interior of the detached garage and have not added to the exterior of the structure.

Commissioner Allen noted that a resident could get approval for an accessory structure with the intention of later converting it to an ADU to obtain a reduced setback. He suggested that the City address whether to allow the practice with a future Municipal Code amendment. He is in favor of approval as the structure was already in place and providing an ADU is beneficial to the City.

Commissioner Strong said as the structure is not located on a road or a corner and the exterior is not being augmented or altered, he has no objections.

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Discussion clarified for the benefit of the public that the Planning Commission is the land use authority for granting an exception and will be rendering a decision on this item rather than making a recommendation to the City Council.

MOTION: ***Commissioner Fox moved to grant the accessory dwelling unit setback standards exception for Lot 720, Valley View Ranch Phase A Plat 7. Commissioner Allen seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.B. ACTION ITEM – First Amendment to Firefly ARMDA

Mr. Draper presented the item. The parties are looking to amend Exhibit E to the Firefly Amended and Restated Master Development Agreement (ARMDA) to update the level of service requirements for culinary water to reflect changes to Municipal Code in response to the City's adoption of new waterwise landscaping standards. The City had agreed to sell the developer 1,000-acre feet of water. The City applied for an additional 3,000-acre feet of Central Utah Water Conservancy District (CUWCD) water and was awarded 2,000-acre feet. Adopting the waterwise landscaping requirements was a condition of being awarded the additional water from the CUWCD. Exhibit E in the agreement is being replaced rather than amended. The City Engineer is working with the applicant to integrate the changes.

Applicant Chase Andrizzi with Oquirrh Wood Ranch explained that the amendment represents technical changes to account for the City's adoption of water efficiency standards and does not encompass land use elements.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of the First Amendment to the Firefly Amended and Restated Master Development Agreement. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – Parkway Fields F – Preliminary Plat

Items 6.C. and 6.D. were presented and discussed concurrently.

Senior Planner Robert Hobbs presented the item. The applicant is petitioning to subdivide a portion of the Ault Farms Master Development approved by Council in December of 2021 in the southeast region of the City. The development continues the platting of that master development now using Parkway Fields as its name. Phase F now proposes 61 single-family detached home sites and six open space parcels on 69.84 acres of land. The building lots' dimensions

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and arrangement are designed to conform to the FR Zone, as well as the approved master plan for the project. On February 06, 2024, the City Council authorized the re-design of the plat from what was depicted in the original Ault Farms Master Development Agreement. The Council's action allowed a new street and open space layout and recognized the finalized dedication widths and vectors of Old Airport Road and Eagle Mountain Boulevard. The changes are reflected in the plat's design. A total of 4.70 acres of open space is required for Phase F based on the proposed preliminary plan prior to corrections; the amended preliminary plat provides 22.30 acres of open space. Open space as illustrated in the plat was approved by the City Council via MDA and master development plan (MDP) amendments on February 06, 2024.

Phase G proposes 209 single-family detached lots, two commercial lots, and four open space parcels on 66.96 acres of land. The building lots' dimensions and arrangement are designed to conform to the RC and R3 Zones, as well as the approved (as amended) master plan for the project. On February 6, 2024, the City Council authorized the conversion of one point of access from the residential portion of the plat into the commercial area to the west, in lieu of the one access shown in the original Ault Farms MDA. The two accesses are reflected in the plat's design.

Mr. Hobbs noted that with recent legislative changes, the Planning Commission is the approval authority for preliminary plats. The open space plans for the preliminary plats are in harmony with the open space plan for the original approval.

Discussion ensued regarding the land in the utility corridor being deeded to the City as unimproved open space for future road expansion and/or a regional trail, concerns about maintenance of the unimproved open space in the interim, and lot size average and screening requirement compliance.

Applicant representative, Bronson Tatton, with Flagship Homes stated that they have met the improved open space requirements in other areas of the project. The unimproved open space is encumbered with a gas and power easement and a portion will be improved with native landscaping, a trail, and a trailhead off Pole Canyon Boulevard. If additional programming for the space merits regional use, it will qualify for impact fee reimbursement. The utility easements limit usage but a pump track and other amenity options are under consideration. They are in the process of placing precast concrete walls along the collector roads.

As no comments were received for the item, Commissioner Allen closed the public hearing, continued from the January 23, 2024 Planning Commission meeting, at 7:23 p.m.

MOTION: ***Commissioner Hess moved to approve the preliminary plat for Parkway Fields F. Commissioner Strong seconded the motion.***

Those Voting Yes	***Those Voting No***	***Those Abstaining***	***Those Absent***
☒ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***
☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☒ ***Jimmy Eaton***
☒ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***
☒ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***
☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a unanimous vote.

6.D. ACTION ITEM/PUBLIC HEARING – Parkway Fields G – Preliminary Plat

As no comments were received for the item, Commissioner Allen closed the public hearing, continued from the January 23, 2024 Planning Commission meeting, at 7:25 p.m.

MOTION: ***Commissioner Strong moved to approve the preliminary plat for Parkway Fields G. Commissioner Fox seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.E. ACTION ITEM/PUBLIC HEARING – General Plan Amendment and Rezone for Pony Express 27

Mr. Lehmitz presented the item. The Ranches MDP zoned the property, located across Pony Express Parkway from Hidden Hollow Elementary, Village Core Commercial, and Community Open Space. The applicants are seeking to develop the subject property with residential lots. To do so, they are seeking a General Plan amendment, updating the Future Land Use and Transportation Map from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. A rezone would also be required and the applicant is proposing the RC zone. Part of the applicant's proposal is purchasing a portion of City property to the west (about one acre worth). The property owned by the City includes a well and pumphouse that would not be included in the proposed land disposal. Along with the General Plan amendment and rezone recommendation, the applicant is also seeking feedback on the concept plan they submitted.

The property has steep slopes and some of the lots would be deemed unbuildable. Staff has raised concerns about accessing the water tank and an access agreement would be necessitated should the request be approved. The RC Zone prohibits cul-de-sacs unless the applicant can show that it is necessary to develop the site. The western access is close to a Circle 5 Ranch approved intersection. The developer for Circle 5 Ranch has indicated a willingness to share an access with this development which would require an agreement with the City as it impacts City-owned land. The concept plan shows four intersections being added along Pony Express Parkway within a 2,400-foot segment of the road. The applicants would have to submit a traffic plan/report when applying for a preliminary plat.

Staff recommends that the Planning Commission consider the General Plan amendment and rezone request and forward a recommendation of denial to the City Council for the following reasons:

1. The commercial development of this site would be beneficial to the City; and
2. The submitted concept plan shows that residential development would be challenging on the site.

Mr. Black said that the west side of the property is a part of the mule deer migration route. The proposal would create obstacles to wildlife corridor connectivity.

Commissioner Hess expressed concerns about grading, earthwork, and retaining walls needed for the rear of RC lot sized properties and the creation of four access points onto Pony Express Parkway.

Commissioner Fox stated that the request for residential uses should be considered given the challenges to commercial development of the site.

Mr. Hobbs stated that the owner had previously contacted the City about developing the land as residential due to the lack of interest in commercial development.

Discussion ensued regarding the limited viability of the site for commercial development and ways to address the grade of the site, lots that would be unbuildable due to slope standards, and previous concept plans for the site.

Mr. Larsen presented a map demonstrating the overlap of the property with the wildlife corridor and areas designated as unbuildable due to grading. In accordance with the General Plan and Future Land Use Map, the City is interested in steering commercial development to this property.

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Applicant representative David Crockett provided company background about Pulte Homes. A parking lot is planned to be adjacent to the Joe's Dugout marker memorializing the location as a stop on the Pony Express Trail. Their request for RC zoning is to transition between single-family homes to the north and single-family and multifamily units to the south. The plan for the walkable community integrates with existing trails. The owner has been unable to attract businesses to locate on the site. Commercial developers have indicated that the grade of the site prohibits sufficient parking and the necessary building footprint. The plan provides a wildlife crossing on the west side. Homes would be designed with walkout basements to account for the grade. Three initial accesses line up with the existing median breaks and curb cuts. They added a right-in, right-out access on the east side due to concerns with the length of the cul-de-sac but they are amenable to removing the access. They have yet to confirm if all the proposed lots meet development code slope requirements and would remove lots if necessary. The application shows the maximum number of potential lots. They feel that it is the highest and best use of the property.

Commissioner Allen opened the public hearing at 7:55 p.m.

Commissioner Allen noted that the Planning Commission received an email from Clinton Spencer against approval as he wishes for the land to remain commercial to benefit residents.

Bettina Cameron, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, stated they are against the item due to concerns about the development fragmenting the east wildlife corridor.

Commissioner Allen closed the public hearing at 8:01 p.m.

Commissioner Hess stated that based on the factors discussed, he is leaning towards denial.

Commissioner Allen supported denial due to the dearth of commercial in the area and the segmentation of the wildlife corridor.

MOTION: ***Commissioner Hess moved to recommend denial to the City Council of the General Plan Amendment and rezone for Pony Express 27. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***
☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☒ ***Jimmy Eaton***
☐ ***Robert Fox***	☒ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***
☒ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***
☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a vote of 3:1.

Commissioner Fox clarified that his abstention was due to concerns with the landowners ability to sell and develop the land for commercial use.

6.F. ACTION ITEM/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone.

Mr. Black presented the item. Municipal Code amendment changes to 17.49 were presented as a discussion item to the Planning Commission last year in October. This section has gone through multiple staff revisions and is now ready to present to the Planning Commission and City Council. While not changing the intent of the Wildlife Overlay Zone standards, several additions have been made to add clarity and definitions. EMMC 17.49.090 Noncompliance with a Wildlife Overlay Zone has been added to the standards.

Mr. Black explained that the critical mule deer migration route will be a fenced corridor through the City. However, there are other wildlife corridors that other animals will use such as the Tickville Wash. Property within the corridors

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may be dedicated to the City or a conservation organization, or it can remain private with restrictions. He recommended moving the item forward to the City Council and making additional changes, as merited, should issues arise.

Discussion clarified the differences between the attributes and purpose of an overlay zone compared to the underlying standard zoning.

Commissioner Fox advocated for cooperating with landowners to prevent adversarial feelings and to respect property rights. He raised concerns about the City rejecting plans that impede the wildlife corridor without providing an opportunity for negotiation with property owners.

Commissioner Strong voiced support for approving the standards to identify land in the corridor and to notify landowners before development rather than spending additional time further amending the standards.

Mr. Black stated that most property owners have been amenable to negotiating with the City to reach a mutually beneficial arrangement to mitigate the taking of private property rights. Hopefully, the critical mule deer migration route will alleviate the vast majority of human and wildlife conflict. The City needs to secure additional funding for wildlife crossings. The implemented strategies are demonstrating progress – only one deer has been killed on Wride Memorial Highway within the City boundaries and six on Pony Express Parkway this season. Once the amendment is passed, the City and developers will have maps available to better view the connectivity of the corridor between projects to be able to consider options during the initial planning stages rather than altering plans later.

Commissioner Allen opened the public hearing at 8:22 p.m.

Bettina Cameron, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, thanked the City and Mr. Black for the amount of time and effort to work with the public on the item. She reviewed suggested changes to the amendment requested in an email she had sent to the Planning Commission.

Commissioner Allen closed the public hearing at 8:30 p.m.

Discussion ensued regarding the prohibition of constructing or developing within 90 feet of the critical mule deer migration route during migration and bird nesting season and the inclusion of verbiage permitting density transfers.

Mr. Black explained that there are areas in the City where the wildlife corridor is well defined and portions that will require landowner negotiations or road crossings and will necessitate future corridor geographical designation modifications. He amended the standards to allow a seven-to-eight-foot fence to account for the width of materials available and height lost to the overlapping of dual sections of meshing. The City has grant funding available to pay property owners adjacent to the corridor $5.00 a linear foot for their choice of fencing material including chainlink. The allowance of chainlink fencing has not been codified.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone as presented in the staff report. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

6.G. ACTION ITEM/PUBLIC HEARING – EMMC 17.61 Land Use Compatibility With Military Use

This item was presented and discussed prior to item 6.A.

Senior Planner David Stroud presented the item. State Code was amended during the 2023 legislative session to enact 10-9a-537 to require municipalities to notify the state when proposed land development is within 5,000 feet of enumerated military land. Camp Williams is one of the identified military lands and the only facility that affects Eagle Mountain. When a development application is received and before the City can approve it, the state must determine if the use is compatible with Camp Williams. The state has 90 days to determine compatibility. Past projects in the City that have been reviewed by the state under the new law. In each instance, the State responded within 24 hours that such uses were compatible.

Discussion ensued regarding potential impacts on the standards of bills under consideration during the current Legislative session including the possible removal of 17.60.030(C), "The notification requirement does not apply to individual building permits." The City's Director of Legislative Affairs is researching whether the change would impact residential permits.

Mr. Draper clarified that currently the City is only obliged to take into account compatibility when evaluating the land use application unless the property owner already has a vested right to the use.

Commissioner Allen opened the public hearing at 6:50 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Eagle Mountain Municipal Code 17.61 Land Use Compatibility with Military Use directing staff to adjust the standards, if merited, to reflect action taken by the State Legislature prior to presenting the item to the City Council. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*	☐ *Jason Allen*
☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☐ *Jimmy Eaton*	☒ *Jimmy Eaton*
☒ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*	☐ *Robert Fox*
☒ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*	☐ *Rod Hess*
☒ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*	☐ *Brent Strong*

The motion passed with a unanimous vote.

7. Discussion Items

Discussion ensued regarding the status of approval of the zoning map for the City and the designation of areas with MDA specific zoning on the map.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for February 27, 2024.

9. Adjournment

MOTION: ***Commissioner Fox moved to adjourn at 8:46 p.m. Commissioner Strong seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*

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☒ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***	☐ ***Jason Allen***
☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☐ ***Jimmy Eaton***	☒ ***Jimmy Eaton***
☒ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***	☐ ***Robert Fox***
☒ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***	☐ ***Rod Hess***
☒ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***	☐ ***Brent Strong***

The motion passed with a unanimous vote.

The meeting was adjourned at 8:46 p.m.

Approved by the Planning Commission on February 27, 2024.

_____

Brandon Larsen
Planning Director

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Eagle Vision Building Two - Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	Mason Jensen

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Steven Lehmitz, Planning

BACKGROUND:
On December 4, 2018, the City Council approved the Eagle Vision preliminary plat and site plan, which is generally located along Pony Express Parkway, north of Oak Hollow and west of Silverlake. On November 19, 2019, the Council approved an amended preliminary plat preparatory to a final plat being recorded that divided the original lot into two. This was done to make an additional building pad that would be utilized in the future. The applicant is now petitioning for site plan approval for the second building.

ITEMS FOR CONSIDERATION:
The property is zoned Commercial (an old zone) and was done so through the Oak Hollow MDA/MDP.

When the first Eagle Vision site plan was approved, there was additional parking added to ensure that when the second building came, there would be enough parking. The current recorded plat includes a cross access easement that covers the entirety of the shared parking lot.

Staff worked with the applicant on the placement of the building. The Commercial zoning standards required buildings to be located at least 10 feet away from parking stalls. On the south side, the distance is only 8 feet. Staff felt that this was acceptable as it kept the building far enough away from the existing building to the north to meet Building and Fire regulations. Building regulations require that structures be at least 5 feet away from property lines or have a fully fire-rated wall. To address this, the applicants are working with staff on a proposed Plat Amendment that will remove the property line, again making the two Eagle Vision lots into one. All other setback requirements are met.

The proposed building materials for the second building match what was used on the existing building. Based on past site plan approvals, Staff recommends that awnings be added over the doors on the east

elevation.

The proposed landscaping meets the City's standards and at maturity, will screen mechanical equipment from view of Pony Express Parkway. An irrigation plan will be submitted once it is determined if the proposed Plat Amendment is approved, allowing the irrigation to tie into what is already existing.

No additional lighting is being added to the site other than on the new building which will not significantly add to the total light output. All fixtures on the building will be Dark Sky compliant.

REQUIRED FINDINGS:

This site plan approval is based upon compliance with City Code requirements. The approval criteria of a Site Plan can be found in EMMC 17.100.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council for the proposed site plat with the following conditions:

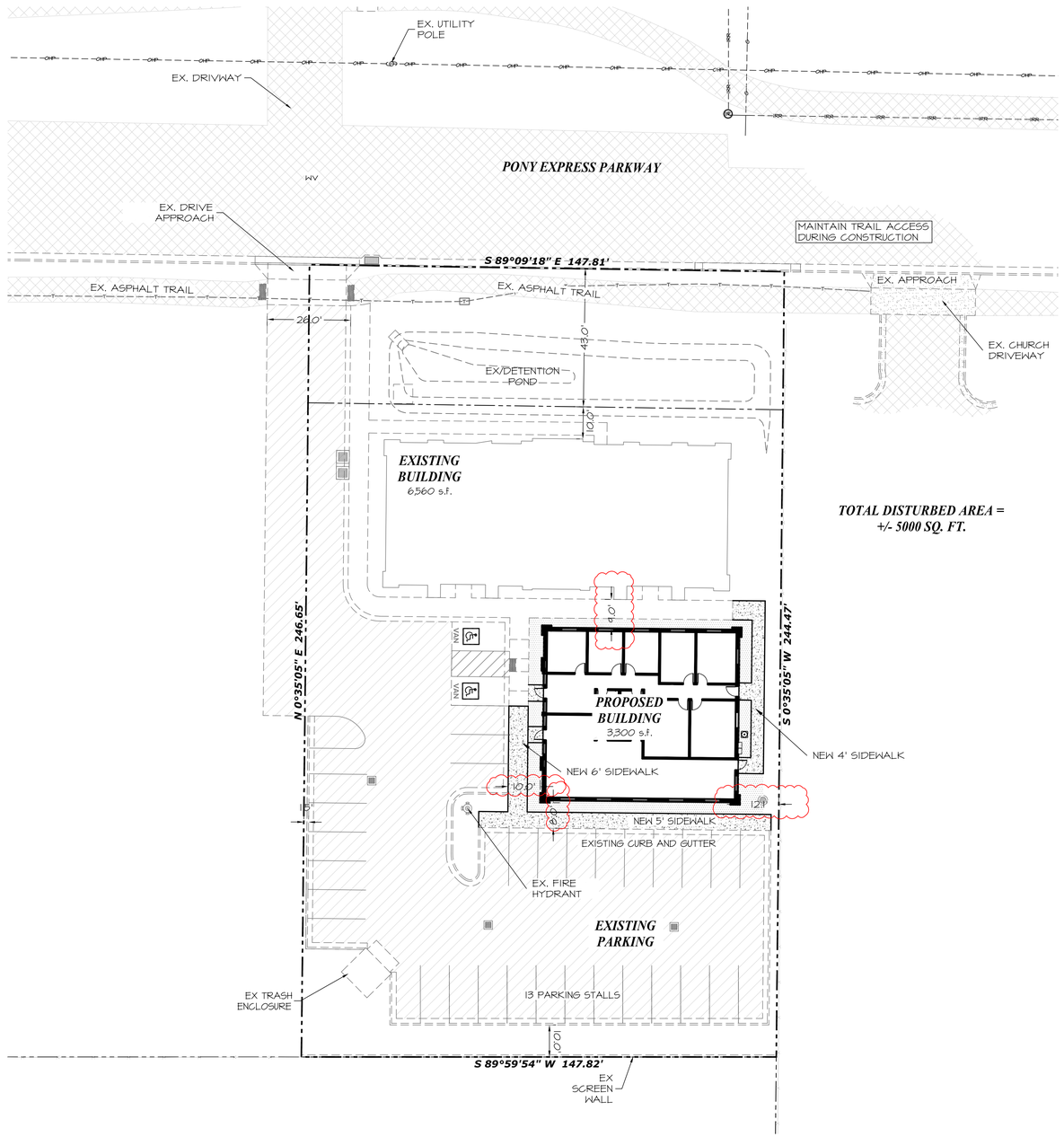
1. Site plan approval is contingent on the proposed Plat Amendment being approved by Staff; and
2. Awnings are added over the doors on the east elevation; and
3. An irrigation plan is submitted and approved by Staff.

ATTACHMENTS:

Site Plan - Eagle Vision Building 2

Elevations - Eagle Vision Building 2

Landscaping Plan - Eagle Vision Building 2



LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- SETBACK LINE
- NEW IRRIGATION LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW SECONDARY WATERLINE
- NEW CULINARY WATERLINE
- EX. IRRIGATION LINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. SECONDARY WATERLINE
- EX. TELEPHONE LINE
- EX. GAS LINE
- EX. CULINARY WATERLINE
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- 4250 EG CONTOUR MINOR
- 4250 EG CONTOUR MAJOR
- 4250 FG CONTOUR MINOR
- 4250 FG CONTOUR MAJOR
- NEW ASPHALT PER DETAIL 1/C3.1
- EXISTING ASPHALT
- EXISTING CURB & GUTTER
- 30" HIGH BACK CURB PER DETAIL 2/C3.1
- 30" RELEASE GUTTER PER DETAIL 3/C3.1

0 20 40 80

HORIZONTAL SCALE: 1"=20'

EXISTING SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

SEAL:

2-13-24
NO. 375551
JOSHUA R. RUNDELL
STATE OF UTAH

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054

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EAGLE VISION
APPROX 4490 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN UTAH

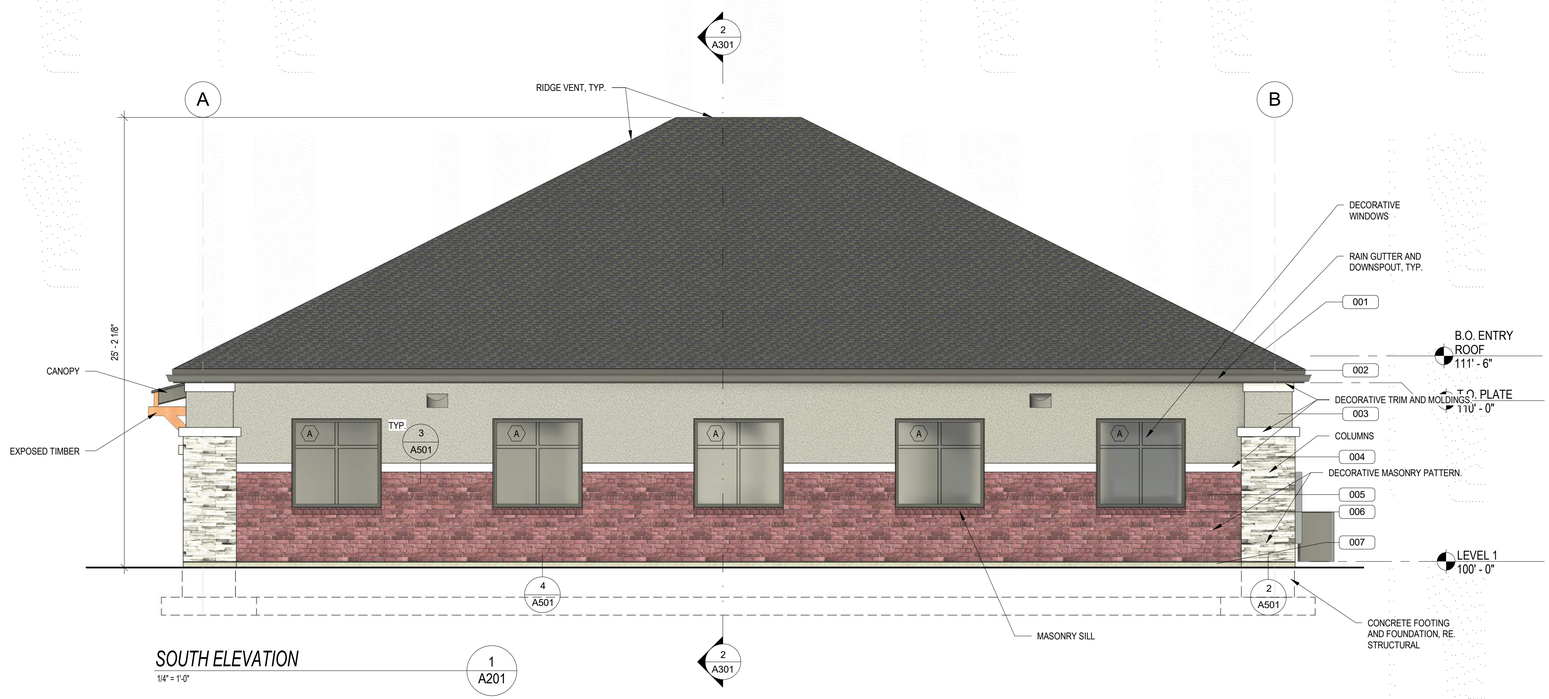
DATE: 2-13-2024
PROJECT: 18-047.01
DRAWN BY: JRJ
REVISIONS:

SITE PLAN

SHEET NUMBER:
C200

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

ENERGY ANALYSIS
(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-49	R-49
WALLS, ABOVE GRADE	R-20+R3.8ci	R-20+R3.8ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37

FENESTRATION REQUIREMENTS

ELEVATION	TOTAL SF	GLAZING SF	GLAZING%(MAX 30%)
NORTH	620 SF	125 SF	20%
EAST	550 SF	50 SF	9%
SOUTH	620 SF	125 SF	20%
WEST	550 SF	139 SF	25%

U-FACTOR

FIXED	U-0.36
OPERABLE	U-0.45
ENTRANCE DOORS	U-0.63

SHGC (PF<0.2)

FIXED	.38
OPERABLE	.33

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER
001	30 YEAR ARCHITECTURAL ASPHALT SHINGLES	
002	PRE FINISH ALUMINUM FASCIA	
003	STUCCO - MATCH EXISTING BLDG.	
004	CULTURED STONE - MATCH EXISTING BLDG.	
005	BRICK VENEER - MATCH EXISTING BLDG.	
006	BRICK WATER TABLE	
007	EXPOSED CONCRETE FOUNDATION	

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

EAGLE VISION BUILDING 2
APPROX. 4490 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

SEAL
STATE OF UTAH
ZACHARY M. HESLOP
11965299-0301
02/08/2024
LICENSED ARCHITECT

DATE: 10/27/2023
PROJECT: 18-047.03
MANAGER: ZH

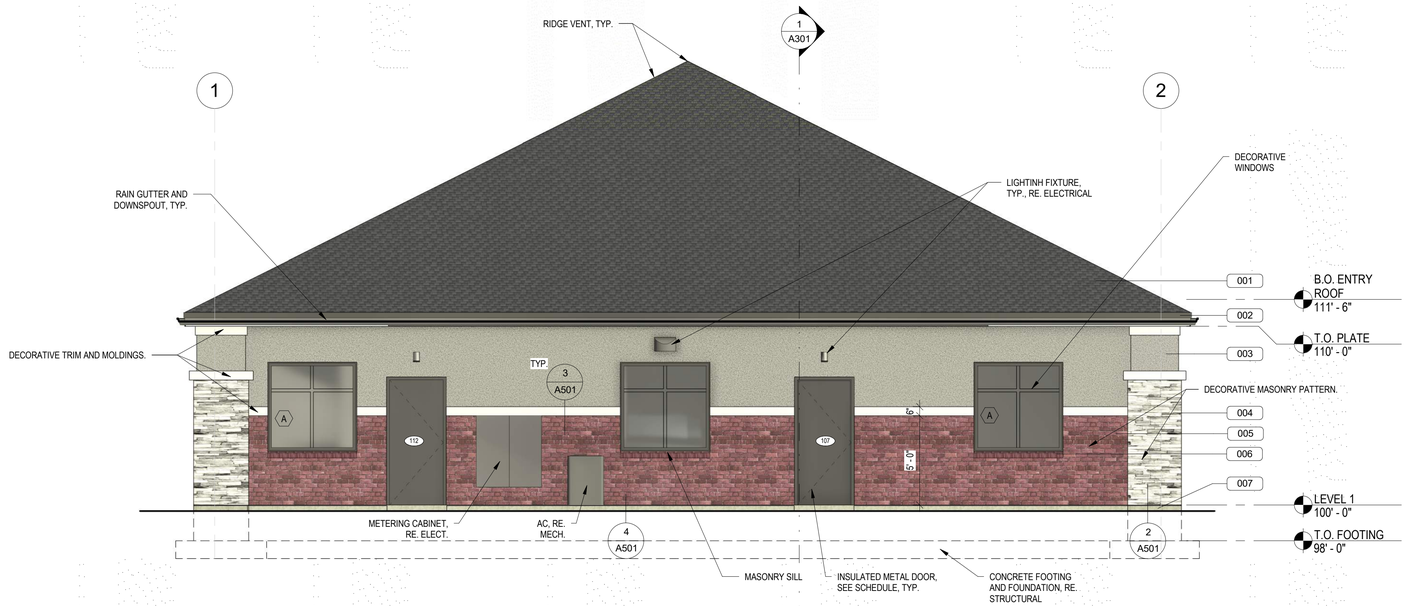
REVISIONS

#	DATE	DESCRIPTION

ELEVATIONS

SHEET NUMBER:
A201

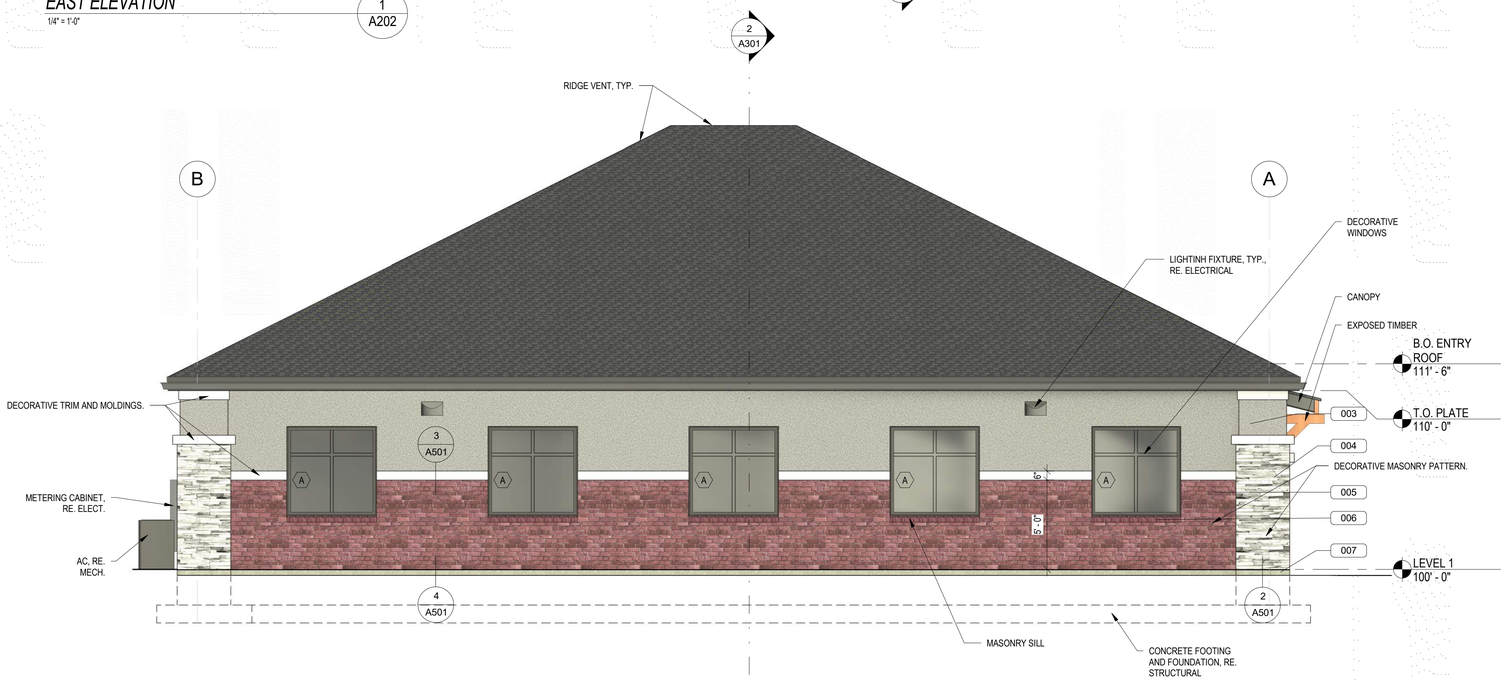
PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



EAST ELEVATION

1/4" = 1'-0"

1 A202



NORTH ELEVATION

1/4" = 1'-0"

2 A202

2 A301

ENERGY ANALYSIS

(PRESCRIPTIVE METHOD)

CLIMATE ZONE: 5B

(R-VALUE METHOD)

BUILDING ELEMENT	REQUIRED	PROVIDED
ROOFS	R-49	R-49
WALLS, ABOVE GRADE	R-20+R3.8ci	R-20+R3.8ci
SLAB ON GRADE FLOORS	R-15	R-15
OPAQUE DOORS	U-0.37	U-0.37

FENESTRATION REQUIREMENTS

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SHGC (PF<0.2)

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EXTERIOR MATERIAL SCHEDULE

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SEAL

STATE OF UTAH
ZACHARY M. HESLOP
11965299-0301
02/08/2024
LICENSED ARCHITECT

DATE: 10/27/2023
PROJECT: 18-047.03
MANAGER: ZH

REVISIONS

#	DATE	DESCRIPTION

ELEVATIONS

SHEET NUMBER:

A202

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PLANTING NOTES

1. The planting plan is diagrammatic, and all plant locations are approximate. Plant symbols take precedence over plant quantities shown on the plans and in the Plant Material Schedule. The Contractor shall verify all plant quantities and notify the Landscape Architect of any discrepancies between the quantities and the symbols shown. The Plant Materials Schedule is for the Contractor's convenience only.

2. Prior to any planting operations, the existing and new irrigation systems shall be fully operational and all planting areas shall be thoroughly moistened.

3. All turf planting areas shall receive a minimum of three (3) inches of stockpiled or imported topsoil and twelve (12) inches in planting beds.

4. The following procedure shall be followed in placing all topsoil:
   a. All areas to receive topsoil which have a slope of less than ten (10) percent shall be cross-ripped to a depth of four (4) to six (6) inches.
   b. The subgrade material shall be rough graded to plus or minus one tenth (±0.1) foot of the final rough grade, which will allow the Contractor to achieve final finished grade through the placement of the topsoil.
   c. The surface of the subgrade shall be scarified to a depth of two (2) inches to provide a transition zone between the subgrade and the topsoil. Place the topsoil on the subgrade and fine grade to the final finished grade and topsoil depths as indicated on the drawings and in these specifications.
   d. Granular fertilizer is to be added, it may be applied to the surface and raked in during the fine grading process.

5. The Contractor shall maintain a minimum of two (2) percent drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.

6. All plants used for this project shall conform to the following:
   a. Plants shall be fresh and vigorous, of normal habit and growth, and free of disease, insects and insect eggs and insect larvae, weeds and weed seed. No heeled-in plants from cold storage shall be accepted except on approval by the Landscape Architect prior to installation.
   b. Plants shall be subject to inspection and approval at the place of growth or upon delivery to the site for their quality, size, species, and variety. Such approval shall not impair the right of inspection and rejection at the site or during progress of work for size and condition of the plants, latent defects, or injuries. Any and all rejected plants shall be removed immediately from the premises by the Contractor.

7. All plants shall be installed using the following procedures:
   a. Plants shall be generally located as indicated by the drawing. The Contractor shall stake out the location of all plants and planting areas, and no excavation or installation shall commence until such locations have been approved by the Landscape Architect.
   b. All trees and shrubs shall be planted in pits as detailed in the planting details contained herein or as noted on the drawings. Tree and shrub pits shall be circular in outline. They shall be one to two and one half (1 - 2 ½) inches shallower than the rootball depth. When the plant is properly placed in the plant pit, the root collar shall be approximately one (1) inch above finished grade. The sides of the plant pit shall be roughened, and not smooth or sculpted.
   c. Plant backfill mix shall be one hundred (100) percent native site soil.
   d. For container grown plants, remove the container and place the plant vertically in the plant pit, directly on undisturbed soil. The root crown or collar shall be at or just above the finished grade.
   e. For balled and burlapped plants, place the plant vertically in the center of the pit, with the rootball resting on undisturbed soil. Cut and remove the wire basket and burlap or other wrapping material from the rootball. This may be done with the rootball in the pit. Any burlap or wire pieces underneath the rootball may be left in place if they cannot be removed. Do not fold the burlap over, but cut away as much as possible without disturbing the rootball. No burlap shall be pulled from under the rootball. Backfill the bottom one third (1/3) of the pit as the wire and burlap are removed. In all cases, maintain the integrity of the rootball.
   f. The plant pit shall then be completely backfilled with native soil and tamped well. A shallow watering basin or rain cup shall be formed around each plant. This basin will be equal in diameter to that of the original planting pit.
   g. After planting, the following operations shall be performed:
   h. Stake and mulch all trees per installation details.

A. Remove all nursery stakes ties, and tags from all plants. Prune and remove any dead, damaged, or broken branches. Maintain side growth on all trees.

8. Staking shall be performed as follows:
   a. Two (2) 2"x 2" square or 2" diameter round wood stakes, minimum eight (8) feet in length, shall be used to support each tree planted under this contract unless otherwise indicated. Metal t-posts shall not be used.
   b. Tree ties shall conform to the staking detail shown on the planting detail sheet. Wire and vinyl hose shall not be used.
   c. Each stake will be located adjacent to the rootball, on opposing sides, to provide maximum support to the trunk. Do not penetrate the rootball with the stake.
   d. The stakes will be driven into the pit bottom after the tree has been placed in the pit, but before backfilling begins so as to avoid damage to the roots.
   e. Stakes and ties shall be removed after one (1) full growing season from the time the tree was installed.

9. All plants shall be thoroughly watered immediately after planting. This shall mean full and thorough saturation of all backfill in the pits and beds during the same day of planting. Water shall be applied only by open end hose at very low pressure to avoid air pockets, injury to the plant, or washing away of backfill. When installed, watered, and fully settled, the plants shall be vertical. Subsequent watering shall be provided by the site's irrigation system.

10. NOT USED

11. All sod used for this project shall be free of grassy and broad-leaf weeds, contain no bare or burned spots, and be clean and strongly rooted. It shall be of the varieties noted in the plans and notes. The sod shall be cut using approved methods and equipment. It shall be cut in pieces not exceeding one (1) square yard, with a minimum of one (1) inch and maximum one and one half (1 ½) inch thickness. The Contractor shall notify the Landscape Architect of the source of the sod prior to placement. The sod shall be stripped and delivered to the site not more than twenty four (24) hours prior to laying. It shall be maintained in a moist and healthy condition to encourage immediate growth.

12. The following procedure shall be followed when installing the sod:
   a. Lay the sod on smooth, moist topsoil, working off planks if required.
   b. Rake the topsoil to loosen and level prior to placing each course of sod.
   c. Lay strips perpendicular to the direction of the slope. Strips shall be parallel to each other, with their end seams staggered. The sod shall be neither stretched nor overlapped, and all joints shall be butted tightly together.
   d. Roll the sod immediately after placing and thoroughly water with a fine spray to a depth sufficient that the underside of the new sod and the soil immediately below the sod are thoroughly wet.
   e. On slopes two (2) horizontal to one (1) vertical or steeper, lay the sod perpendicular to the slope and secure every row with wooden pegs at two (2) feet maximum on center. Drive the pegs flush with the soil portion of the sod.

   Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass.

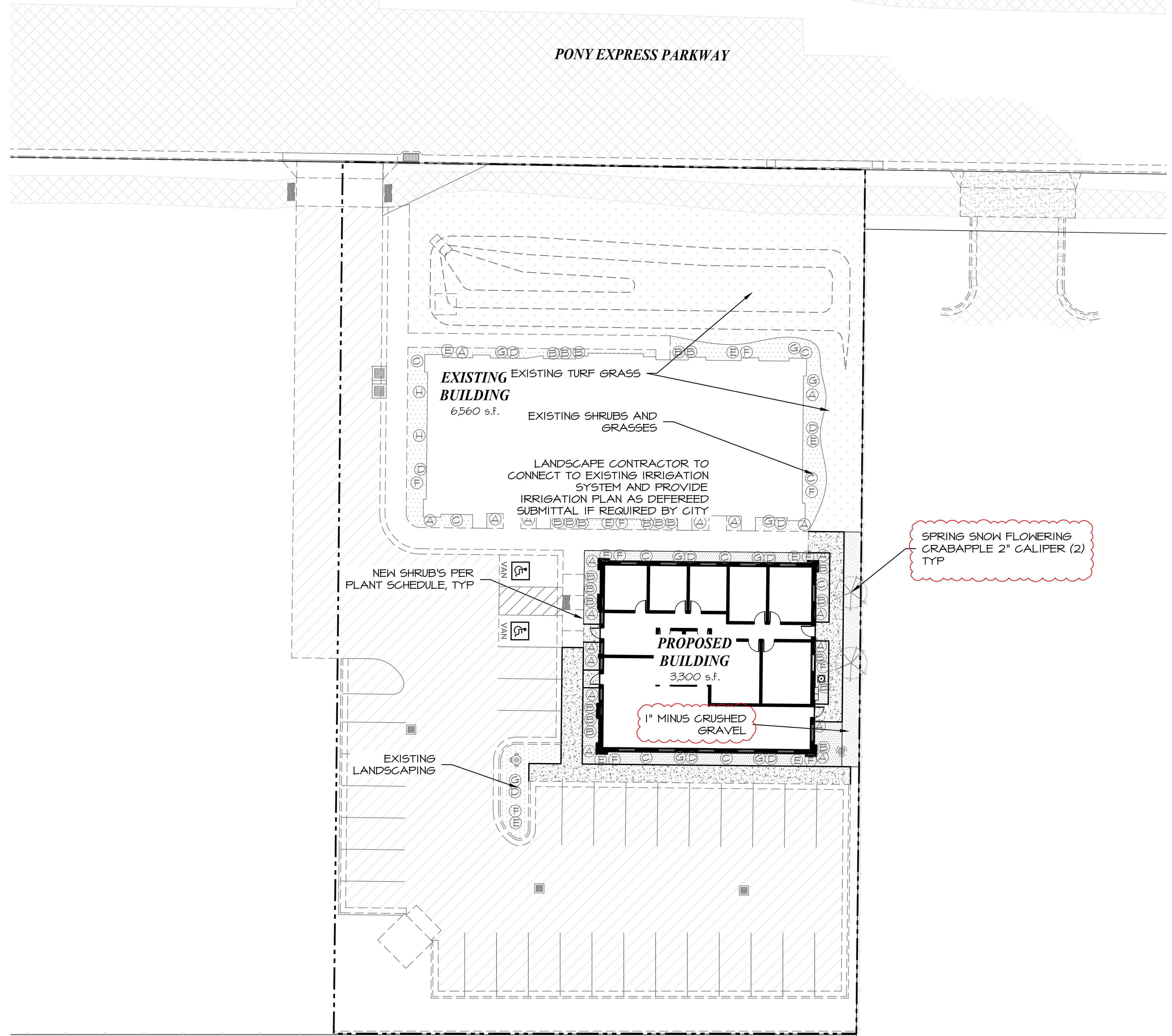
13. Substantial Completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety. Substantial completion shall not be given on designated portions of a project.
   a. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship.
   b. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the Landscape Architect so that proper scheduling can be made for those who are to attend.
   c. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made.
   d. A list of uncompleted items (punch list) shall be generated by the Project Manager and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted by the Project Manager. The Contractor will be back charged for time spent by the City and any consultants who have been brought to the site for a final inspection when the project is not ready for said inspection.

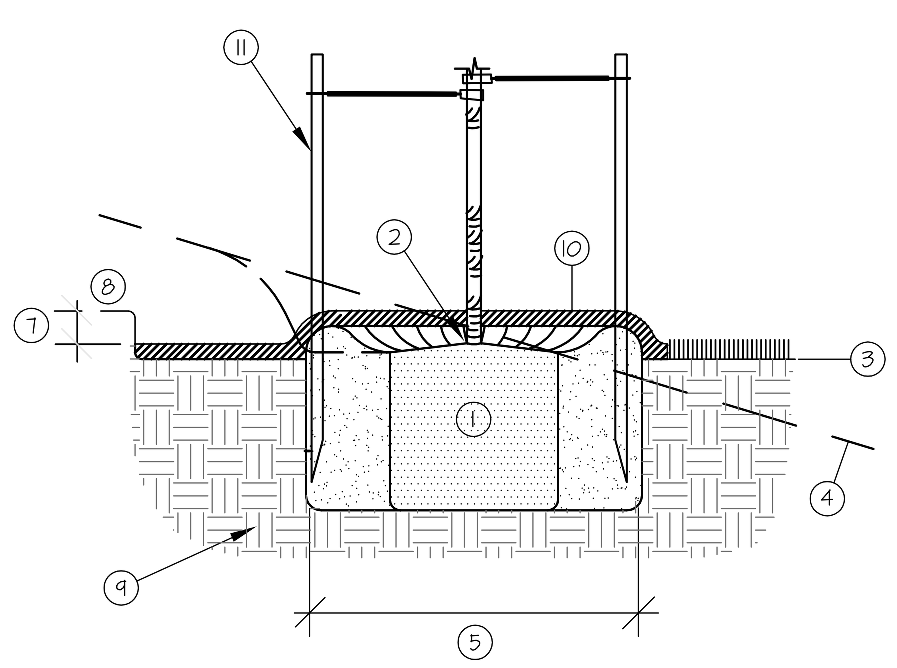
14. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system. The Contractor shall maintain all plantings until the turf is fully established. The turf shall be considered fully established when grass stands come in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the grass. This shall be a minimum period of sixty (60) days. The maintenance work required shall include but not be limited to the following:
   a. Appropriate watering of all plant materials.
   b. Weeding and removal of all weeds from groundcover and planting areas.
   c. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
   d. Filling and replanting of any low areas which may cause standing water.
   e. Adjusting or sprinkler head heights and watering patterns.
   f. Filling and recompaction of eroded areas, along with any required reseeding and/or replanting.
   g. The grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon grass height and growth rate.
   h. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the grass areas at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet.
   i. At intervals of thirty (30) days after the first application of fertilizer to the grass, apply a balanced fertilizer (16-16-16) at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet until the grass is established.

15. A final inspection shall be held prior to the end of the maintenance period to insure that all punch list items have been completed and the entire project is ready for acceptance by the Owner. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings, mylars and maintenance manuals have been submitted, the Owner shall accept the project. An official letter of final acceptance shall be prepared and issued to the Contractor, Landscape Architect, and the Owner. Upon final acceptance of the project by the Owner, the Owner shall assume full responsibility for the project, and the guarantee period shall begin.

16. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
   a. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
   b. All trees shall be guaranteed by the contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.

17. The Contractor shall, within fifteen (15) days after receiving written notification by the Landscape Architect, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.





1. ROOTBALL
2. CROWN - 1"-2" ABOVE FINISH GRADE
3. FINISH GRADE
4. FINISH GRADE AT SLOPE (WHERE OCCURS)
5. NATIVE SITE MATERIAL
6. NOT USED
7. 2" FOR SOD
8. TOP OF PAVING
9. UNDISTURBED OR 90% COMPACTED SOIL
10. 3" LAYER 1"- ROCK MULCH AROUND EACH TREE IN 3' RADIUS CIRCLE
11. ATTACH GUY WIRE TO TRUNK WITH TREE COLLAR. SPECIFIED WOOD POST (2 MIN.) DRIVEN VERTICALLY TO EXTEND A MIN. OF 30" INTO UNDISTURBED SOIL

TREE / SHRUB PLANTING DETAIL (1 / C7.0)

NOT TO SCALE

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME
SHRUBS			
A	8	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC
B	11	RHAMNUS FRANGULA 'RON WILLIAMS'	FINE LINE BUCKTHORN
GRASSES			
C	4	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
D	4	PENNISETUM ALOPECUROIDES	HAMELN FOUNTAIN GRASS
PERENNIALS			
E	4	GAILLARDIA GRANDIFLORA	BURGUNDY BLANKET FLOWER
F	4	RUDBECKIA FULGIDA ' GOLDSRUM'	BLACK EYED SUSAN
G	4	SALVIA SUPERBANEMOROSA 'CARADONNA'	CARADONNA SALVIA
H	2	LONICERA JAPONICA	HONEYSUCKLE, HALLS JAPANESE
GROUND COVER			
		WEED BARRIED WITH 3-4" OF BARK MULCH	
		SOD PER OWNER	

NOTES:

1. ALL SHRUBS SHALL BE A MINIMUM OF ONE-GALLON CONTAINERIZED PLANTED STOCK, THAT WILL ATTAIN A HEIGHT OF AT LEAST TWO FEET.

2. LANDSCAPE AREA = 1,178 SQ. FT. PLANTED COVER AREA = 853 SQ. FT. = 72%

0 20 40 80

HORIZONTAL SCALE: 1"=20'

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION

LANDSCAPE PLAN

SEAL: 2-13-24 No. 375250 JOSHUA R. JENSEN STATE OF UTAH

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
WWW.SILVERPEAKENG.COM
STRUCTURAL CIVIL SURVEY

EAGLE VISION
APPROX 4490 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN UTAH

DATE: 2-13-2024
PROJECT: 18-047.01
DRAWN BY: JRJ
REVISIONS:

LANDSCAPE PLAN

SHEET NUMBER: C600

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	ACTION ITEM - Approval of Shared Parking arrangement for Walmart Parcel
ITEM TYPE:	Motion
APPLICANT:	Walmart

ACTION ITEM:
Yes

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

BACKGROUND:
Walmart is developing a commercial parcel on the northwest corner of Spring Run Parkway and S.R. 73. The parcel is being subdivided into 3 separate lots. In addition to the main lot for the Walmart Supercenter, there are two outparcels. Outparcel A is intended for use as a fuel station. The parcel cannot independently meet the parking requirements for a fuel station. Walmart is seeking approval pursuant to EMMC 17.55.100 for a shared parking arrangement to allow Outparcel A to use 8 parking spots on the Walmart Supercenter Lot. A copy of the agreement that Walmart would use for shared parking is attached.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:
Approve Use of Shared Parking conditioned upon executing the proposed agreement between the owners and any tenants of outparcel A.

ATTACHMENTS:

Parking and Access Agreement.docx

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

WALMART INC.
c/o Matt Wilcox, Esq.
550 East Hospitality Lane, Suite 350
San Bernardino, CA 92408
Denver, CO 80237

Eagle Mountain, Utah
Store No. 1725

PARKING AND ACCESS AGREEMENT

This Parking and Access Agreement ("**Agreement**") is made and entered into as of this ____ day of _____, 2024 ("**Effective Date**") by WALMART INC., a Delaware corporation ("**Walmart**").

RECITALS

WHEREAS, Walmart is the ground lessee of certain real property in the City of Eagle Mountain ("**City**"), County of Utah, State of Utah, as described on Exhibit "A", attached hereto and incorporated herein by reference ("**Shopping Center**");

WHEREAS, the Shopping Center is comprised of three (3) parcels, the "**Walmart Tract**", "**Outparcel A**", and "**Outparcel B**", each as depicted on Exhibit "B", attached hereto and incorporated herein by reference;

WHEREAS, Walmart intends to develop the Walmart Tract as a Walmart Supercenter, and Outparcel A, as a fuel station ("**Fuel Station**"); and

WHEREAS, Walmart desires to establish certain reciprocal ingress and egress rights over the Walmart Tract, Outparcel A and Outparcel B, to facilitate the of the development of the Shopping Center;

WHEREAS, sufficient parking does not exist on Outparcel A to satisfy all requirements of City for the operation of the Fuel Station; and

WHEREAS, Walmart is executing this Agreement to create reciprocal ingress and egress rights over the Shopping Center, and to provide certain additional parking on the Walmart Tract, for the benefit of the Fuel Station.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the foregoing Recitals, which are Recitals are incorporated herein by this reference, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Walmart hereby agrees as follows:

1. **Access Rights**. Walmart hereby agrees that the customers, employees and invitees of the businesses located in the Shopping Center shall have the right to ingress and egress over and across improved drive aisles and sidewalks of the Shopping Center, as they may exist from time-to-time (**"Access Rights**"). Such Access Rights shall be subject to change, from time-to-time, as the Shopping Center may be developed and re-developed.

2. **Parking Agreement (Fuel Station)**. For so long as a Fuel Station is operating on Outparcel A, Walmart hereby agrees that that employees, customers and invitees of Outparcel A may use eight (8) parking spaces (**"Parking Spaces**") on the Walmart Tract. The Parking Spaces shall be located in reasonably close proximity to the Fuel Station, in a location designated by Walmart, from time-to-time.

3. **Term of Agreement**. This Agreement shall be effective commencing as of the date that business is first conducted within the Shopping Center, and shall continue into perpetuity, unless terminated by written agreement of the owners, and any applicable ground lessee, of the Walmart Tract, Outparcel A and Outparcel B.

4. **Entire Agreement.** This Agreement constitutes the entire agreement by Walmart relating to the above Agreement. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect.

5. **Amendment**. Any amendment to this Agreement shall be of no force and effect unless it is in writing and signed by Walmart, and approved by City.

4. **Utah Law**. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, Walmart has executed this Agreement to be effective as of the date and year first above written.

WALMART:

WALMART INC., a Delaware corporation

By: _____
Name: _____
Its: _____
Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF _____)
)
COUNTY OF _____)

On _____, 2024 before me,_____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Seal)

EXHIBIT "A"

LEGAL DESCRIPTION OF SHOPPING CENTER

All that certain real property in the City of Eagle Mountain, County of Utah, Sate of Utah, as more particularly described as follows:

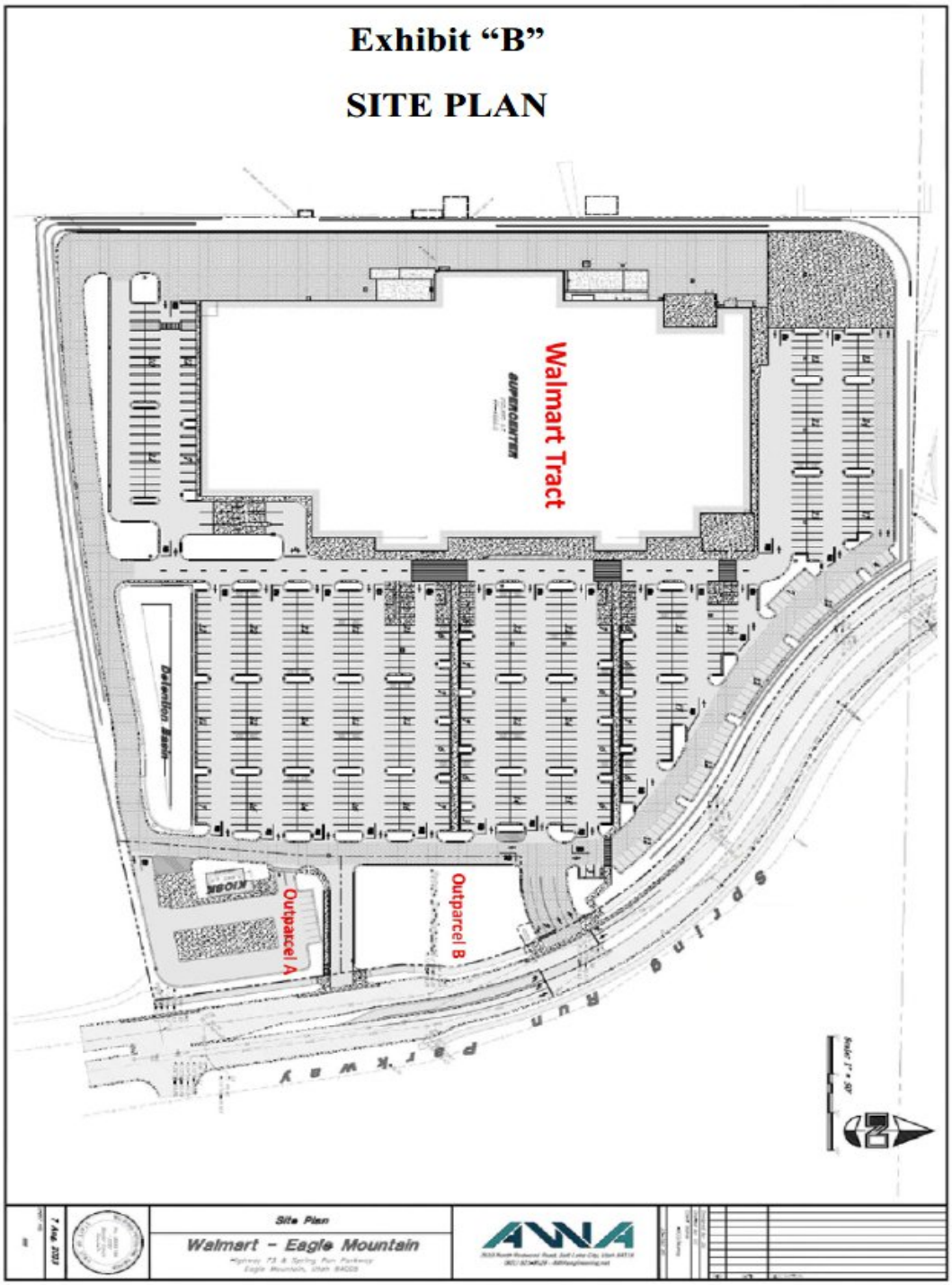
WALMART TRACT

OUTPARCEL A

OUTPARCEL B

EXHIBIT "B"

DEPICTION OF SHOPPING CENTER



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - LKL Associates - Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	Eddie Bowen

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

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.*

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 is also based on EMMC 17.53.060, which is listed in the next section of the staff report. This Code section outlines development standards in the Sweetwater Industrial Overlay zone. The prominent change in the SIO zone is that buildings are given relaxed standards in regard to architecture.

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the LKL site plan.

ATTACHMENTS:

LKL site plan

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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G002 GENERAL NOTES, LEGENDS, ABBREVIATIONS, AND SYMBOLS
G101 CODE - EGRESS LIFE SAFETY
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

LANDSCAPING

LP COLOR
LP 100
LP 101
LP 102
LP 103
LP 501
IR 100
IR 101
IR 102
IR 103
IR 501
IR 502
IR 503

ARCHITECTURAL SITE

AS101 SITE PLAN

ARCHITECTURAL

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A112 LEVEL 1 FLOOR PLAN
A113 REFLECTIVE CEILING PLAN OVERALL
A114 ENLARGED FLOOR PLANS
A121 ROOF PLAN
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A301 BUILDING SECTIONS
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A411 INTERIOR ELEVATIONS
A451 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS
A452 ENLARGED VERTICAL CIRCULATION PLANS, SECTIONS, DETAILS
A501 EXTERIOR DETAILS
A541 INTERIOR DETAILS
A561 OPENING DETAILS
A562 VERTICAL CIRCULATION DETAILS
A601 UL RATINGS AND DIAGRAMS
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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FP1 FLOOR PLAN
AB1 ANCHOR BOLT PLAN
AB1 ANCHOR BOLT DETAILS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
FX FRAME CROSS SECTIONS
RF1 ROOF FRAMING PLAN
ST5 STRUCTURAL ELEVATIONS
ST6 STRUCTURAL ELEVATIONS
ST7 STRUCTURAL ELEVATIONS
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CP1 CRANE PLAN
RS1 ROOF SHEETING PLAN
WS5 SHEETING ELEVATIONS
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WS8 SHEETING ELEVATIONS
WS9 SHEETING ELEVATIONS

MECHANICAL / PLUMBING

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M001 MECHANICAL SCHEDULES
M100 MECHANICAL ROOF PLAN
M200 1ST FLOOR MECHANICAL PLAN
M210 2ND FLOOR MECHANICAL PLAN
M501 MECHANICAL DETAILS
M502 MECHANICAL DETAILS

P200 1ST FLOOR - DOMESTIC PLUMBING PLAN
P210 2ND FLOOR - DOMESTIC PLUMBING PLAN
UP200 UTILITY PLUMBING PLANS
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E102 PHOTOMETRIC SITE PLAN
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E203.1 EXTERIOR ELEVATION VIEWS
E204 ENLARGED WAREHOUSE POWER PLANS
E301 OVERALL LIGHTING PLANS
E302 ENLARGED OFFICE LIGHTING PLANS
E303 ENLARGED WAREHOUSE LIGHTING PLANS
E304 CANOPY LIGHTING PLAN
E401 ONE-LINE DIAGRAM
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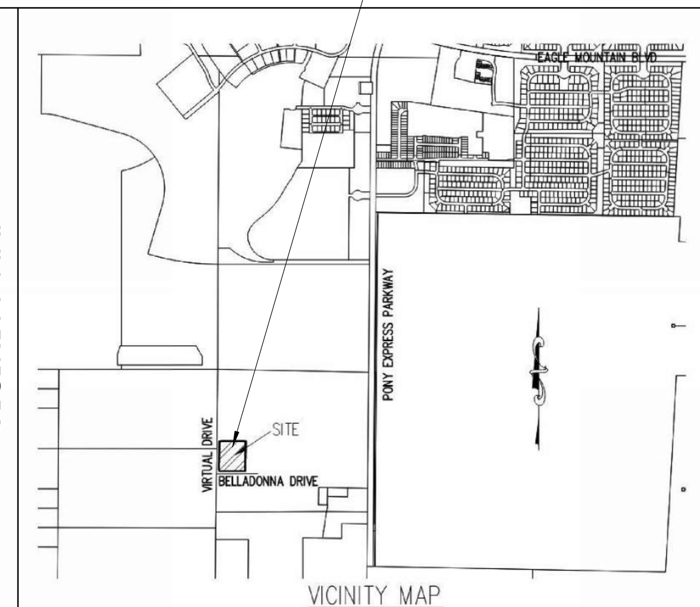
E502 ELECTRICAL SCHEDULES
E503 ELECTRICAL SCHEDULES
E601 ELECTRICAL DETAILS
E602 ELECTRICAL DETAILS

VICINITY MAP

PROJECT SITE



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Consultant

LKL ASSOCIATE
EAGLE MOUNTAIN STORAGE

Revisions

Num.	Description	Date

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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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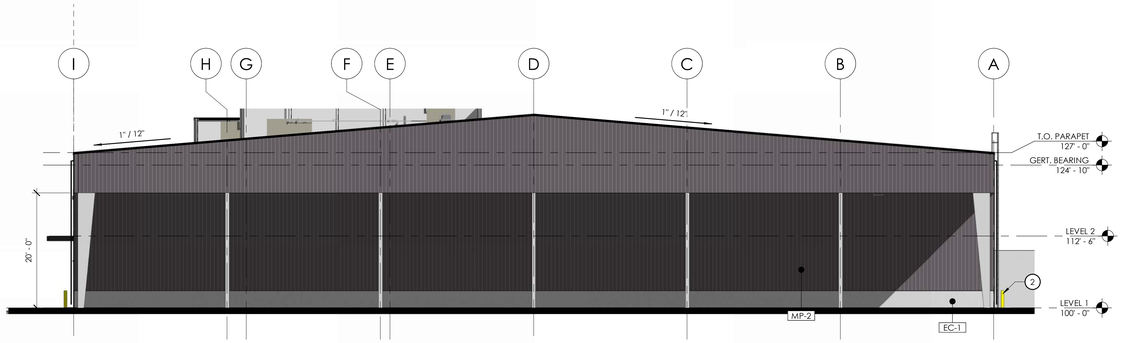
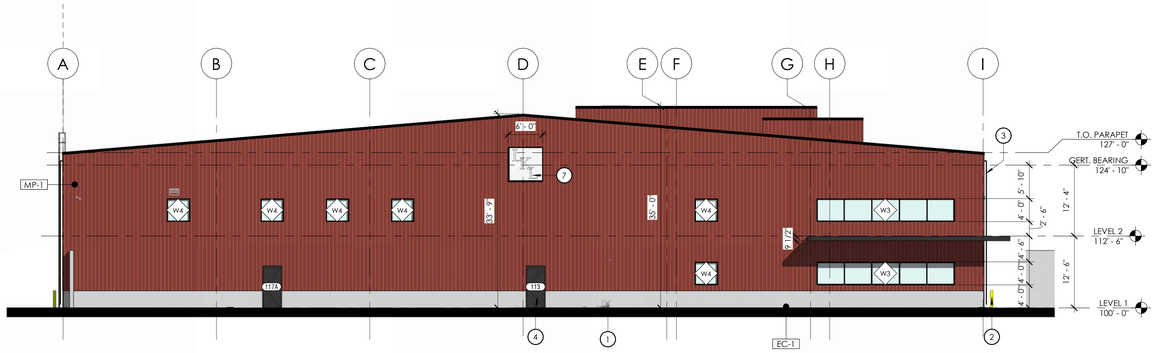
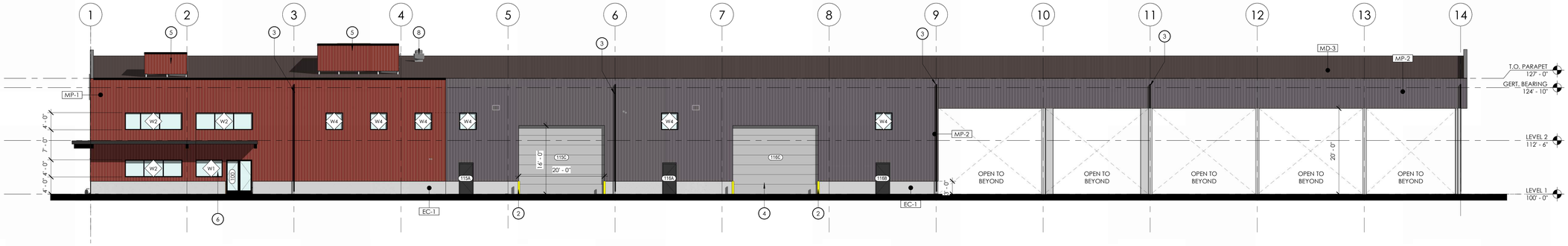


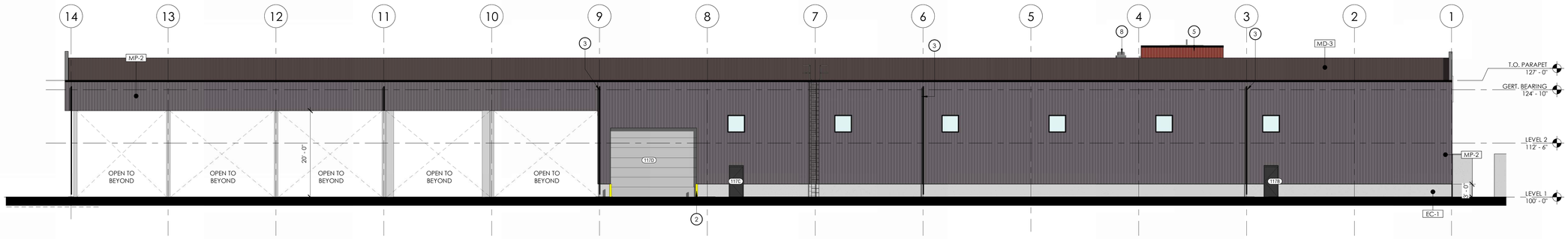
2 EAST ELEVATION
3/32" = 1'-0"



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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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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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.

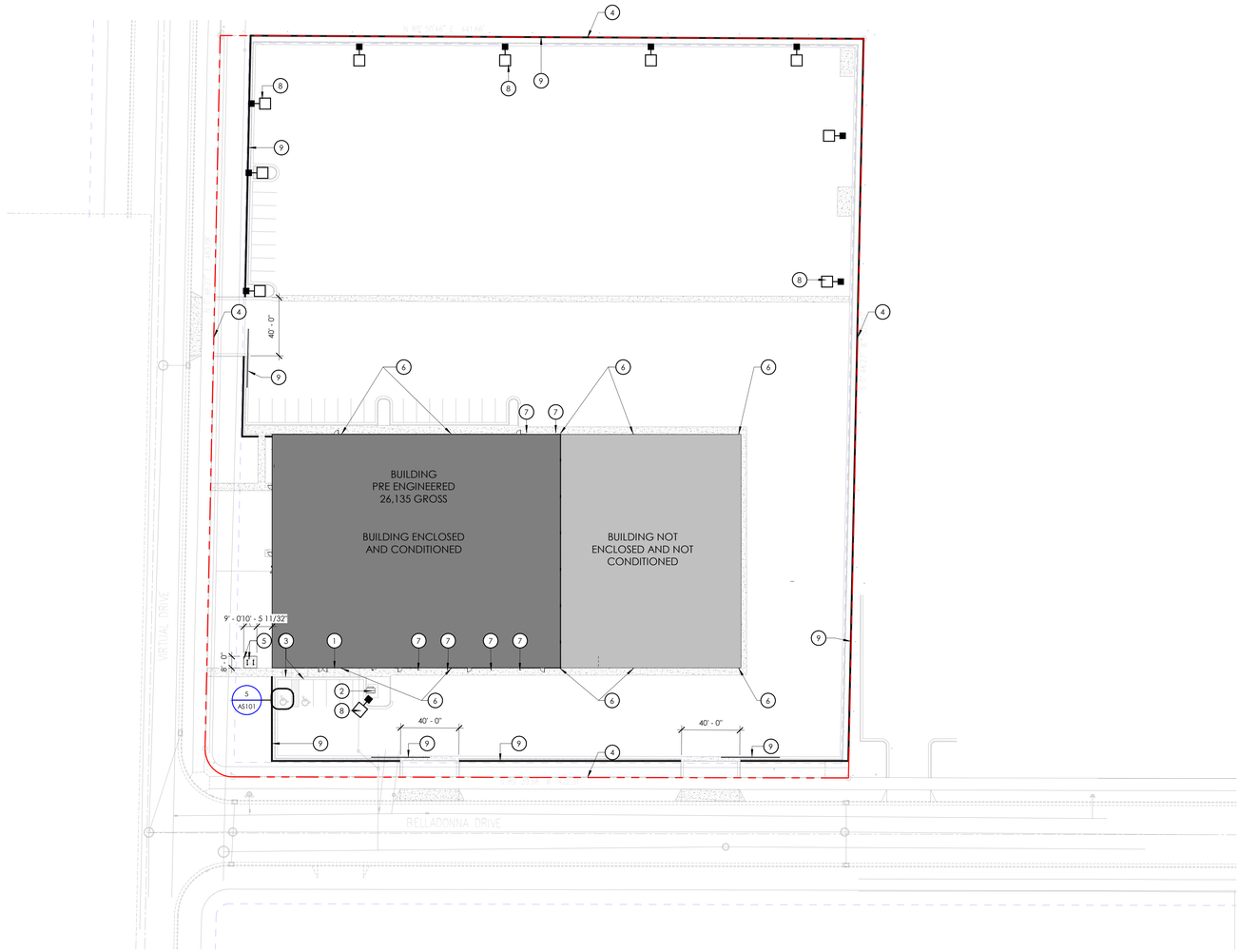
PROVIDE CONTINUOUS PRECAST CONCRETE FENCE

1. PANELS SHALL BE SANDSTONE RED WITH LEDGE STONE PATTERN SIMILAR TO IMAGE ABOVE. PANELS SHALL BE 6 FEET HIGHT BY 12 FEET LONG.

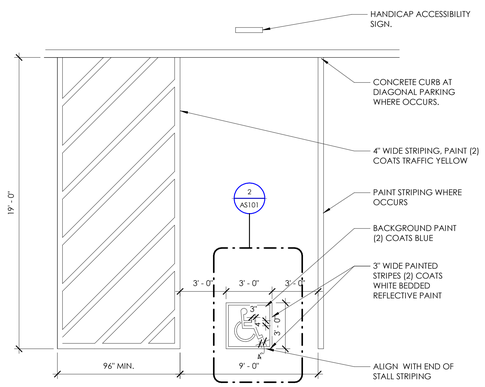
2. FOOTINGS SHALL BE BY MANUFACTURER 2 X 2 X 3

3. PRECAST PILLARS SHALL BE SANDSTONE RED ASHLAR IN PATTERN AND 6 FEET TALL.

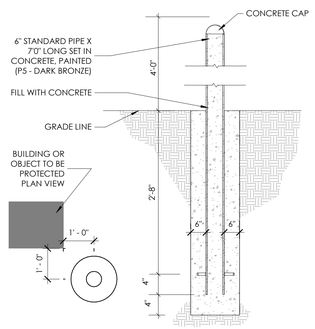
4. CAPS SHALL BE SANDSTONE RED.



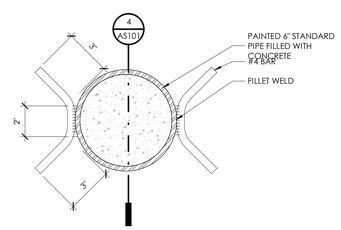
1 SITE PLAN
1" = 40'-0"



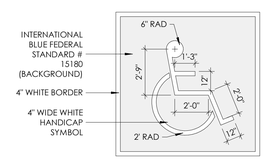
5 ADA PARKING STALL
1/4" = 1'-0"



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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Sheet Title

SITE PLAN

Sheet Number

AS101

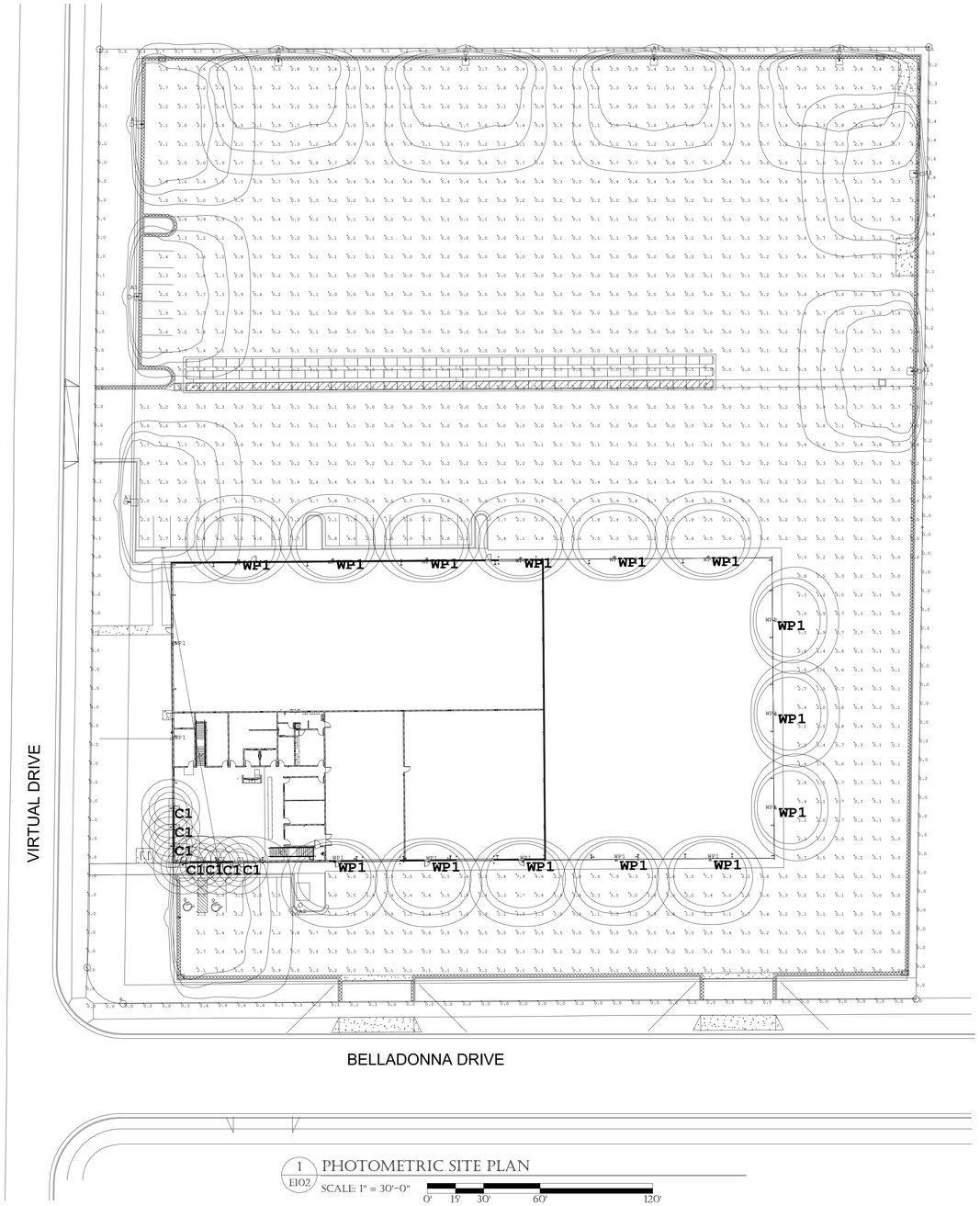
Current as of: 12/20/2023 5:56:50 AM
Original drawing is 30" x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/21563 - LKL - Eagle Mountain Utah_R23.rvt

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.

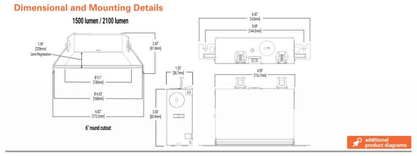
Product Features

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

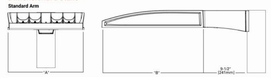
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

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

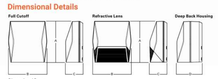
Quick Facts

- 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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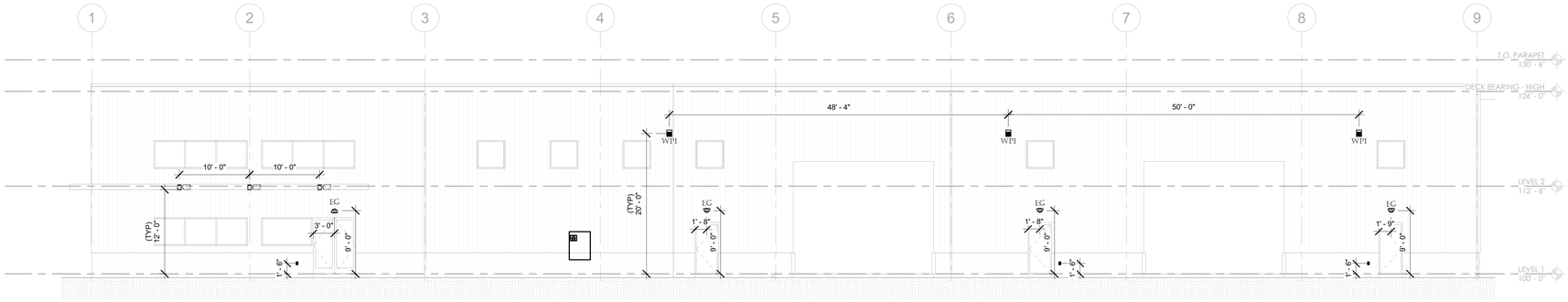
Sheet Title

PHOTOMETRIC SITE PLAN

Sheet Number

E102



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

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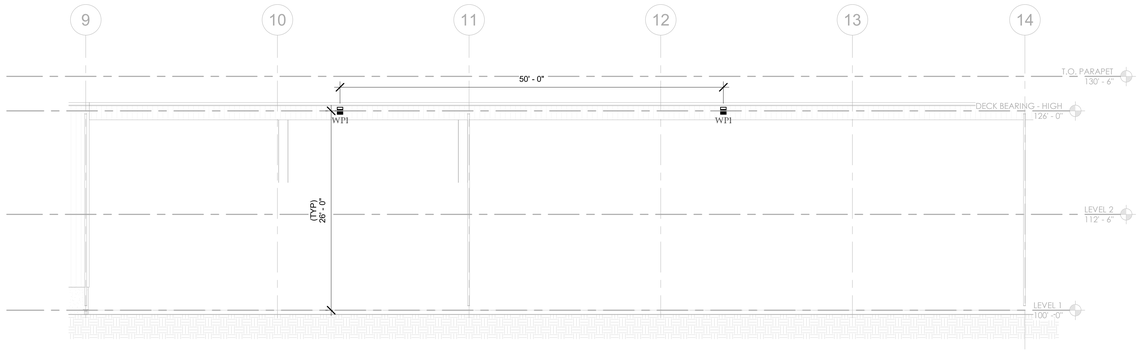

2 E203 BUILDING WEST ELEVATIONS - 2

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

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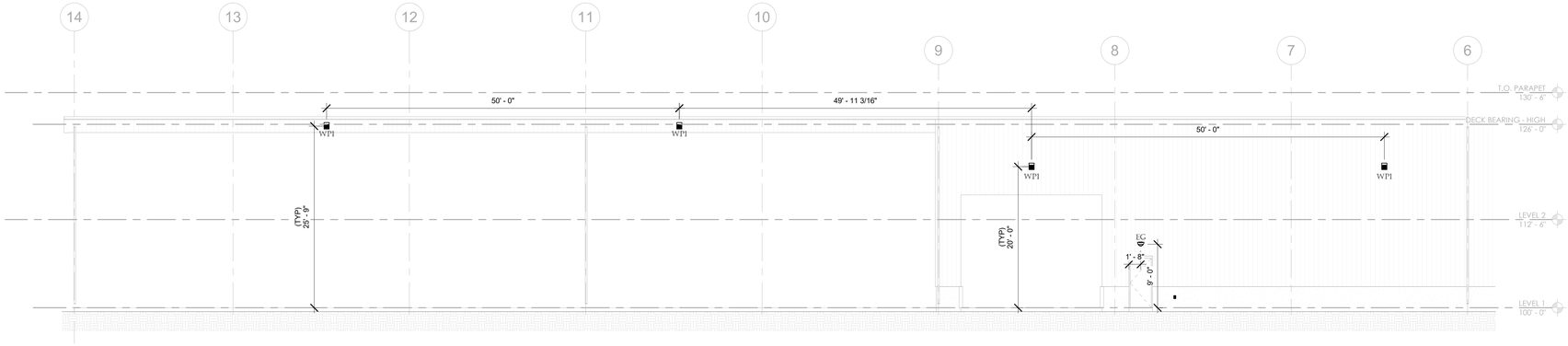

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SCALE: 1/8" = 1'-0"

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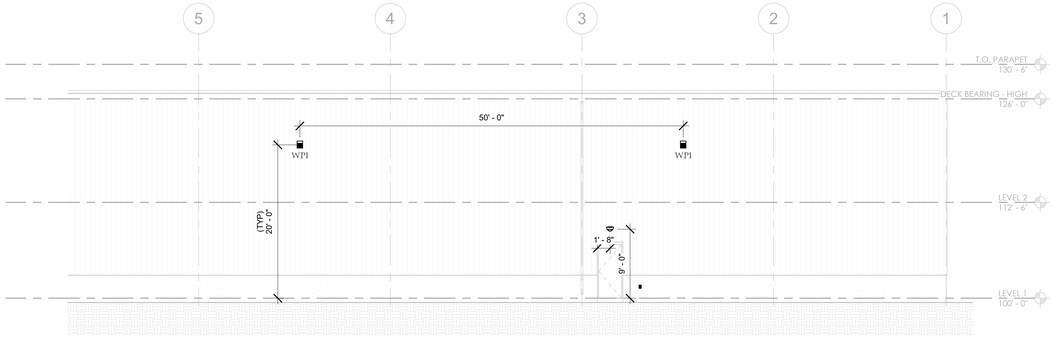

3 E203 BUILDING EAST ELEVATIONS - 1

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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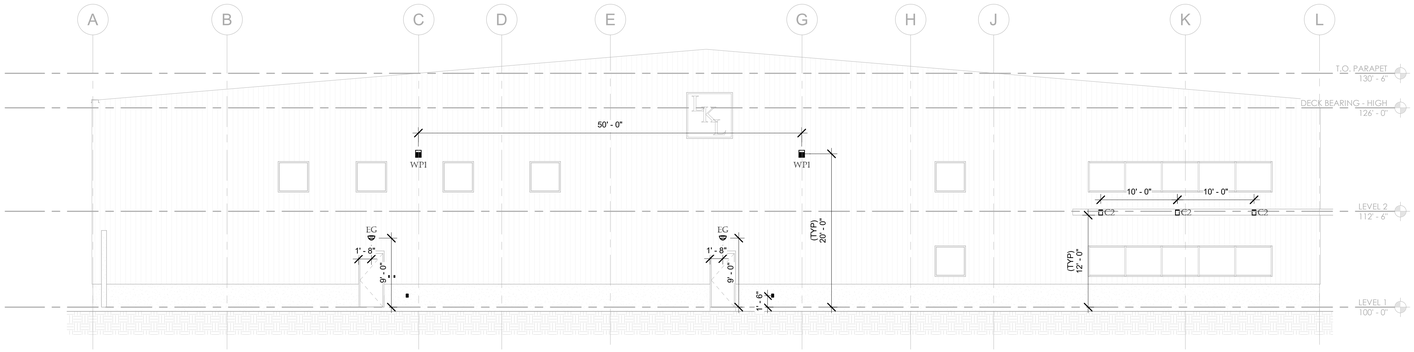

1 E203.1 WEST ELEVATION

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

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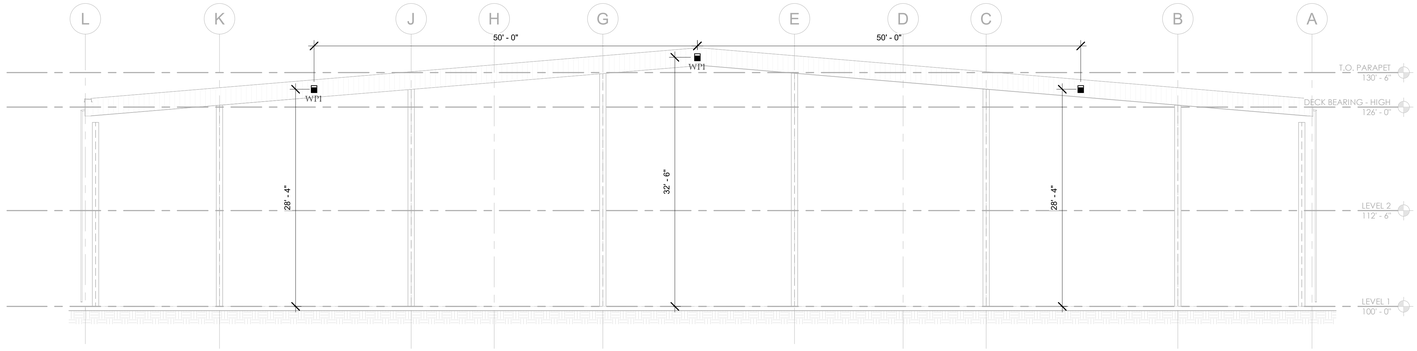

2 E203.1 EAST ELEVATION

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

0' 4' 8' 16' 32'

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Sheet Title

EXTERIOR ELEVATION VIEWS

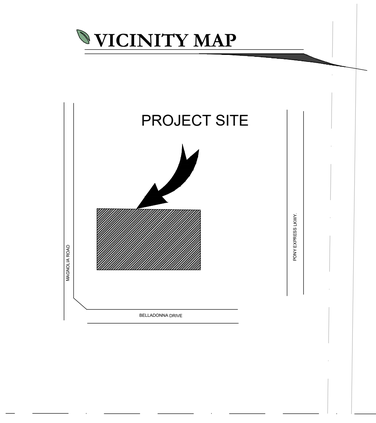
Sheet Number

E203.1

Current as of: 1/23/2023 3:23:31 PM

Original drawing is 30" x 42" Autodesk Docs://21563 - LKL - Eagle Mountain Utah/ELEC-23097.01 - LKL Eagle Mountain Warehouse_V23.rvt

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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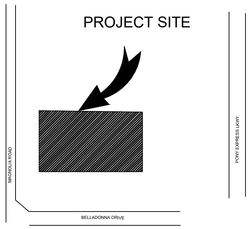
LICENSED LANDSCAPE ARCHITECT
JEREMY ANGWARTH
8128121-5301-2010
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

COLOR ILLUSTRATION

PERMIT SET

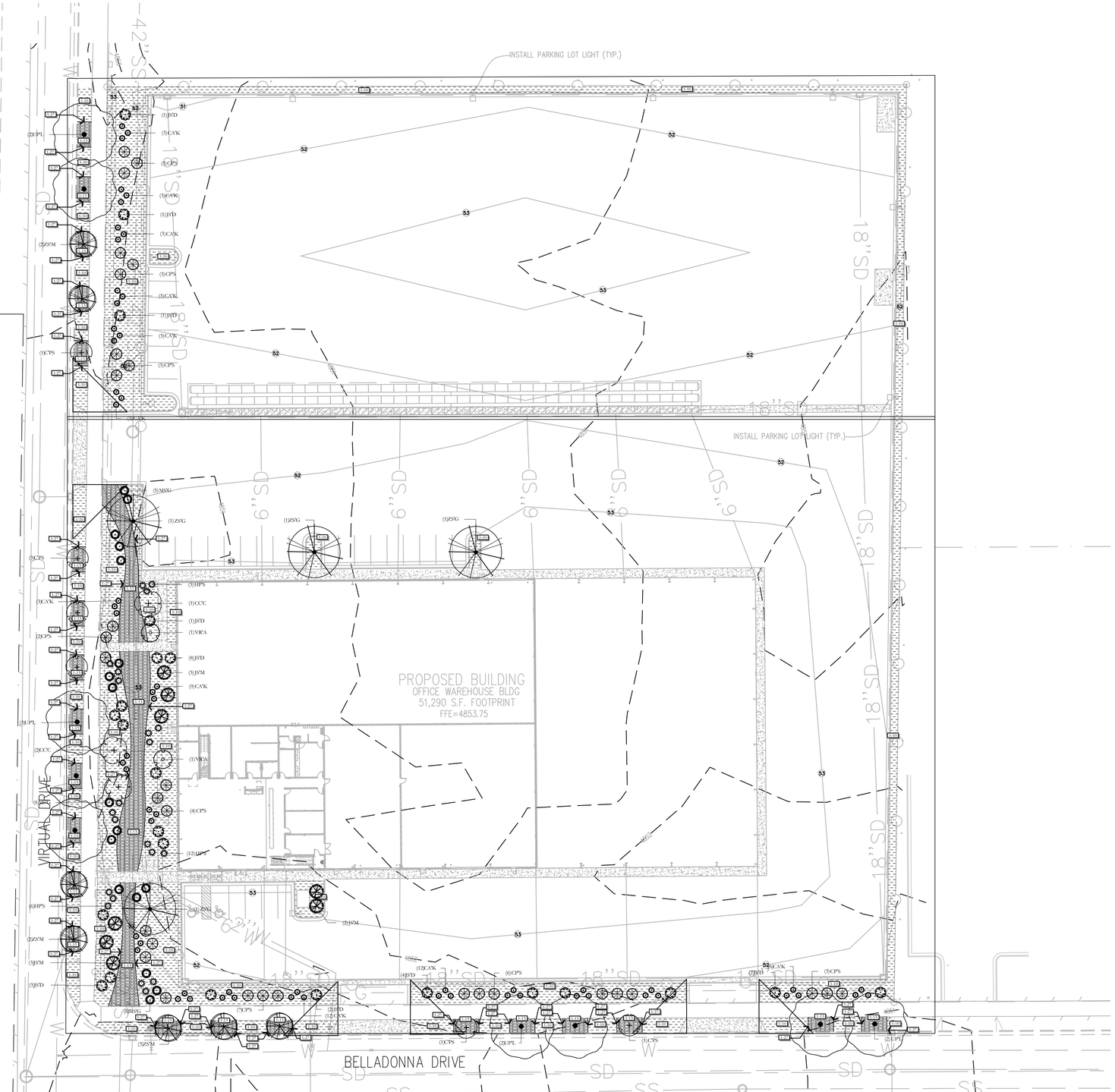
LP-COLOR

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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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

PKJ DESIGN GROUP
Landscape Architecture Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
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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

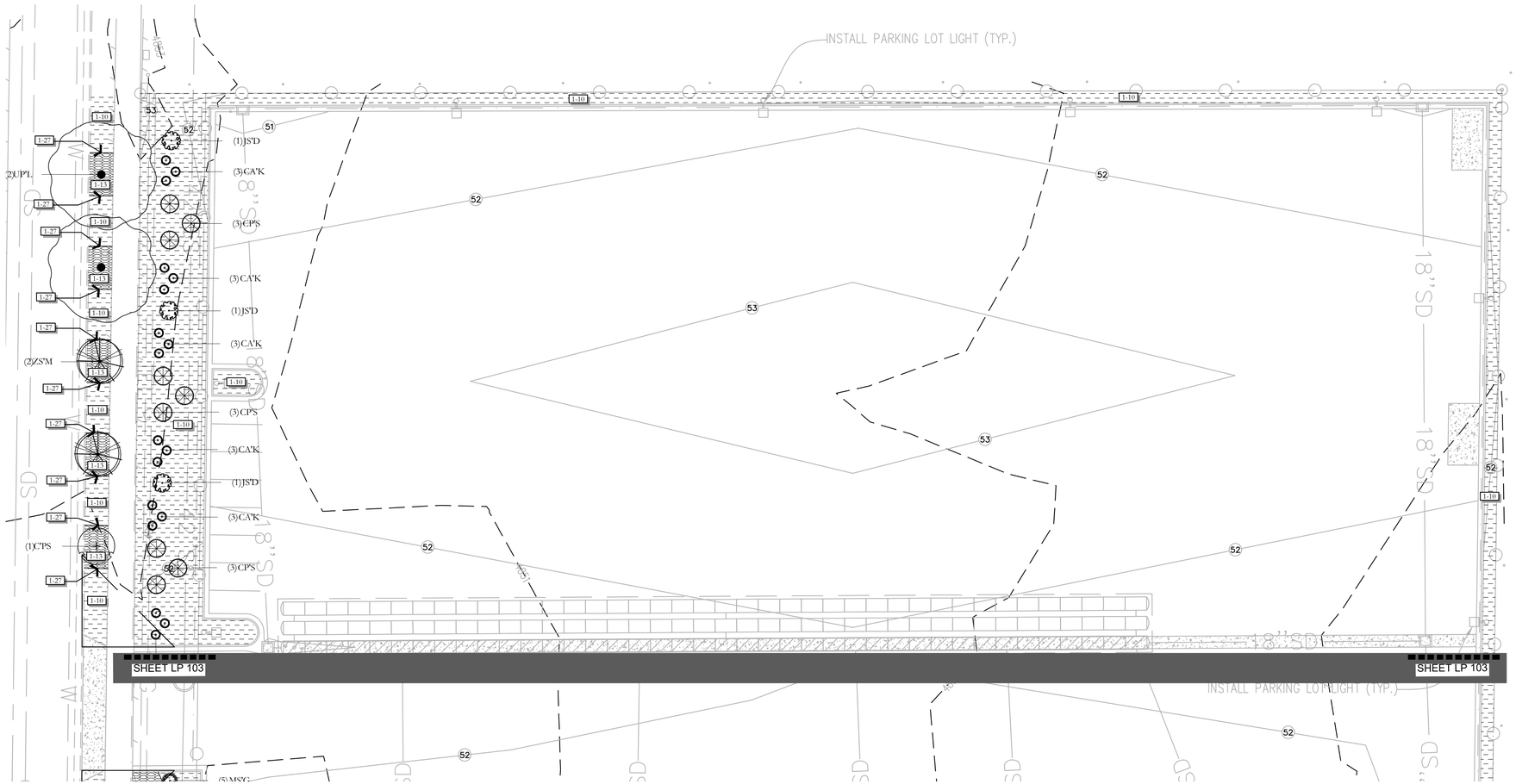
DRAWING INFO

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
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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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LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

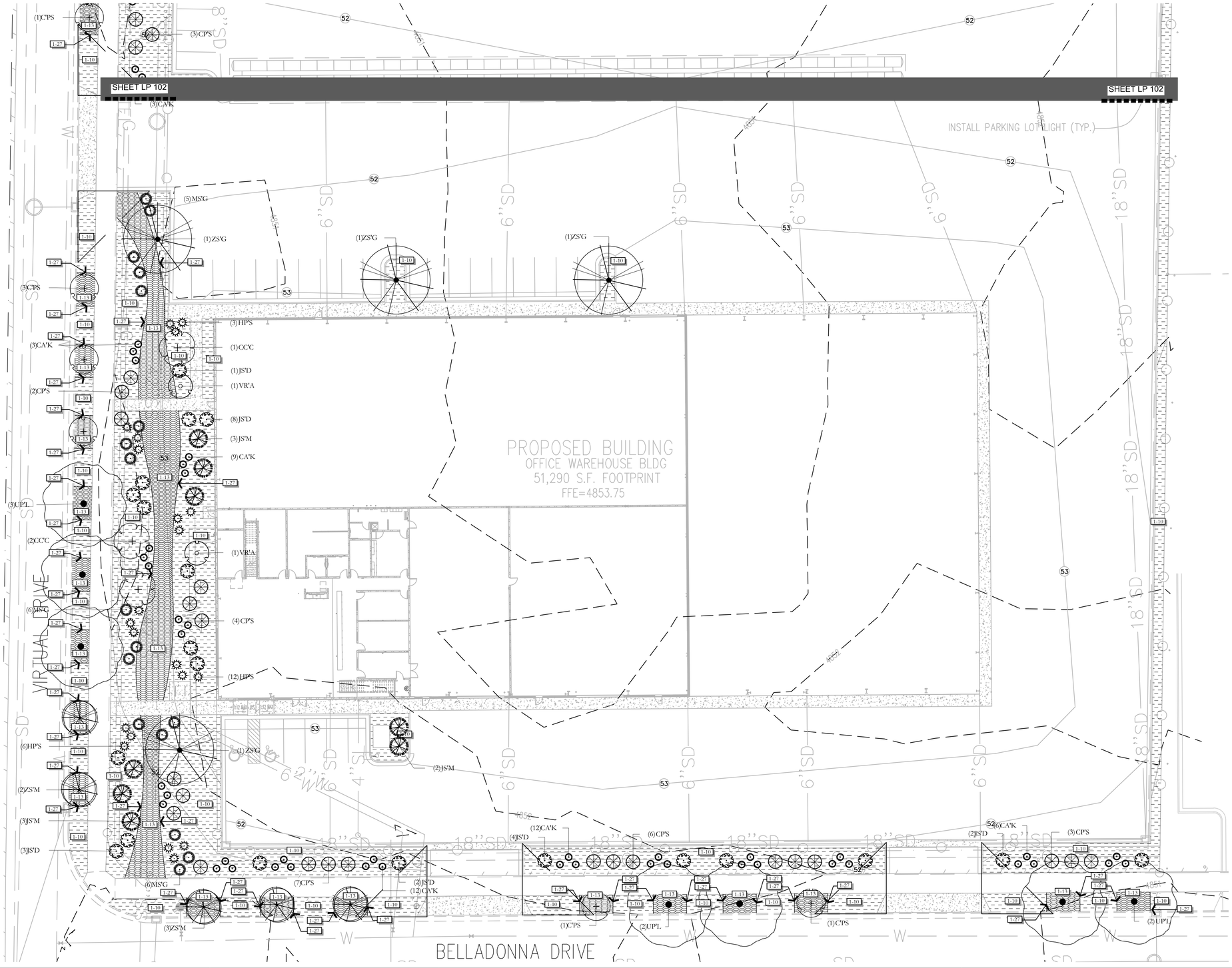
DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	12/4/2023

LANDSCAPE 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

EAGLE MOUNTAIN
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EAGLE MOUNTAIN, UTAH

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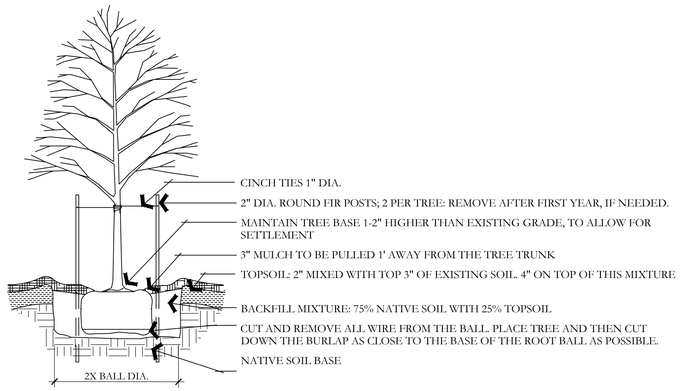
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8/28/17 - 5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

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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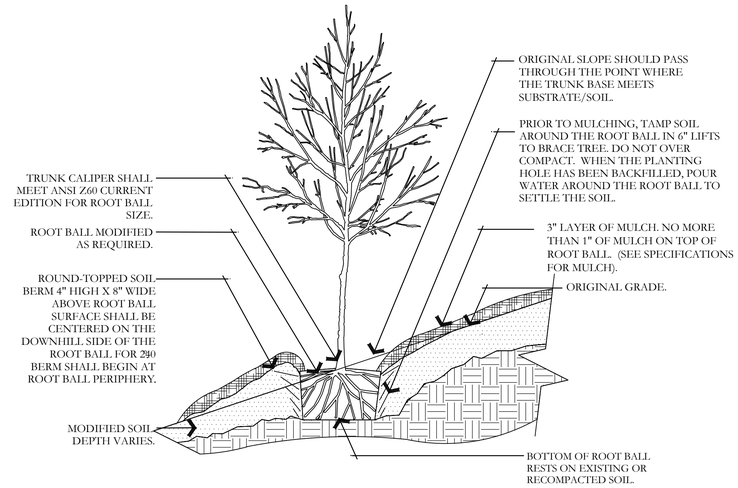
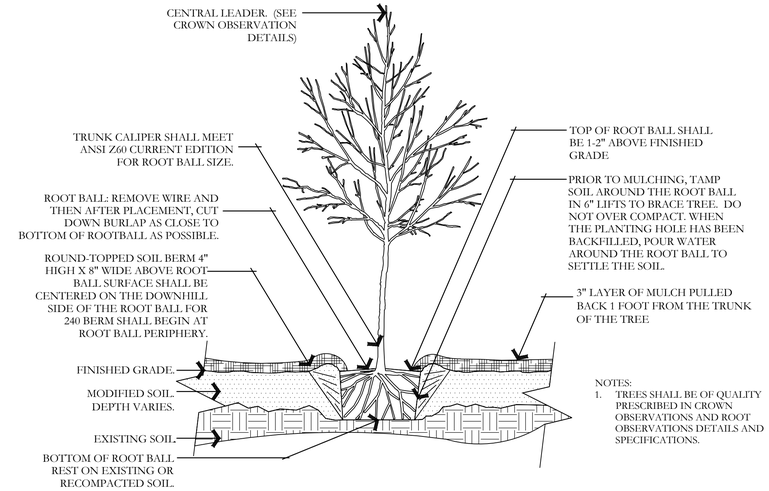


B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

PKJ DESIGN GROUP

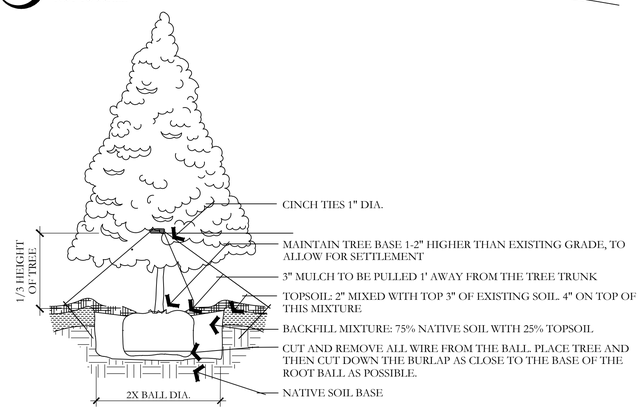


NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

C TREE W/ BERM (EXISTING SOIL MODIFIED)

NOT TO SCALE

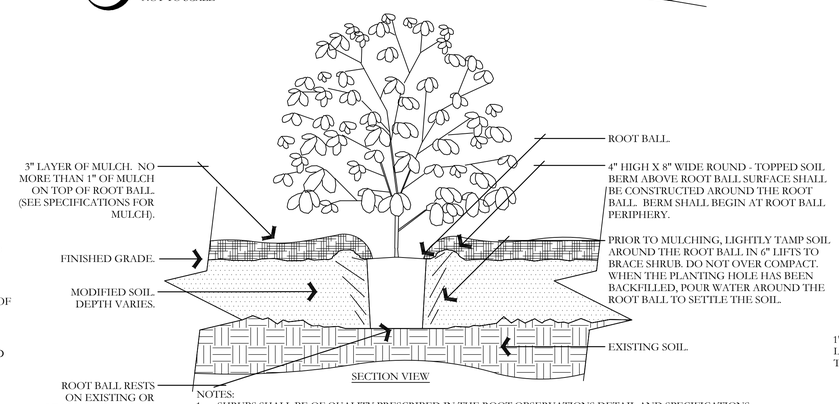
PKJ DESIGN GROUP



D EVERGREEN TREE PLANTING

NOT TO SCALE

PKJ DESIGN GROUP

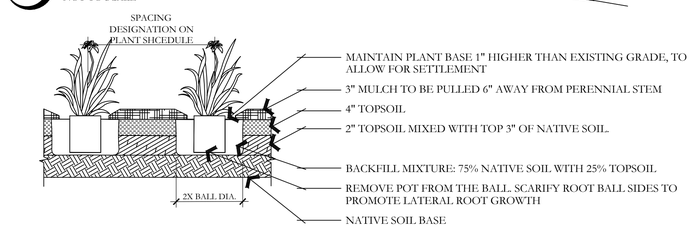


NOTES:
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

E SHRUB - MODIFIED SOIL

NOT TO SCALE

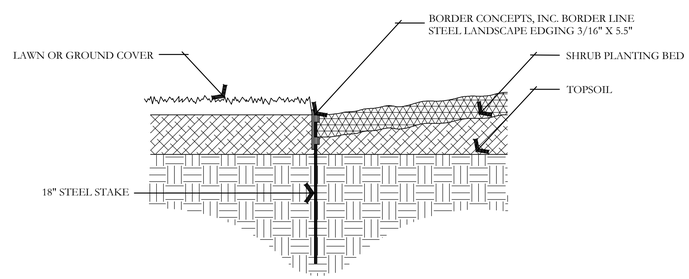
PKJ DESIGN GROUP



F PERENNIAL PLANTING

NOT TO SCALE

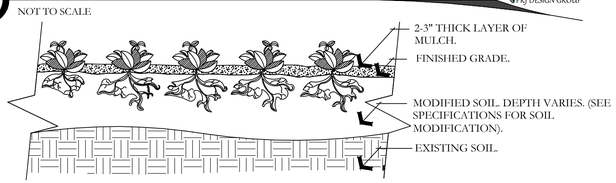
PKJ DESIGN GROUP



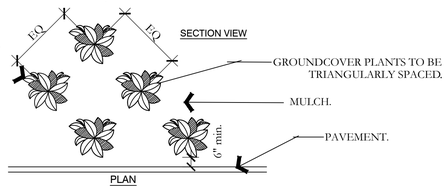
G METAL EDGING DETAIL

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

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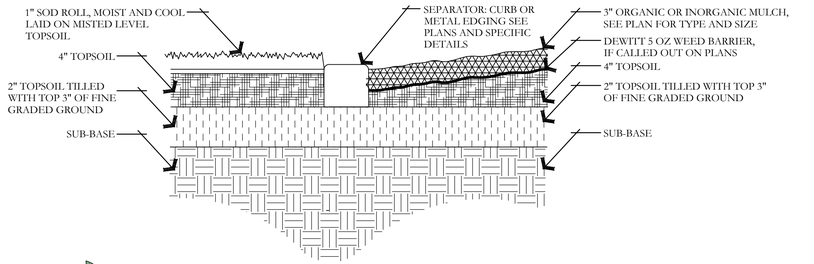
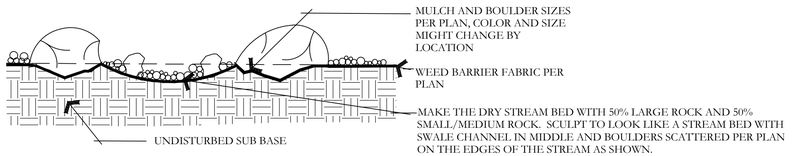


I SOD LAYING/MULCH DETAIL

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
ATT: DAVID PETERSON
801-756-4504
DAVID@EXCELCIVIL.COM

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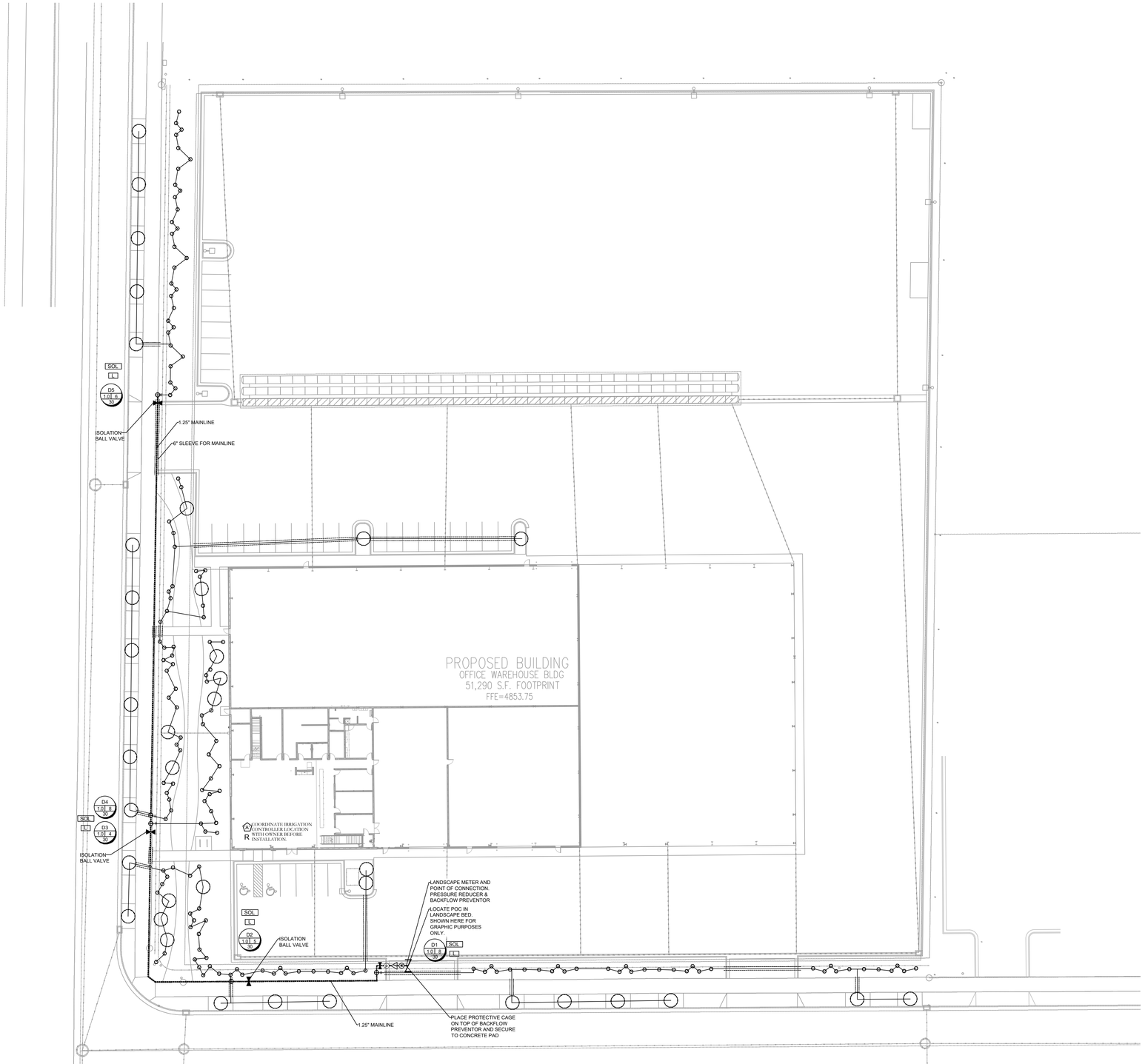
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
STATE OF UTAH

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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UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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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.

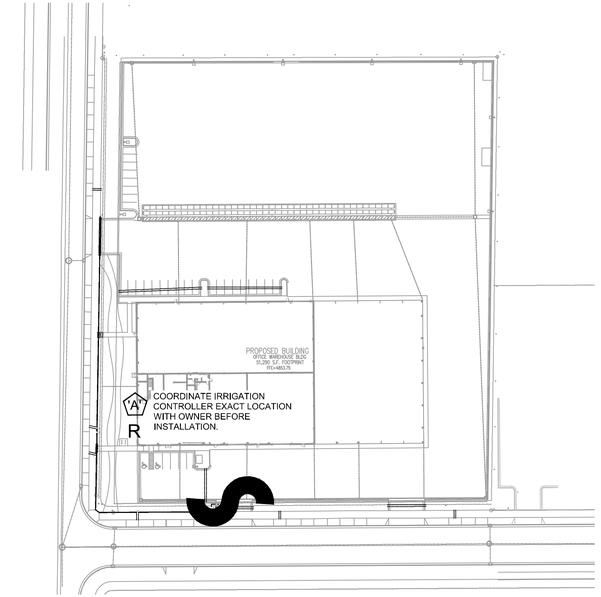
Regular Irrigation Schedule (see Seasonal Differential Chart)

	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
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801-756-4504
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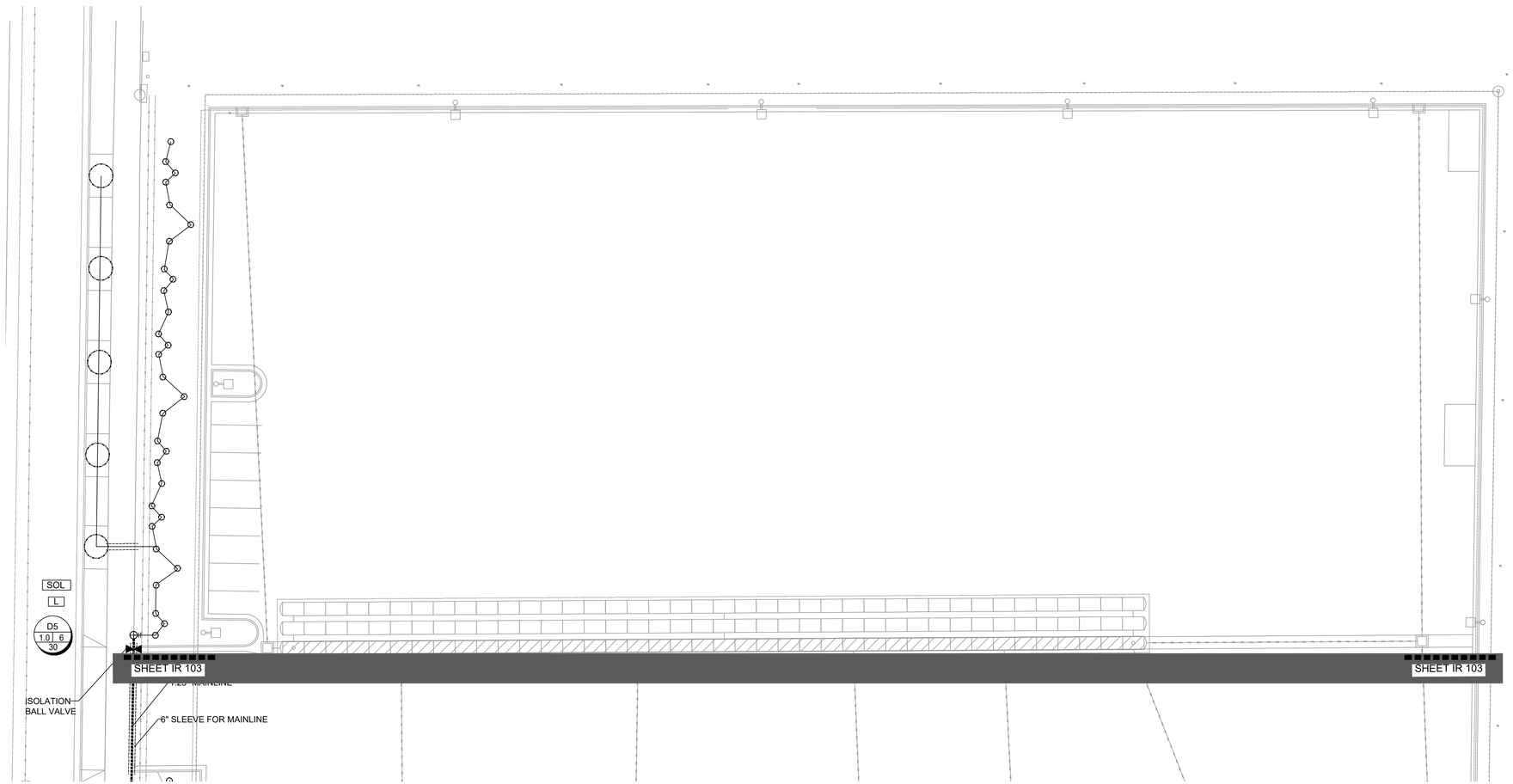
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

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

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IR-102
IR-103

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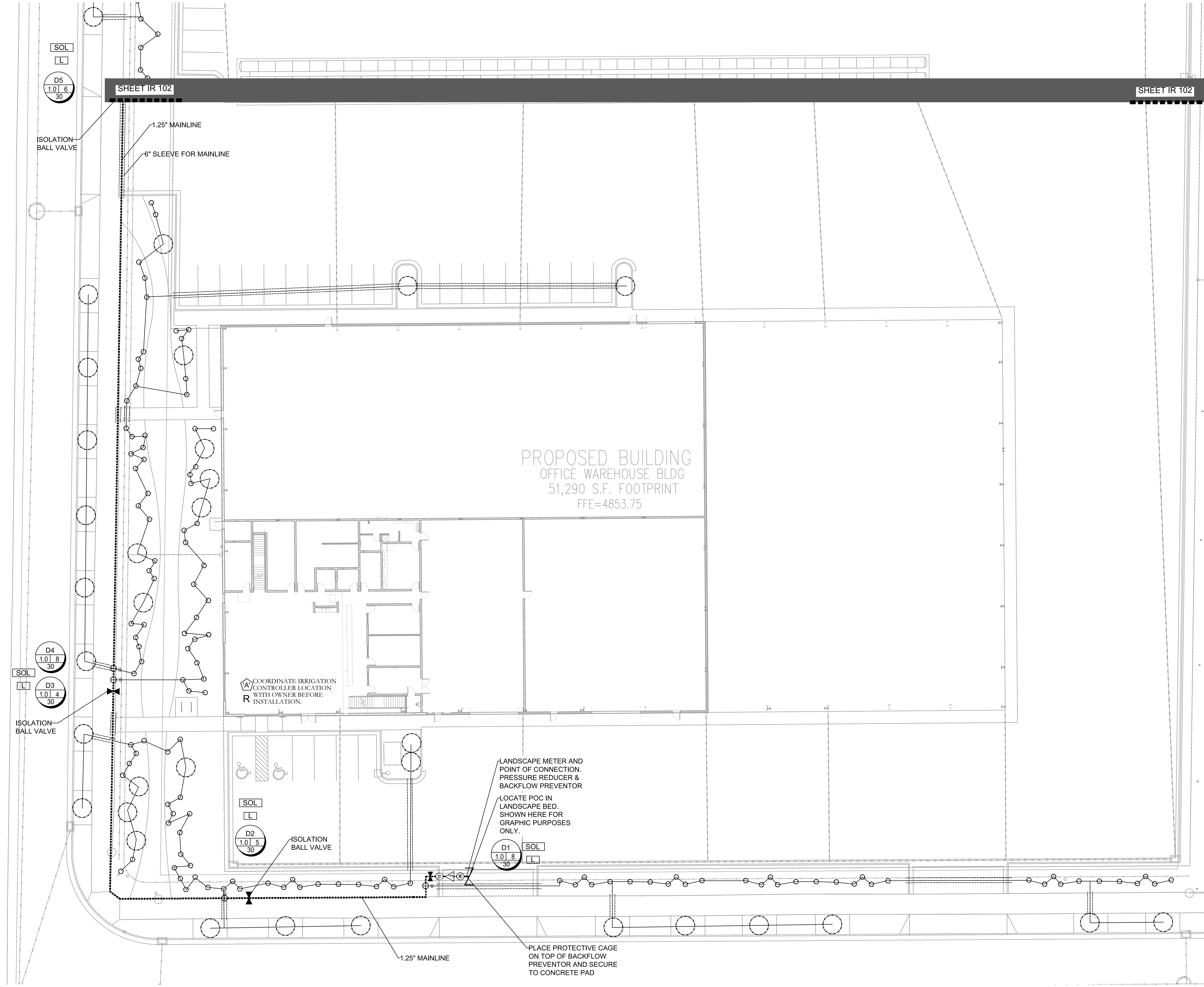
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 12/4/2023

IRRIGATION PLAN

PERMIT SET

IR-102



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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.
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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=3/4", II=1", III=1 1/2". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
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DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	
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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
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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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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:
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PLAN INFORMATION

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PROJECT INFORMATION

LP-102
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LANDSCAPE ARCHITECT / PLANNER

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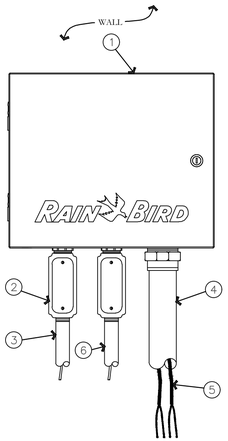
IRRIGATION PLAN

PERMIT SET

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.

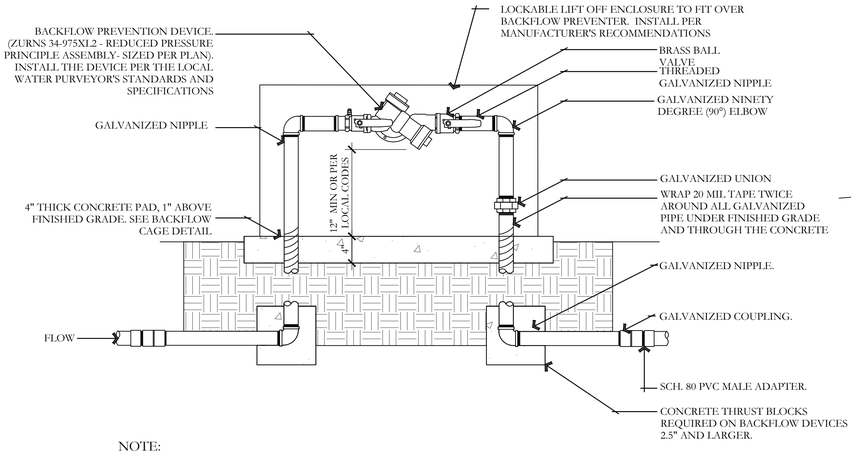
KEY SPECIFICATIONS

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

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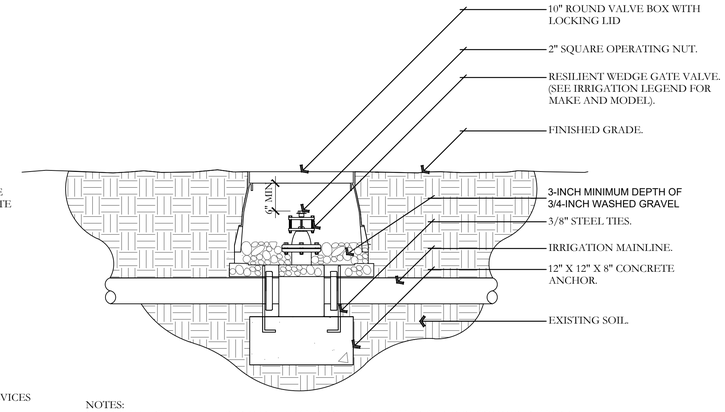
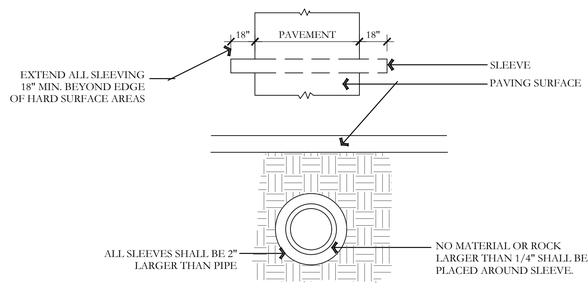


NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

C GATE VALVE AND ANCHOR DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL

NOT TO SCALE

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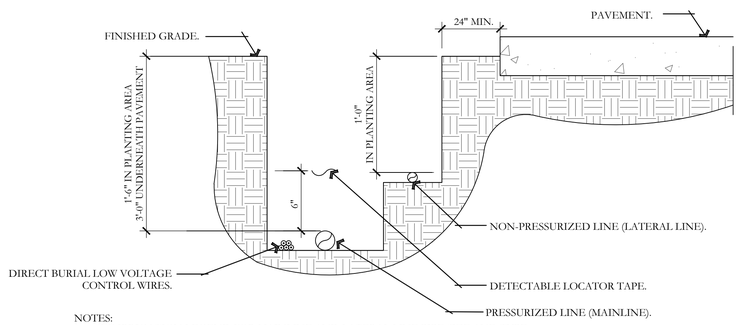

NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

E IRRIGATION TRENCHING DETAIL

NOT TO SCALE

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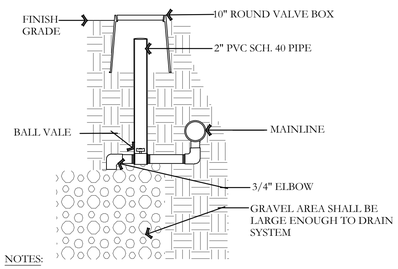

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL

NOT TO SCALE

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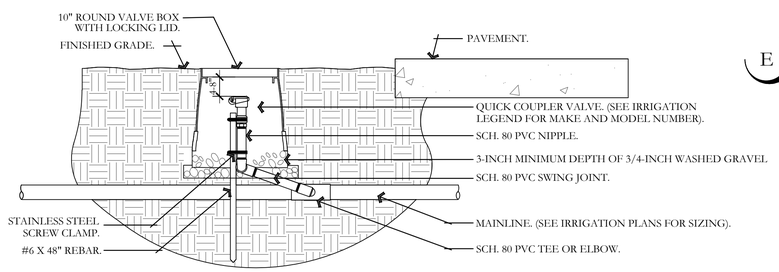

NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL

NOT TO SCALE

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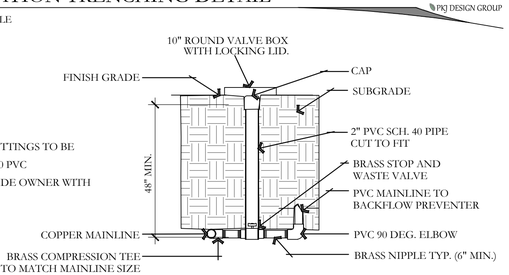

NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL

NOT TO SCALE

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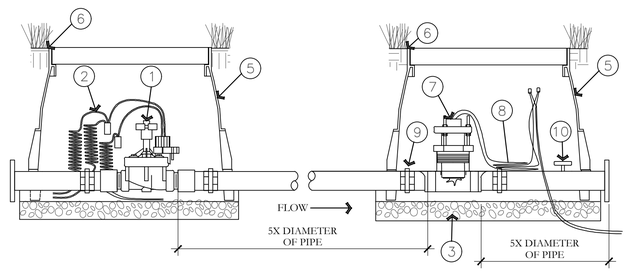
1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
4. FINISH GRADE
5. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
6. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
7. PVC PIPE 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

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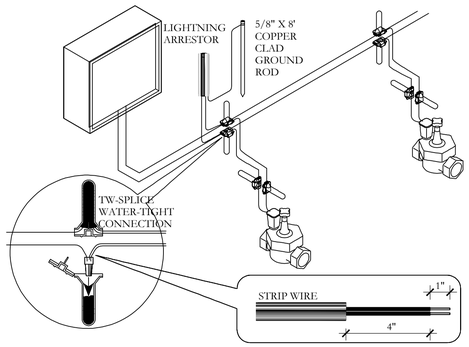
IR-501



J 2-WIRE CONNECTION DETAIL

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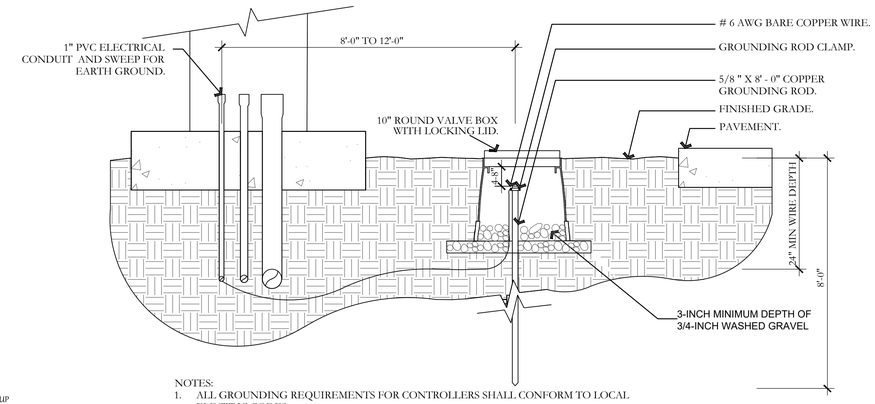

NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE 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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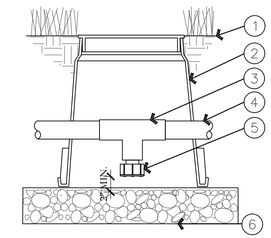

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

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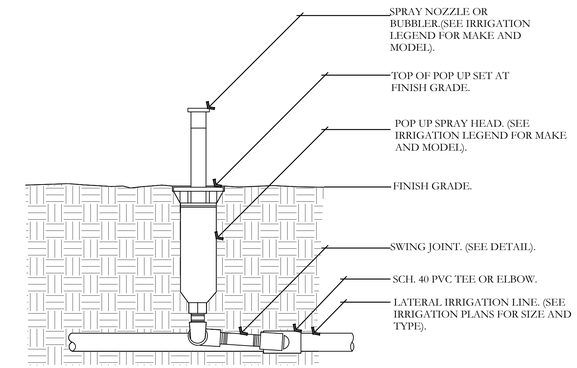

NOTE:
1. 4" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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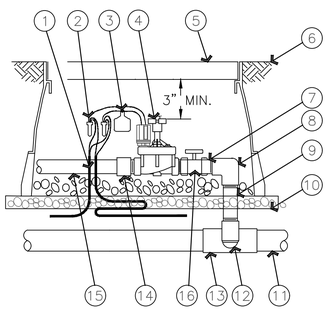

1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
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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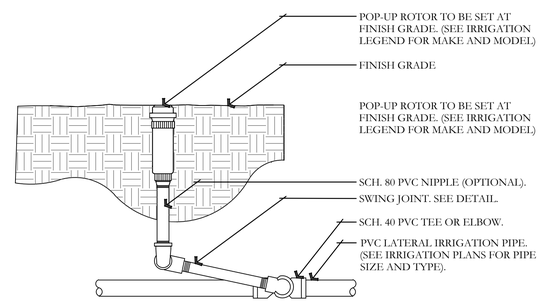

NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

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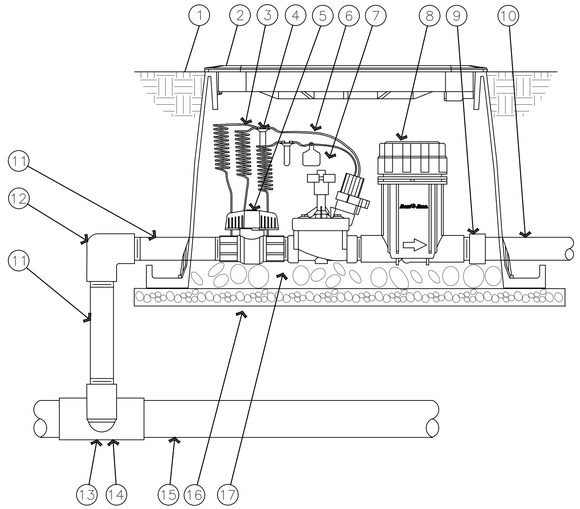
LICENSED LANDSCAPE ARCHITECT
JEREMY AINSWORTH
8128121-5301
12/4/2023
ELECTRONIC SEAL
STATE OF UTAH

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

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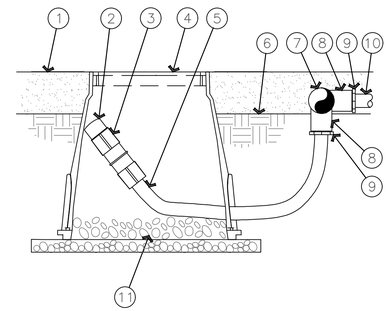

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE 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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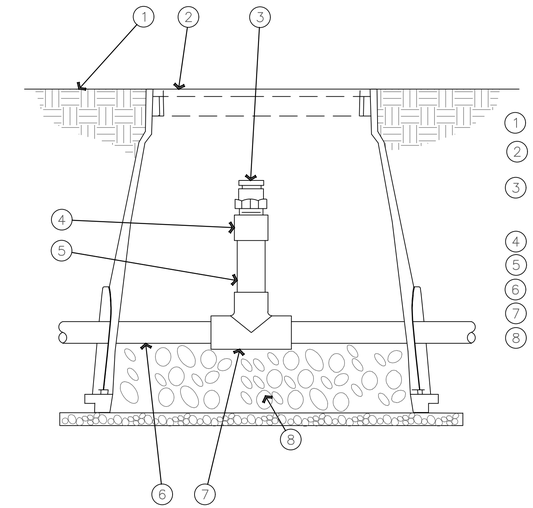

1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE

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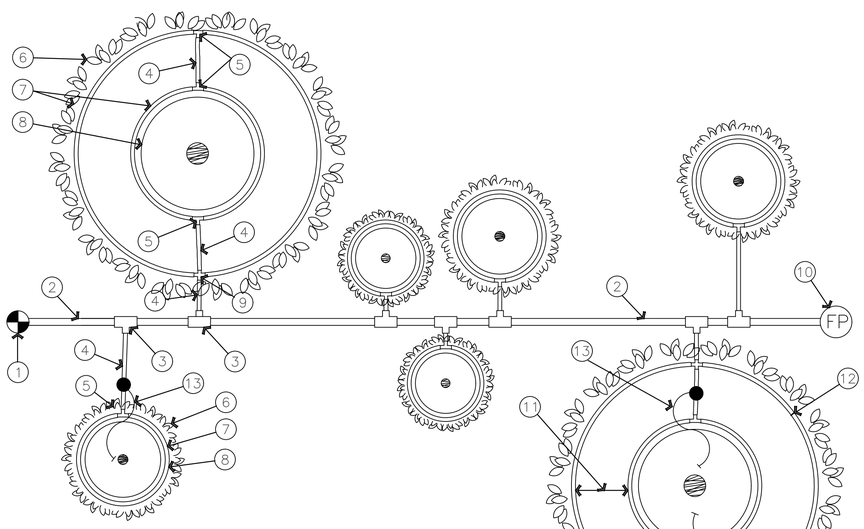

1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (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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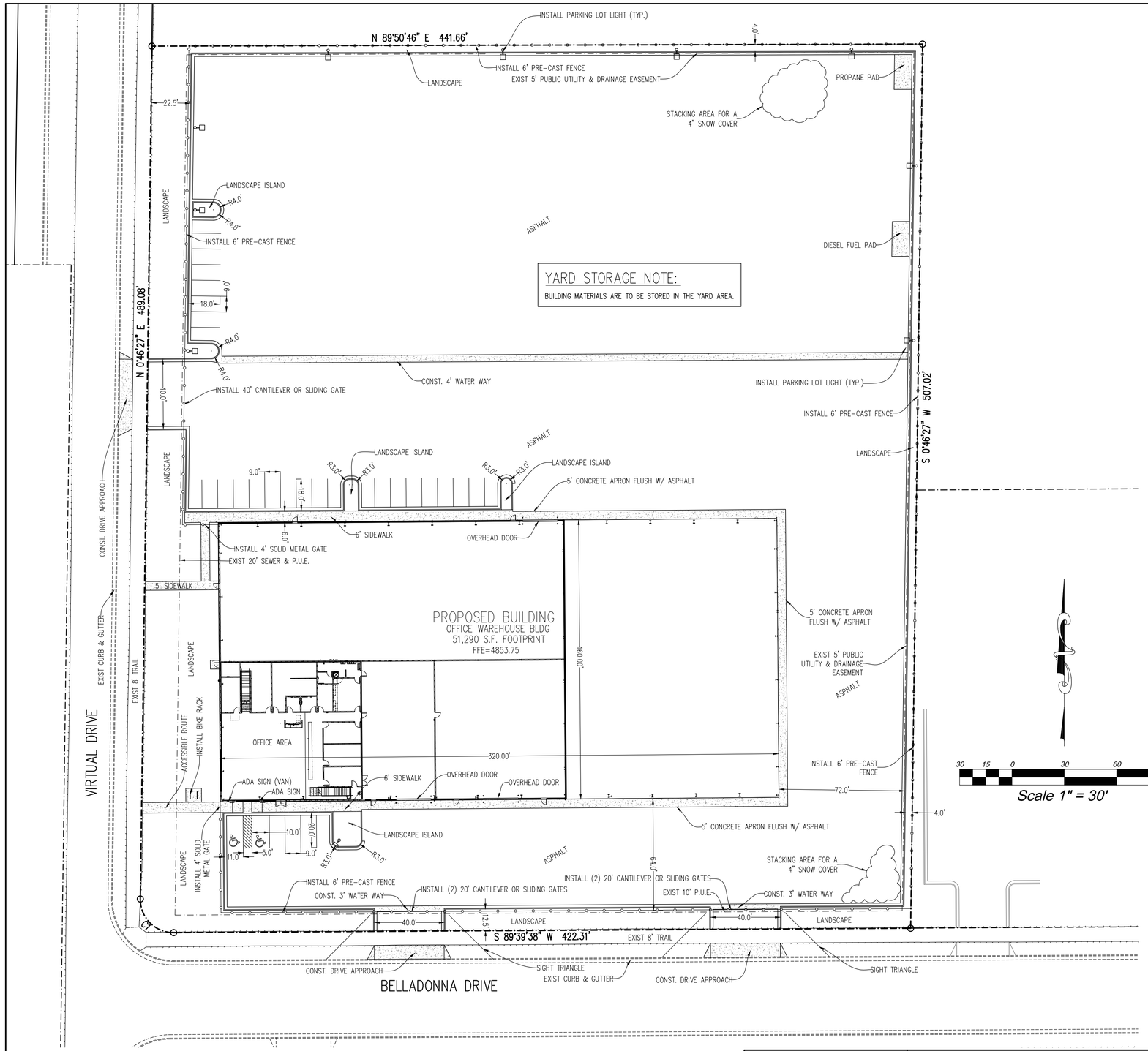
CHECKED:	JMA
PLOT DATE:	12/4/2023

IRRIGATION DETAILS

PERMIT SET

IR-503



SIGNAGE NOTE:

SIGNAGE IS TO BE BUILDING MOUNTED.

BUILDING NOTES:

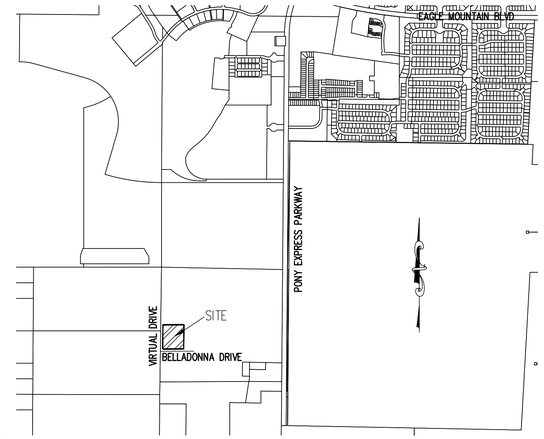
BUILDING CONSTRUCTION TYPE: II-B
BUILDING HEIGHT: 33'-10"

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

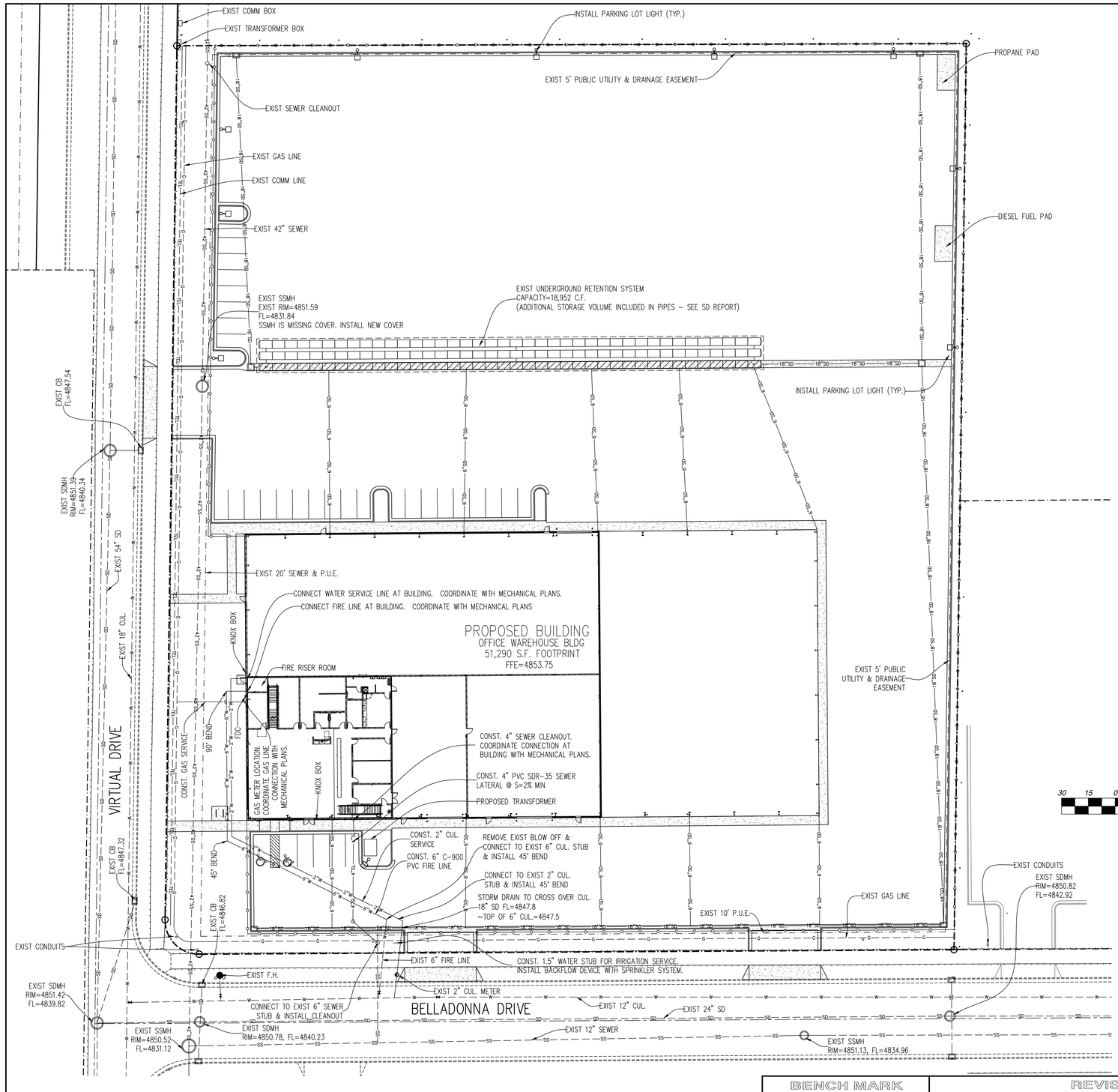
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

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'

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.
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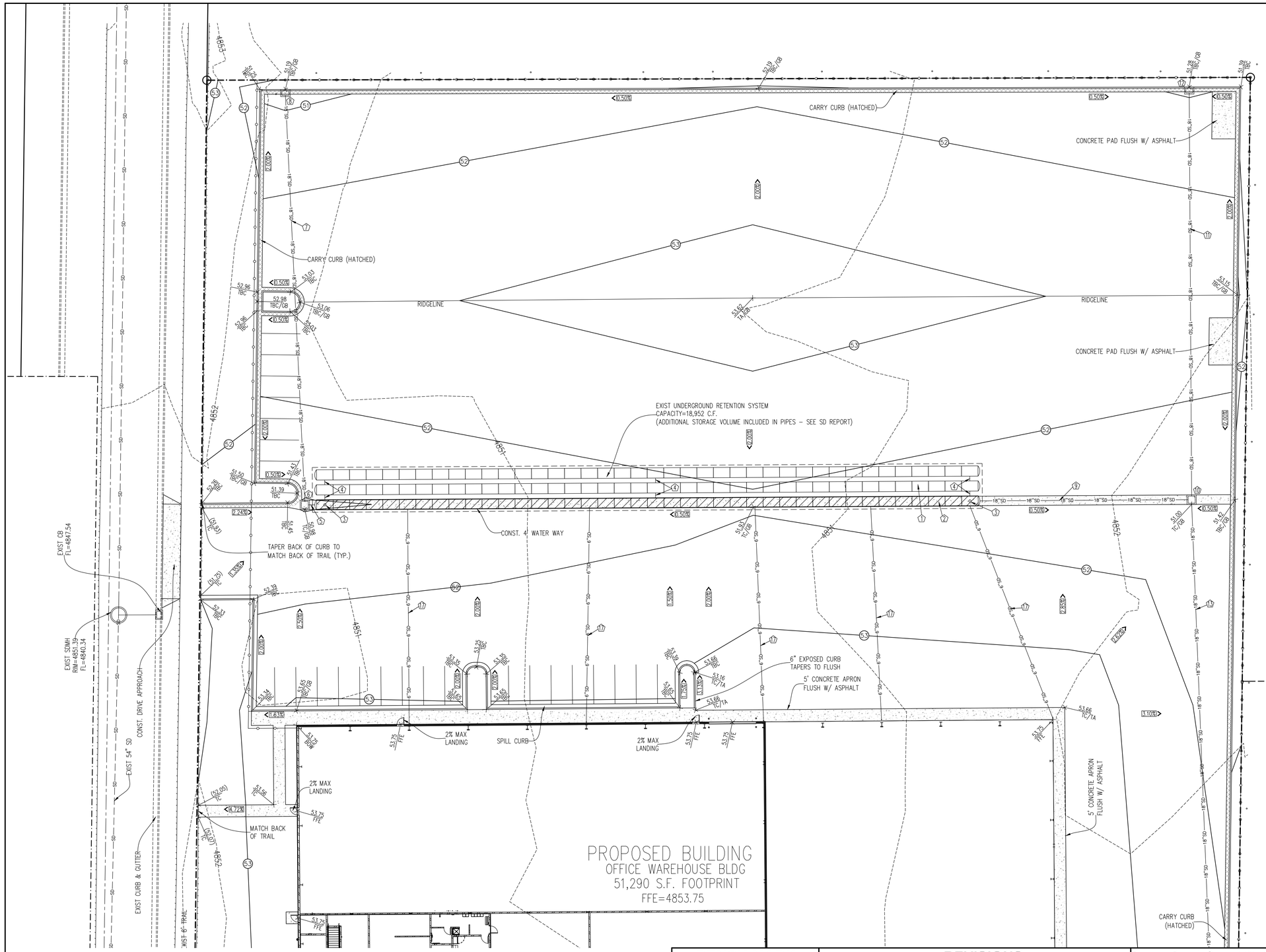
L.K.L. Associates, Inc.

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
9. CONST. 88.1 L.F. 18" ADS HP STORM PIPE @ S=0.4%
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11. CONST. 170.7 L.F. 18" ADS HP STORM PIPE @ S=0.4%
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13. CONST. 311.9 L.F. 18" ADS HP STORM PIPE @ S=0.2%
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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'

Know what's below. Call before you dig.

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NORTHWEST CORNER, SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
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Rev.	Date	Description
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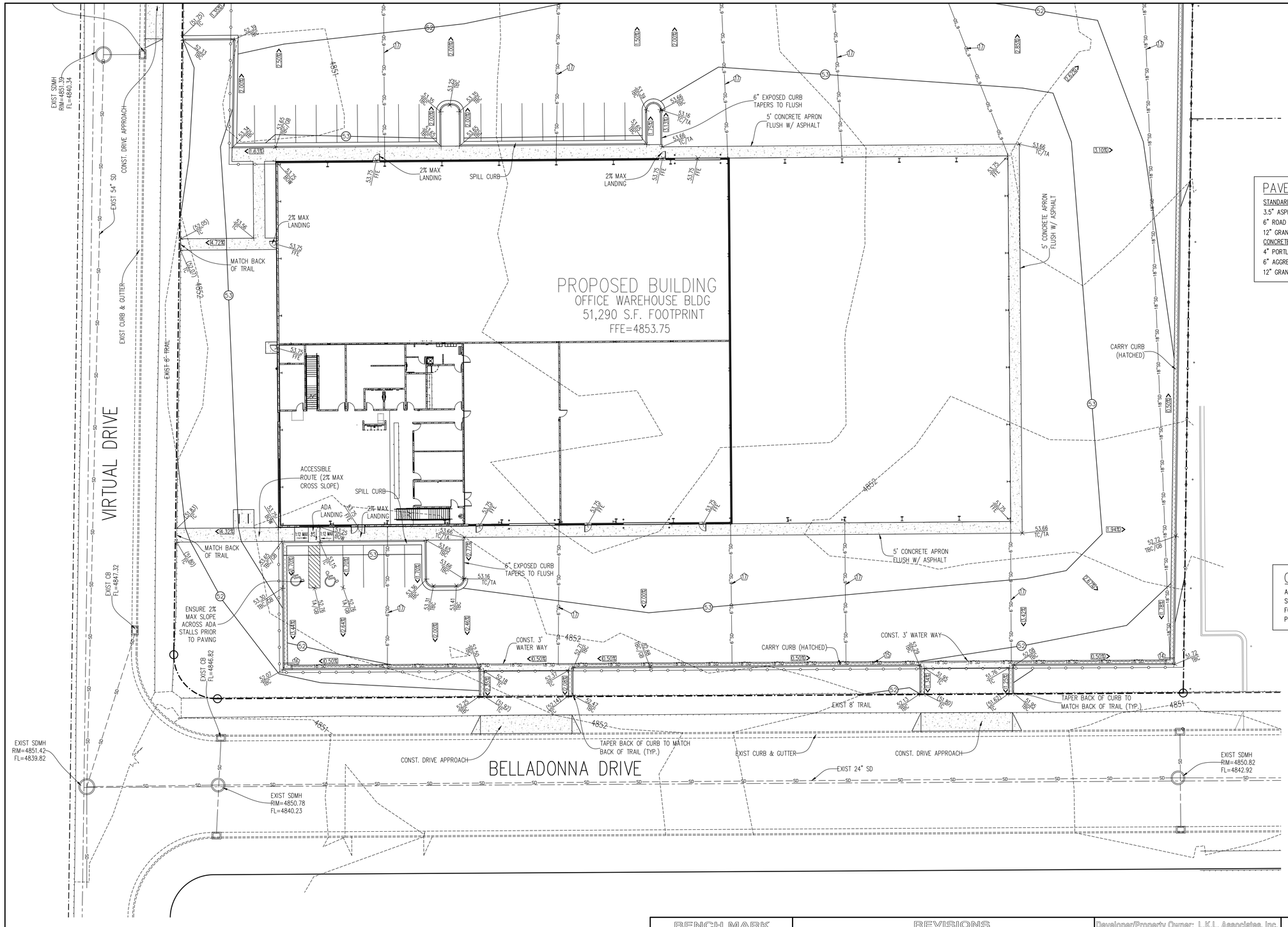
P: (801) 756-4504; david@excelcivil.com

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.

GRADING & DRAINAGE PLAN (NORTH)

Scale: 1"=20'
Date: 03/09/23
C3



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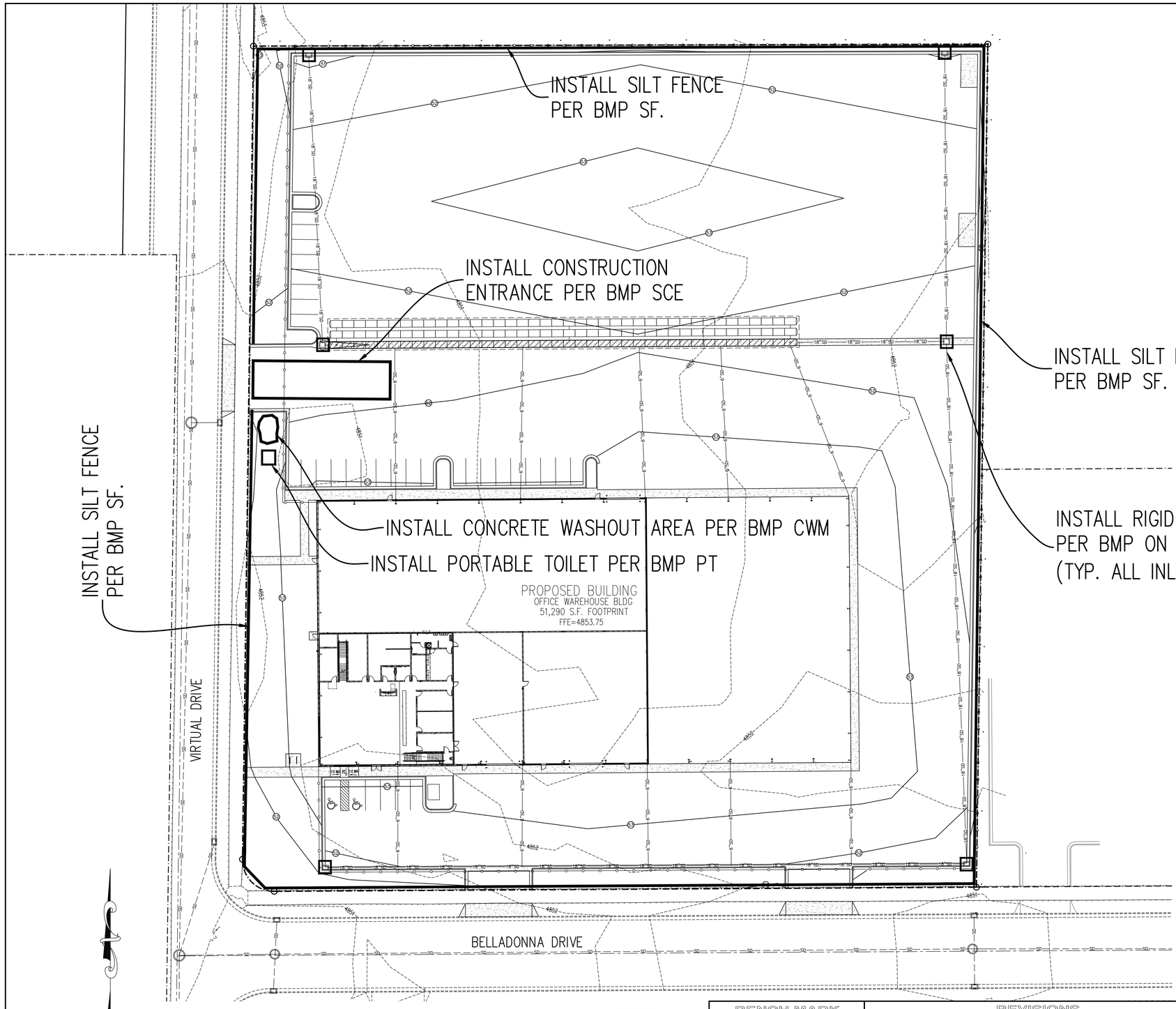
20 10 0 20 40 60

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

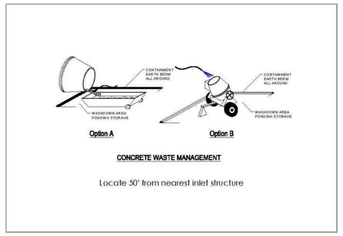
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

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.

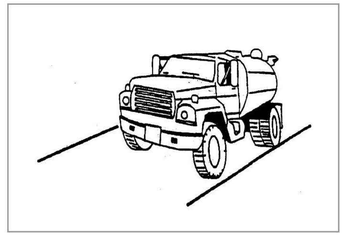
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, 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



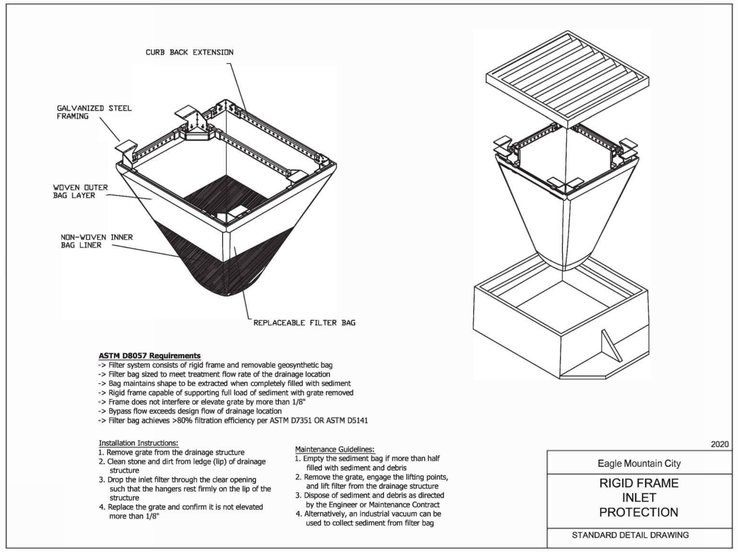
DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

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.

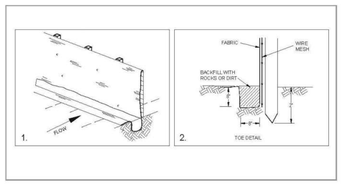
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

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

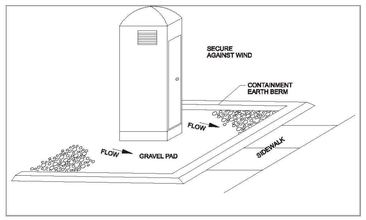
INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with 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.

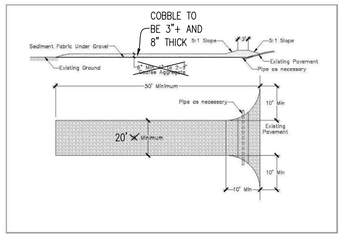
INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection 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

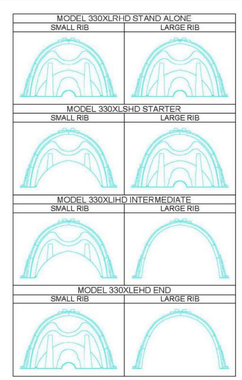
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM 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.

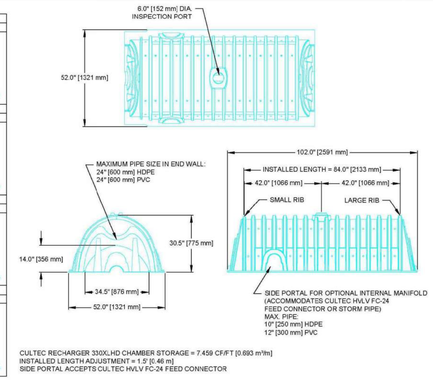
CULTEC NO. 4800™ WOVEN GEOTEXTILE

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

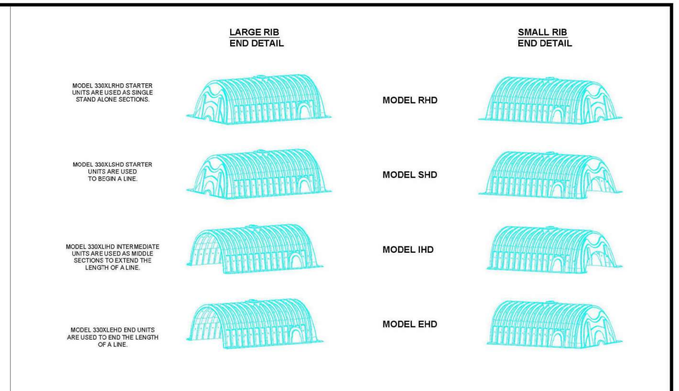
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ 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.





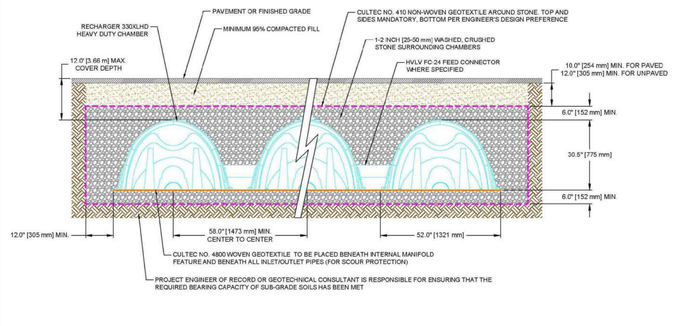
330XLHD 2.0

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



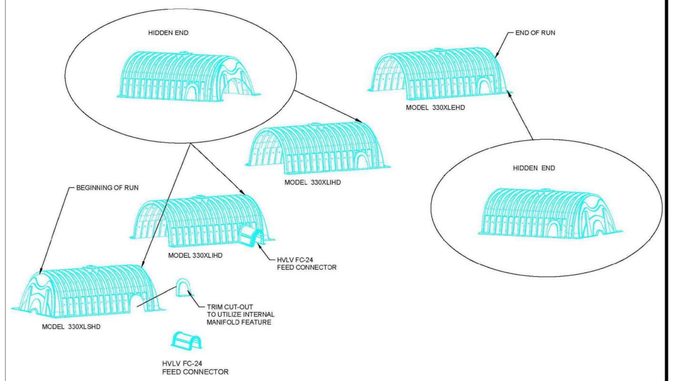
330XLHD 3.0

CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION



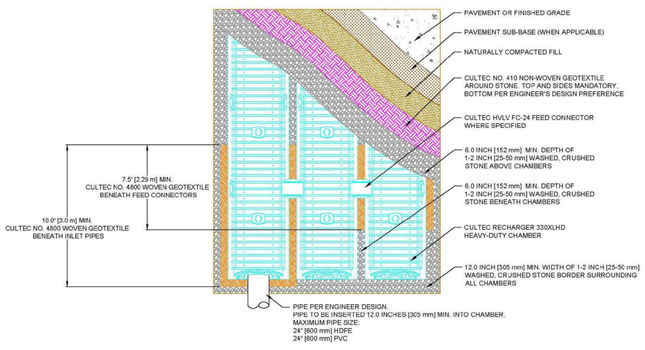
330XLHD 4.0

CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION



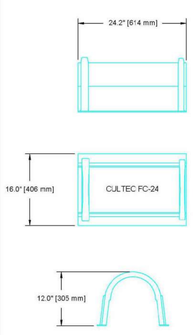
330XLHD 5.0

CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK



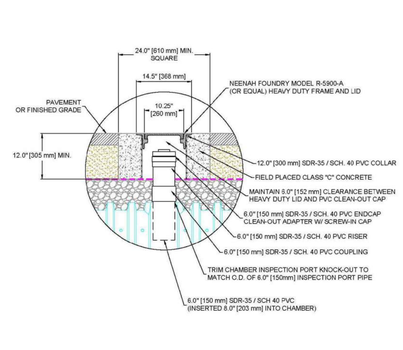
330XLHD 6.0

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW



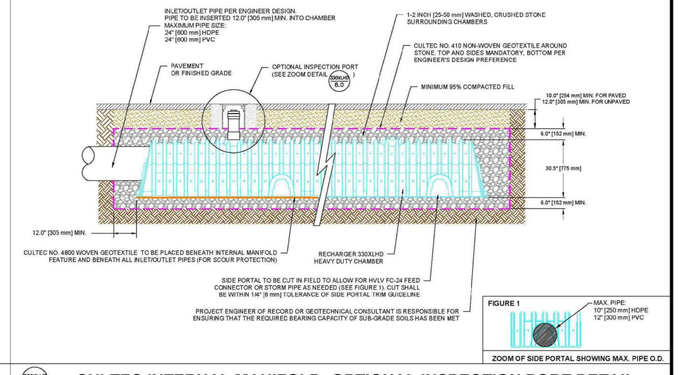
330XLHD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW



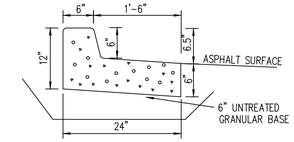
330XLHD 8.0

OPTIONAL INSPECTION PORT- ZOOM DETAIL



330XLHD 9.0

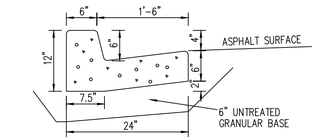
CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

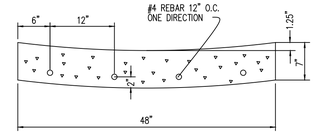
NOT TO SCALE



6" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

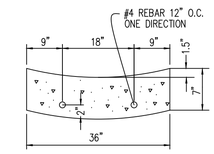
CARRY CURB

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

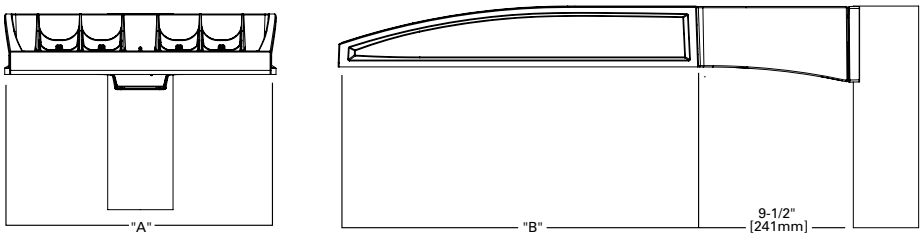
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

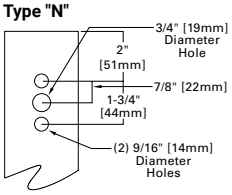
Dimensional Details

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

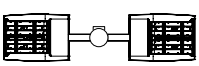
McGraw-Edison

GALN Galleon II

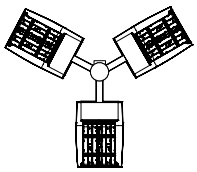
Mounting Details

Pole Configuration Options

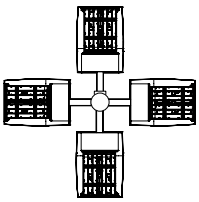
2 @ 180°



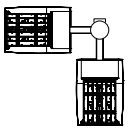
3 @ 120°
(Round poles only)



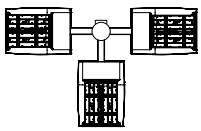
4 @ 90°



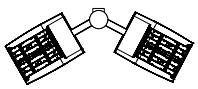
2 @ 90°



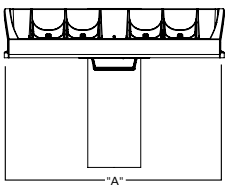
3 @ 90°
(Round or square poles only)

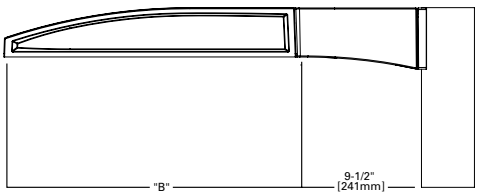


2 @ 120°
(Round poles only)



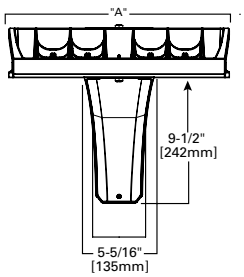
Quick Mount Arm (QM) *

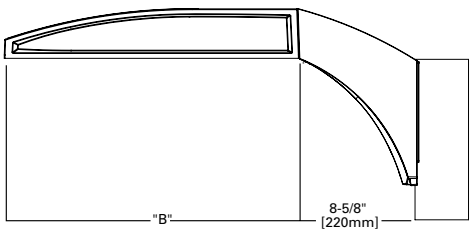




*NOTE: Use Type N drilling pattern

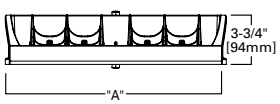
Upswept Arm (UP) *

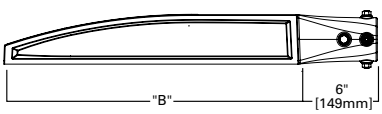




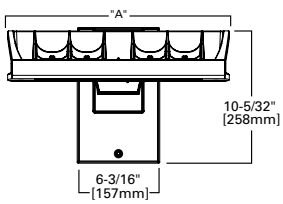
*NOTE: Use Type N, R or M drilling pattern

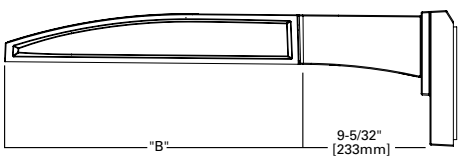
Mast Arm, Fixed (MA)





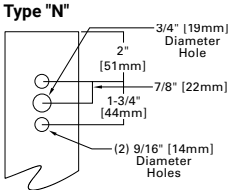
Wall Mount, Fixed (WM)



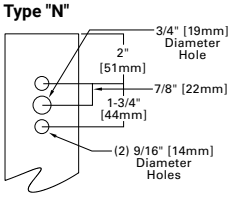


Pole Drilling Patterns

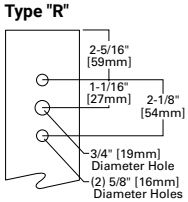
Type "N"



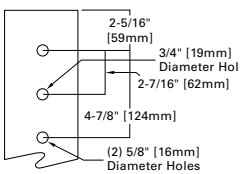
Type "N"



Type "R"



Type "M"

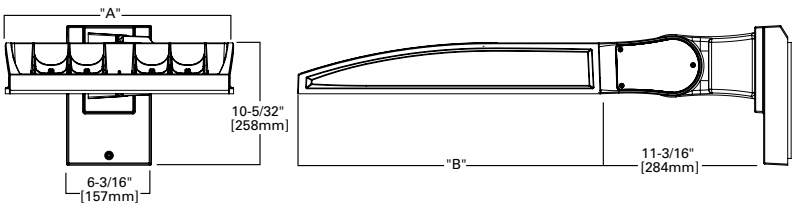


McGraw-Edison

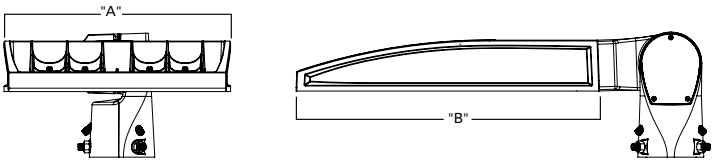
GALN Galleon II

Mounting Details

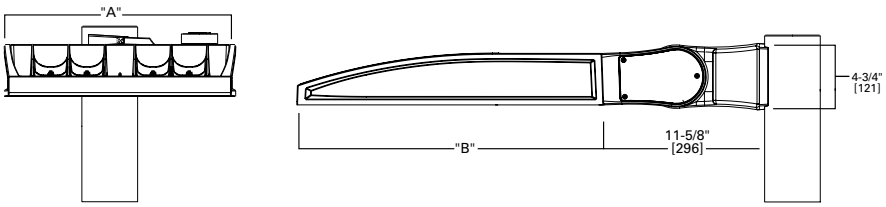
Wall Mount, Adjustable (WA)



Slipfitter, Adjustable (SP)

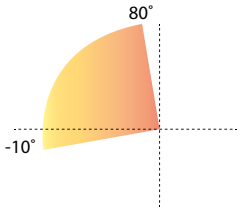


Pole Mount, Adjustable Arm (PA)



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

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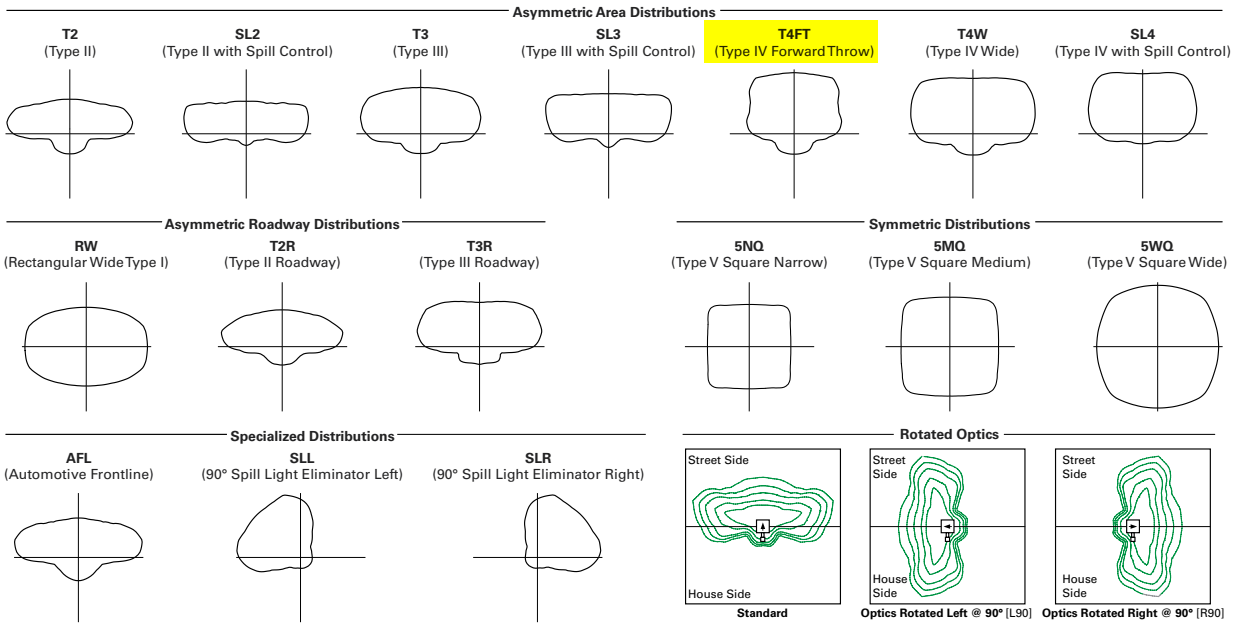
Optical Distributions



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

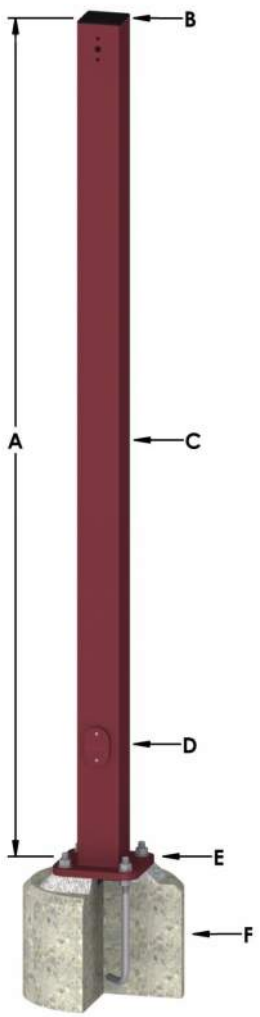
WPQLG23-116662

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

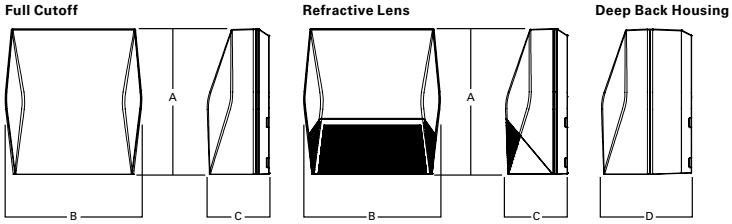
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

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

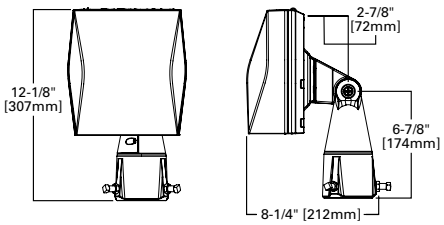
Model Series [1]			
Full Cutoff		**Refractive Lens**	
AXCS1A=14W	**AXCL10A**=102W	**AXCS1ARL**=14W	**AXCL10ARL**=102W
AXCS2A=21W	**AXCL12A**=123W	**AXCS2ARL**=21W	**AXCL12ARL**=123W
AXCS3A=27W	**AXCL6A-347V**=56W	**AXCS3ARL**=27W	**AXCL6ARL-347V**=56W
AXCS4A=44W	**AXCL8A-347V**=72W	**AXCS4ARL**=44W	**AXCL8ARL-347V**=72W
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.

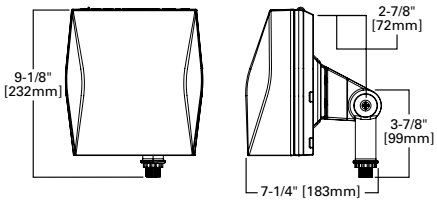
Lumark — AXCS / AXCL Axcent

Mounting Details

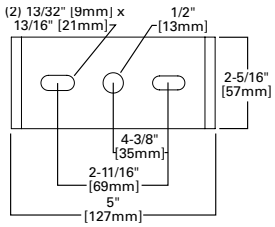
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | **EPA:** 0.60



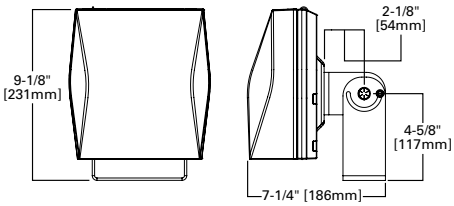
Knuckle Mount (Small)



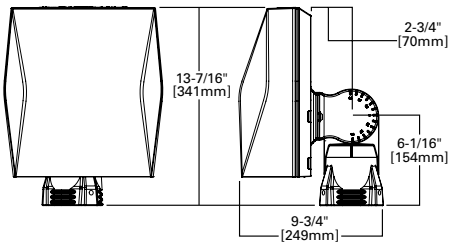
Trunnion Mount Detail



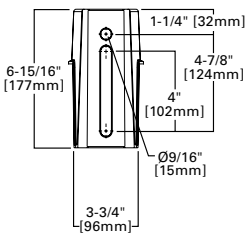
Trunnion Mount (Small)



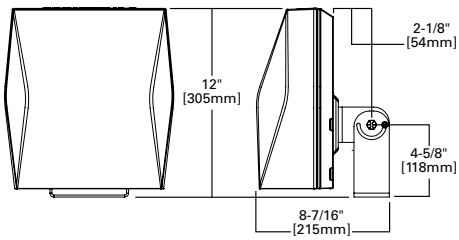
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | **EPA:** 1.10



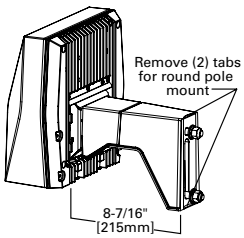
Pole Mount Arm Drill Pattern



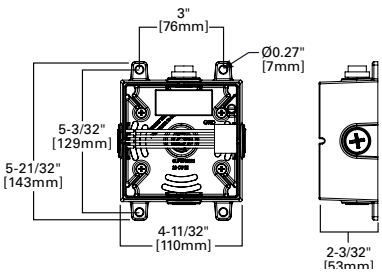
Trunnion Mount (Large)



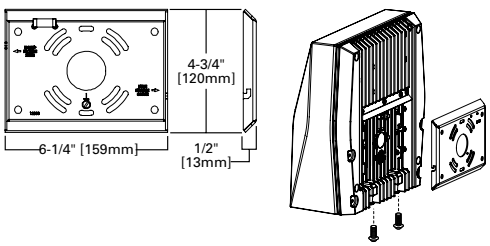
Pole Mount Arm (Large)
EPA: 1.10



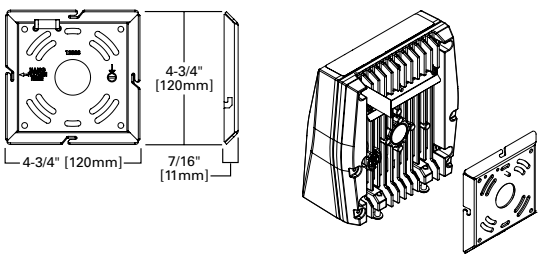
Lumen Select Back Box



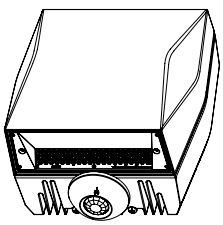
Wall Mount Plate Detail (Large)



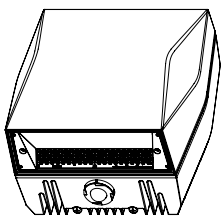
Wall Mount Plate Detail (Small)



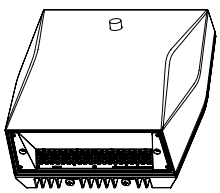
Enlighted Sensor



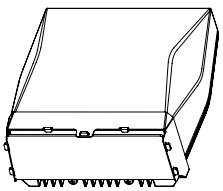
Occupancy Sensor



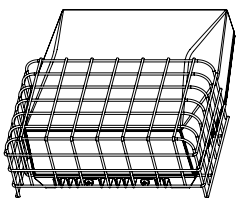
Button Photocontrol



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.

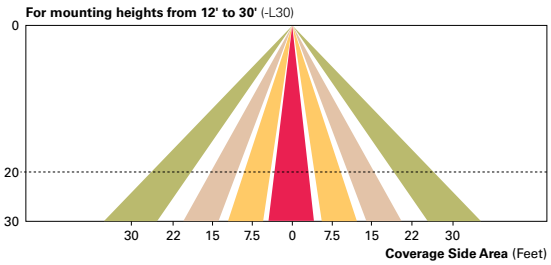
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the 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.

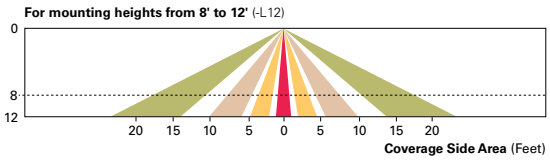
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

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)



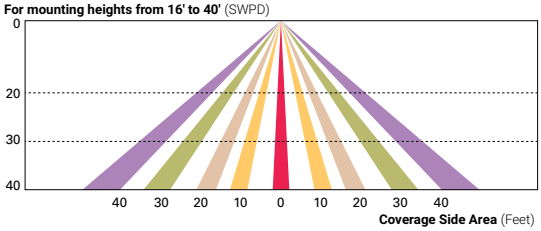
For mounting heights from 8' to 12' (-L12)



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).

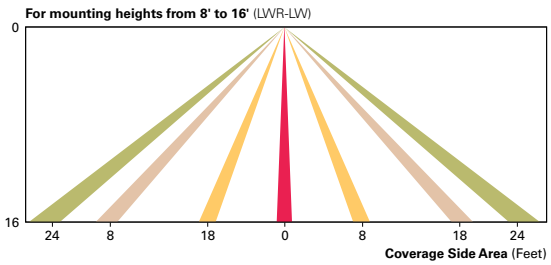
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 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)

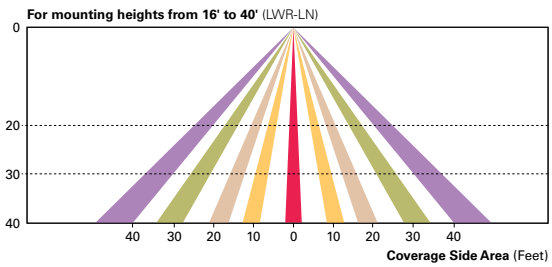


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data 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 **PLANNING COMMISSION MEETING** **FEBRUARY 27, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Wendys Ranches - Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Andrew Horne

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
Community Commercial	Commercial	0.95 acres	Oak Hollow

PUBLIC HEARING:
Yes

PREPARED BY:
Caden Lyon, Planning

PRESENTED BY:
Caden Lyon

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Wendy's Ranches site plan with the following conditions of approval: 1) that the pedestrian crosswalk is sufficiently illuminated to comply with EMMC 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation, and 2) that lighting on the building is found to be compliant with Chapter 17.56.

BACKGROUND:
This request is for site plan approval of a restaurant chain building to be used by Wendy's restaurant. The subject property is platted as Lot 4, Plat 3 of Carson Commercial Subdivision which was recorded November 2020. The site address is 4302 Pony Express Parkway and is 0.95 acres.

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 although it abuts residential properties, has provided sufficient screening to prevent light from passing into adjacent properties. Therefore it complies with 17.100.050.B.

C. Access Requirements: The building is accessed via Pony

Express Pkwy, public right-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.

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

17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. **Complies.**

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. **Complies.**

17.72.030.B requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. **Complies.**

Architectural Standards:

It is the opinion of staff that the elevations comply with code and are in harmony with approved existing building architecture. All architectural requirements of the building found in Chapter 17.72.040, such as building articulation, etc., are also code compliant

All outdoor lighting shall comply with Chapter 17.56 EMMC. Complies except for a few situations that will be addressed as conditions of approval.

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.

PLANNING COMMISSION ACTION/RECOMMENDATION:

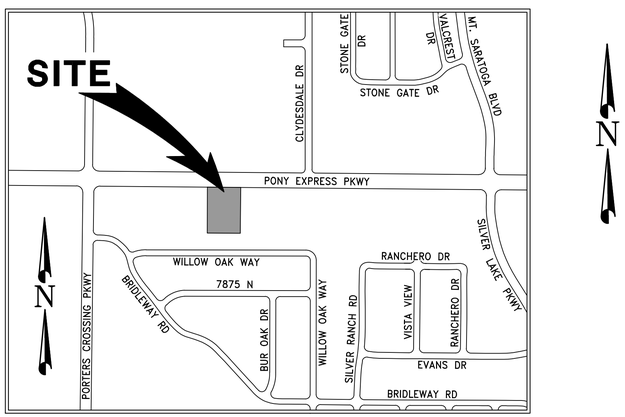
ATTACHMENTS:

WENDY'S EAGLE MOUNTIAN - CIVIL SITE SET - 02-14-24.pdf

Wendy's

4302 E PONY EXPRESS PKWY
EAGLE MOUNTAIN, UTAH

SITE IMPROVEMENT PLANS (CIVIL PACKAGE)



VICINITY MAP
N.T.S.

ISSUE DATE	DESCRIPTION	REVISION
01/22/24	CITY SUBMITTAL #1	
02/14/24	CITY SUBMITTAL #2	A

INDEX OF SHEETS

REVISION						SHEET NO.	SHEET
		D	C	B	A		
					A	C0.0	COVER SHEET
					A	1 of 1	ALTA/ACSM LAND TITLE SURVEY
					A	C0.1	GENERAL NOTES
					A	C0.2	CIVIL SPECIFICATIONS
					A	C0.3	EAGLE MOUNTAIN GENERAL NOTES
					A	C1.0	SITE PLAN
					A	C2.0	GRADING PLAN
					A	C3.0	UTILITY PLAN
					A	C4.0	EROSION CONTROL PLAN
					A	C4.1	EROSION CONTROL DETAILS
					A	C5.0	SITE PAVING DETAILS
					A	C5.1	TRASH ENCLOSURE DETAILS
					A	C5.2	DRIVE THRU DETAILS
					A	C5.3	MISCELLANEOUS DETAILS
					A	C5.4	EAGLE MOUNTAIN STANDARD DETAILS
					A	C6.0	PHOTOMETRIC DETAILS
					A	L1.1	LANDSCAPE PLAN
					A	L1.2	IRRIGATION PLAN
					A	A1.0	BUILDING RENDERINGS
					A	A2.1	BUILDING ELEVATIONS
					A	A2.2	BUILDING ELEVATIONS
					A	–	PHOTOMETRIC PLAN

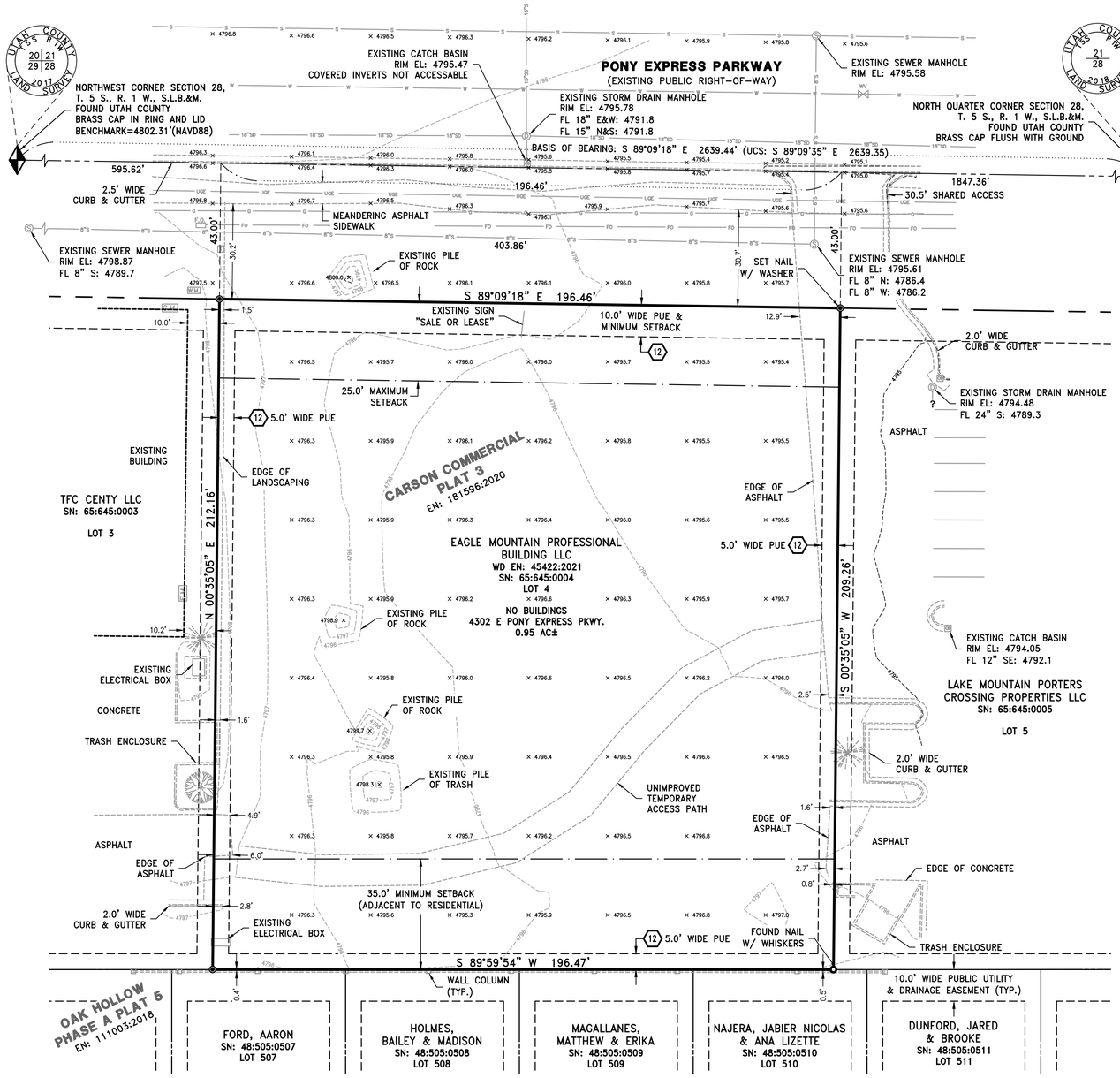
FOR

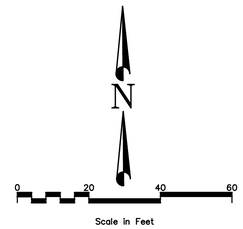
FLYNN RESTAURANT GROUP LLC

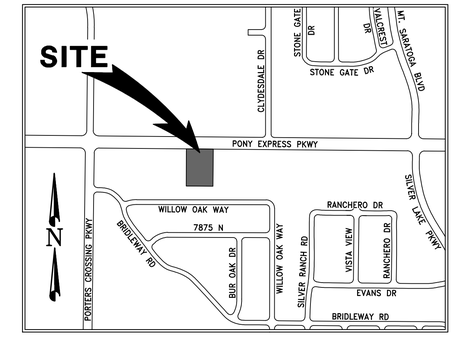
225 Bush Street, Suite 1800
San Francisco, CA 94104

PREPARED BY

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







Vicinity Map
Not to Scale

SURVEYOR'S NOTES

A. The subject property is located within an area identified as Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 49049C0300F (Not Printed), Effective Date: June 19, 2020, for Community No. 490258, City of Eagle Mountain.

B. A Zoning report or letter was not provided. The current zone from Eagle Mountain City's Zoning Lookup Map indicates the subject property lies within the Community Commercial (CC) District. Section 17.35.040 of the Eagle Mountain City Code discloses the following Setback Requirements: 1. Front Yard – 10' Minimum/25' Maximum, 2. Side Yard – None (Equal to building height if adjacent to residential), 3. Rear Yard – 20' (35' if adjacent to residential). Maximum Height: 50' (Measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures). Section 17.55.110 of the Eagle Mountain City Code indicates 1 parking stall is required per 125 sq. ft. of gross floor area for fast food/drive-thru restaurants.

C. No clearly identifiable parking spaces were observed.

D. Utilities shown have been located from visible indications surveyed on the subject property and from information provided. The surveyor has not physically located the underground utilities and makes no guarantees that the utilities shown hereon compromise all such utilities in the area either in service or abandoned.

E. Subject property has an existing 30.5' wide shared driveway access to Pony Express Parkway.

D. No evidence of recent earth moving work, building construction, or building additions were observed.

G. No evidence of proposed changes in street right of way lines or recent street or sidewalk construction or repairs were observed.

SCHEDULE B, PART II EXCEPTIONS

(Title Commitment No. NCS–1199181–OMHA, Dated: October 30, 2023)

1–9 Standard exceptions, not matters of survey and are not shown or addressed.

10 Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and there is reserved from the lands hereby granted, a right of way thereon for ditches and canals constructed by the authority of the United States, as disclosed within that certain Patent recorded May 11, 1921 as Entry No. 2880 in Book 212 at Page 94 of Official Records.
Survey Findings: The surveyed property lies within the area described in the exception document.

11 Reserving and Excepting unto Jacob Investment Company, its successors and assigns forever, all interest in and to all oil, gas petroleum, naptha, other hydrocarbon substances and minerals of whatsoever kind and nature in, upon or beneath the subject property, together with the right of entry and all other rights, including all rights of way and easements which may be necessary for the development, production and removal of all such substances and minerals and the full enjoyment of the interests so reserved, as disclosed in that certain Warranty Deed recorded May 9, 1955 as Entry No. 6025 in Book 680 at Page 251 of Official records.
Survey Findings: The surveyed property lies within the area described in the exception document.

(12) Easements, notes and restrictions as shown on Carson Commercial Plat 3 subdivision plat recorded November 16, 2020 as Entry No. 181596:2020 in Book 65 of Plats at Page 645.
Survey Findings: Plat depicts 10' wide public utility easements along the front of the lots and 5' wide public utility easements along the sides and rear of the lots and are shown.

13–17 Not matters of survey and are not shown or addressed.

SURVEYOR'S CERTIFICATE:

To Wend Salt Lake, LLC,; FRG Group; First American Title Insurance Company; First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18 & 19 of Table A thereof. The fieldwork for this survey was completed on October 17, 2023.

RECORD DESCRIPTION:
(Title Commitment No. NCS–1199181–OMHA, Dated: October 30, 2023)

LOT 4, CARSON COMMERCIAL PLAT 3, A SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

Parcel Serial No. 65:645:0004

Date: November 20, 2023

PROFESSIONAL LAND SURVEYOR No. 501180 DON KURT ROUNDY STATE OF UTAH

Don K. Roundy, PLS
License No. 501180

NARRATIVE:

An ALTA/NCPS Land Title Survey was requested by Wend Salt Lake LLC as a part of future design considerations.

A commitment for title insurance prepared by First American Title Insurance Company (Commitment No. NCS–1199181–OMHA, Dated: October 30, 2023) was provided and relied upon for the preparation of this survey.

The monuments shown on the Official Plat of Carson Commercial Plat 3 Subdivision, recorded on November 16, 2020 as Entry No. 181596:2020 as Map No. 17373 have been used to control the location of the subject property.

The vertical benchmark for this survey is the Utah County Monument found marking the Northwest corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian, having a G.P.S. R.T.K. NAVD88 elevation of 4802.31, using the U.G.R.C. V.R.S. Solution.

BASIS OF BEARING:

The Basis of Bearing for this survey is S 89°09'18" E measured between the Northwest Corner and North Quarter Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian as shown on the Official Plat of Carson Commercial Plat 3 Subdivision, recorded on November 16, 2020 as Entry No. 181596:2020 as Map No. 17373.

REFERENCES INCLUDE:

1. Commitment for title insurance prepared by First American Title Insurance Company (Commitment No. NCS–1199181–OMHA, dated: October 30, 2023) & associated documents.
2. Carson Commercial Plat 3 Subdivision, recorded on November 16, 2020 as Entry No. 181596:2020 as Map No. 17373.
3. Oak Hollow Phase A Plat 5 Subdivision, recorded on November 20, 2018 as Entry No. 111003:2018 as Map No. 16338.
4. Record of Survey 16–233 prepared by Chad Poulsen with LEI dated January 18, 2016.
5. Record of Survey 96–232 prepared by Dennis Jensen dated July 5, 1996.

LEGEND

- UTAH COUNTY SECTION CORNER (AS NOTED)
- SET REBAR W/CAP STAMPED "DOMINION ENGINEERING" (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MONUMENT (AS NOTED)
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EDGE OF EXISTING IMPROVEMENTS (AS NOTED)
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER VALVE, MAN HOLE, METER, FIRE HYDRANT
- EXISTING SEWER MAN HOLE
- EXISTING STORM DRAIN MAN HOLE, CATCH BASIN
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING FIBER OPTIC BOX
- EXISTING DECIDUOUS, EVERGREEN TREE
- (17) TITLE EXCEPTION REFERENCE NUMBERS
- 2185 EXISTING ONE FOOT ELEVATION CONTOUR LINE
- x 2184.8 EXISTING SPOT ELEVATION

DRAWN BCD 11.20.23 (DATE)	CHECKED DKR 11.20.23 (DATE)	**WEND SALT LAKE LLC**	**ALTA/NSPS LAND TITLE SURVEY 4302 PONY EXPRESS PARKWAY**
DESIGNED ____ (DATE)	(PROJECT ENGINEER)	**EAGLE MOUNTAIN, UTAH COUNTY, UTAH**	**LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN**
APPROVED ____ (DATE)	(PROJECT MANAGER)		

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

NO.	REVISIONS	BY	DATE
0	DRAWING RELEASED FOR REVIEW	DKR	11.20.23

PROJECT NO. 3738
SHEET NO. 1 of 1
FILE NAME: WENDY'S.EM
SCALE: 1"=20'

Path: P:\FLYNN - WENDYS EAGLE MOUNTAIN 3738\SURVEY\DRAWINGS\WENDYS EAGLE MOUNTAIN ALTA.dwg | plot date: November 20, 2023 | plotted by: brett

GENERAL NOTES

GENERAL NOTES:

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: THE EAGLE MOUNTAIN CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED. ALL AMENDMENTS THERETO TO DATE, AND THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN IT'S LATEST EDITION, THE M.U.T.C.D. MANUAL FOR STRIPING, UDOT FOR SIGNING AND TRAFFIC CONTROL, AND THE MANUAL FOR EROSION CONTROL, WHERE APPLICABLE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

13. THE CONTRACTOR AGREES THAT:

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

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

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

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

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

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

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

14. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

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

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

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

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

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

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

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

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

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

CLEARING AND GRADING NOTES:

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

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

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

DEWATERING NOTES:

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

UNDERGROUND UTILITIES:

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

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

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

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

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

6. THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:
   TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS
   TRENCHES WITH SLOPES ≥ 10% = DAMS AT 100' INTERVALS

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

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

GENERAL EROSION CONTROL NOTES

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

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

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

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

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

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

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

8. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS, SEVEN DAYS PER WEEK AS CONDITIONS DICTATE. THE CONTRACTOR WILL INCREASE EQUIPMENT AS NEEDED TO CONTROL DUST.

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

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

    HAULING TO APPROVED LAND FILL
    SHREDDING
    CHIPPING
    BURNING WITH APPROVED PERMIT

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

11. REMOVE NATIVE TREES WITHIN AREAS OF DISTURBANCE ONLY.

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

13. PLACE GEOTEXTILE STYLE SILT FENCES PRIOR TO ANY EXCAVATIONS INDICATED BY THE EROSION CONTROL DRAWINGS. THE EROSION/SEDIMENTATION CONTROL (E.S.C.) MEASURES SHOWN ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED.

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's.
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME

GENERAL NOTES

SHEET NUMBER

C0.1

PART 1 - GENERAL

1.1 PROJECT RECORD DOCUMENTS

A. Submit record documents indicating location and depth for water, sanitary sewer and storm sewer pipes, gas, and electric lines, and storm water detention (if required). Dimensions to be witnessed to the building corners. Locations shall be shown on a Site Plan Drawing with an accuracy of ±1 foot horizontal and 3" vertical. Record plans should also indicate pipe material and joints used.

1.2 PERMITS AND INSPECTIONS

A. All permits required by laws, ordinances and building codes having jurisdiction shall be obtained at the proper time by and at the expense of the Contractor.

B. Contractor shall obtain all inspections required by all laws, ordinances and public authority having jurisdiction.

1.3 SHOP DRAWINGS

A. Submit Shop Drawings for the following items:
1. Import fill, bedding and trench backfill.
2. Asphalt paving materials.
3. Sanitary sewer, water, storm sewer pipe materials.
4. Concrete mix design.
5. Stormwater detention materials (if required).

B. Contractor shall obtain all inspections required by all laws, ordinances and public authority having jurisdiction and shall obtain certificates of such inspections and submit same to the Architect and shall pay all fees, charges, assessment and other expenses in connection therewith.

C. Piping and equipment layout is schematic. Exact locations are determined by structural and other conditions. Design of system may not be changed. Only exact location of piping may be revised to suit construction condition and aid in coordination with work of other Contractors.

D. The materials and equipment installed in the work shall meet the requirements of the Contract Documents and no materials or equipment shall be ordered until reviewed by the Engineer and/or Architect.

E. When submitted for the Engineer and/or Architect's review, shop drawing shall bear the Contractor's certification that they have reviewed, checked and approved the Shop Drawings, that they are in harmony with the requirements of the Project and with the provisions of the Contract Documents and that they have verified all field measurements and construction criteria, materials, catalog number and similar data. Contractor shall also certify that the work represented by the Shop Drawings is recommended by the Contractor and the Contractor's guarantee will fully apply.

F. All Contractors submitting proposals for this Work shall be first examine the Site and all conditions therein. All proposals shall take into consideration all such conditions as may affect the Work under Contract. The submitting of a bid automatically implies that this examination of Site has been done.

G. Contractor shall verify location of utilities and note conditions which would affect the Work. All discrepancies shall then be reported prior to construction.

1.4 TESTING SERVICES

A. Testing services shall be performed by an independent testing agency selected by the General Contractor. Testing Agency Qualifications:
1. Approved by authorities having jurisdiction.
2. Agency whose primary business is materials and construction testing.
3. Objective, competent and independent from the Contractor performing the work to be inspected.
4. Having adequate equipment, periodically calibrated as required, to perform the special inspections.
5. Employing experienced personnel educated in conducting, supervising and evaluating special inspections similar in complexity to that required for the Project.

B. Testing services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for verification of compliance with Contract Document requirements.

C. General Contractor to coordinate and schedule the work of the independent testing agency. Notify the independent testing agency 48 hours prior to the expected time when testing services will be required. Establish schedule by advance discussion with the independent testing agency, determine the time required to perform tests and to issue findings.

D. Testing Agency to provide the General Contractor's superintendent with a draft copy of the daily report prior to leaving the Project Site each day. Provide typed copies of testing agency reports, inspections, and certifications within 5 business days to the Architect/Engineer's Office and General Contractor's Office by email.

1.5 TESTING REQUIREMENTS

A. Fine and Coarse Aggregates, Bedding and Backfilling Materials:
1. Sieve test to ensure compliance with the materials specifications.
2. Provide 1 test for each source of imported materials as directed by the Engineer.

B. Soil Compaction:
1. Minimum Frequency of Testing:
   a. Within the Building Footprint: Four tests of subgrade for each layer of fill
   b. Outside a Building Footprint: One test per 2,500 square feet of subgrade for each layer of fill.
   c. Utility Trenches: One test for every 50 linear feet of trench length at each lift.
   d. Curb and Gutter: One test for every 100 linear feet.
   e. Pavement Subgrade, Base Grade: One test for every 2,500 square feet for parking lot construction. One test at every driveway or curb cut location.
2. Predominately Granular Soils:
   a. Perform necessary laboratory and field testing required to verify compaction of fill, bedding, trench backfill and structure backfill in accordance with ASTM D1557.
   b. Verify the compaction of the first 12 inches of the existing subgrade below structures, utility structures, paved areas, and areas to be filled in accordance with ASTM D1557.
3. Predominately Cohesive Soils:
   a. Perform necessary laboratory and field testing required to verify compaction of fill trench backfill and structure backfill in accordance with ASTM D698.
   b. Verify the compaction of the first 12 inches of the existing subgrade below structures, utility structures, paved areas, and areas to be filled in accordance with ASTM D698.
4. Place no additional fill in areas where compaction results do not meet Specification requirements.

C. Bituminous Pavement Testing:
1. The Contractor shall have the testing agency's density technician and a density gage available whenever paving is occurring. This technician and gage shall monitor placement and compaction of asphalt to verify the maximum density possible is being achieved.
2. The testing agency shall take 1 core of new parking lot in a location to be determined by the General Contractor. The daily average in place density shall be 95.0% of the mixture's TMD or greater with a minimum density of 93% of TMD. Areas that are not compacted to the specified daily average will be evaluated by the GC and may either be removed or subject to a price reduction.
3. Thickness: In place compacted thickness tested in accordance with ASTM D3549.
4. Surface Smoothness: Test finished surface of each hot mix asphalt course for smoothness, using 10 foot straightedge applied parallel with and at right angles to centerline of paved area, or by measuring depths of bird baths immediately after a rain.
5. Workmanship: Finished Surfaces, Especially in High Visibility Areas: Smooth, free of cracks, raveling or spalling holes, rake or roller marks and depressions, or bird baths. Problem Areas Identified: Correct by removing, paving or reheating and re-rolling if possible.
6. Bird baths exceeding 1/4 inch deep and 10 sft shall be remedied by the Contractor.

D. Concrete Testing:
1. Point of sampling and the method of securing the Samples to be determined by the independent testing agency in accordance with ASTM C172.
2. Perform 1 slump test in accordance with ASTM C143 for each truckload of concrete.
3. Perform 1 air-entraining test in accordance with ASTM C231 or C173 for each truckload of concrete.
4. Test the concrete unit weight in accordance with ASTM C138 or C567, as applicable.
5. Test the air content and fresh concrete temperature of each set of concrete cylinders.
   a. Concrete Cylinder Testing to be in accordance with ASTM C31 and C39. Perform one test for each 150 cubic yards (or fraction thereof) of each class of concrete placed each day.
   b. Concrete Cylinder shall consist of 4 inch standard cylinders.
   c. Test one of the cylinders at 7 days and second cylinders at 28 days. Save third cylinder as a spare if needed.
   d. Acceptance and evaluation of the concrete shall be based on ACI 301.
6. Workmanship: Finished surface free of cracks, stone holes, chips, footprints, graffiti, animal tracks or bird baths.

PART 2 - EARTHWORK

2.1 Imported Fill, Bedding, and Trench Backfill

A. Imported Fill:
1. Exclusive of rubble of gray or blue clay, peat, organic matter, frozen lumps, stone due, limestone, or slag.
2. Have a moisture content such that material is capable of being compacted to 95% maximum density.
3. Grading requirements:

Sieve Size	Total % Passing
3/8 inch	100%
#4	50 – 100%
#100	0 – 30%

B. Imported Pavement Aggregate:
1. DOT approved supplier and material.
2. 90% minimum crushed material.
3. Slag not allowed.
4. Grading requirements:

Sieve Size	Total % Passing
3/4 inch	100%
1/2 inch	50 – 75%
#8	20 – 45%
#200	4 – 8%

C. Imported drainage stone:
1. DOT approved supplier and material.
2. Grading requirements:

Sieve Size	Total % Passing
1/2 inch	100%
3/8 inch	90 – 100%
#8	0 – 5%
#200	< 30%

D. Imported bedding and trench backfill:
1. Exclusive of rubble of gray or blue clay, peat, organic matter, frozen lumps, stone due, limestone, or slag.
2. Have a moisture content such that material is capable of being compacted to 95% maximum density.
3. Grading requirements.

Sieve Size	Total % Passing
3/8 inch	100%
#4	50 – 100%
#100	0 – 30%

E. Native material used as fill, bedding, or trench backfill.
1. Exclusive of rubble of gray or blue clay, peat, organic matter, frozen lumps, stone due, limestone, or slag.
2. Have a moisture content such that material is capable of being compacted to 95% maximum density.
3. No rocks or lumps over 2 inch in greatest dimension.

F. Imported Soil:
1. Topsoil shall consist of friable surface soil reasonably free of grass, roots, weeds, sticks, stones, or other foreign materials.
2. The topsoil shall consist of sandy loam, with soil particles within the following percentages: clay; 0–25; silt; 25–50; sand; 50–70; decomposed organic matter; 5–10.
3. The clay content is optional.
4. The soil shall have a soil acidity range between a pH 5.0 to pH 7.0. The soil salinity shall not exceed 3 millimhos per centimeter at 25oC (as described by USDA Circular No. 982).

PART 3 - UTILITIES

3.1 WATER SERVICE MATERIALS

A. Pipe: Copper:
1. B 88, Type K, soft-temper.
2. Lay water service below local frost depth (if applicable).

3.2 STORM SEWER PIPE MATERIALS

A. Concrete Pipe (RCP):
1. Reinforced concrete: ASTM C76, Class III (unless otherwise indicated on Drawings).
2. Manufacturers: DOT approved manufacturer.
3. Joints: Rubber gasket, ASTM C443.

B. PVC Profile (corrugated PVC):
1. PVC ASTM F949 and F794.
2. Manufacturers: Contec, A-2000; or approved equal.
3. Joints: ASTM F477 double gasket, ASTM D3212.

C. PVC Closed Profile:
1. PVC ASTM F1804.
2. Manufacturers: Vylon pipe; or approved equal.
3. Joints: ASTM F477 gasket, ASTM D3212.

D. Corrugated Polyethylene (HDPE):
1. Pipe shall have smooth interior, annular exterior corrugations, per AASHTO M294, Type S.
2. Virgin pipe resin, cell classification 424420C or 435400C per ASTM D3350.
3. Joints shall be water tight per ASTM D3212 and ASTM F1417.
4. Gaskets shall be polyisoprene per ASTM F477.
5. Fittings shall conform to ASTM F2306 N-12 Mega Green WT 1B.
6. Manufacturers: Advanced Drainage Systems, Inc.; or Hancor-Blue seal WT 1B.

E. Aluminized Steel, Type 2 (Aluminum):
1. Aluminized Steel, Type 2 (Aluminum):
2. Aluminum material ASTM A929, ASTM B745, ASTM B790.
3. 16 gage (18 to 30 inch diameter); Asphalt-coated.
4. Manufacturers: CONTEC ULTRA FLOW; or approved equal.
5. Joints: Bell and spigot, gasketed joint, QUICK STAB.

F. Transition Fittings:
1. Duplex adapter and ring similar to Certainteed Catalog No. 58433 or approved equal.
2. Rubber or elastomeric sleeve and stainless steel band assembly fabricated to match outside diameters of pipes to be joined. Sleeves for cast iron pipe shall conform to ASTM C564. Sleeves for PVC pipe shall conform to ASTM C443.

3.3 SANITARY SEWER PIPE

A. Polyvinyl Chloride (PVC), Schedule 40 in conformance with ASTM D1785. Pipe joints shall be the same as the sewer. Service lead connections shall incorporate the use of "wye" branches. Tee branches are not permitted for onsite service leads.

B. Cleanouts: Provide cast iron ferrule and countersunk brass cleanout plug, with round cast iron access frame and heavy duty, secured, scoriated cast iron cover. Pipe to be schedule 40 PVC.

3.4 MANHOLES

A. Precast Concrete reinforced concrete in conformance with ASTM C478. Joints shall be rubber gasket per ASTM C443. Base Section: 6-inch minimum thickness for floor slab and 5-inch minimum thickness for walls and base riser section. Base section may be separate or integral with side walls. Riser Sections to be 5-inch minimum wall thickness, minimum 48-inch diameter, and lengths to provide depth indicated. Top Section to be eccentric cone type, unless concentric cone or flat top is indicated. Top of cone to match grade ring diameter. Grade Rings to be minimum thickness of 4 inches with minimum 24-inch internal diameter to match frame and cover. Steps to be modular iron reinforced propylene or aluminum and integrally cast into base, riser, and top sections sidewall at intervals in conformance with OSHA requirements. Frames and Covers to be ASTM A48-83, Class 35, heavy-duty, grey iron, 24-inch inside diameter by 7 to 9 inch riser with 4-inch minimum width flange, in compliance with local agency requirements or as indicated on Drawings.

3.5 CATCH BASIN AND CURB INLETS

A. Precast reinforced concrete shall conform to the requirements specified for manholes, depth as indicated on Drawings.

PART 4 - PAVING

4.1 ASPHALT MATERIALS

A. Supplied by a DOT Approved supplier.

B. All mixtures to be:
1. DOT approved mix designs for 20-year, 300,000 ESAL's (equivalent single axle load) design.
2. Utilize a minimum of 50% crushed stone.
3. Aggregate gradation requirements:

Sieve Size	Total % Passing
3/4 inch	100%
1/2 inch	75 – 95%
3/8 inch	60 – 90%
#4	45 – 80%
#8	30 – 60%
#16	20 – 50%
#30	15 – 40%
#50	10 – 25%
#100	5 – 15%
#200	3 – 6%

4. Air voids modified to 4% using regression for light traffic applications (if necessary).
5. Asphalt Cement: 5.5% to 6.5%.
6. PG: DOT approved for geographic region of project
7. Reclaimed Asphalt Pavement (RAP) as percent of total weight of the mixture:
   a. HMA Base: Maximum 35%. State DOT blending requirements; AASHTO M323.
   b. HMA Binder/Leveling: Maximum 25%. Use virgin binder one grade softer, for both high and low temperature, than specified if RAP greater than 20%.
   c. HMA Surface: Maximum 20%. No change in binder selection.
   d. HMA Mixtures with Polymer Asphalt: Maximum 10%.
   e. Greater than 25% RAP or Combination: Use virgin asphalt binder grade in accordance with State DOT blending requirements and AASHTO M 323.
8. Bond Coat: RS-2.

4.2 CONCRETE MATERIALS

A. Concrete: Ready Mix Concrete conforming to ASTM C-94.
1. Design mix to project normal-weight concrete consisting of Portland cement, aggregate, air entraining admixture and water to produce the following properties:
2. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated.
3. Air Content: 6 percent ±1 percent.
4. Slump 1-4 inch maximum.
5. Water/cement Ratio: 0.5 maximum.

B. Portland Cement: ASTM C 150, Type I.: Use same brand of cement throughout project.

C. Fly Ash: ASTM C618, Type F.

D. Aggregates: Grade aggregates according to ASTM C136 Class M, Exposure 4:
1. Coarse aggregate ASTM C33-55, Number 57.
2. Fine aggregate ASTM C33.

E. Water: Potable.

F. Admixtures:
1. Air Entraining Admixture: ASTM C 260, certified by manufacturer to be compatible with other required admixtures.
2. Calcium Chloride: Do not use calcium chloride in concrete. Do not use admixtures containing calcium chloride in concrete mixes.

G. Fiber:
1. Polypropylene, ASTM C1116 Type III.
2. Fiber mesh 300 e3, or equal.
3. Graded Length (3/4" – 2 1/2").
4. 1.5 lbs per cubic yard in dumpster pad slab area.

H. Expansion Joint Materials: Joint Filler: Shall be a preformed fiber joint material composed of blended, bonded, flexible and waterproof fiber meeting the requirements of AASHTO M213, or approved equal.

I. Liquid-Membrane Forming Curing Compound: Complying with ASTM C 309, Type I, Class A. Moisture loss not more than 0.055 gr./sq. cm. when applied at 200 square feet per gallon. Color shall be Clear or White.

J. Bonding Compound: Acrylic base, rewettable type.
1. Dayton Superior; Product – Superior Concrete Bonder (J-41).
2. Euclid Chemical; Product – Euco-Weld.
3. L & M Chemicals; Product – Everweld.

K. Joint Sealant Materials: Joint sealant shall be a gray elastomeric silicone or polyurethane sealant designed for concrete expansion and control joints conforming to ASTM C920, or approved equal.

L. Concrete Sealer: 'Scofield' cementone clear sealer. Apply per manufacturer's recommendations.

M. Optional Concrete Color Hardener: 'Scofield' Lithochrome, A33 "Classic Grey", apply per manufacturer's recommendations.

4.3 PAVEMENT MARKINGS

H. Marking paint shall meet Federal Specification GSA-FSSTT-P-115E Type 1.

I. Size and Color: 4-inch width, white, yellow, blue or other color depending on intended use. Color as indicated on the Drawings.

J. Traffic paint shall be spray type for stripe marking. Contractor may use one of the following:
1. Repcolite 47610 Traffic Marking Paint: – white and 47660 Traffic Marking Paint – yellow.
2. Sherwin Williams – Setfast Low VOC Acrylic Traffic Marking Paint TM 5623 (White), TM 5627 (Yellow).
3. See site plan and details for specific colors for different elements.

K. Thermoplastic Marking system: 90 mil thickness (minimum), continuous heat applied, double drop reflective media, 3M (or approved equal) All Weather.

4.4 ADA TRUNCATED DOMES

A. Install at all sidewalk ramps in public right of way, or as required by municipality. Materials shall comply with current ADA accessibility guidelines specifications.

B. Approved manufacturers:
1. Armor-tile, vitrified polymer composite (VPC).
2. East Jordan Iron Works (EJIW), Series 7005 cast-iron warning plate. Color: Brick Red, Federal Color No. 22144.
3. ADA Solutions, Inc. tactile warning surface, glass and carbons reinforced composite.
4. Duralast, detectable warning, cast iron plates.

PART 5 - LANDSCAPING MATERIALS

5.1 Plant Materials: Certified by state Department of Agriculture, described by ANSI Z60.1 and free of disease or hazardous insects. Nursery stock shall meet the USA Standards of Nursery Stock (USA Standard Z60.1, latest edition) as published by the American Association of Nurserymen.

5.2 MISCELLANEOUS LANDSCAPE MATERIALS

A. Slow Release Fertilizer for Trees and Shrubs: Slow release plant food tablets with a guaranteed analysis of 14-3-3, 17 grams with a 2 to 3 year duration, Woodace Briquets as manufactured by Vigoro Industries, Fairview Heights, IL, or approved equal. Install at rate of 6 tablets per 1-inch caliper of trunk. Install for shrubs per manufacturer's recommendations.

B. Wrapping Materials: Burlap or arboricultural tree wrapping paper of 40-pound weight or greater with crepe surface. Wrap shall be secured with twine or weather-tolerant tape or equal as approved by Civil Engineer.

C. Stakes: New 2 inch by 2-inch hardwood lumber stakes, cedar or galvanized steel posts, 6 feet in length minimum, pointed end. Only 1 type, wood or metal, shall be used.

D. Tree Supports: Noncorrosive, of sufficient strength to withstand wind pressure and resultant movement of plant life, minimum 12-gauge wire or flexible 2 to 3-inch-wide nylon or plastic straps.

E. Plant Protectors: Rubber sleeves of suitable length over cable to protect plant stems, trunks, and branches to be 1/2 inch inside diameter reinforced rubber hose. All sleeves shall be uniform in color.

F. Anti-Desiccant: An emulsion, which provides a protective film over plant surfaces, sufficiently permeable to permit transpiration. Delivered in containers of the manufacturer; they must be mixed in accordance with his directions. "Dow Wax" by Dow Chemical Company, and Wilt Proof by Nursery Specialty Products, Inc., Groton Falls, New York, or approved equals acceptable.

G. Tree, Shrub, and Parking Lot Island Mulch: Mulch shall be double shredded, non-dyed, hardwood free from deleterious materials and fine dust, suitable for top dressing of trees, shrubs, or plants. Shredded redwood bark (gorilla hair) or other materials susceptible to igniting shall not be used.

H. Weed Barrier Fabric: Polypropylene or polyester geotextile separation fabric, 3 oz./sq. yd. (101g/sq. m) minimum, composed of fibers formed into a stable network so that fibers retain their relative position. Fabric shall be inert to biological degradation and resist naturally encountered chemicals, alkalis, and acids.

I. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

J. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

5.3 MAINTENANCE

A. Maintenance shall be the responsibility of the Contractor throughout the warranty period until Final Acceptance.
1. Final Acceptance for Plantings: Certificate of Final Acceptance shall be executed after landscape plantings are reviewed by the Construction Manager, Civil Engineer, and Owner, one year from Substantial Completion, and have determined that the maintenance and warranty requirements have been satisfactorily performed. Following Final Acceptance, maintenance will be considered the responsibility of the Owner.
2. Maintenance by the Contractor shall include:
   a. Supplying necessary labor and equipment.
   b. Performing necessary watering, cultivation, weeding, pruning, wound dressing, disease and insect pest control, protective spraying, replacement of unacceptable material, straightening plants that lean or sag, adjustment of plants that settle or are planted too low, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all Work under this Contract.
   c. Visits to perform the foregoing Work shall be as necessary as the weather may require.
   d. d) Disease and Insect Pest Control: Inspect all plant materials as necessary to locate any disease or insect pest infestations. Upon the discovery of any disease or insect pest infestation, identify, or have identified, the nature or species of the infestation and submit the proposed method of control to the Construction Manager for approval prior to application of control measures.
   e. Removal of all support stakes and wrapping.

5.4 WARRANTY

A. Warranty all plant materials against defects, including unsatisfactory growth and death. This warranty does not include plantings damaged by others, or unusual phenomena or incidents that are beyond the Contractor's control.
1. At the end of the warranty period, all plants shall be alive and growing in a healthy, vigorous manner.
2. The Owner reserves the right to reject any plant materials that have lost major mature branches prior to final acceptance; and, therefore, no longer meet the specifications for quality as specified.

PART 6 - ELECTRICAL

6.1 COMMON WORK RESULTS FOR ELECTRICAL

A. Provide all materials and equipment and perform all labor required to install new complete electrical system as indicated on Drawings, as required by code and as specified herein.
1. Temporary service as required.
2. Primary distribution by electric company.
3. Secondary service and metering installation by contractor.
4. Telephone system conduit and cables as shown on the drawings.
5. Exterior lighting fixtures and lamps, installation and wiring.

B. This Contractor shall furnish all labor, materials and equipment necessary to install all of the 208/120-volt electrical service from the utility company transformer to the service entrance equipment, including cables, conduit, pull wire, and ground rod and sleeve. contractor shall coordinate installation of the main electrical disconnect with this Work.

C. Electrical equipment furnished by other trades or by this Contractor and specified in or indicated on Contract Documents shall be installed and connected by this Contractor, except as otherwise noted. Provide branch circuit connections to electrically operated equipment furnished by others as specified in or indicated on the Contract Documents. Temporary wiring for other Contractors shall be furnished and installed by this Contractor who shall be entirely responsible for the safe and satisfactory operation of said temporary wiring. Comply with latest requirements of Occupational Safety and Health Act (OSHA). Provide personnel ground fault protection on all temporary power and lighting circuits 30 amperes or less. Ground fault circuit interrupters on construction circuits are not required where circuit is a permanent circuit to be a part of the completed building. However, Contractor shall provide approved cord sets incorporating GFCI protection for personnel. Refer to the National Electrical Code (NEC).

D. All Work shall be done in accordance with:
1. NEC.
2. Codes: state, city and county building codes and ordinances.
3. National board of fire underwriters.
4. Certain codes and standards as set up by various technical societies such as UL, NEMA,
5. NECA, IEEE, ASTM, IES, IPCEA, and ANSI.
6. This Work shall be governed also by local inspector's requirements.
7. Federal occupational safety and health act standards.
8. Americans with Disabilities Act.

E. All permits required by laws, ordinances and building codes having jurisdiction shall be obtained at proper time by and at the expense of this Contractor.

F. All electrical work shall be inspected by the governmental agency having jurisdiction, including local inspection authorities.

G. Owner reserves the right to direct removal and replacement of any item which do not present an orderly or reasonably neat or workmanlike appearance, provided that such item can be properly installed in such orderly way by methods usual in such work. additionally, owner will direct removal and replacement of any item which does not comply with Contract Drawings or Specifications. such removals or replacements shall be at the sole discretion of the Owner and shall be done by Contractor, at the Contractor's expense, when so directed in writing by the Owner.

H. Electrical Contractor shall guarantee his workmanship and material for a period of one year from date of substantial completion and leave his work in perfect order at completion.

I. Should defects develop within guarantee period, this contractor shall, upon notice of same, remedy defects and have damages to other work or furnishings caused by defects or work or correcting same repaired and/or replaced at his expense to condition before such damage.

J. Within 90 days after the date of system acceptance, record drawings of the actual installation shall be provided to the building Owner. record Drawings shall include as a minimum the location and rating of each piece of equipment, general configuration of wire and conduits including sizes and routing, etc.

6.2 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

A. Conductors shall be copper. unless noted otherwise on the drawings, the minimum copper wire sizes for wet and dry areas as defined by the NEC shall be as follows:
1. 20 AMP CKT BKR OR FUSE = #12 AWG, THHN/THWN.
2. 30 AMP CKT BKR OR FUSE = #10 AWG, THHN/THWN.
3. 40 AMP CKT BKR OR FUSE = #8 AWG, THHN/THWN.
4. 50 AMP CKT BKR OR FUSE = #8 AWG, THHN/THWN.
5. 100 AMP CKT BKR OR FUSE = #3 AWG, THHN/THWN.
6. 125 AMP CKT BKR OR FUSE = #1 AWG, THHN/THWN.
7. 200 AMP CKT BKR OR FUSE = #3/0 AWG, THHN/THWN.

B. The following color code shall be used:

208/120 Volt

Phase A	Black
Phase B	Red
Phase C	Blue
Neutral	White
Ground	Green
Isolated Ground	Green/Yellow Tracer

6.3 RACEWAYS AND BOXES

A. Raceway and enclosure sizes shall be as shown on drawings or, if not shown, shall be sized to comply with NEC fill requirements for conductors enclosed.

B. Pull or junction boxes shall be provided in all raceway systems at maximum of 100-foot intervals and where required to avoid excessive number of bends, to facilitate wire pulling or to provide access to raceway system.

C. PVC schedule 80 conduit with rigid galvanized steel elbows may be used under floor slab. minimum conduit size shall be 3/4".

D. PVC conduit used under floor slabs shall have rigid galvanized steel ells and metallic conduit above floor slab.

6.4 ELECTRICAL SERVICE AND METERING

A. Metering equipment shall be furnished by electrical utility company and installed by this Contractor. coordinate with electric company. equipment shall be installed as indicated in one-line diagram on the Drawings.

6.5 IT INSTALLATION

A. The Contractor is responsible for reviewing and understanding Wendy's requirements and terms to insure a timely installation of it equipment. the contractor shall complete, sign, and return the it readiness form as required.

B. The following are the Site readiness minimum requirements:
1. The installation of all kitchen equipment is complete.
2. The building has permanent power.
3. All isolated ground (IG receptacles) are installed and energized.
4. The front counters are complete and energized.
5. Interior walls are completed for kiosks. electrical equip is installed and operational.
6. Electrical is installed and energized and walls are completed and ready for queuing boards.
7. Drive-thru loops are installed to HME's specifications.
8. Bun warmers are installed.
9. MWS cart is onsite.
10. HME loops (drive thru loops) are visible.

PART 7 - SOIL EROSION AND SEDIMENTATION

6.1 SOIL EROSION AND SEDIMENTATION CONTROL MATERIALS

A. Stabilized Construction Entrance:
1. Stabilize a pad of clean crushed stone located at points where traffic will be accessing a construction site. Minimize construction access points to locations as indicated on the Drawings.
2. Stone Size – Use ASTM C33, size No. 2 (2-1/2-inch to 1-1/2-inch) or 3 (2 inch to 1 inch). Use clean crushed angular stone. Crushed concrete of similar size may be substituted but will require more frequent upgrading and maintenance.
3. Place on woven geotextile fabric if underlying soils are soft. TerraTex GS, or equal.
4. Thickness: Not less than 6 inches.
5. Width: Not less than full width of points of ingress or egress or a minimum of 20 feet.
6. Length: 50 feet minimum where the soils are course grained (sands or gravels) or 100 feet minimum where soils are fine grained (clays or silts), except where the traveled length is less than 50-feet or 100 feet respectively. These lengths may be increased where field conditions dictate. Stormwater from up-slope areas shall be diverted away from the stabilized pad where the slope of the access road exceeds 5%, a stabilized base of Hot Mix Asphalt Base Course.

B. Mulch Blanket:
1. 4H:1V: Straw; North American Green S-75; LANDLOK S1; or equal
2. 3H:1V: Straw; North American Green S-150; LANDLOK S2; or equal.
3. North American Green Bio-Stake blanket pins at least 6 inches long or equal.
4. Steel anchoring pins are not allowed without written permission of the Engineer.

C. Hydro-Mulch:
1. Biodegradable, Hydraulic Mulch (HM) composed of 100% recycled cellulose fibers and a tackifier.
2. Terra-Mulch Cellulose with Tacking Agent 3.
3. 30 lbs/acre.

D. Silt Guard:
1. Above Ground Filters:
   a. Frame and Filter Assembly: Silt Saver, Inc.; or equal.
   b. Nonwoven polypropylene filter with needle punched holes.
   c. High density polyethylene frame.
   d. 60-inch frame, high flow filter.
   e. Filter Material: 120 gpm/sft (min).
   f. Apparent Opening Size (AOS): 40 US Std. Sieve.
   g. Tensile Strength (ASTM D4632): 410/300 (min).
2. Inlet Protection (Catch Basins):
   a. Siltsak; by ACF Environmental, Inlet Pro Sediment Bag High Flow; by Hanes Geo Components; or equal.
   b. Geotextile fabric silt sump.
   c. Grab tensile strength: 250 to 275 pounds in accordance with ASTM D4632 (min).
   d. Zero gallons per minute per square foot (GPM/SF), water flow rate in accordance with ASTM D4491 (min).
   e. Apparent Opening Size (AOS): 40 US Sieve.
   f. Manufactured to meet size of inlet.

E. Dewatering Filter Bags:
1. Ultratech International, Inc.: Ultra Dewatering Bag, SedCatch dewatering Bag; or equal.
2. Manufactured with pump pipe connection sized to match pump hose.
3. Nonwoven Geotextile, Needle Punched Polypropylene, 8 oz/syd (min).
4. Grab Tensile: 205 pounds in accordance with ASTM D4632 (min).
5. Flow Rate: 90 gpm/sft in accordance with ASTM D4491 (min).
6. Apparent Opening Size (AOS): 80 US Sieve.

F. Geotextile Silt Fence:
1. Synthetic Industries, Terra TexSF-90,
2. Woven, high strength polypropylene.
3. Grab Tensile Strength: 124/101 lbs (min) in accordance with ASTM D4632 (min).
4. Apparent Opening Size (AOS): 30 US sieve (max) in accordance with ASTM D4751 (max).
5. Water Flow Rate: 10gpm/sft (min) in accordance with ASTM D4491 (min).
6. Wood Stakes, Hardwood: 1.5-inch x 1.5-inch x 48-inch (min), 6 foot spacing (max) with 3/8-inch thick lath fastening bar.

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

LICENSED PROFESSIONAL ENGINEER
No. 167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
CIVIL SPECIFICATIONS

SHEET NUMBER
C0.2

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

ENGINEERING

Eagle Mountain City General Notes for construction drawings:

SEWER-

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

WATER-

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN-

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

ROAD SECTION-

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

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ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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PROJECT TYPE: CIVIL/SITE PROTOTYPE

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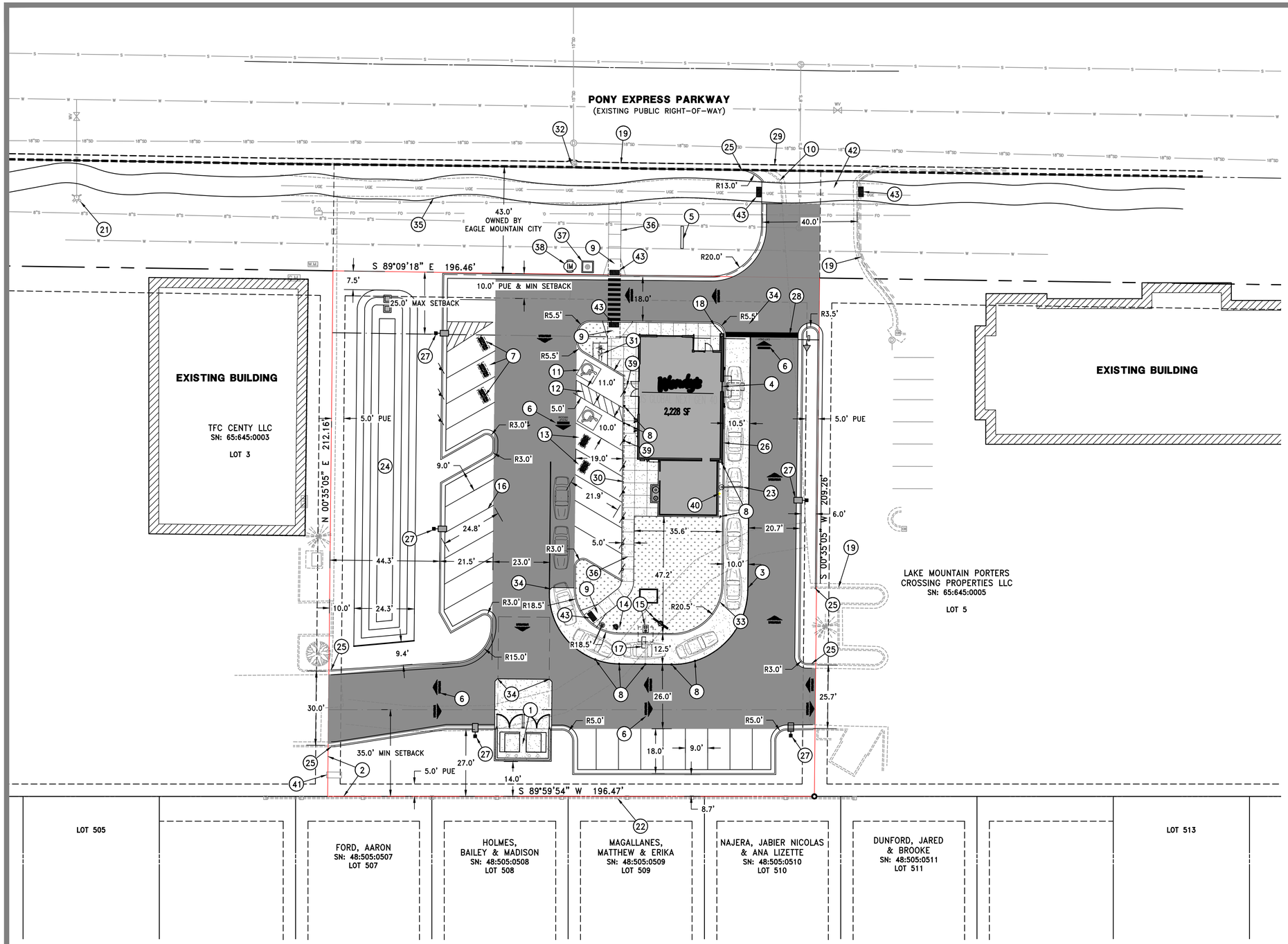
SEAL

LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
EAGLE MOUNTAIN GENERAL NOTES

SHEET NUMBER
C0.3



SITE ZONING

PARCEL RECORD: WD EN: 45422:2021
SN: 65:645:0004
Lot 4

PARCEL SIZE: 0.95 ACRES

PARCEL ADDRESS: 4302 E PONY EXPRESS PARKWAY
EAGLE MOUNTAIN CITY, UT

ZONING DISTRICT: COMMUNITY COMMERCIAL (CC)

PARKING QUANTITIES

SALT LAKE CITY PARKING STANDARD:
1 SPACES PER 125 SQ. FT OF GROSS FLOOR AREA

FLOOR AREA: 2,228 SQ. FT

2,228 / 125 = 17.824

REQUIRED PARKING: 18 SPACES

ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

PROVIDED PARKING:
26 STANDARD SPACES
1 ADA VAN-ACCESSIBLE SPACE
1 ADA STANDARD SPACE
28 TOTAL SPACES
2 BICYCLE SPACES

GENERAL NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES IN WRITING AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO CONFIRM THE LOCATIONS OF ANY EXISTING BURIED UTILITIES.
3. SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK A MINIMUM OF THREE WEEKS PRIOR TO PLACEMENT OR INSTALLATION.
4. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE CODES, RULES AND REGULATIONS. OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS FOR THE WORK.
5. MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
6. CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
7. NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
8. A SAFE AND ADEQUATE TRAVEL ROUTE FOR PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES. PEDESTRIANS SHALL NOT BE DETOURED INTO THE EXISTING ROADWAY OR THROUGH ACTIVE CONSTRUCTION.
9. FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

SYMBOL LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- A.D.A. TACTILE SURFACE
- LANDSCAPE AREA
- STANDARD CURB & GUTTER
- ROLLED CURB & GUTTER
- THICKENED EDGE SIDEWALK
- CROSSWALK (PAINTED)
- PAVEMENT MARKING (PAINTED)
- PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- SIGN
- LIGHT POLE
- PROPERTY BOUNDARY
- LIMIT OF DISTURBANCE

SITE PLAN NOTES SCHEDULE

1. TRASH ENCLOSURE – SEE DETAILS SHEET C5.1. INSTALL DUMPSTER PAD CONCRETE PER DETAIL 2/C5.0.
2. PROPERTY LINE
3. 4" YELLOW STRIPE ALONG EDGE OF CONCRETE DRIVE THRU LANE
4. DRIVE-THRU PICK-UP WINDOW
5. PROPOSED MONUMENT SIGN
6. DIRECTIONAL ARROW PAINTED YELLOW (SEE DETAILS 2 & 3/SHEET C5.3) (TYP.)
7. (3) DELIVERY PICKUP PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
8. 6" DIA. BOLLARD (SEE DETAIL 4/SHEET C5.3)
9. ADA ACCESSIBLE RAMP – (SEE DETAILS 10 & 11/SHEET C5.0
10. EXISTING CURB AND GUTTER – TO BE REMOVED
11. PAINTED HANDICAP SYMBOL. COLOR TO MATCH MUNICIPAL REQUIREMENTS. PAINT AT BOTTOM OF PARKING SPACE. (SEE DETAIL 8/C5.0.) (TYP.)
12. 4" PAINTED BLUE H.C. STRIPING
13. (3) MOBILE ORDER PICKUP LOT PAVEMENT MARKINGS AND BOLLARDS (SEE DETAIL 6/SHEET C5.3)
14. PRE-SELL BOARD (SEE DETAIL SHEET C5.2)
15. ORDER STATION AND MENU BOARD. (SEE DETAIL SHEET C5.2)
16. 4" WHITE OR YELLOW PAINTED STRIPING (TYP.)
17. DETECTOR LOOP SENSOR (SEE DETAIL SHEET C5.2)
18. PEDESTRIAN SAFETY HANDRAIL (PEX-10 BLACK) (SEE DETAIL 8/SHEET C5.3)
19. EXISTING CURB & GUTTER – PROTECT
21. EXISTING FIRE HYRANT – PROTECT
22. EXISTING SOUND WALL – PROTECT
23. CANOPY PROTECTION BAR (SEE DETAIL SHEET C5.2)
24. DETENTION POND (SEE SHEET C2.0 GRADING AND DRAINAGE PLAN)
25. MATCH EXISTING CURB AND GUTTER
26. CONCRETE EDGE AT BUILDING (SEE DETAIL 5/SHEET C5.0
27. LIGHT POLE (SEE SITE PHOTOMETRIC PLAN)
28. 24" WHITE STOP BAR
29. SAWCUT AND MATCH EXISTING ASPHALT
30. BARRIER FREE ZERO CURB (SEE DETAIL 6/SHEET C5.3)
31. INSTALL BICYCLE RACK (SEE DETAIL 10/SHEET C5.3)
32. EXISTING CATCH BASIN – PROTECT
33. 6" STANDARD STRAIGHT CURB (SEE DETAIL 4/SHEET C5.0)
34. CHAMFER CORNER WHERE CONCRETE MEETS ASPHALT (TYP.)
35. EXISTING ASPHALT PATH – PROTECT
36. CONCRETE SIDEWALK (SEE DETAIL 3/SHEET C5.0)
37. CULINARY WATER METER VAULT (SEE SHEET C3.0 UTILITY PLAN)
38. IRRIGATION METER VAULT (SEE SHEET L1.2 IRRIGATION PLAN)
39. BARRIER FREE PARKING SIGN (SEE DETAIL 5/SHEET C5.3)
40. GAS METER (SEE SHEET C3.0 UTILITY PLAN)
41. EXISTING ELECTRICAL BOX – PROTECT
42. PEDESTRIAN ACCESS ROUTE TO REMAIN OPEN THROUGHOUT CONSTRUCTION
43. INSTALL DETECTABLE WARNING SURFACES IN LOCATIONS SHOWN

N

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BLUE STAKES 1 800 662 4111

0 15 30 45
Scale in Feet

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's.
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION

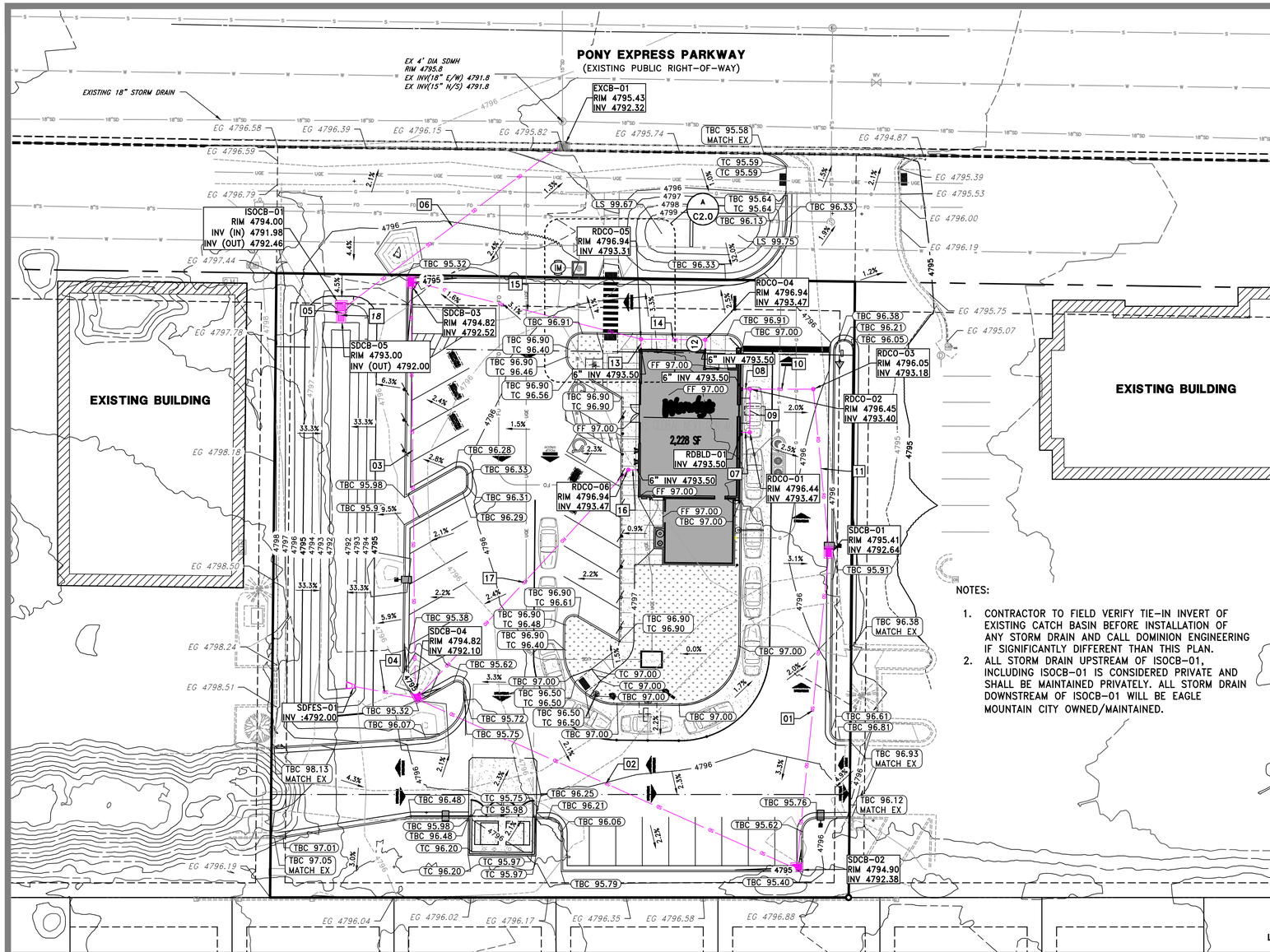
ISSUE DATE: 01/22/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
1/22/24
STATE OF UTAH

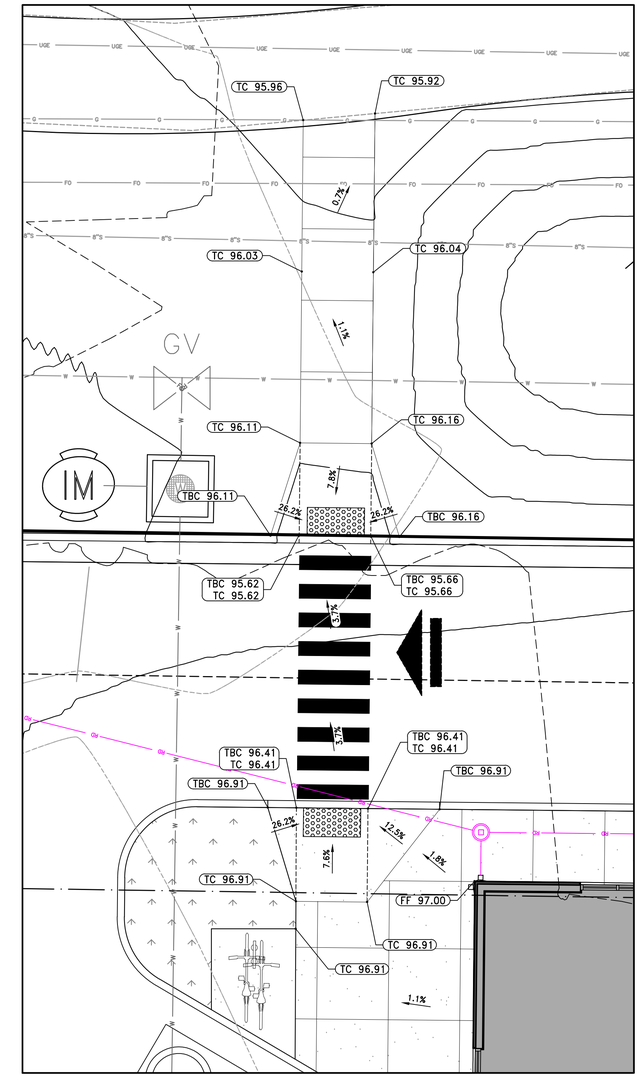
SHEET NAME
SITE PLAN

SHEET NUMBER
C1.0



NOTES:

1. CONTRACTOR TO FIELD VERIFY TIE-IN INVERT OF EXISTING CATCH BASIN BEFORE INSTALLATION OF ANY STORM DRAIN AND CALL DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT THAN THIS PLAN.
2. ALL STORM DRAIN UPSTREAM OF ISOCB-01, INCLUDING ISOCB-01 IS CONSIDERED PRIVATE AND SHALL BE MAINTAINED PRIVATELY. ALL STORM DRAIN DOWNSTREAM OF ISOCB-01 WILL BE EAGLE MOUNTAIN CITY OWNED/MAINTAINED.



A / C2.0 ADA PATH DETAIL GRADING

SCALE: 1" = 5'

SEWER STRUCTURE CALLOUTS

NAME	
ISOCB-01	INSTALL 3'X3' (INSIDE DIMENSIONS) CONCRETE ISO CATCH BASIN WITH FRAME AND GRATE FOR OVERFLOW STRUCTURE INSTALL SNOUT AND 3.5' SUMP PER EM STD. DRAWING ON SHEET C3.4. PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDCB-01	INSTALL 2'X3' (INSIDE DIMENSIONS) CURB-INLET CONCRETE CATCH BASIN WITH H-20 RATED FRAME AND GRATE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDCB-02	INSTALL 2'X3' (INSIDE DIMENSIONS) CURB-INLET CONCRETE CATCH BASIN WITH H-20 RATED FRAME AND GRATE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDCB-03	INSTALL 2'X3' (INSIDE DIMENSIONS) CURB-INLET CONCRETE CATCH BASIN WITH H-20 RATED FRAME AND GRATE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDCB-04	INSTALL 2'X3' (INSIDE DIMENSIONS) CURB-INLET CONCRETE CATCH BASIN WITH H-20 RATED FRAME AND GRATE PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDCB-05	INSTALL 2'X2' (INSIDE DIMENSIONS) CONCRETE CATCH BASIN WITH FRAME AND GRATE FOR OUTLET STRUCTURE WITH 1.5' SUMP. PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SDFES-01	INSTALL 15" RCP CLASS III FLARED END SECTION PER APWA STANDARDS. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

STORM DRAIN PIPE CALLOUTS

01	INSTALL 105.0 LF± OF 12" CLASS III RCP. SLOPE AT 0.25%
02	INSTALL 138.8 LF± OF 15" CLASS III RCP. SLOPE AT 0.20%
03	INSTALL 137.9 LF± OF 12" CLASS III RCP. SLOPE AT 0.30%
04	INSTALL 20.9 LF± OF 15" CLASS III RCP. SLOPE AT 0.50%
05	INSTALL 2.0 LF± OF 8" CLASS III RCP. SLOPE AT 1.01%
06	INSTALL 90.6 LF± OF 15" CLASS III RCP. SLOPE AT 0.15%

ROOF DRAIN CLEANOUT CALLOUTS

NAME	
RDCO-01	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.44 : INV 4793.47
RDCO-02	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.45 : INV 4793.40
RDCO-03	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.05 : INV 4793.18
RDCO-04	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.94 : INV 4793.47
RDCO-05	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.94 : INV 4793.31
RDCO-06	INSTALL 6" ROOF DRAIN CLEANOUT RIM 4796.94 : INV 4793.47

ROOF DRAIN PIPE CALLOUTS

07	INSTALL 3.0 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
08	INSTALL 3.0 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 3.46%
09	INSTALL 14.7 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 0.50%
10	INSTALL 21.4 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
11	INSTALL 54.2 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
12	INSTALL 3.0 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
13	INSTALL 3.0 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 6.19%
14	INSTALL 21.8 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 0.71%
15	INSTALL 79.4 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
16	INSTALL 3.0 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.00%
17	INSTALL 104.2 LF± OF 6" PVC ROOF DRAIN. SLOPE AT 1.31%

STORM DRAIN CALLOUTS

18	INSTALL 2.3" ORIFICE PLATE ON DOWNSTREAM SIDE OF CATCH BASIN. SEE DETAIL 9/SHEET C5.3

PROPOSED CURB AND GUTTER / REVERSE PAN
PROPOSED STRIPING
PROPERTY BOUNDARY LINE
UTILITY EASEMENT
DRAINAGE SWALE
EXISTING CURB AND GUTTER
EXISTING STORM DRAIN
EXISTING WATER LINE
EXISTING SEWER DRAIN
PROPOSED STORM DRAIN
PROPOSED ROOF DRAIN
EXISTING CONTOUR (5' INTERVAL)
EXISTING CONTOUR (1' INTERVAL)
PROPOSED CONTOUR (5' INTERVAL)
PROPOSED CONTOUR (1' INTERVAL)

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

N

0 20 40 60
Scale in Feet

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

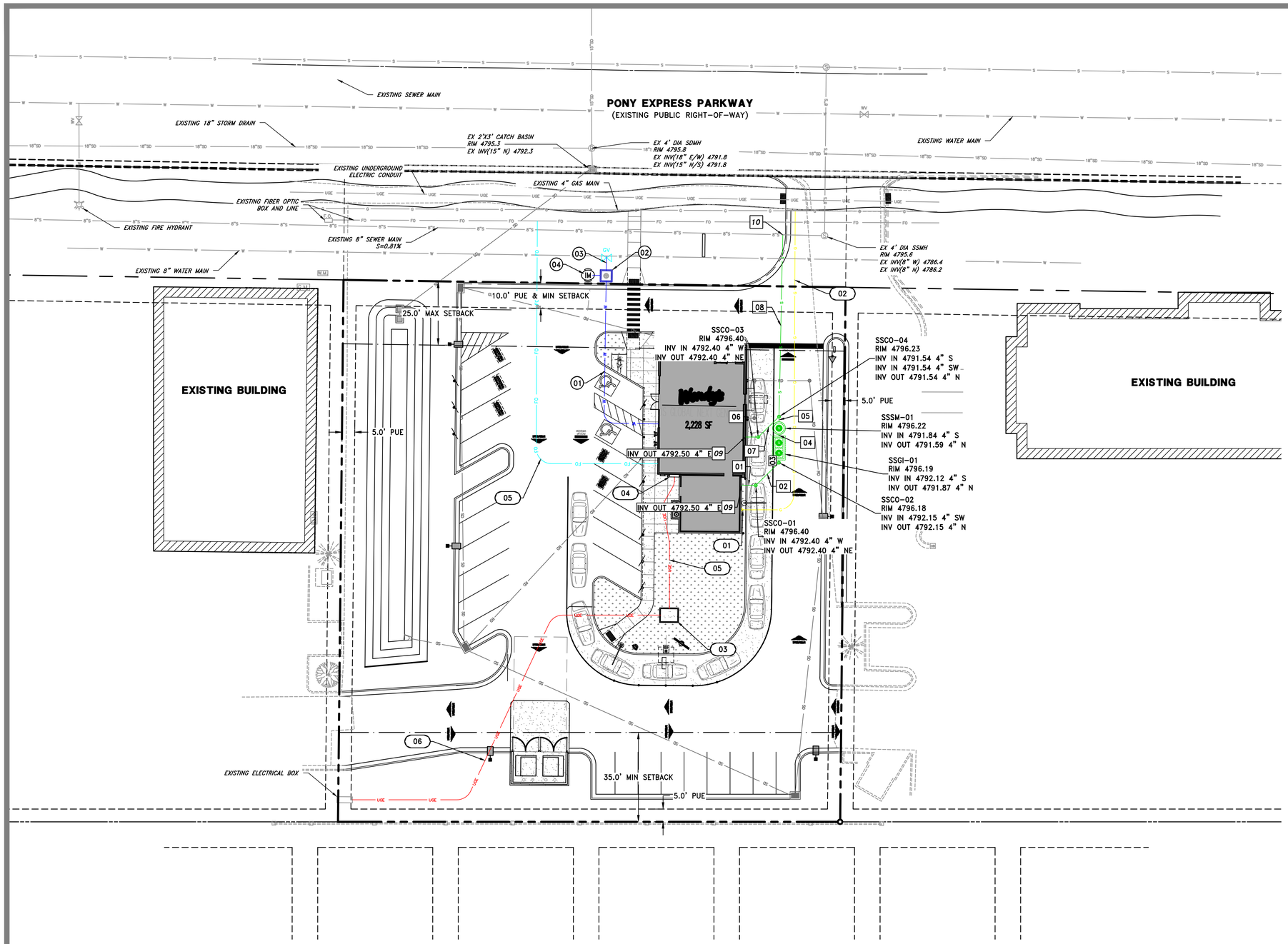
REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LICENSED PROFESSIONAL ENGINEER
#167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
GRADING AND DRAINAGE PLAN

SHEET NUMBER
C2.0



SEWER STRUCTURE CALLOUTS

NAME	
SSCO-01	INSTALL 4" SEWER CLEANOUT PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-02	INSTALL 4" SEWER CLEANOUT PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-03	INSTALL 4" SEWER CLEANOUT PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSCO-04	INSTALL 4" SEWER CLEANOUT PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSGI-01	INSTALL OIL AND GREASE SEPARATOR PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.
SSSM-01	INSTALL 4' DIA. CONC. SEWER SAMPLING MANHOLE PER DETAIL 3/SHEET C3.5. SEE PLAN FOR INVERT AND RIM ELEVATIONS.

SEWER PIPE CALLOUTS

01	INSTALL 5.6 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 1.80%
02	INSTALL 12.7 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
03	INSTALL 1.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.02%
04	INSTALL 1.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.07%
05	INSTALL 2.5 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.01%
06	INSTALL 5.0 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 2.00%
07	INSTALL 11.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 7.59%
08	INSTALL 71.4 LF± OF 4" PVC SDR-35 SEWER PIPE. SLOPE AT 6.09%

SEWER CALLOUTS

09 CONNECT TO BUILDING SEWER STUB APPROXIMATELY 5' OUTSIDE OF BUILDING. INSTALL CLEANOUT AT CONNECTION LOCATION. FIELD VERIFY BUILDING INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT. SEE BUILDING PLUMBING PLANS FOR CONTINUATION.

10 CONNECT INTO EXISTING 8" SEWER MAIN WITH A WYE CONNECTION. CONTRACTOR TO FIELD VERIFY EXISTING PIPE INVERT AND CONTACT DOMINION ENGINEERING IF SIGNIFICANTLY DIFFERENT
INV (EX 8") 4786.52 INV (NEW 4") 4787.19

WATER & FIRE CALLOUTS

01 INSTALL 75.3± L.F. OF 2" CTS BLUE POLY WATERLINE WITH ALL THE NECESSARY BENDS AND CONNECTIONS. (BUILDING TO NEW WATER METER) SEE BUILDING PLANS FOR CONTINUATION OF WATERLINE INTO BUILDING.

02 INSTALL 2" WATER METER AND VAULT PER EAGLE MOUNTAIN CITY STD. DRAWINGS LCM-1

03 INSTALL 5.8± L.F. OF 2" CTS BLUE POLY WATERLINE (NEW WATER METER TO 8" WATER MAIN CONNECTION). CONNECT 2" WATER LATERAL INTO EXISTING 8" WATER MAIN WITH A 8"X2" TAPPING SADDLE WITH WATER VALVE PER EAGLE MOUNTAIN CITY STD. DRAWINGS LCM-1

04 INSTALL 1" IRRIGATION METER AND VAULT PER EAGLE MOUNTAIN CITY STANDARDS OFF 2" WATER METER. SEE LANDSCAPE PLANS FOR DETAIL

WATER & SEWER DEMAND

WATER DEMAND: 54 GPM DURING NORMAL OPERATION HOURS

SEWER DEMAND: 25 GPM PEAK DRAIN FLOW

OTHER UTILITY CALLOUTS

01 INSTALL EXTERNAL GAS METER (APPROXIMATE LOCATION)

02 INSTALL 135± L.F. OF GAS LINE PER DOMINION ENERGY STANDARDS TO CONNECTION POINT AT EXISTING GAS MAIN. (APPROXIMATE LOCATION) CONTRACTOR TO FIELD VERIFY EXACT LOCATION BEFORE NEW LINE TO BUILDING IS INSTALLED

03 APPROXIMATE LOCATION OF TRANSFORMER TO BE INSTALLED BY OTHERS. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER ON EXACT LOCATION AND CONNECTION TO TRANSFORMER.

04 NEW CT CABINET (CONTRACTOR TO PROVIDE) PER ROCKY MOUNTAIN POWER STANDARDS & SPECS. (CONTRACTOR TO COORDINATE WITH RMP)

05 INSTALL 53± L.F. OF 4-INCH UNDERGROUND POWER SERVICE CONDUITS FROM CT CABINET TO TRANSFORMER.

06 INSTALL 165± L.F. OF 4-INCH UNDERGROUND POWER SERVICE CONDUITS TO TRANSFORMER FROM EXISTING ELECTRICAL BOX.

07 INSTALL 75± L.F. OF COMMUNICATION CONDUIT PER DIRECT COMMUNICATIONS STANDARDS & SPECIFICATIONS

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N

0 20 40 60
Scale in Feet

PROPOSED CURB AND GUTTER / REVERSE PAN
PROPOSED STRIPING
PROPERTY BOUNDARY LINE
UTILITY EASEMENT
DRAINAGE SWALE
EXISTING CURB AND GUTTER
EXISTING STORM DRAIN
EXISTING WATER LINE
EXISTING SEWER DRAIN
PROPOSED STORM DRAIN
PROPOSED ROOF DRAIN
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED POWER CONDUIT
PROPOSED FIBER OPTIC CONDUIT
PROPOSED GAS LINE

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

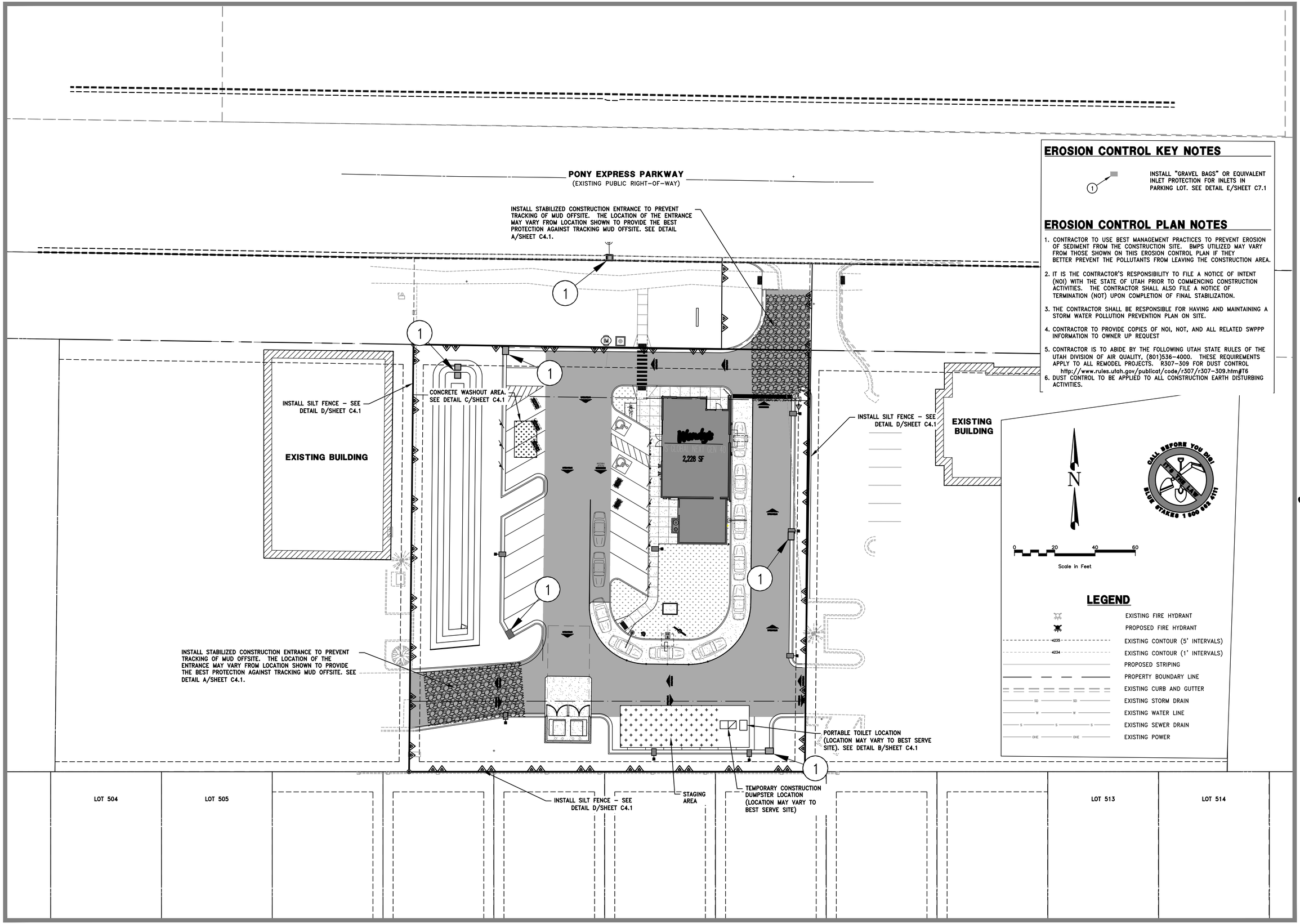
REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
UTILITY PLAN

SHEET NUMBER
C3.0



EROSION CONTROL KEY NOTES

1 — INSTALL "GRAVEL BAGS" OR EQUIVALENT INLET PROTECTION FOR INLETS IN PARKING LOT. SEE DETAIL E/SHEET C7.1

EROSION CONTROL PLAN NOTES

1. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO PREVENT EROSION OF SEDIMENT FROM THE CONSTRUCTION SITE. BMPS UTILIZED MAY VARY FROM THOSE SHOWN ON THIS EROSION CONTROL PLAN IF THEY BETTER PREVENT THE POLLUTANTS FROM LEAVING THE CONSTRUCTION AREA.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE A NOTICE OF INTENT (NOI) WITH THE STATE OF UTAH PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ALSO FILE A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF FINAL STABILIZATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN ON SITE.
4. CONTRACTOR TO PROVIDE COPIES OF NOI, NOT, AND ALL RELATED SWPPP INFORMATION TO OWNER UP REQUEST
5. CONTRACTOR IS TO ABIDE BY THE FOLLOWING UTAH STATE RULES OF THE UTAH DIVISION OF AIR QUALITY, (801)536-4000. THESE REQUIREMENTS APPLY TO ALL REMODEL PROJECTS. R307-309 FOR DUST CONTROL. http://www.rules.utah.gov/publicat/code/r307/r307-309.htm#T6
6. DUST CONTROL TO BE APPLIED TO ALL CONSTRUCTION EARTH DISTURBING ACTIVITIES.

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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Murray, Utah 84123 801-713-3000

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

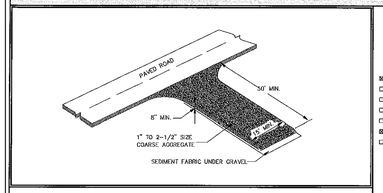
ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LICENSED PROFESSIONAL ENGINEER
No. 167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
EROSION CONTROL PLAN

SHEET NUMBER
C4.0

BMP: Stabilized Construction Entrance — SCE



DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATIONS:
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 accomodate traffic and prevent erosion at driveways.

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

TARGETED POLLUTANTS
- ■ High Impact
- ☒ Medium Impact

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

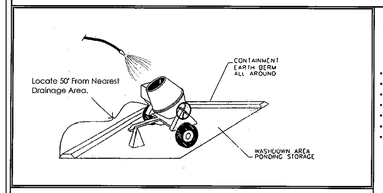
IMPLEMENTATION REQUIREMENTS
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

MATERIALS ADOPTED FROM SALT LAKE COUNTY ENGINEERING DIVISION GUIDANCE DOCUMENT

DETAIL (A)

BMP: Concrete Waste Management — CWM



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:
- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- 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.

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

TARGETED POLLUTANTS
- ■ High Impact
- • Medium Impact
- • Low or Unknown Impact

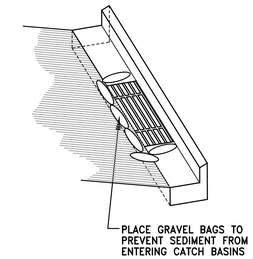
- • Sediment
- • Nutrients
- • Toxic Materials
- • Oil & Grease
- • Floatable Materials
- • Other Waste

IMPLEMENTATION REQUIREMENTS
- • Capital Costs
- • O&M Costs
- • Maintenance
- • Training

■ High • Medium • Low

Materials Adopted from Salt Lake County Engineering Division Guidance Document

DETAIL (C)



GRAVEL BAG BARRIER

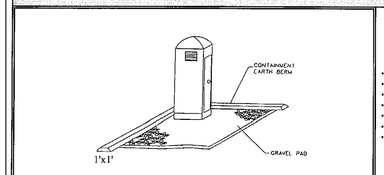
DEFINITION:
TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.

PURPOSE:
TO FILTER STORM WATER RUNOFF FROM UP-GRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

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.
- REALIGN BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL GAPS.

DETAIL (E)

BMP: Portable Toilets — PT



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 (See Earth Berm Barrier Information Sheet), 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.

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

TARGETED POLLUTANTS
- ■ High Impact
- • Medium Impact
- • Low or Unknown Impact

- • Sediment
- • Nutrients
- • Toxic Materials
- • Oil & Grease
- • Floatable Materials
- ■ Other Waste

IMPLEMENTATION REQUIREMENTS
- • Capital Costs
- • O&M Costs
- • Maintenance
- • Training

■ High • Medium • Low

MATERIALS ADOPTED FROM SALT LAKE COUNTY ENGINEERING DIVISION GUIDANCE DOCUMENT

DETAIL (B)

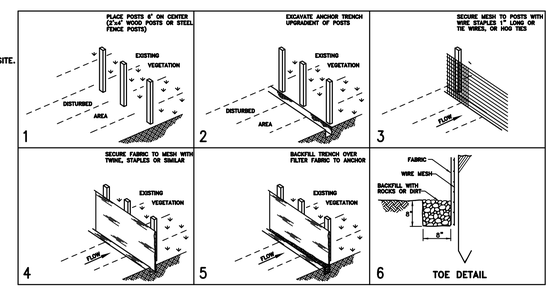
SILT FENCE

DEFINITION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.

PURPOSE: TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.

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

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



DETAIL (D)

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

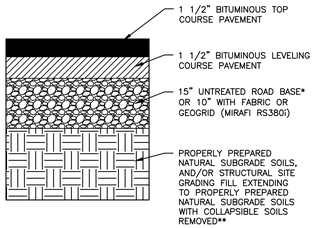
ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
EROSION CONTROL DETAILS

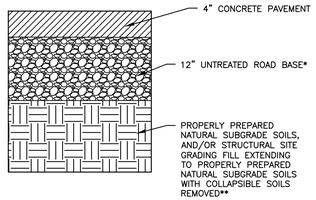
SHEET NUMBER
C4.1



1 ASPHALT PAVEMENT SECTION

NO SCALE

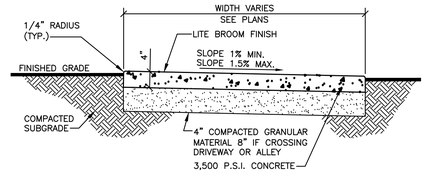
*ROAD BASE TO BE PLACED AFTER PROOF ROLL
**IF COLLAPSIBLE SOPILS ARE NOT COMPLETELY REMOVED, REWORKING AND RE-COMPACTION UP TO 18" IS RECOMMENDED



2 CONCRETE PAVEMENT SECTION

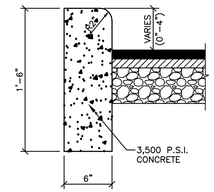
NO SCALE

*ROAD BASE TO BE PLACED AFTER PROOF ROLL
**IF COLLAPSIBLE SOPILS ARE NOT COMPLETELY REMOVED, REWORKING AND RE-COMPACTION UP TO 18" IS RECOMMENDED



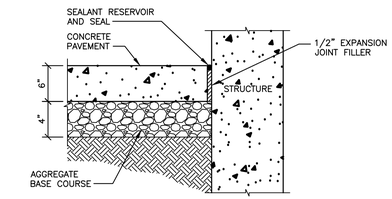
3 SIDEWALK DETAIL

NO SCALE



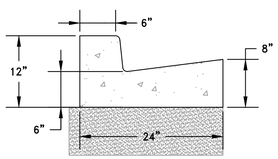
4 STANDARD STRAIGHT CURB

NO SCALE



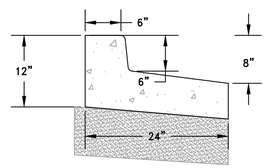
5 CONCRETE EDGE AT BUILDING

NO SCALE



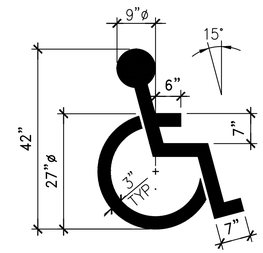
6 24" CURB AND GUTTER

NO SCALE



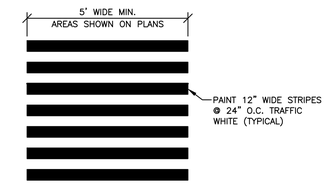
7 24" REVERSE PAN CURB AND GUTTER

SCALE: NTS



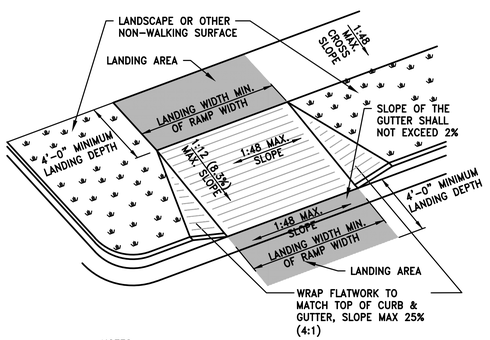
8 PAINTED HANDICAPPED PARKING SYMBOL (ADA)

NO SCALE



9 CROSSWALK DETAIL

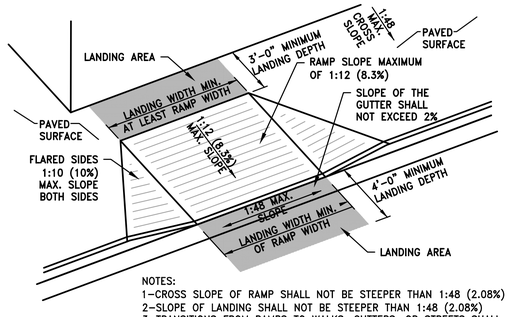
NO SCALE



NOTES:
1-CROSS SLOPE OF RAMP SHALL NOT BE STEEPER THAN 1:48 (2.08%)
2-SLOPE OF LANDING SHALL NOT BE STEEPER THAN 1:48 (2.08%)
3-TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES
4-LANDING AREAS SHALL HAVE NO SLOPE GREATER THAN 1:48

10 TYPICAL CURB RAMP IN LANDSCAPE AREA

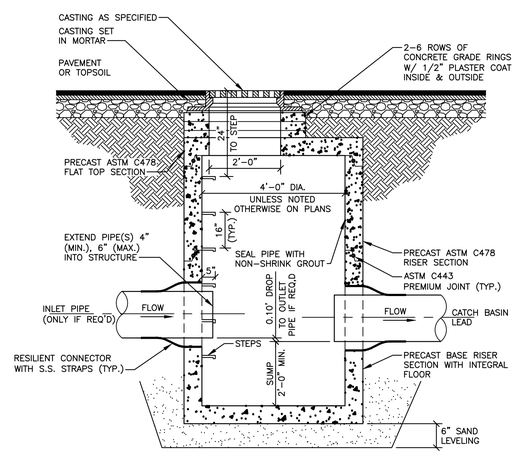
NO SCALE



NOTES:
1-CROSS SLOPE OF RAMP SHALL NOT BE STEEPER THAN 1:48 (2.08%)
2-SLOPE OF LANDING SHALL NOT BE STEEPER THAN 1:48 (2.08%)
3-TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE FROM ABRUPT CHANGES
4-LANDING AREAS SHALL HAVE NO SLOPE GREATER THAN 1:48

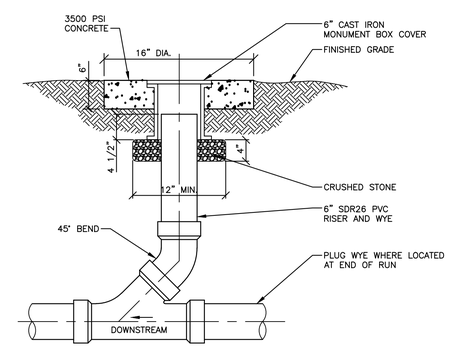
11 TYPICAL CURB RAMP IN PAVEMENT AREA

NO SCALE



12 STANDARD CATCH BASIN

NO SCALE



FRONT VIEW

13 SEWER CLEANOUT DETAIL

NO SCALE

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BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's.
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

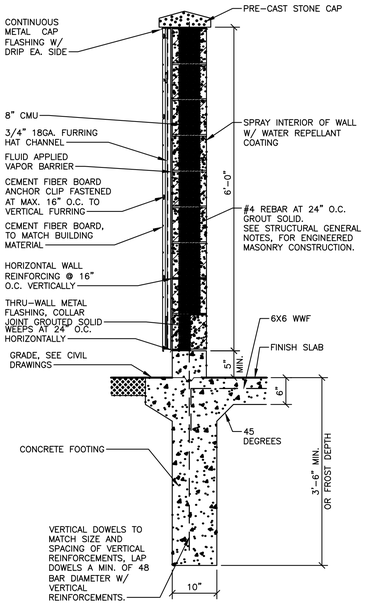
SEAL

SHEET NAME

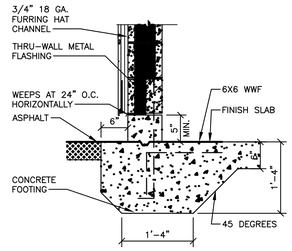
SITE PAVING DETAILS

SHEET NUMBER

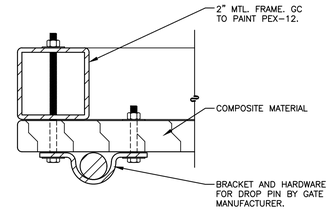
C5.0



6 WALL SECTION
SCALE: 3/4" = 1'-0"

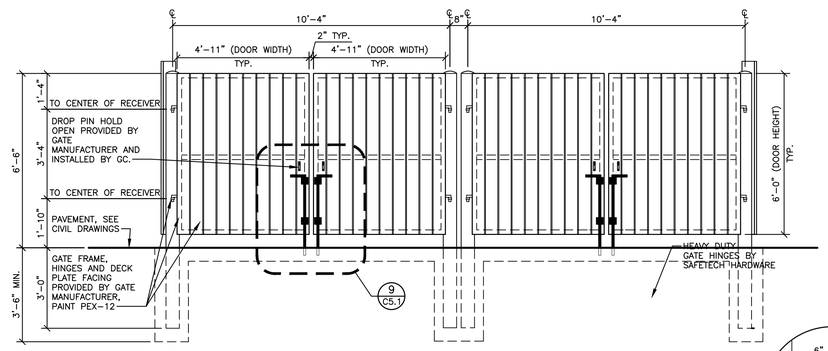


8 ALT. SOUTHERN ZONE FOOTING
SCALE: 3/4" = 1'-0"

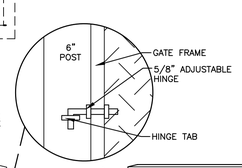


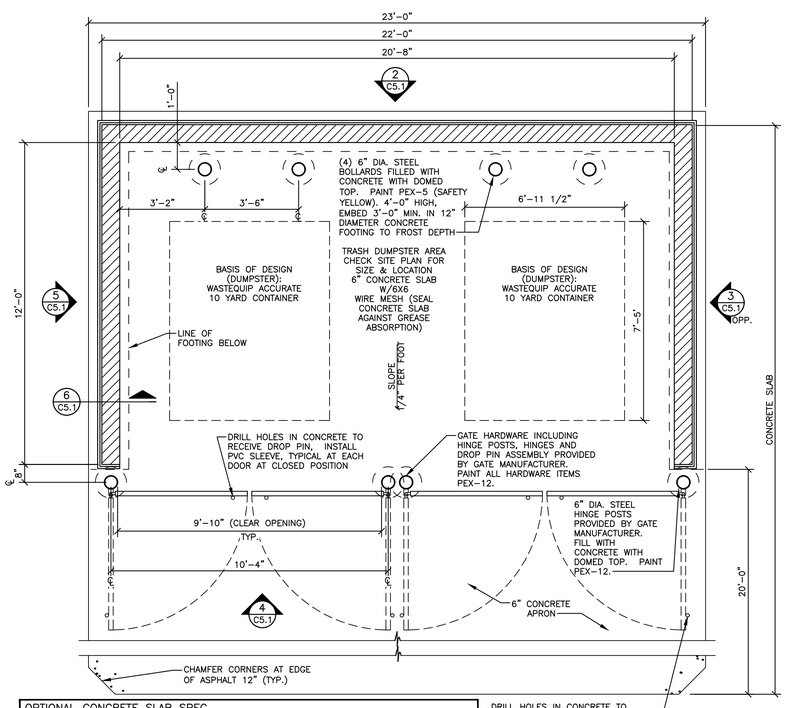
10 DROP PIN DETAIL ALT. COMPOSITE GATE
SCALE: 6" = 1'-0"

9 DROP PIN DETAIL
SCALE: 3/4" = 1'-0"



7 ALTERNATE COMPOSITE GATE
SCALE: 3/8" = 1'-0"

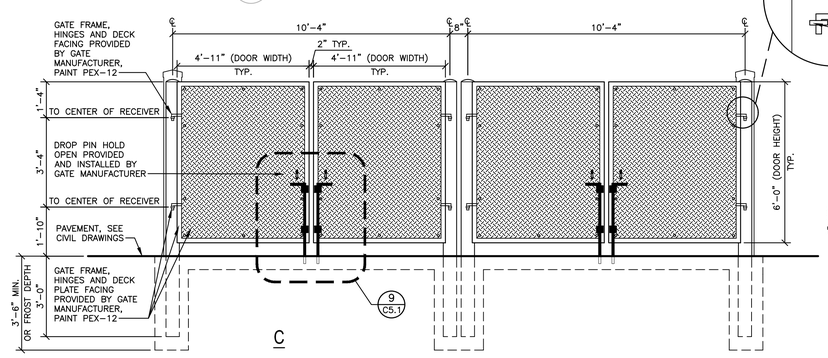




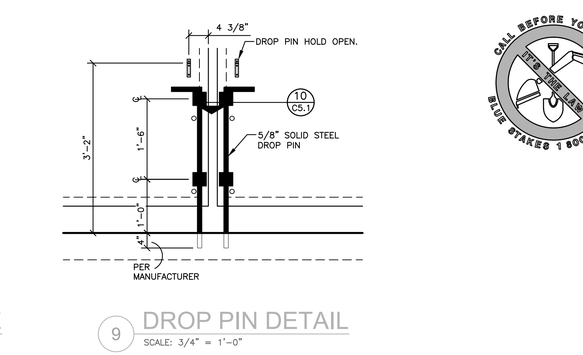
OPTIONAL CONCRETE SLAB SPEC

1. CONCRETE SLAB TO BE A MINIMUM OF 6" THICK – VERIFY SLAB REQUIREMENTS WITH GEOTECHNICAL REPORT.
2. CONCRETE SEALER: 'SCOFIELD' CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
3. OPTIONAL: CONCRETE COLOR HARDENER: 'SCOFIELD' LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.

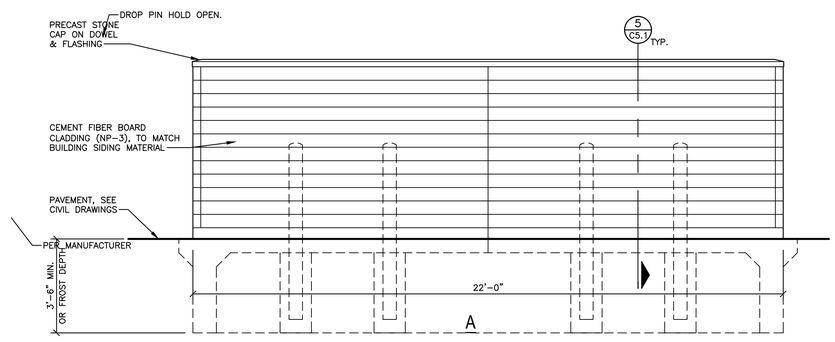
1 TRASH ENCLOSURE PLAN
SCALE: 3/8" = 1'-0"



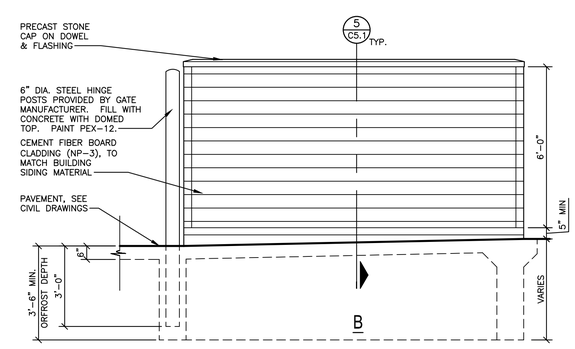
4 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
SCALE: 3/8" = 1'-0"

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

DOMINION Engineering Associates, L.C.
5684 South Green Street
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PROJECT TYPE: CIVIL/SITE PROTOTYPE

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REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

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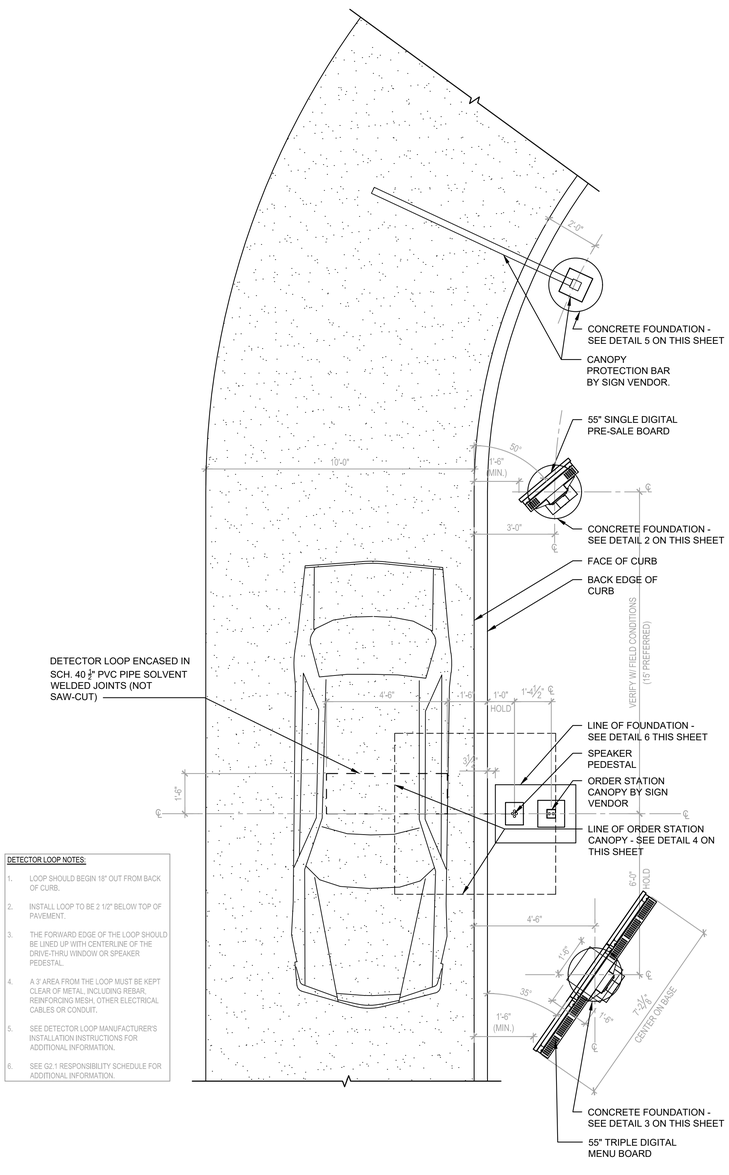
SEAL
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
FIBER CEMENT TRASH ENCLOSURE DETAILS

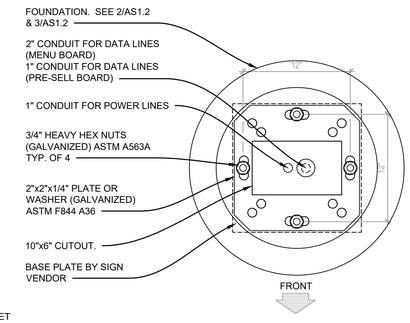
SHEET NUMBER
C5.1



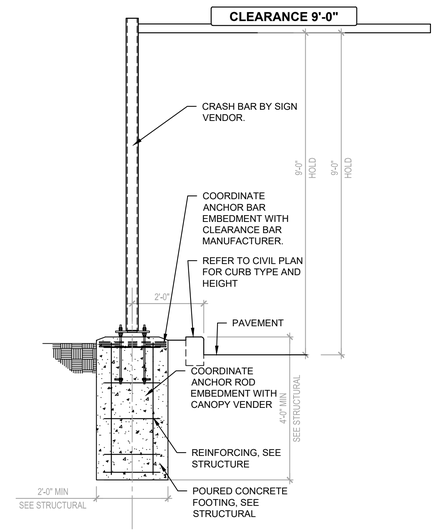
DETECTOR LOOP NOTES:

1. LOOP SHOULD BEGIN 18" OUT FROM BACK OF CURB.
2. INSTALL LOOP TO BE 2 1/2" BELOW TOP OF PAVEMENT.
3. THE FORWARD EDGE OF THE LOOP SHOULD BE LINED UP WITH CENTERLINE OF THE DRIVE-THRU WINDOW OR SPEAKER PEDESTAL.
4. A 3' AREA FROM THE LOOP MUST BE KEPT CLEAR OF METAL, INCLUDING REBAR, REINFORCING MESH, OTHER ELECTRICAL CABLES OR CONDUIT.
5. SEE DETECTOR LOOP MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION.
6. SEE G2.1 RESPONSIBILITY SCHEDULE FOR ADDITIONAL INFORMATION.

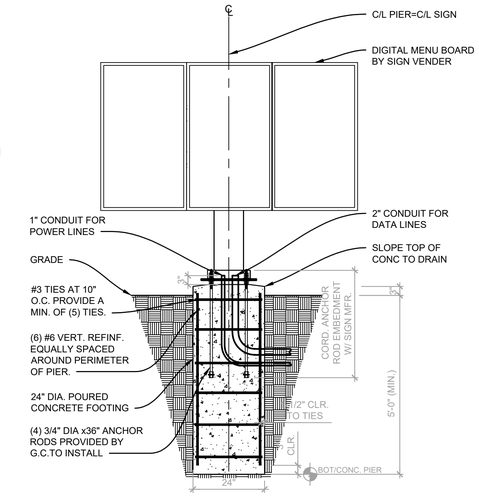
ORDER STATION PLAN VIEW 8
3/8" = 1'-0"



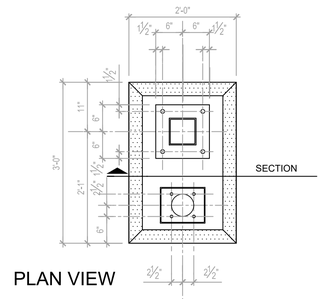
PLAN VIEW MENU BOARD / PRE-SALE BOARD FOOTING 7
1 1/2" = 1'-0"



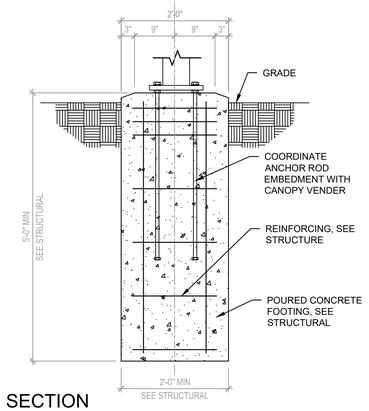
CANOPY PROTECTION BAR 5
1/2" = 1'-0"



MENU BOARD FOUNDATION 3
1/2" = 1'-0"

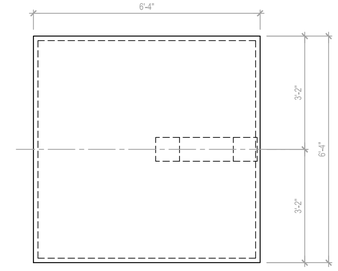


PLAN VIEW



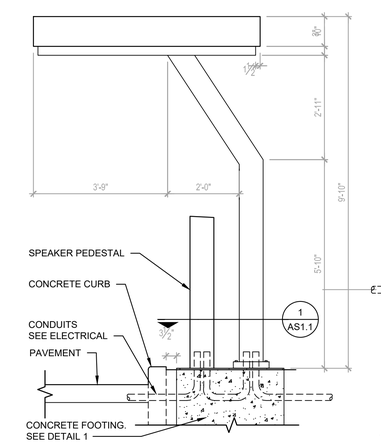
SECTION

CANOPY FOOTING 6
3/4" = 1'-0"



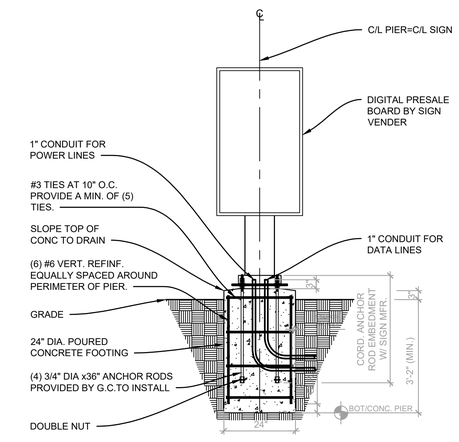
PLAN VIEW

SEE BELOW

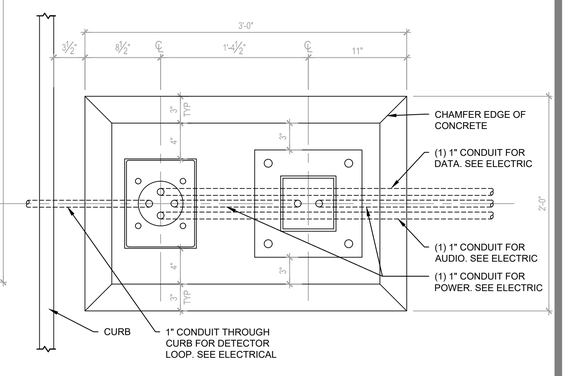


ELEVATION

ORDER STATION CANOPY 4
1/2" = 1'-0"



PRE-SALE BOARD FOUNDATION 2
1/2" = 1'-0"



ORDER STATION CANOPY FOOTING 1
1 1/2" = 1'-0"

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's.
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

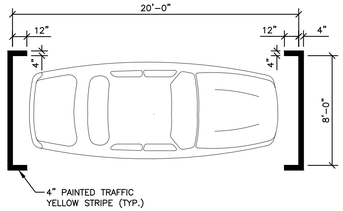
LICENSED PROFESSIONAL ENGINEER
No. 167890
ENOCH P. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
DRIVE THRU DETAILS

SHEET NUMBER
C5.2

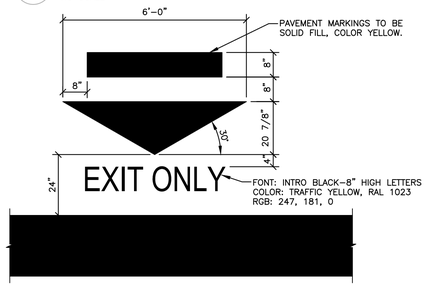
1 PULL-AHEAD STRIPED HOLDING STALL

NO SCALE



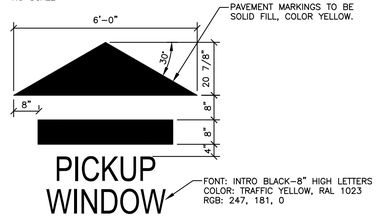
2 PAVEMENT MARKING DETAIL

NO SCALE



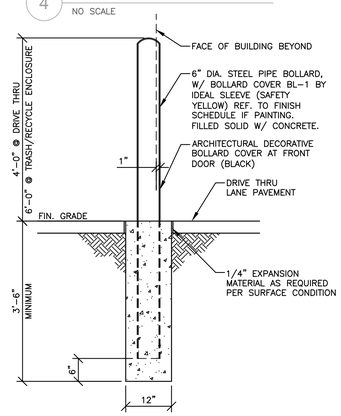
3 PAVEMENT MARKING DETAIL

NO SCALE



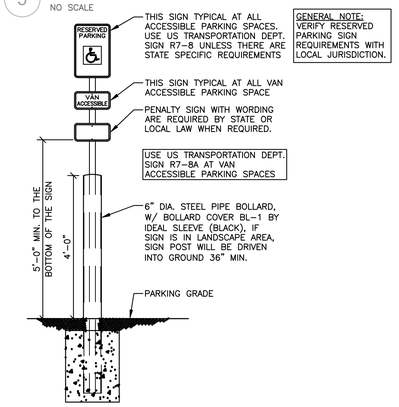
4 BOLLARD DETAIL

NO SCALE



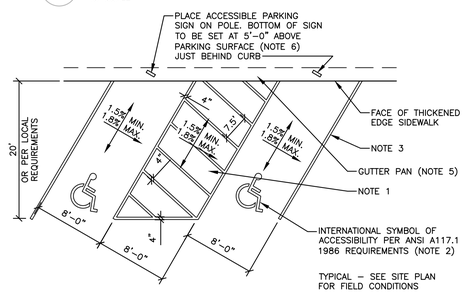
5 VAN ACCESSIBLE BARRIER FREE PARKING SIGN

NO SCALE



6 STANDARD BARRIER FREE PARKING SPACE DETAIL

NO SCALE



TYPICAL – SEE SITE PLAN FOR FIELD CONDITIONS

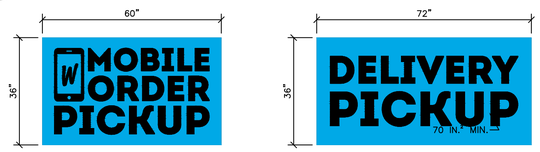
ACCESSIBILITY NOTES:

1. LOCATE ACCESSIBLE PARKING SPACES AND/OR RAMP PER SITE PLAN
2. INTERNATIONAL SYMBOL WITHOUT BACKGROUND.
3. FOLLOW LOCAL CODES FOR PARKING STRIPE AND ACCESSIBLE SYMBOL PAINT COLOR PAINT IS TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS, WITH MIN. OF ONE COAT.
4. DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY.
5. FILL OR REPLACE GUTTER WITH CONCRETE FLUSH WITH PARKING ACCESS ISLE. TAPER FROM EDGE OF ACCESS ISLE TO EXISTING GUTTER WITH A MAXIMUM SLOPE OF 1.8%.
6. SIGNS MOUNTED TO BUILDING OR ON POSTS MAY BE UNIQUE TO THE JURISDICTION. IF MUNICIPALITY REQUIRES A SPECIAL SIGN, CONTRACTOR IS TO RE-CREATE SIGN ON SAME MATERIAL AS THE STANDARD SIGNAGE.

NOTE – PROVIDE JOINTS IN CURB AND GUTTERS NOT LESS THAN EVERY 4'-0" AND NOT MORE THAN EVERY 8'-0".

7 MOBILE ORDER/DELIVERY PICKUP SIGNS

NO SCALE

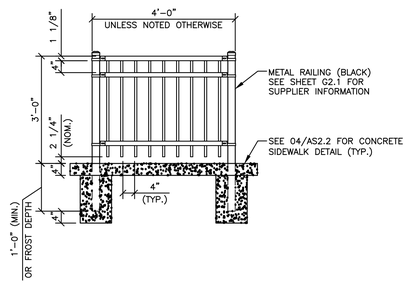


FONT: INTRO BLACK (USE ARTWORK)
COLOR: FORMULATED TO MATCH WENDY'S BLUE
PMS#299C (RGB: 0,163,224; CMYK: 100%, 27%, 0%, 12%)
TRAFFIC WHITE, RAL 9016

FONT: INTRO BLACK (USE ARTWORK)
COLOR: FORMULATED TO MATCH WENDY'S BLUE
PMS#299C (RGB: 0,163,224; CMYK: 100%, 27%, 0%, 12%)
TRAFFIC WHITE, RAL 9016

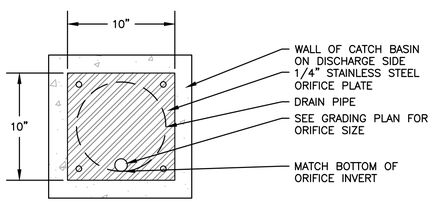
8 SAFETY RAILING DETAIL

NO SCALE



9 ORIFICE PLATE DETAIL

NO SCALE



CALL BEFORE YOU DIG! IT'S YOUR LAW BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

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SEAL

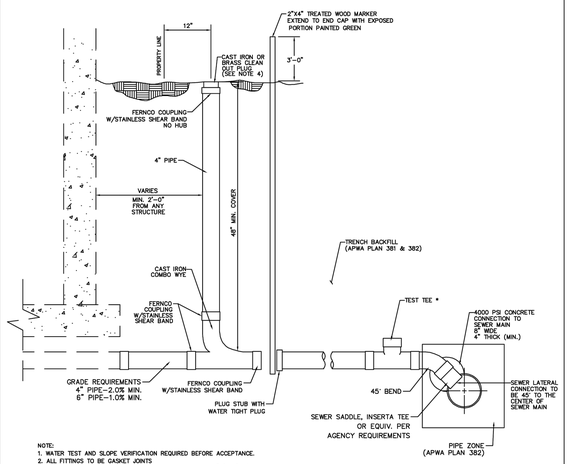
LICENSED PROFESSIONAL ENGINEER
No. 167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME

MISCELLANEOUS DETAIL

SHEET NUMBER

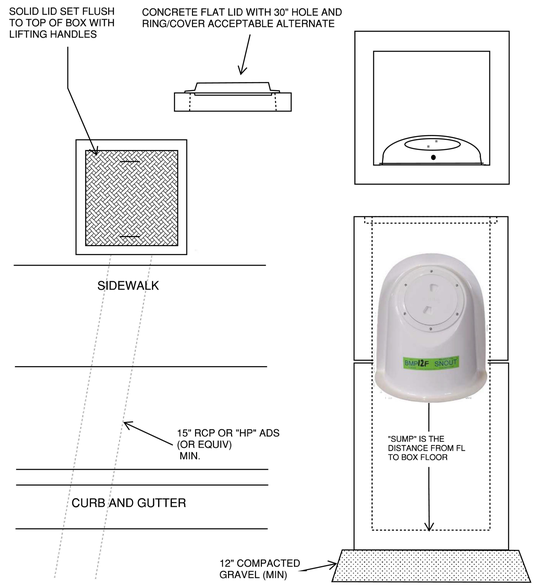
C5.3



NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

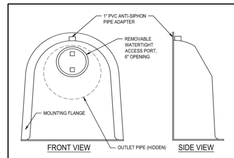
DRAWN: RSB REVISED: DATE: SEPT 2017 SCALE: N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN	STANDARD DETAILS FOR: SEWER LATERAL SERVICE & CONNECTION	DRAWING NO. SLSC-1

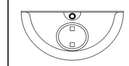


ISOLATION BOX WITH "SNOUT" OIL / WATER SEPARATOR (OR EQUIV)

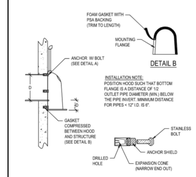
NOTES:
1) SUMP TO BE 2.5 TO 3 TIMES I.D. OF OUTLET PIPE.
2) 3' X 3' I.D. BOX MINIMUM. (T.B.D BY PIPE SIZE)
3) BOX BASE SECTION MAY BE NEEDED TO MEET SUMP REQ'S.
4) BOX, PIPE AND ALL MATERIALS MUST MEET EMC CONSTRUCTION STANDARDS.
5) BOX, PIPE AND ALL MATERIALS MUST BE ACCEPTED THROUGH THE SUBMITTAL PROCESS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

EAGLE MOUNTAIN





SNOUT CONFIGURATION

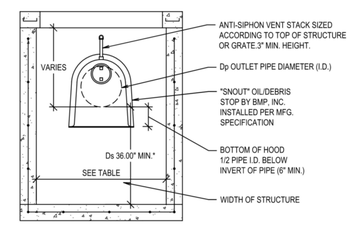


DETAIL A

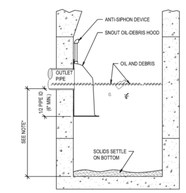
SIZING EXAMPLES:

OUTLET HOLE SIZE	SNOUT SIZE	STRUCTURE SIZE
1-1/2" O.D. OR LESS	12-1/2 or R	R FITS 30" 48" DIAM STRUCTURE
12.0"-17.8" O.D.	18-1/2 or R	R FITS 48" 60" DIAM STRUCTURE
18.0"-23.8" O.D.	24-1/2 or R	R FITS 48" 60" DIAM STRUCTURE
24.0"-29.0" O.D.	30-1/2 or R	R FITS 60" 72" DIAM STRUCTURE
30.0"-47.8" O.D.	48-1/2	48-1/2
30.0"-59.0" O.D.	MRETI	FITS 72" DIAM STRUCTURE ONLY
48.0"-66.0" O.D.	96-1/2	96-1/2

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



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



NOTE:
SUMP DEPTH: 24" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 12", DEPTH = 2.5 TO 3 X'S DIAM.

TYPICAL INSTALLATION

US Patent # 6126817

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

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
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OWNER:	FLYNN RESTAURANT GROUP
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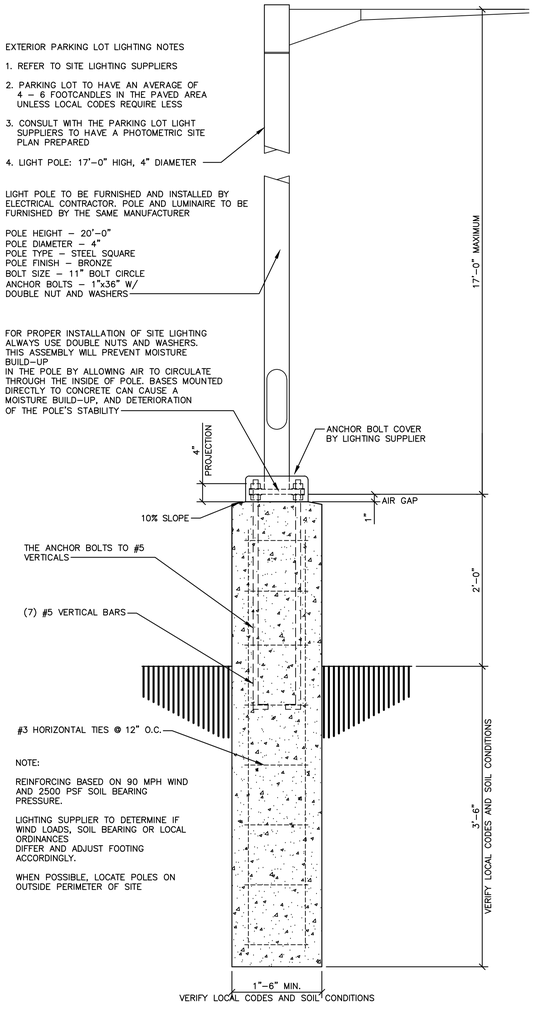
SEAL

SHEET NAME
EAGLE MOUNTAIN CITY STANDARD DETAILS

SHEET NUMBER
C5.4

EXTERIOR PARKING LOT LIGHTING NOTES

1. REFER TO SITE LIGHTING SUPPLIERS
2. PARKING LOT TO HAVE AN AVERAGE OF 4 – 6 FOOTCANDLES IN THE PAVED AREA UNLESS LOCAL CODES REQUIRE LESS
3. CONSULT WITH THE PARKING LOT LIGHT SUPPLIERS TO HAVE A PHOTOMETRIC SITE PLAN PREPARED
4. LIGHT POLE: 17'–0" HIGH, 4" DIAMETER



NOTE:

REINFORCING BASED ON 90 MPH WIND AND 2500 PSF SOIL BEARING PRESSURE.

LIGHTING SUPPLIER TO DETERMINE IF WIND LOADS, SOIL BEARING OR LOCAL ORDINANCES DIFFER AND ADJUST FOOTING ACCORDINGLY.

WHEN POSSIBLE, LOCATE POLES ON OUTSIDE PERIMETER OF SITE

EXTERIOR LIGHT POLE & STANDARD RAISED CONCRETE BASE DETAIL
NO SCALE

CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

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LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME

PHOTOMETRIC DETAIL

SHEET NUMBER

C6.0

LANDSCAPE NOTES

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

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

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

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

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

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

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

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

9. SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITH NO GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.

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

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

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

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

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

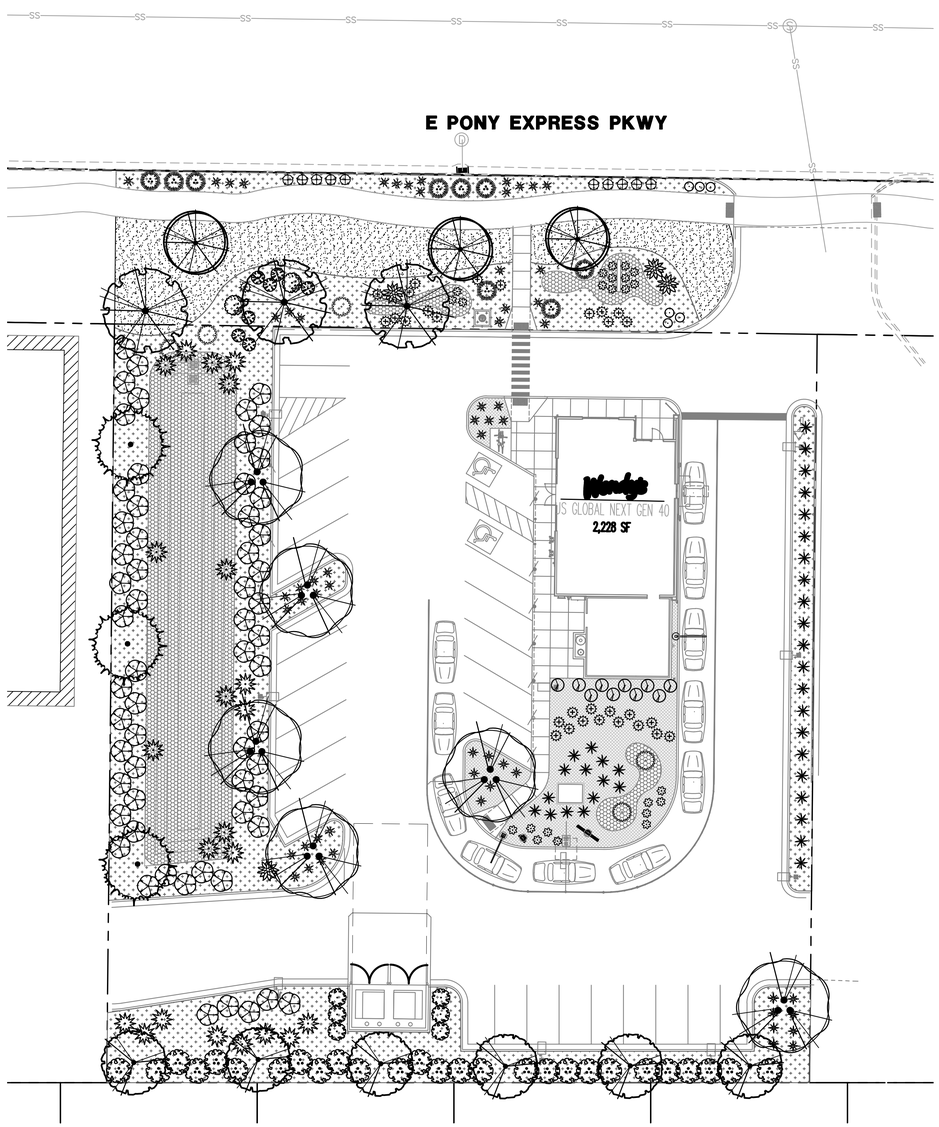
15. ALL PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE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

16. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS IN THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. LISTED QUANTITES FOR MULCH AND SOD ARE PLAN VIEW QUANTITES AND DO NOT ACCOUNT FOR ANY INCREASE IN MATERIAL NEEDED FOR SLOPES. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.

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

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

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



LANDSCAPE PLAN

PLANT SCHEDULE

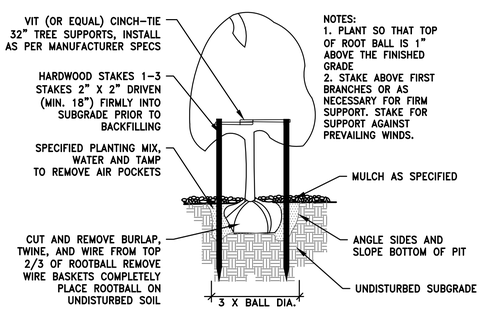
SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
TREES					
	GLEDITSIA TRIACANTHOS `SKYLINE` / `SKYLINE` HONEY LOCUST TD4	B & B	2"CAL		6
	PINUS NIGRA / AUSTRIAN BLACK PINE TE3	B & B		6-7` H	3
	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR TD4	B & B	2"CAL		3
	TILIA CORDATA / LITTLELEAF LINDEN TD4	B & B	2"CAL		3
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO JAPANESE ZELKOVA TD4	B & B	2"CAL		6

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY	PLANT COVER
SHRUBS				
	BERBERIS THUNBERGII `CRIMSON PYGMY` / CRIMSON PYGMY BARBERRY SD3, 12.5 SF	5 GAL	30	375
	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER SD1, 78 SF	5 GAL	27	2,106
	EUONYMUS ALATUS `COMPACTUS` / COMPACT BURNING BUSH SD4, 20 SF	5 GAL	6	120
	FORSYTHIA X INTERMEDIA `SPRING GLORY` / FORSYTHIA SD2, 50 SF	5 GAL	2	100
	JUNIPERUS HORIZONTALIS `BLUE CHIP` / BLUE CHIP JUNIPER GV1, 50 SF	5 GAL	9	450
	PINUS MUGO `TYROLEAN` / TYROLEAN DWARF MUGO PINE SE2, 12.5 SF	5 GAL	5	62.5
	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN'S BUSH CINQUEFOIL SD2, 7 SF	5 GAL	7	49
	PRUNUS BESSEYI 'POI15' / PAWNEE BUTTES® SAND CHERRY SD1, 19.5 SF	2 GAL	4	78
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC GV1, 28 SF	5 GAL	61	1,708
	SPIRAEA X BUMALDA `ANTHONY WATERER` / ANTHONY WATERER SPIRAEA SD3, 28 SF	5 GAL	10	280
ANNUALS/PERENNIALS				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS TW2, 3 SF	1 GAL	35	105
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY P3, 7 SF	1 GAL	23	161
	LAVANDULA ANGUSTIFOLIA `MUNSTEAD` / MUNSTEAD ENGLISH LAVENDER P2, 3 SF	1 GAL	6	18
	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS TW2, 38 SF	1 GAL	22	836
	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS TW2, 7 SF	1 GAL	68	476
	PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE' / DENIM 'N LACE RUSSIAN SAGE P1, 12.5 SF	1 GAL	10	125
SOD / MULCH				
	DROUGHT TOLERANT BLUEGRASS SOD MIX BY CHANSHARE SOD FARM	2,752 SF		2,752
	4" DEPTH OF 1" CRUSHED GRAVEL IN EARTH TONES OF PURPLE, RED, GRAY, BROWN, AND CREAM OVER DEWITT PRO 5 WEED BARRIER WASHED OR CRUSHED FREE OF EXCESS DIRT, SILT, AND FINES	1,907 SF		9,801.5 SF TOTAL
	4" DEPTH OF 2"-4" CRUSHED ROCK OVER DEWITT PRO5 WEED BARRIER	4,008 SF		
	4" DEPTH OF DARK BROWN SHREDDED WOOD MULCH OVER WEED BARRIER	10,872 SF		

NOTE: STEEL EDGING SHALL BE INSTALLED TO SEPARATE GRASS FROM MULCH AREAS AND DIFFERING ROCK OR WOOD MULCH TYPES.

LANDSCAPE SUMMARY

TOTAL SITE AREA = 0.95 ACRES
TOTAL PROVIDED LANDSCAPE AREA = 19,539 SF
REQUIRED SITE TREES = 19,539 / 1000 = 19 TREES
PROVIDED SITE TREES = 21 TREES
REQUIRED LIVE VEGETATION = 19,539 X 50% = 9,770 SF
PROVIDED LIVE VEGETATION = 9,801.5 SF (50.2%)

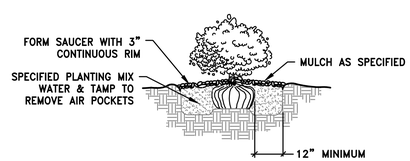


TREE PLANTING AND STAKING

SCALE: NTS

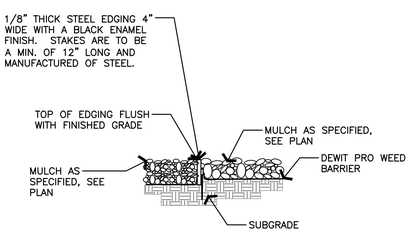
NOTES:
PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF ⅓ NATIVE SOIL, ⅓ TOPSOIL, AND ⅓ ORGANIC COMPOSTED MATERIAL

SHRUB HOLES MUST ALLOW FOR A MINIMUM OF 12" OF PLANTING MIX BACKFILL ON ALL SIDES OF ROOT BALL FOR SHRUBS AND PERENNIALS



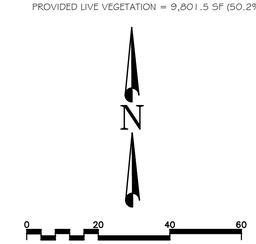
SHRUB PLANTING

SCALE: NTS



STEEL EDGING

SCALE: NTS



CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	1/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 01/22/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

LICENSED LANDSCAPE ARCHITECT
DARRIN L. PERKES
No. 378426
01/14/2024
STATE OF UTAH

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LS-1

IRRIGATION NOTES

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

2. IRRIGATION SYSTEM COMPONENTS MUST BE PREMIUM QUALITY ONLY AND INSTALLED TO MANUFACTURES REQUIREMENTS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING STATE AND LOCAL LAWS FOR ALL SPECIFIED MATERIALS AND WORKMANSHIP. SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PROVIDE OWNER AND MAINTENANCE PERSONNEL WITH INSTRUCTION MANUAL AND ALL PRODUCTS DATA TO OPERATE, CHECK, WINTERIZE, REPAIR, AND ADJUST SYSTEM. ANY CHANGES MUST BE DOCUMENTED AND SUBMITTED TO LANDSCAPE ARCHITECT IN AN AS BUILT PLAN FORMAT.

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

4. IRRIGATION SYSTEM STATIC PRESSURE MUST BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. CONTACT LANDSCAPE ARCHITECT IF MEASURED STATIC PRESSURE IS UNDER 60 P.S.I. OR OVER 90 P.S.I.

5. IRRIGATION SYSTEM CHECK MUST BE DONE BEFORE THE SYSTEM IS BACKFILLED. IRRIGATION MAINLINE AND EACH CONTROL VALVE SECTION MUST BE FLUSHED AND PRESSURE CHECKED. ASSURE THE COMPLETE SYSTEM HAS NO DOCUMENTED PROBLEMS AND FULL HEAD TO HEAD COVERAGE WITH ADEQUATE PRESSURE FOR SYSTEM OPERATION. ADJUST SYSTEM TO AVOID SPRAY ON BUILDING, HARDSCAPE, AND ADJACENT PROPERTY. ANY PROBLEMS OR PLAN DISCREPANCIES MUST BE REPORTED TO THE LANDSCAPE ARCHITECT.

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

7. IRRIGATION LATERALS AND FITTINGS MUST BE SCHEDULE 40 P.V.C. THREE QUARTER (3/4) INCH MINIMUM SIZE. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC P.S.I. TEFLON TAPE ALL THREADED FITTINGS. THE MINIMUM DEPTH OF LINES SHALL BE TWELVE (12) INCHES. FLOWS IN G.P.M. FOR UN-SIZED LINES OR CHANGES SHALL BE (3/4 INCH-1-8 G.P.M.), (1 INCH-9-12 G.P.M.), (1 1/4 INCH-13-22 G.P.M.),(1-1/2 INCH-23-30 G.P.M.), (2 INCH-31-50 G.P.M.), (2-1/2 INCH-51-70 G.P.M.), (3 INCH-71-110 G.P.M.).

8. IRRIGATION MAIN LINE THAT ARE 4" OR GREATER MUST BE CLASS 200 RING AND GASKET PIPE WITH HARCO DUCTILE IRON FITTINGS. 3" AND SMALLER MAINLINES SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 FITTINGS. SOLVENT WELD ALL JOINTS AS PER MANUFACTURES SPECIFICATIONS FOR MEASURED STATIC PRESSURE. USE TEFLON TAPE ON ALL THREADED JOINTS. LINE DEPTH MUST BE TWENTY FOUR (24) INCHES MINIMUM.

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

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

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

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

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

14. IRRIGATION SYSTEM BACKFILL MUST OCCUR ONLY AFTER SYSTEM CHECK IS COMPLETED AS SPECIFIED. USE ONLY ROCK FREE CLEAN FILL AROUND PIPES, VALVES, DRAINS, OR ANY IRRIGATION SYSTEM COMPONENTS. WATER SETTLE ALL TRENCHES AND EXCAVATIONS.

15. ALL IRRIGATION PIPE RUNNING THROUGH WALLS, UNDER SIDEWALK, ASPHALT, OR OTHER HARD SURFACE SHALL BE SLEEVED PRIOR TO PAVING. IT IS THE IRRIGATION CONTRACTORS RESPONSIBILITY TO COORDINATE SLEEVING WITH CONCRETE AND PAVEMENT CONTRACTORS. SLEEVES WILL BE SCHEDULE 40 P.V.C. THE DEPTH FOR MAIN LINE SLEEVES SHALL BE TWENTY FOUR (24) INCHES MINIMUM. DEPTH FOR LATERAL SLEEVES SHALL BE TWELVE (12) INCHES MINIMUM. SLEEVES SHALL BE A MINIMUM OF TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. ALL VALVE WIRING SHALL BE CONTAINED IN SEPARATE SLEEVING.

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

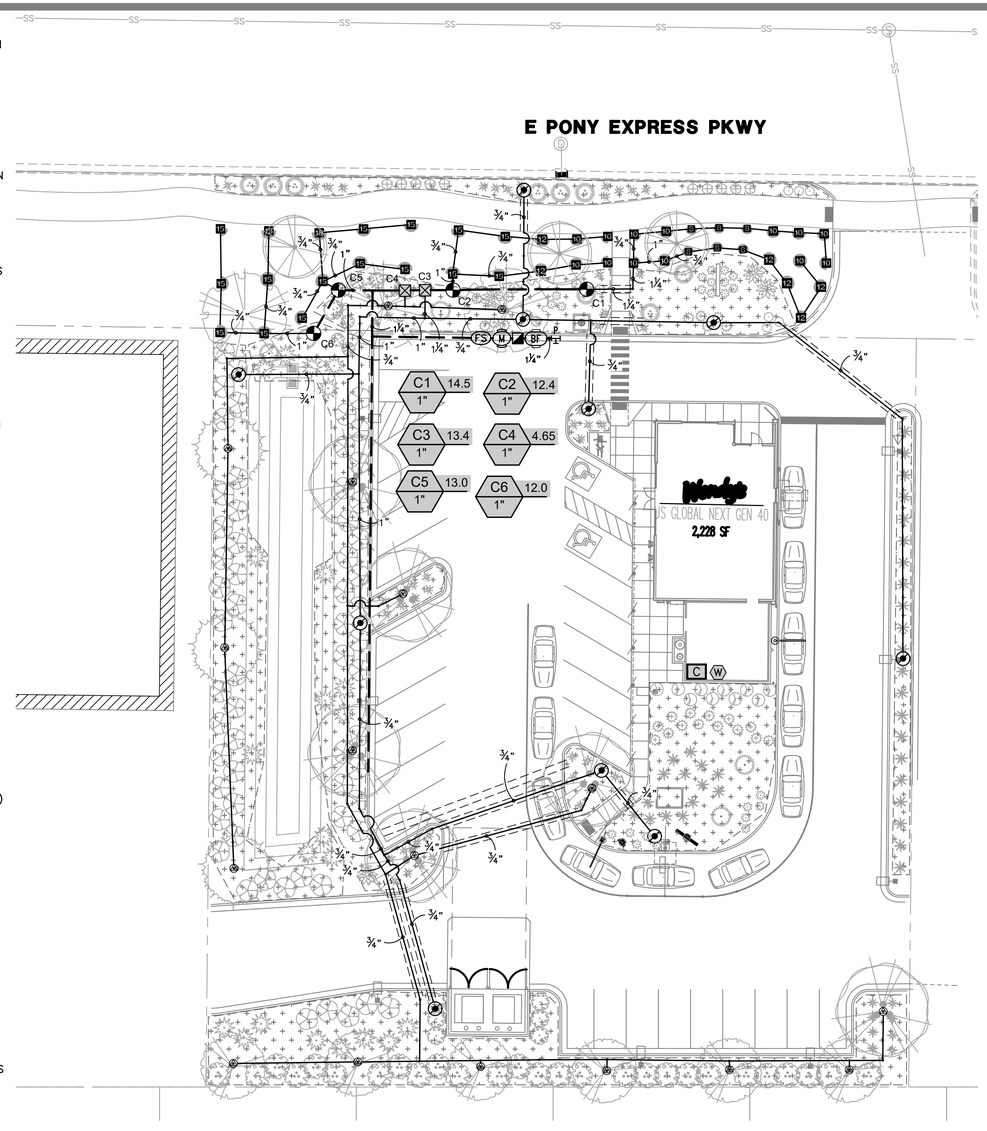
17. SPRAY HEADS ADJACENT TO HARDSCAPE PAVING SHALL BE SPACED AWAY 1"-3". SPRAY HEADS ADJACENT TO WALLS, BUILDINGS, FENCES OR STRUCTURES SHALL BE SPACED AWAY A MINIMUM OF 6".

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

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

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

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



IRRIGATION PLAN

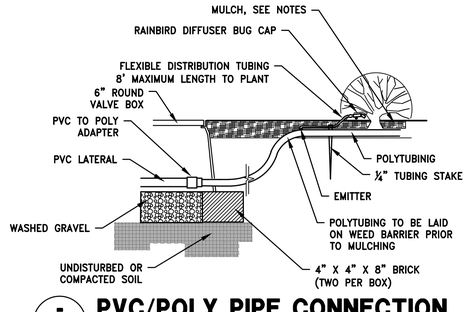
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
8 Q, 8 T, 8 H, 8 F	RAIN BIRD 1806 8 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	6	30
10 Q, 10 T, 10 H, 10 F	RAIN BIRD 1806 10 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	13	30
12 Q, 12 T, 12 H, 12 TQ, 12 F	RAIN BIRD 1806 12 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	6	30
15 Q, 15 T, 15 H, 15 TQ, 15 F	RAIN BIRD 1806 15 SERIES MPR TURF SPRAY 6.0IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET.	17	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM	2
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6" (150MM) DRIP BOX.	10
	RAIN BIRD XDF-09-12 DRIPLINE TREE RING 2 DRIPLINE RINGS USING 12" EMITTER SPACING @ .6 GPH, 12" SPACING FROM TRUNK TO FIRST RING AND 24" SPACING FROM TRUNK TO SECOND RING. INSTALL ONE (1) RAINBIRD PC-05 EMITTER WITH STAKE AND BUG CAP PER TREE RING FOR OPERATION INDICATOR.	17
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	12,956 S.F.
	Emitter Notes: 0.5 GPH emitters (2 assigned to each 1 gal plant)	326
	2.0 GPH emitters (2 assigned to each 2 gal plant)	8
	2.0 GPH emitters (2 assigned to each 3 gal plant)	
	2.0 GPH emitters (2 assigned to each 5 gal plant)	314

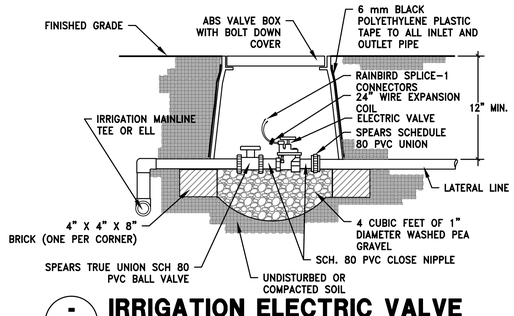
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	4
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
M	MASTER VALVE, RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	ZURN 375 RPZ. 1" REDUCED PRESSURE PRINCIPLE ASSEMBLY. INSTALL IN A 3' SCREENED ROUND-TOPPED WIRE MESHED ENCLOSURE PAINTED GREEN.	1
C	RAIN BIRD ESP4ME3 WITH (2) ESP-SM3 10 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.EXACT LOCATION TO BE DETERMINED BY OWNER.	1
W	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
FS	RAIN BIRD FS-100-P (2) 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
P	POINT OF CONNECTION 1" 1" IRRIGATION TEE OFF 2" CULINARY SUPPLY LINE	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	1,795 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	269.1 L.F.
	PIPE SLEEVE: PVC CLASS 200 SDR 21	286.8 L.F.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size



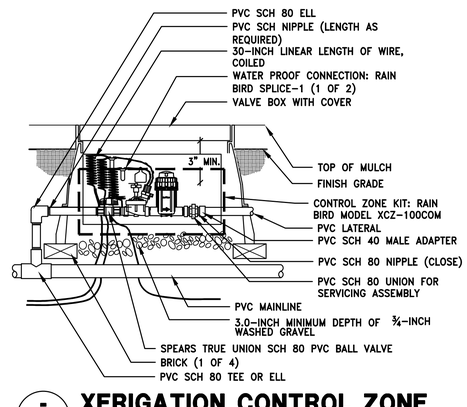
PVC/POLY PIPE CONNECTION

SCALE: NTS



IRRIGATION ELECTRIC VALVE

SCALE: NTS



XERIGATION CONTROL ZONE

SCALE: NTS

N

0 20 40 60
Scale in Feet

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SITE NUMBER: 00000
BASE MODEL: GLOBAL NEXT GEN
ASSET TYPE: FREE STANDING D-THRU
CLASSIFICATION: NEW
OWNER: FLYNN RESTAURANT GROUP
BASE VERSION: GNG 40
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2023
FURNITURE PACKAGE: -
DRAWING RELEASE: -

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

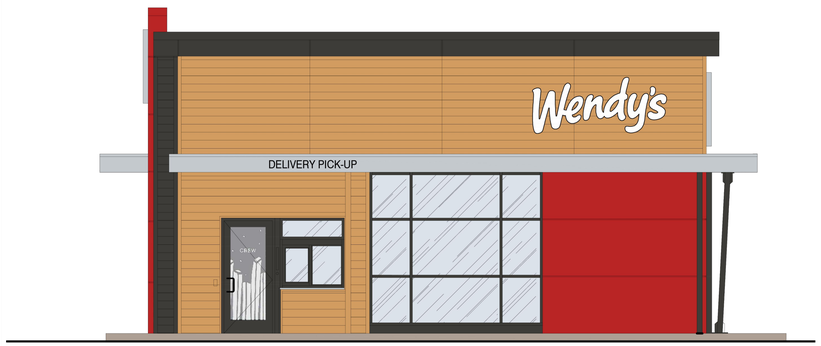
REV.	DATE	DESCRIPTION
1	1/14/24	CITY REVIEW COMMENTS #1

ISSUE DATE: 01/22/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL
LANDSCAPE ARCHITECT LICENSED DARRIN L PERKES No. 378426 STATE OF UTAH

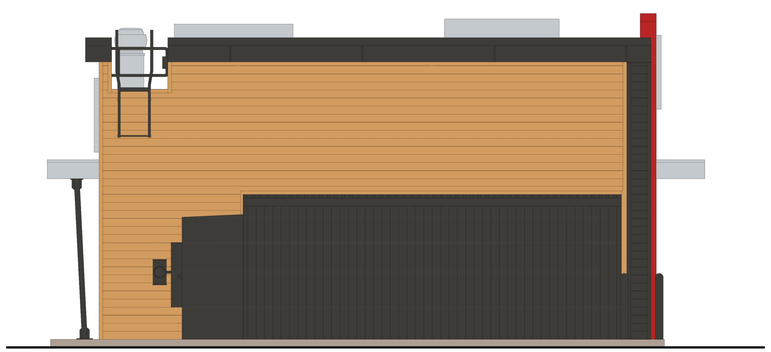
SHEET NAME
IRRAGATION PLAN

SHEET NUMBER
LS-2



FRONT ELEVATION

LEFT SIDE ELEVATION



REAR ELEVATION

RIGHT SIDE ELEVATION

SITE NUMBER:	00000
BASE MODEL:	GLOBAL NEXT GEN
ASSET TYPE:	FREE STANDING D-THRU
CLASSIFICATION:	NEW
OWNER:	FLYNN RESTAURANT GROUP
BASE VERSION:	GNG 40
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2023
FURNITURE PACKAGE:	-
DRAWING RELEASE:	-

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

PROJECT TYPE: CIVIL/SITE PROTOTYPE

Wendy's
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION
1	2/14/24	CITY REVIEW COMMENTS #1

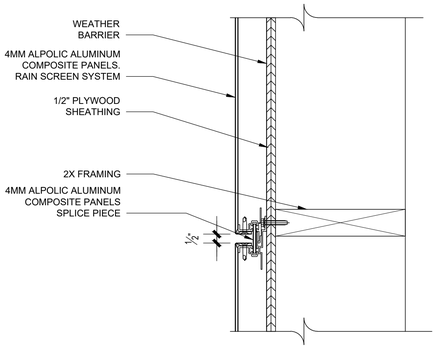
ISSUE DATE: 02/14/2024
PROJECT NUMBER: 3738
DRAWN BY: AGH
CHECKED BY: EFE

SEAL

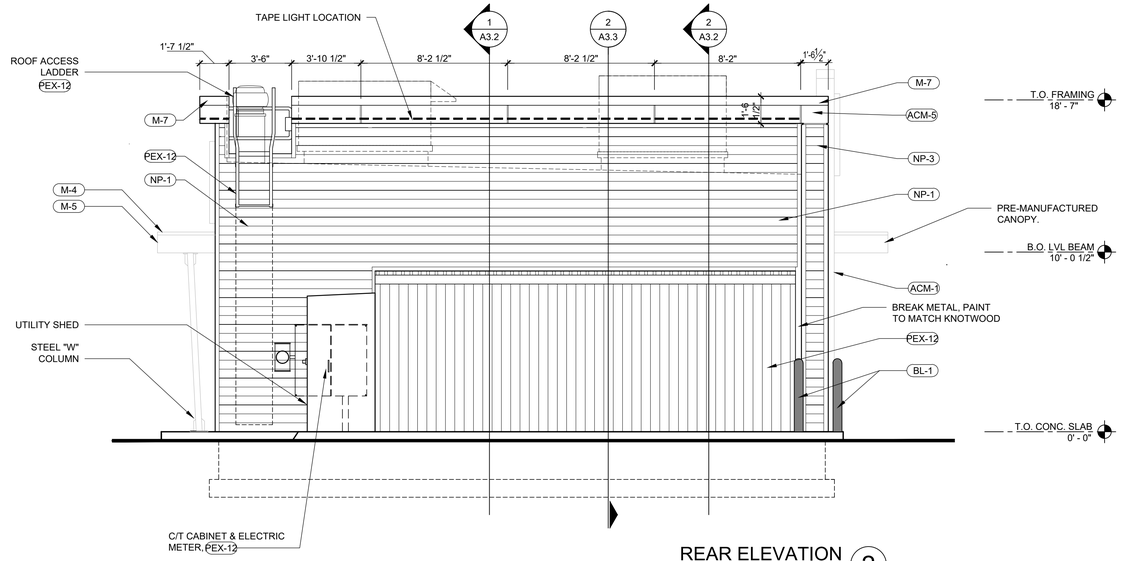
LICENSED PROFESSIONAL ENGINEER
167890
ENOCH F. ESKELSON
2/14/2024
STATE OF UTAH

SHEET NAME
BUILDING RENDERINGS

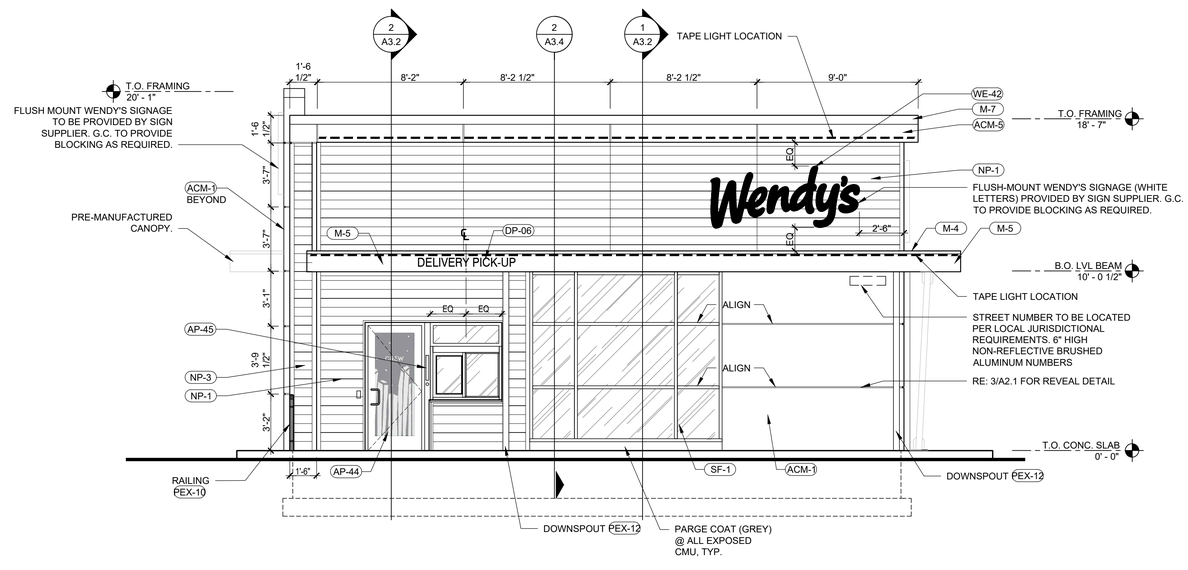
SHEET NUMBER
A1.0



ACM REVEAL DETAIL 3
1/4" = 1'-0"



REAR ELEVATION 2
1/4" = 1'-0"



FRONT ELEVATION 1
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
NP-1	NICHIHA - FIBER CEMENT PANELS - "CEDAR"
NP-3	NICHIHA - FIBER CEMENT PANELS - KNIGHTS ARMOR "GRAY"
ACM-1	ALUMINUM COMPOSITE 4MM - "BRITE RED"
ACM-5	ALUMINUM COMPOSITE 4MM - "STORMY GRAY"
PEX-1	EXTERIOR PAINT - "DARK BRONZE" (SEE PAINT SCHEDULE)
PEX-2	EXTERIOR PAINT - RED (SEE PAINT SCHEDULE)
PEX-6	EXTERIOR PAINT - PRE-FINISHED WALK-IN FREEZER/COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERNALLY ILLUMINATED CAMEO 54"
WE-42	INTERNALLY ILLUMINATED WAVE 42" (WHITE OR RED FACED)
MF-51	NON-ILLUMINATED MFTO LETTER SIGN
QR-08	NON-ILLUMINATED QIOR LETTER SIGN 8" (US AND CANADA MARKETS)
DP-06	NON-ILLUMINATED DELIVERY PICKUP LETTER SIGN 6"
AP-44	CREW DOOR DECAL
AP-45	"RING ME" SIGN

SITE NUMBER:	14461
BUILDING TYPE:	GLOBAL NEXT GEN 40
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	WEND AMERICAN
BASE VERSION:	2022
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2023

flynn group

PROJECT TYPE: NEW
GLOBAL NEXT GEN 40

Wendy's

#14461
4302 E PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION

ISSUE DATE: 1/19/2024
PROJECT NUMBER: 23-XX
DRAWN BY:
CHECKED BY:

SEAL

SHEET NAME
EXTERIOR ELEVATIONS ACM

SHEET NUMBER
A2.1

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EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT- "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS DRIP EDGE - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANNODIZED"
M-7	EXCEPTIONAL METALS - "DARK GRAY"
NP-1	NICHIHA - FIBER CEMENT PANELS - "CEDAR"
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ACM-1	ALUMINUM COMPOSITE 4MM - "BRITE RED"
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PEX-2	EXTERIOR PAINT - RED (SEE PAINT SCHEDULE)
PEX-6	EXTERIOR PAINT - PRE-FINISHED WALK-IN FREEZER/COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-12	EXTERIOR PAINT - "SW7674 PEPPERCORN"
BL-1	BOLLARD SLEEVE - "YELLOW"

EXTERIOR SIGNAGE SCHEDULE

CA-54	INTERNALLY ILLUMINATED CAMEO 54"
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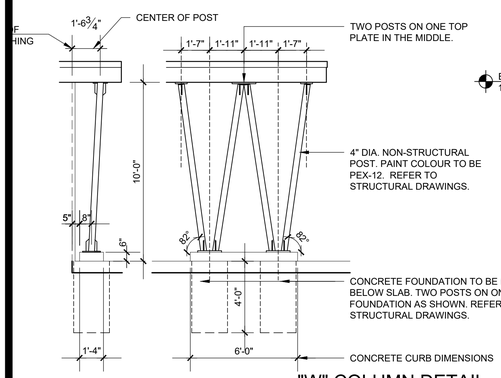
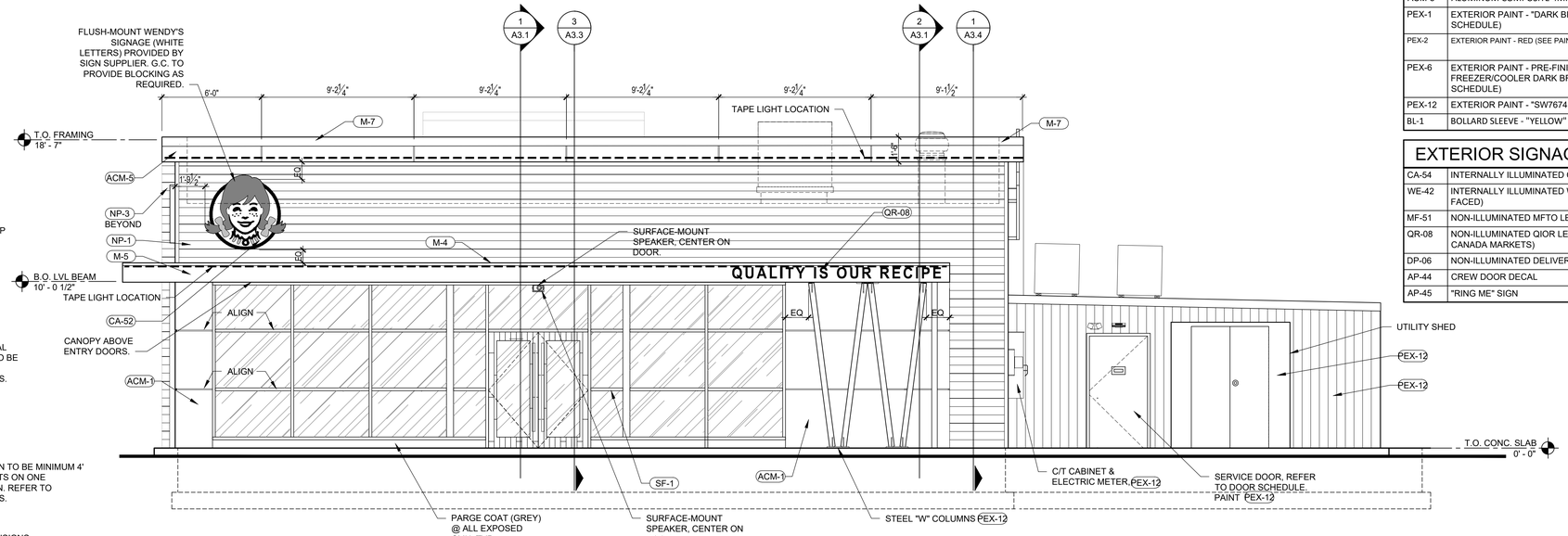
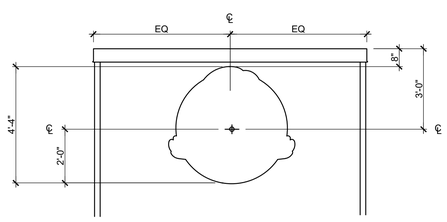


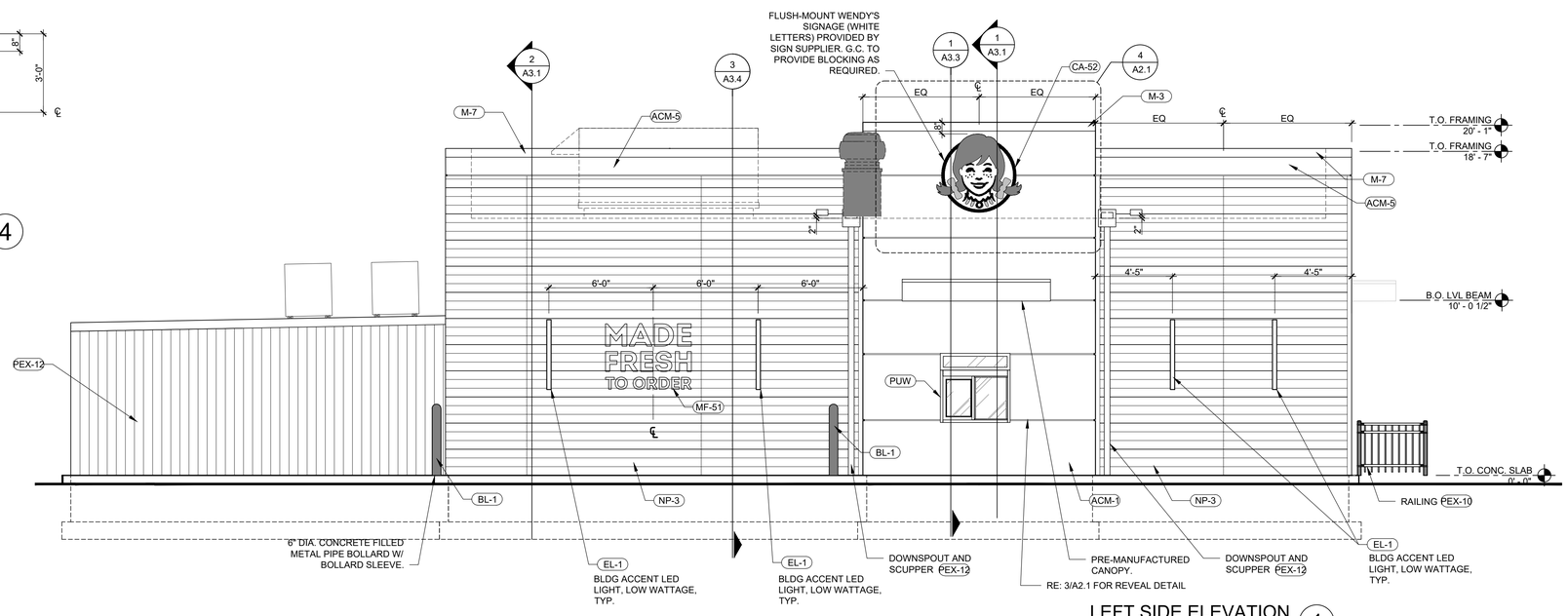
"W" COLUMN DETAIL 3
1/4" = 1'-0"



RIGHT SIDE ELEVATION 2
1/4" = 1'-0"



WIRING HOLE PLACEMENT DIAGRAM 4
3/8" = 1'-0"



LEFT SIDE ELEVATION 1
1/4" = 1'-0"

SITE NUMBER:	14461
BUILDING TYPE:	GLOBAL NEXT GEN 40
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	WEND AMERICAN
BASE VERSION:	2022
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2024
DESIGN TYPE:	GLOBAL
DRAWING RELEASE:	SPRING 2023

flynn group

PROJECT TYPE: NEW
GLOBAL NEXT GEN 40

Wendy's

#14461
4302 E PONY EXPRESS PKWY
EAGLE MOUNTAIN, UT 84005

REV.	DATE	DESCRIPTION

ISSUE DATE: 1/19/2024
PROJECT NUMBER: 23-XX
DRAWN BY:
CHECKED BY:

SEAL

SHEET NAME
EXTERIOR ELEVATIONS ACM

SHEET NUMBER
A2.2

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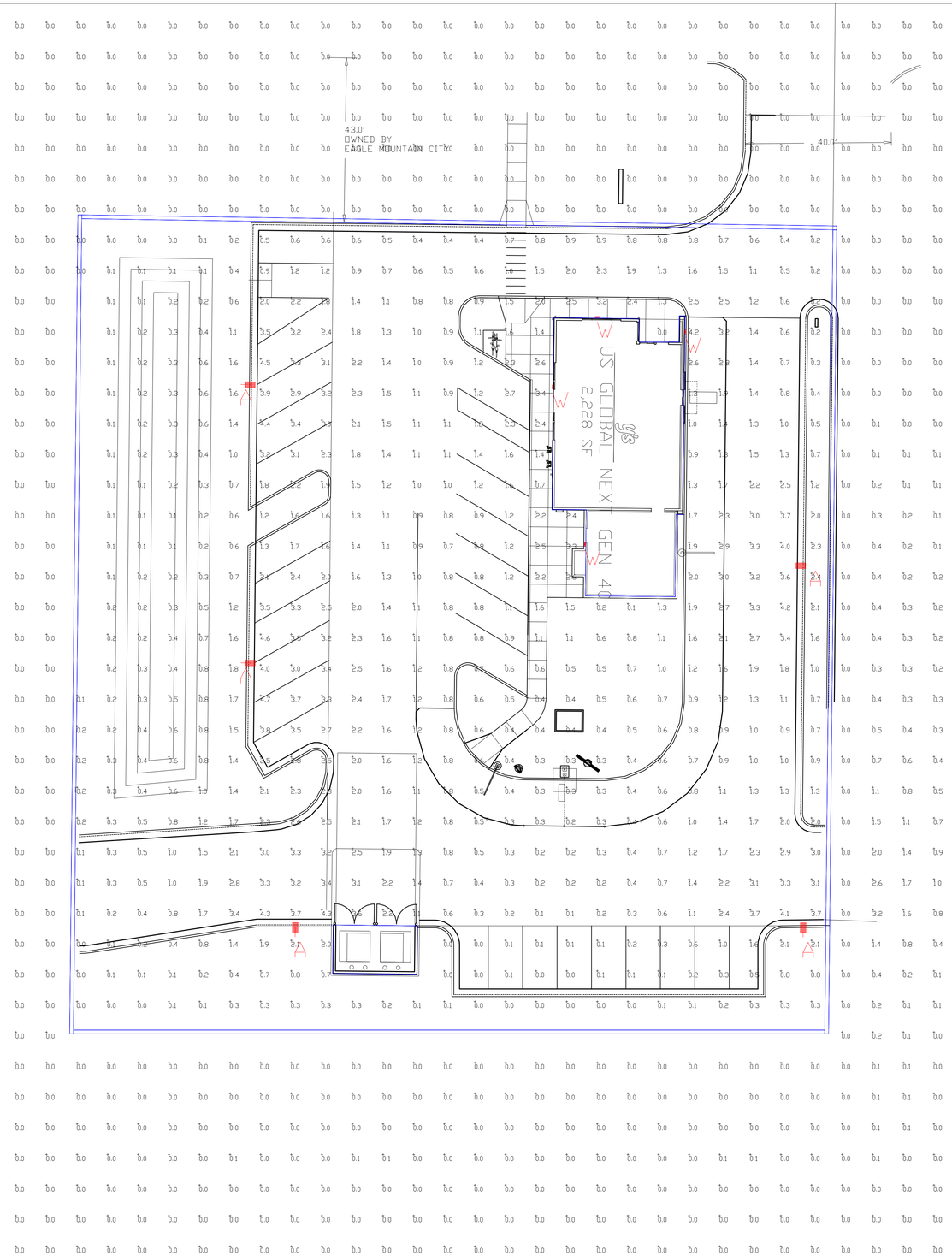

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION POINTS@ GRADE	Illuminance	Fc	0.64	4.7	0.0	N.A.	N.A.
PARKING & DRIVING SUMMARY	Illuminance	Fc	1.53	4.7	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	5	A	Single	SLM-LED-09L-SIL-4-50-70CRI-SINGLE	17'	1.000	1.000	9431	63
	4	W	Single	XWS-LED-03L-SIL-FT-50-70CRI	10'	1.000	1.000	3012	19

5-SLM-9L @ 9,431=47,155
4-XWS-3L @ 3,012=12,048
TOTAL LUMENS PER SITE=59,203

Total Project Watts
Total Watts = 391

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4203

LIGHTING PROPOSAL LO-159497-3B

WENDY'S
4302 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN,UT

BY:SAM	DATE:1/24/24	REV:2/15/24	SHEET 1 OF 1

SCALE: 1"=16' 0 16