



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

February 8, 2022, 6:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

NO WORK SESSION 5:30 P.M. - Eagle Mountain City Planning Commission Work Session PLEASE NOTE LATER START TIME OF 6:30 PM

1. Discussion Items

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 January 25, 2022 Planning Commission Minutes
[PC Minutes 01.25.22 DRAFT](#)

5. Status Report

6. Action and Advisory Items

- 6.A [PUBLIC HEARING \[Open, Tabled from 1/25/2022\] -- Preliminary Plat \(Phase "A"\) Review and Approval Request for "Founders' Square Subdivision" \(formerly "Ault Farms"\)...](#)
Preliminary Plat review of/for a 211-lot Single-Family, Detached Residential Subdivision on 67.44 Acres...
[Founders' Square Parcel Vicinity Map.Jan 2022.docx](#)
[Ault Farm MDA Exhibit B - Master Plan.pdf](#)
[Ault Farm MDA Exhibit C - Zoning Map.pdf](#)
[Ault Farm MDA Exhibit G - Parks and Open Space Map.pdf](#)
[Founder's Square Preliminary Phase A 1-13-22.pdf](#)
[AF Master Parks Concept Plan.pdf](#)
- 6.B [PUBLIC HEARING - Wendy's at Marketplace](#)
A Site Plan for a Wendy's Restaurant located on lot 7 within the Marketplace at Eagle Mountain Development.
[Site Plan](#)

Elevations and Materials Board
Marketplace Final Plat
Marketplace Overall Site Layout
Approved Pad Site Elevations

6.C **PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 11 Pad A**

A Site Plan for a a commercial pad building located on Lot eleven of the Marketplace at Eagle Mountain Town Center.

Civil and Landscape Plans
Elevations

6.D **ACTION ITEM - Eagle Heights Village**

A proposal to amend the Eagle Heights Village Master Development Agreement, Amending "Exhibit B" to allow for the construction and sale of Single Family Dwellings (SFD's) instead of duplex units within the Eagle Heights Village development.

First Amendment to the Eagle Heights Village Master Development Agreement
Exhibits to the First Amendment to the Eagle Heights Village Master Development Agreement

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.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this the #th day of Month, 2022, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

January 25, 2022, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Jason Allen, Matthew Everett, Christopher Pengra, and Erin Wells.

COMMISSION MEMBERS PRESENT ELECTRONICALLY: Jeremy Bergener. Commissioner Jeremy Bergener was excused from work session.

ELECTED OFFICIALS PRESENT: Councilmember Donna Burnham, Primary Liaison to the Planning Commission.

CITY STAFF PRESENT: Steve Mumford, Assistant City Administrator/Community Development Director; Robert Hobbs, Planning Manager; Tayler Jensen, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Everett called the meeting to order at 5:36 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Planning Commission Training Requirements

Senior Planner Tayler Jensen presented the item and reviewed House Bill 409 requirements of four hours of Planning Commission training including one hour on the General Powers and Duties of the Land Use, Development, and Management Act.

Discussion ensued regarding available training materials, resources, seminars, and conferences including American Planning Associations conferences, the League of City and Towns, and the Utah Chapter of the American Planning Association.

1.B. DISCUSSION ITEM – Upcoming Code Amendments

Staff informed the Commission of Municipal Code amendments currently undergoing review and drafting including the Wash Overlay Zone, the Regional Technology and Industry Zone, commercial zone uses, road standards, private road standards, intersections, water-wise landscaping, Industrial Zone, Community District Node Overlay Zone, appeal authority, hillside development, explorations of applications, administrative variance requests, short-term rentals, caretaker units in Commercial Storage and Industrial zones, plat review processes, multifamily zones height standards, multifamily and commercial zones design standards, landscaping islands, escape lanes, and landscaping installation requirements.

Commissioner Pengra requested to remove the review of master development agreements (MDAs) from the responsibilities of the Planning Commission as the review of legal contracts is a legislative decision rather than land use. He is unaware of any other municipalities that have their Planning Commission review MDAs.

Commissioner Wells concurred with Commissioner Pengra regarding Planning Commission MDA reviews. She requested for townhome rear-loaded garage standards to be reviewed due to the conflicts and concerns with the codified process that have arisen and the tendency to approve exemptions.

Commissioner Everett agreed with the need to review townhome rear-loaded garage standards. He noted that as the City grows, areas in Municipal Code need to be addressed or added. He encouraged the Commissioners to reach out to staff and/or the City Council regarding concerns with City standards and to voice concerns to State legislators regarding potential negative consequences to the City of upcoming State bills.

Commissioner Everett adjourned the work session at 5:59 p.m.

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

Commissioner Everett called the policy session to order at 6:30 p.m.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. January 11, 2022 Planning Commission Minutes

MOTION: *Commissioner Allen moved to approve the January 11, 2022 minutes. Commissioner Everett seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, and Christopher Pengra. Those voting nay: None. The motion carried with a vote of 4:0. Commissioner Wells abstained as she was not in attendance at the January 11, 2022 meeting.*

5. Status Report

Mr. Jensen reviewed the planning items discussed and voted upon during the January 18, 2022 City Council meeting.

6. Action and Advisory Items

6.A. PUBLIC HEARING – Development Code Amendment – Chapter 17.80

Mr. Jensen presented the item. The applicant-proposed item requests to allow monument signs up to 7.5 feet to be placed in the public right-of-way and to reduce the requirement for a two-foot pedestal/base to one foot.

Applicant Tanner Kinde said they desire to optimize the best site angles for sign visibility due to obstructions.

Applicant Michelle Hoffman requested for the sign to be allowed to project 7.5 feet into the public right-of-way to ensure the sign is visible due to the obstructions mentioned by Mr. Kinde. Reducing the masonry height would permit a standard-sized fuel price cabinet sign to be placed on the base rather than having a custom-made, smaller sign that would not be clearly visible. The sign would be for the 7-Eleven on the corner of Pony Express Parkway and Porter's Crossing.

Commissioner Everett opened the public hearing at 6:41 p.m. As there were no comments, Commissioner Everett closed the hearing.

Mr. Jensen stated that not all areas in the City would allow for a sign to project 7.5 feet into the public right-of-way and the allowances could be based upon the road type and right-of-way width should the requested change be entertained. The Planning Department would need to approve the request for a sign in the right-of-way; however, if the plan met the Municipal Code requirements, staff would need to approve the sign placement. The recently approved amendment to the sign standards increasing the permitted height for individual monument signs would allow the applicant to place a four-foot cabinet on the two-foot base.

Discussion ensued regarding concerns with the implications and ramifications of allowing signs in the public right-of-way in other locations in the City.

Senior Planner Robert Hobbs suggested approving exemptions on a case-by-case basis rather than a Municipal Code amendment and/or creating specified criteria for cases where a sign in the right-of-way might be entertained.

Commissioner Wells stated that she desires for businesses to succeed and recognizes the importance of visibility; nevertheless, she is in favor of clear public rights-of-way. She has concerns with allowing signs to project 7.5 feet into the right-of-way as it would be inappropriate in some areas of the City. Creating a variance application process could result in requests from most of the commercial projects in the City.

Commissioner Bergener expressed concern with approving open-ended language to serve a single project.

Commissioner Everett said the recently approved amendment to the sign standards negates the need for the smaller base as a standard sign could still be placed on a two-foot base and a taller base is less likely to be obstructed by landscaping. As such, he does not support the change

requested. He agrees with the visual benefit of excluding signs from the right-of-way, although it might be appropriate on some occasions. Nevertheless, he would rather develop a mechanism to approve individual exemptions rather than amend standards.

MOTION: *Commissioner Pengra moved to recommend denial to the City Council of the development code amendment to Chapter 17.80. Commissioner Allen seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.B. PUBLIC HEARING – Pinnacles Phase A Preliminary Plat

Mr. Jensen presented the item. The Pinnacles General Plan amendment, rezone, and Master Development Plan were approved by the City Council on April 6, 2021, with the Pinnacles Master Development Agreement being approved on November 16, 2021. The entire land area of the Pinnacles is 161 acres. This proposal only contains the property within the designated RC, R2, R3, and OS-I zones. The 65.79-acre preliminary plat requests 222 lots divided into 88 RC lots, 87 R3 lots, and 47 R2 lots. He clarified that this application excludes a rezone request; the rezone of the property approved on April 6, 2021, zoned a portion of the property as Commercial Neighborhood.

Applicant representative Andy Flamm explained that the staff recommendation regarding the development of the park was due to concerns that the park would not be completed until the end of the project. They are amenable to the requirement as they intend to install the park as a part of the first phase of the project.

Commissioner Everett opened the public hearing at 7:00 p.m.

The City received emails regarding the commercial zoning from Jade Harrison, Nicholas Bjorkman, Dan Magee, Maggie Magee, Nathan Stewart, Kelly Vandrimmelen, Elisha Giles, Sherri Madsen, Jezandra Mayer, and Dylon Mayer.

Commissioner Everett closed the public hearing at 7:02 p.m.

Commissioner Wells expressed appreciation to the applicant for providing a unique park with many amenities.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the preliminary plat for Pinnacles Phase A with the following conditions:*

- 1. A park escrow fee of \$3,750 per lot shall be paid at the time of plat recording;*
- 2. The park shall be completed by no later than the recording of a plat that includes more than 50% of the area within the RC, R3, and R2 zones; and*
- 3. No more than 30 units may be built off a single access.*

Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.C PUBLIC HEARING -- Rush Creek [Industrial] Subdivision

Mr. Hobbs presented the item. The applicant has submitted a rezone and preliminary plat application for approximately 38.80 acres of ground currently zoned Agriculture/Rural Density. The application materials suggest that the property was designated as being within the General Plan's Employment Center/Campus future land use category/setting; however, that designation was amended to Business Park/Light Industry when the General Plan was updated in July of 2021. The applicant now proposes the assignment of the Light Manufacturing/Distribution (LMD) Zone to a 3.68-acre portion of the 38.80-acre property and a preliminary plat approval of a 15-lot industrial subdivision thereon. The Commission could recommend to the City Council to zone the 20-foot north-to-south parcel on the eastern side of the property, intended to be a trail area, as OS-N to adhere to transition compatibility standards for the area given the residential General Plan designation abutting the property to the east.

Applicant representative Dan Ford said they have a user interested in the eastern portion of the property and as such, request some flexibility with buffering. They are amenable to installing a 20-foot trail and wall as suggested by staff. His preference would be to require a buffer rather than rezoning the trail as it could cause issues with other requirements; however, he is agreeable to the rezoning of the trail if that is the preference of the City.

Commissioner Everett opened the public hearing at 7:11 p.m. As there were no comments, Commissioner Everett closed the hearing.

Commissioner Wells noted that per the Compatible Buffering table EMMC 17.60.160(1), OS-N is a compatible buffer for many zones including industrial. In the spirit of meeting the Municipal Code transitioning requirements, she would support the rezoning of the trail.

Commissioner Everett said that buffering had been a concern during the concept plan discussion for the area. OS-N is the most appropriate of the available options for transitioning from industrial to residential uses. The applicant would still be able to bring forward another use for consideration as a buffer.

MOTION: *Commissioner Wells moved to recommend approval to the City Council of the rezone to Light Manufacturing Distribution and the preliminary plat for Rush Creek with the following conditions:*

- 1. The project shall be developed in accordance with the approved preliminary plat of/for the same, including the dedication of requisite, City required right-of-way;*
- 2. The project shall comply with any requirement(s) from the Eagle Mountain City Engineer (including a Traffic Impact Study) as are, or may be, set forth for the project;*

3. *The developer's engineer shall correct any spelling, grammar, punctuation, and numbering errors that may be evident on the plat face and/or in the proposed project plat development notes;*
4. *The project shall be provided with a 20-foot-wide buffer at its eastern end in lieu of the 15-feet shown on the plat, which adjustment shall be incorporated on a revised final plat and trail illustration to be prepared for presentation to the City's Council; and*
5. *The 20-foot-wide, north-to-south trail buffer on the eastern side of the property shall be zoned OS-N.*

Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

6.D. PUBLIC HEARING – Eagle Mountain Data Campus

Mr. Hobbs presented the item. The property made the subject of this application package comprises some 480 to 490 acres of land located in the southwest quadrant/region of the City generally located near 1000 North and 16000 West. The applicant has submitted a rezone and conceptual site plan review request. The property is currently zoned Agricultural and is located within a Business Park/Light Industry setting per the City's adopted General Plan Future Land Use Map. The applicant proposes that the property be assigned the Regional Technology and Industry (RTI) Overlay Zone to facilitate development of a data center on the property. Should the RTI Overlay Zone expire or be repealed, the property would revert to the underlying approved zoning.

Applicant representative Corey Berg said this site was designated a few years ago as a mega-site for the Economic Development Corporation of Utah and they have received interest from data centers and manufacturing groups. Should the transportation corridor develop as planned, long-term plans could foresee the area for distribution uses. They intend to employ a multifaceted approach to development of the area.

Commissioner Everett opened the public hearing at 7:26 p.m.

Katie Peck said that she owns the property to the south and requested information regarding how the approval and infrastructure development and timing will impact their property and livestock.

Theodore Kranendonk stated that he owns property to the west and expressed concern with the hours and impact of operations, buffering, safety hazards, and traffic increase of industrial uses on his children, hobby farming, and livestock.

Commissioner Everett closed the public hearing at 7:29 p.m.

Mr. Berg explained that the location of the southern road has yet to be determined and will account for the location of the Rocky Mountain Power substation. They intend to be good neighbors and address concerns including providing adequate buffering. The master plan has a connector road that should divert traffic away from the residential areas.

Commissioner Pengra provided insight regarding the intention and potential development of the area due to the proximity of the power substation providing the ability to support industrial uses. While recognizing the concerns of the property owners, he supports the application of the RTI Overlay as appropriate for the area. The ability to attract large investments could result in an increase in the surrounding property values.

Discussion ensued regarding the appropriate buffering for the RTI Zone Overlay as it was created prior to and is not included in the transitioning standards and the setback requirements for the overlay.

Commissioner Everett agreed that the RTI Overlay Zone was created for properties similar to the requested area and as the property develops more specific information will become available. The application of the overlay will allow but not guarantee various uses. He noted that the RTI Overlay Zone is being reviewed by the City Council as it has an automatic repeal date of May 2022. The outcome of those discussions will impact the viability of this project.

Discussion ensued regarding the plausibility of the concept plan with relation to the available infrastructure and the compacity of an expansion of the power substation.

MOTION: *Commissioner Bergener moved to recommend approval to the City Council of the rezone to the Regional Technology and Industry Overlay Zone for the Eagle Mountain Data Campus. Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.E. PUBLIC HEARING – Preliminary Plat (Phase "A") Review and Approval Request for "Founders' Square Subdivision" (formerly "Ault Farms")...

Mr. Hobbs presented the item. The applicant requests to subdivide a portion of the land made a part of the Ault Farms Master Development approved by Council in December of 2021, in the southwest quadrant/region of the City. The project renames the Ault Farms development to Founders' Square and proposes 211 lots on 67.44 acres of land. The proposed preliminary plat conforms to three different zoning districts, RC, R3, and R2. The frontages of the lots on curves are below the frontage requirements. Municipal Code permits reduced frontages on cul-de-sacs; however, curved streets are not addressed in the standards. The applicant requests for the City to use the setback mark to measure the frontage widths for the lots impacted by street curvature.

Commissioner Everett opened the public hearing at 7:53 p.m.

Due to the unintentional exclusion of the preliminary plat exhibit from the packet materials, Commissioner Everett stated that he desires to table the item and continue the public hearing to provide sufficient time for the Commission and the public to review the item.

Applicant representative Pete Evans requested for the Commission to allow for the frontage to be measured at the front setback for the lots on the curved areas. They will increase the front setback of those lots and the lots are almost twice the size of the required acreage.

MOTION: *Commissioner Everett moved to table the preliminary plat for Founders Square and continue the public hearing until a future meeting. Commissioner Wells seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

6.F. ACTION ITEM – Oquirrh Mountain Amended and Restated Master Development Agreement

Mr. Mumford presented the item. The second amendment to the Oquirrh Mountain Master Development Plan and rezone were approved by the City Council on October 19, 2021. Those approvals were contingent upon the approval of a master development agreement (MDA), as described in EMMC 16.10. The MDA was prepared by the City Staff and City Attorney and reviewed by the applicant. It is presented now for review by the Planning Commission as required by Municipal Code. Paragraph 7.2 details the park improvement timing and park escrow. The agreement currently states that the petroglyph park and hillside park improvements are required to be completed prior to recording a plat containing the 130th residential lot. The project is only broken up into two phases, however, so this provision would require the parks to be completed prior to allowing any building permits in the second phase. Due to the simplicity of the two-phase plan, the phasing is not detailed in the agreement. Language related to phasing can be added to the agreement if desired. The hillsides in this project are part of the Wildlife Corridor Overlay Zone and must comply with the standards in Chapter 17.49.

Discussion ensued clarifying the amended development standards for the RC Zone include a five-foot side and 10-foot garage side setbacks. Mr. Mumford stated he would verify if the agreement included a 20-foot driveway/garage front setback and would confirm that the Proposed Plan (2.5 DU/AC) Approving Zoning exhibit is updated to reflect the agreed-upon setbacks.

Applicant representative Nick Mason stated that he had been unaware of the park escrow required with each plat and that the petroglyph park and hillside park must be completed prior to the recording of a plat containing the 130th residential unit.

Mr. Mumford explained that the park escrow is a Municipal Code requirement for all residential developments in the City. As he had been unable to discuss the parks being completed prior to the recording of the 130th residential unit with the applicants prior to the meeting, the residential unit number could be altered by the Commission.

Discussion ensued clarifying the park escrow standards and requirements.

Mr. Mason said feels the park escrow is unnecessary and redundant if it is already in Municipal Code. He expressed concern with the impact of inclement weather and requested a prorated

escrow for the remaining lots once 50% of the park requirements have been completed. Their preference and intention are to complete the amenities prior to beginning construction on the homes.

Commissioner Pengra suggested that the recommendation for approval allow for the applicant to work with staff to address the park escrow concerns and present potential solutions to the City Council during their review of the MDA.

Mr. Mumford explained the City has allowed applicants to escrow money for parks with earlier plats that the City releases once the agreed-upon improvements have been completed. Once all the park amenities have been finished, the City no longer requires a park escrow. An escrow reduction could be considered for partial park improvements. He is confident that a solution can be attained prior to meeting with City Council.

Commissioner Everett said that a pro-rata request is reasonable and he agrees with allowing the park escrow issue to be addressed with staff prior to reviewing the agreement with the City Council. One of the reasons for the park escrow is due to the City being required to complete parks and address partially developed homes when construction companies have failed to complete developments. The City is willing to accommodate situations such as inclement weather and to work with developers.

MOTION: *Commissioner Everett moved to recommend approval to the City Council of the second amendment to the master development agreement for Oquirrh Mountain with the following changes:*

- 1. Language shall be added to allow for pro-rata park escrow reductions; and*
- 2. The zoning map exhibit that is attached to the master development agreement shall be amended to match the approved development standards for the RC units including the five-foot side and ten-foot garage side setbacks and any other necessary clarifications.*

Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.

7. Discussion Items

Mr. Mumford presented a City growth update. The City issued 1,585 new residential housing permits in 2021, a 19% increase from 2020 when 1337 permits were issued and a 334% increase from 2014 when 365 permits were issued; 327/21% of the permits issued in 2021 were for multifamily units and 1258/79% were for single-family, detached homes. Housing type distribution in the City through December 2021 was comprised of 16% multifamily and 84% single-family housing. The north service area saw the greatest development until 2016 when the south and west service areas surpassed and continue to exceed the north area in growth. The estimated current population for the City is approximately 51,000 to 53,000 based upon census data and housing growth. The City issued 38 commercial permits in 2021 including cell towers, business expansions and renovation, and community clubhouses and pools.

Discussion ensued regarding mid-income affordable housing, staffing increases in proportion to City growth, and sign standards amendment requests.

8. [Next scheduled meeting](#)

The next Planning Commission meeting is scheduled for February 8, 2022.

Commissioner Wells stated that she will not be in attendance due to a work conflict.

9. [Adjournment](#)

MOTION: *Commissioner Allen moved to adjourn the meeting at 8:54 p.m. Commissioner Pengra seconded the motion. Those voting aye: Jason Allen, Jeremy Bergener, Matthew Everett, Christopher Pengra, and Erin Wells. The motion passed with a unanimous vote.*

The meeting was adjourned at 8:54 p.m.

Approved by the Planning Commission on February 8, 2022.

Steve Mumford, AICP
Assistant City Administrator/Community Development Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 8, 2022**

TITLE:	PUBLIC HEARING [Open, Tabled from 1/25/2022] -- Preliminary Plat (Phase "A") Review and Approval Request for "Founders' Square Subdivision" (formerly "Ault Farms")...		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Bronson Tatton and Pete Evans with Flagship Homes		
GENERAL PLAN DESIGNATION Neighborhood Residential 1 (in the area proposed for residential development/platting)...	CURRENT ZONE Multi: R2, R3, RC	ACREAGE 67.44	COMMUNITY

PUBLIC HEARING:

Yes

RECOMMENDATION:

Approve with conditions...

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Applicant is petitioning to subdivide a portion of the land made a part of the Ault Farms Master Development approved by Council in December of 2021 in the southwest quadrant/region of the City. The Project renames the Ault Farms development to "Founders' Square" and proposes 211 lots across some 67.44 acres of land. The lots' dimensions are designed to conform to three different zoning districts [R2, R3 and RC] overlaid on the Property within the confines of the proposed plat.

PRESENTED BY:

Robert Hobbs

ITEMS FOR CONSIDERATION:

Preliminary Plat (EMMC §16.20):

The Project has been reviewed by the DRC Committee. The Project's current design/layout has been found to be in conformance with platting and R2, R3 and RC zoning bulk regulations (i.e., lot sizes [including required average], "block" lengths, etc.). Exception: Certain lots on/along concave road curves have shorter than required street frontages. This issue was discussed during the Master

Development Plan stage and during the public hearing comments period open for this item, but was not specifically stated as an allowed exception by the City to preserve the curves in the street network.

Some non-zoning DRC redline corrections (i.e., fire hydrant locations, some street naming, curb type callouts, etc.) have not [yet?] been incorporated into the plat drawings. A condition of approval will address the matter.

Provided/proposed plat calculations:

Total Acreage --	67.44
Total Lot Count -- additional common parcels)	211 (with 6
Total Acreage in Lots --	40.36
Total Open Space Provided -- 147,233 sq. ft. of which 2.06 ac is [to be] improved	3.38 acres or
(Required open space -- acres) some of which may be provided for in subsequent plats in the Founders Square MDP overall build-out	205,800 sq. ft. (4.72

- **RC Zoned Area:**

- Required Minimum [Building] Lot Size -- 4,500 sq. ft.
- Proposed Minimum [Building] Lot Size -- 5,800 sq. ft.
- Largest Proposed [Building] Lot Size -- 18,358 sq. ft.
- Required Average [Building] Lot Size -- 6,000 sq. ft.
- Proposed Average [Building] Lot Size -- 7,282 sq. ft.

- **R2 Zoned Area:**

- Required Minimum [Building] Lot Size -- 8,000 sq. ft.
- Proposed Minimum [Building] Lot Size -- 9,600 sq. ft.
- Largest Proposed [Building] Lot Size -- 16,038 sq. ft.
- Required Average [Building] Lot Size -- 10,890 sq. ft.
- Proposed Average [Building] Lot Size -- 12,275 sq. ft.

- **R3 Zoned Area:**

- Required Minimum [Building] Lot Size -- 6,500 sq. ft.

- Proposed Minimum [Building] Lot Size -- 7,006 sq. ft.
- Largest Proposed [Building] Lot Size -- 14,189 sq. ft.
- Required Average [Building] Lot Size -- 8,500 sq. ft.
- Proposed Average [Building] Lot Size -- 10,035 sq. ft.

Overall Project Density – 3.10 lots or
du/a

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

Correspondence:

Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC §§ 16.20. Any entitlement related land use conditions (e.g., that stemming from a Master Development Agreement in force and of effect against the Property) should also be considered when reviewing a plat application. Plats are to be approved if all required elements and proper design are provided in their drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Staff recommends that the Planning Commission motion to recommend approval of the Preliminary Plat application to [the] City Council for the reasons [findings] set forth in this Staff report and in

the Planning Commission's meeting wherein the application made the subject of this report is/was heard, subject to Applicant/Project compliance with the following condition(s):

1. Project shall be developed in accordance with the approved preliminary plat of/for the same, including dedication of requisite, City required, right-of-way; and,
2. Project shall comply with any requirement(s) from the Eagle Mountain City Engineer as are, or may be, set forth for the Project; and,
3. Open space development in the Project's common lots shall comply with requirements listed in EMMC § 16.35.105; and,
4. The Developer's engineer shall correct any spelling, grammar and punctuation and numbering errors or yet-to-be City redlines that may be evident on the plat face and/or in the proposed Project plat development notes or on plat plan pages; and,
5. The Developer shall provide the City with a revised preliminary plat drawing prior to submittal of a final plat for the Project. The revised plan shall feature all City DRC and Planning Commission required edits, corrections, revisions, etc. as communicated to the Developer or his/her engineer.

<6. The Developer/Development shall comply with any other conditions as may be levied by the Planning Commission....>

ATTACHMENTS:

[Founders' Square Parcel Vicinity Map.Jan 2022.docx](#)

[Ault Farm MDA Exhibit B - Master Plan.pdf](#)

[Ault Farm MDA Exhibit C - Zoning Map.pdf](#)

[Ault Farm MDA Exhibit G - Parks and Open Space Map.pdf](#)

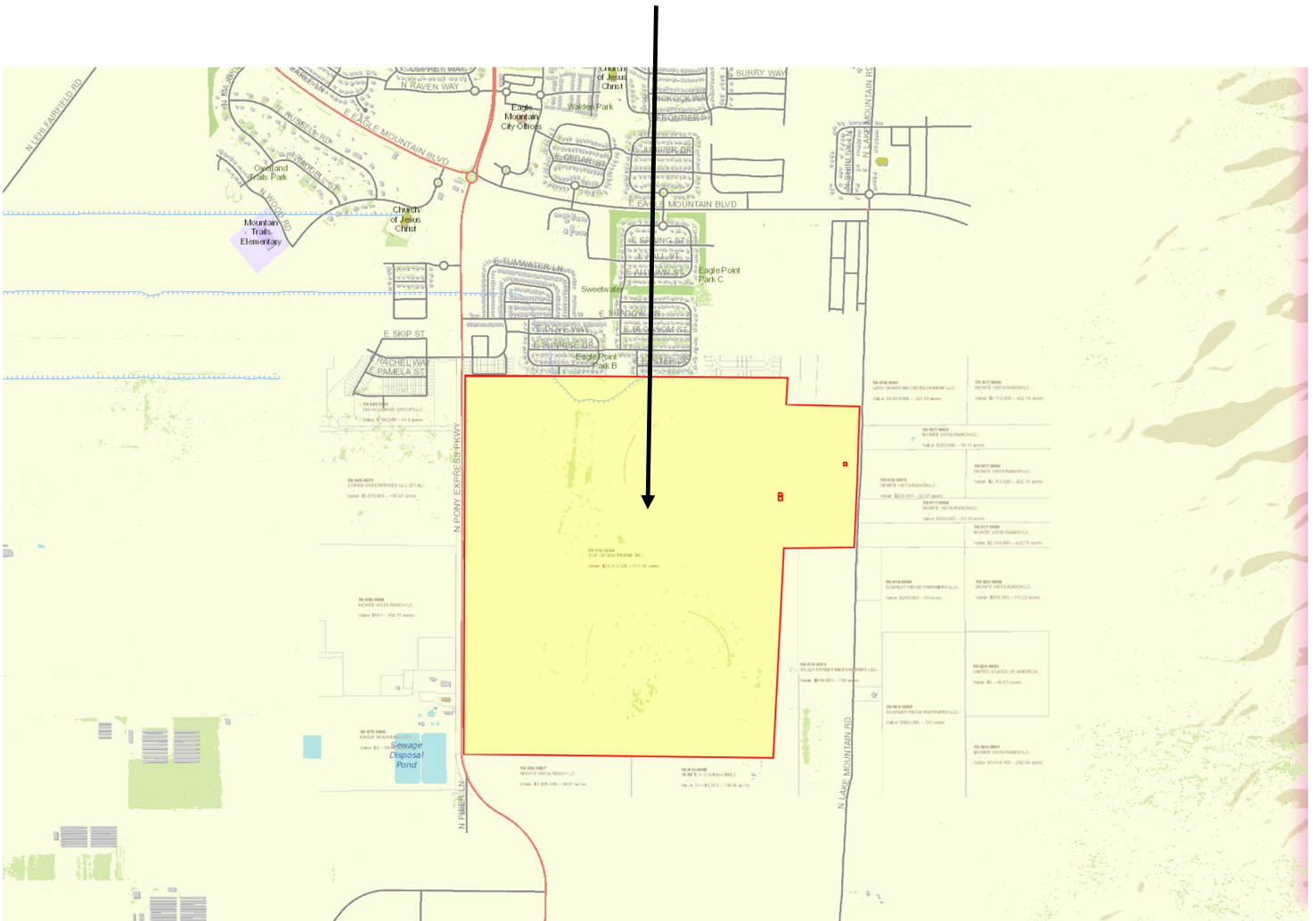
[Founder's Square Preliminary Phase A 1-13-22.pdf](#)

[AF Master Parks Concept Plan.pdf](#)

VICINITY MAP

Utah County Parcel Map Snippet

Property



Master Plan



Zoning Map

Foothill Residential

FR

Neighborhood Residential 1

R1

R2

R3

Neighborhood Residential 2

RC

MF1 Townhomes

Other

Commercial Neighborhood

Business Park - Light Industrial
Not requesting change

Open Space - Improved

Open Space - Natural



Park & Open Space Map

Parks

- n** Neighborhood Park (2-10 Ac.)
- Public
- l** Local Parks (<2 Ac.)
- Private

Trails

- Regional (4.6 Miles)**
- 10' Asphalt
- Public
- Local (3.8 Miles)**
- 10' Asphalt
- Public

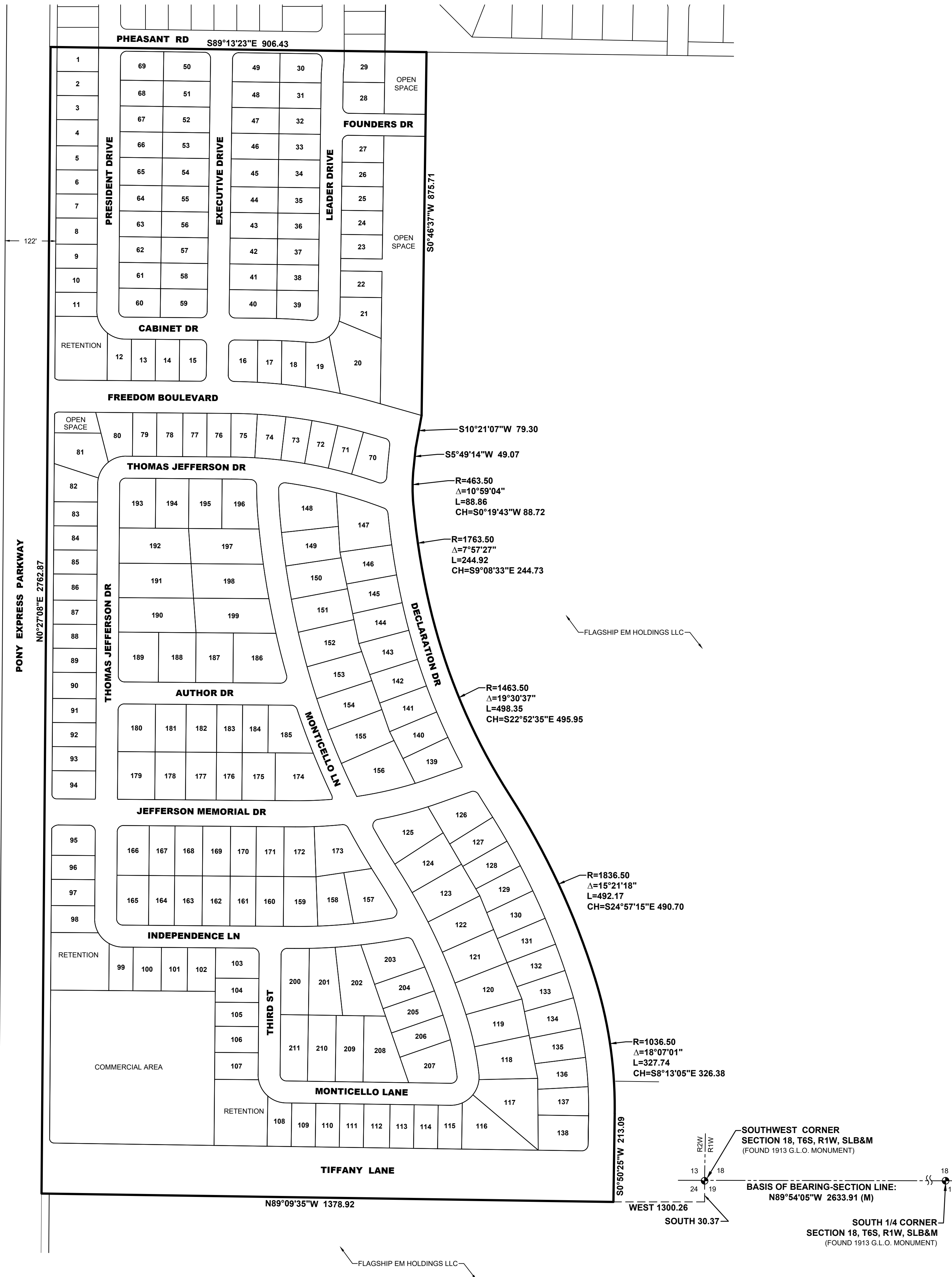
Special Open Space Areas

- pc** Power Corridor
- Public
- mf** Multi-Family Common Open Space
- Private



FOUNDERS SQUARE PRELIMINARY PHASE A

EAGLE MOUNTAIN CITY, UTAH



PRELIMINARY DESCRIPTION

A portion of Section 13, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
Beginning at a point located South 30.37 feet and West 1300.26 feet from the Southwest Corner of Section 18, T6S, R2W, S.L.B. & M. (Basis of Bearing: S89°54'05"E along the section line between the Southwest Corner and the South Quarter of Section 18); thence N89°09'35"W 1378.92 feet; thence N00°27'08"E 2762.87 feet; thence S89°13'23"E 906.43 feet; thence S00°46'37"W 875.71 feet; thence S10°21'07"W 79.30 feet; thence S05°49'14"W 49.07 feet; thence along the arc of a curve to the left 88.86 feet with a radius of 463.50 feet through a central angle of 10°59'04"; chord: S00°19'43"W 88.72 feet; thence along the arc of a curve to the left 244.92 feet with a radius of 1763.50 feet through a central angle of 07°57'27"; chord: S09°08'33"E 244.73 feet; thence along the arc of a curve to the left 498.35 feet with a radius of 1463.50 feet through a central angle of 18°30'37"; chord: S22°52'35"E 495.95 feet; thence along the arc of a curve to the right 492.17 feet with a radius of 1836.50 feet through a central angle of 15°21'18"; chord: S24°57'15"E 490.70 feet; thence along the arc of a curve to the right 327.74 feet with a radius of 1036.50 feet through a central angle of 18°07'01"; chord: S08°13'05"E 326.38 feet; thence S00°50'25"W 213.09 feet to the point of beginning.
Contains: ±67.44 acres.

EAGLE MOUNTAIN CITY GENERAL NOTES

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 MANHOLE/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.
 - SERVICE & 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.
 - 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 THE 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
 - 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: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

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 GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLE/BOXES.
- ### ROAD SECTION:
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
 - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, 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 3/4" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 3/4" TO 3/8" DOWN FROM ASPHALT EDGE.

VICINITY MAP

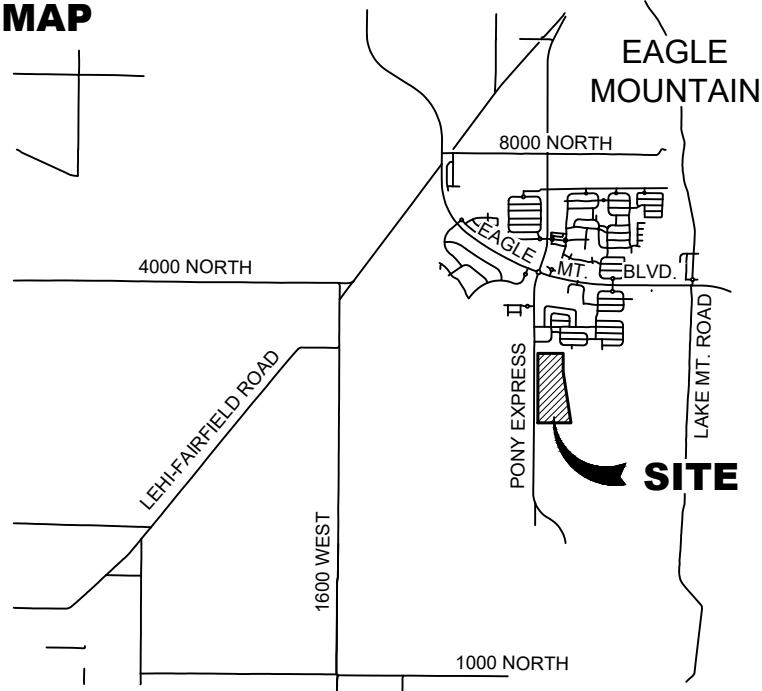


TABLE OF CONTENTS

101	COVER
201	LOT LAYOUT 1
202	LOT LAYOUT 2
203	LOT LAYOUT 3
301	UTILITY PLAN 1
302	UTILITY PLAN 2
303	UTILITY PLAN 3
304	UTILITY PLAN 4
401	GRADING PLAN
501	PHASING PLAN/ LOT PLAN
502	DETAILS

TABULATIONS

TOTAL ACREAGE:	67.44 ACRES
TOTAL ACREAGE IN LOTS:	40.36 ACRES
TOTAL OPEN SPACE:	3.38 ACRES
TOTAL IMPROVED OPEN SPACE:	3.38 ACRES
OPEN SPACE IN RETENTION PONDS:	1.32 ACRES
NET OPEN SPACE w/ RETENTION REDUCTION:	2.06 ACRES
OVERALL DENSITY:	3.1 LOTS/ACRE
TOTAL # OF LOTS:	211 LOTS

NOTES

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

LEGEND

EXISTING	PROPOSED	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS

DEVELOPER / OWNER

FLAGSHIP HOMES
PETE EVANS
(801) 766-4442

ENGINEER

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

PROJECT NAME

FOUNDERS SQUARE



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FOUNDERS SQUARE PRELIMINARY PLAN 1

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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LEI PROJECT #:

2019-0046

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DESIGNED BY:

BCT

SCALE:

1"=150'

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101



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EAGLE MOUNTAIN, UTAH

LOT LAYOUT 1

REVISIONS

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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 2

REVISIONS

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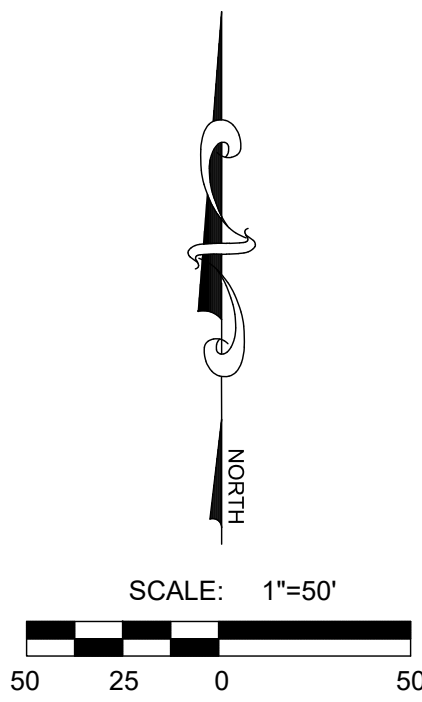
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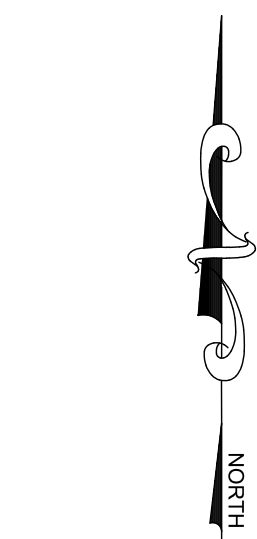
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FR	25'	25'	35'	10'	10'	15'
R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'





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SETBACK TABLE						
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R1	25'	25'	25'	10'	10'	15'
R2	25'	25'	20'	8'	10'	15'
R3	15'	22'	20'	8'	10'	15'
RC	15'	22'	20'	8'	10'	15'

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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
LOT LAYOUT 3

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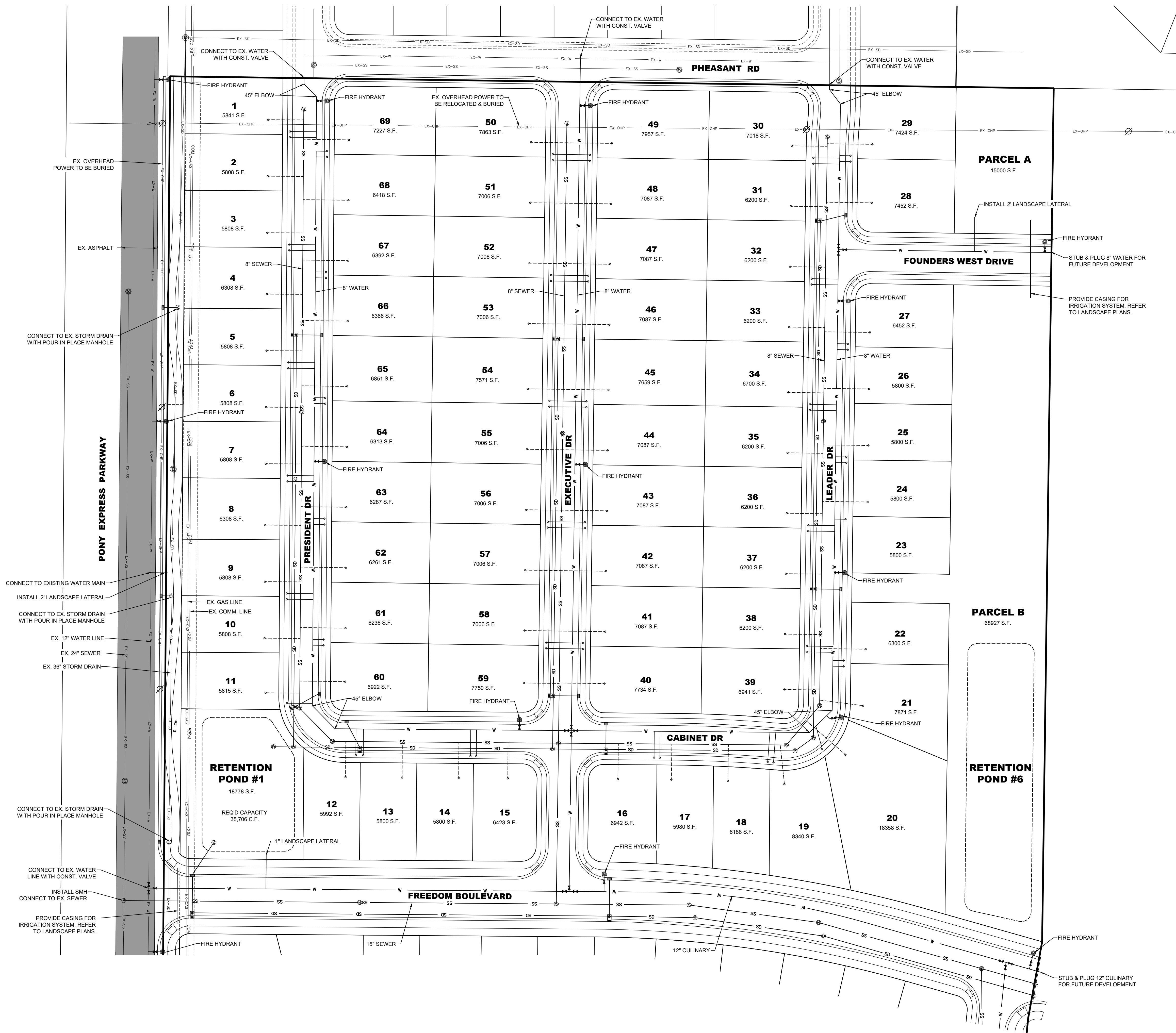
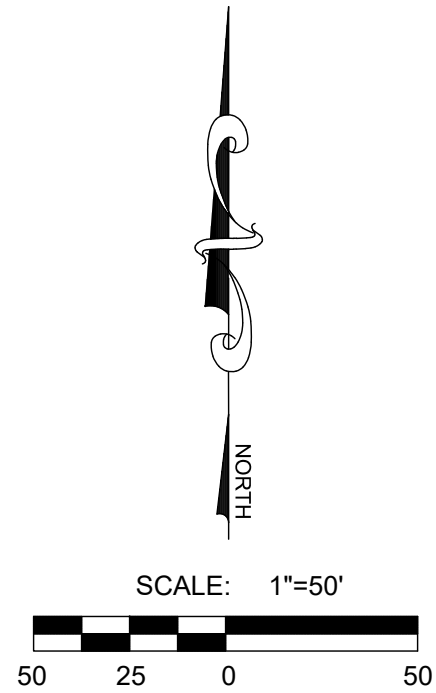
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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
UTILITY LAYOUT 1

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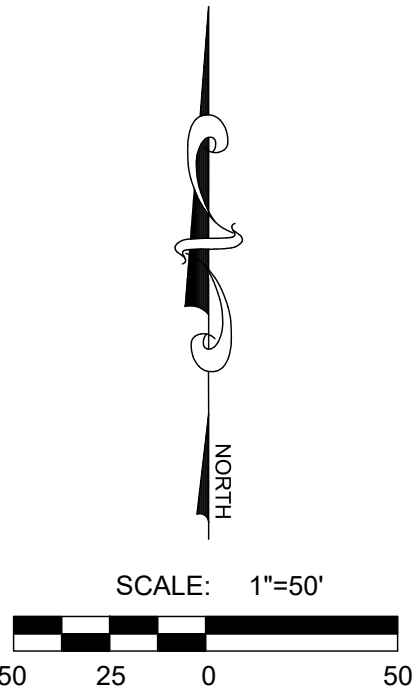
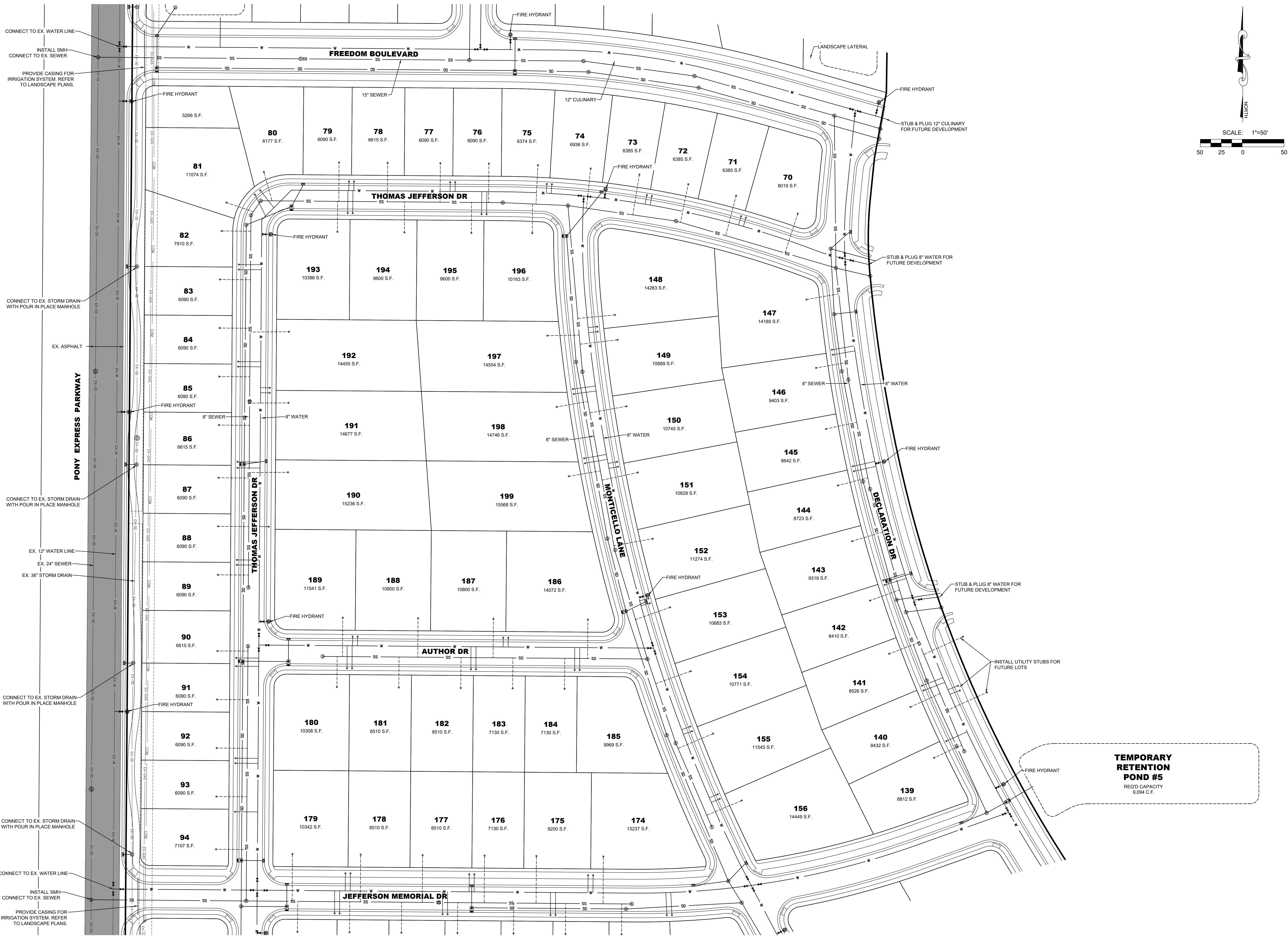
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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
UTILITY LAYOUT 2

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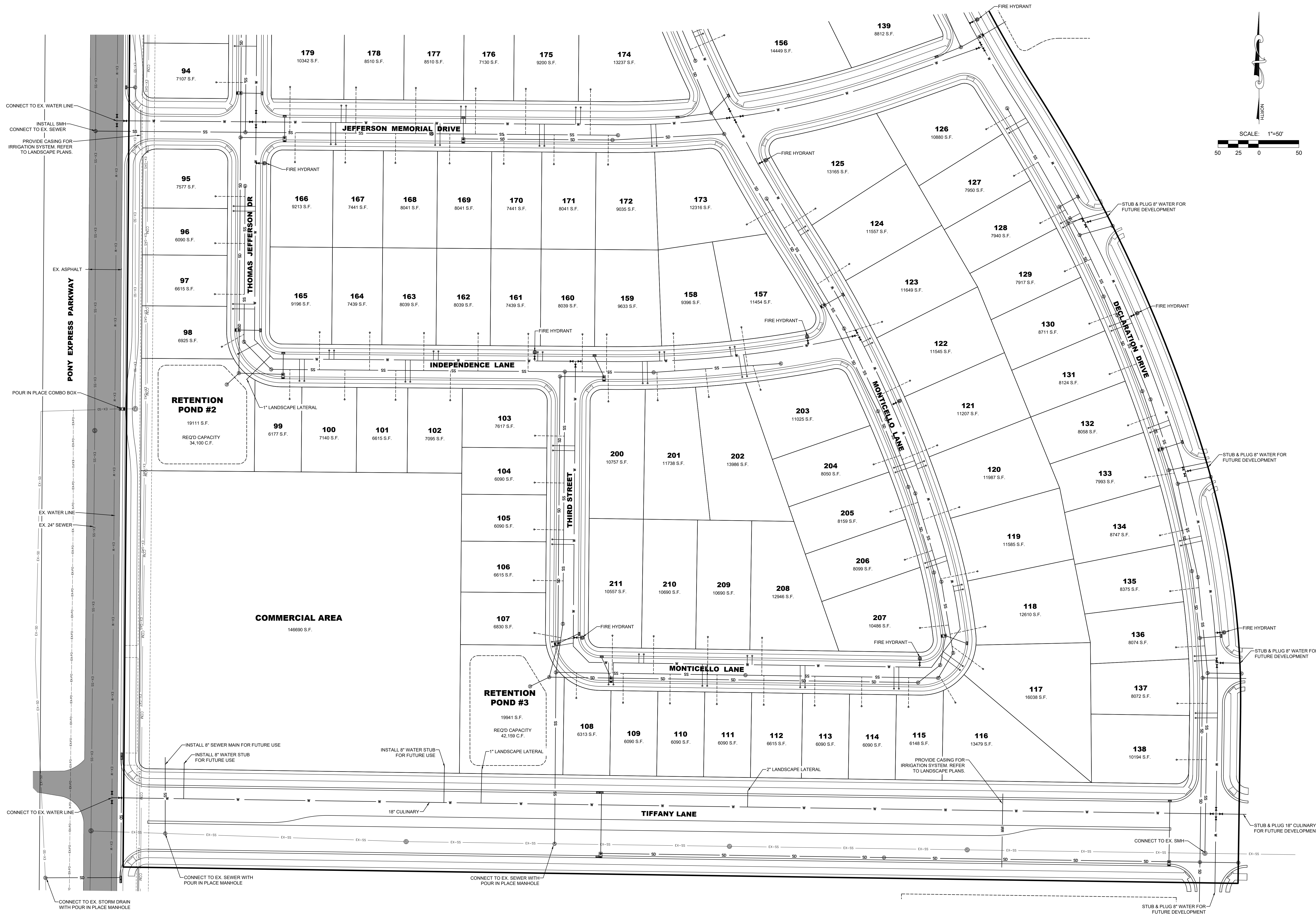
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EAGLE MOUNTAIN, UTAH
UTILITY LAYOUT 3

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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
UTILITY LAYOUT 4

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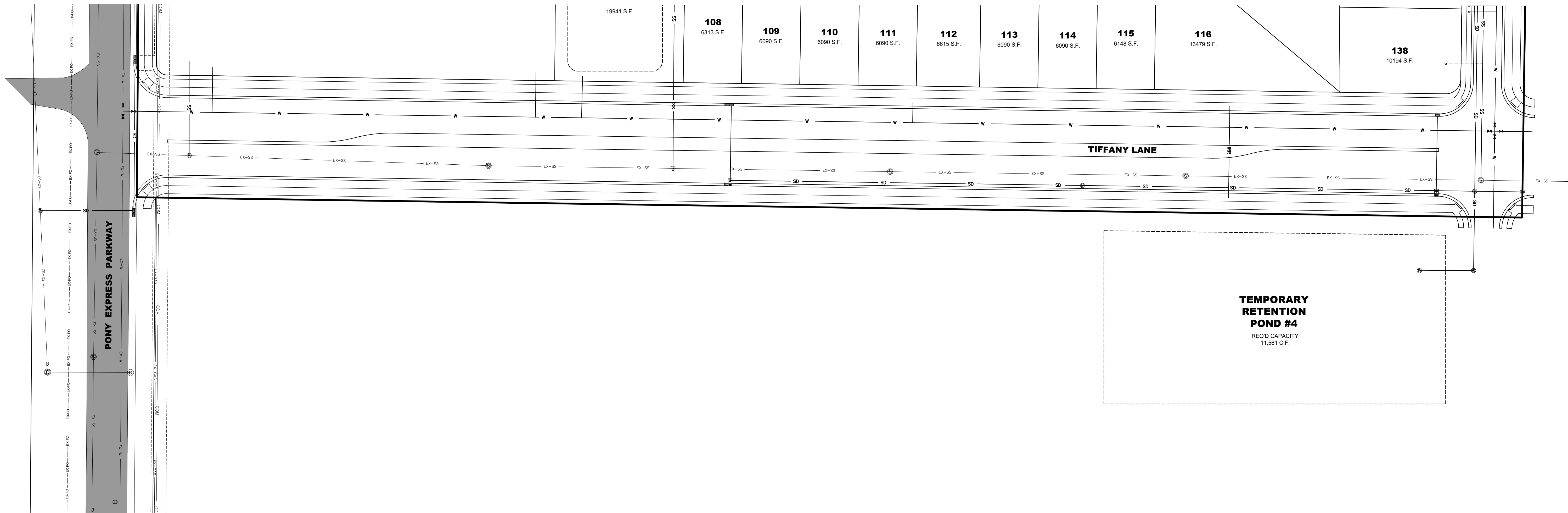
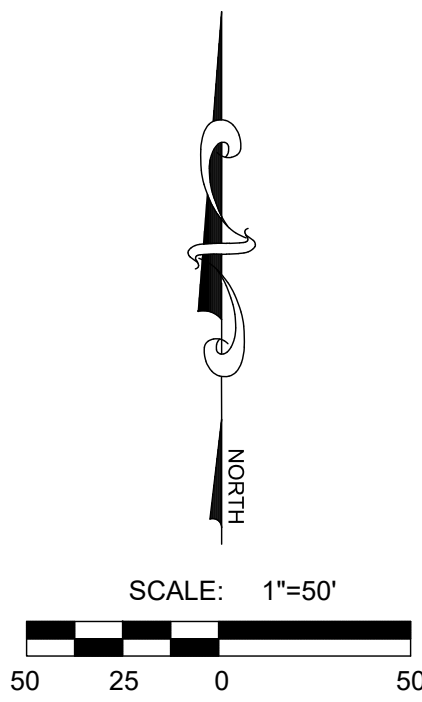
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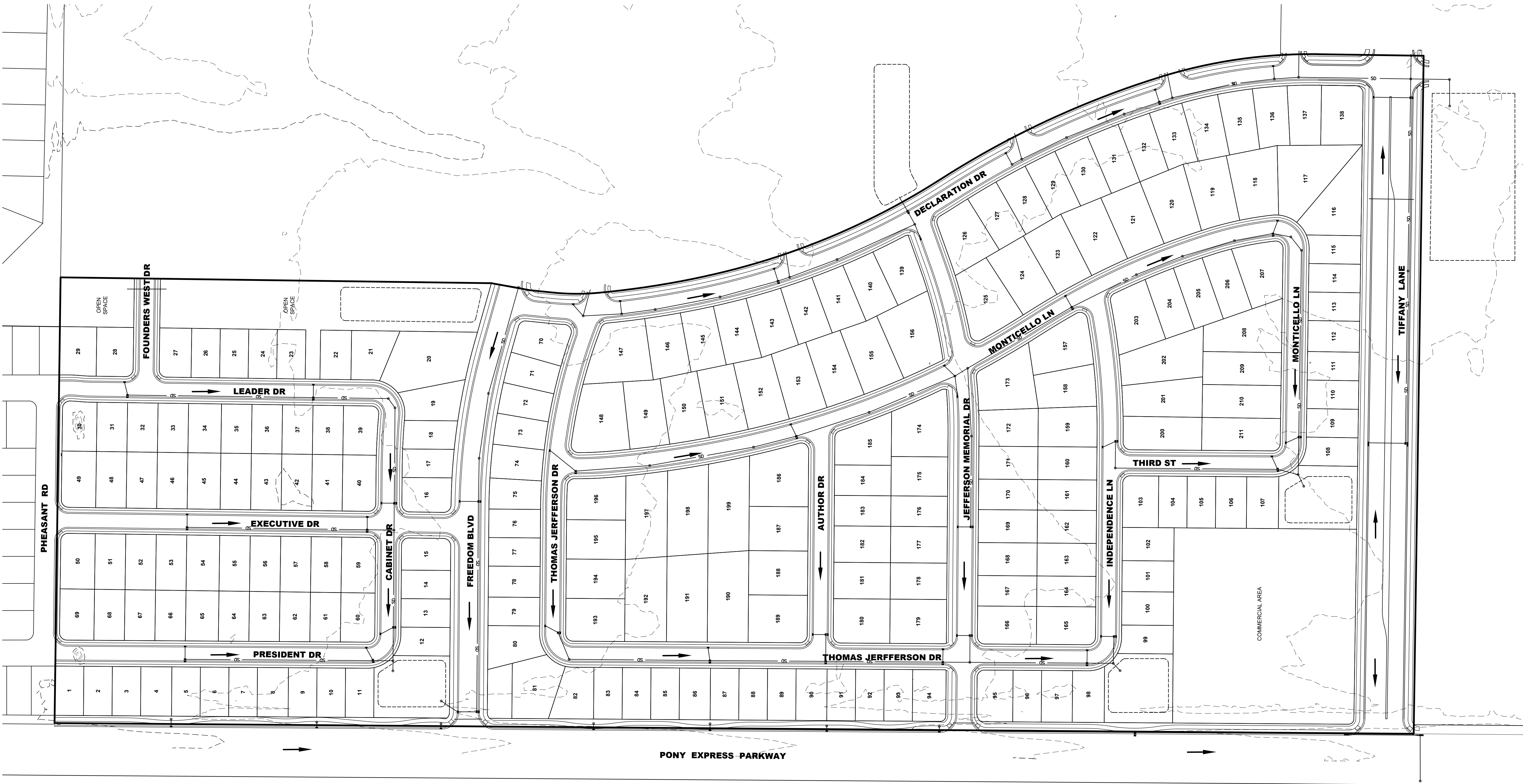
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FOUNDERS SQUARE PRELIMINARY PLAN 1

EAGLE MOUNTAIN, UTAH

GRADING PLAN

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FOUNDERS SQUARE PRELIMINARY PLAN 1
EAGLE MOUNTAIN, UTAH
PHASING PLAN /LOT PLAN

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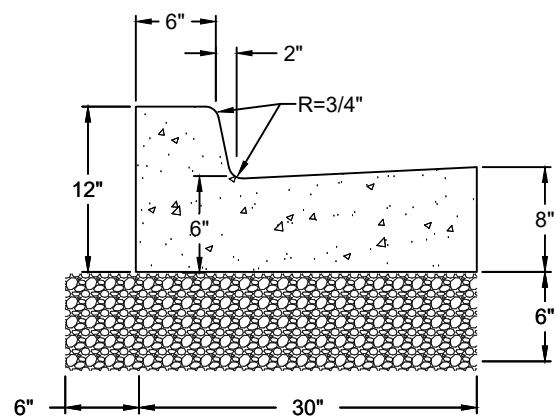
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EAGLE MOUNTAIN, UTAH
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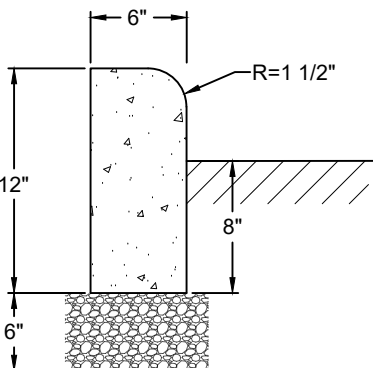
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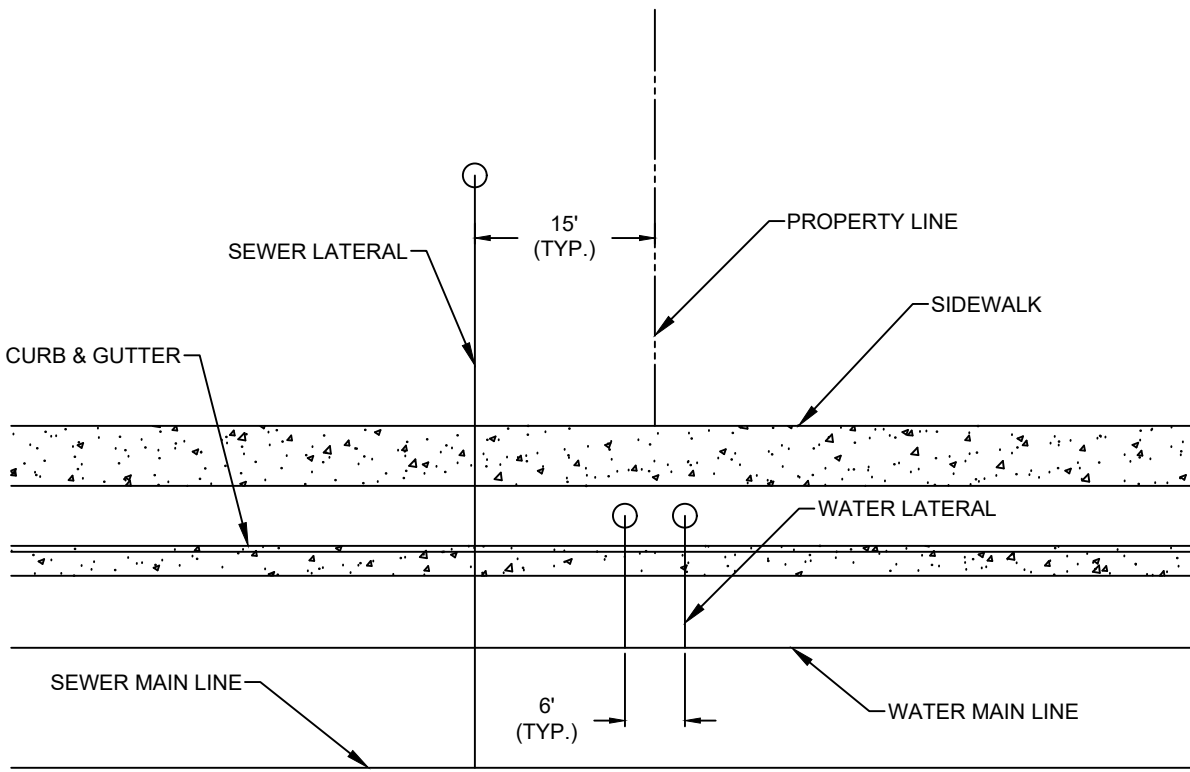


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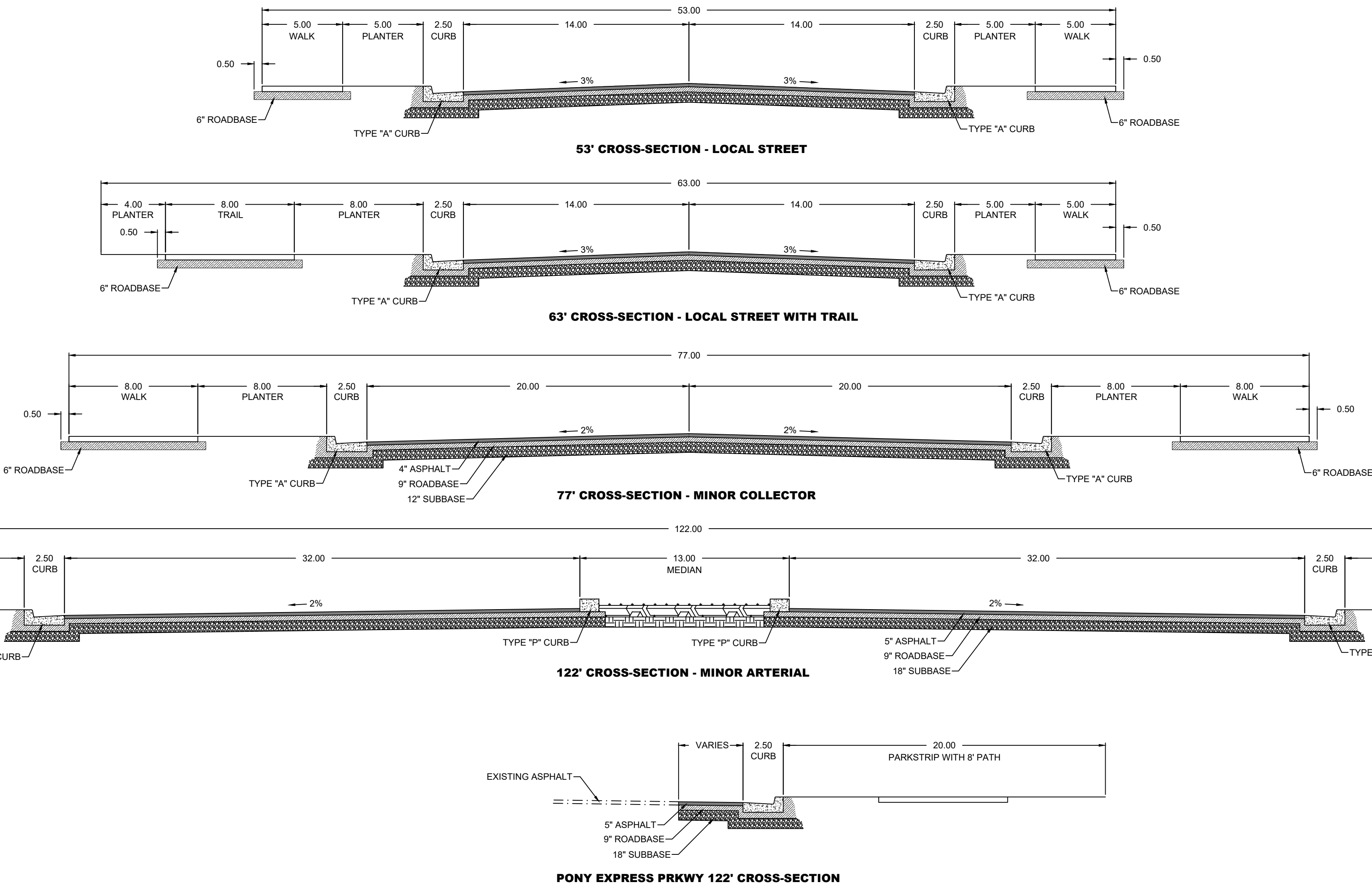


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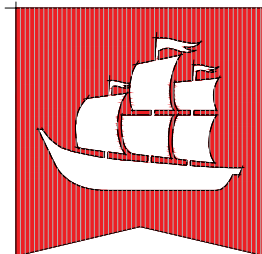
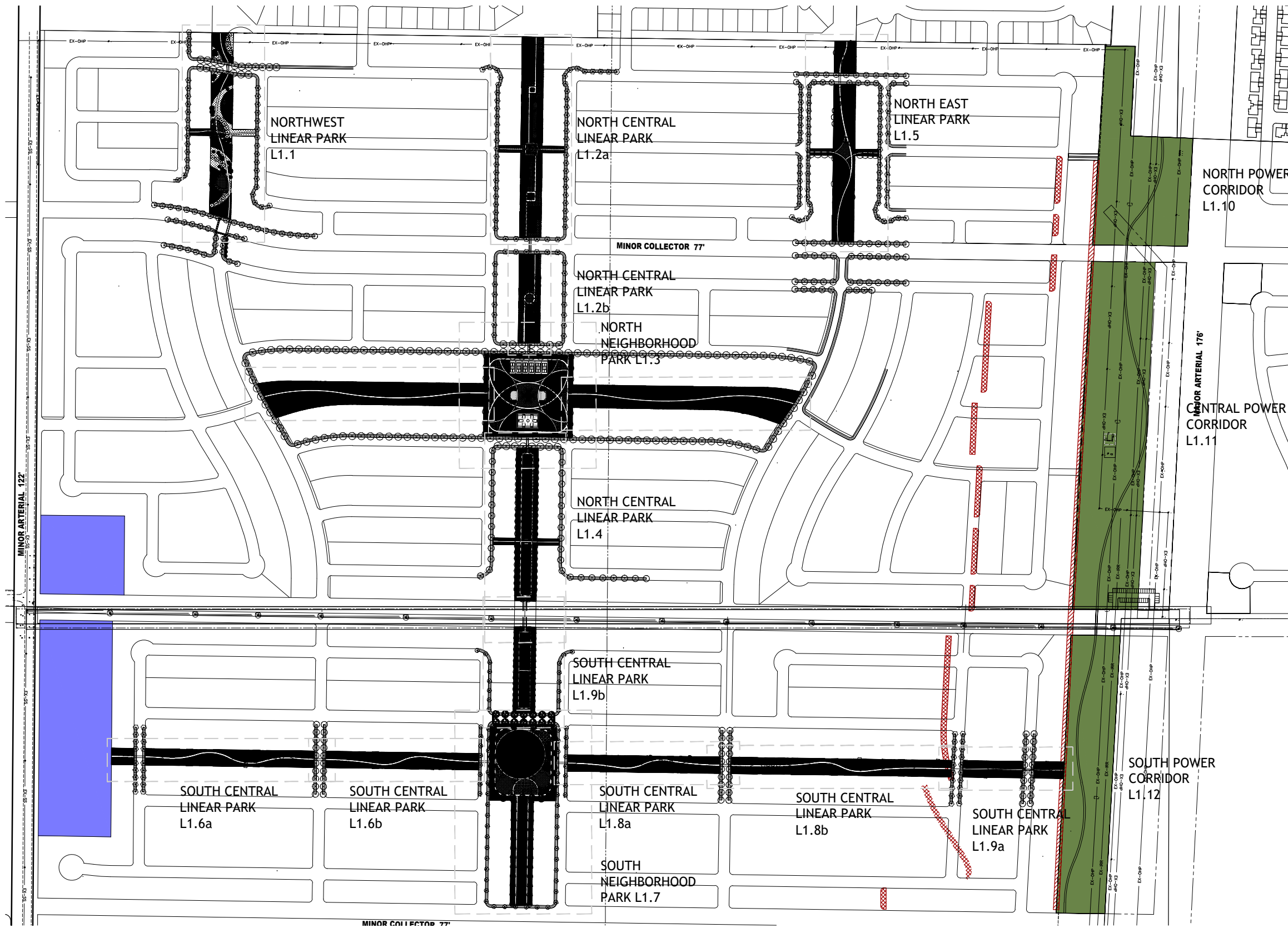
2 APWA CURB & GUTTER



3 TYPICAL UTILITY SERVICE DETAIL



1 ROADWAY CROSS SECTIONS



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

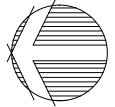


call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

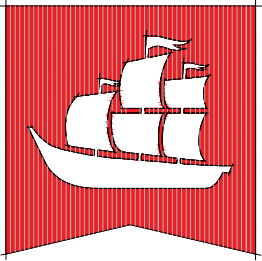
AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah

SEPTEMBER 2021

LANDSCAPE
concept plan



L1.1



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

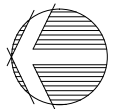


call 811 or visit www.bluestakes.org
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located and marked

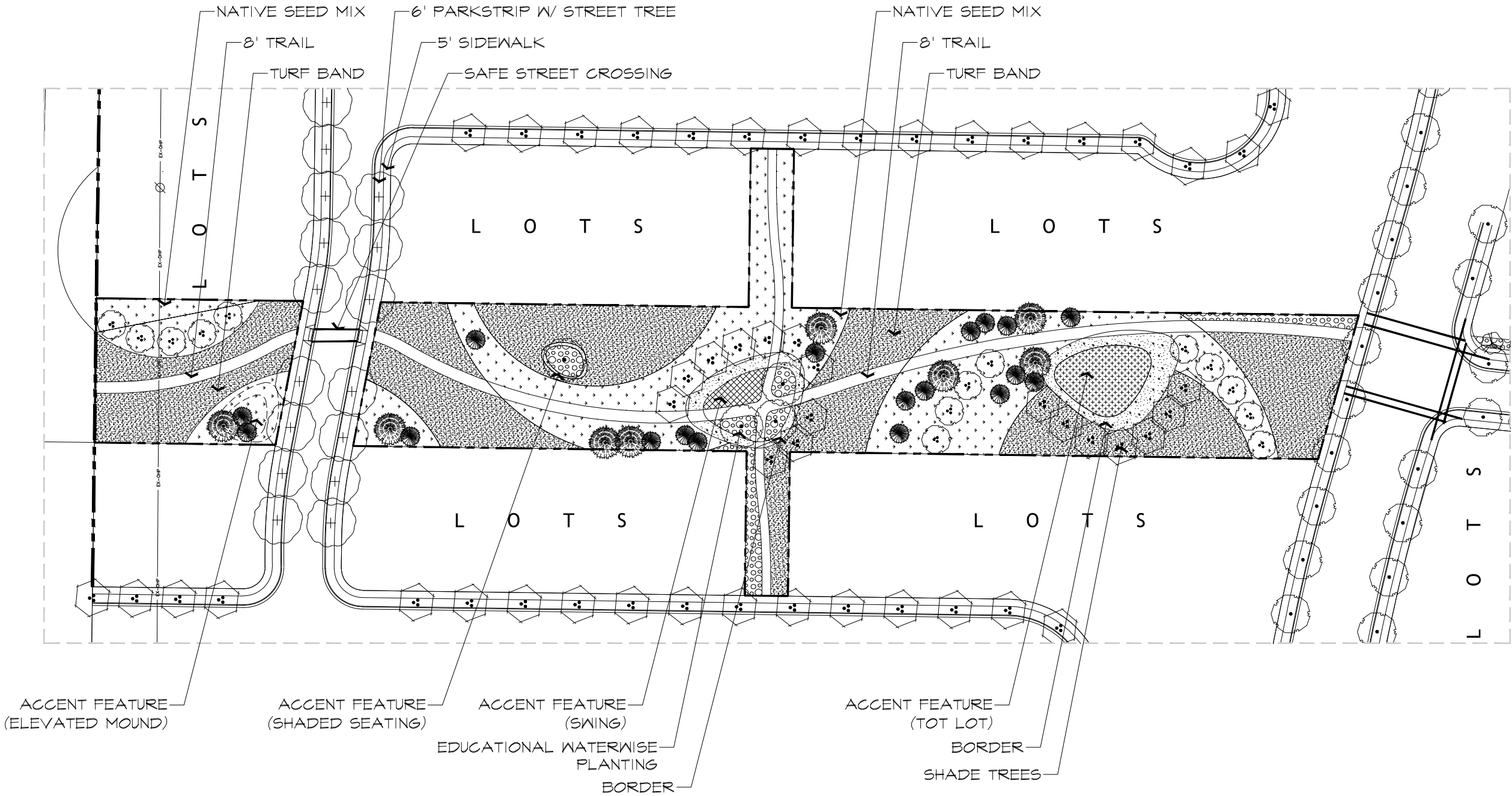
AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah

SEPTEMBER 2021

LANDSCAPE
concept plan

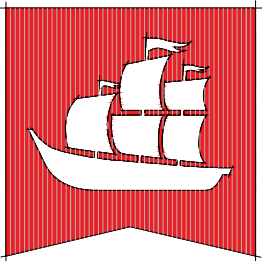
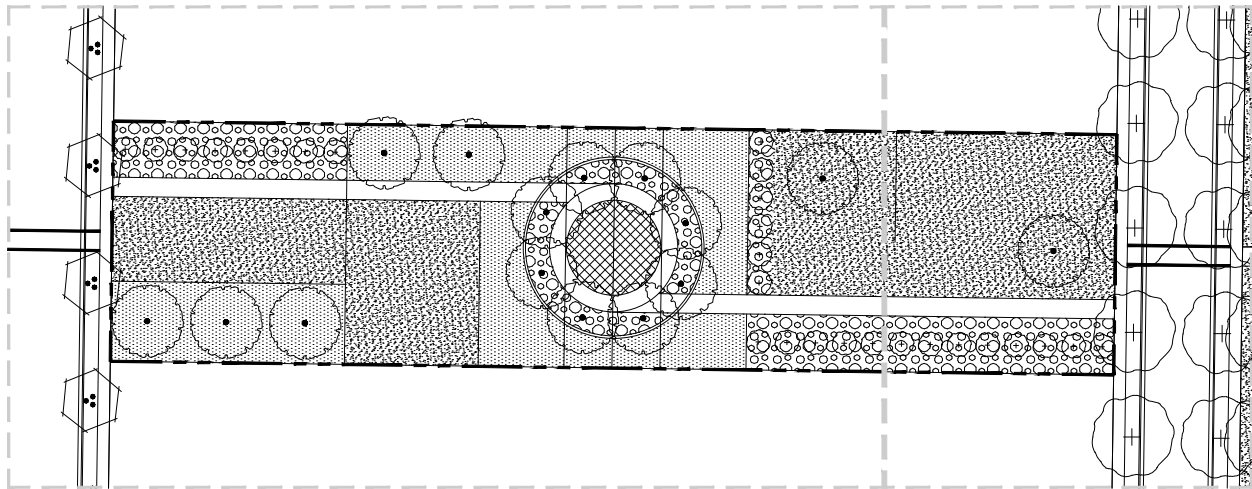
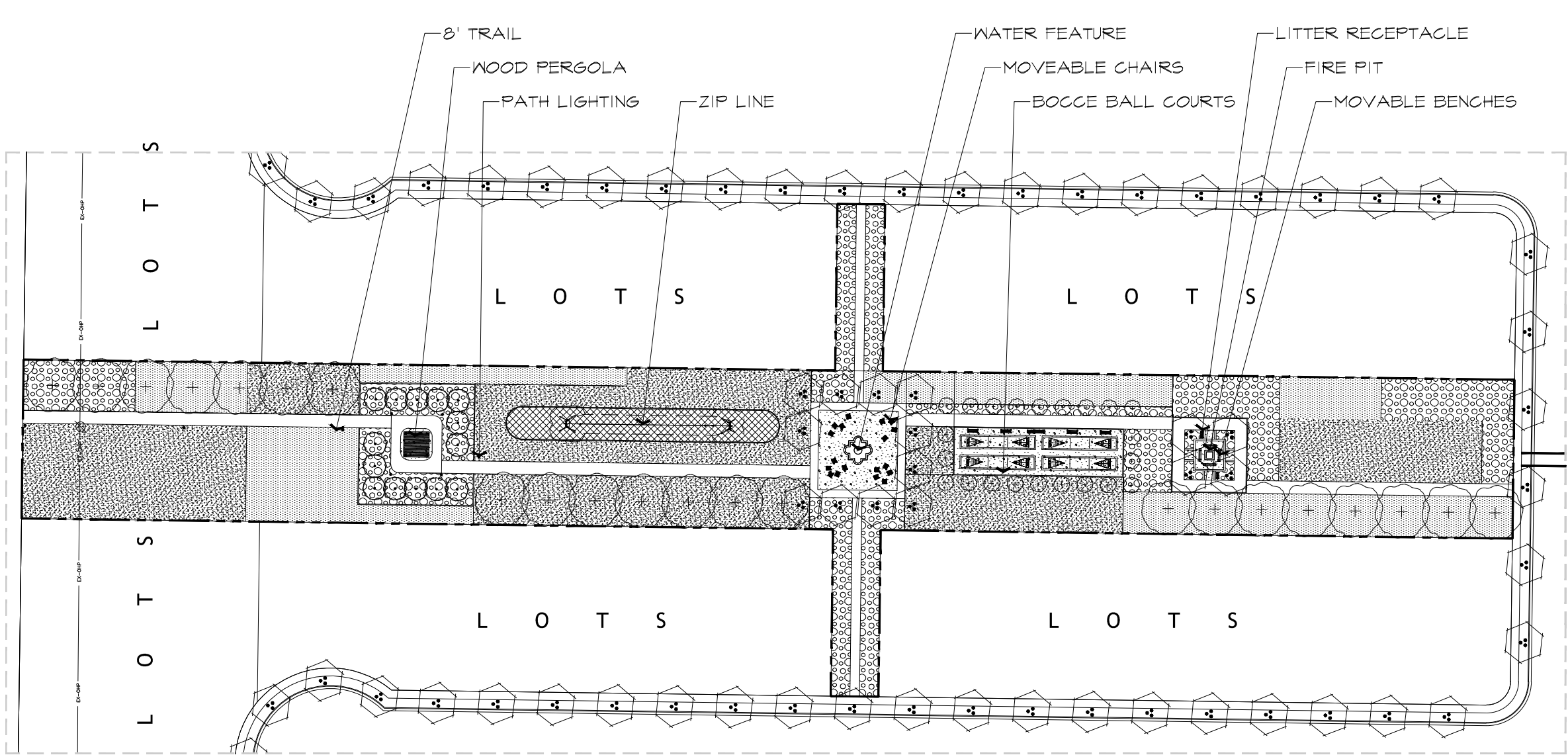


L1.1



NORTH WEST LINEAR PARK

NORTH CENTRAL LINEAR PARK



flagship
homes

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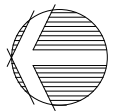


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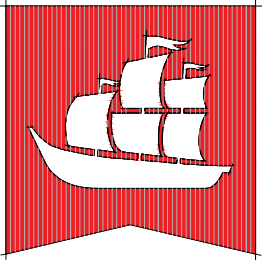
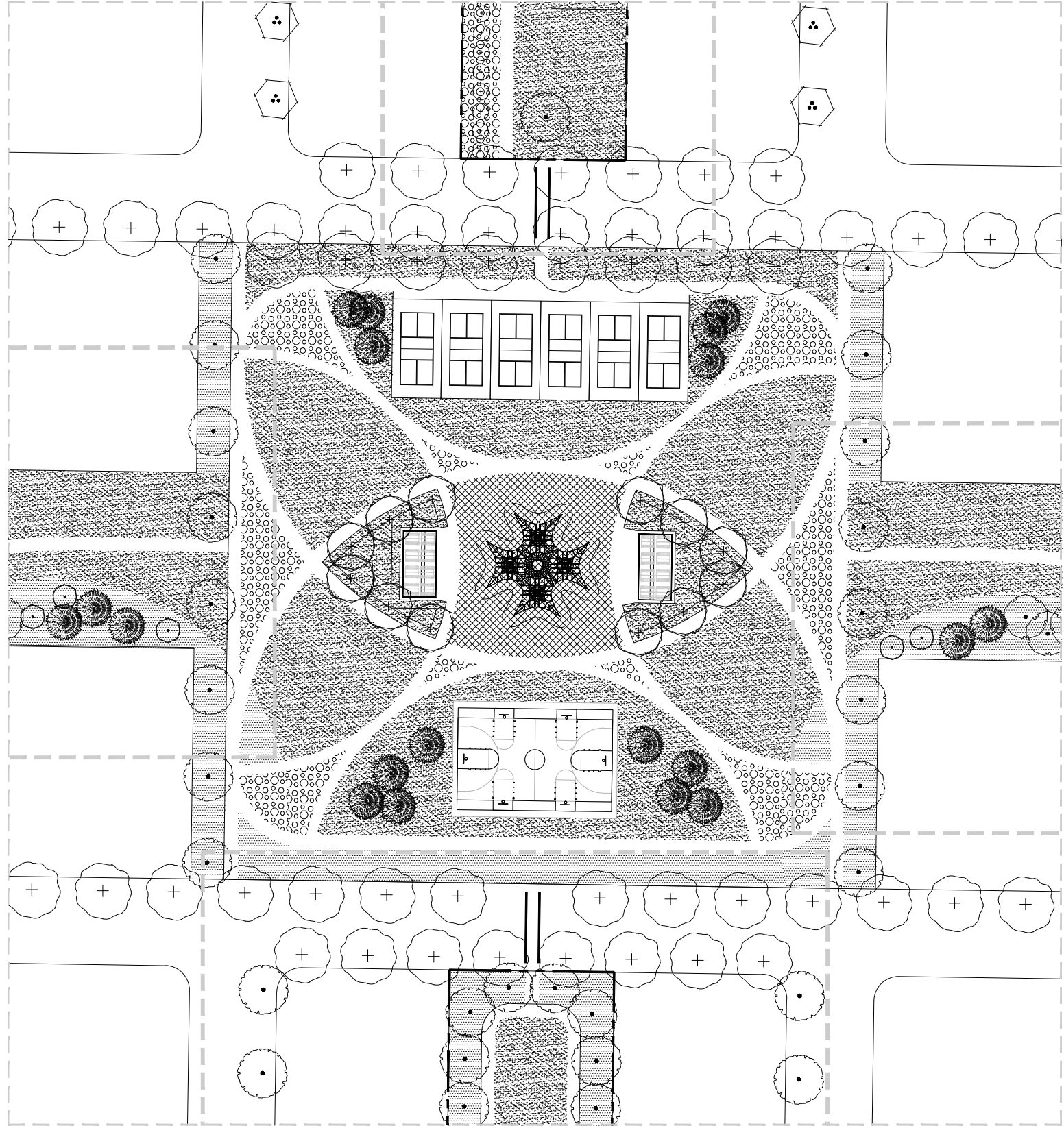
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LANDSCAPE
concept plan



L1.2

NORTH NEIGHBORHOOD PARK



flagship
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AULT FARM MASTER PLANNED COMMUNITY PARK CONCEPT PLANNING Eagle Mountain . Utah

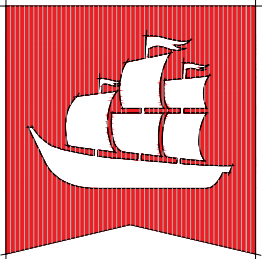
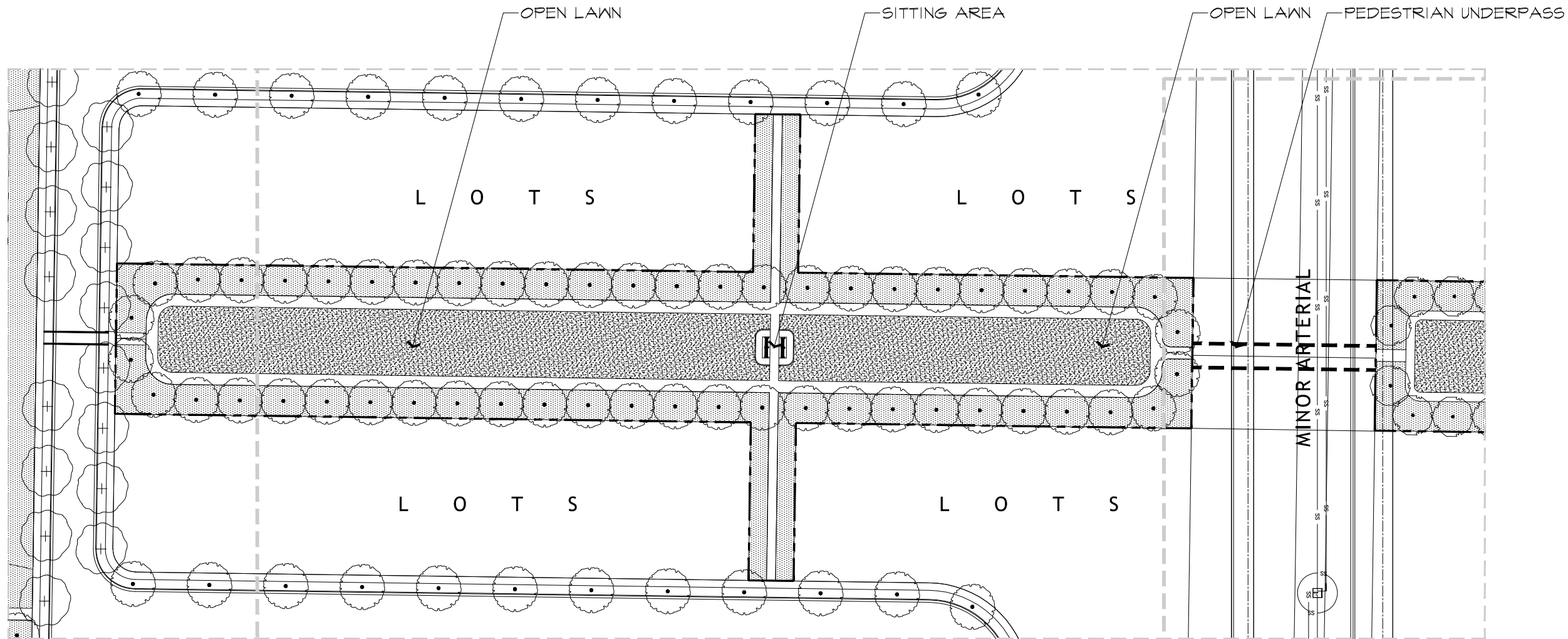
SEPTEMBER 2021

LANDSCAPE
concept plan



L1.3

NORTH CENTRAL LINEAR PARK



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

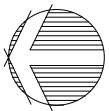


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AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
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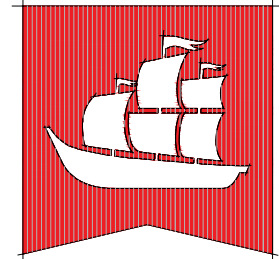
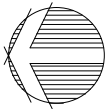
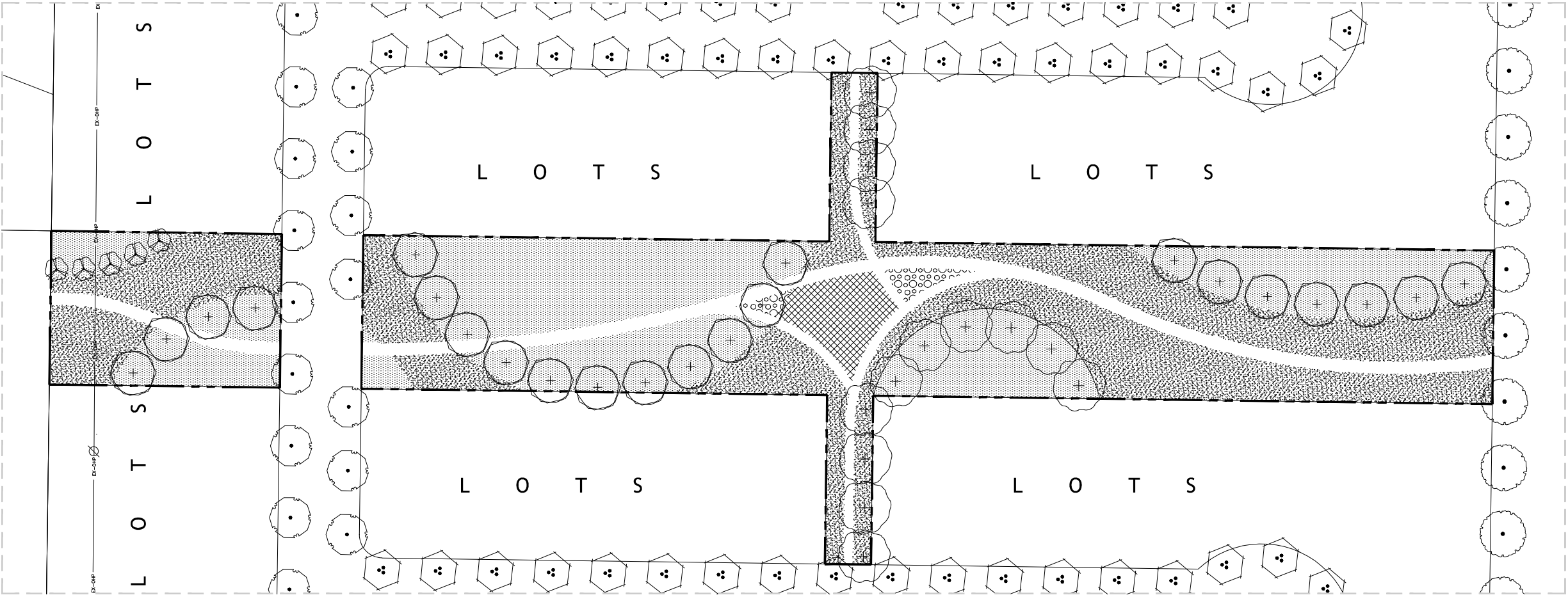
SEPTEMBER 2021

LANDSCAPE
concept plan



L1.4

NORTH EAST LINEAR PARK



flagship
homes

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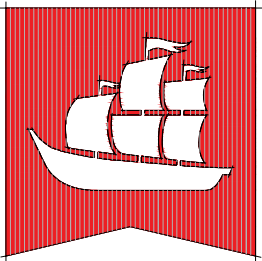
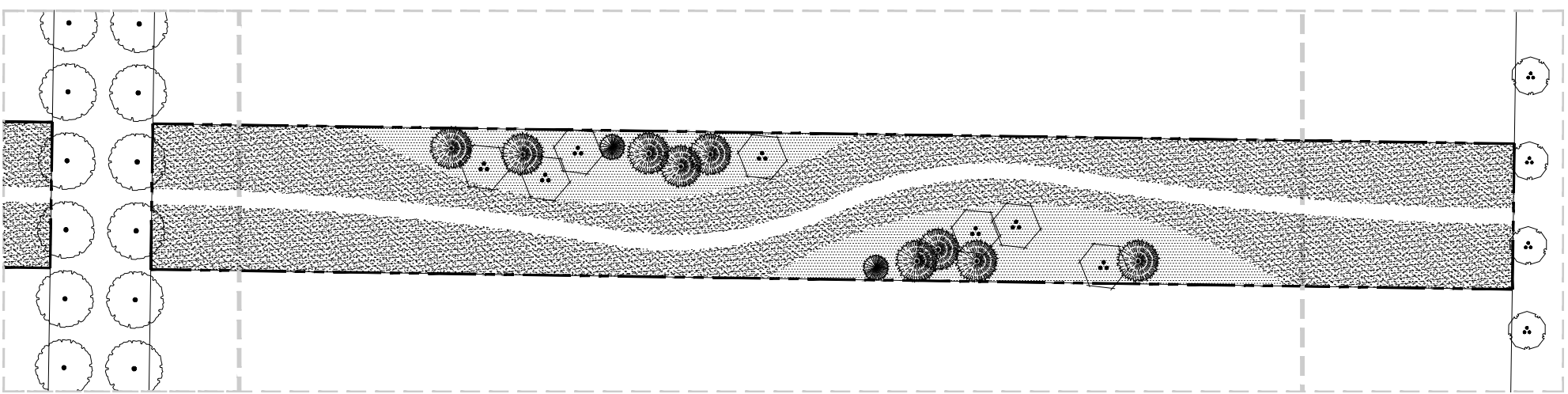
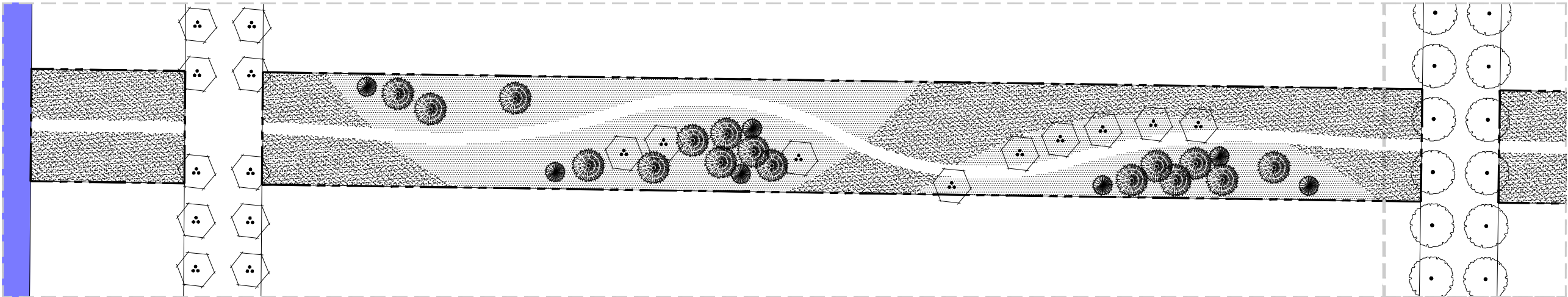
AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah

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LANDSCAPE
concept plan

L1.5

SOUTH CENTRAL LINEAR PARK



flagship
homes

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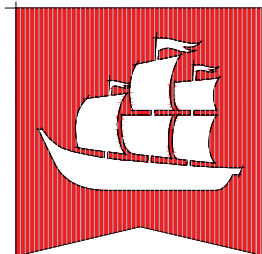
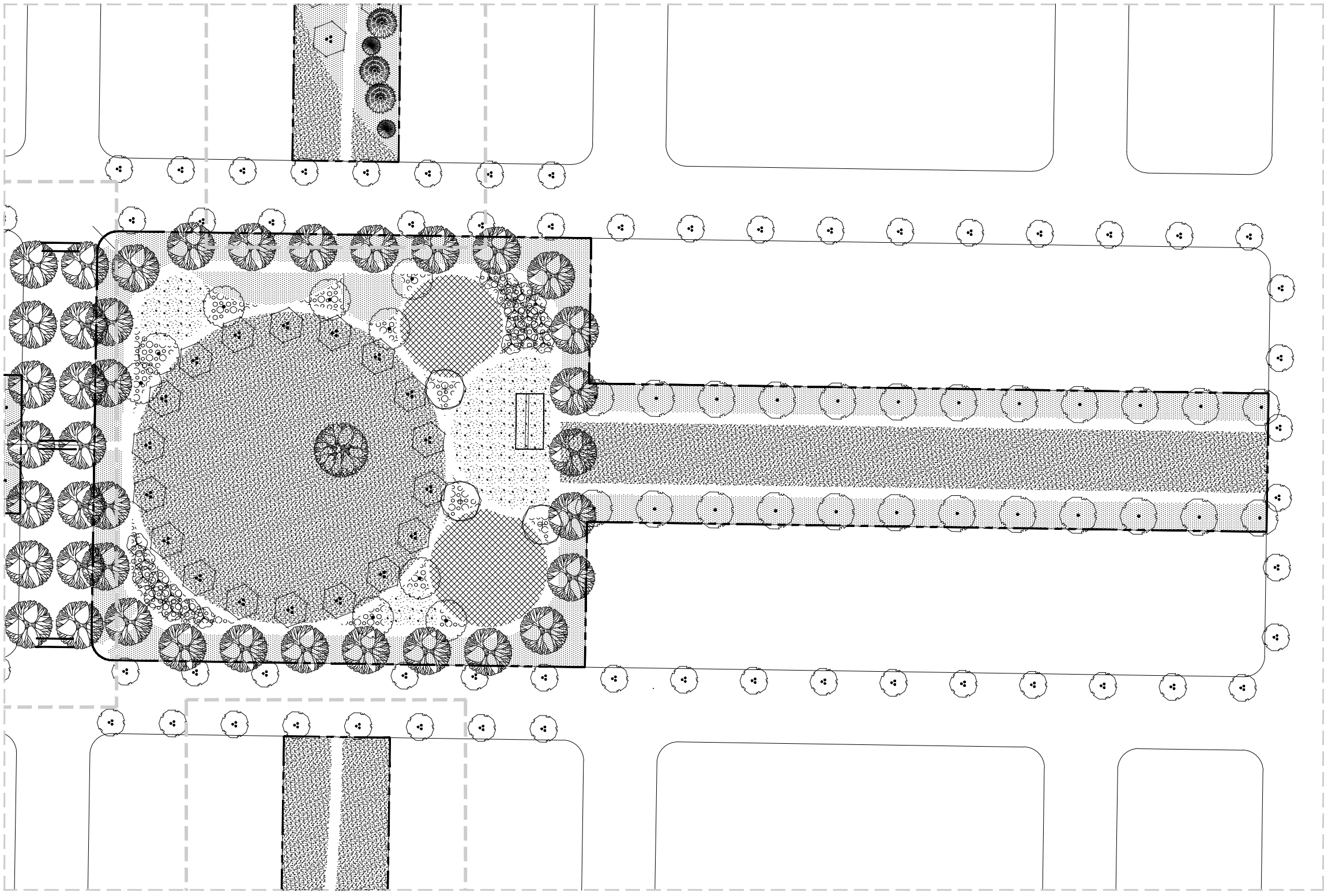
SEPTEMBER 2021

LANDSCAPE
concept plan



L1.6

SOUTH NEIGHBORHOOD PARK



flagship
homes

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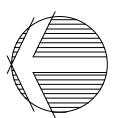


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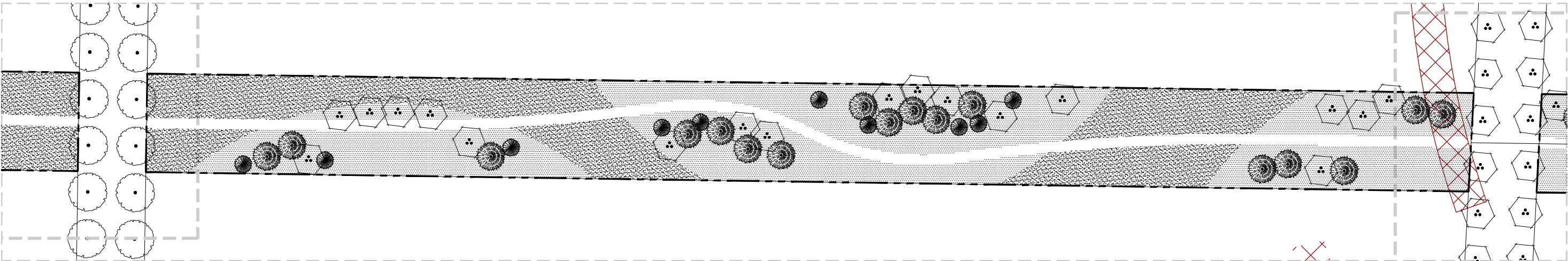
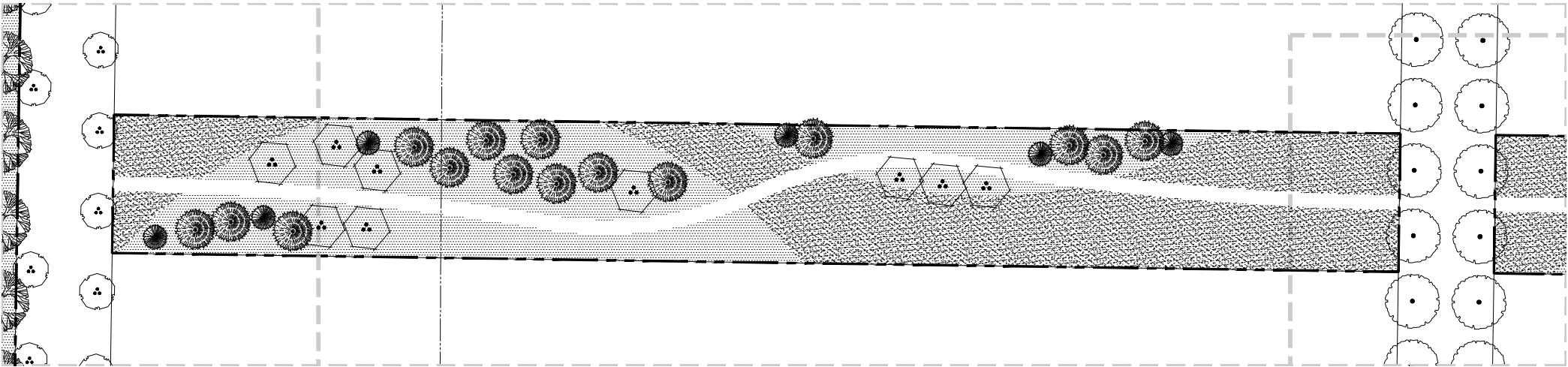
AULT FARM MASTER PLANNED COMMUNITY
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LANDSCAPE
concept plan

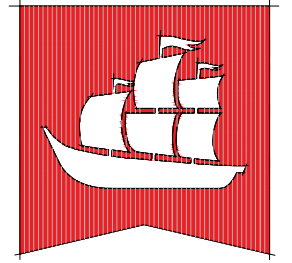


L1.7



SOUTH CENTRAL LINEAR PARK





flagship
homes

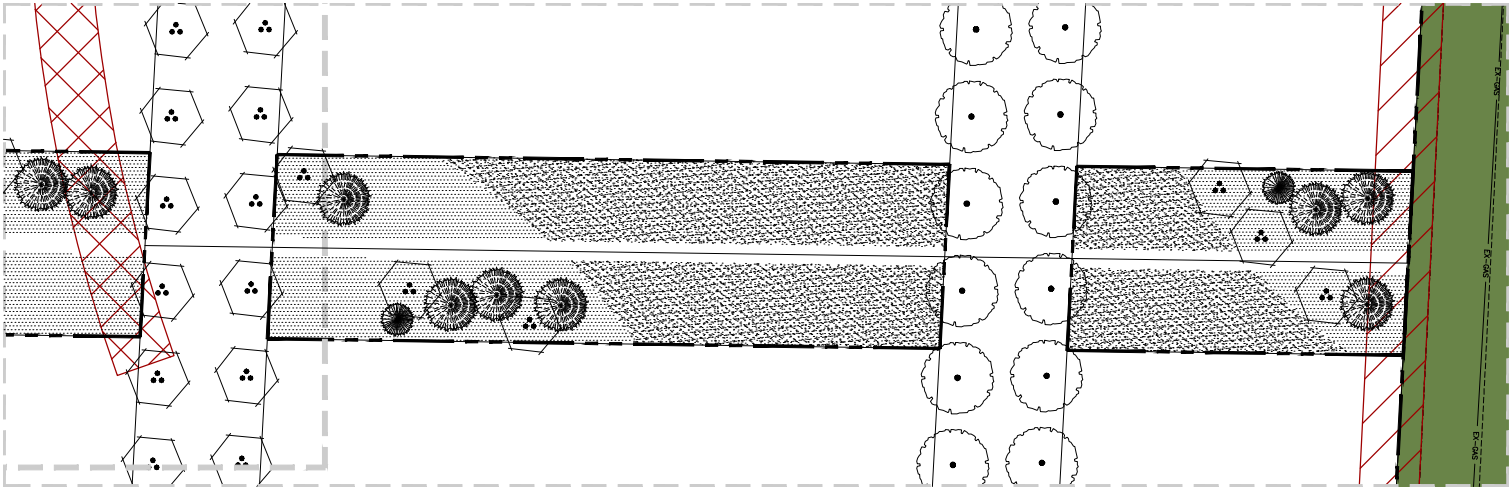
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BRONSON
preliminary plans
not for construction
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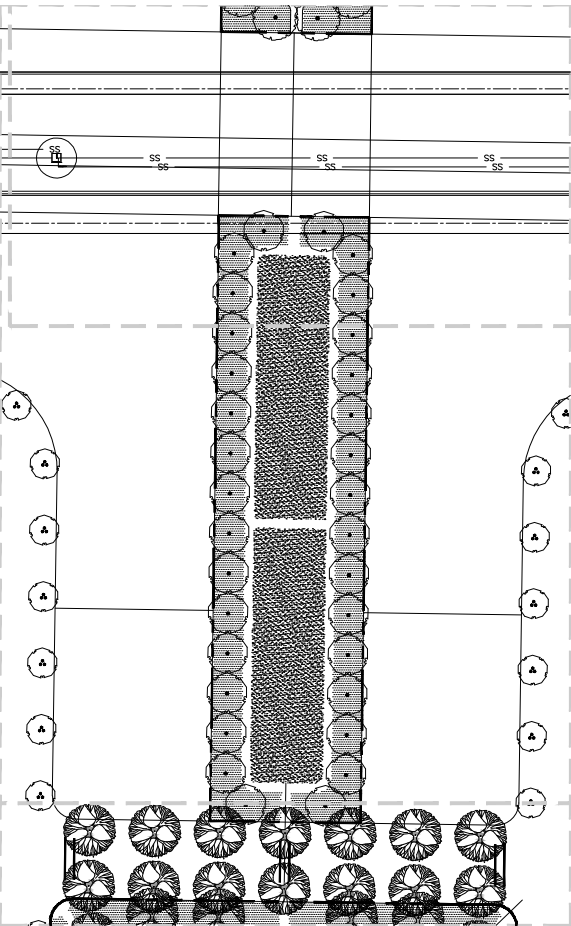
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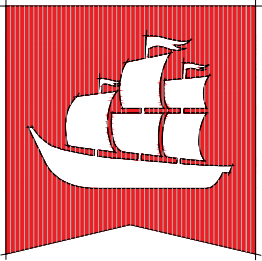
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LANDSCAPE
concept plan



SOUTH CENTRAL LINEAR PARK



SOUTH CENTRAL LINEAR PARK



flagship
homes

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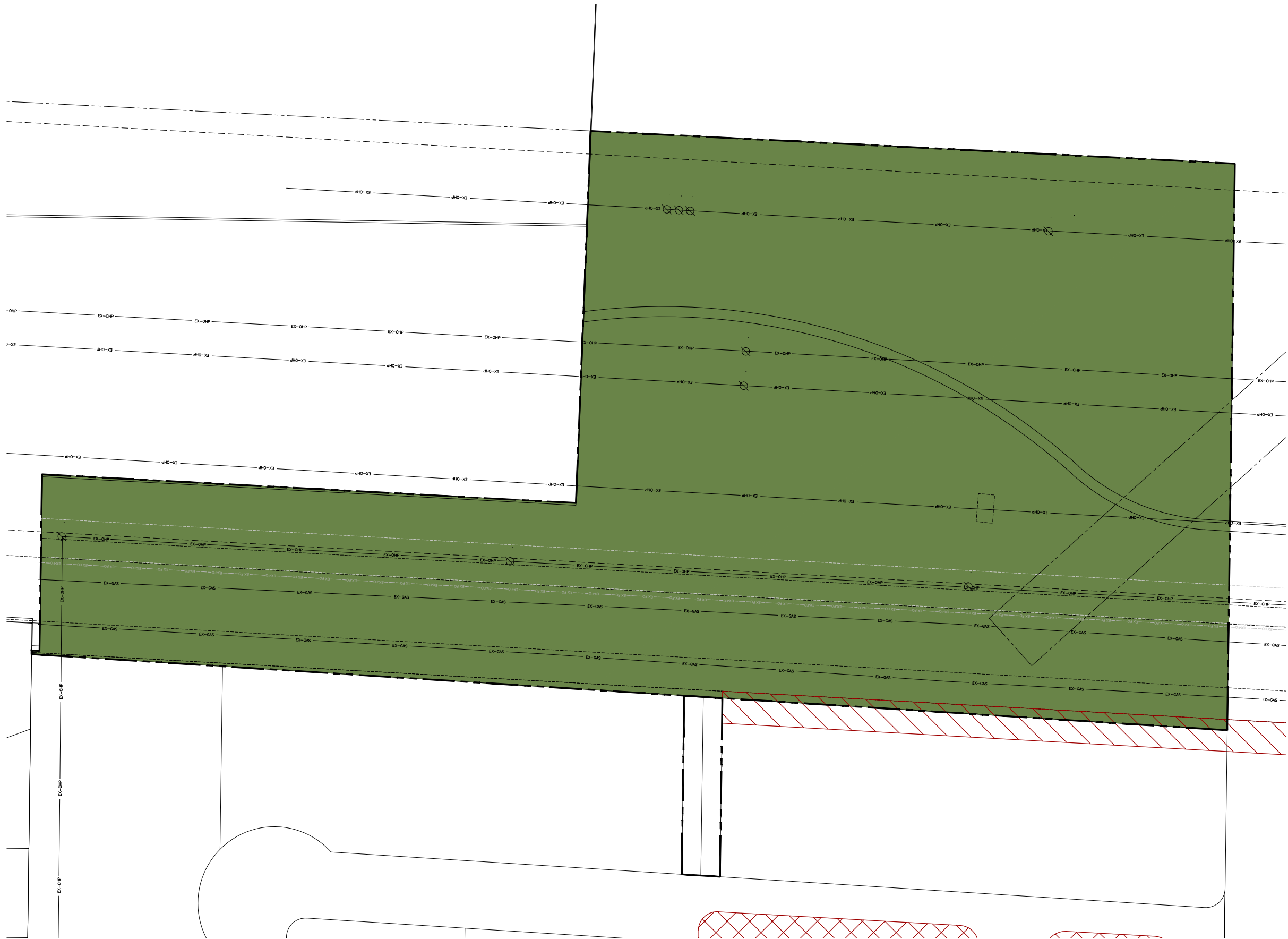
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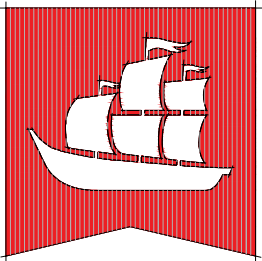
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LANDSCAPE
concept plan





NORTH POWER CORRIDOR



flagship
homes

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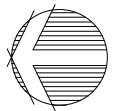


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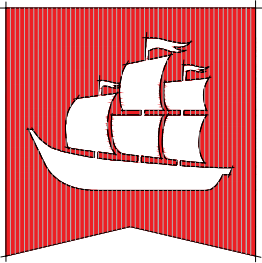
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PARK CONCEPT PLANNING
Eagle Mountain . Utah

SEPTEMBER 2021

LANDSCAPE
concept plan



L1.10



flagship
homes

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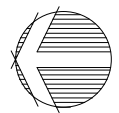


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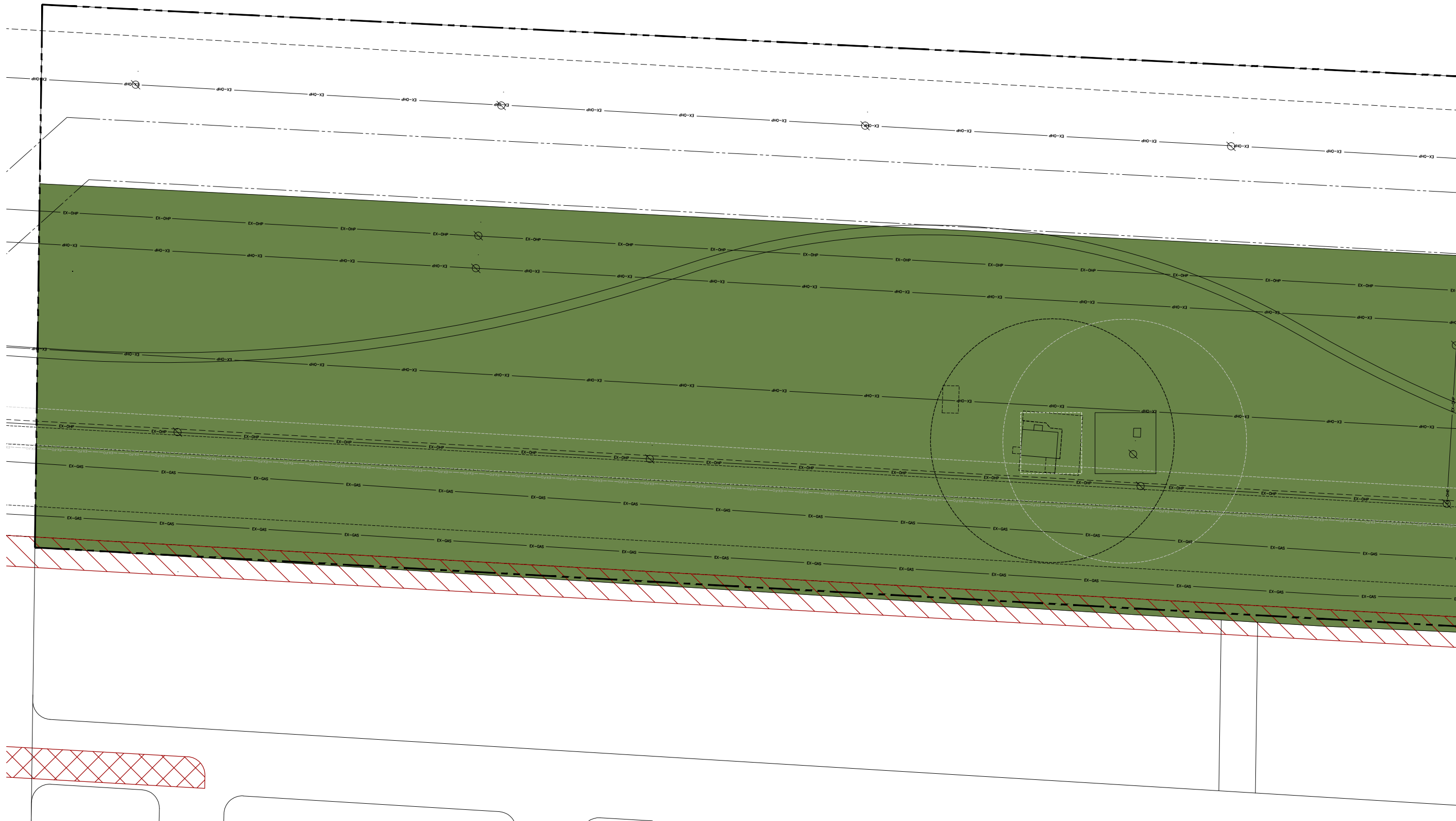
**AULT FARM MASTER PLANNED COMMUNITY
PARK CONCEPT PLANNING
Eagle Mountain . Utah**

SEPTEMBER 2021

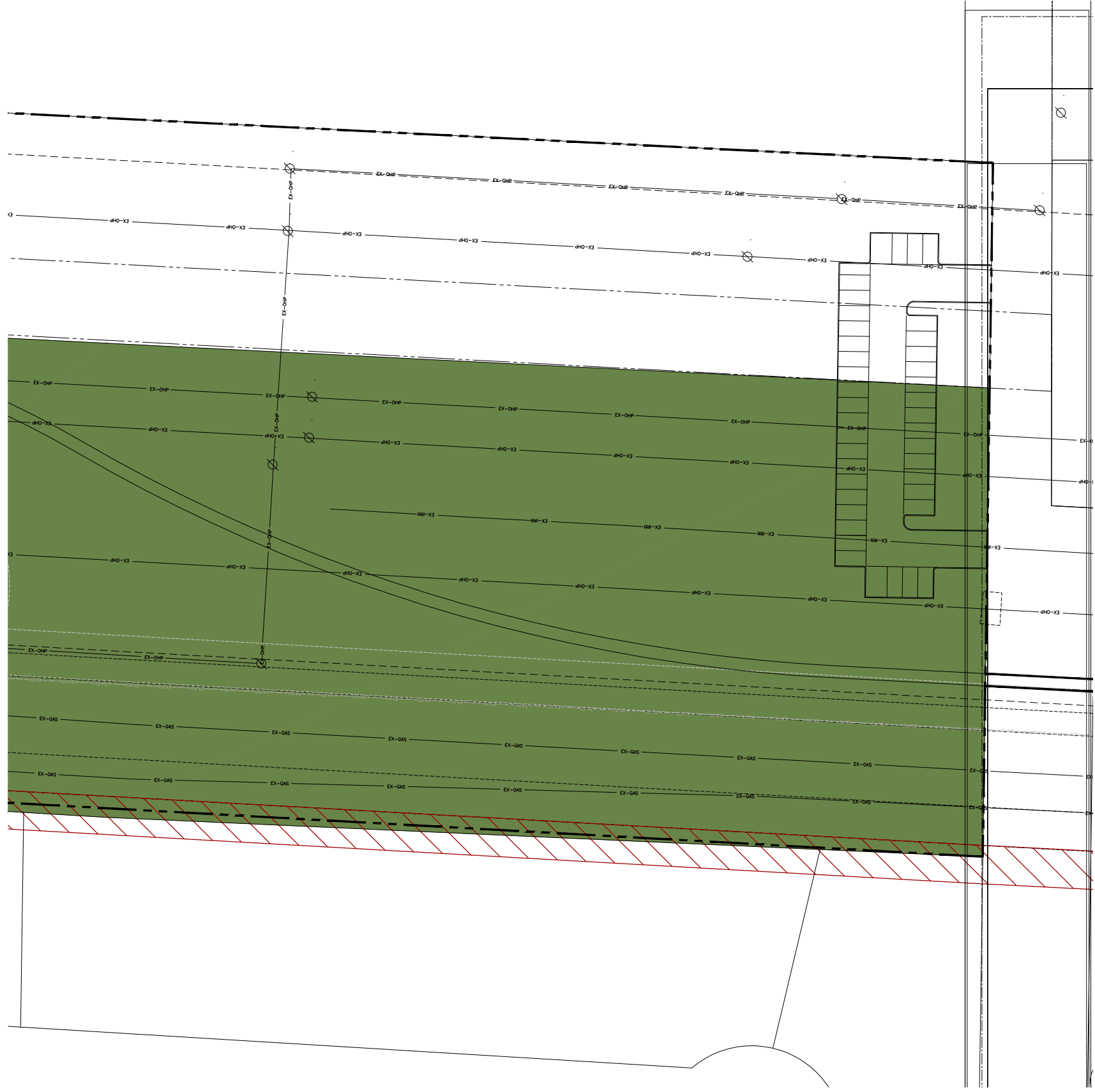
LANDSCAPE
concept plan



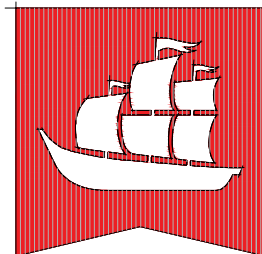
L1.11



CENTRAL POWER CORRIDOR



CENTRAL POWER CORRIDOR



flagship
homes

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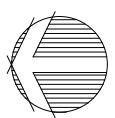


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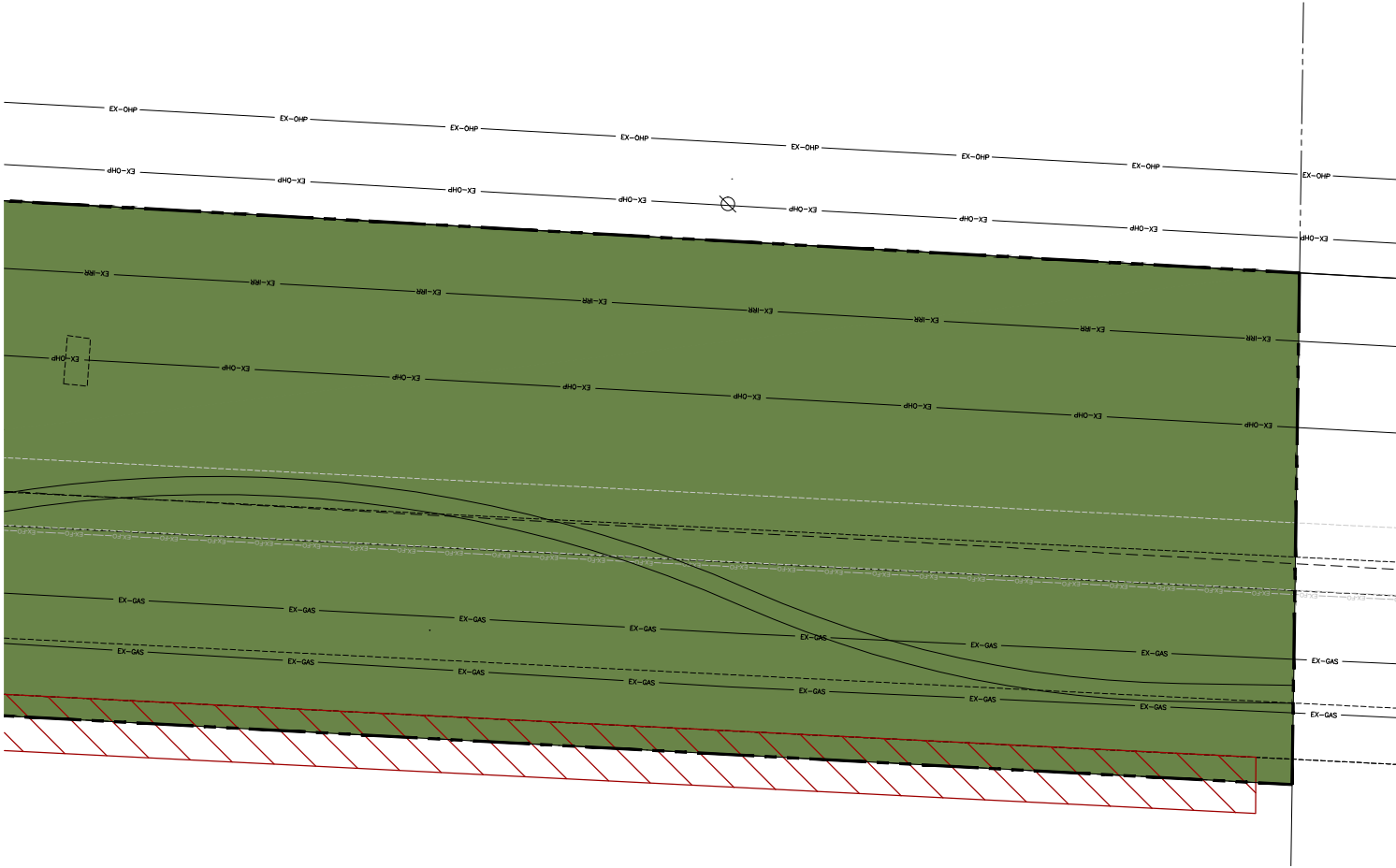
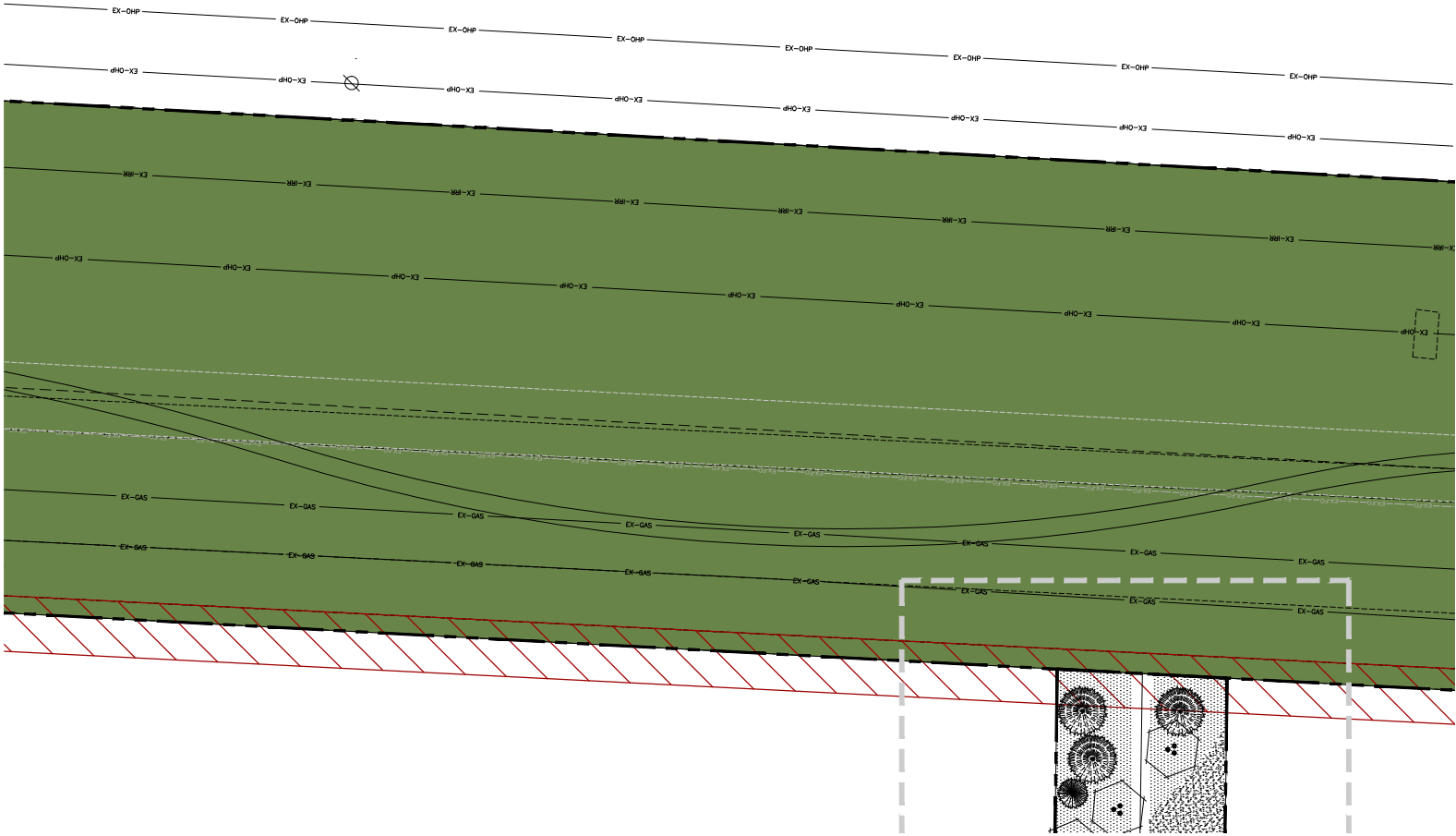
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PARK CONCEPT PLANNING
Eagle Mountain . Utah

SEPTEMBER 2021

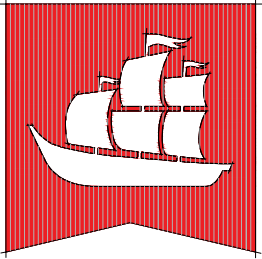
LANDSCAPE
concept plan



L1.12



SOUTH POWER CORRIDOR



flagship
homes

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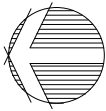


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concept plan



L1.13



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 8, 2022

TITLE:	PUBLIC HEARING - Wendy's at Marketplace		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Eric Malmberg		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE CC	ACREAGE .781	COMMUNITY South Town

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

We recommend the Planning Commission make a motion to recommend approval of the Wendy's at Marketplace Site Plan to the City Council, for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Additional design elements be added to the Rear (East) elevation so that it is similar in appearance with the Front (West) elevation.
2. Building and parking shall be adjusted to provide for parking to the side and rear of the building in compliance with 17.72.030 B
3. Applicant shall update the elevations to more closely approximate the style and features of the approved pad site elevations.
4. Chosen design elements required by 17.72.040 E shall be used on all 4 sides of the building.
5. 20' X 5' Landscape Parking island shall be installed in row of parking that exceeds 12 stalls.
6. Bike rack provided in accordance with 17.35.050 K

BACKGROUND:

Wendy's has applied for site plan approval for a stand alone building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as

Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC). Restaurants are permitted (P) uses within the CC zone.

ITEMS FOR CONSIDERATION:

The following items should be considered when making a recommendation to the City Council:

17.100.050 Site Plan Development Standards, the following standards are required for all site plans in any zoning district:

- A. Use of Property: The entire site is being built upon, landscaped, or paved, in accordance with this ordinance, therefore the applicant *COMPLIES* with this provision.
- B. Screening Requirement: This site does not abut any residential or agriculture use, and it provides 3.5' Headlight buffering along public ROW, therefore it *COMPLIES* with this provision.
- C. Access Requirements: This project doesn't have any direct access off a public ROW, and is accessed from the internal project roads with driveways under 40' in width. The project is not showing any interconnection with the lot located to the south, however, the Marketplace Master Site Plan (attached) does not show any cross connections between this and adjacent lots, therefore, it is the opinion of staff that the proposal *COMPLIES* with this provision.
- D. Off-Street Truck Loading Space: The applicant has provided adequate space for truck loading/unloading. They have asked for an exception to required parking lot trees/bulbouts to provide more space for late night truck deliveries. The applicant *COMPLIES* with this provision.
- 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
- G. Dedication of Water Shares: The applicant has provided a letter indicating they will dedicate required water shares in *COMPLIANCE* with this provision.

- H. Protection of Steep Slopes and Natural Drainages: There are no steep slopes or natural drainages in this project therefore the applicant is in *compliance*.

COMMERCIAL DESIGN STANDARDS

In addition to complying with the Site Plan development standards the project shall comply with the Commercial Design Standards found in 17.72 of Eagle Mountain Municipal Code (EMMC)

17.72.030 Site Design below staff will discuss compliance with the site Design.

- A. Building Location: Code requires buildings to be at or near the front setback line with the primary entrance toward the street and sidewalk. The applicant has provided a crosswalk through the parking lot and pedestrian infrastructure to provide pedestrian access to the Wendy's from the trail along Pony Express parkway, however, The East (Rear) Elevation facing Pony Express Parkway is not the primary entrance, nor does it have the architectural features of the primary entrance. It is the opinion of staff that additional features should be provided so that this elevation is similar in appearance with the West (Front) Elevation.
- B. Parking Location: Code requires parking to be located to the rear or side of commercial buildings, and not between the road and the building. The proposal shows the parking, and a drive through lane to be located to the East of the building between the building and Pony Express Parkway. This does not comply with 17.72.030 B, however, it is consistent with the Master Site Plan. It shall be up to the Planning Commission to determine if the parking location is appropriate, or if the building and parking shall be adjusted to comply with code.

17.72.040 Architectural Standards:

- A. Architectural Style Theme: Code requires that commercial buildings be similar in style as significant adjacent buildings, including colors, materials and design elements. The proposed Wendy's differs from the approved pad site buildings in both the architectural styles, elements, and colors. It should be noted that we (City Council) have approved buildings within the Marketplace project that have used corporate colors that differ

from the approved elevations, but we have required buildings to closely approximate the style and design elements of the approved pad site elevations (attached). The applicant has responded to staff requests to match the approved elevations more closely by adding brick veneer to the elevations, replacing metal trim with a darker bronze color metal trim, and use of Slat knotwood finish on the drive-thru towers and the red blade element. While these items have improved the elevations compliance, staff recommends the Wendy's elevations be updated to approximate the style and features of the approved pad site elevations, it shall be up to the Planning Commission to determine if the proposed corporate colors are appropriate.

- B. Main Entrance: Code requires that the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards or public spaces. The main entrance for the Wendy's orients toward the West, which is away from the pedestrian route along Pony Express Parkway, but it is toward a courtyard. It shall be up to the Planning Commission to determine if this complies with the code standard.
- C. Roof Design: The proposed Wendy's contains multiple roof planes and heights and has multiple design features which help it to *COMPLY* with this provision.
- D. Building Articulation: Code requires vertical and horizontal articulation to reduce the perceived scale of the buildings. The proposed elevations contain a number of different materials, vertical planes, and popouts which create horizontal articulation. It is the opinion of staff that the elevations *COMPLY* with this provision.
- E. Architectural Detailing: Code states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows, however, these features are not used on all four sides of the structure.
- F. Building Materials: Code requires that commercial structures avoid the use of large panelized products and/or featureless surfaces. The proposed elevations largely meet this standard, it

shall be up to the Planning Commission to determine if the design of the East elevation is sufficient to meet this standard.

- G. Building Color: Code states: "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations are not restricted to desert landscape colors, with significant uses of Reds and Bronze elements. It shall be up to the Planning Commission to determine if the proposal is similar enough to the other approved elevations throughout the development however.

OTHER ITEMS FOR CONSIDERATION

In addition to the above items, the below shall be considered when making a recommendation to the City Council:

Bike Racks

Per 17.35.050 K bike racks should be provided

Parking: Chapter 17.55.120(c) requires 1 Parking Stall per 125 Square feet of gross floor area. With a square footage of 2,163 SF the Wendy's is required to provide 18 parking stalls, and 21 parking stalls are provided, which is in *COMPLIANCE* with this provision.

17.55.080 C requires a 20 foot long 5 foot wide landscaped island for every 12 parking stalls in a row. The Southern boundary of the project contains more than 12 parking stalls. To meet code a parking island should be included here, however, the applicant is requesting an exception to this code, to make it easier to trucks to enter the site after hours to unload supplies.

17.75.069 Restaurant with drive-through services.

By code restaurants with drive-through services are special uses and may only be permitted where they comply with the standards of 17.75.069, and require a minimum stacking lane of 120' The proposed Wendy's stacking lane exceeds this length.

The location is abutting the building with parking on the outside, while it is likely this complies with the requirements to not interfere with parking, staff believes it would more fully comply if the building was moved to the East adjacent to Pony Express Parkway with parking to the sides and rear.

Project complies with internal traffic circulation patterns.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

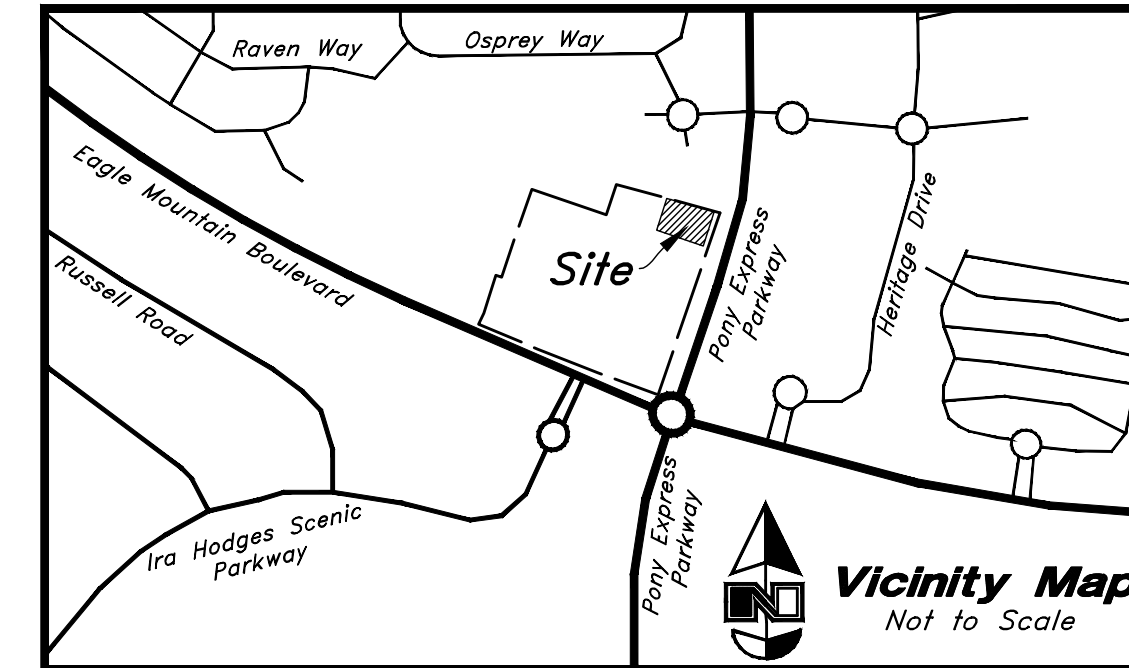
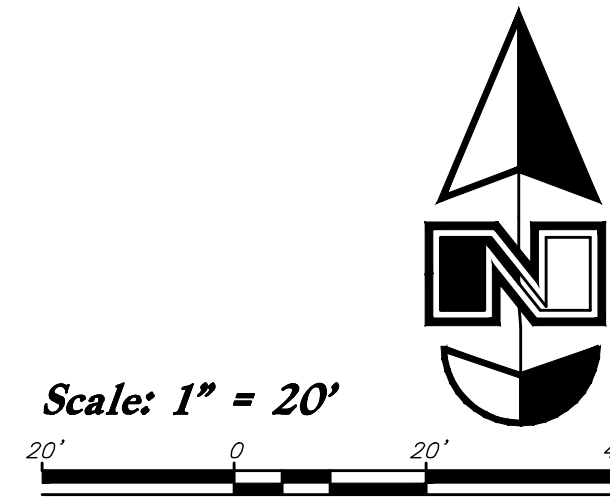
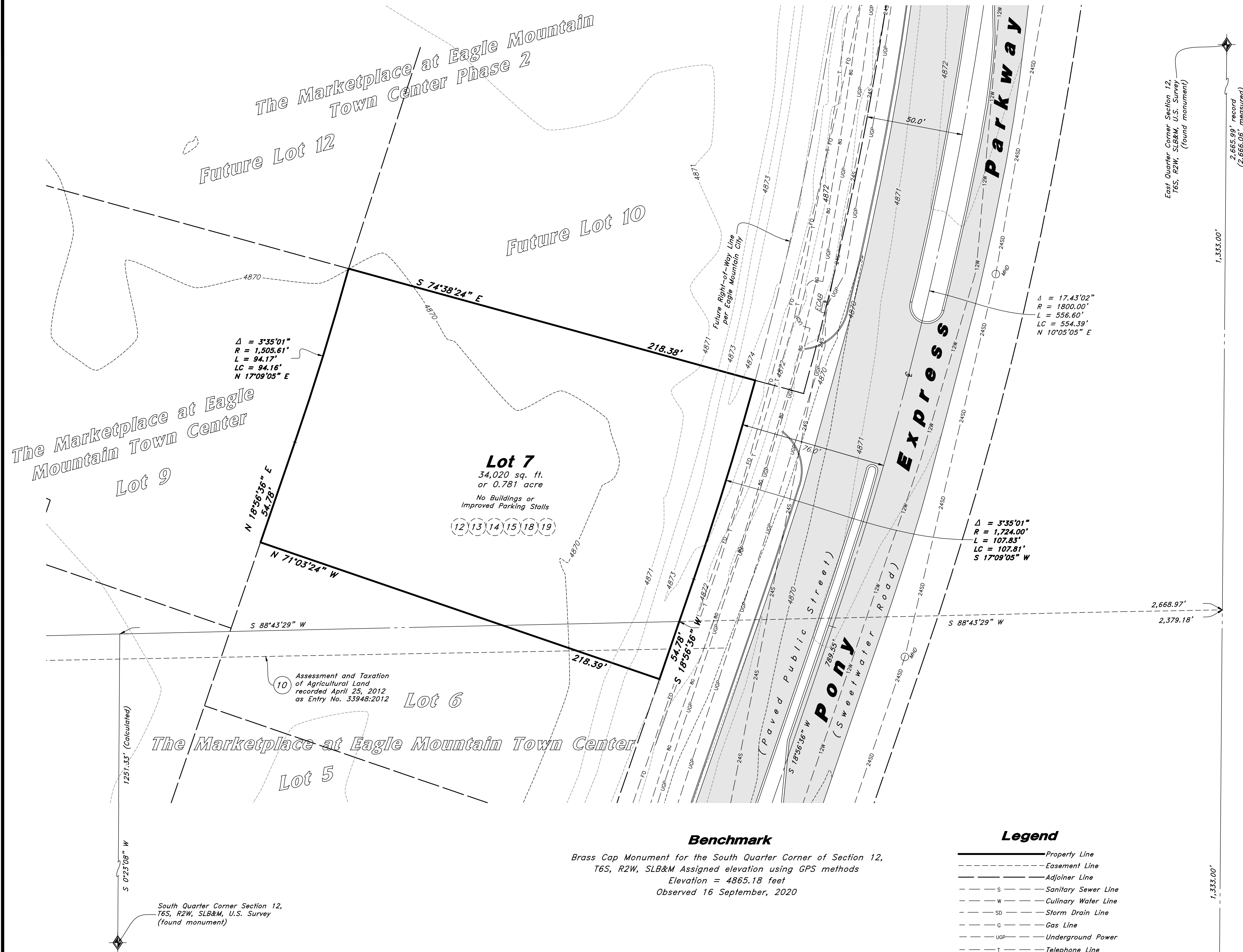
[Site Plan](#)

[Elevations and Materials Board](#)

[Marketplace Final Plat](#)

[Marketplace Overall Site Layout](#)

[Approved Pad Site Elevations](#)



Narrative

This Survey was requested by WT Land, LLC Development prerequisite to the development of this property.

This Survey retraces honors The Marketplace at Eagle Mountain Town Center Subdivision by AWA.

A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

No Property Corners were placed with this Survey.

Title Information

This survey was completed using Title Report File No. NCS-1057183-SLC1 Revision 2 dated July 16, 2021 from First American Title Insurance Company National Commercial Services:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted.

10 The effect of the 1969 Farmland Assessment Act recorded April 25, 2012 as Entry No. 33948:2012 of Official Records first description plots South off site, second description covers most of this site as shown hereon.

12 Resolution No. 24-98 establishing the Eagle Mountain, Utah Special Improvement District No. 98-3 (Sweet Water Road/Storm Drainage Phase I) recorded November 16, 1998 as Entry No. 118016 in Book 4859 at Page 74 of Official Records covers this site along with more land but contains nothing to plot.

13 Declarations recorded October 29, 2009 as Entry No. 113261:2009 and an Amendment recorded December 13, 2010 as Entry No. 108314:2010 and an Amendment recorded May 25, 2018 as Entry No. 49096:2018 and an Amendment recorded June 14, 2019 as Entry No. 54420:2019 and an Amendment recorded September 17, 2019 as Entry No. 92248:2019 and an Amendment recorded November 8, 2019 as Entry No. 117084:2019 of Official Records covers this site along with more land but contains nothing to plot.

14 Notice of Reinvestment Fee Covenant (Pursuant to Utah Code Ann. 56-1-46) and the terms, conditions and limitations contained therein, recorded May 20, 2010 as Entry No. 1553:2010 of Official Records covers this site along with more land but contains nothing to plot.

15 Communications Easement Agreement in favor of FirstDigital Telecom, LLC, a Utah limited liability company recorded August 15, 2018 as Entry No. 77533:2018 of Official Records appears to blanket this site along with more land but contains nothing to plot.

18 Easements, notes and restrictions as shown on The Marketplace at Eagle Mountain Town Center Subdivision plat recorded July 19, 2021 as Entry No. 127110:2021 covers this site along with more land but contains nothing additional to plot.

19 Declarations recorded July 27, 2021 as Entry No. 130929:2021 of Official Records.

* Exception No.'s 1-9, 11, & 16 are general and/or standard exceptions and not matters of survey.

** Exceptions No.'s 17 & 20 describe and effect this site but are not matters of survey.

Record Description

Lot 7, The Marketplace at Eagle Mountain Town Center, according to the official plat thereof on file and of record in the Utah County Recorder's Office.

Certification

WT Land, LLC, Wendy's, Phoenix Partners, LLC, a Wyoming Limited Liability Company, EM Commercial Development, LLC, a Utah limited liability company and 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 2, 3, 4, 6(a), 7(a), 8, 9, and 11(a) of Table A thereof. The field work was completed on October 4, 2021.

Date: 17 Dec, 2021

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6: No zoning information was supplied for review, information provided was found on the the City of Eagle Mountain Zoning Website.

Pertaining to ALTA Table A Item No. 7 No Building located on this site.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 9: There are no improved parking stalls on this site.

Pertaining to ALTA Table A Item no. 11(a): The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

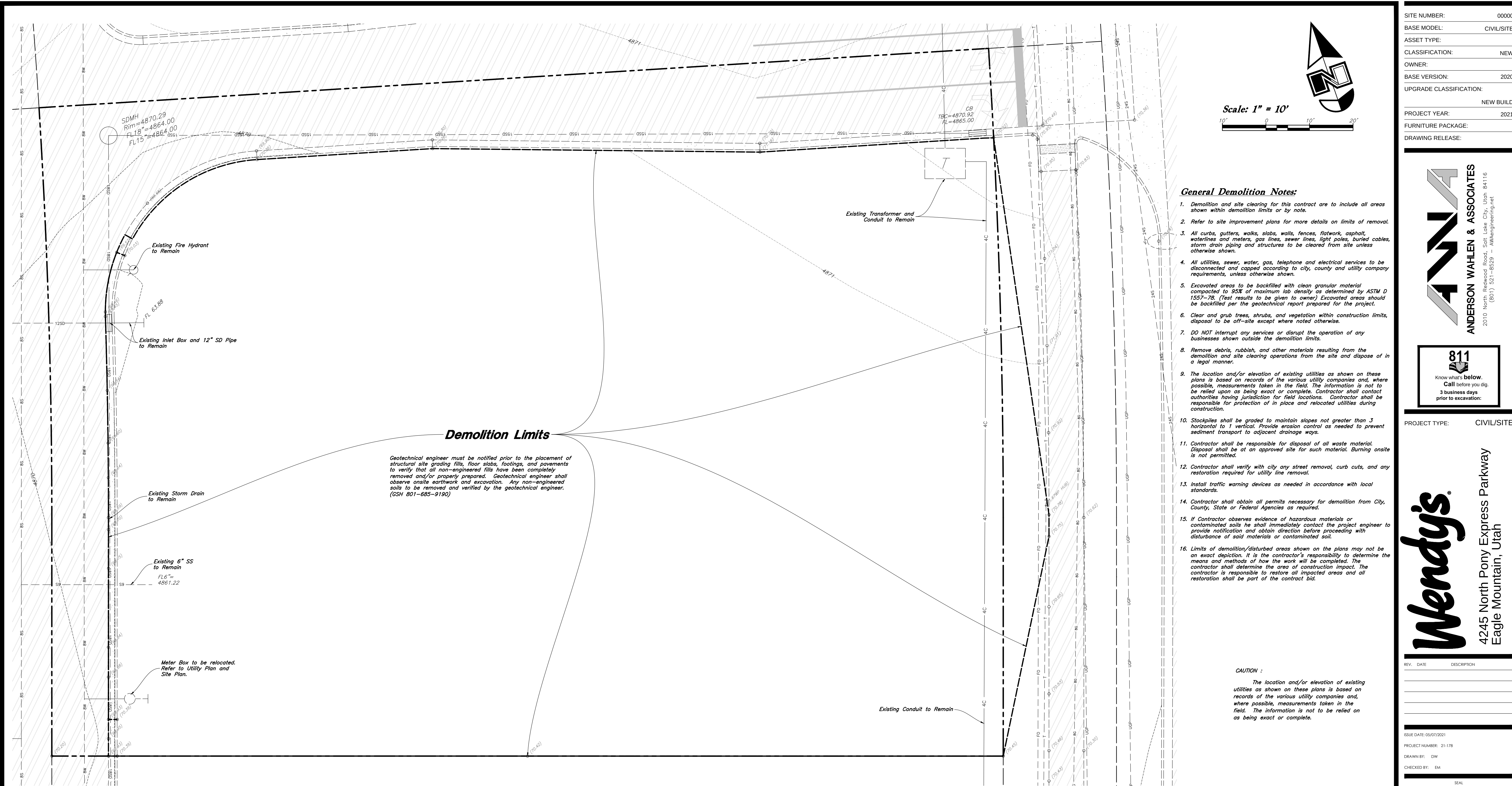
Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Zoning Information

Building Setback Requirements	=	CC (Community Commercial)
Front yard	=	10' min 25' max (Maximum setback does not apply to anchor buildings if pad sites are provided which comply with this standard)
Back yard	=	20' (35' adjacent to residential)
Side yard	=	none (equal to building height adjacent to residential)
Height Restrictions	=	50'

W:\21-178 Wendy's Eagle Mountain\dwgs\21-178DM.dwg, 1/27/2022 4:36:56 PM, 1:1, DWG



Eagle Mountain City General Notes

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.

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.
- 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 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: 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.

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 1/2" down from asphalt edge and concrete to be 1/4" to 3/8" down from asphalt edge.

General Demolition Notes:

- Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
- Refer to site improvement plans for more details on limits of removal.
- All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
- All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
- Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
- Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
- DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
- Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
- The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
- Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
- Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
- Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
- Install traffic warning devices as needed in accordance with local standards.
- Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
- If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.



Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	



PROJECT TYPE:	CIVIL/SITE
---------------	------------



REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL



SHEET NAME

Demolition Plan

SHEET NUMBER

C0.1

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

General Site Notes:

- All dimensions are to back of curb unless otherwise noted.
- Fire lane markings and signs to be installed as directed by the Fire Marshal.
- Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
- Const. curb transition at all points where curb abuts sidewalk, see detail.
- Contractor shall place asphalt paving in the direction of vehicle travel where possible.
- Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
- Contractor to field verify location of existing utilities and adjust light pole locations as necessary.

Site Data / Land Use Table

Site Area = 34,020 s.f. (0.781 ac.)

Landscape Area Provided = 6,770 s.f. (20.0%)

Impervious Area Provided = 25,087 s.f. (73.6%)

Building Area = 2,163 s.f. (6.4%)

Parking Required = 18 Stalls (1 Stall/125 gross s.f.)

Parking Provided = 20 Stalls (9.25 Stalls/1000 s.f.)

Scale: 1" = 10'

SITE ZONING

PARCEL # 67122-0007
PARCEL SIZE 0.781 ACRES
34,020 SQ. FT.
PARCEL ADDRESS: 4135 NORTH PONY EXPRESS PARKWAY

SYMBOL LEGEND

- EXISTING ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- A.D.A. TACTILE SURFACE
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED ROLLED CURB & GUTTER
- PROPOSED THICKENED EDGE SIDEWALK
- PROPOSED CROSSWALK (PAINTED)
- PROPOSED PAVEMENT MARKING (PAINTED)
- PROPOSED PAVEMENT MARKING DIRECTION ARROWS (PAINTED)
- PARKING SPACE COUNT
- SIGN
- LIGHT POLE

PARKING QUANTITIES

19 STANDARD SPACES
1 ADA VAN-ACCESSIBLE SPACES
20 TOTAL SPACES

PROVIDED BICYCLE FACILITIES:

PROVIDE BICYCLE STORAGE AS REQUIRED BY LOCAL ZONING ORDINANCE. BICYCLE STORAGE SHALL BE LOCATED NEAR THE FRONT ENTRANCE, SEPARATED FROM ACCESSIBLE PEDESTRIAN ROUTES.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

GENERAL NOTES

- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- 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.
- SUBMIT SHOP DRAWINGS FOR ALL MATERIALS TO BE INCORPORATED INTO THE WORK A MINIMUM OF THREE WEEKS PRIOR TO PLACEMENT OR INSTALLATION.
- 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.
- MATCH THE EDGE OF NEW BITUMINOUS PAVEMENT TO THE EXISTING EDGE OF THE BITUMINOUS PAVEMENT. SLOPE NEW BITUMINOUS PAVEMENT TO MATCH EXISTING FLOW LINE.
- CLEANUP AND DISPOSE OF ALL EXCESS MATERIALS OFF SITE.
- NO PARKING OR STORAGE OF MATERIAL OR EQUIPMENT WILL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY AT ANY TIME DURING CONSTRUCTION.
- 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.
- FURNISH THE OWNER WITH A SET OF AS-BUILT DRAWINGS FOLLOWING COMPLETION OF CONSTRUCTION.

Site Construction Notes

- Const. 24" Curb & Gutter
- Const. Heavy Duty Asphalt Paving
- Const. Conc. Sidewalk
- Const. 4" Yellow Stripe Line Along Edge of Concrete Drive-Thru Lane
- Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition)

- Not Used
- Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition)
- Const. 4" White Point Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Conc. Paving
- Sawcut, Provide Smooth Clean Edge
- Dumpster Enclosure

- Const. Directional Arrows Painted Yellow per MUTCD
- Const. 2" Conc. Gutter Pan
- Const. 4" White Stripe w/ 24" O.C. @ 45° Crosshatch Lines (Typ.-2 Coats)
- Order Station & Menu Board (By Others)
- Conn. & Match Existing Improvements
- Pre-Sell Board (By Others)
- Canopy Protection Bar (By Others)

- Const. 24" White Stop Bar
- Bike Rack (By Others)
- Const. Bollard (See Arch. Plans)
- Const. Light Pole (Coord. w/ Photometric Plan)
- Const. Patio Railing
- Paint 12" Wide Stripes @ 24" O.C. Traffic White (Typ.)
- Const. Safety Railing

- Const. Stop Sign per MUTCD R1-1 and Eagle Mountain City Stds.
- Monument Sign (By Separate Permit)
- Transformer (See Elec. Plans)
- Const. Integral Curb & Gutter w/ Drive Thru Conc. Pad
- Const. "Do Not Enter" Sign, R5-1, per MUTCD

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

SITE NUMBER: 00000
BASE MODEL: CIVIL/SITE
ASSET TYPE:
CLASSIFICATION: NEW
OWNER:
BASE VERSION: 2020
UPGRADE CLASSIFICATION: NEW BUILD
PROJECT YEAR: 2021
FURNITURE PACKAGE:
DRAWING RELEASE:

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awengineering.net

811

Know what's below.
Call before you dig.
3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV. DATE DESCRIPTION
ISSUE DATE: 05/07/2021
PROJECT NUMBER: 21-178
DRAWN BY: DW
CHECKED BY: EM

SEAL

PROFESSIONAL ENGINEER
NO. 778441-2202
ERIC L. MAJERS
STATE OF UTAH

SHEET NAME

Site Plan

SHEET NUMBER

C1.1

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.

2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.

3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.

4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.

5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.

6. Fills shall be benched into competent material as per specifications and geotechnical report.

7. All trench backfill shall be tested and certified by a Geotechnical Engineer.

8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.

9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.

10. Dust shall be controlled by watering.

11. The location and protection of all utilities is the responsibility of the permittee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.

13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.

14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.

15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.

16. Aggregate base shall be compacted per the geotechnical report prepared for the project.

17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Geotechnical Study; Proposed Eagle Mountain Shopping Center Northwest Corner of Eagle Mountain Boulevard and Pony Express Parkway; Eagle Mountain, Utah" Project No.: 0259-014-20 Dated: January 5, 2021

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.

19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% (2.08% Maximum) unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

BENCH MARKS

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevation using GPS methods.
Elevation = 4865.18 feet
Observed 16 September, 2020

SYMBOL LEGEND

- 725

CONTOUR MAJOR
- 724

CONTOUR MINOR
- 725

PROPOSED CONTOUR MAJOR
- 724

PROPOSED CONTOUR MINOR

SPOT ELEVATION LEGEND

- 84.50 TW SPOT ELEVATION
- GP GUTTER PAN
- TC TOP OF CURB
- TS TOP OF SLAB
- GR GRADE ELEVATION
- TW TOP OF WALK
- EW EDGE OF WALK
- FF FINISH FLOOR

GRADING NOTES

1. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
2. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
3. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
4. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
5. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
6. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

SESC NOTES

1. MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON THE SITE FOR THE DURATION OF CONSTRUCTION, IF REQUIRED. ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. MAINTAIN AND REPAIR ALL SESC BEST MANAGEMENT PRACTICES BMPs DURING CONSTRUCTION UNTIL ALL VEGETATION IS ESTABLISHED, (ALL DISTURBED SOIL SURFACES ARE UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR AS DEFINED BY PERMIT.)
3. PERFORM ALL EARTH-DISTURBING CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF DISTURBANCE AS INDICATED ON THE DRAWINGS.
4. REVIEW THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS AND FIELD-STAKING THE LIMIT OF DISTURBANCE LINE PRIOR TO THE START OF CONSTRUCTION AND/OR CONTRACTORS OPERATIONS AT NO ADDITIONAL COST TO OWNER.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE START OF ANY LAND CLEARING OR GRADING ACTIVITIES.
6. APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND/OR AS REQUIRED BY SESC PERMIT AND IMPLEMENT ADDITIONAL MEASURES AS DICTATED BY SITE CONDITIONS.
7. ENSURE THAT ANY SEDIMENTATION RESULTING FROM WORK ON THIS SITE IS CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS.
8. LEAVE SLOPES IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
9. LOCATE LAY DOWN, STAGING AND STOCKPILE AREAS WITHIN THE PERMITTED LIMITS OF DISTURBANCE.
10. INSTALL SILT FENCE AROUND THE PERIMETER OF ON-SITE SOIL STOCKPILE AREAS IF RUNOFF CAN IMPACT A STABILIZED PART OF THE SITE, OR LEAVE THE SITE. ADDITIONALLY, INACTIVE PORTIONS OF THE STOCKPILE AREAS ARE TO BE STABILIZED AS REQUIRED BY PERMIT.
11. IMPLEMENT TEMPORARY STABILIZATION MEASURES ON ANY DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES WILL NOT RESUME FOR 14 DAYS OR MORE. IMPLEMENTATION OF TEMPORARY STABILIZATION MEASURES MUST BE INITIATED IMMEDIATELY AND COMPLETED WITHIN SEVEN (7) DAYS FROM WHEN CONSTRUCTION ACTIVITIES TEMPORARILY CEASED ON ANY PORTION OF THE SITE. APPLY 3-5 LBS/1000 SFT. TEMPORARY SEED AND STRAW MULCH OVER DISTURBED AREA.
12. TOPSOIL AND SEED ALL EXPOSED AREAS WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE CONCLUSION OF FINAL GRADING IN THAT AREA.
13. REGULARLY CHECK SEEDED AREAS TO SEE THAT A GOOD STAND OF VEGETATION IS "ESTABLISHED". VEGETATION WILL NOT BE CONSIDERED "ESTABLISHED" UNTIL 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED WITH PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER. FERTILIZE, WATER, RESEED AND MULCH AS NEEDED.
14. MINIMIZE TRACKING OF SOIL AND SEDIMENT ONTO OFF-SITE ROADWAYS THROUGHOUT THE USE OF APPROPRIATE MEASURES. IMMEDIATELY REMOVE ANY SOIL OR SEDIMENT TRACKED ONTO THE ROADWAYS.
15. NO VEHICLES AND EQUIPMENT CLEARING IS ALLOWED AT LOCATIONS WHERE RUNOFF COULD FLOW DIRECTLY INTO A WATER COURSE OR DOWNSTREAM STORM SEWER.
16. MAINTAIN DUST CONTROL DURING CONSTRUCTION. WATER TANK TRUCKS SHALL BE USED ON ON-SITE DISTURBED AREAS AND OTHER PLACES WHERE DUST BECOMES A PROBLEM.

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	



811

Know what's below.
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3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE



REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL

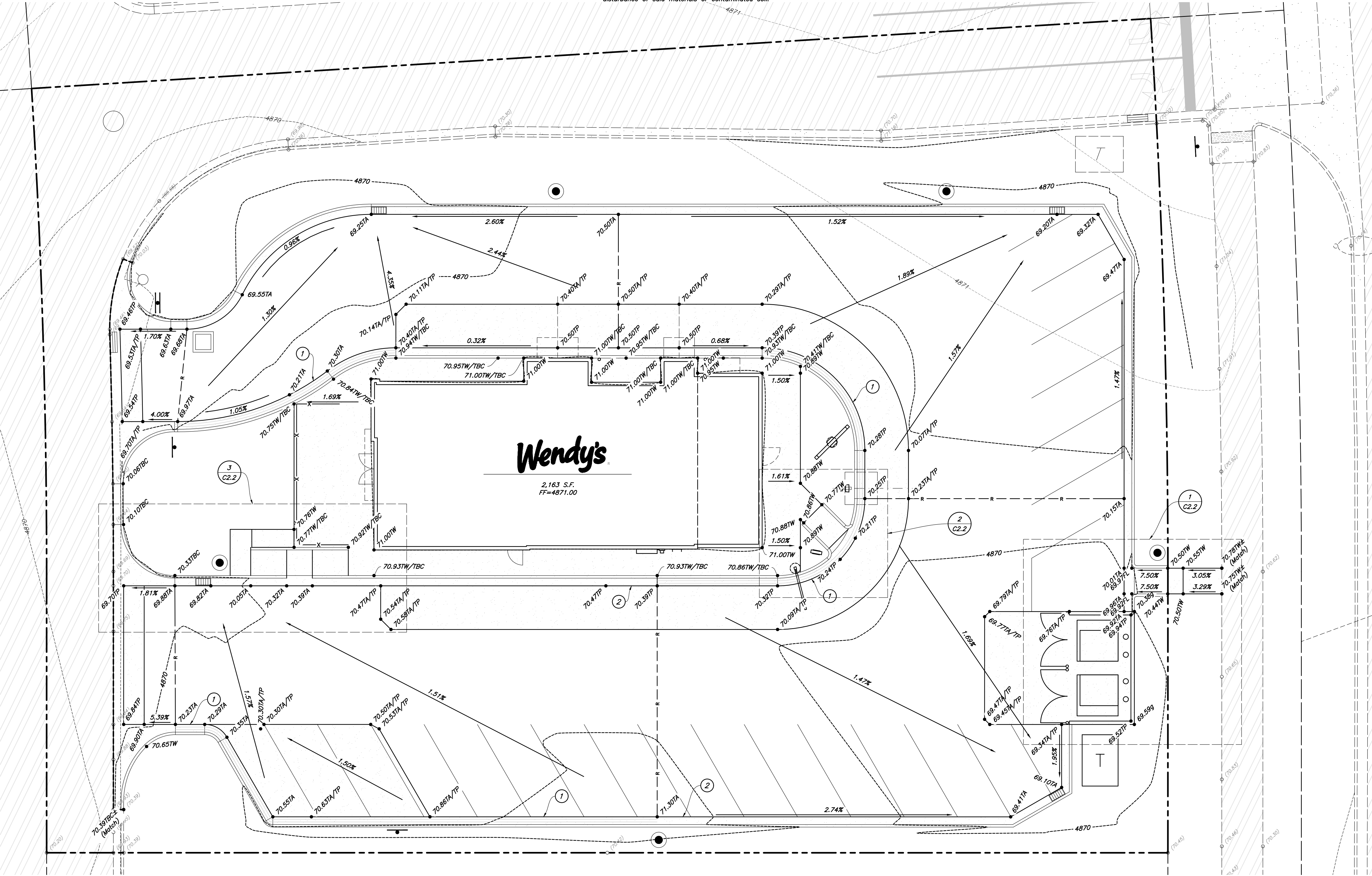


SHEET NAME

Grading Plan

SHEET NUMBER

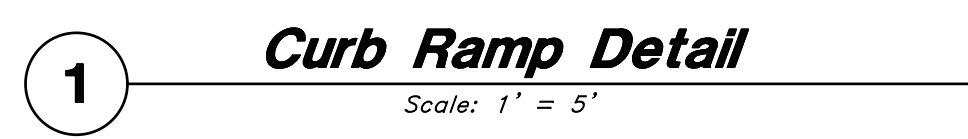
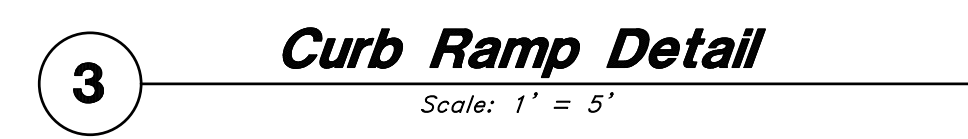
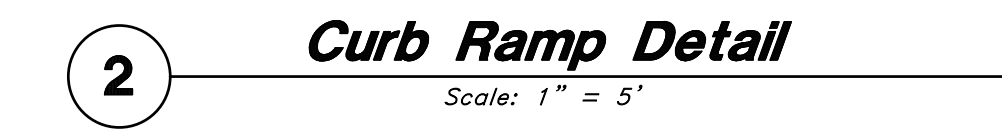
C2.1



811
Know what's **below.**
Call before you dig.
3 business days
prior to excavation:

Wendy's®
4245 North Pony Express Parkway
Eagle Mountain, Utah

C2.2





Sewer Keynotes

- 1 Const. 4" SS 1.4' @ 2.00%
- 2 Const. 45" SS Bend Flout4"=4863.57 FLin4"=4863.57
- 3 Const. 4" SS 3.5' @ 2.00%
- 4 Const. 4" SS 7.0' @ 2.00%
- 5 Const. 6" SS 5.5' @ 1.00%
- 6 Const. 4" SS 5.0' @ 2.00%
- 7 Const. 45" SS Bend Flout4"=4862.87 FLin4"=4862.87
- 8 Const. 4" SS 14.0' @ 2.00%
- 9 4" Sewer Conn. FL=4863.15
- 10 Const. 2" Vent Pipe to building per plumbing plan

Storm Drain Construction Notes

- 1 Const. RD Conn. FL=4867.90
- 2 Const. 6" RD 8.4' @ 42.33%
- 3 Const. 6" RD 4.0' @ 88.85%

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

- 1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- 2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- 3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Contractor to provide over-excavation per Geotechnical Report.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- 1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)

Water Main Lines and Fire Lines

- 1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

- 1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

- 1. 12" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 2. 15" pipes or larger - Reinforced Concrete Pipe, ASTM C76, Class III

General Utility Notes:

- 1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- 2. Coordinate all utility connections to building with plumbing plans and building contractor.
- 3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- 4. All catch basin and inlet box grates are to be bicycle proof.
- 5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- 6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- 7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- 8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- 9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

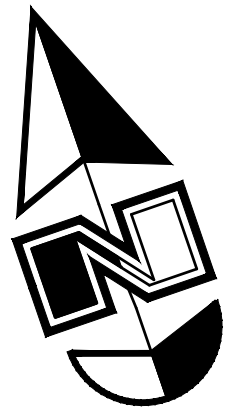
Building Data

Type: V-B
Square Footage: 2,163 s.f.
Fire Sprinkled: No
Building Height: <30'
Fire Flow Required: 1,500 GPM

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Scale: 1" = 10'



BENCH MARKS

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

SYMBOL LEGEND

EXISTING UTILITIES

- SAN - SANITARY SEWER & MANHOLE
- STM - STORM SEWER & MANHOLE
- CATCH BASIN CURB AND LAWN TYPE
- VALVE
- HYDRANT
- WTR. - WATER MAIN
- GAS - GAS MAIN
- ELEC. - UNDERGROUND ELECTRIC
- TEL - UNDERGROUND TELEPHONE
- CATV - CABLE TELEVISION
- TELEPHONE PEDESTAL

PROPOSED UTILITIES

- SAN - SANITARY SEWER & MANHOLE
- WYE & LEAD
- STANDARD SEWER CLEANOUT
- STM - STORM SEWER & MANHOLE
- WATER - WATER MAIN
- VALVE & BOX
- METER
- PLUG
- CURB STOP & BOX

UTILITY SUMMARY

- ELECTRIC: SECONDARY SERVICE PREFERRED BASED ON RATE, UTILITY OWNED TRANSFORMER, UTILITY TO SIZE TRANSFORMER AND COORDINATE WITH ELECTRICAL DESIGNER.
600 AMP, 120/208V, 3PH, 4W GROUND WIRE.
- PHONE: X GB COPPER/FIBER OPTIC ENTRANCE CABLE.
- GAS: 1,400 MBH @ 7"-10" W.C.
- WATER: 1-1/2" DIA. TYPE K COPPER PIPE WITH 1" METER, 2,000 GPD, 60 GPM PEAK USE. MINIMUM 45 PSI PRESSURE REQUIRED INSIDE BUILDING AFTER THE METER.
- SANITARY SEWER: 6" DIA. 2,000 GPD AVG.
- IRRIGATION: REFER TO SHEET CX.X FOR REQUIREMENTS

UTILITY NOTES

- 1. EXISTING UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.
- 2. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATION WHERE NECESSARY.
- 3. PROTECT AND MAINTAIN SERVICE OF OTHER UTILITIES AT CROSSINGS.
- 4. DO NOT CONNECT ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER SERVICES TO THE SANITARY SEWER.
- 5. PROVIDE AND MAINTAIN INLET FILTERS AT ALL CATCH BASIN INLETS, DURING CONSTRUCTION.
- 6. ADJUST ALL CASTINGS TO FINISH GRADES.
- 7. KEEP SITE LIGHTING CONDUITS OUTSIDE OF PAVEMENT IF POSSIBLE.

SANITARY SEWER NOTES

- 1. SLOPE SANITARY SEWER AT 1.0% MIN. SLOPE TO PUBLIC SERVICE LEAD.
- 2. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE.
- 3. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.

GAS MAIN NOTES

- 1. GAS COMPANY WILL PROVIDE GAS SERVICE TAP, METER, REGULATOR, AND INSTALL THE NEW SERVICE LINE TO THE METER.

WATER MAIN NOTES

- 1. INSTALL WATER MAIN WITH A MINIMUM OF [] FEET OF COVER, AS REQUIRED BY MUNICIPALITY.
- 2. PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF VERTICAL SEPARATION AND TEN (10) FEET OF HORIZONTAL SEPARATION BETWEEN THE WATER MAIN AND ALL SANITARY AND STORM SEWERS.

STORM SEWER NOTES

- 1. INSTALL UNDERDRAINS AT ALL CATCH BASINS AND CURB INLETS IF SUBGRADE IS POORLY DRAINED. CONNECT TO NEAREST CATCH BASIN. REFER TO DETAIL ON SHEET C5.3.
- 2. ALL UNDERDRAINS (UD) TO BE 4" DIA. AT MINIMUM SLOPE OF 0.50% UNLESS OTHERWISE NOTED.
- 3. PROVIDE INLET FILTER FOR ALL CATCH BASIN INLETS DURING CONSTRUCTION.

SITE NUMBER: 00000
BASE MODEL: CIVIL/SITE
ASSET TYPE:
CLASSIFICATION: NEW
OWNER:
BASE VERSION: 2020
UPGRADE CLASSIFICATION:
PROJECT YEAR: 2021
FURNITURE PACKAGE:
DRAWING RELEASE:

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awengineering.net

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Know what's below.
Call before you dig.
3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV. DATE DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL



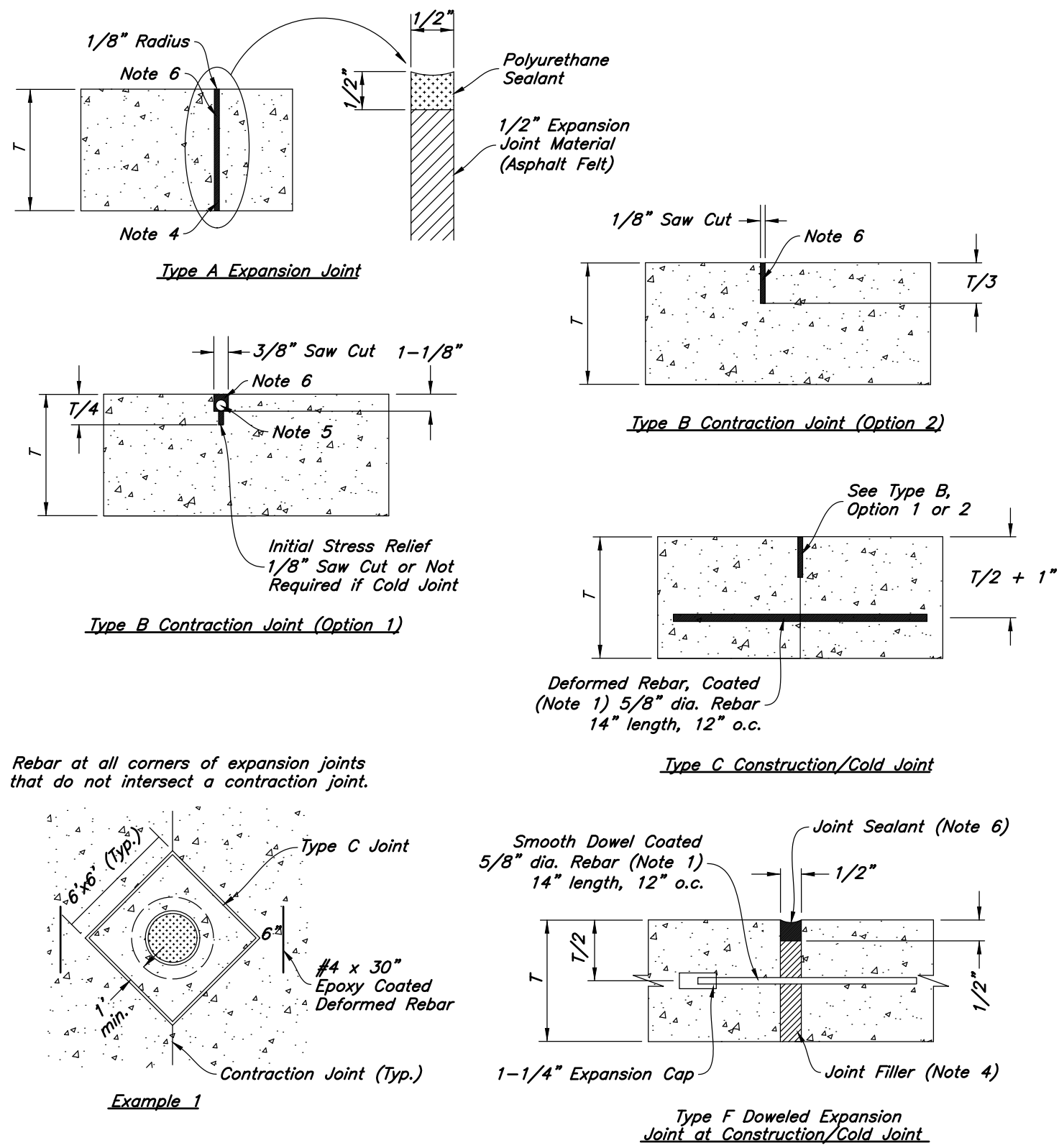
Utility Plan

SHEET NAME

SHEET NUMBER

C3.1

4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



The drawing consists of two views: a Plan view (top) and a Section view (bottom).

Plan View: Shows a top-down perspective of the curb transition. It includes a "Ramp Sidewalk at 12:1 Max. to Match Sidewalk" sloping down to a horizontal "Sidewalk (if applicable)". A "Transition Curb to Match Sidewalk" is shown as a small rectangular curb. Below the sidewalk is a "Curb & Gutter" area, and below that is a sloped "Asphalt" area. A vertical "Conc. Sidewalk" is shown on the right side.

Section View: Shows a cross-section of the curb transition. It includes a "Lip of Gutter" on the left, a "Ramp Sidewalk if Applicable" sloping down to a horizontal "Sidewalk". A "1" Rad." (1-inch radius) is indicated for the transition curve. The sidewalk is shown with a brick pattern. Dimensions include a total width of "6.0'" and a specific width of "18" for the ramp section.

Section View Labels: Lip of Gutter, Ramp Sidewalk if Applicable, 1" Rad., Sidewalk.

Section View Dimensions: 6.0', 18"

Section View Title: Section

Section View Note: Not to Scale

Section View Number: 8

Section View Title: Curb Transition

ADA Parking Stalls

- 5.0 Inches Portland Cement Concrete (Non-Reinforced)
- 4.0 Inches Aggregate Base
- Properly Prepared Natural Subgrade

Crosswalks / Drive-Thru Lanes

- 8.0 Inches Portland Cement Concrete (Non-Reinforced)
- 12.0 Inches Aggregate Base
- Properly Prepared Natural Subgrade

Dumpster Pads

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at oil cold joints
- C. Expansion joints are required at the start of end of curb radius.

The diagram illustrates a cross-section of a concrete curb and gutter assembly. From top to bottom, the layers are:

- Portland Cement Concrete Slab:** The uppermost layer, labeled "4\" Thick Portland Cement Concrete". Its thickness is indicated as "Varies". It contains several small circles representing aggregate.
- Gutter Channel:** A channel cut into the slab, with a width dimensioned as "8\"".
- Sub-base:** Labeled "4\" Compacted Sub-Base", shown with a hatched pattern below the gutter.
- Curbside Finish:** On the left, a vertical face shows a "1/4\" Rounded Corner (Typical)" and a height dimension of "6\"".
- Joint Detail:** At the bottom left, a detail shows a "1/2\" gap" between two concrete sections, with a "4\" thick" base layer underneath.

1. See Concrete Joint Detail

Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail

1/4" Rounded Corner

Curb & Gutter

Varies

4" Concrete Sidewalk

4" Compacted Base Course

4

Typical Sidewalk Detail

Not to Scale

Benchmark

*Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevations using GPS methods:
Elevation = 44865.18 feet
Observed 16 September, 2020*

6" Conc. Curb

$R=1-1/2"$

18"

6"

#4 Bars @ 12" O.C.

Paving (Material Varies)

Gravel Course

Curb Wall Detail

Not to Scale

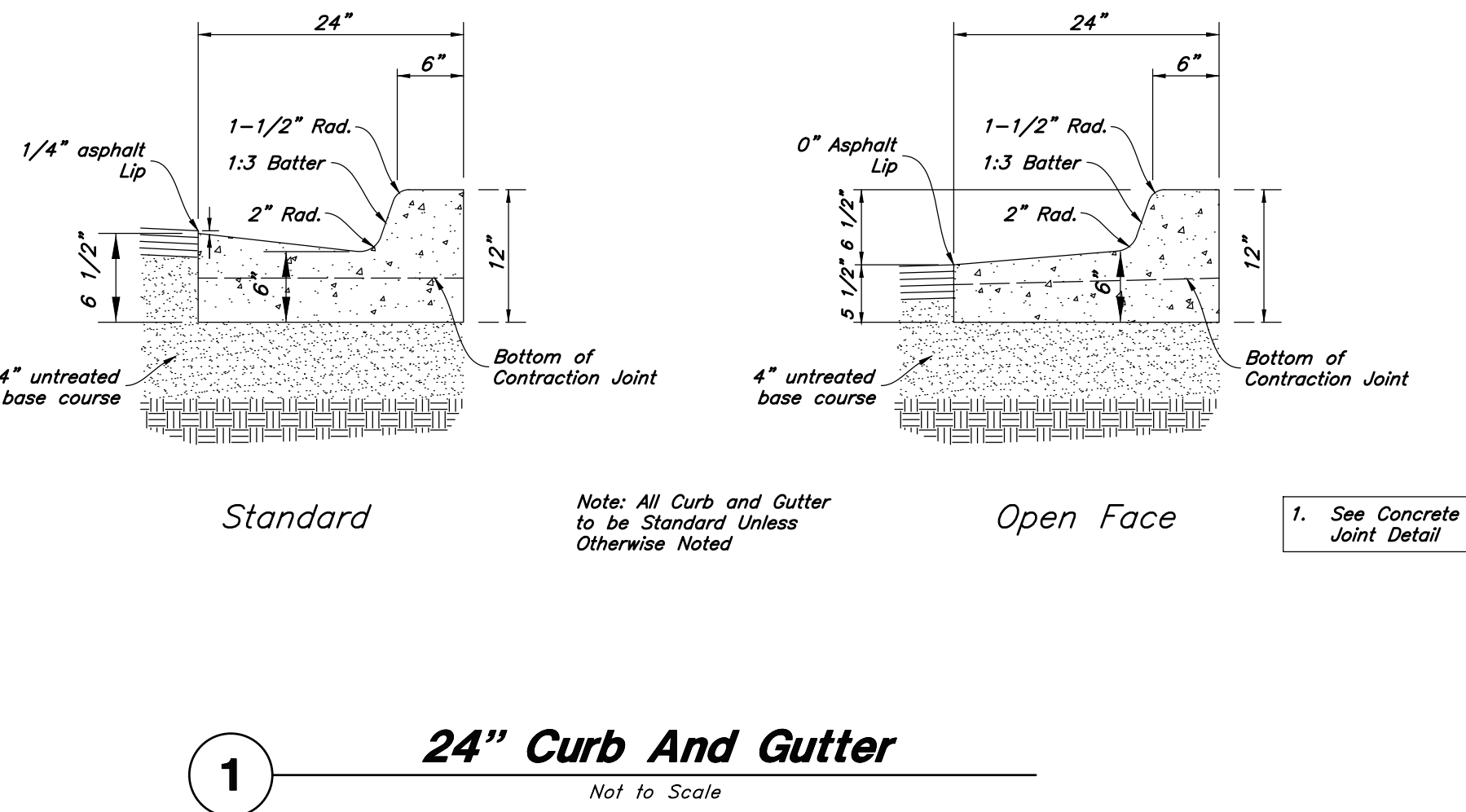
3.0 Inches Asphalt Concrete

8.0 Inches Aggregate Base

Properly Prepared Natural Subgrade

2 Asphalt Paving Section
Not to Scale

1. *Contraction Joints*
 - A. Spacing = 10' o.c., see joint detail
 - B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. *Expansion Joints*
 - A. Make expansion joints full depth, see joint detail
 - B. Place expansion joint at all cold joints
 - C. Expansion joints are required at ends of all radii 0.08.
 - D. Required 5'-0" on each side of drainage structures
 - E. Required at 90'-0" maximum intervals in straight curb and gutter
 - F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (3/4" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	



PROJECT TYPE: CIVIL/SITE



REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: E

SEAI

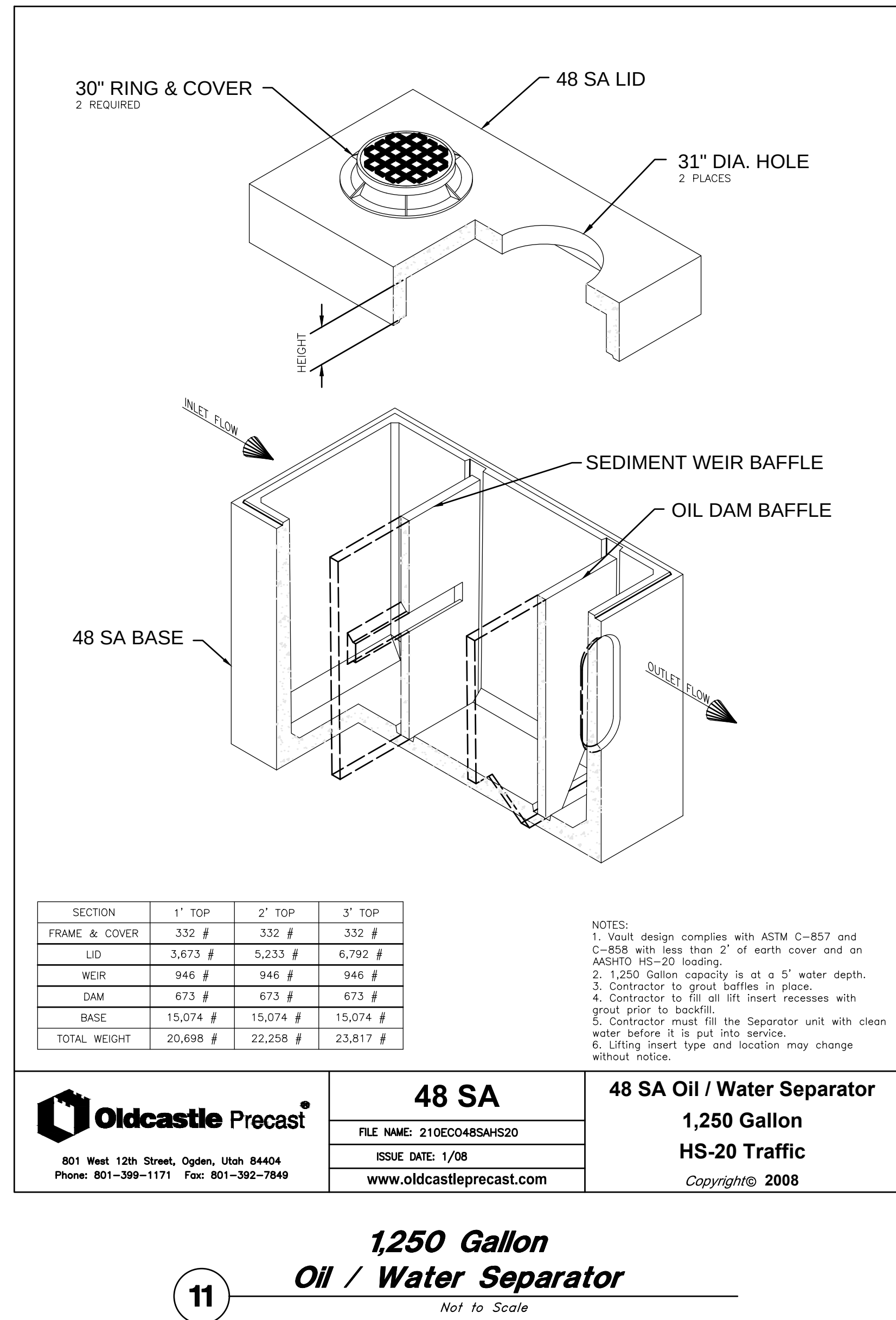
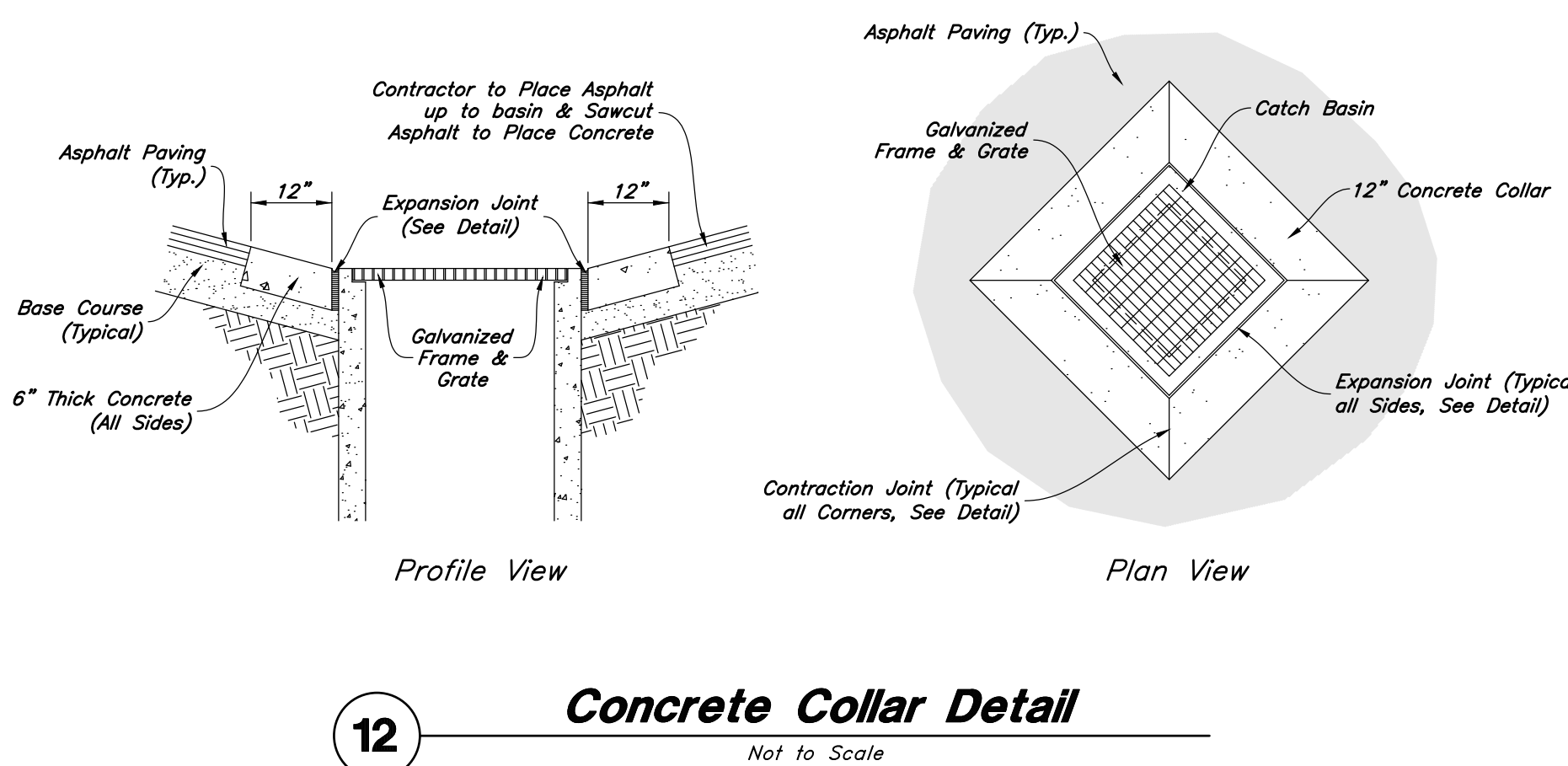
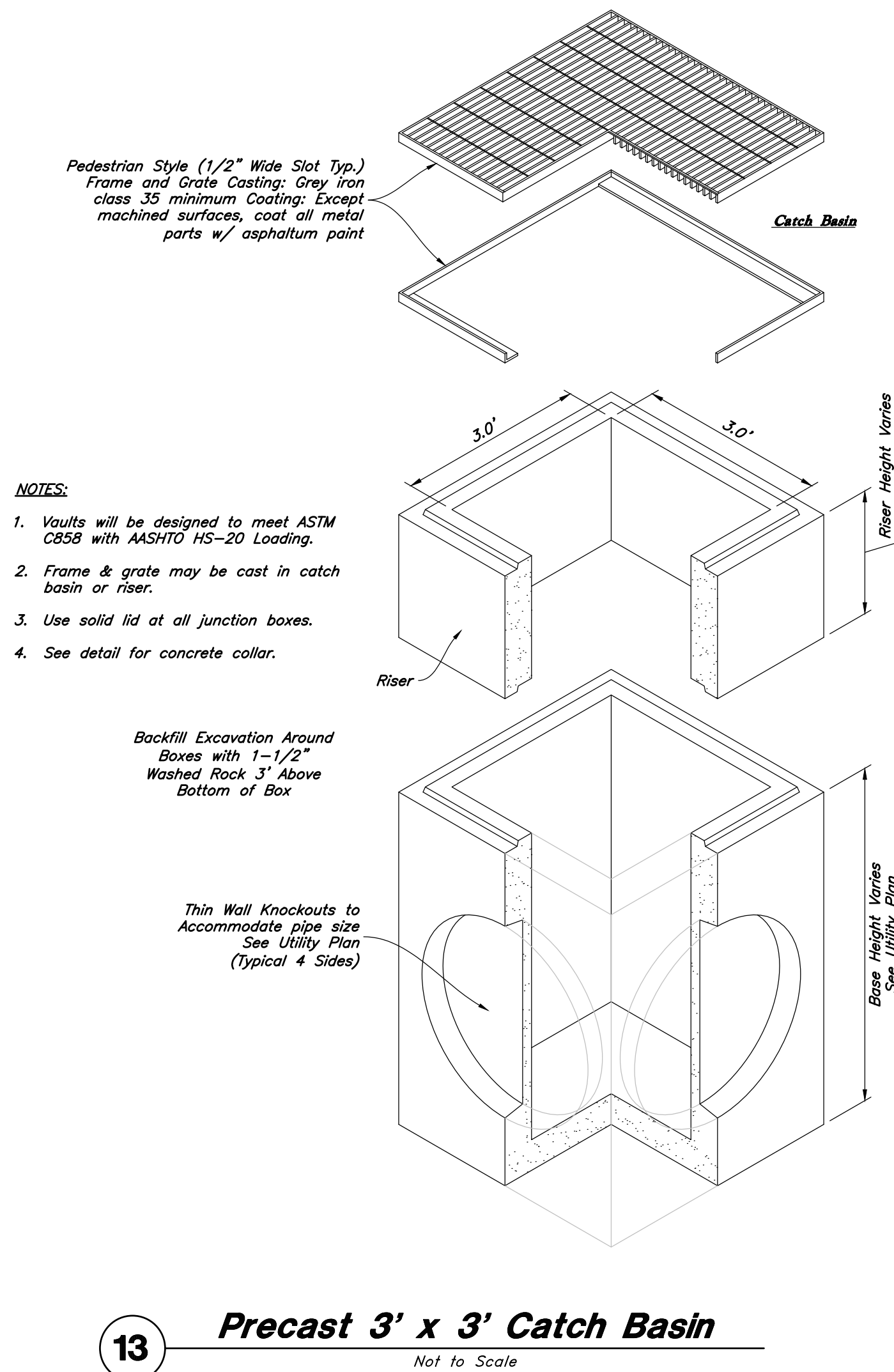
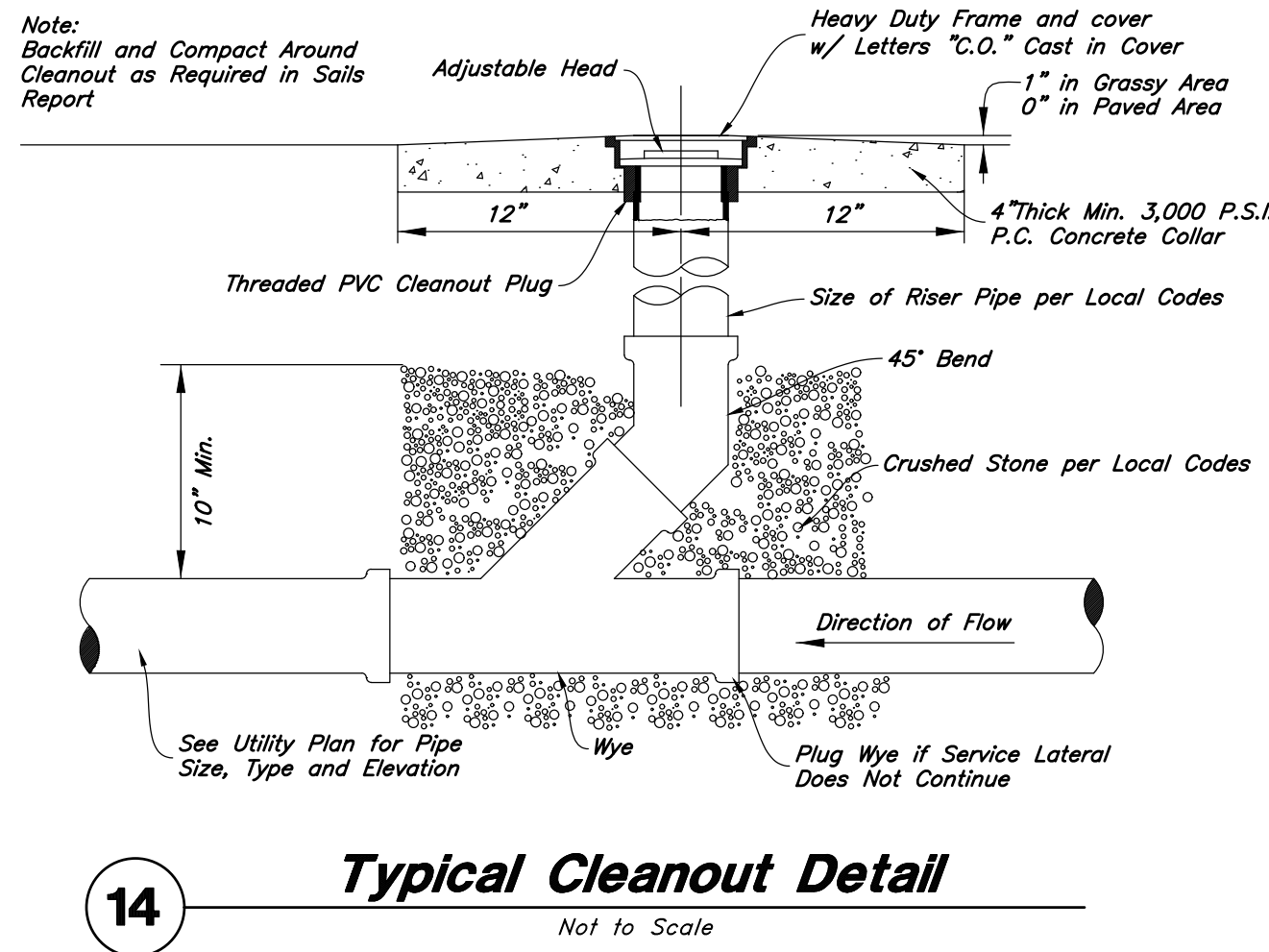
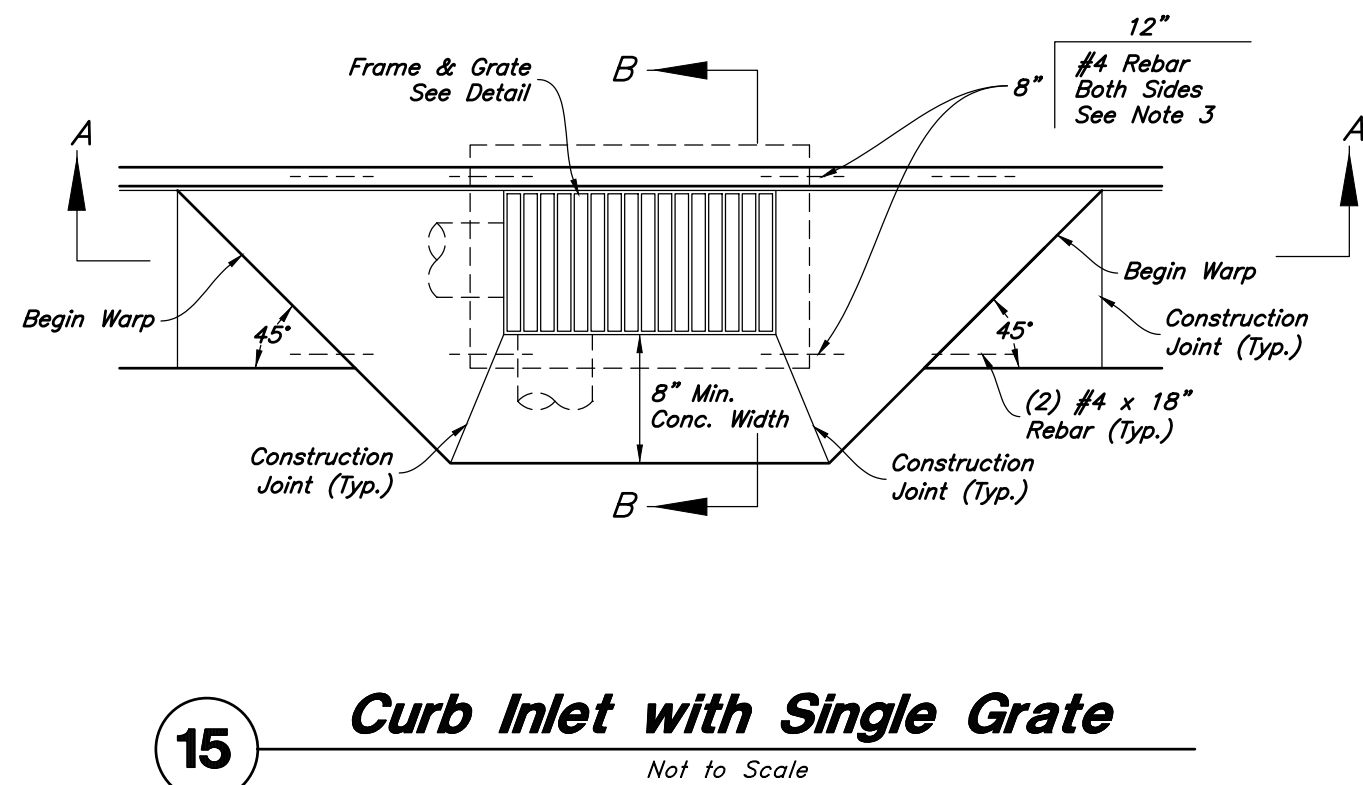
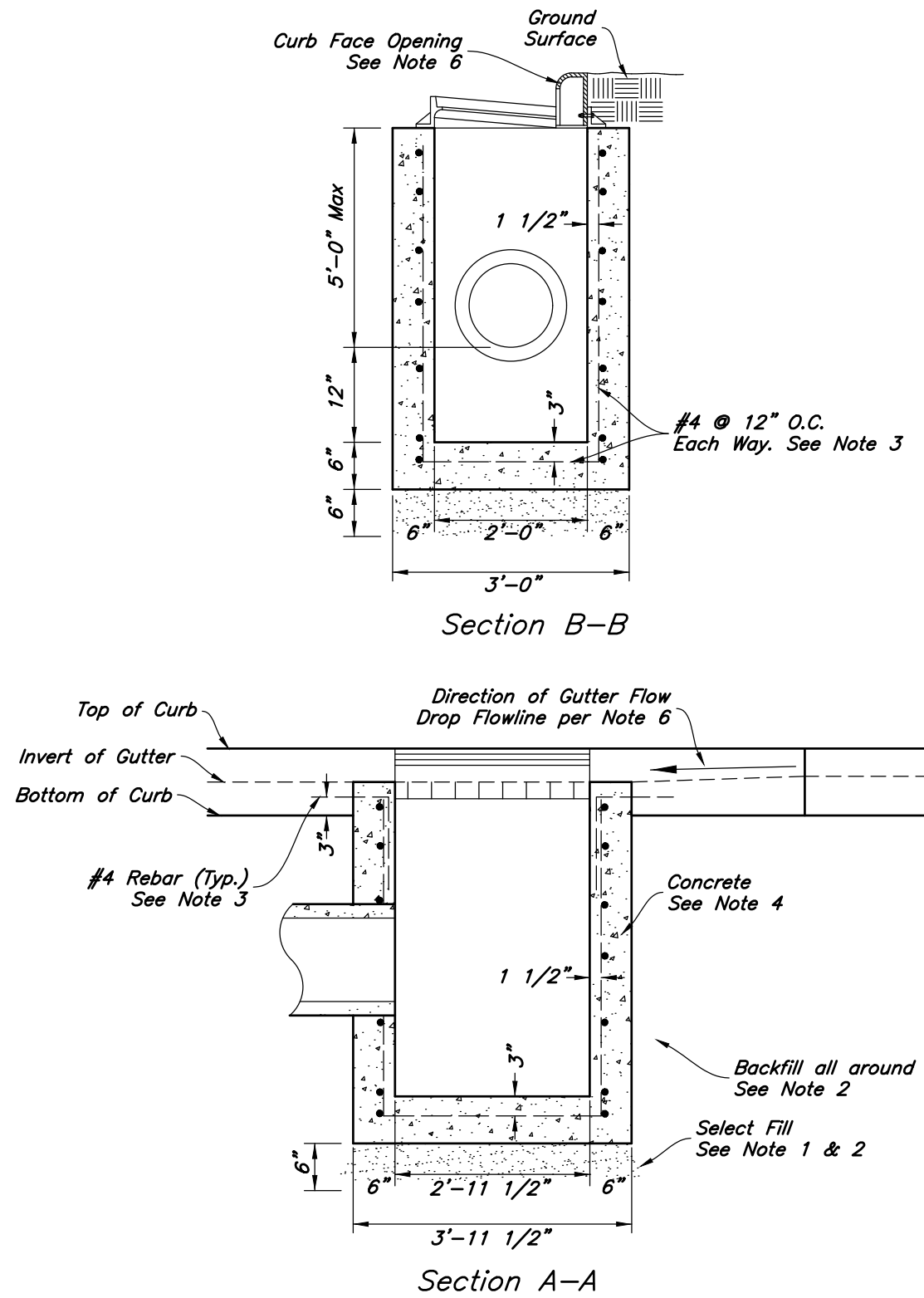
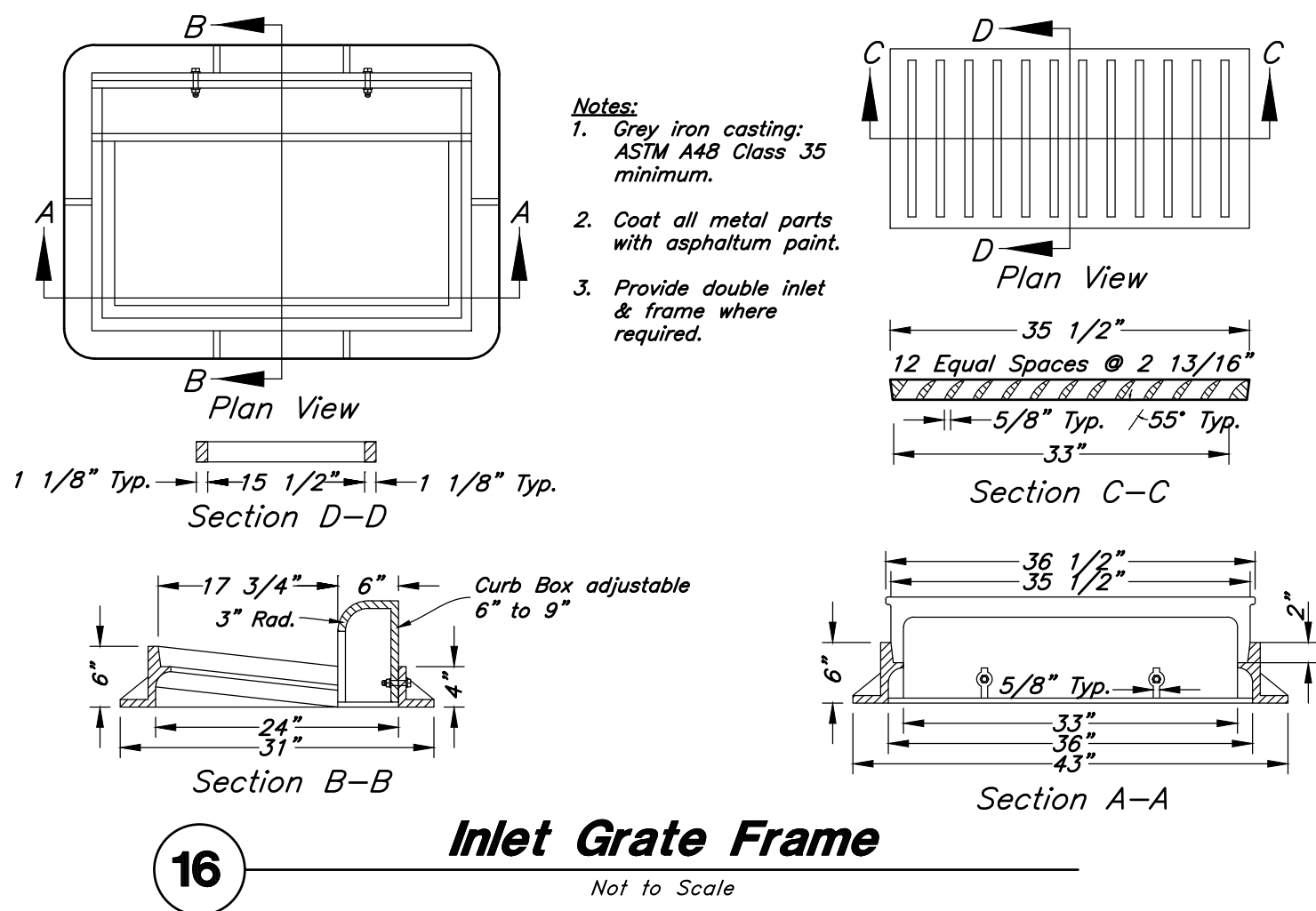


SHEET NAME

Details

SHEET NUMBER

C4.1



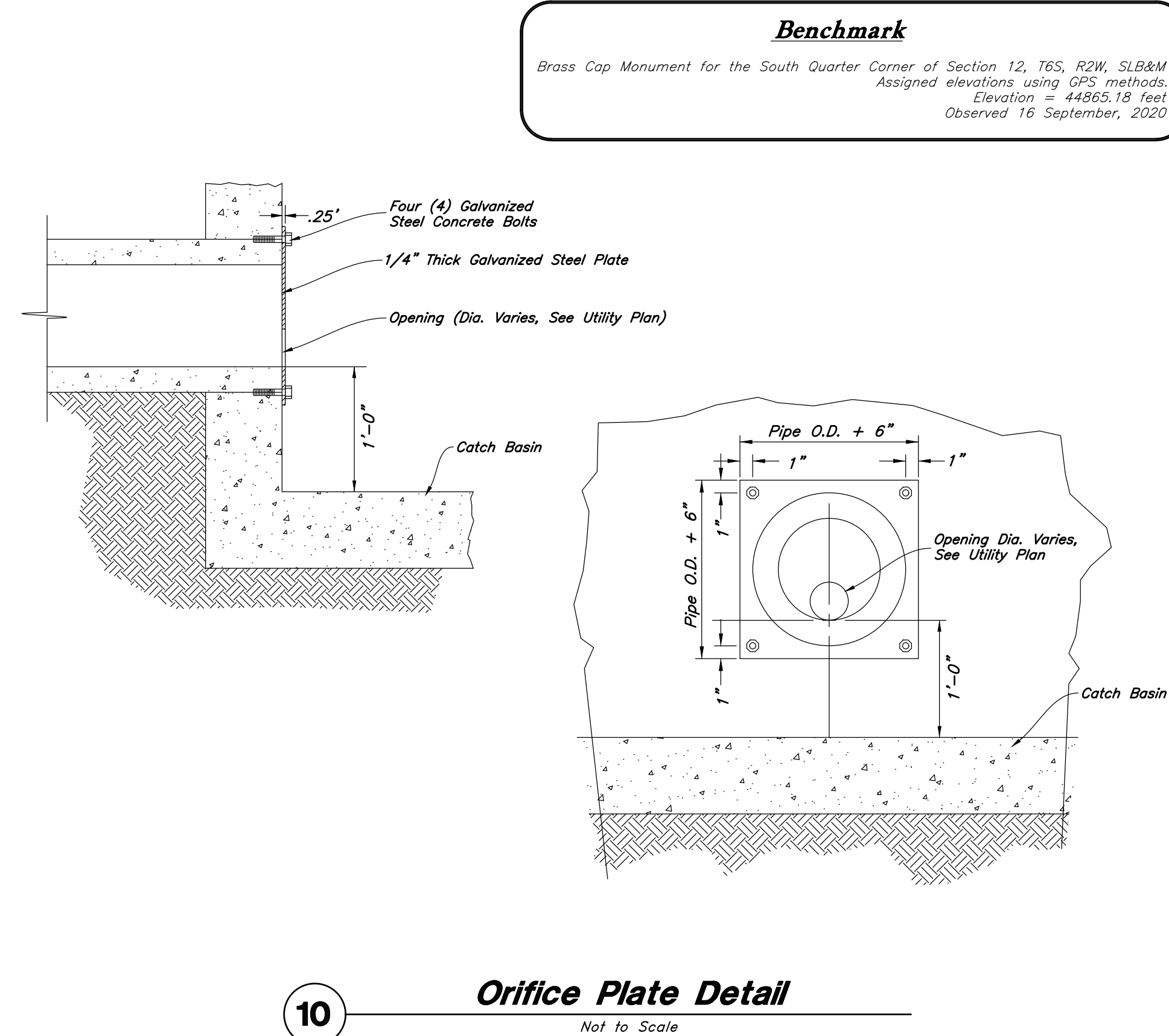
SECTION	1' TOP	2' TOP	3' TOP
FRAME & COVER	332 #	332 #	332 #
LID	3,673 #	5,233 #	6,792 #
WEIR	946 #	946 #	946 #
DAM	673 #	673 #	673 #
BASE	15,074 #	15,074 #	15,074 #
TOTAL WEIGHT	20,698 #	22,258 #	23,817 #

NOTES:
 1. Vault design complies with ASTM C-857 and C-858 with less than 2' of earth cover and an AASHTO HS-20 loading.
 2. 1,250 Gallon capacity is at a 5' water depth.
 3. Contractor to grout baffles in place.
 4. Contractor to fill all lift insert recesses with grout prior to backfill.
 5. Contractor must fill the Separator unit with clean water before it is put into service.
 6. Lifting insert type and location may change without notice.

Oldcastle Precast
 801 West 12th Street, Ogden, Utah 84404
 Phone: 801-399-1171 Fax: 801-392-7849

48 SA
 FILE NAME: 210ECO48SAHS20
 ISSUE DATE: 1/08
 www.oldcastleprecast.com

48 SA Oil / Water Separator
 1,250 Gallon
 HS-20 Traffic
 Copyright© 2008



SITE NUMBER: 00000
 BASE MODEL: CIVIL/SITE
 ASSET TYPE:
 CLASSIFICATION: NEW
 OWNER:
 BASE VERSION: 2020
 UPGRADE CLASSIFICATION:
 PROJECT YEAR: 2021
 FURNITURE PACKAGE:
 DRAWING RELEASE:

ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 (801) 321-6529 - awengineering.net

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 3 business days
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PROJECT TYPE: CIVIL/SITE

Wendy's
 4245 North Pony Express Parkway
 Eagle Mountain, Utah

REV. DATE DESCRIPTION

ISSUE DATE: 05/07/2021
 PROJECT NUMBER: 21-178
 DRAWN BY: DW
 CHECKED BY: EM

SEAL
 PROFESSIONAL ENGINEER
 NO. 778441-2202
 EML MAJERSG
 STATE OF UTAH

SHEET NAME
Details

SHEET NUMBER

C4.2

W:\21-178 Wendy's Eagle Mountain.dwg, 1/21/2022 4:37:45 PM, 1:1, DWG

24

Not Used
Not to Scale

23

Not Used
Not to Scale

22

Not Used
Not to Scale

21

Not Used
Not to Scale

20

Not Used
Not to Scale

19

Not Used
Not to Scale

Storm Water Calculations

Job Name: Wendy's Eagle Mountain

Date: 12/22/2021

Prepared By: Eric Malmberg

Reviewed By:

Methodology: Rational

Developed Conditions:

Area Type	Area (ft²)	C
Roof	2163	0.85
Hard Surfaces	25087	0.9
Landscape	6770	0.1
Subtotal=	34020	

Total=

0.78

acres

C average=

0.74

Frequency:

100 Year

Release Rate

0.156198347

ft³/s

Time (min)	Intensity (in/hr)	Acc. Vol (ft³)	Rel. Vol (ft³)	Req. Stor. (ft³)
5	5.75	994	47	947
10	4.38	1514	94	1420
15	3.62	1877	141	1736
30	2.44	2530	281	2249
60	1.51	3132	562	2569
120	0.802	3326	1125	2202
180	0.539	3353	1687	1667
360	0.277	3447	3374	73
720	0.147	3658	6748	-3089
1440	0.077	3853	13496	-9653

Stormwater Calculations

Orifice Sizing Calculations

Orifice Size for Lot 7

Q=CdAo(2gh)^{1/2}

Flow (Q) =

0.13

Head (h) =

3.5

Cd=

0.62

Area (in²)=

2.01

Dia (in) =

1.60

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevations using GPS methods.
Elevation = 44865.18 feet
Observed 18 September, 2020

ADS

User Inputs

Chamber Model: MC-3500

Outlet Control Structure: Yes

Project Name: Wendy's Eagle Mountain

Engineer: Eric Eric

Project Location: Utah

Measurement Type: Imperial

Required Storage Volume: 2569 cubic ft.

Stone Porosity: 40%

Stone Foundation Depth: 9 in.

Stone Above Chambers: 12 in.

Average Cover Over Chambers: 18 in.

Design Constraint Dimensions: (24 ft. x 38 ft.)

Results

System Volume and Bed Size

Installed Storage Volume: 2772.67 cubic ft.

Storage Volume Per Chamber: 109.90 cubic ft.

Number Of Chambers Required: 12

Number Of End Caps Required: 6

Chamber Rows: 3

Maximum Length: 38.35 ft.

Maximum Width: 22.85 ft.

Approx. Bed Size Required: 876.25 square ft.

System Components

Amount Of Stone Required: 126.34 cubic yards

Volume Of Excavation (Not Including Fill): 178.50 cubic yards

Total Non-woven Geotextile Required:323.42 square yards

Woven Geotextile Required (excluding Isolator Row):33.46 square yards

Woven Geotextile Required (Isolator Row): 37.82 square yards

Total Woven Geotextile Required: 71.28 square yards

StormTech MC-3500 Chambers

Not to Scale

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PROJECT TYPE: CIVIL/SITE

Wendy's®

4245 North Pony Express Parkway
Eagle Mountain, Utah

REV. DATE DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL

PROFESSIONAL ENGINEER

NO. 778441-2202

ERIC L. MALMBERG

STATE OF UTAH

SHEET NAME

Details

SHEET NUMBER

StormTech MC-3500 Chambers

Not to Scale

SITE NUMBER: 00000

BASE MODEL: CIVIL/SITE

ASSET TYPE:

CLASSIFICATION: NEW

OWNER:

BASE VERSION: 2020

UPGRADE CLASSIFICATION:

NEW BUILD

PROJECT YEAR: 2021

FURNITURE PACKAGE:

DRAWING RELEASE:

ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 ~ awhengineering.net

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ERIC L. MALMBERG

STATE OF UTAH

SHEET NAME

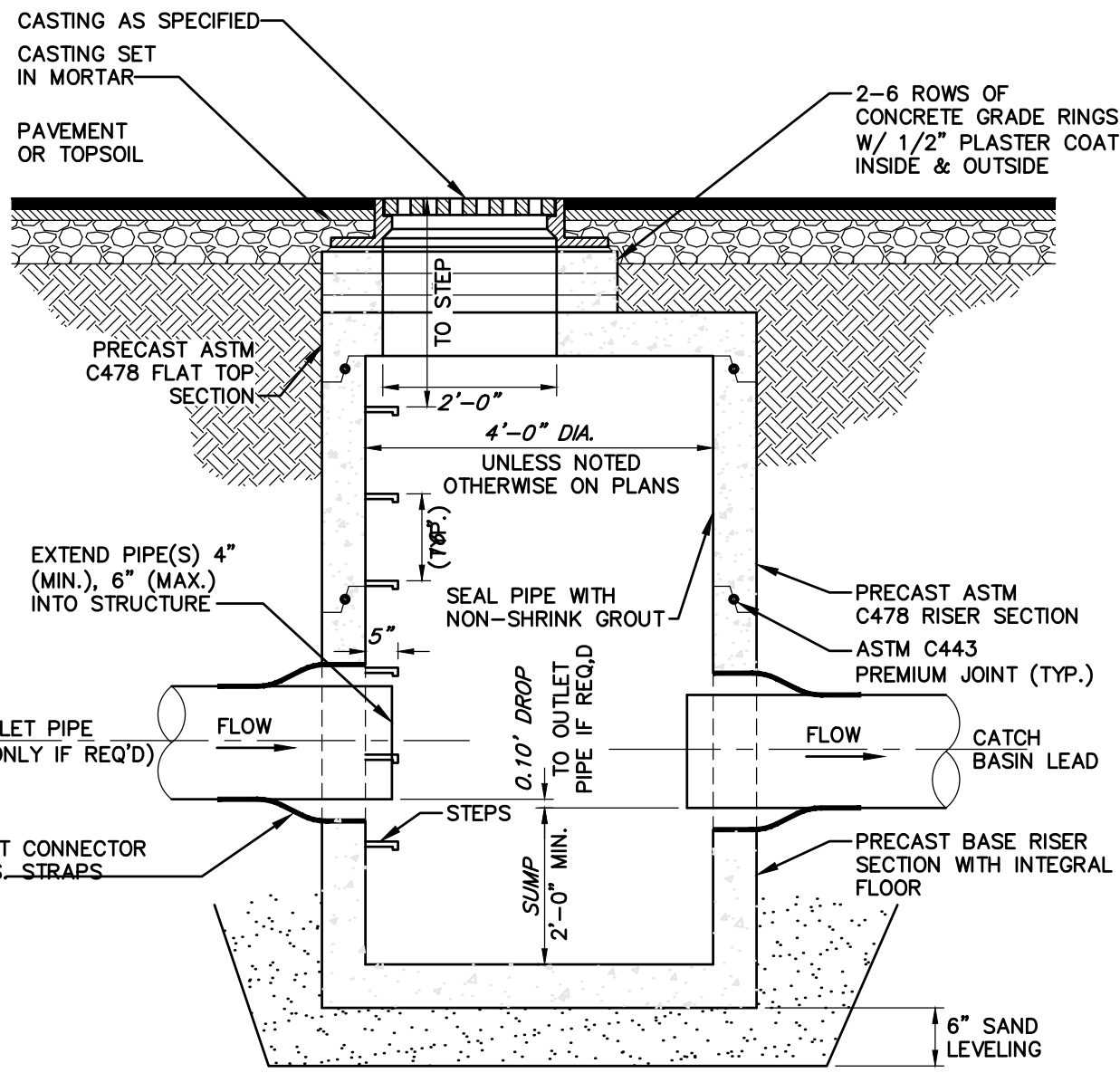
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SHEET NUMBER

StormTech MC-3500 Chambers

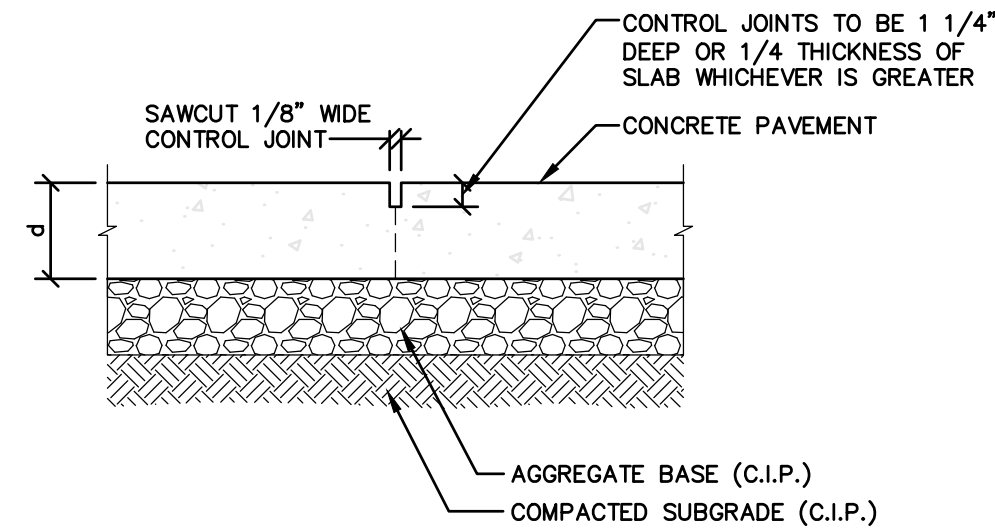
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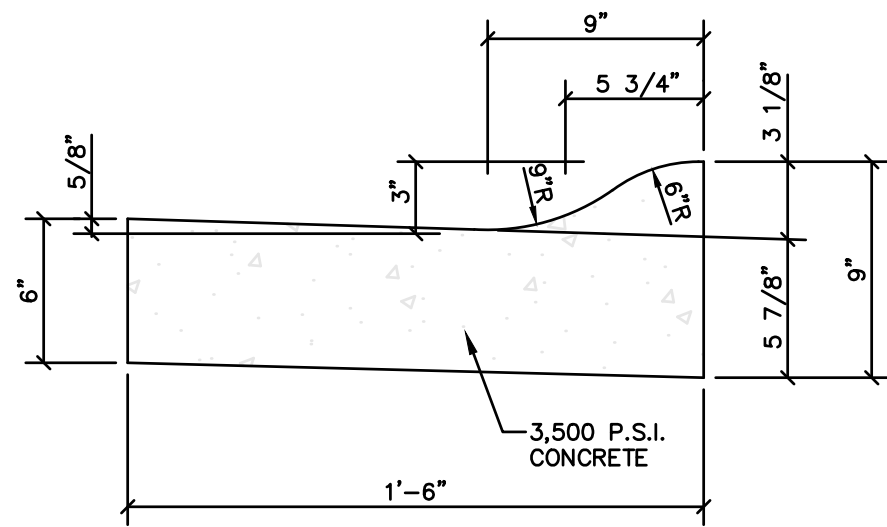


40 STANDARD CATCH BASIN
NO SCALE

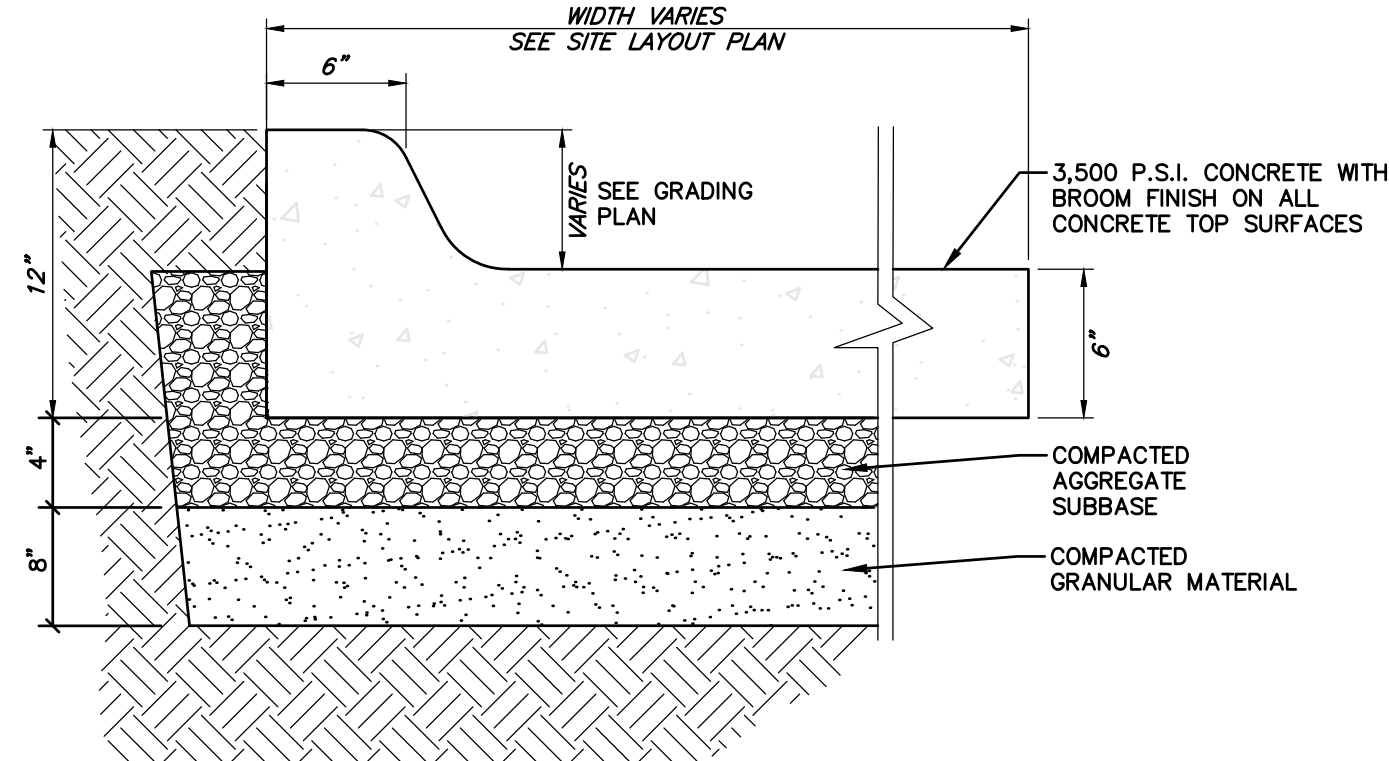
36 NOT USED
NO SCALE



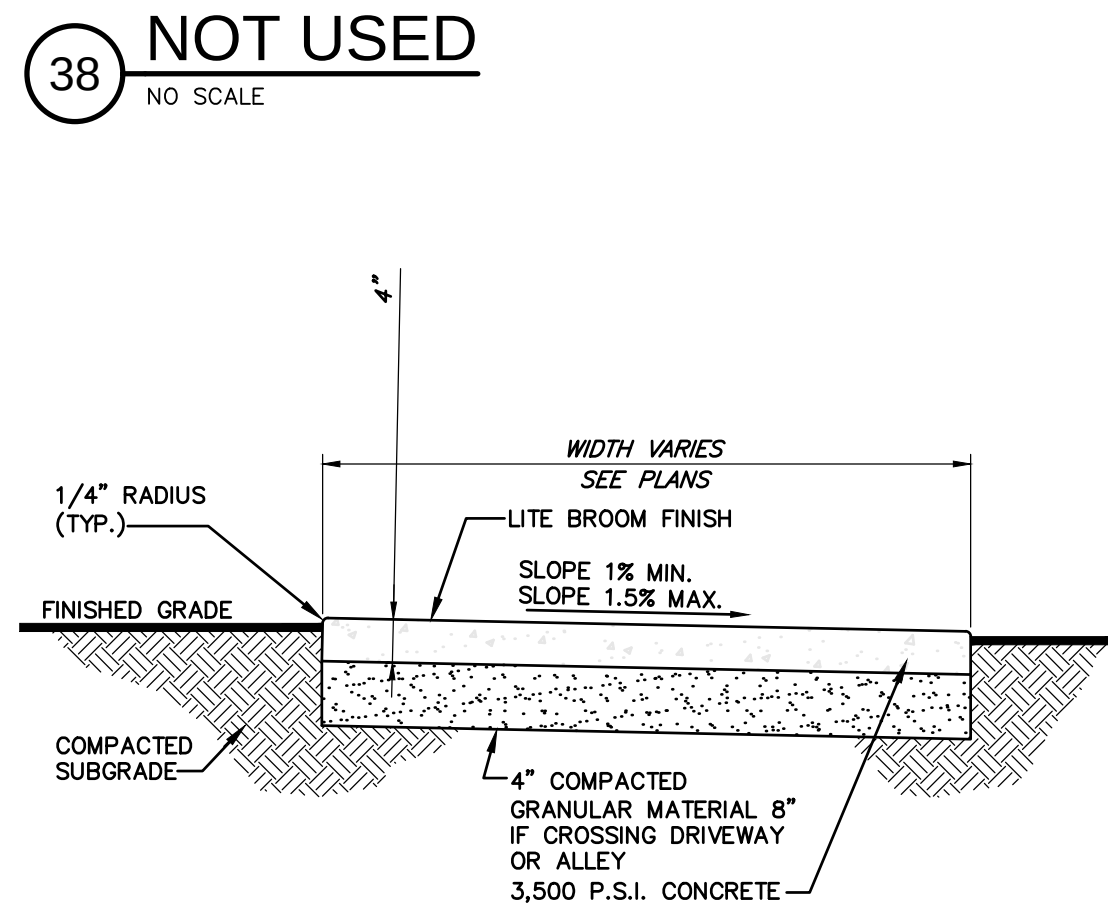
39 CONCRETE CONTROL JOINT
NO SCALE



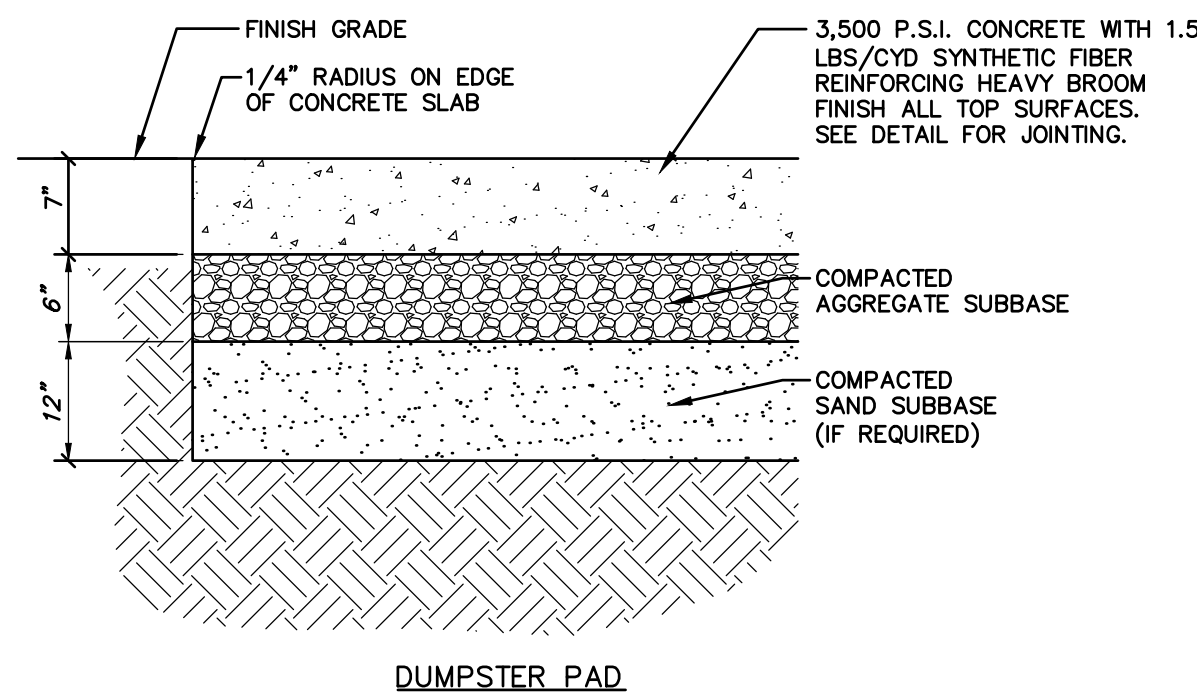
35 STANDARD ROLLED CURB & GUTTER
NO SCALE



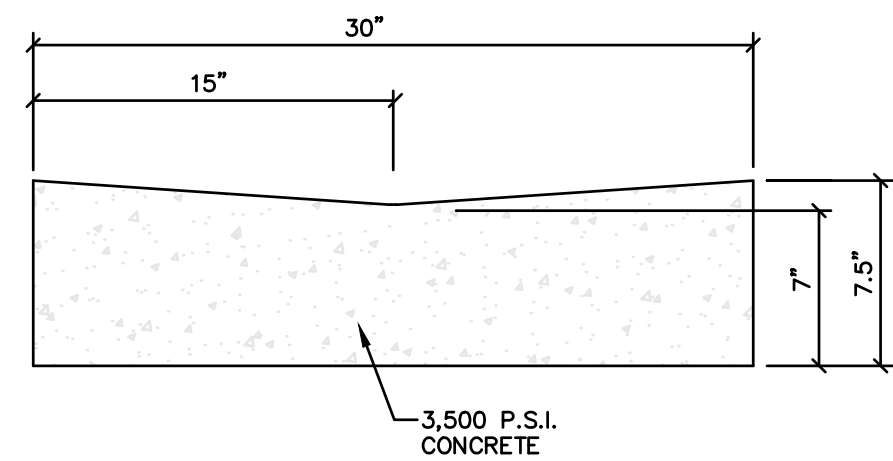
34 INTEGRAL CURB & GUTTER WITH DRIVE-THRU CONCRETE PAD
NO SCALE



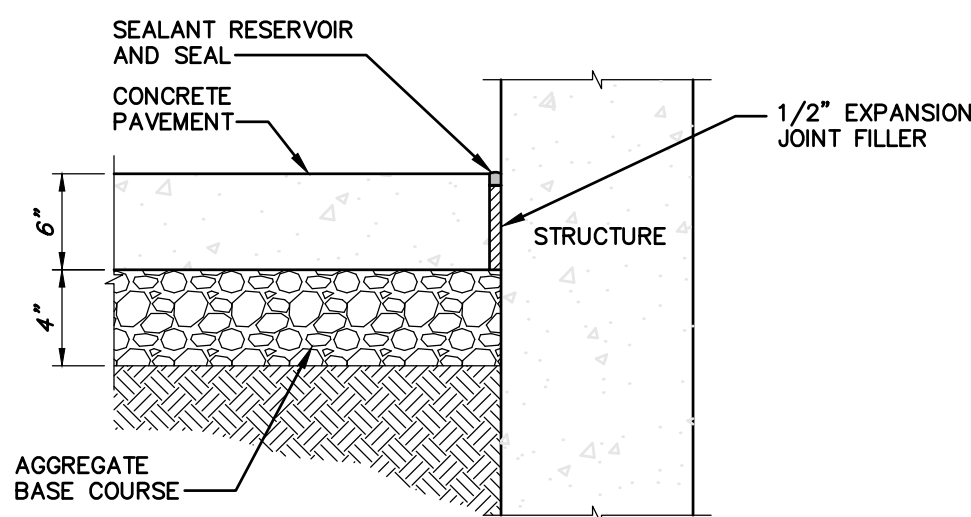
37 SIDEWALK DETAIL
NO SCALE



33 CONCRETE PAVEMENT DETAIL
NO SCALE

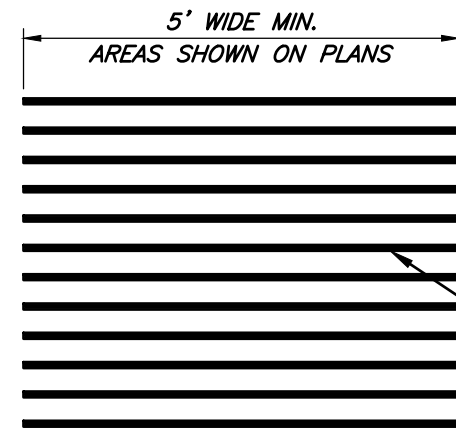


31 GUTTER PAN DETAIL
NO SCALE



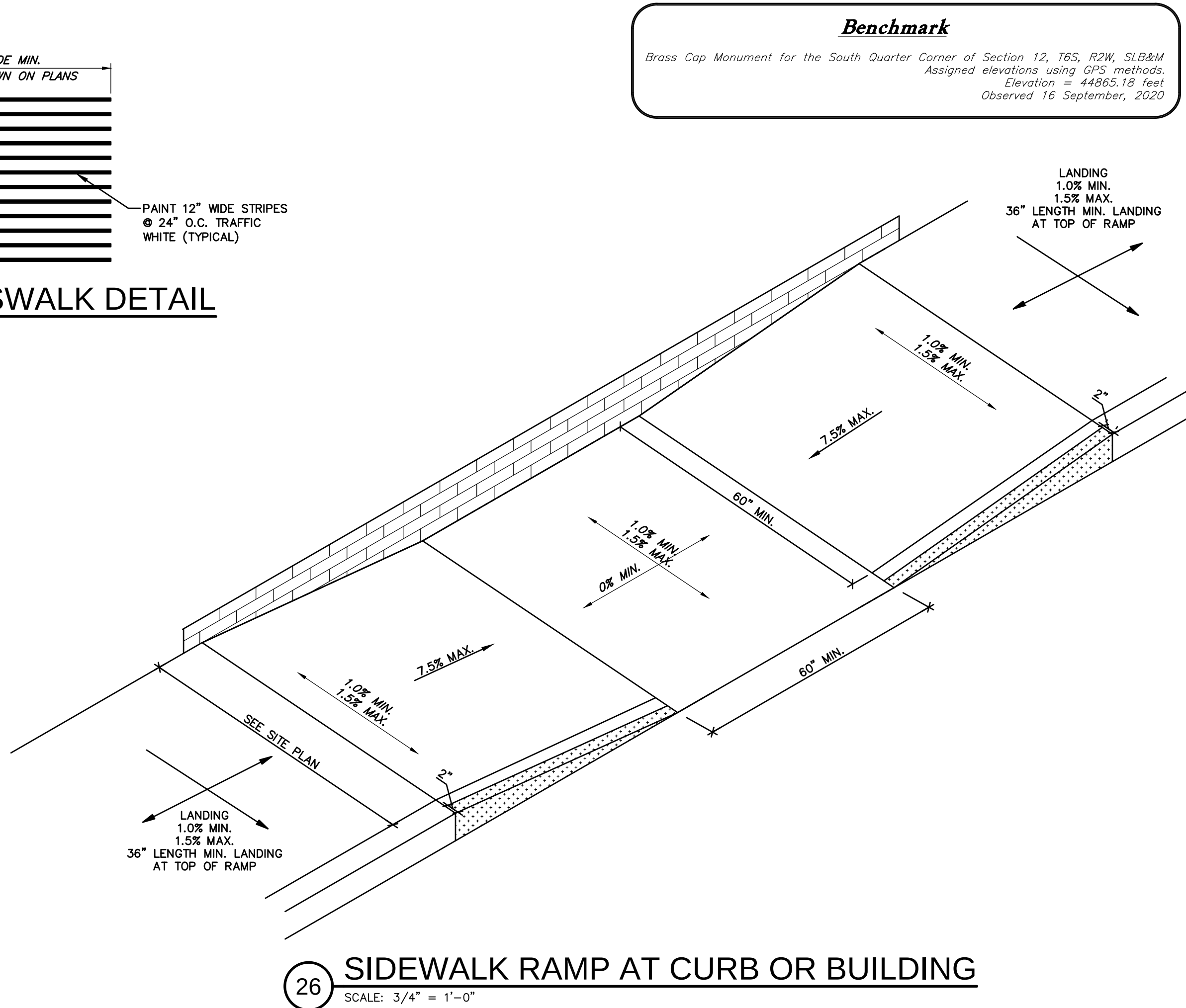
30 CONCRETE EDGE AT BUILDING
NO SCALE

29 NOT USED
NO SCALE

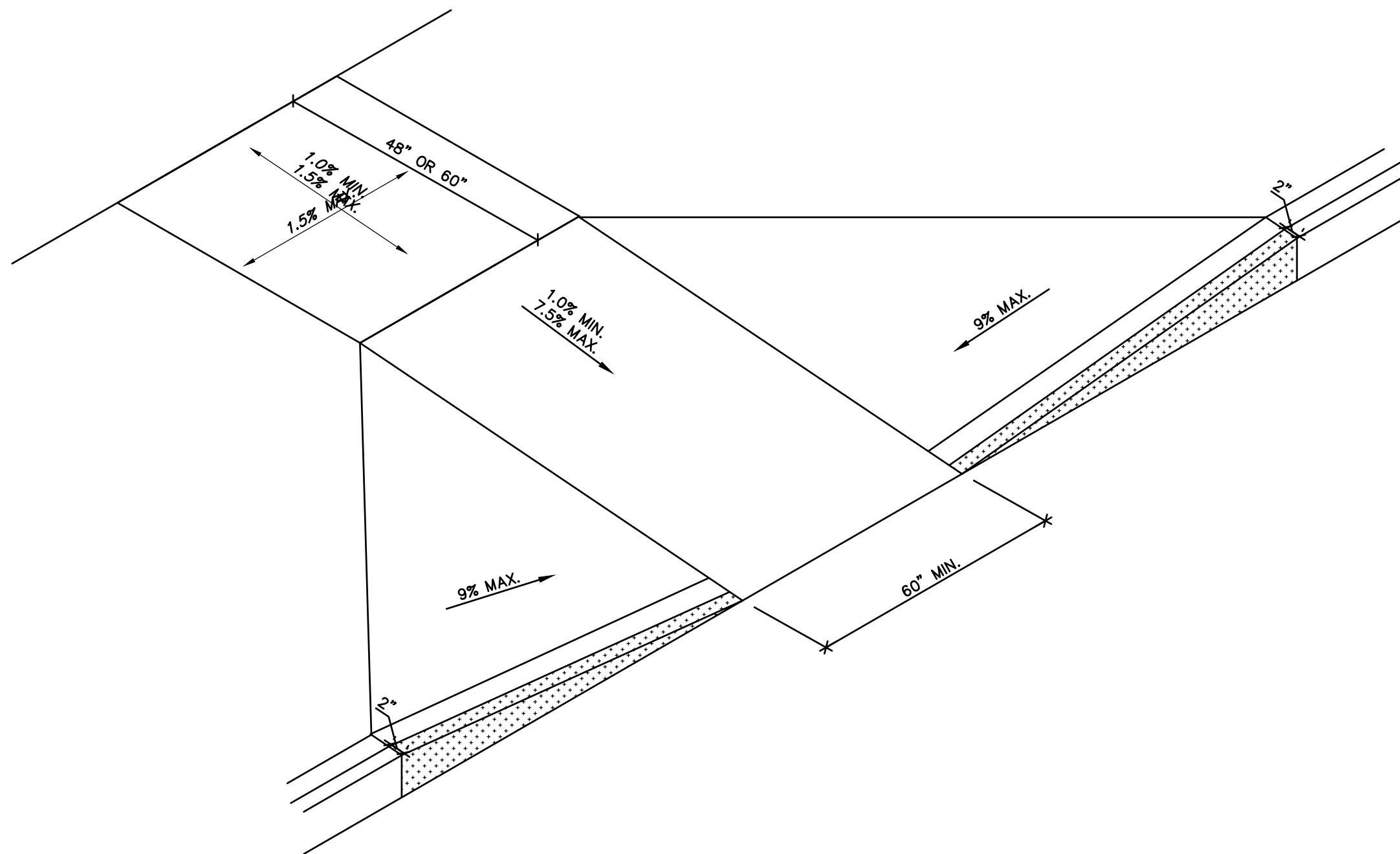


28 CROSSWALK DETAIL
NO SCALE

27 NOT USED
NO SCALE



26 SIDEWALK RAMP AT CURB OR BUILDING
SCALE: 3/4\"/>



25 SIDEWALK RAMP DETAIL
SCALE: 3/4\"/>

Benchmark
Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevations using GPS methods.
Elevation = 44865.18 feet
Observed 16 September, 2020

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	

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(801) 321-8529 - awengineering.net

811
Know what's below.
Call before you dig.
3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

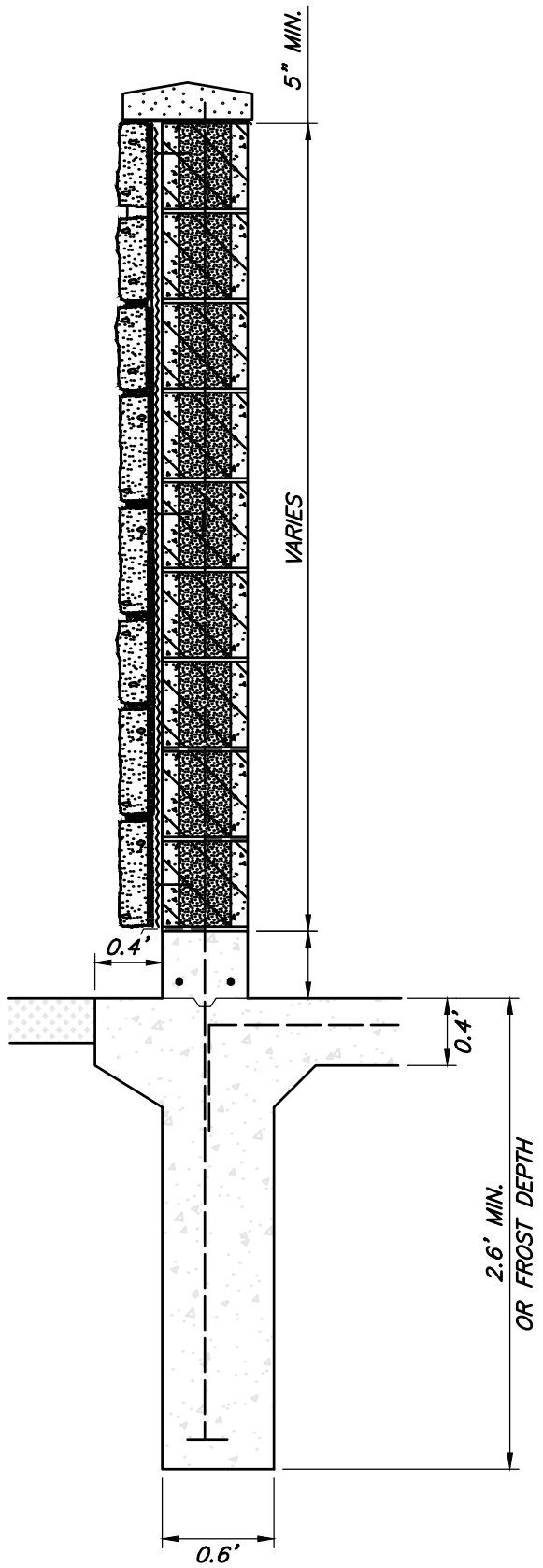
ISSUE DATE: 05/07/2021
PROJECT NUMBER: 21-178
DRAWN BY: DW
CHECKED BY: EM

SEAL
PROFESSIONAL ENGINEER
NO. 778441-2202
ERIC L. MAJUMDER
STATE OF UTAH

SHEET NAME
Site Paving & Utility Details

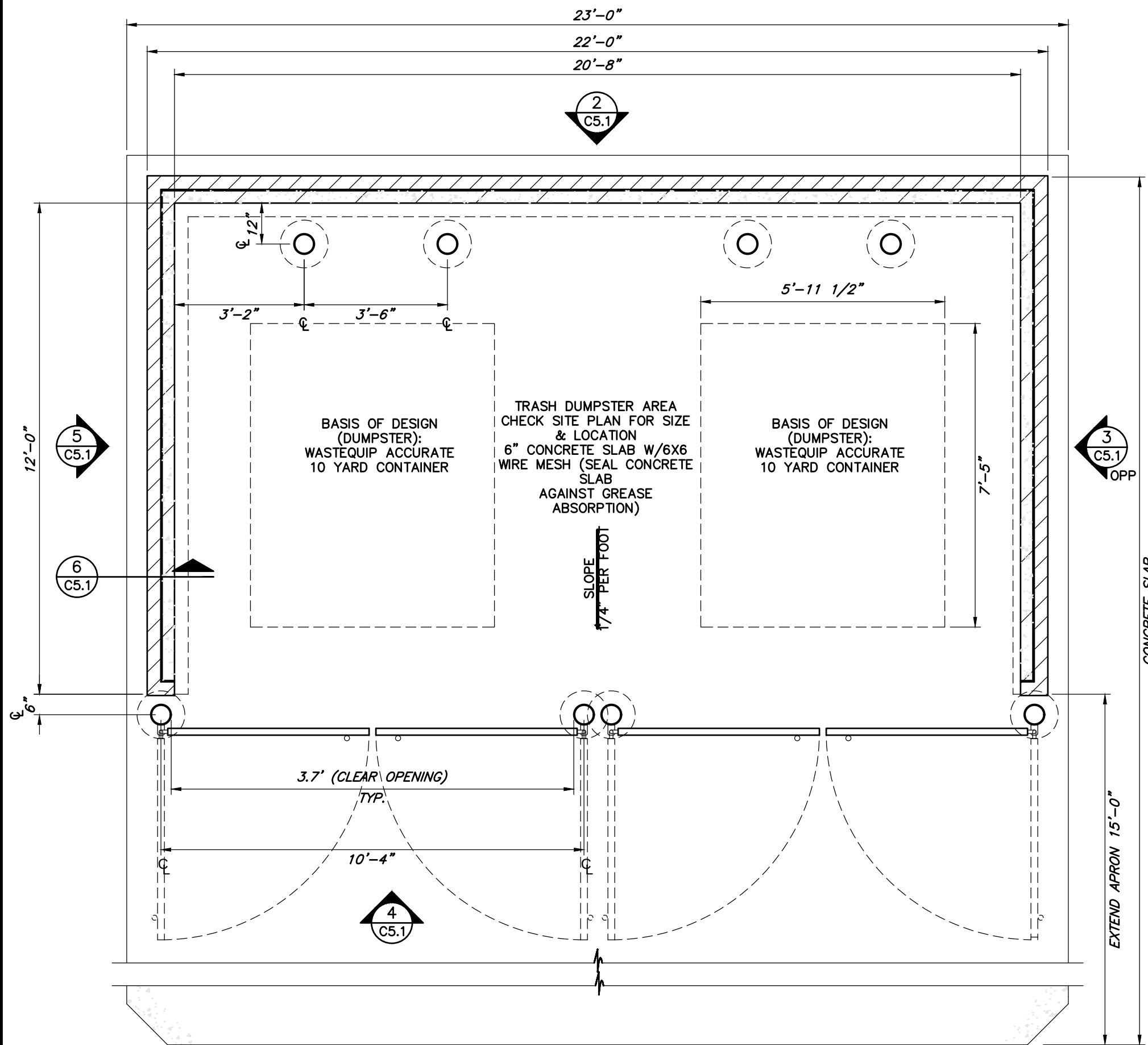
SHEET NUMBER

C4.4



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

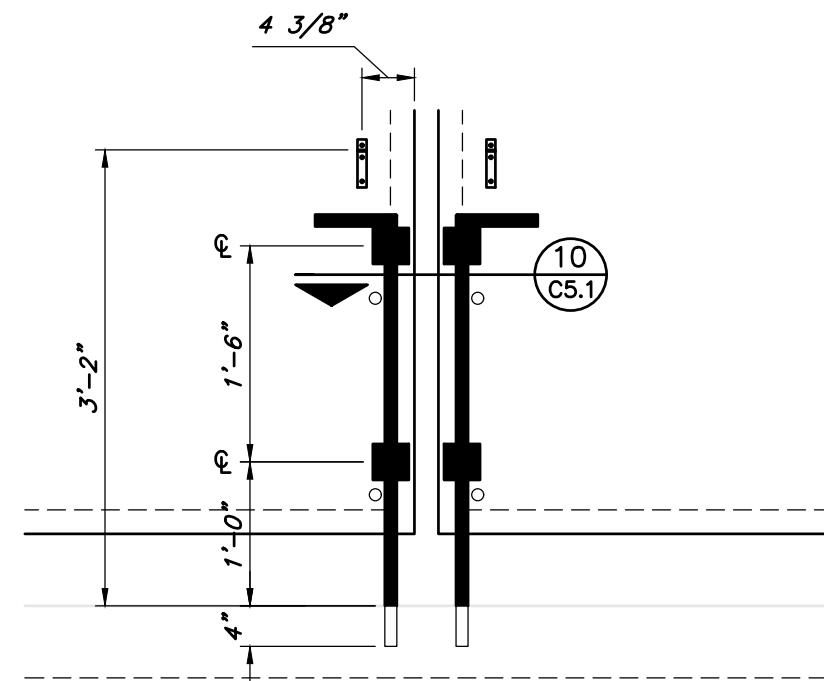
6A NOT USED



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

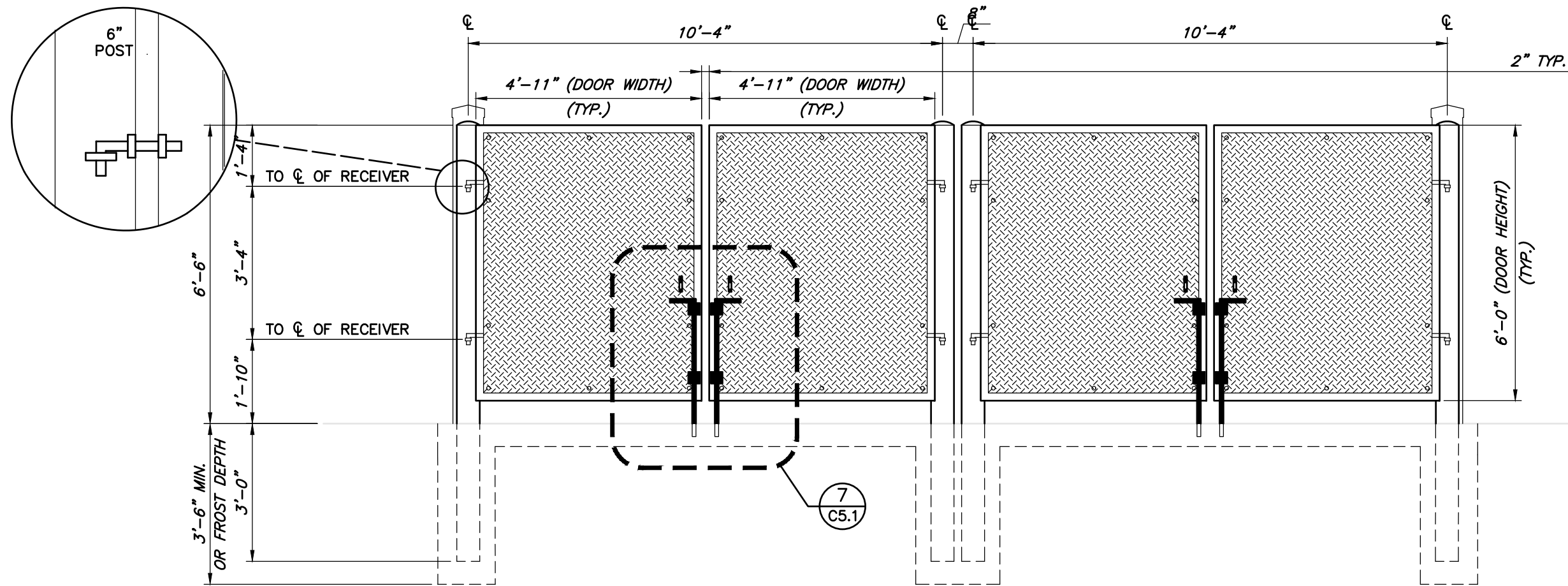
9 Not Used

Benchmark
Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevations using GPS methods.
Elevation = 44865.18 feet
Observed 16 September, 2020



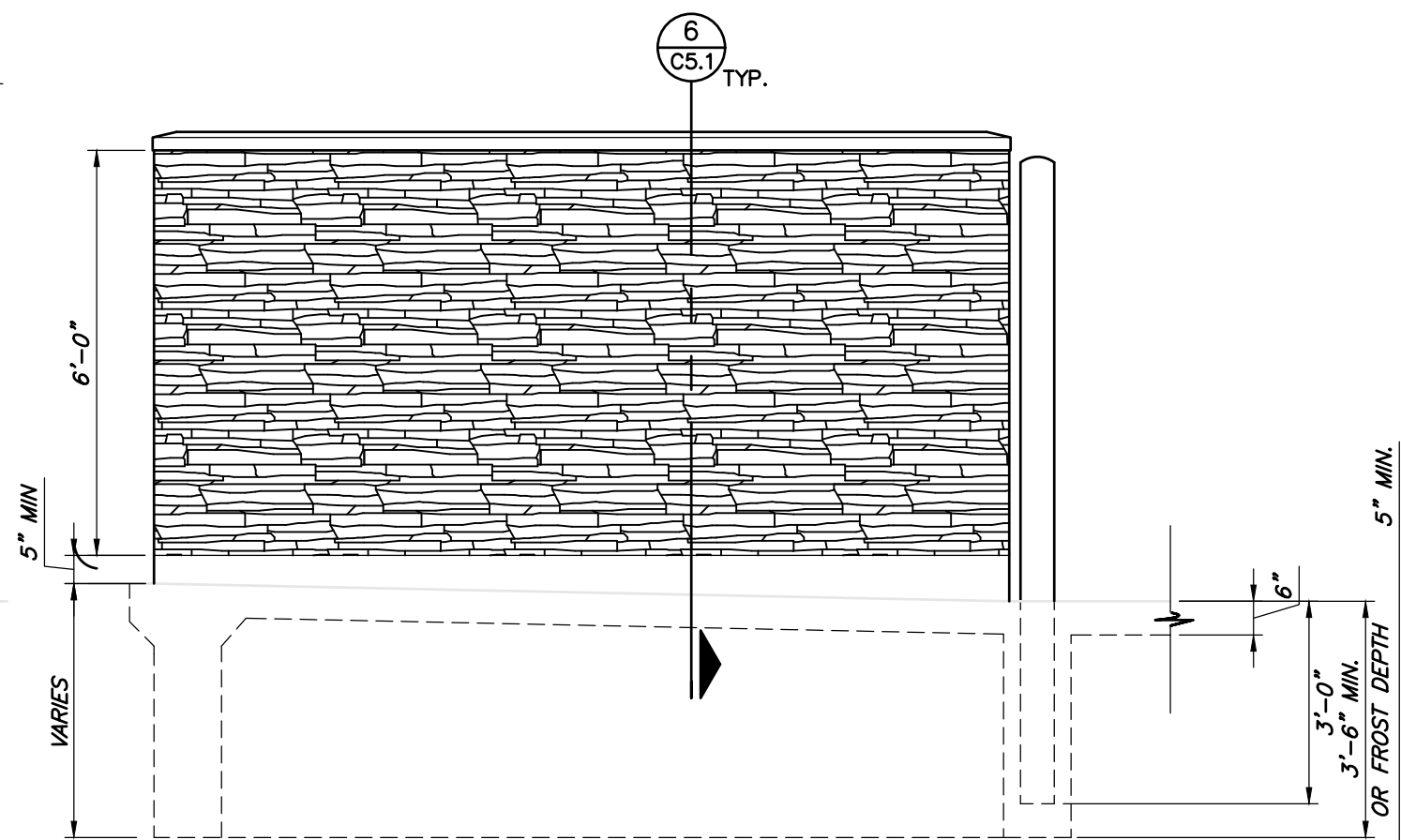
10 DROP PIN DETAIL
SCALE: 3/4" = 1'-0"

7 NOT USED

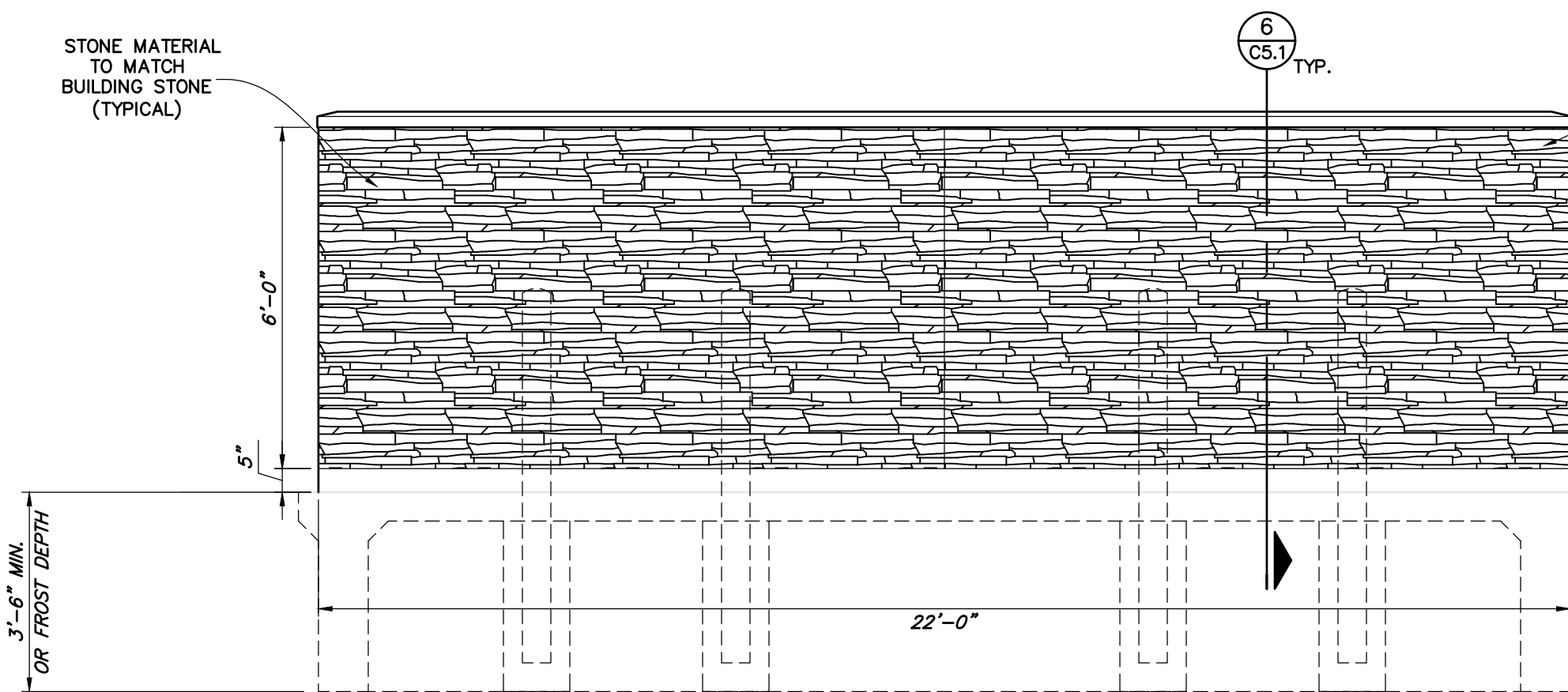


4 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 3/8" = 1'-0"

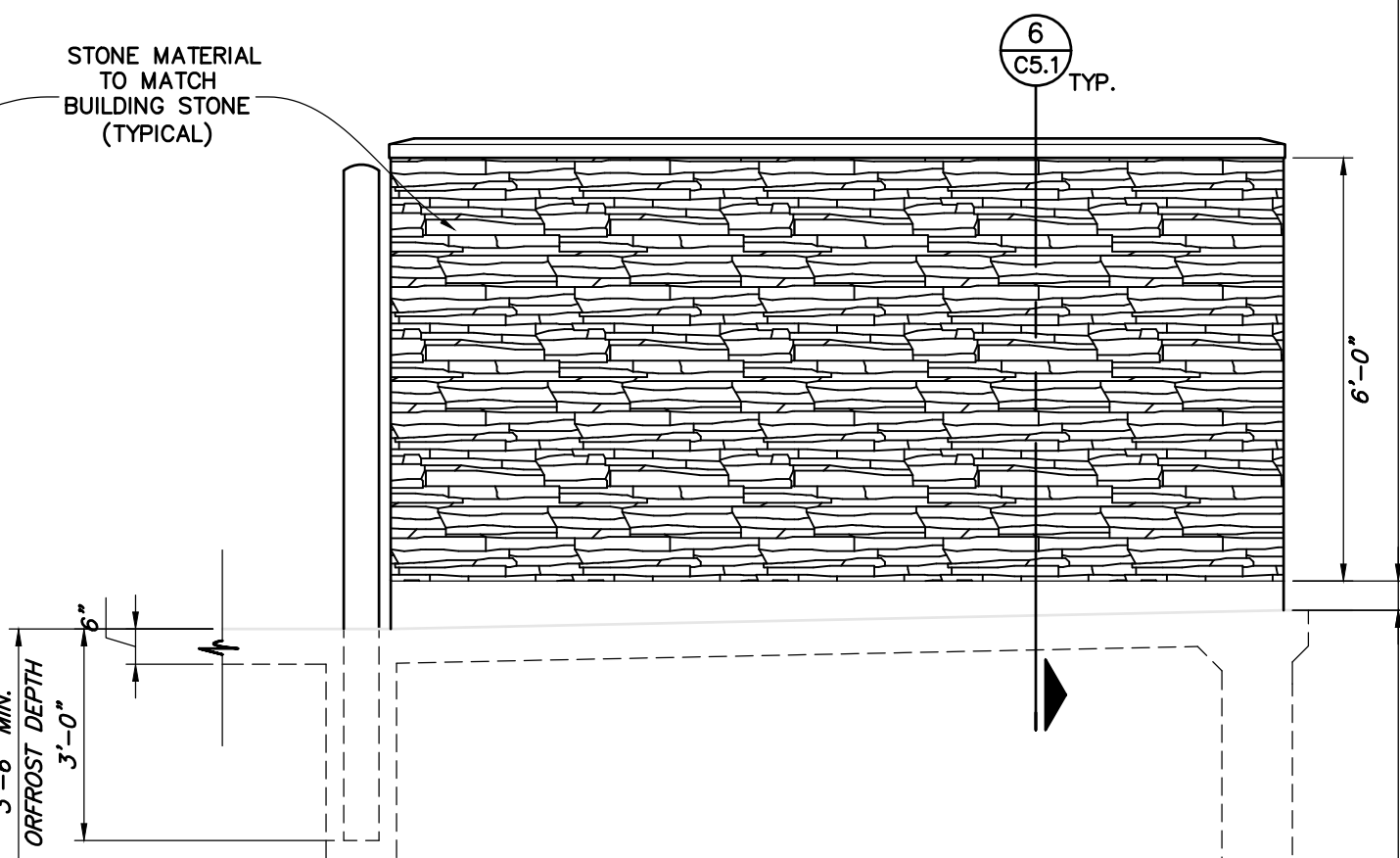
8 NOT USED



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



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



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

OPTIONAL CONCRETE SLAB SPEC:
A. CONCRETE SEALER: "SCOFIELD" CEMENTONE CLEAR SEALER. APPLY PER MANUFACTURER'S RECOMMENDATIONS.
B. OPTIONAL: CONCRETE COLOR HARDENER: "SCOFIELD" LITHOCHROME, A33 "CLASSIC GREY" APPLY PER MANUFACTURER'S RECOMMENDATIONS.

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	

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811
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3 business days
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PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021
PROJECT NUMBER: 21-178
DRAWN BY: DW
CHECKED BY: EM



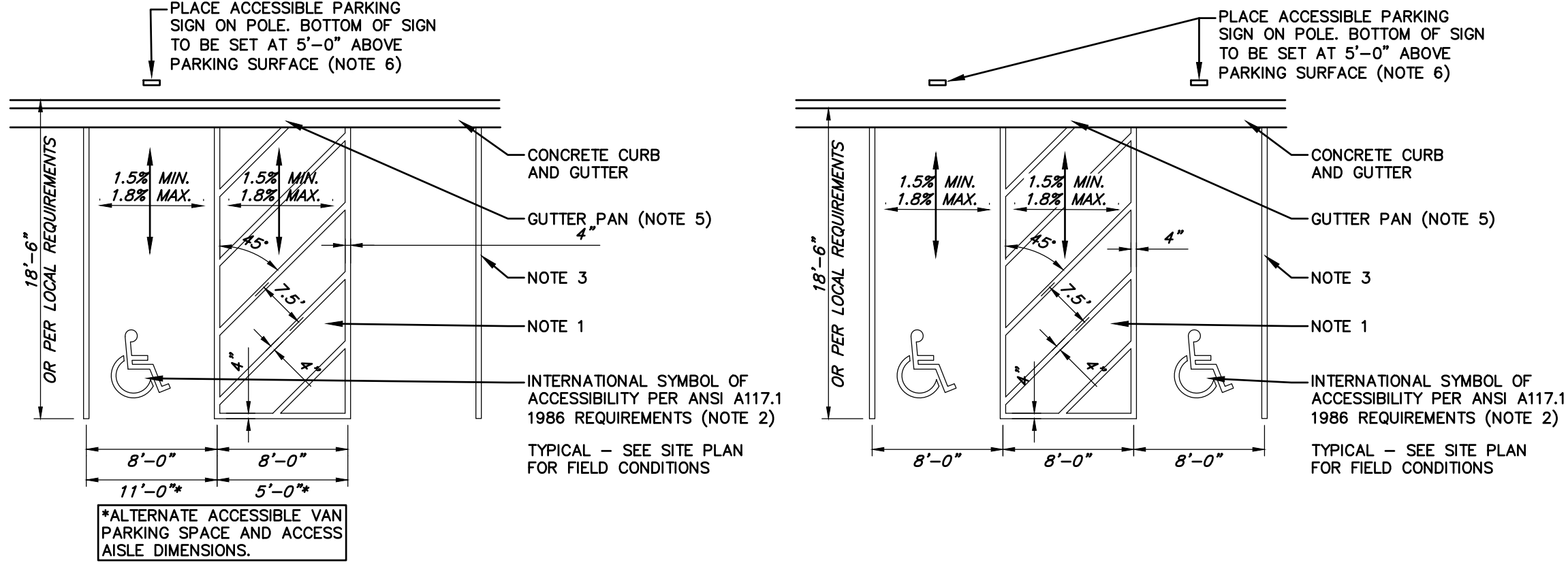
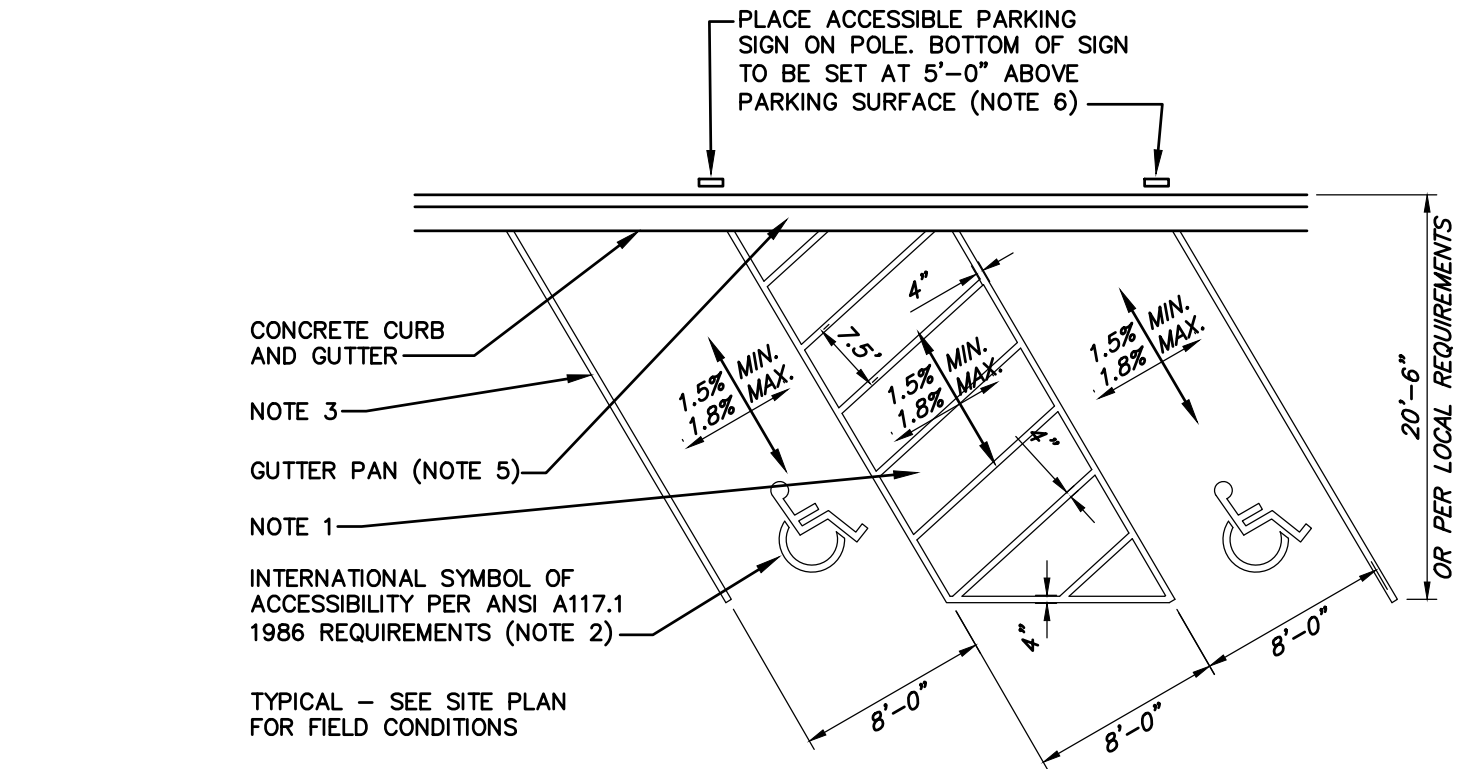
SHEET NAME
Trash Enclosure Details
SHEET NUMBER

C4.5

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Wendy's®





ACCESSIBILITY NOTES:

NOTE 1 - LOCATE ACCESSIBLE PARKING SPACES AND/OR RAMP PER SITE PLAN

NOTE 2 - INTERNATIONAL SYMBOL WITHOUT BACKGROUND.

NOTE 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.

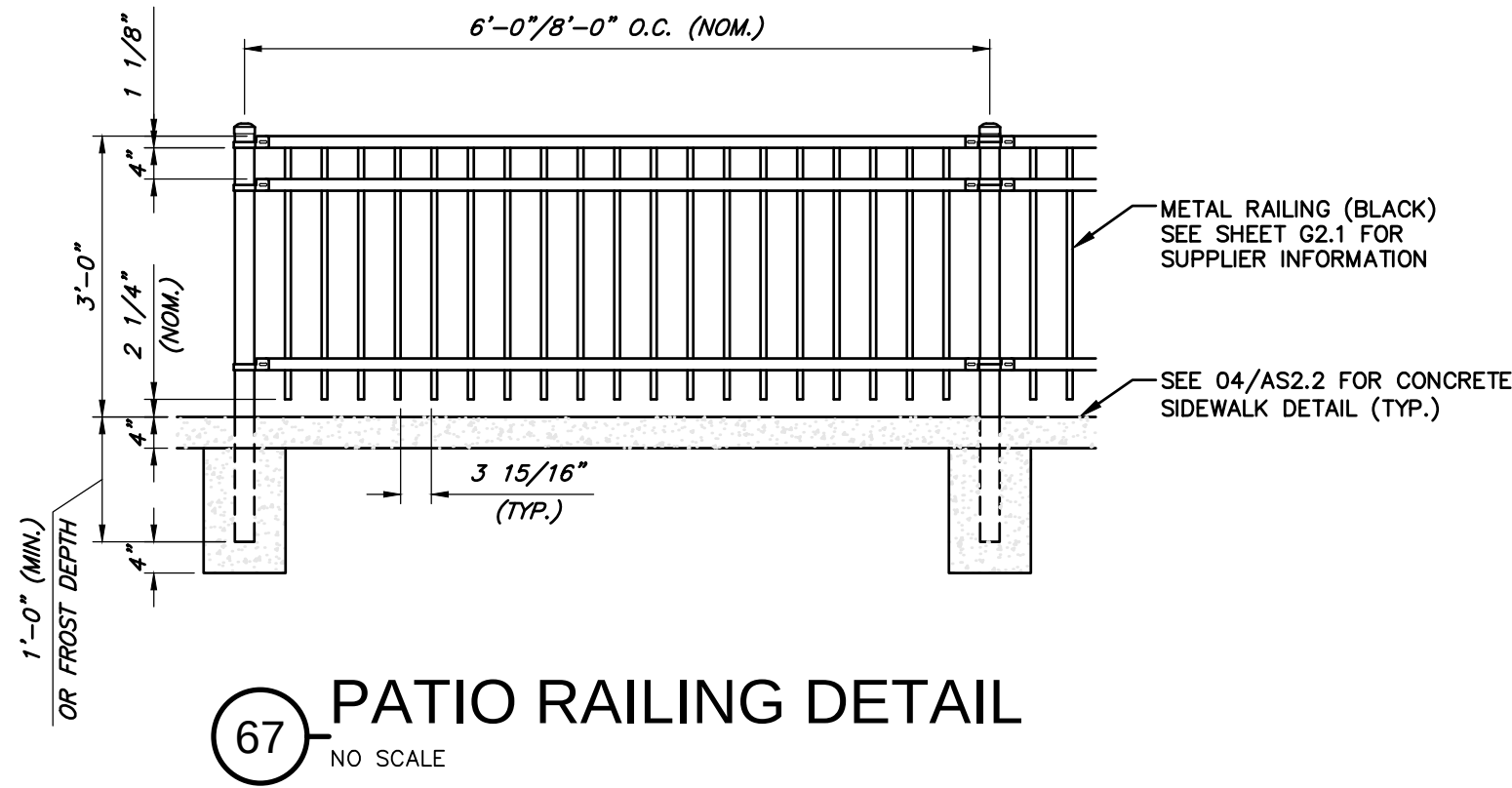
NOTE 4 - DETECTABLE WARNINGS ARE NOT REQUIRED ON PRIVATE PROPERTY.

NOTE 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%.

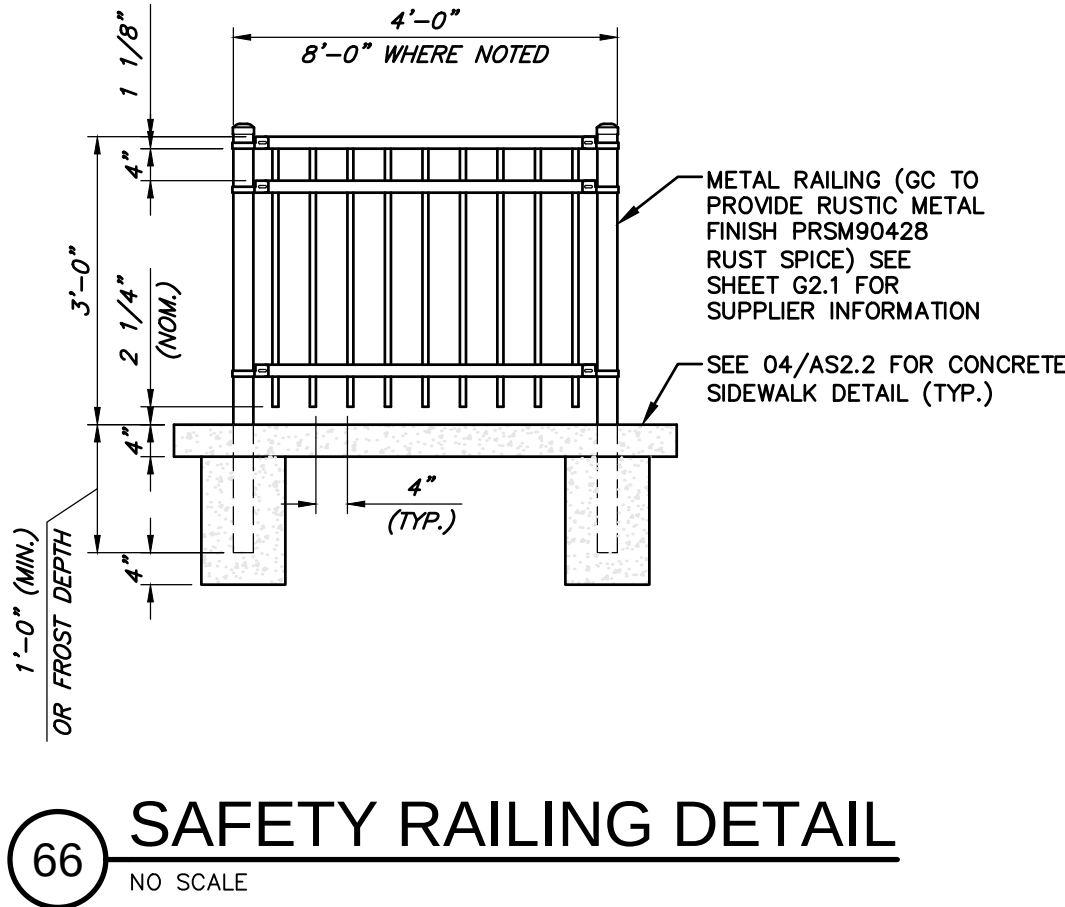
NOTE 6 - SIGNS MOUNTED TO BUILDING OR ON POSTS MAY BE UNIQUE TO THE JURISDICTION. IF MUNICIPALITY REQUIRES A SPECIAL SIGN, CONTRACTOR IS TO RE-CREATE SIGN ON SAME MATERIAL AS THE STANDARD SIGNAGE.

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

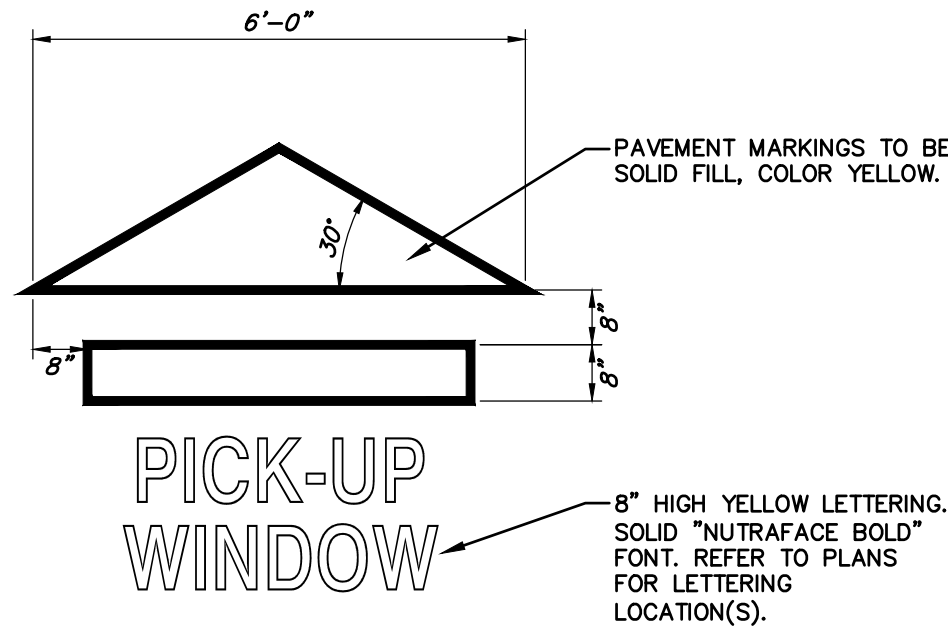
69 STANDARD BARRIER FREE PARKING SPACE DETAIL
NO SCALE



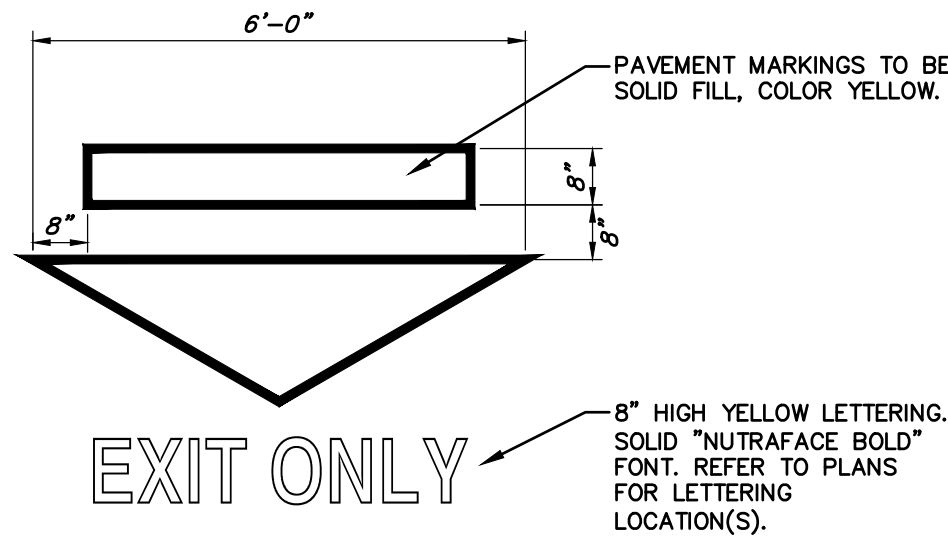
67 PATIO RAILING DETAIL
NO SCALE



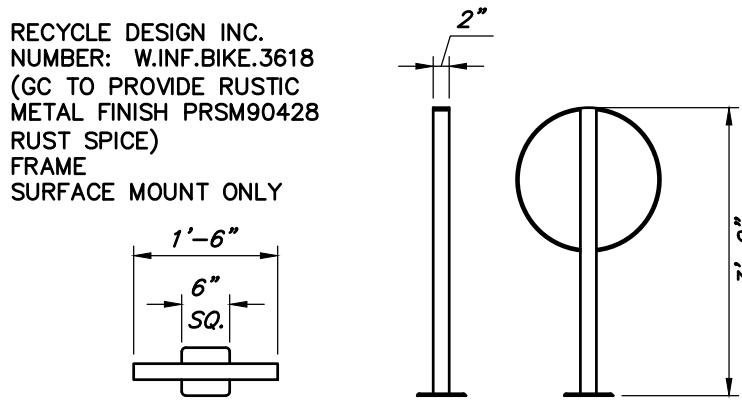
66 SAFETY RAILING DETAIL
NO SCALE



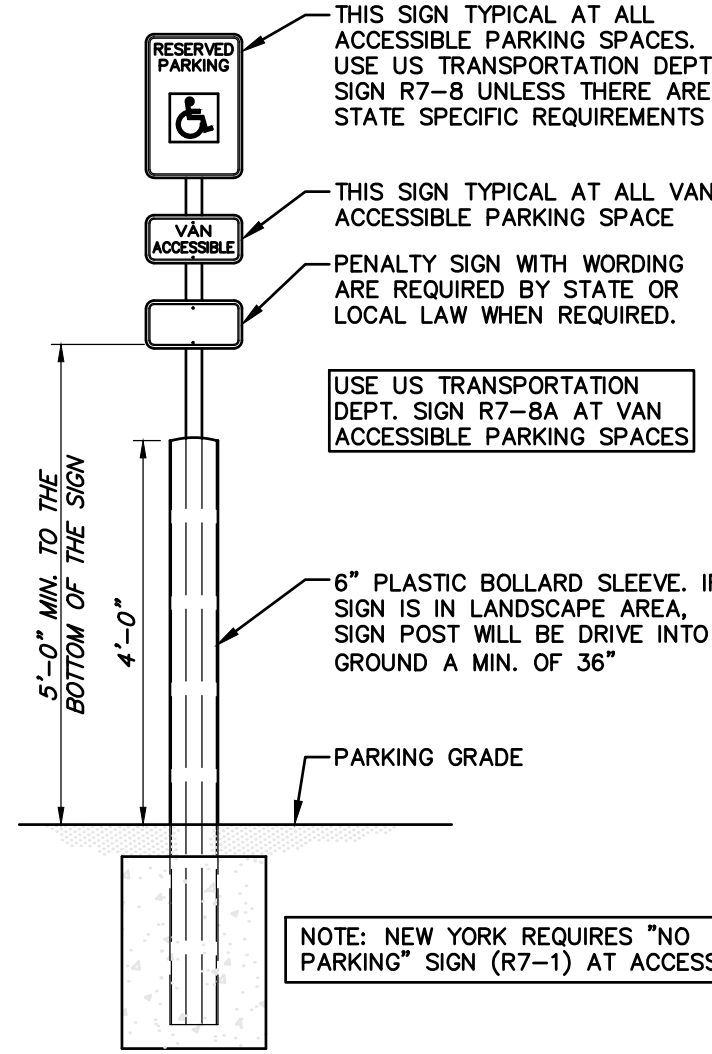
65 PAVEMENT MARKING DETAIL
NO SCALE



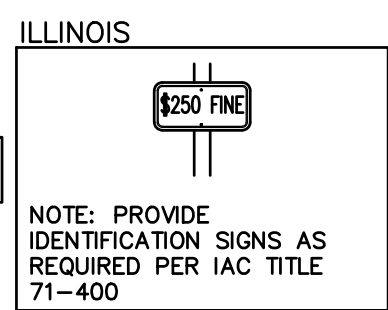
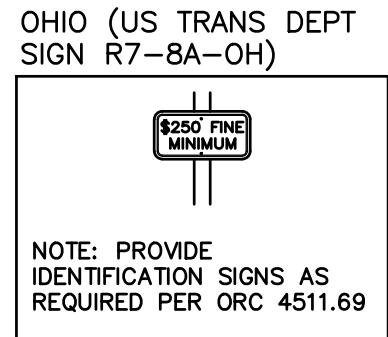
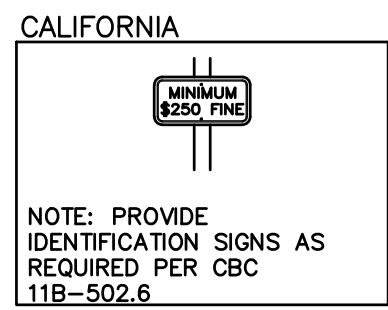
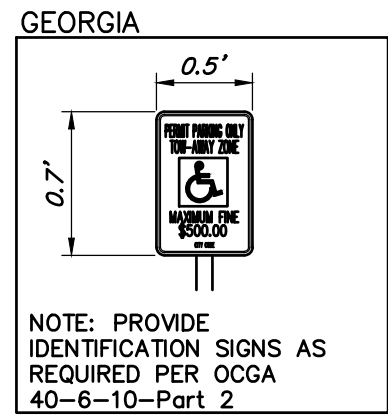
64 PAVEMENT MARKING DETAIL
NO SCALE



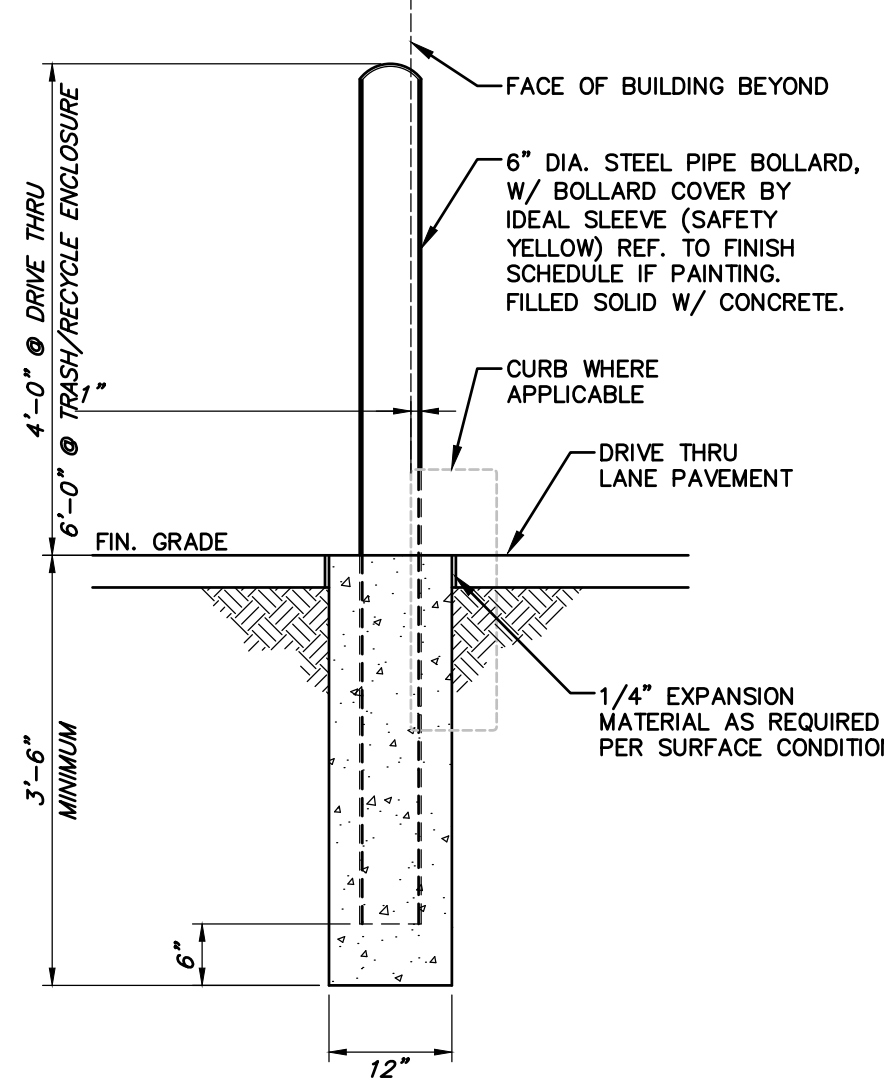
63 BIKE RACK DETAIL
NO SCALE



62 VAN ACCESSIBLE BARRIER FREE PARKING SIGN
NO SCALE



60 NOT USED
NO SCALE



59 BOLLARD DETAIL
NO SCALE

58 NOT USED
NO SCALE

Benchmark
Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevations using GPS methods.
Elevation = 44865.18 feet
Observed 16 September, 2020

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	

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(801) 521-8529 - awengineering.net



PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL

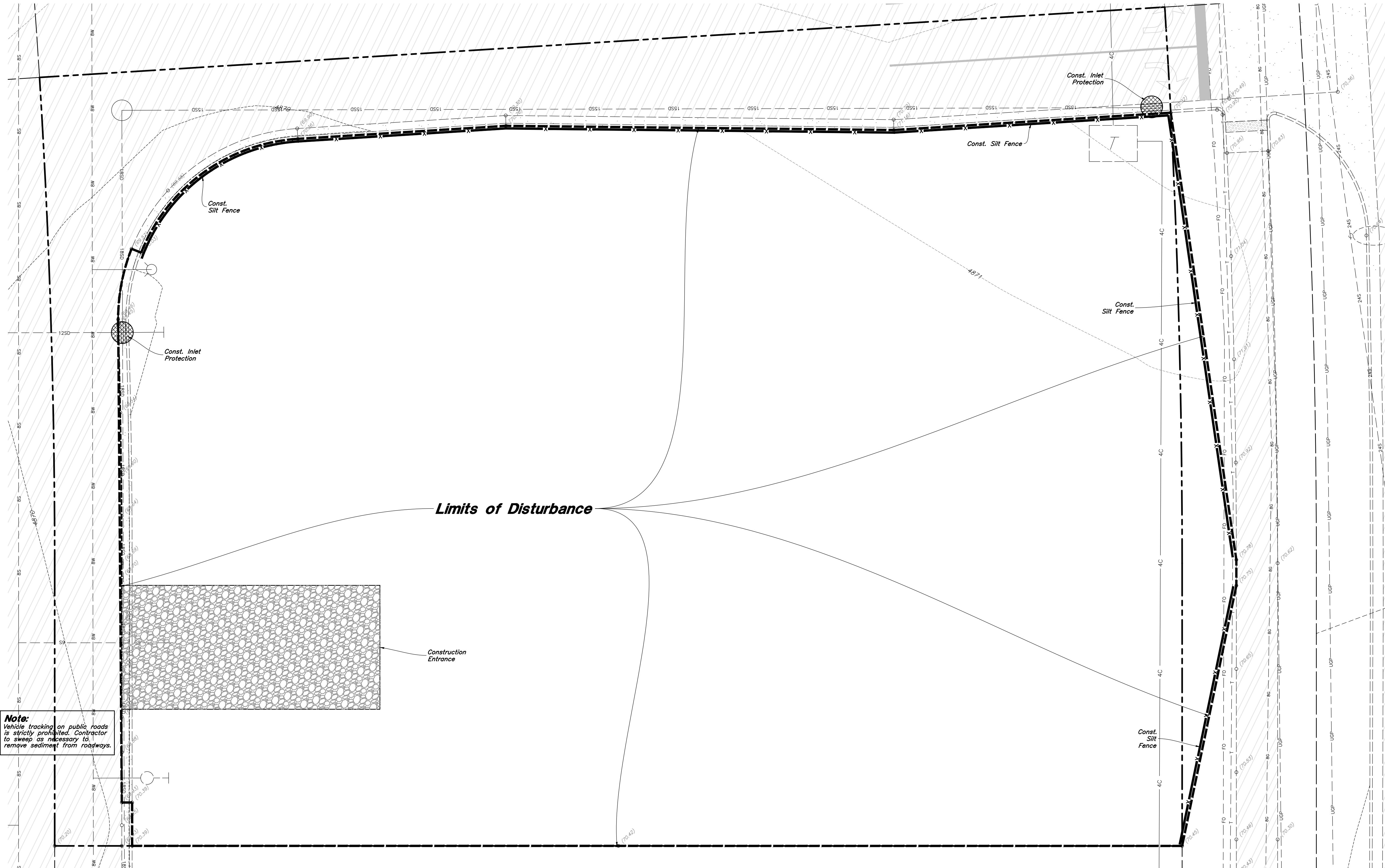


Miscellaneous Site Details

SHEET NUMBER

C4.7

W:\21-178 Wendy's Eagle Mountain\dwgs\21-178EC.dwg, 1/27/2022 4:36:15 PM, 1-1, DLW



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

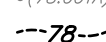
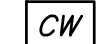
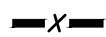
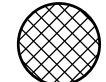
Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour



Erosion Control Notes

- Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
- The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
- All construction equipment will enter thru Designated Construction Entrances.
- Coordinate Entrance locations with the local jurisdiction.
- Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
- Silt Fences shall be Repaired to their Original Conditions if Damaged. Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
- The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
- All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
- Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
- Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Fined.
- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
- This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
- Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
- Re-vegetate areas where landscaping has died or not taken hold.
- Divert storm water runoff around disturbed soils with berms or dirt swales.
- Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
- Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Elevation = 4565.18 feet
Observed 16 September, 2020

SITE NUMBER:	0000
BASE MODEL:	CIVIL/SITI
ASSET TYPE:	
CLASSIFICATION:	NEV
OWNER:	
BASE VERSION:	202
UPGRADE CLASSIFICATION:	

NEW BUIL

PROJECT YEAR: 202

FURNITURE PACKAGE:

DRAWING RELEASE:



811

Know what's below.
Call before you dig.
3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE



REV. DATE DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

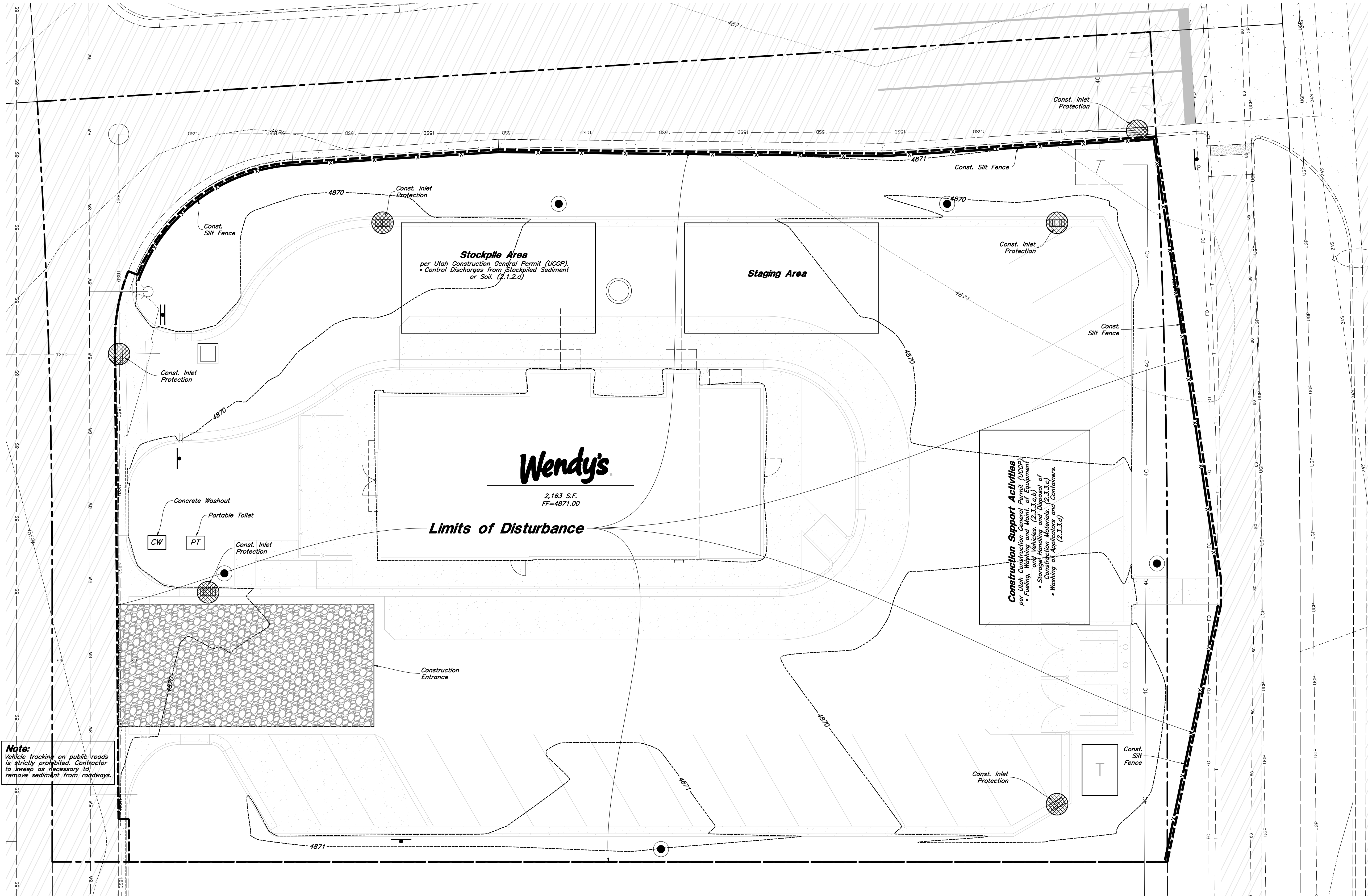
SEAL



SHEET NAME
**Erosion Control
Plan - Phase 1**

SHEET NUMBER

C5.1



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.

Silt Fence

Limit of Disturbance

Construction Entrance / Truck Wash (50'x24' Min.)

Concrete Washout Area

Portable Toilet

Gravel Sock

Existing Contour

Existing Spot

Proposed Contour

Erosion Control Notes

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- Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
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- Divert storm water runoff around disturbed soils with berms or dirt swales.
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Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SL&M
Elevation = 4865.18 feet
Observed 16 September, 2020

SITE NUMBER: 0000
BASE MODEL: CIVIL/SITI
ASSET TYPE:
CLASSIFICATION: NEV
OWNER:
BASE VERSION: 202
UPGRADE CLASSIFICATION:

NEW BUILT
PROJECT YEAR: 202
FURNITURE PACKAGE:
DRAWING RELEASE:



PROJECT TYPE: CIVIL/SITE



REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL



SHEET NAME
Erosion Control Plan - Phase 2

SHEET NUMBER

C5.2

W:\21-178 Wendy's Eagle Mountain\dwgs\21-178EC.dwg, 1/27/2022 4:35:45 PM, 1-1, DWG

SITE NUMBER:	0000
BASE MODEL:	CIVIL/SITI
ASSET TYPE:	
CLASSIFICATION:	NEV
OWNER:	
BASE VERSION:	202
UPGRADE CLASSIFICATION:	NEW BUILT
PROJECT YEAR:	202
FURNITURE PACKAGE:	
DRAWING RELEASE:	

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2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-5529 — AWEngineering.net



PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL



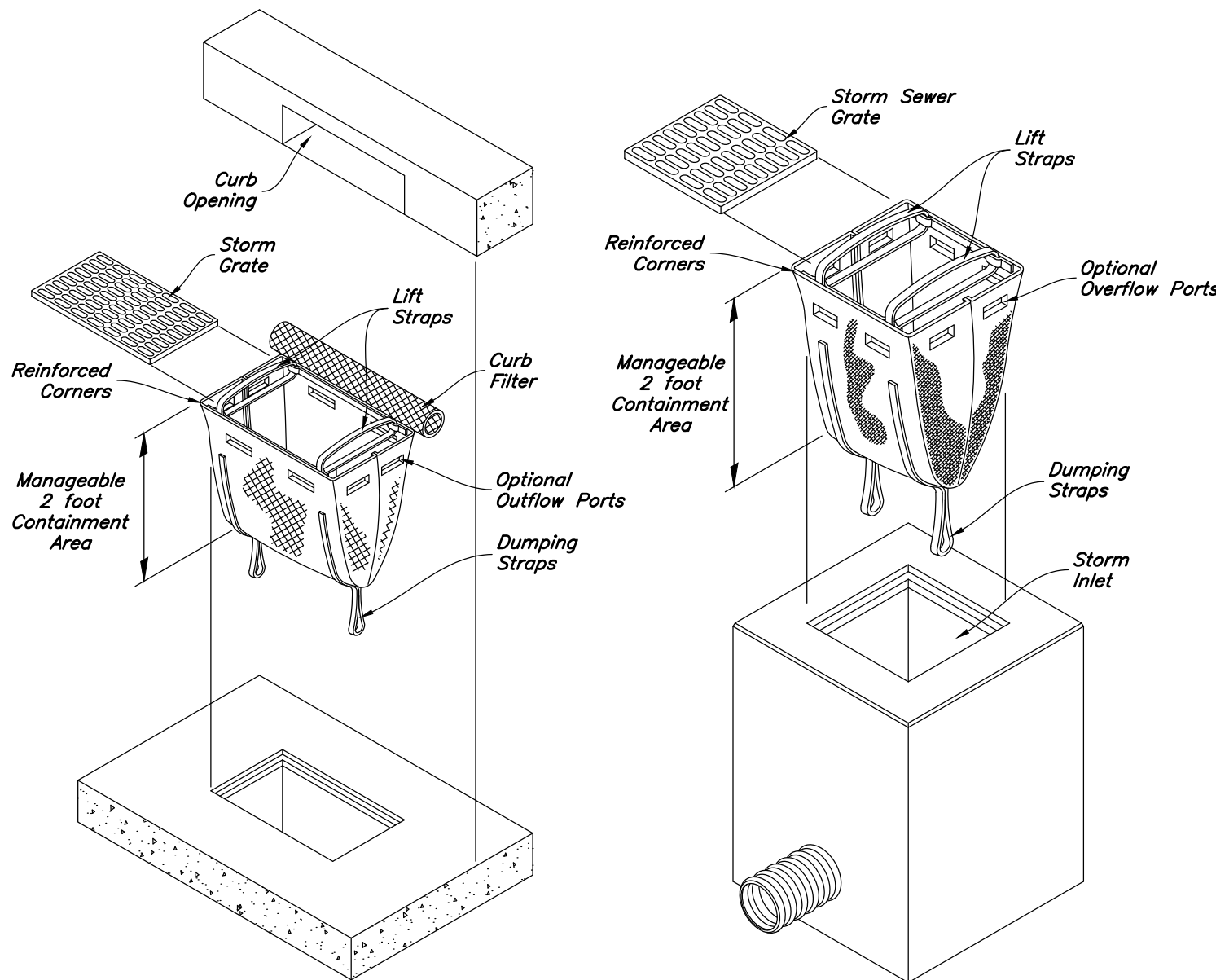
SHEET NAME
**Erosion Control
Details**

SHEET NUMBER

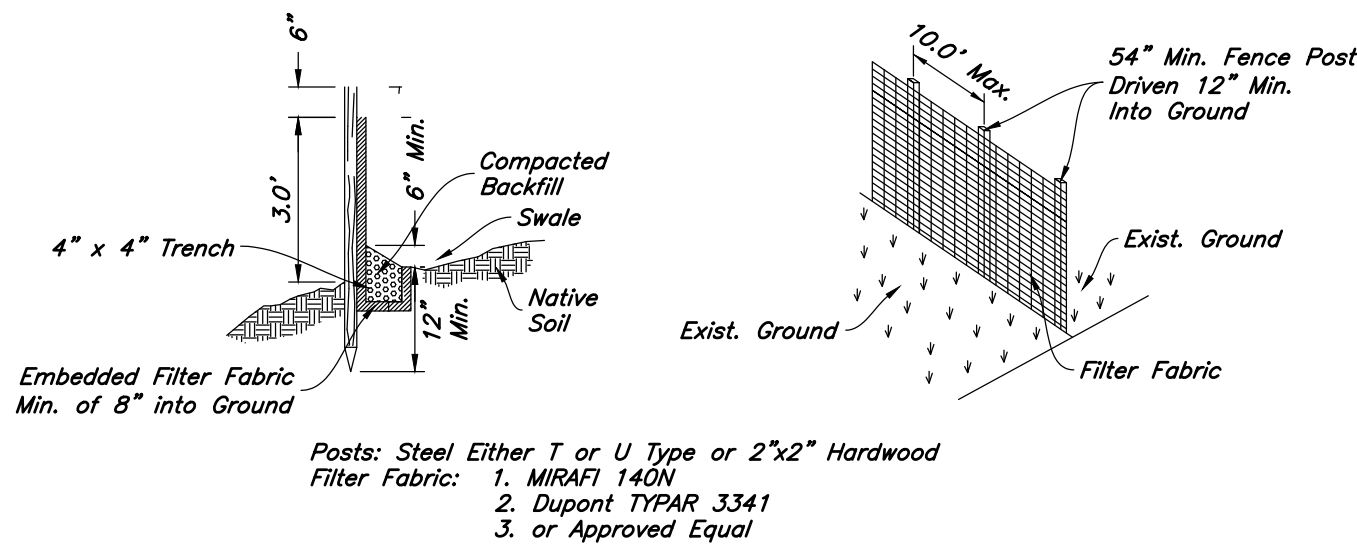
C5.3

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Elevation = 4865.18 feet
Observed 16 September, 2020



4 Dandy Sack Inlet Protection
Not to Scale

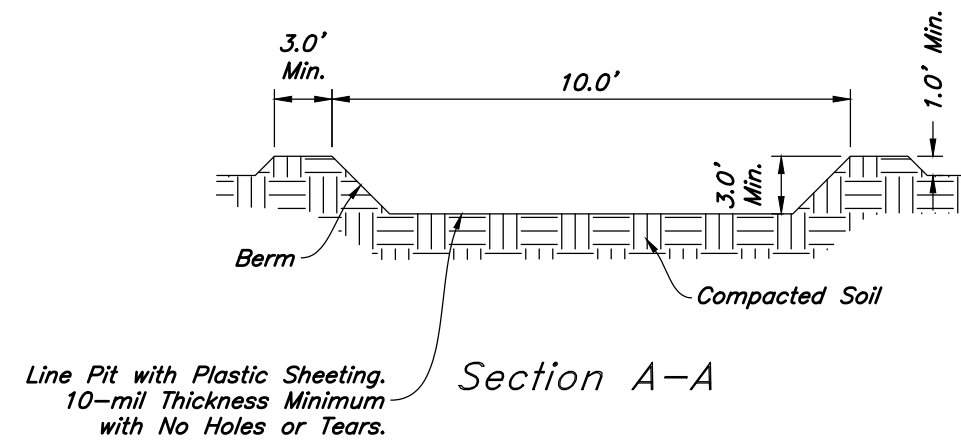


Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric:
1. MIRAFL 140N
2. Dupont TYFAR 3341
3. or Approved Equal

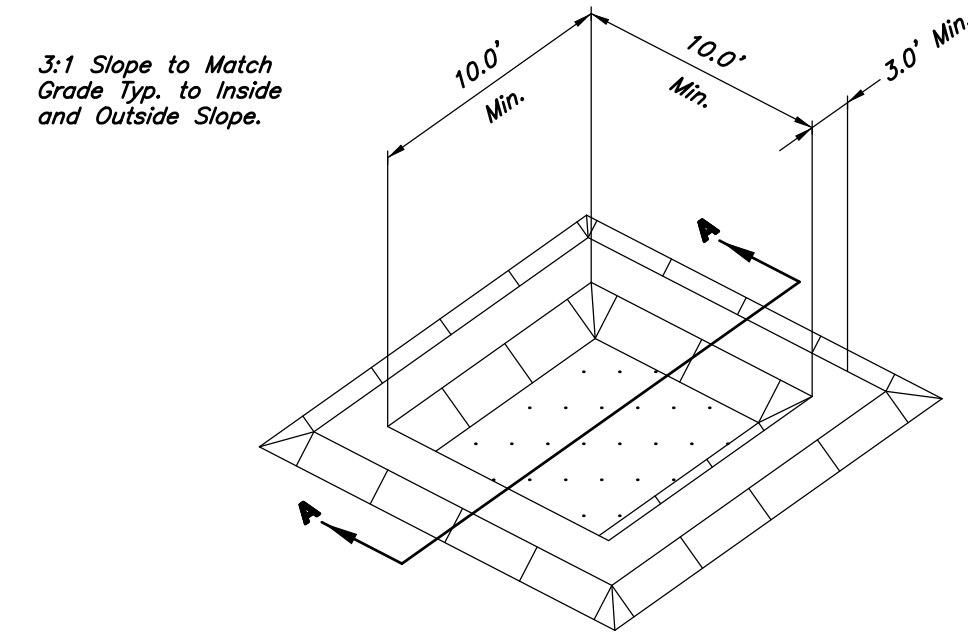
Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

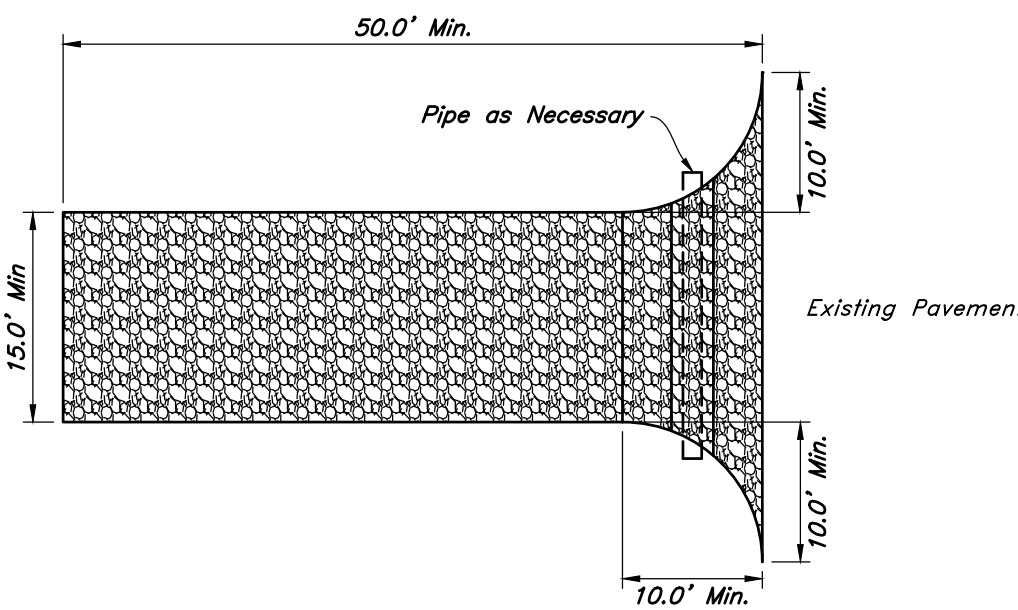
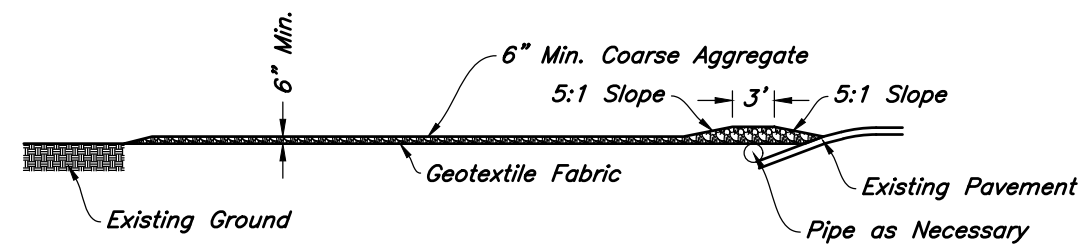
2 Silt Fence Section
Not to Scale



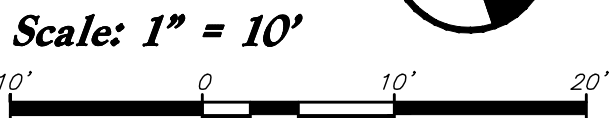
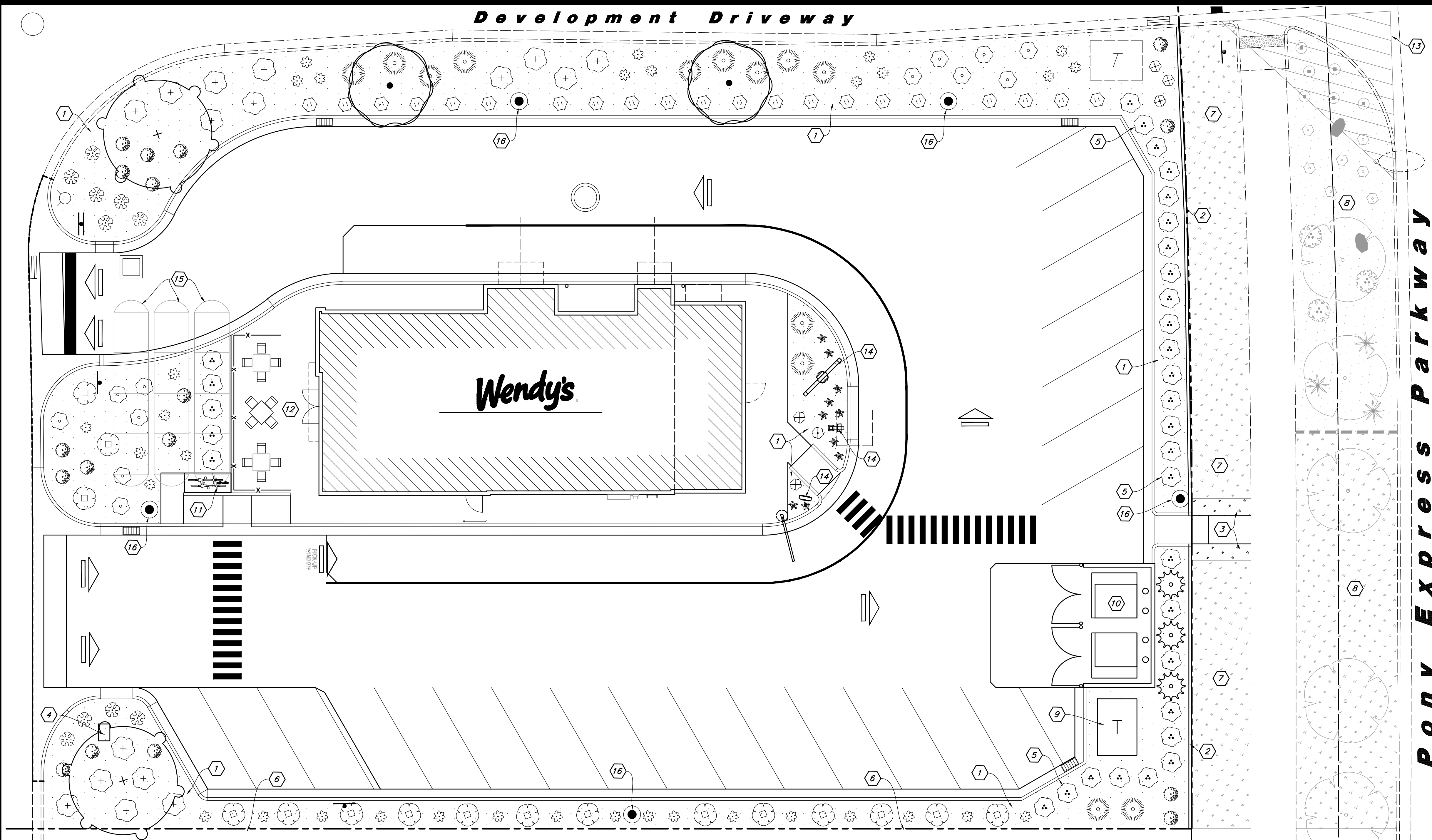
Line Pit with Plastic Sheeting,
10-mil Thickness Minimum
with No Holes or Tears.



3 Concrete Washout
Not to Scale



1 Stabilized Construction Entrance
Not to Scale



Landscape Data

Site Area = 34,020 s.f. (0.781 ac.)

Landscape Area Provided = 6,770 s.f. (20%)

Lawn Area = 0 s.f. (0%)

Xeriscaping = 6,770 s.f. (100%)

Street Trees Along Pony Express Parkway are Existing

50% of Landscape Area Shall be Live Vegetation

Landscape Notes:

1. See Sheet L3.1 for Planting Details.

2. All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.

3. Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

1. All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

- Landscape Keynotes**
- 1 Install Shrub Planter with Decorative Stone
 - 2 Install Landscape Concrete Curbing
 - 3 Install New Lawn up Against New Sidewalk; Blend New into Existing
 - 4 Existing Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material
 - 5 Planting Screen to Screen Headlights From Leaving the Site
 - 6 Undeveloped Lot; Provide Nice Clean Edge Between New and Undeveloped; Remove Construction Debris
 - 7 New Lawn Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Lawn to Remain and be Protected; Patchup Lawn Against New Curb
 - 8 Park Strip with Lawn, Street Trees and Shrubs Shall be Installed by the Master Developer; Landscape was Approved with the Overall Offsite Landscape Plan; Landscape Shall Remain and be Protected
 - 9 Elect. Transformer - See Site Elect. Plans
 - 10 Dumpster Enclosure with Plant Screening
 - 11 Bike Rack - See Civil Plans
 - 12 Outdoor Eating Area with Plant Screening
 - 13 Slight Triangle
 - 14 Menu and Ordering Boards - Adjust Plant Material as Needed to Preserve Views to Signage
 - 15 Underground Storm Chamber System; Area Shall be Clear of Trees
 - 16 New Light Pole; Adjust Plant Material as Needed to Provide Equal Plant Spacing Around Pole

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractors responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
- All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between existing lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. 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.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

PLANT SCHEDULE

TREES

QTY	BOTANICAL / COMMON NAME	SIZE
2	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Caliper
2	Koelreuteria paniculata / Golden Rain Tree	2" Caliper
3	Picea pungens glauca / Columnar Spruce	6-8" Ht.

SHRUBS

QTY	BOTANICAL / COMMON NAME	SIZE
12	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
13	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
16	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
32	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
16	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
10	Rosa x 'Meigalpio' / Red Drift Rose	2 gal
21	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
17	Spiraea x bumalda 'Goldflame' / Goldflame Spirea	5 gal

ORNAMENTAL GRASSES

QTY	BOTANICAL / COMMON NAME	SIZE
34	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal

PERENNIALS

QTY	BOTANICAL / COMMON NAME	SIZE
10	Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash 2200-10 Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	



PROJECT TYPE:	CIVIL/SITE
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REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021
PROJECT NUMBER: 21-178
DRAWN BY: DW
CHECKED BY: EM

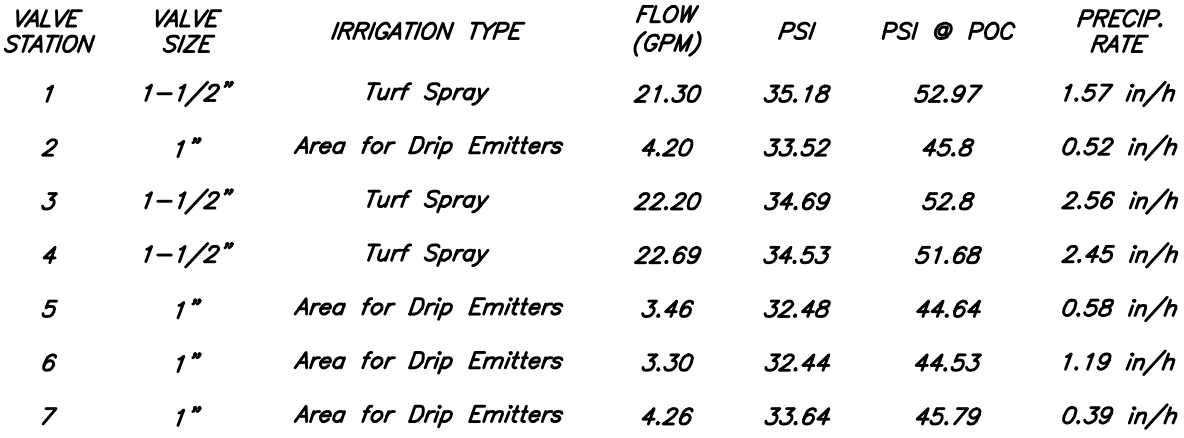


SHEET NAME
Landscape Plan

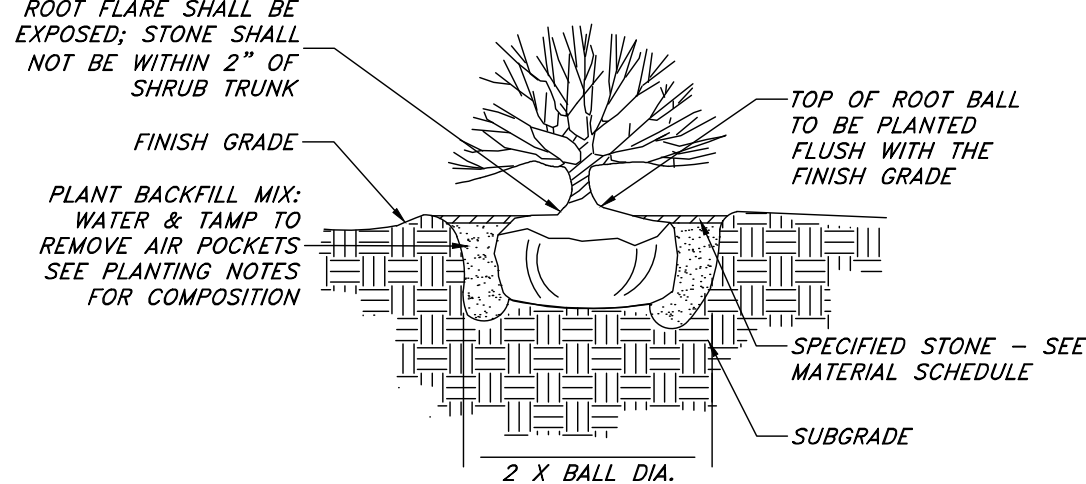
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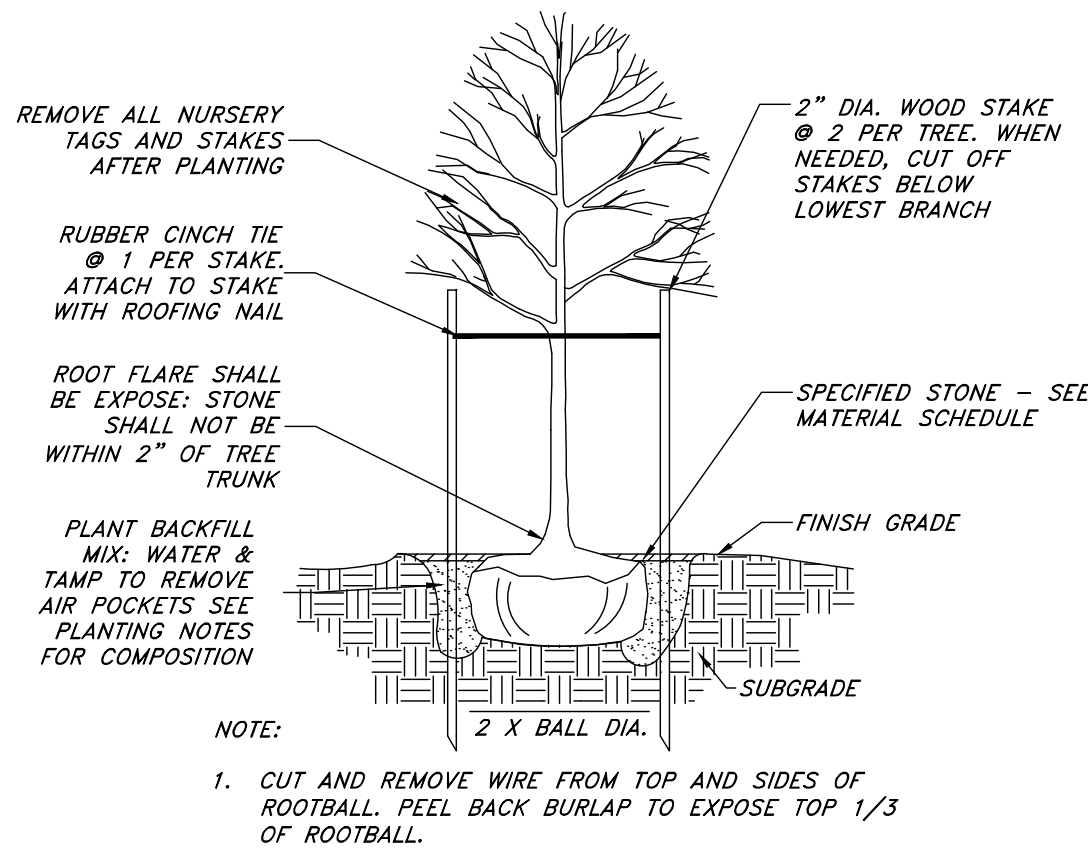
L1.1



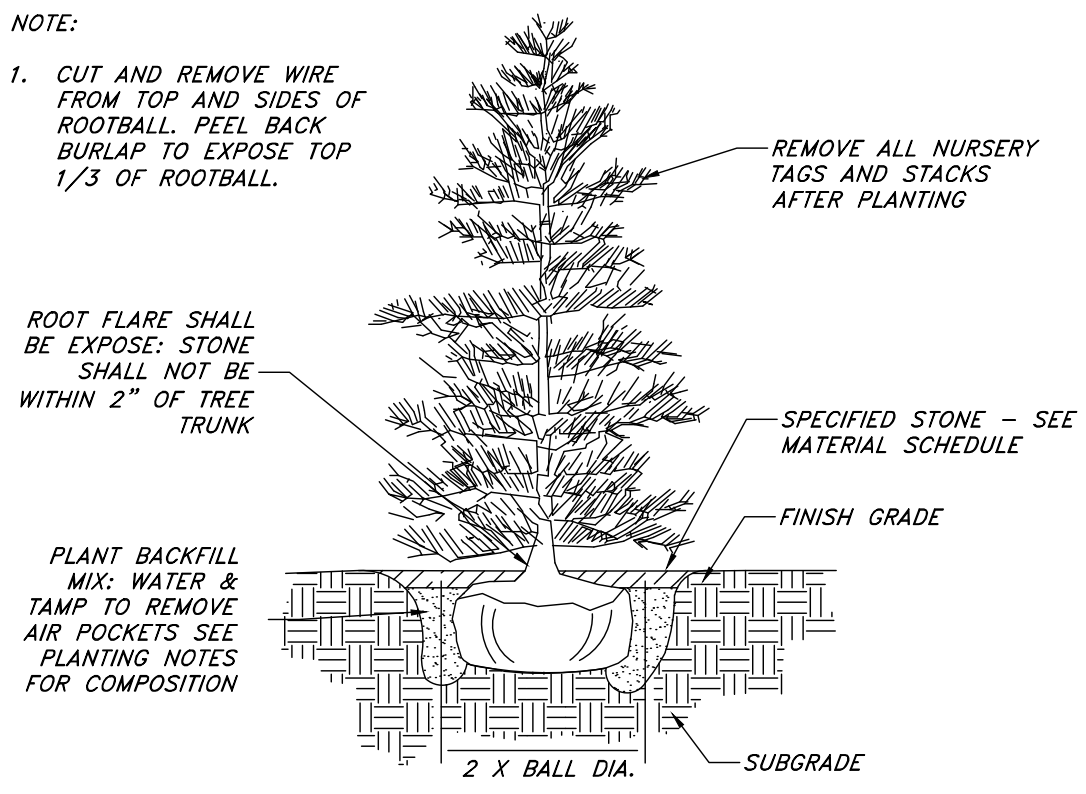
Know what's below.
Call before you dig.



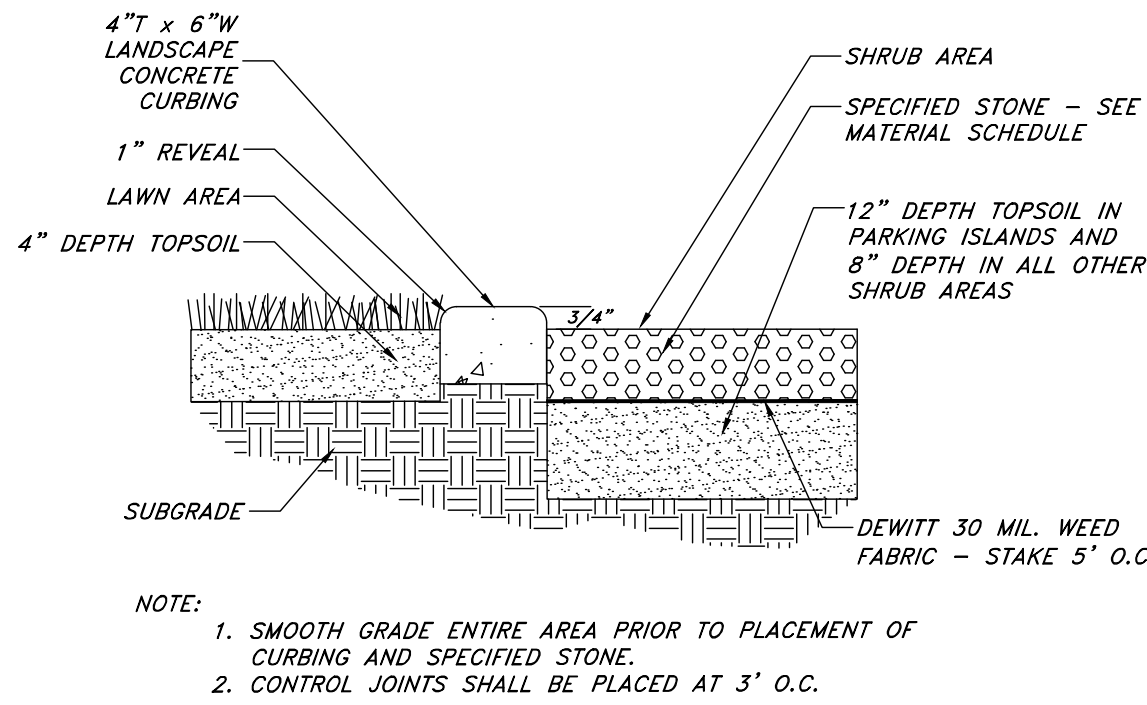
1 SHRUB PLANTING
NOT TO SCALE



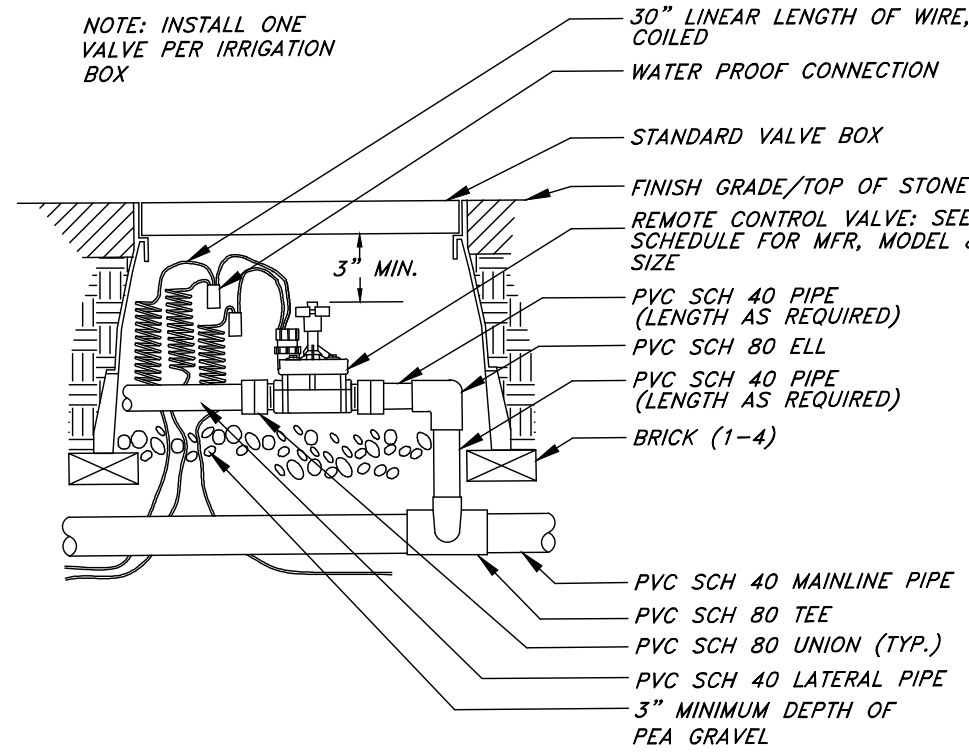
2 DECIDUOUS TREE PLANTING
NOT TO SCALE



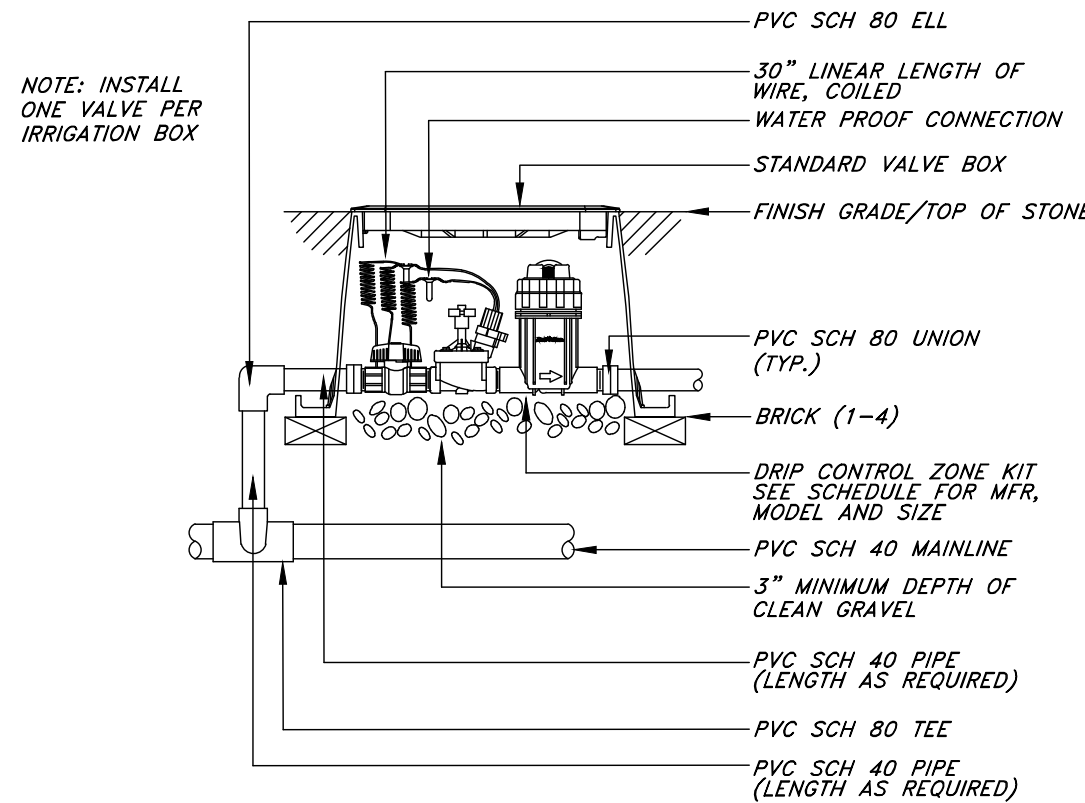
3 EVERGREEN TREE PLANTING
NOT TO SCALE



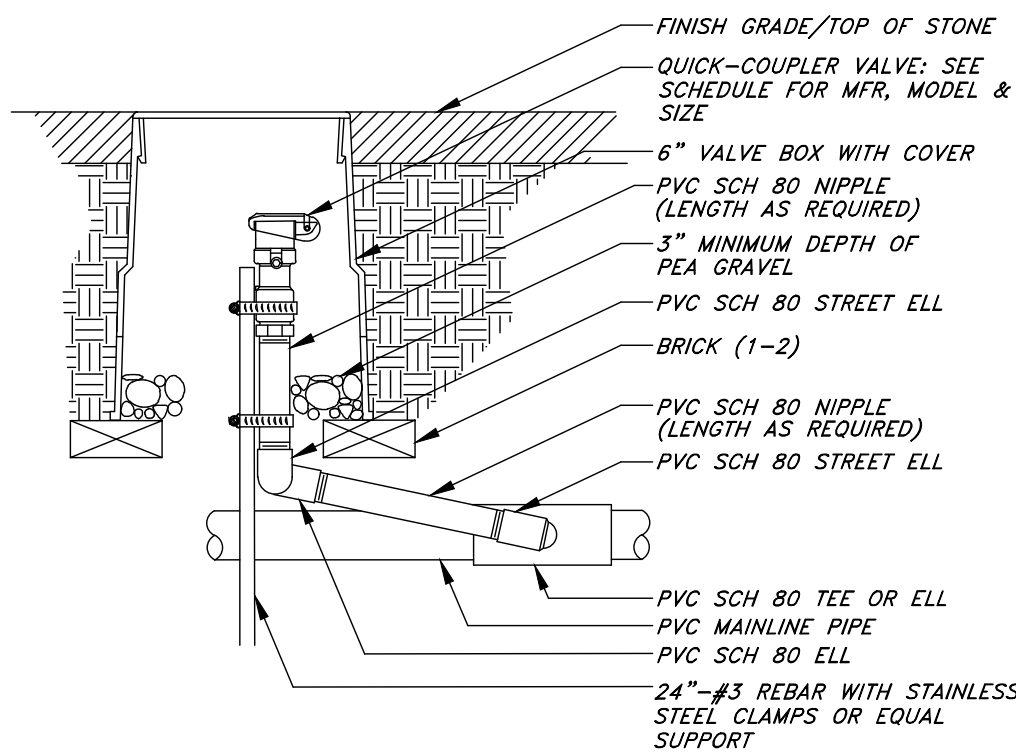
4 LANDSCAPE CONCRETE CURBING
NOT TO SCALE



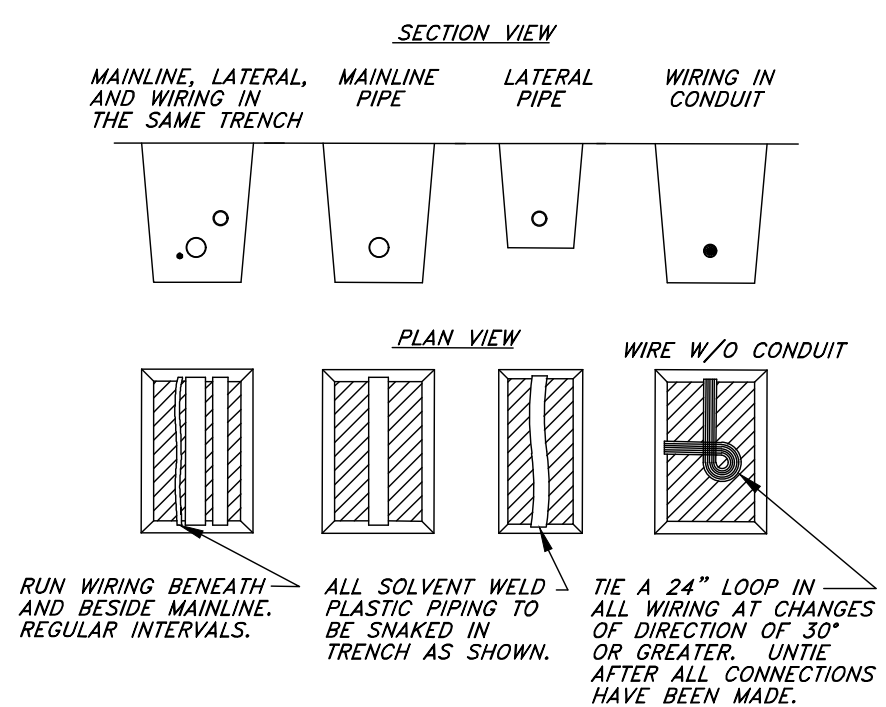
5 REMOTE CONTROL VALVE
NOT TO SCALE



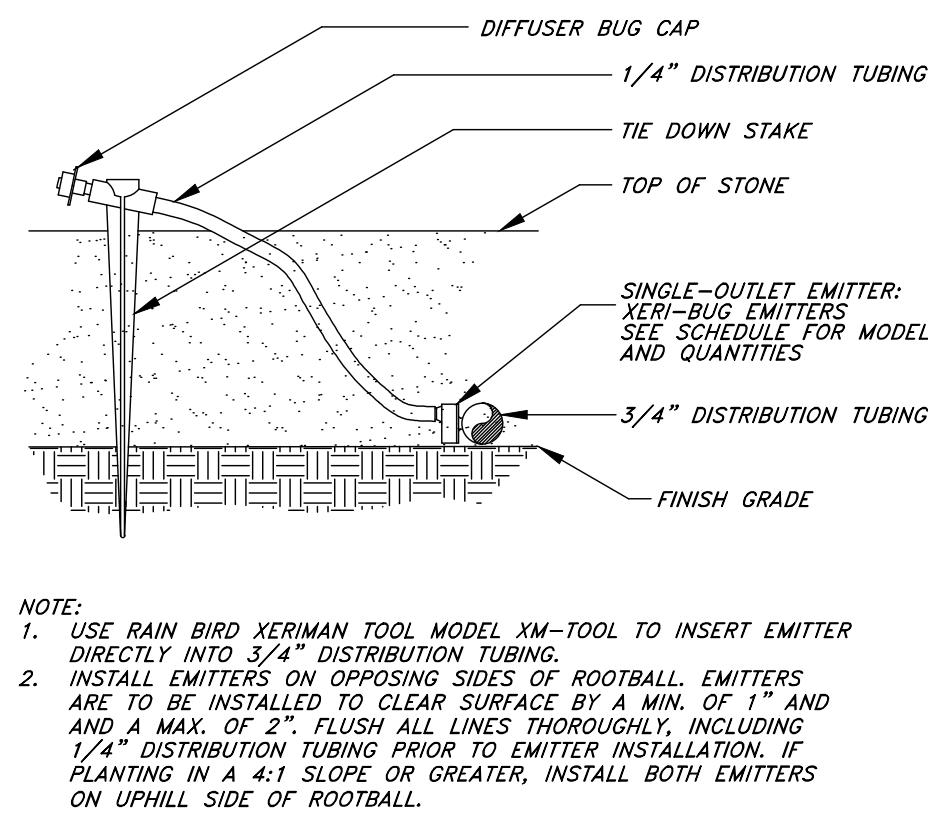
6 DRIP CONTROL VALVE
NOT TO SCALE



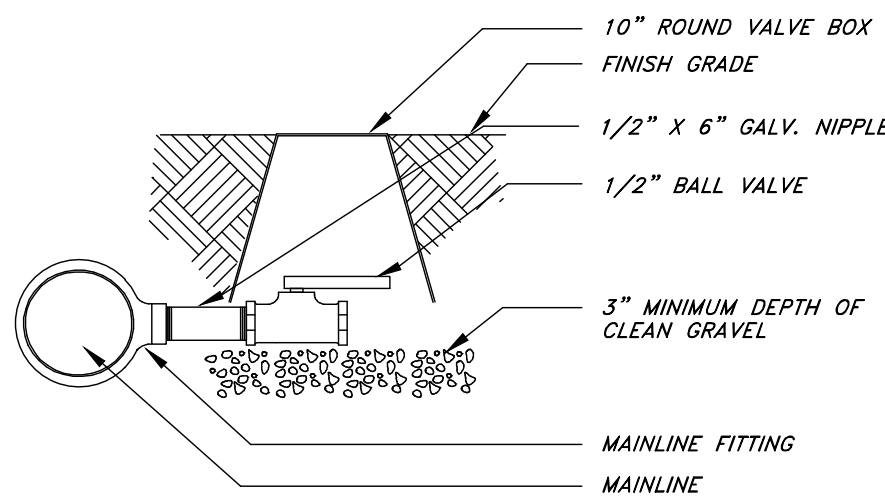
7 QUICK COUPLING VALVE
NOT TO SCALE



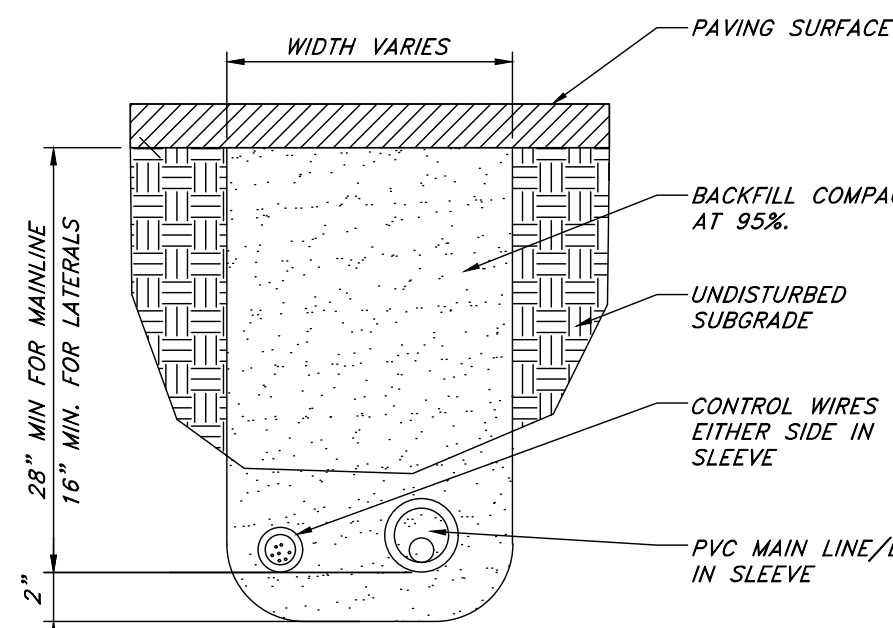
8 PIPE & WIRE TRENCHING
NOT TO SCALE



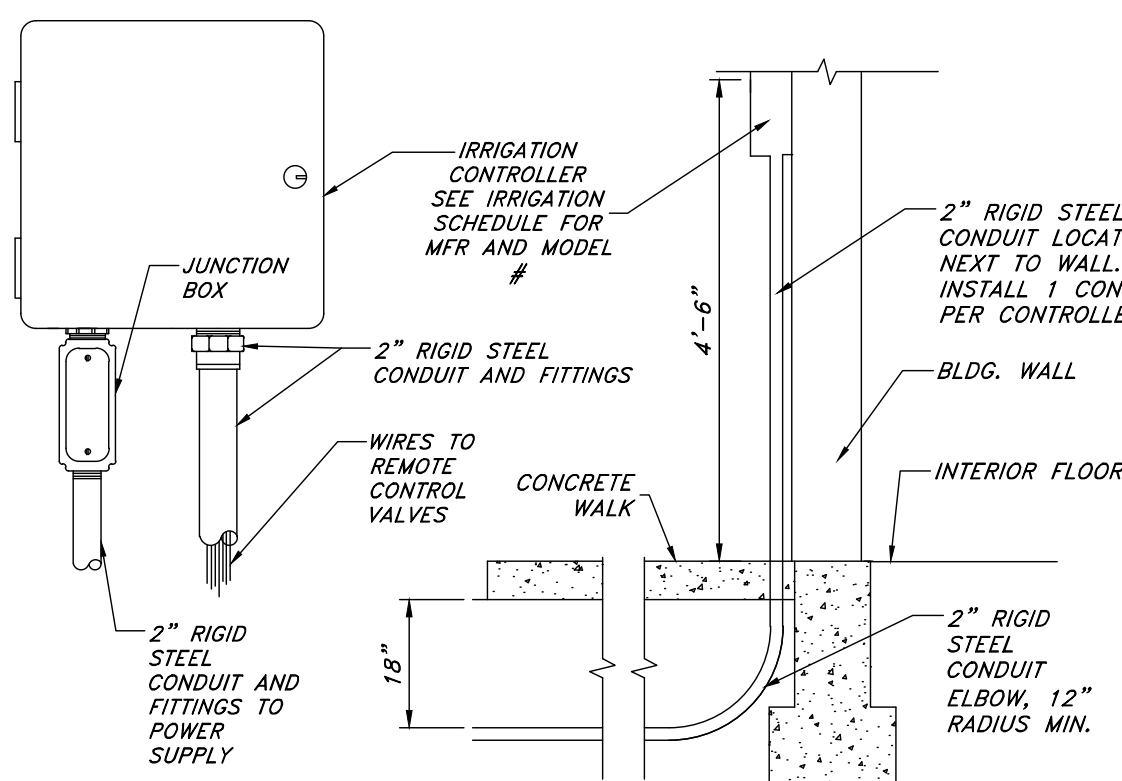
9 EMITTER INTO DISTRIBUTION TUBE
NOT TO SCALE



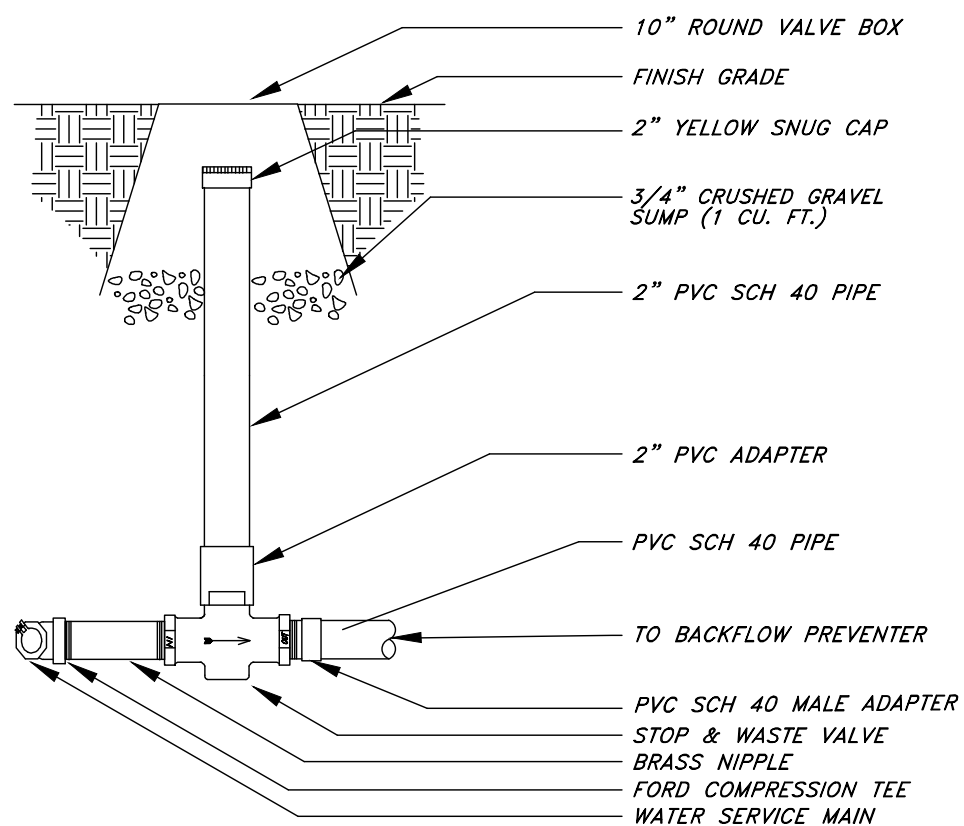
10 MANUAL DRAIN VALVE
NOT TO SCALE



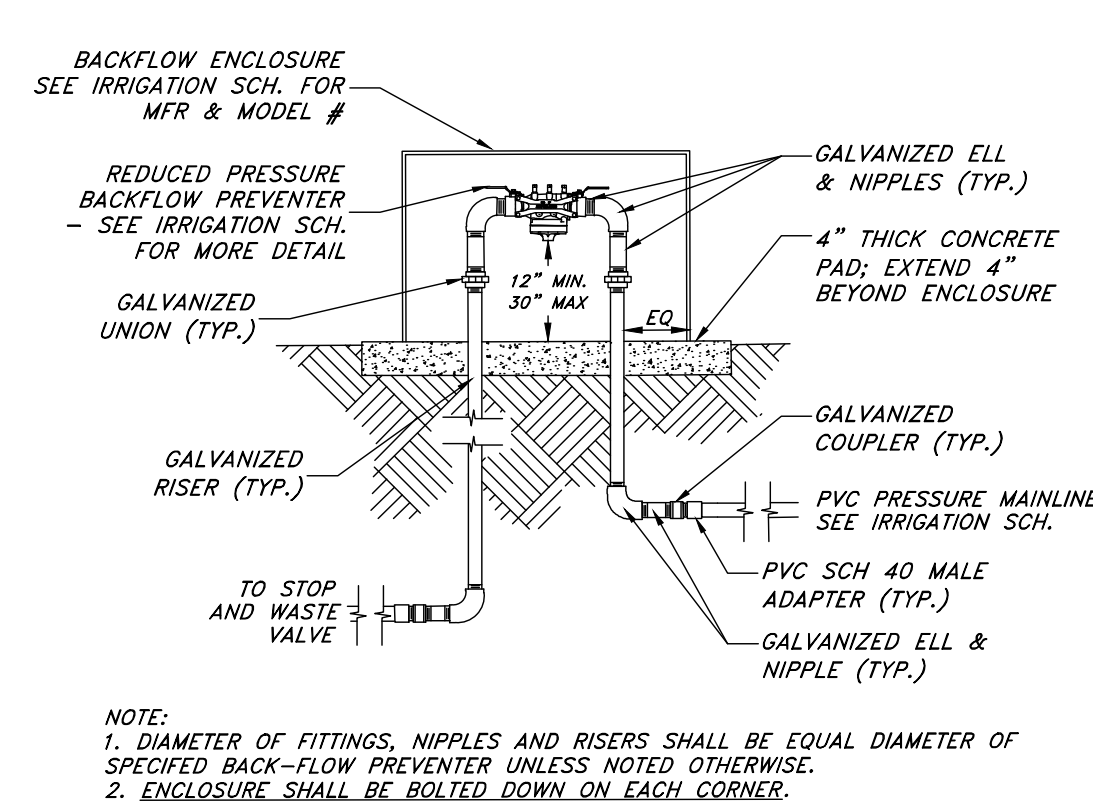
11 PIPE SLEEVING
NOT TO SCALE



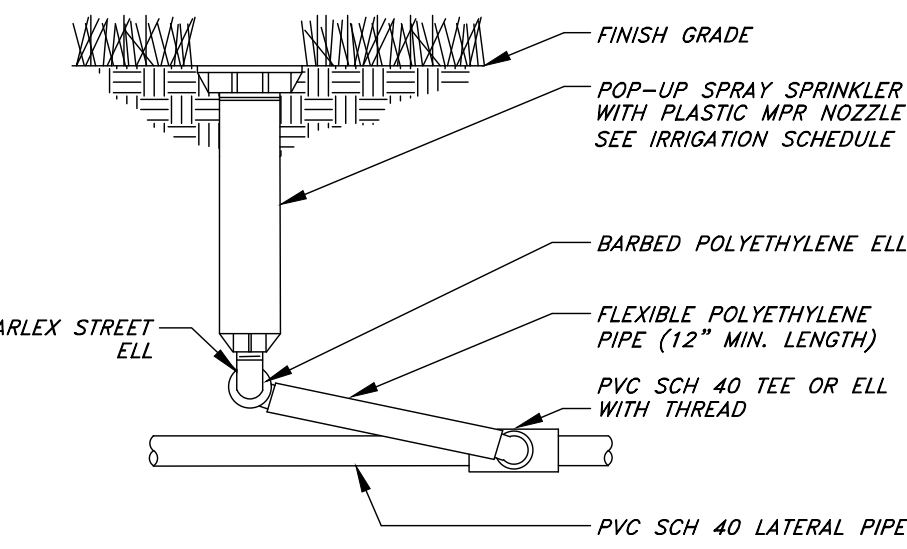
12 IRR. CONTROLLER - OUTDOOR WALL MOUNT
NOT TO SCALE



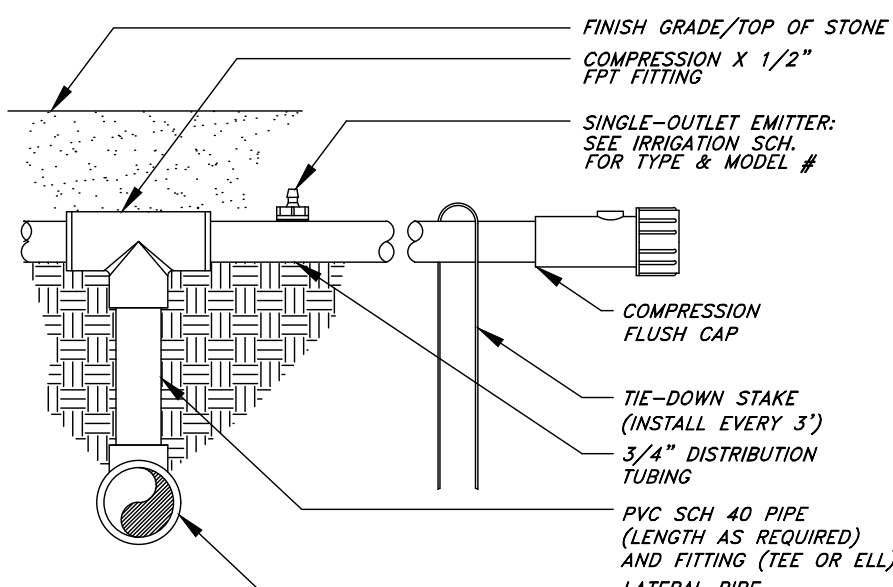
13 STOP AND WASTE VALVE
NOT TO SCALE



14 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



15 POP-UP SPRAY HEAD
NOT TO SCALE



16 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

General Irrigation Notes:

- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appearances, etc. which occurs as a result of the landscape construction.
- The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
- The contractor shall install all irrigation material per plan, notes and details.
- Irrigation system components must be premium quality only and installed to manufacturer's 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.
- Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
- 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.
- Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
- Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufacturers

- specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- Install dielectric fittings whenever dissimilar metals are joined.
- Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.
- Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
- Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/7 or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
- Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic foot of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.

- Quick couplers shall be a Rain Bird 44RC with a 1 inch Losco utilized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
- 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.
- 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 mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) 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.
- Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
- It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
- The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site

- and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
- All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6"-8" from buildings walls, or within 4" of pavement, curbs, or header edges.
- Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
- Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
- Provide and install all manufacturer's recommended surge and lightning protection equipment on all controllers.
- All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
- Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.

- An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
ASSET TYPE:	
CLASSIFICATION:	NEW
OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

811
Know what's below.
Call before you dig.
3 business days
prior to excavation:

PROJECT TYPE: CIVIL/SITE

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

ISSUE DATE: 05/07/2021

PROJECT NUMBER: 21-178

DRAWN BY: DW

CHECKED BY: EM

SEAL

Jared R. Mansell
No. 7740428-5301
01/04/2022
Utah State Landscape Architect

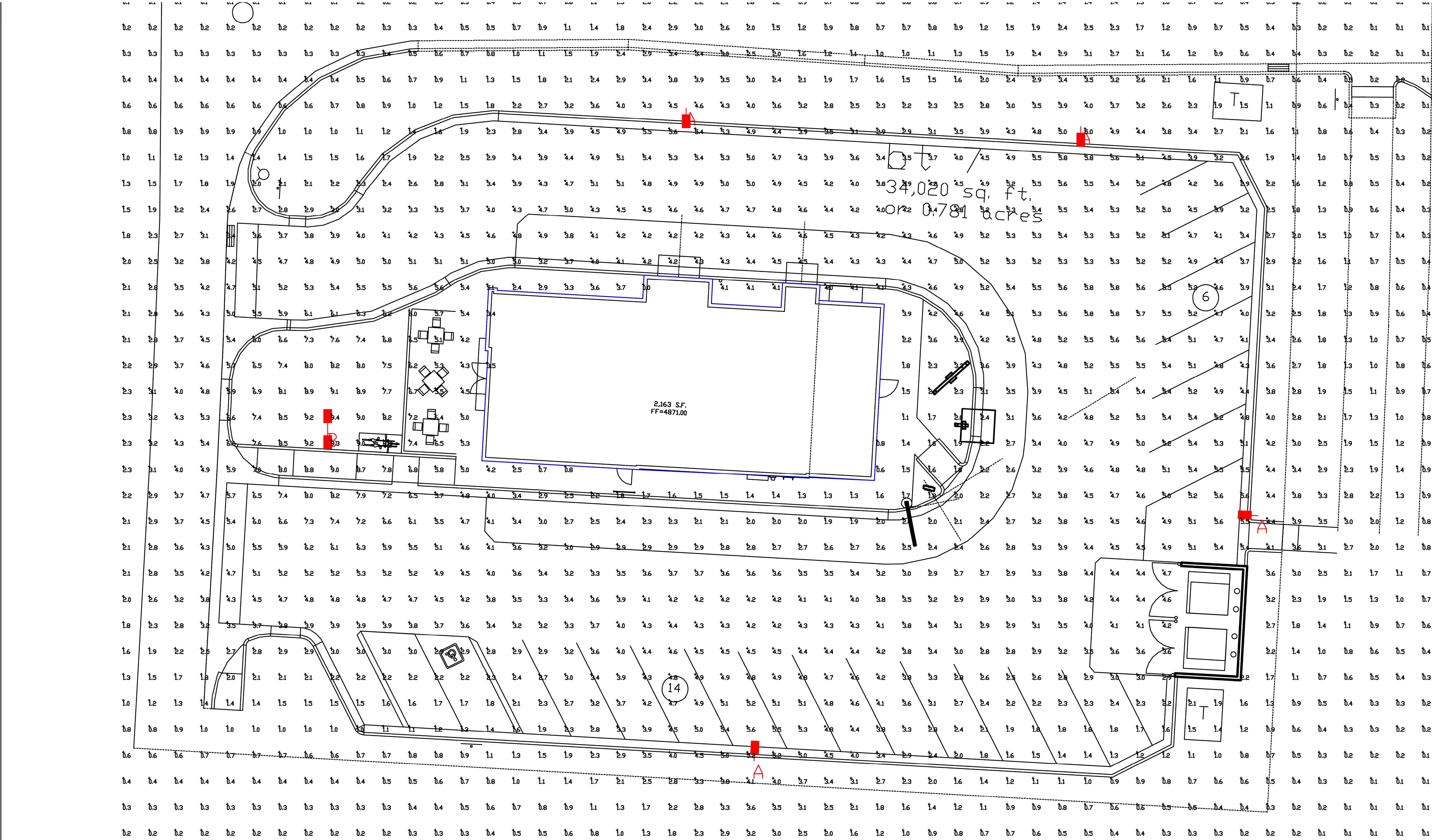
Landscape & Irrigation Details

SHEET NUMBER

811

Know what's below.
Call before you dig.

L3.1



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
PAVED AREA	Illuminance	Fc	4.09	8.2	1.1	3.72	7.45

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	4	A	SINGLE	MRS-LED-24L-SIL-FT-50-70CRI-SINGLE-25' MH	1.000	1.000	1.000	22581	196
	1	B	D-180	MRS-LED-24L-SIL-FT-50-70CRI-D180-25' MH	1.000	1.000	1.000	45162	392

Benchmark
Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M
Assigned elevation using GPS methods
Elevation = 4865.18 feet
Observed 16 September, 2020

SITE NUMBER:	00000
BASE MODEL:	CIVIL/SITE
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OWNER:	
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	
	NEW BUILD
PROJECT YEAR:	2021
FURNITURE PACKAGE:	
DRAWING RELEASE:	

CREE LIGHTING
A COMPANY OF **IDEAL INDUSTRIES, INC.**
9201 Washington Ave. Racine, WI 53408 <https://creelighting.com> 1-800-234-8800

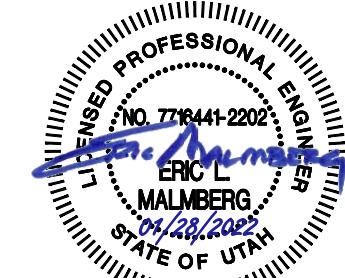
811
Know what's below.
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3 business days
prior to excavation:

PROJECT TYPE:	CIVIL/SITE
---------------	------------

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, Utah

REV.	DATE	DESCRIPTION

ISSUE DATE:	05/07/2021
PROJECT NUMBER:	21-178
DRAWN BY:	DW
CHECKED BY:	EM

SEAL


SHEET NAME
**Site Lighting
Photometric Plan**
SHEET NUMBER

C6.0

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 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.
2. Utility Trenches: One test for every 50 linear feet of trench length at each lift.
3. Curb and Gutter: One test for every 100 linear feet.
4. 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, holes, or spalling holes, and no depressions, ruts, 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
3/4 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%

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.

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. Pipes: 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: Nylon 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 435420C per ASTM D3350.
3. Joints shall be welded 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 conform to the use of "wye" branches. Tee branches are not permitted for onsite service leads.

1. Cleanouts: Provide cast iron ferrule and countersunk brass cleanout plug, with round cast iron access frame and heavy duty, secured, scarified 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 conentric 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, after 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/Leaving: 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:
 - a. Compressive Strength: 3,500 psi, minimum at 28 days, unless otherwise indicated.
 - b. Air Content: 6 percent ±1 percent.
 - c. Slump 1-4 inch maximum.
 - d. Water/Cement Ratio: 0.5 maximum.
2. Portland Cement: ASTM C 150, Type I: Use same brand of cement throughout project.
3. Fly Ash: ASTM C618, Type F.
4. Aggregates: Grade aggregates according to ASTM C136 Class M, Exposure 4:
 - a. Coarse aggregate ASTM C33-55, Number 57.
 - b. Fine aggregate ASTM C33.
5. E. Water: Potable.
6. Admixtures:
 - a. Air Entraining Admixture: - ASTM C 260, certified by manufacturer to be compatible with other required admixtures.
 - b. 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.

1. 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-Weald.
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-FSST-P-115E Type 1.

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

I. Traffic paint shall be spray type for stripe marking. Contractor may use one of the following:

1. Repcoite 47610 Traffic Marking Paint: - white and 47660 Traffic Marking Paint - yellow.
2. Sherwin Williams - Setfast Low VOC Acrylic Traffic Marking Point 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 dry 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 (EJW), 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.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLR&M Assigned using GPS method. Elevation = 4865.18 feet Observed 16 September, 2020

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 260.1, 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, both high and low temperature, than specified if RAP greater than 20%.

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. 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 and species of the disease or insect pest, and the 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, IEEE, ASTM, IES, IPCEA, and ANSI.
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 used in such work, additionally, owner may 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.

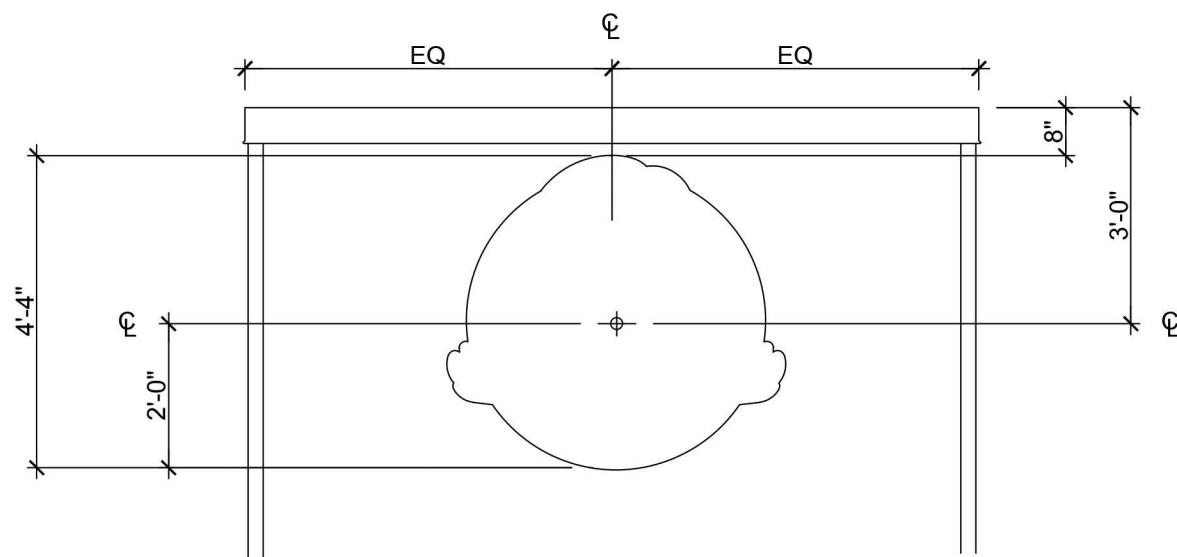
I. Should defects develop within guarantee period, this contractor shall, upon notice of same, remedy defects and have damages to other work or furnishings caused by defects or work or correcting same repaired and/or replaced at his expense to condition before such damage.

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.

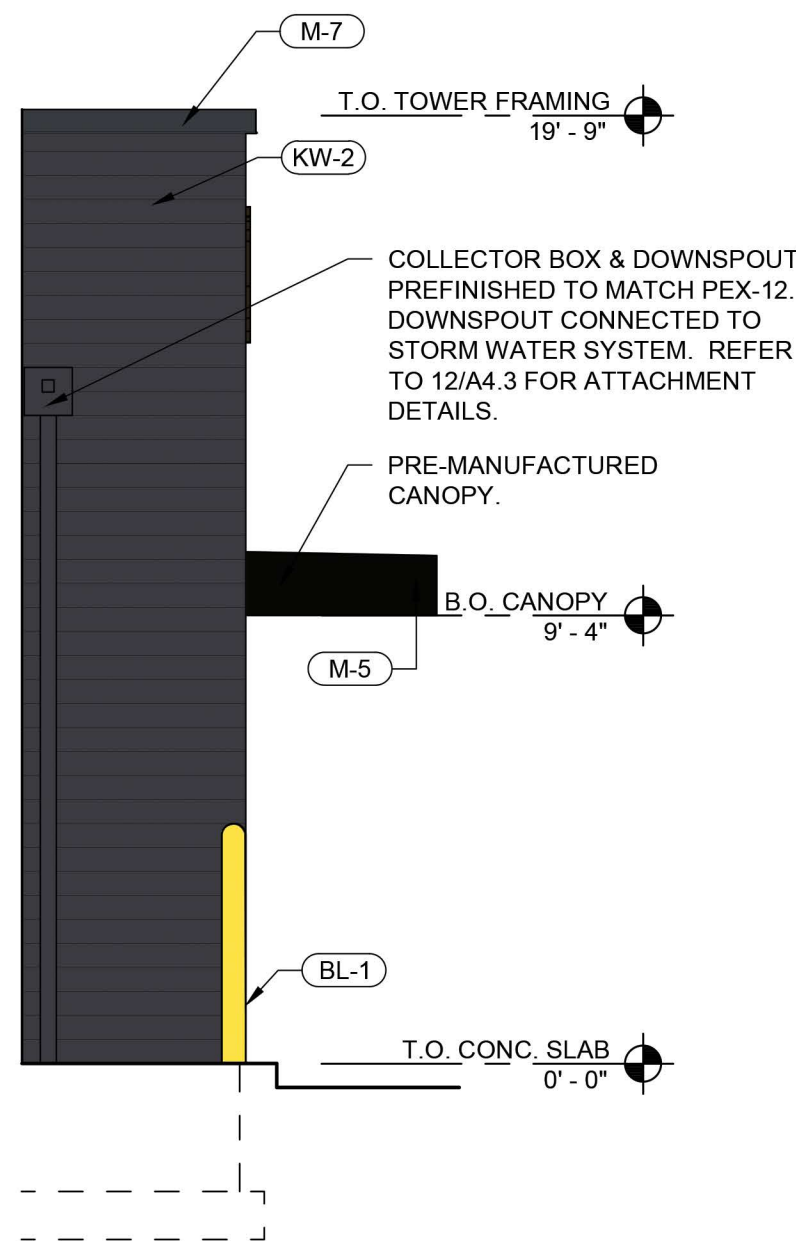
6.2 LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

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 = #6 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 F



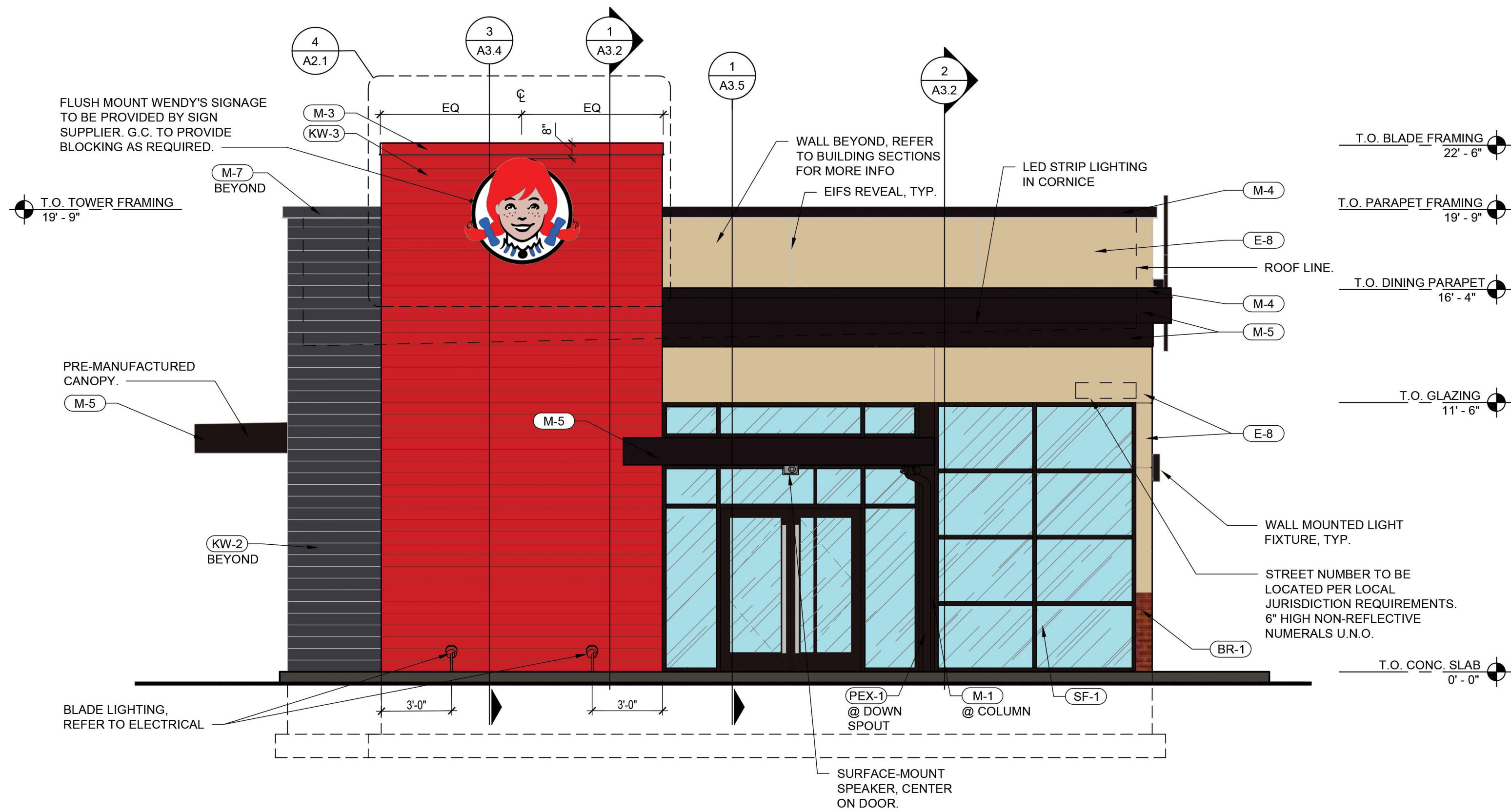
WIRING HOLE PLACEMENT DIAGRAM 4
3/8" = 1'-0"



REAR DRIVE-THRU ELEVATION 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	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
M-3	EXCEPTIONAL METALS - "BRIGHT RED"
M-4	EXCEPTIONAL METALS - "SILVER METALLIC"
M-5	BRAKE METAL - "CLEAR ANODIZED"
M-7	EXCEPTIONAL METALS - "CUSTOM DARK GREY"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL - "LIGHT OAK"
KW-2	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "KNIGHTS ARMOUR"
KW-3	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "BRITE RED MATT"
E-2	EIFS - "WENDY'S RED"
E-7	EIFS - "DARK GREY"
E-8	EIFS - "TAN"
E-9	EIFS - "SILVER" (SMOOTH FINISH)
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT - BLACK (SEE PAINT SCHEDULE)
PEX-12	PAINT - DARK GREY (SEE PAINT SCHEDULE)
BR-1	GLEN-GERY THIN BRICK VENEER - OLDE DETROIT

SITE NUMBER:	13398
BUILDING TYPE:	(2.0) SMART 40+
ASSET TYPE:	FREESTANDING
CLASSIFICATION:	NEW
OWNER:	FRANCHISE
BASE VERSION:	2021
UPGRADE CLASSIFICATION:	NEW BUILD
PROJECT YEAR:	2021
DESIGN TYPE:	(2.0) UM BRITE
DRAWING RELEASE:	SUMMER 2021



EDIN CORALIC, R.A. NCARB
2643 CAROUSEL DRIVE
ST. LOUIS, MO. 63125
(314)578-4953

PROJECT TYPE: NEW
SMART 40+

Wendy's
4245 North Pony Express Parkway
Eagle Mountain, UT

REV.	DATE	DESCRIPTION
1	01/28/2022	DRC COMMENTS
2		
3		
4		

ISSUE DATE: 12/31/2021
PROJECT NUMBER: 21-011
DRAWN BY: IT
CHECKED BY: EC

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

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SEAL

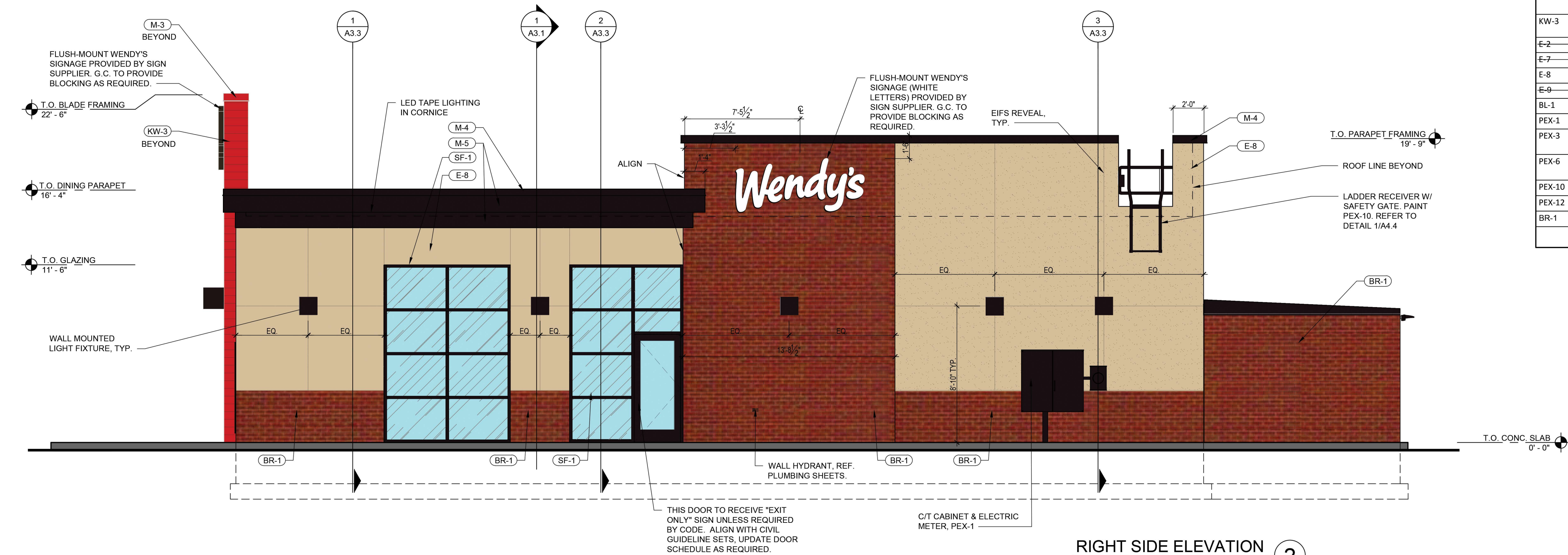
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

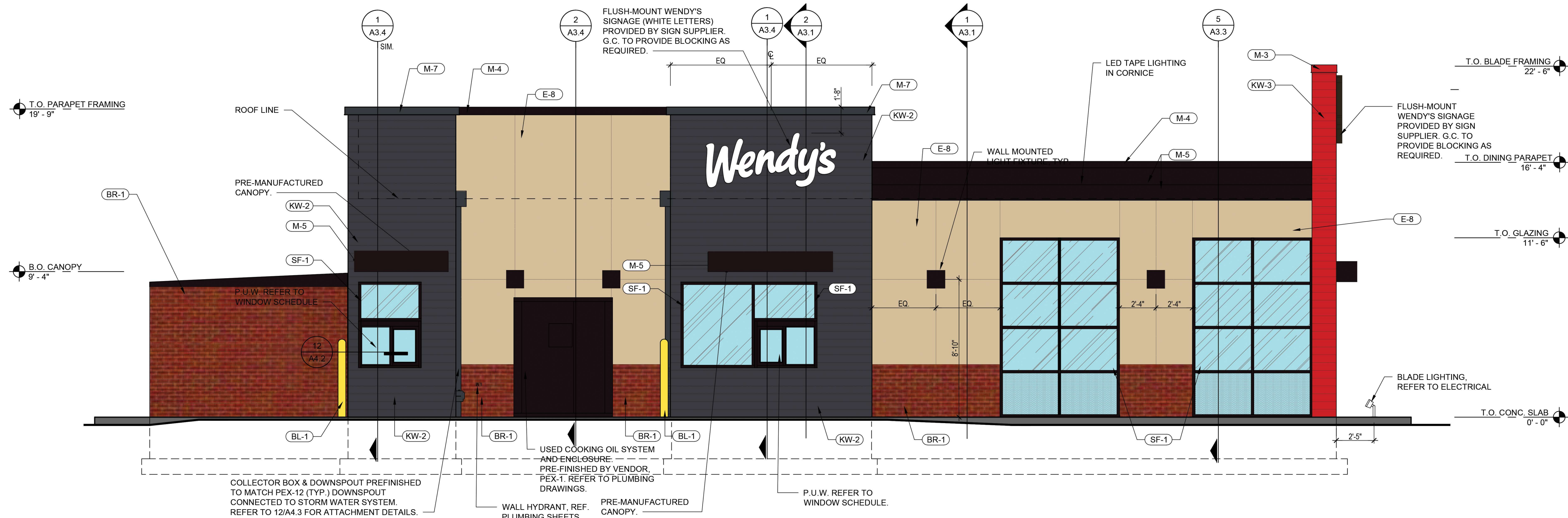
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EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT - "DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
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BR-1	GLEN-GERY THIN BRICK VENEER - OLDE DETROIT



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



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



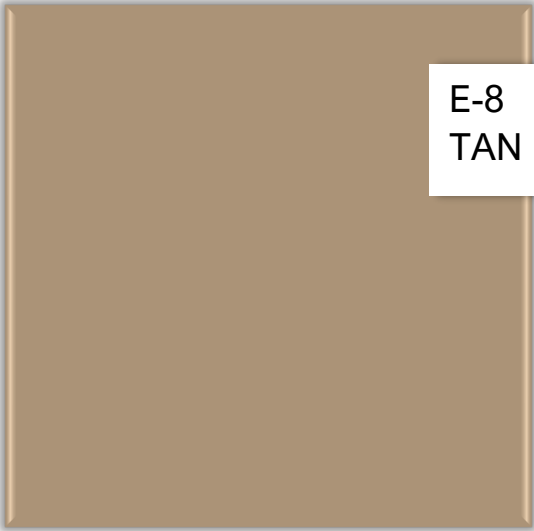
4245 NORTH PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT

PEX-10
BLACK

PEX-1, PEX-6
DARK BRONZE

M-7, PEX-12
DARK GREY

KW-2
KNOTWOOD
KNIGHTS AMOUR



E-8
TAN

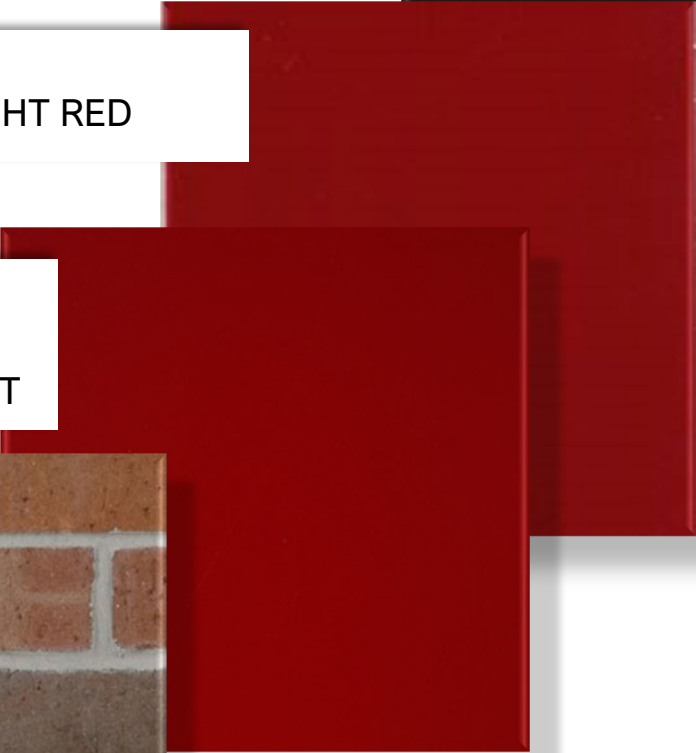
BR-1 GLEN-GERY
THIN BRICK VENEER-
OLDE DETROIT



M-3
BRIGHT RED

KW-3
KNOTWOOD
BRITE RED MATT

SF-1, M-1
DARK BRONZE

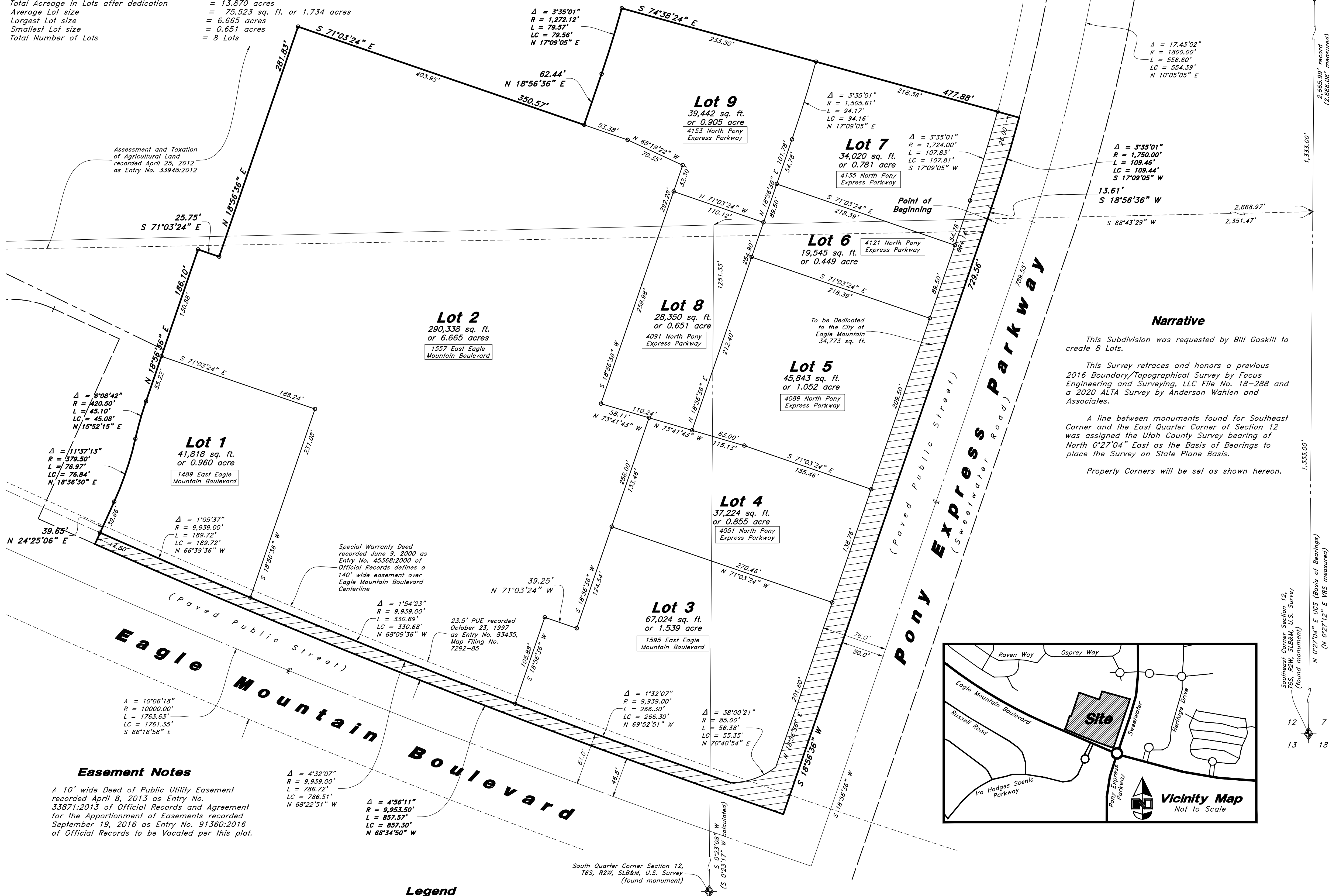


Market Place at Eagle Mountain City Center Subdivision

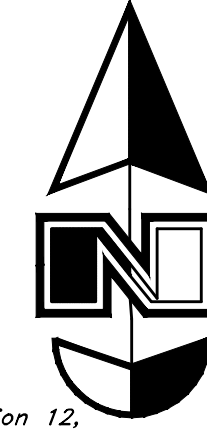
A part of the South Half of Section 12, Township 6 South, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah
January 2021

Calculations Table

Total Acreage	= 14.655 acres
Total Acreage in Lots after dedication	= 13.870 acres
Average Lot size	= 75,523 sq. ft. or 1.734 acres
Largest Lot size	= 6.665 acres
Smallest Lot size	= 0.651 acres
Total Number of Lots	= 8 Lots



Scale: 1" = 60'



East Quarter Corner Section 12,
T6S, R2W, SLB&M, U.S. Survey
(found monument)

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify for, and on behalf of Anderson Wahlen & Associates that by authority of the owners I have completed a survey of the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Eagle Mountain City Center Subdivision.

Boundary Description

A part of the South Half of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah;

Beginning at a point on the Westerly Line of Sweetwater Road as it exists at 50.00 foot half-width located 1333.00 feet North 0°27'04" East along the Section Line; and 2351.47 feet South 88°43'29" West along the Sixteenth Section Line from the Southeast Corner of said Section 12; and running thence South 18°56'36" West 729.56 feet along said Westerly Line of Sweetwater Road to the Northerly Line of Eagle Mountain Boulevard as it exists at 46.50 foot half-width; thence Northwesterly along the arc of a 9953.50 foot radius curve to the right a distance of 857.57 feet (Center bears North 18°57'04" East, Central Angle equals 4°56'11" and Long Chord bears North 68°34'50" West 857.30 feet) along said Northerly Line of Eagle Mountain Boulevard; thence North 24°25'06" East 54.16 feet to a point of curvature; thence Northwesterly along the arc of a 379.50 foot radius curve to the left a distance of 76.97 feet (Central Angle equals 11°37'13" and Long Chord bears North 18°36'30" East 76.84 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 420.50 foot radius curve to the right a distance of 45.10 feet (Central Angle equals 6°08'42" and Long Chord bears North 15°52'15" East 45.08 feet to a point of tangency; thence North 18°56'36" East 186.10 feet; thence South 71°03'24" East 25.75 feet; thence North 18°56'36" East 281.83 feet; thence South 71°03'24" East 350.57 feet; thence North 18°56'36" East 62.44 feet to a point of curvature; thence Northwesterly along the arc of a 1272.12 foot radius curve to the left a distance of 79.57 feet (Central Angle equals 3°35'01" and Long Chord bears North 17°09'05" East 79.56 feet); thence South 74°38'24" East 477.88 feet to the Westerly Line of Sweetwater Road; thence along said Westerly Line the following two courses: Southwesterly along the arc of a 1750.00 foot radius curve to the right a distance of 109.46 feet (Center bears North 74°38'25" West, Central Angle equals 3°35'01" and Long Chord bears South 17°09'05" West 109.44 feet to a point of tangency; and South 18°56'36" West 13.61 feet to the point of beginning.

Contains 638,376 sq. ft.
or 14.655 acres
8 Lots

PRELIMINARY

Date:

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 8 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this _____ day of _____, A.D. 20____.

Monte Vista Ranch LC

by:
its:

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he is the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at: _____
Commission Expires: _____

Print Name _____ A Notary Public

Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this _____ day of _____, 20____.

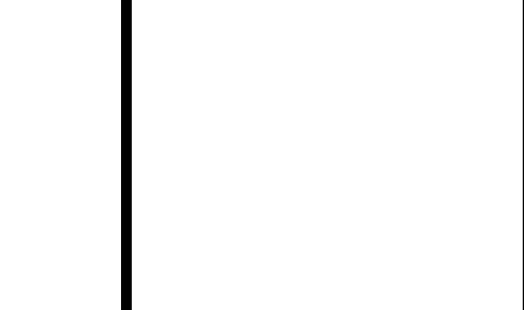
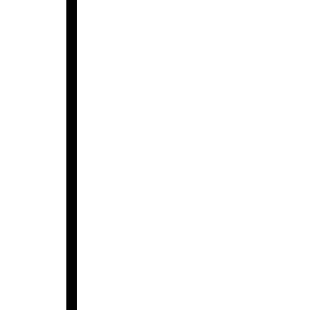
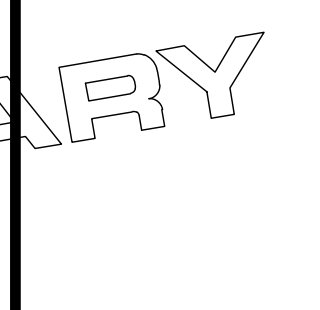
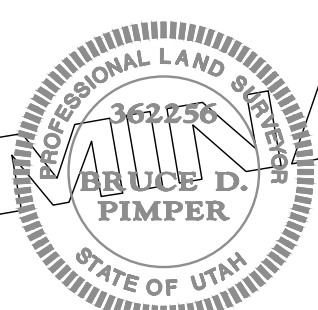
Approved by Mayor _____ Approved by City Attorney _____

City Council Chair _____ Attest by City Recorder
(See Seal Below)

Market Place at Eagle Mountain City Center Subdivision

A part of the South Half of Section 12, Township 6 South, Range 2 West,
Salt Lake Base and Meridian, U.S. Survey, Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL NOTARY PUBLIC SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL



Planning Commission Approval

Approved this _____ day of _____ A.D. 20____
by the Planning Commission.

Secretary, Planning Commission _____

Chairman, Planning Commission _____

Eagle Mountain City Engineer Approval

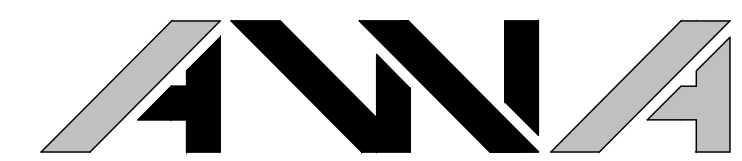
Approved this _____ day of _____ A.D. 20____
by the City Engineer.

City Engineer _____

Eagle Mountain City Attorney

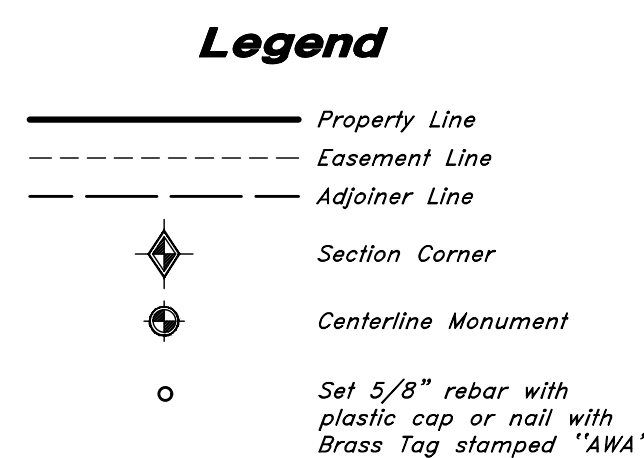
Approval as to form this _____ day of _____ A.D. 20____
by the Eagle Mountain City Attorney.

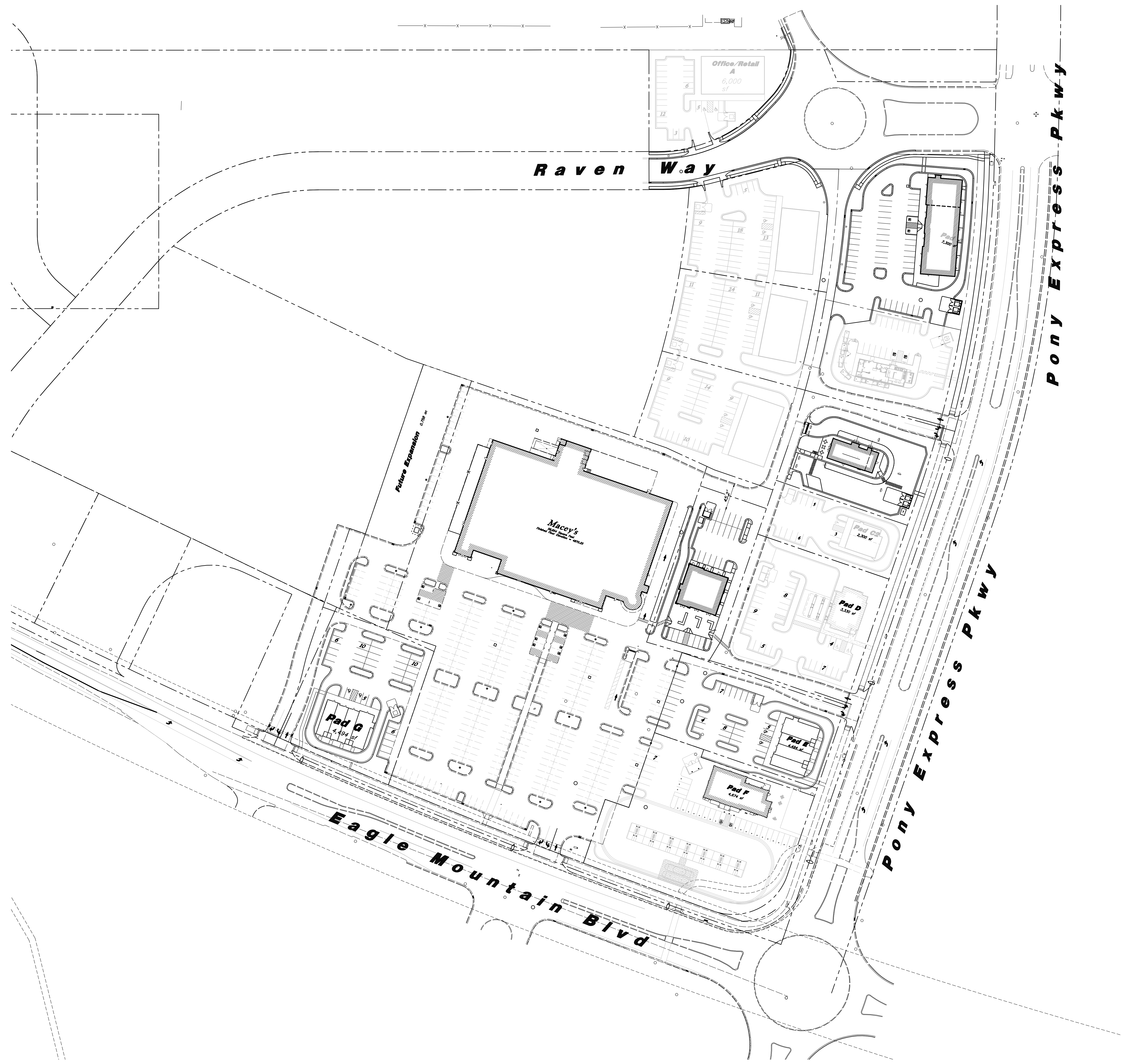
Eagle Mountain City Attorney _____

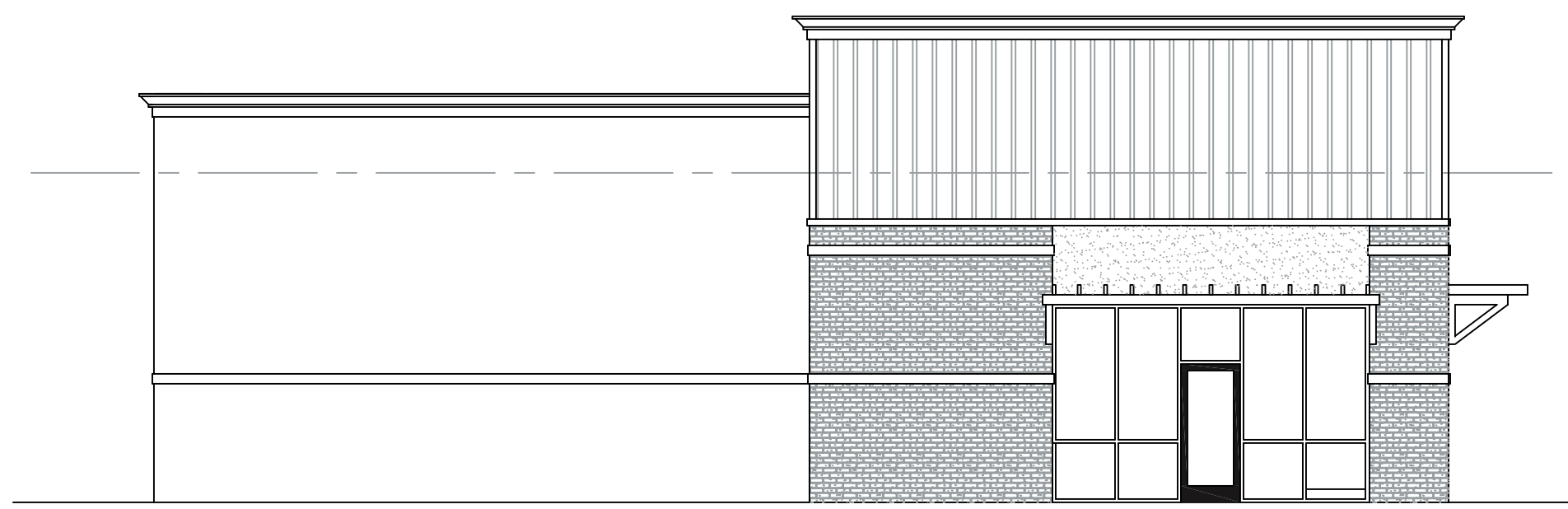
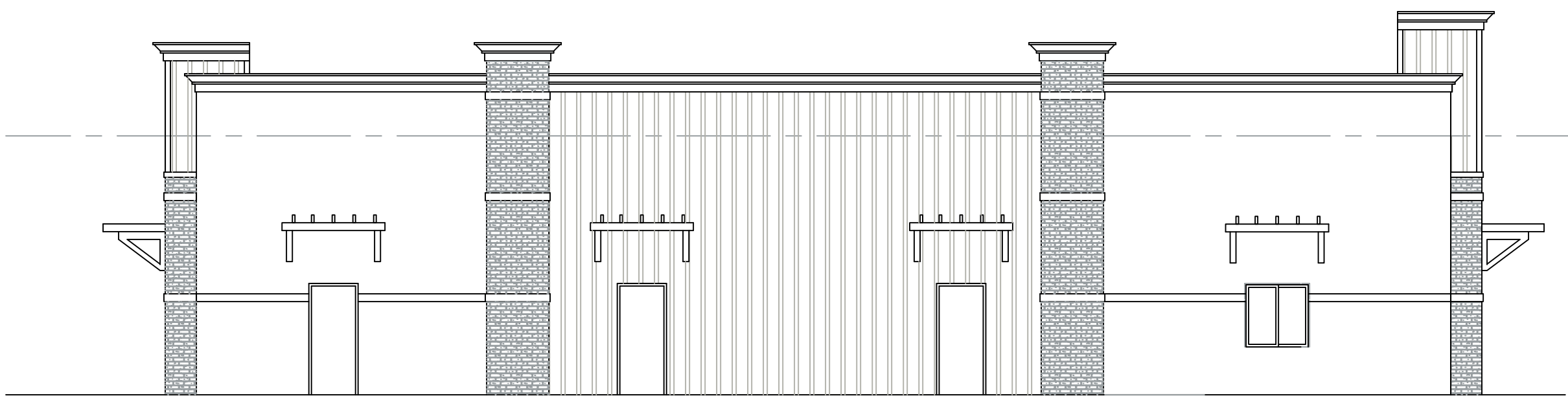
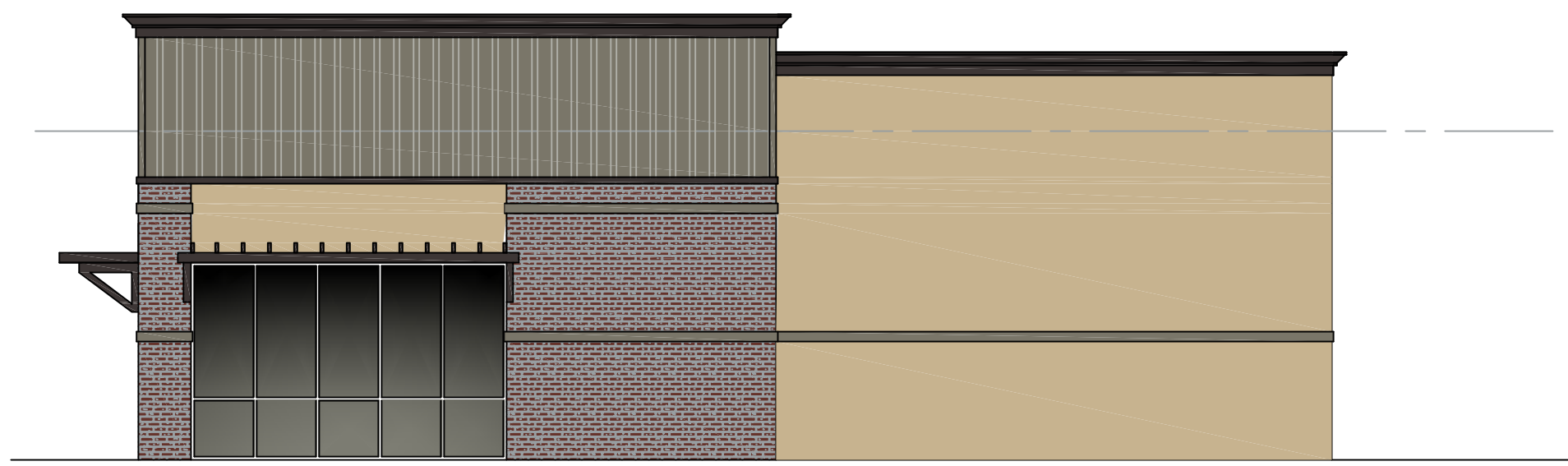


ANDERSON WAHLEN & ASSOCIATES

2010 North Redwood Road, Salt Lake City, Utah 84116
801.521-8529 - AWAengineering.net







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PROPOSED NEW STRIP BUILDING:
EAGLE MOUNTAIN TOWN CENTER

EAGLE MOUNTAIN
ELEVATIONS

ARCH. PROJECT NO: XX-XXX
DATE: 1/15/20
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

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DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL 1 of 1

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 8, 2022**

TITLE: PUBLIC HEARING - Marketplace at Eagle Mountain Town Center
Lot 11 Pad A

ITEM TYPE: Site Plan

APPLICANT: Bill Gaskill

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

Bill Gaskill has applied for site plan approval for a Pad building located on the Northwest corner of the intersection of Eagle Mountain Boulevard and Pony Express Parkway, also known as Marketplace at Eagle Mountain Town Center. The Marketplace at Eagle Mountain Town Center Master Site Plan and Preliminary plat were approved on August 18th 2020, with the development agreement being approved December 1st 2020. The property is zoned Commercial Community (CC).

ITEMS FOR CONSIDERATION:

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

- A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal *complies* with 17.100.050 A
- B. Screening Requirements: The project is located within a commercial district, and does not abut any agriculture or residential property, therefore it *complies* with 17.100.050 B
- C. Access Requirements: The pad building is accessed via an internal roadway that comes off of Raven Way. The width of the access is under 40' and *complies* with 17.100.050 C
- D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials and therefore does not provide off-street Truck Loading Space.
- E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E.
- F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer

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

17.72.030 A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building is located adjacent to Pony Express Parkway, but there is a drive-thru between the building and Pony Express Parkway, which prohibits pedestrian connections to the East elevation. A crosswalk is provided from Raven Way to the North to the front of the building across the drive-thru. It shall be up to the Planning Commission to determine if this complies with code.

17.72.030 A1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. The main entrance to the building is located on the West Elevation which opens to the main parking area with the rear (East elevation) facing toward Pony Express Parkway. It is the opinion of staff that the proposal doesn't orient the building to the road or a pedestrian way. As there are no entrances on the East elevation and a pedestrian access is provided from the north the Planning Commission may determine if this is appropriate or not.

17.72.030 B Requires surface parking to be located to the rear or side of the building, and that parking should not be located between any commercial building and the street. All parking is located to the rear of the building, thus this project *complies* with 17.72.030 B.

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

17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The proposed Pad site elevations are similar in look to the approved Marketplace at Eagle Mountain Town Center pad site elevations, and have been updated to include color schemes closer to those used in already approved pad buildings, it is the opinion of staff that elevations largely comply with code.

17.72.040 B states "the main entrance of a structure should orient to

major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico. The main entrance of the structure orients towards the parking area, with the rear (East elevation) being the most plain of the elevations. Staff recommends additional details and features, such as awnings, be added to the East elevation.

17.72.040 C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple roof planes and heights and a decorative parapet therefore it *complies* with 17.72.040 C.

17.72.040 D requires vertical and horizontal articulation. The building includes columns, awnings, and use of different materials providing visual articulation in *compliance* with 17.72.040 D

17.72.040 E1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposal uses reveals, awnings, columns, decorative trim and molding, decorative doors and windows, however, not all of the features are used on the rear (East Elevations).

17.72.040 F2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the The North, South, and East elevation include large featureless surface or if you feel they comply with this standard.

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

Parking

Retail establishments require 1 stall per 300 square feet of gross floor area and a maximum of 1 stall per 200 square feet of gross floor area. The 5,758 SF of retail therefore requires between 20 and 29 Parking Stalls

Restaurants with drive-through require 1 parking stall per 125 square feet.

The 2,342 SF Restaurant with drive thru requires 19 Parking Stalls

Therefore this project requires a minimum of 39 parking stalls, and provides 46 stalls in *COMPLIANCE* with the parking standard

Drive Through

The proposal has a drive through which must meet the standards of 17.75.069 including up to 120 feet of stacking space.

Bike Racks

Per 17.35.050 K bike racks should be provided

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a site plan can be found in EMMC 17.100. The Marketplace at Eagle Mountain Town Center development agreement should also be considered with reviewing this application.

RECOMMENDATION:

We recommend the Planning Commission recommend approval of the Marketplace at Eagle Mountain Town Center Lot 11 Pad A Site Plan to the City Council for the reasons in the staff report and in the meeting with the following conditions:

1. Additional architectural details be added to the East Elevation so that it approaches the appearance of the West Elevations
2. Chosen design elements be used on all four elevations in accordance with 17.72.040 E1

ATTACHMENTS:

Civil and Landscape Plans
Elevations

The Marketplace at Eagle Mountain Town Center Lot 11

Eagle Mountain Boulevard & Pony Express Eagle Mountain, Utah, 84043

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Ballard	PVC	Polyvinyl Chloride
BRW	Finish Grade - Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade - Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter	Existing Improvements	Existing Asphalt
Proposed Open Face C & G	Existing Asphalt	Existing Concrete
Proposed Asphalt	Existing Inlet Box	Existing Catch Basin
Proposed Concrete	Existing Manhole	Existing Fire Hydrant
Proposed Truncated Domes	Existing Water Valve	Existing Overhead Power Line
Proposed Inlet Box	Existing Water	Existing Sewer
Proposed Catch Basin	Existing Secondary Water	Existing Storm Drain
Proposed Manhole	Existing Gas	Existing Power
Proposed Transformer	Existing Telephone	Existing Fence
Proposed Meter Box	Existing Power Line	Flowline
Proposed Water Meter	Existing Telephone	Centerline
Proposed Combo Box	Existing Power Line	Existing Contour
Proposed Fire Hydrant	Existing Telephone	Existing Spot
Proposed Water Valve	Existing Telephone	Existing Light Pole
Proposed Water Line	Existing Telephone	Existing Street Light
Proposed Sanitary Sewer	Existing Telephone	Existing Building
Proposed Storm Drain	Existing Telephone	Existing Telephone Box
Proposed Conduit Line	Existing Telephone	Existing Power Meter
Proposed Power Line	Existing Telephone	Existing Electrical Box
Proposed Gas Line	Existing Telephone	Existing Electrical Cabinet
Proposed Fire Line	Existing Telephone	Existing Gas Meter
Proposed Secondary Water Line	Existing Telephone	Existing Water Meter
Proposed Roof Drain	Existing Telephone	Existing Irrig. Control Box
Proposed Fence	Existing Telephone	Existing Ballard
Ridge line	Existing Telephone	Existing Hose Bib
Grade Break	Existing Telephone	Working Point
Proposed Contour	Existing Telephone	Existing Deciduous Tree
Direction of Drainage	Existing Telephone	Existing Coniferous Tree
Proposed Spot	Existing Telephone	Detail Number
ADA Accessible Route	Existing Telephone	Sheet Number
Property Line	Existing Telephone	
Sawcut Line	Existing Telephone	
Proposed Light Pole	Existing Telephone	
Proposed Street Light	Existing Telephone	
Proposed Building	Existing Telephone	
Existing Power Pole	Existing Telephone	
Existing Power Pole w/ Guy	Existing Telephone	
Existing Utility Marker	Existing Telephone	
Existing Post	Existing Telephone	



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
CL.1	Site Plan
C2.1	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
C5.2	Erosion Control Details
L1.1	Landscape Plan
L2.1	Irrigation Plan
L3.1	Landscape & Irrigation Details

Eagle Mountain City General Notes

- 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 1½" 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 (¾" 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 ⅝" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain, Utah County, Utah and Incorporated Areas Map Number 49049C0275F dated 19 June, 2020 (Not Printed). Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."

Basis of Bearings

A line between monuments found for Southwest Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

Benchmark

Brass Cap Monument for the South Quarter Corner of Section 12, T6S, R2W, SLB&M Assigned elevation using GPS methods
Elevation = 4865.18 feet
Utah County Surveyor Tie Sheet, Published 2 April, 2002 Observed 16 September, 2020

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - awhengineering.net

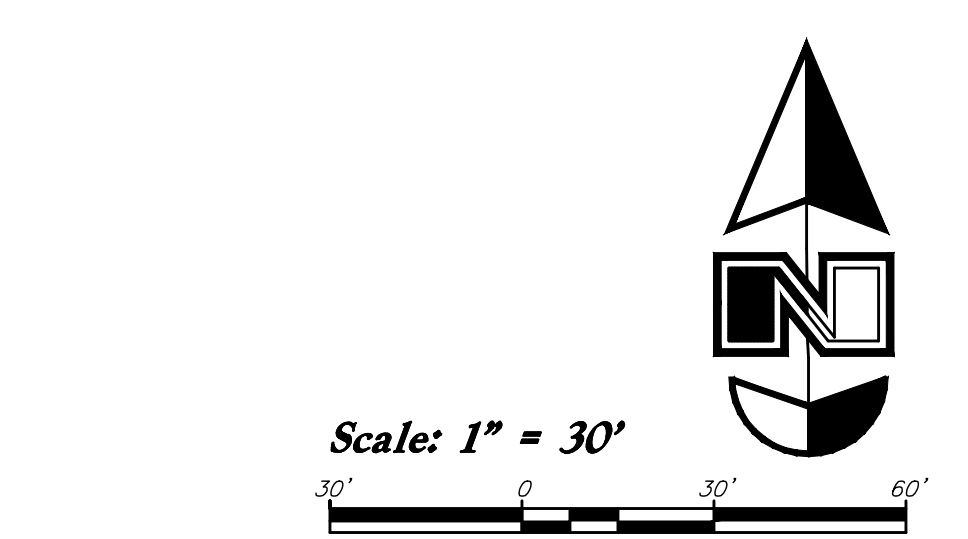
Cover Sheet
The Marketplace at
Eagle Mountain Town Center Lot 11
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

REGISTERED PROFESSIONAL ENGINEER
SHAUN A. YOUNG
2/2/22
STATE OF UTAH

31 Jan, 2022

SHEET NO.

C0.0



CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

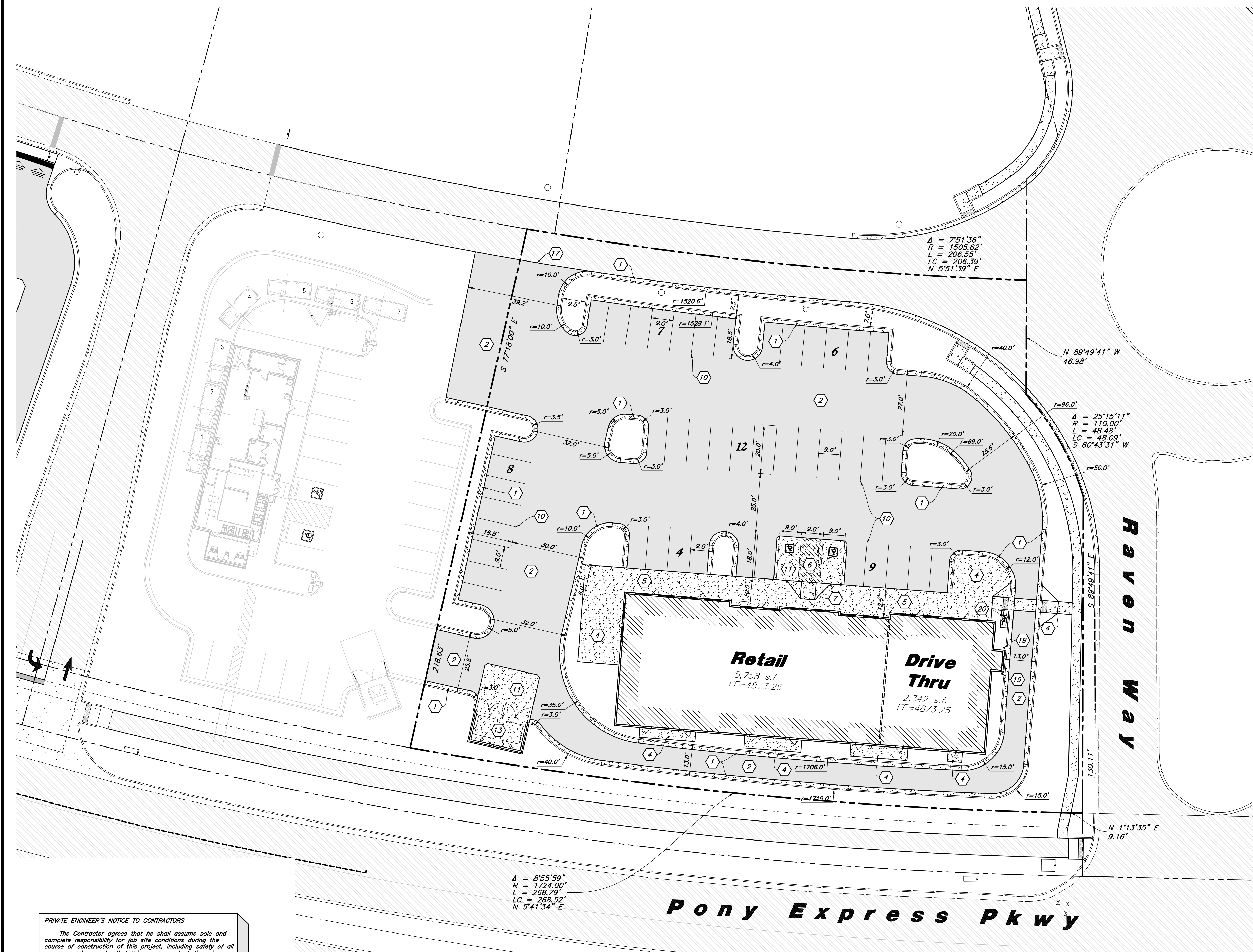
Know what's below.



Call 811 before you dig.



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



Site Data
Site Area = 53,973 s.f. (1.239 ac.)
Landscape Area Provided = 9,018 s.f. (16.7%)
Impervious Area Provided = 36,855 s.f. (68.3%)
Building Area = 8,100 s.f. (15%)
Drive Thru = 2,342 s.f.
Retail = 5,758 s.f.
Parking Required
Drive Thru = 1/125 s.f. = 19 stalls
Retail = 1/200 s.f. Max/1/300 s.f. Min = 29/20 stalls
Min. Parking Required = 39 stalls
Max. Parking Allowed = 48 stalls
Parking Provided = 48 stalls

- Site Construction Notes**
- Const. 24" Curb & Gutter (C4.1)
 - Const. Asphalt Paving Section (C4.1)
 - Transformer; See Electrical Plans
 - Const. Conc. Sidewalk (C4.1)
 - Const. Thickened Edge Sidewalk (C4.1)
 - Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C4.3)
 - Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheet C2.2) (C4.3)
 - Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C4.3)
 - Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (C4.3)
 - Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness (C4.1)
 - Const. Conc. Paving (C4.1)
 - Sawcut; Provide Smooth Clean Edge (C4.2)
 - Trash Enclosure (C4.2)
 - Const. Directional Arrows per MUTCD
 - Const. 24" White Stop Bar
 - Const. Stop Sign per MUTCD R1-1
 - Conn. & Match Existing Improvements
 - Const. Landscaping (Coordinate w/ Landscape Plan) (C4.3)
 - Const. 6" Conc. Bollard (C4.3)
 - Const. Bike Rack (C4.1)

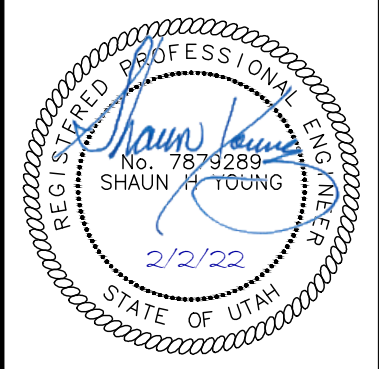
- General Site Notes:**
- All dimensions are to back of curb unless otherwise noted.
 - Fire lane markings and signs to be installed as directed by the Fire Marshal.
 - Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
 - Const. curb transition at all points where curb abuts sidewalk, see detail.
 - Contractor shall place asphalt paving in the direction of vehicle travel where possible.
 - Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

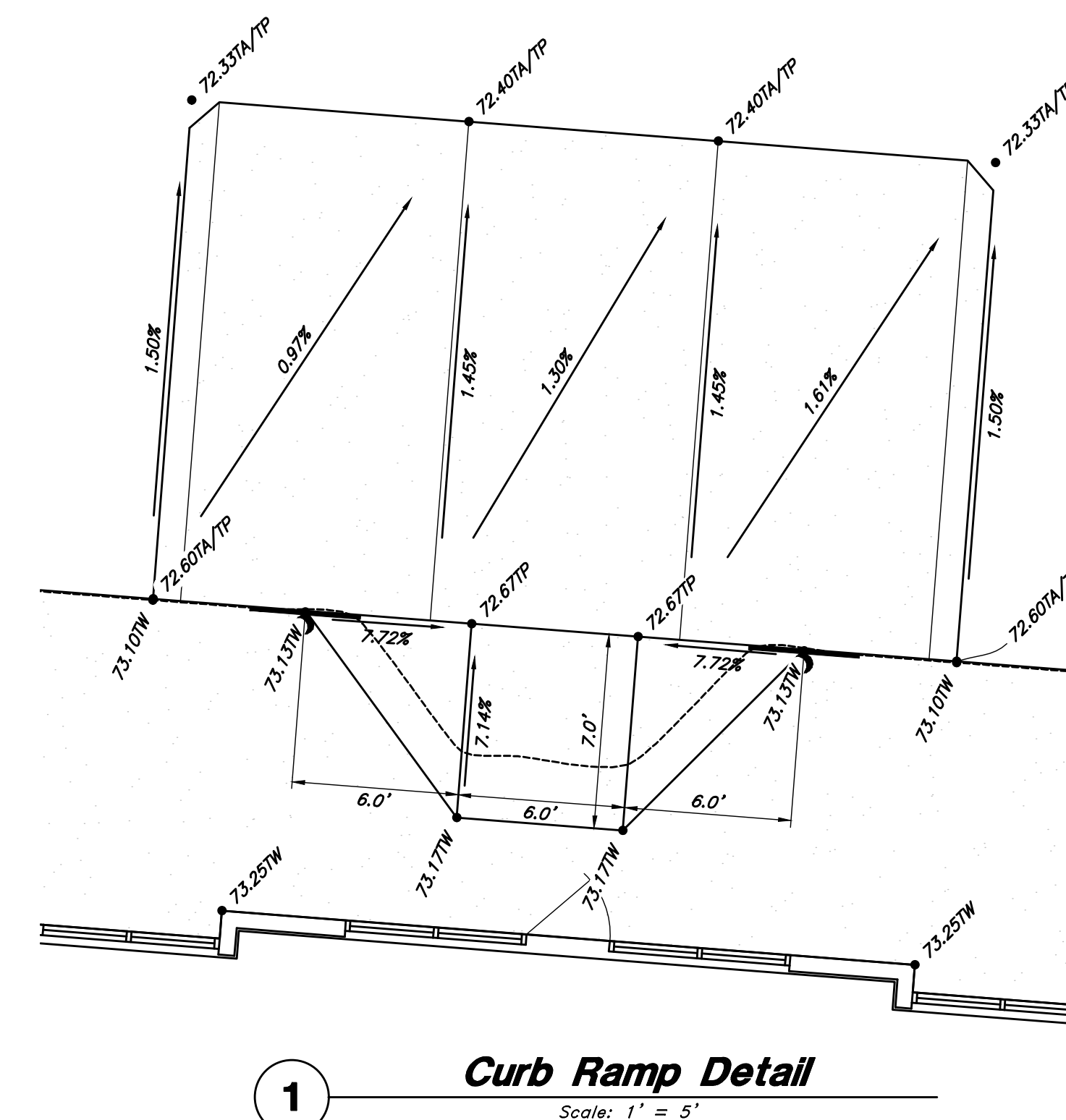
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16,789,889
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 321-8529 - AWahlen@engineering.net

Site Plan
The Marketplace at
Eagle Mountain Town Center Lot 11
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



31 Jan, 2022
SHEET NO.
C1.1





1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades on the plan; where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%.
3. Refer to the Site Plan for sidewalk dimensions.

C2.1

Sewer Key Notes:

- 1

Const. Wye SS Connection
Flout6"=4864.91
FLin6"=4864.91
FLin4"=4864.91
- 2

Const. 6" C.O.T.G.
Flout6"=4865.45
FLin6"=4865.45
- 3

Const. 6" C.O.T.G.
Flout6"=4865.78
FLin6"=4865.78
- 4

Const. 4" C.O.T.G.
Flout4"=4865.09
FLin4"=4865.09
- 5

Const. 5" Sampling MH
Rim=4871.80
Flout4"=4865.23
FLin4"=4865.43
- 6

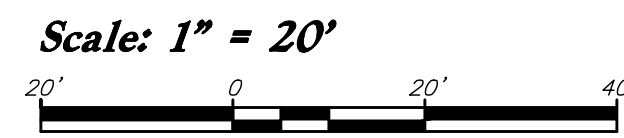
Const. Grease Interceptor
Rim=4871.66
Flout4"=4865.67
FLin4"=4866.00
- 7

Const. 4" C.O.T.G.
Flout4"=4866.16
FLin4"=4866.16
- 8

Const. 4" C.O.T.G.
Flout4"=4866.52
FLin4"=4866.52
- 9

Const. 4" C.O.T.G.
Flout4"=4867.11
FLin4"=4867.11
- 10

6" Sewer Conn.
FL=4866.27



General Utility Notes:

- All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines, and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
- Copper Pipe (Up to 3 inches diameter): Type 'K'.

Water Main Lines and Fire Lines

- Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 200

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

- 10" pipes or smaller - Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" pipes or larger - Advanced Drainage System (ADS) HP Storm Pipe, ASTM F2881 or AASHTO M330

CAUTION :

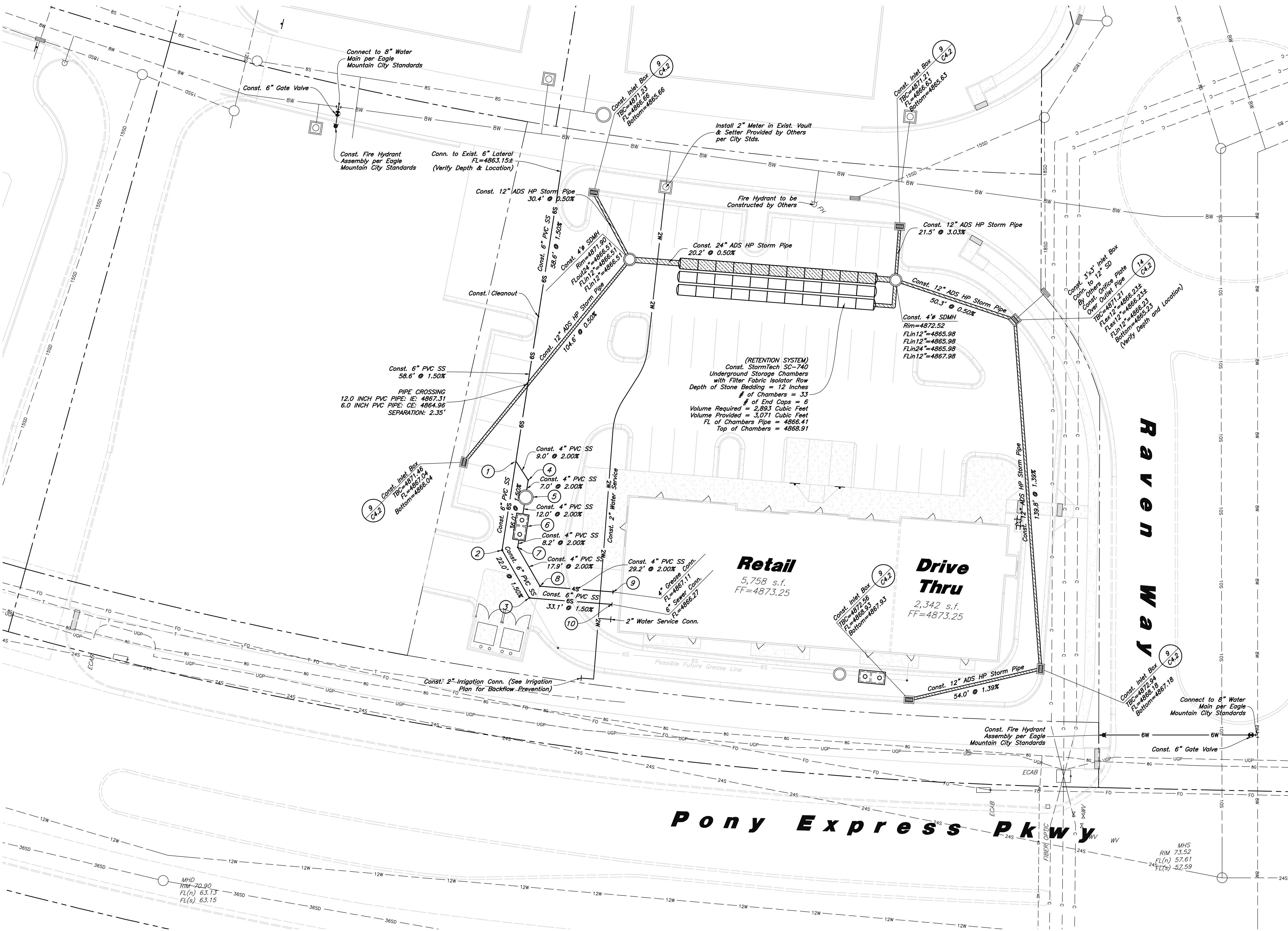
The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

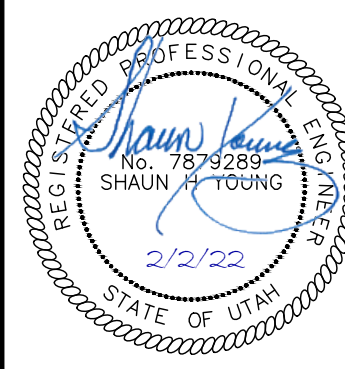
Onsite Utility Connection Notes:

- Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
- Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
- Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.



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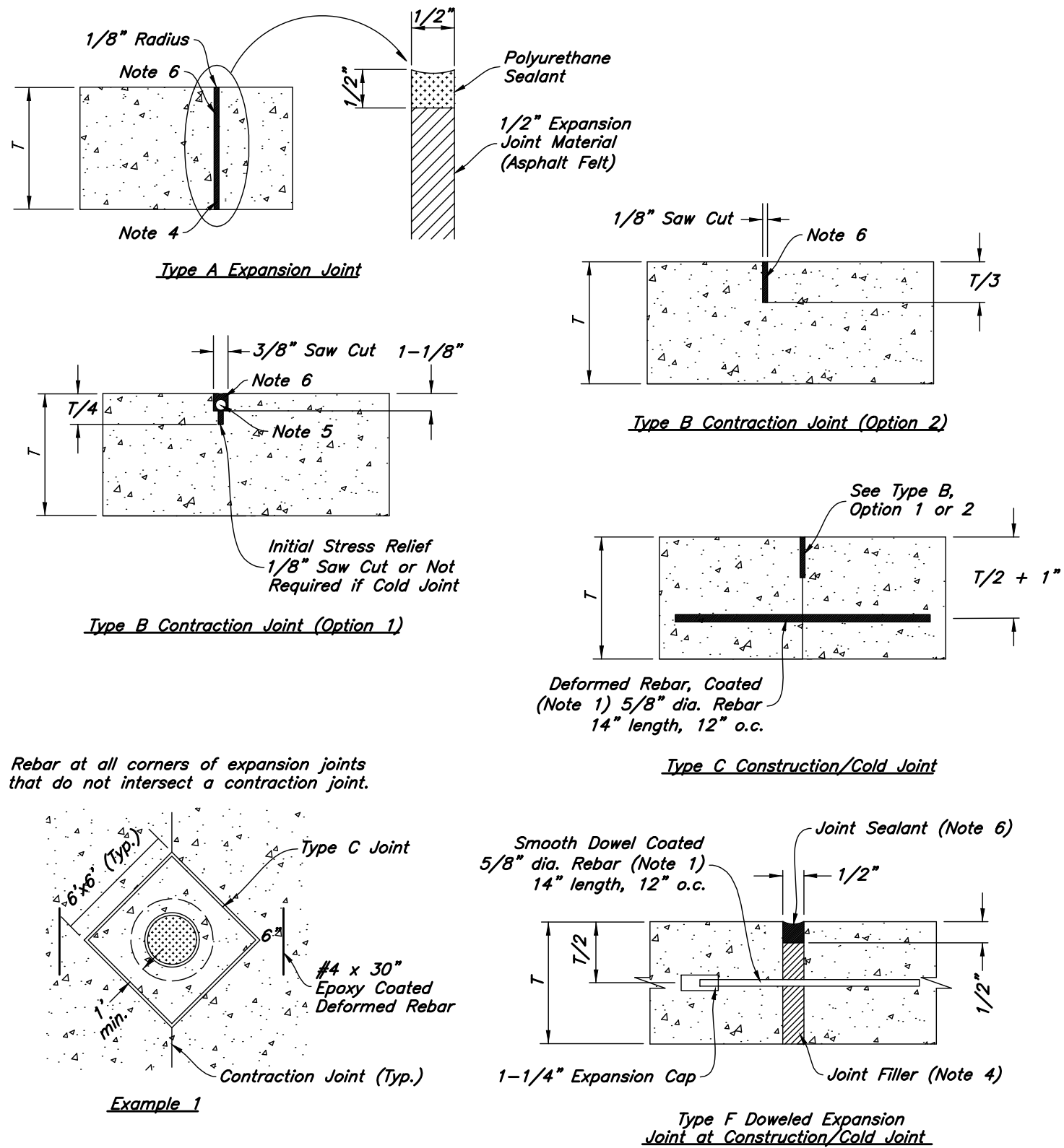
Utility Plan
The Marketplace at
Eagle Mountain Town Center Lot 11
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah



31 Jan, 2022
SHEET NO.
C3.1

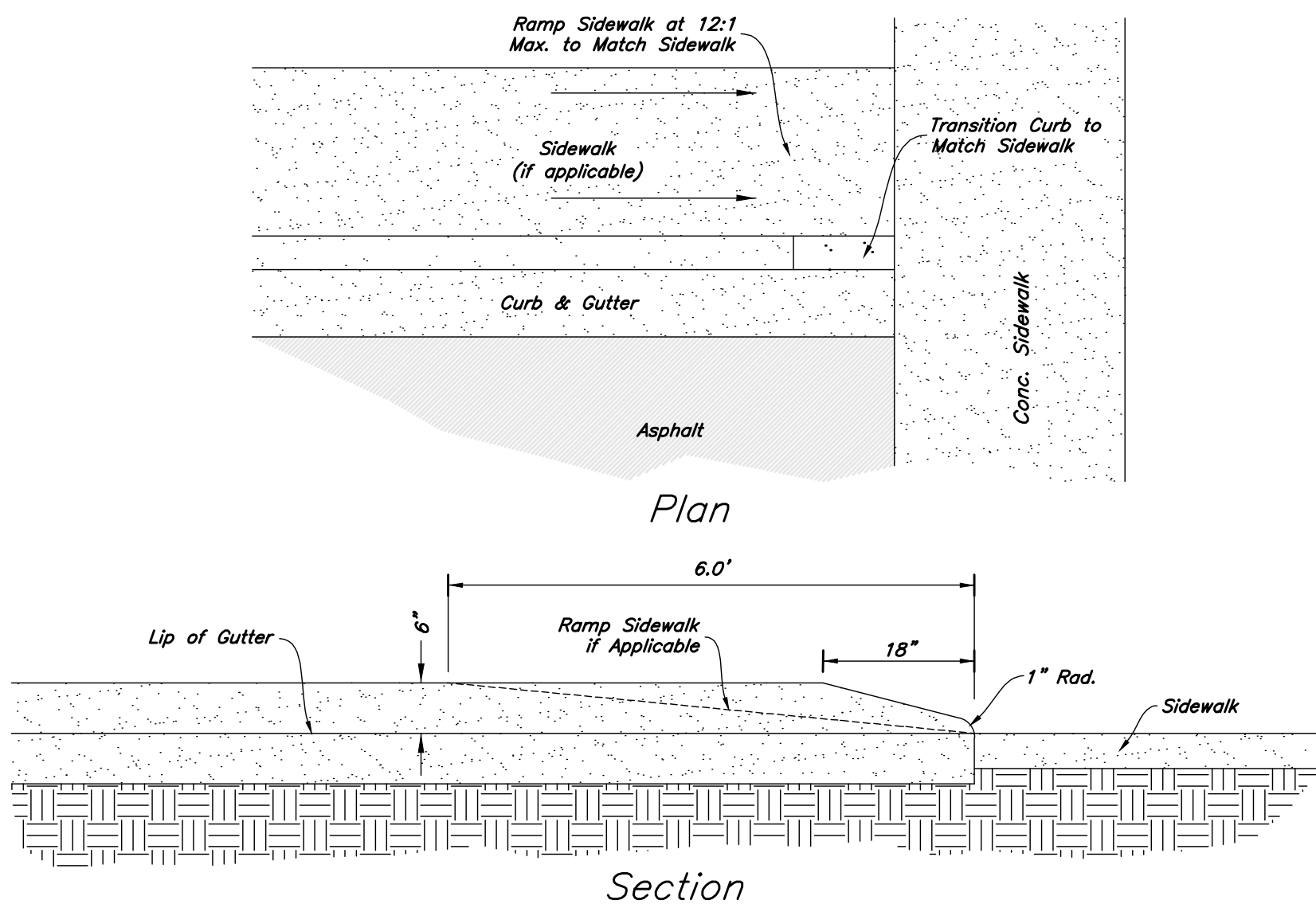
Know what's below. **811**
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www.bluestakes.org
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1. **REINFORCEMENT:** ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.
- A. Space rebar and dowels at 12 to 15 inches on center.
- B. Grease dowels to provide movement in expansion joints.
- C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.
2. **SAWING:** Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.
3. **JOINTS:** Lay out joints to aid construction and control random cracking.
- A. Joint Spacing shall be 12 feet maximum on center in both directions.
- B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
- C. Make adjustments in joint locations to meet inlet or manhole locations.
- D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.
4. **JOINT FILLER:** Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.
5. **BACKER ROD:** Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.
6. **JOINT SEALANT:** Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



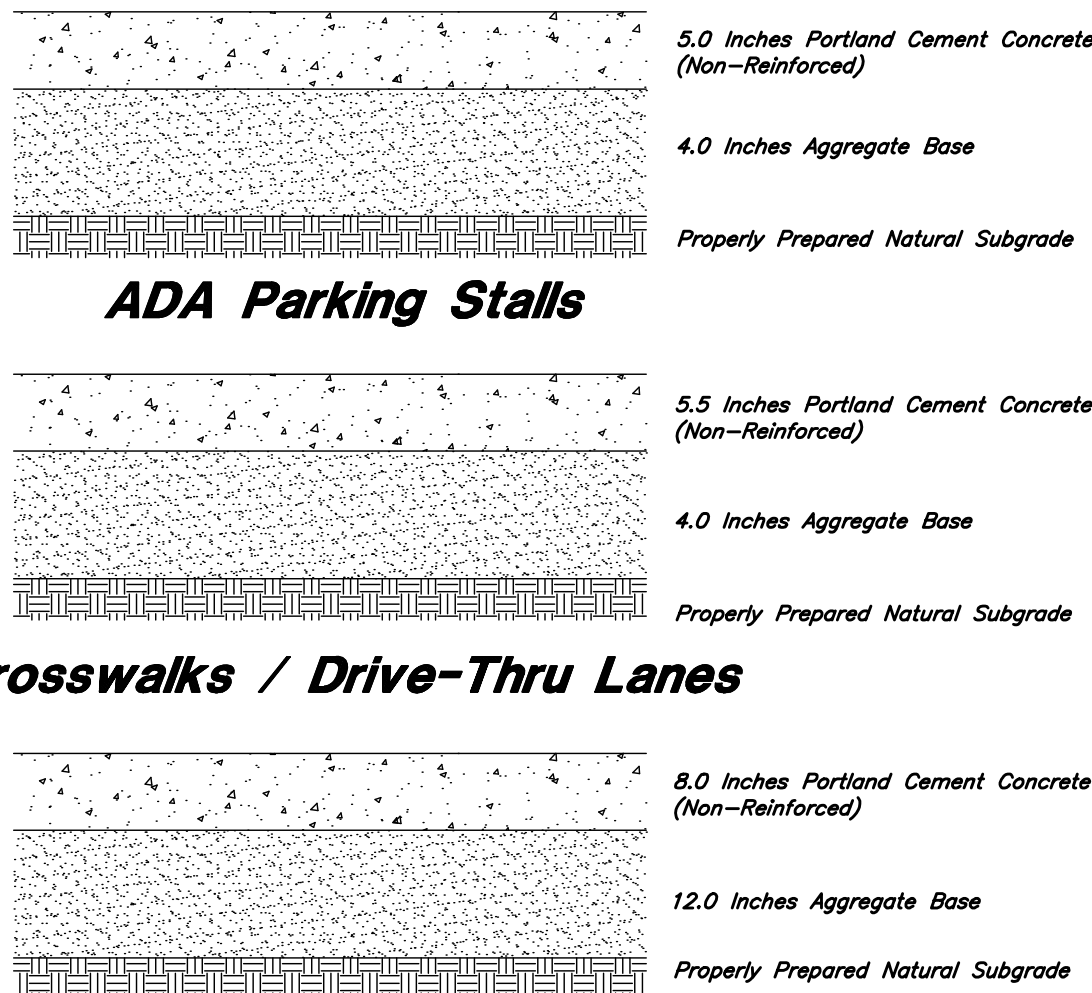
Concrete Joint Detail

Not to Scale



Curb Transition

Not to Scale



Dumpster Pads

Concrete Paving Section

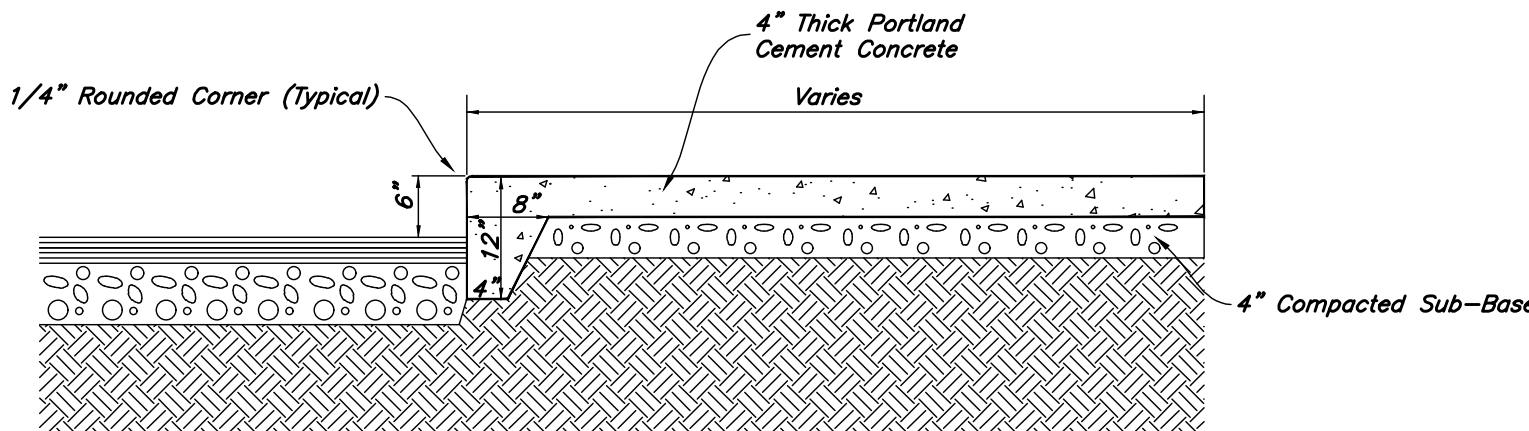
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at the start of end of curb radius.



Thickened Edge Walk

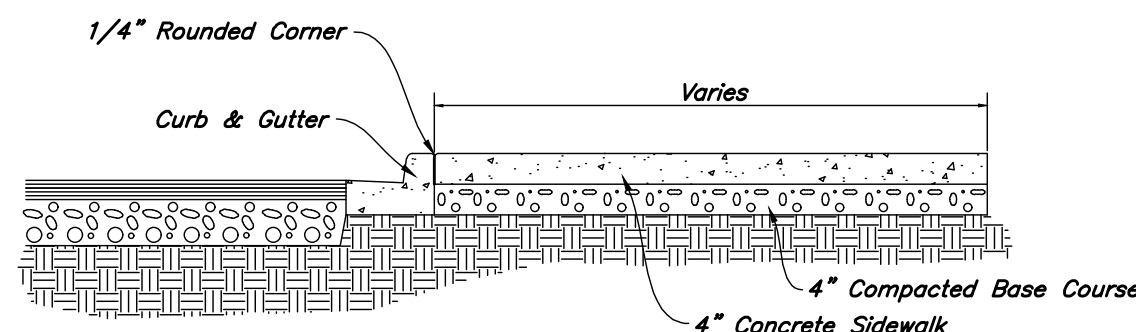
Not to Scale

Contraction Joints

- A. Spacing = 10' O.C.

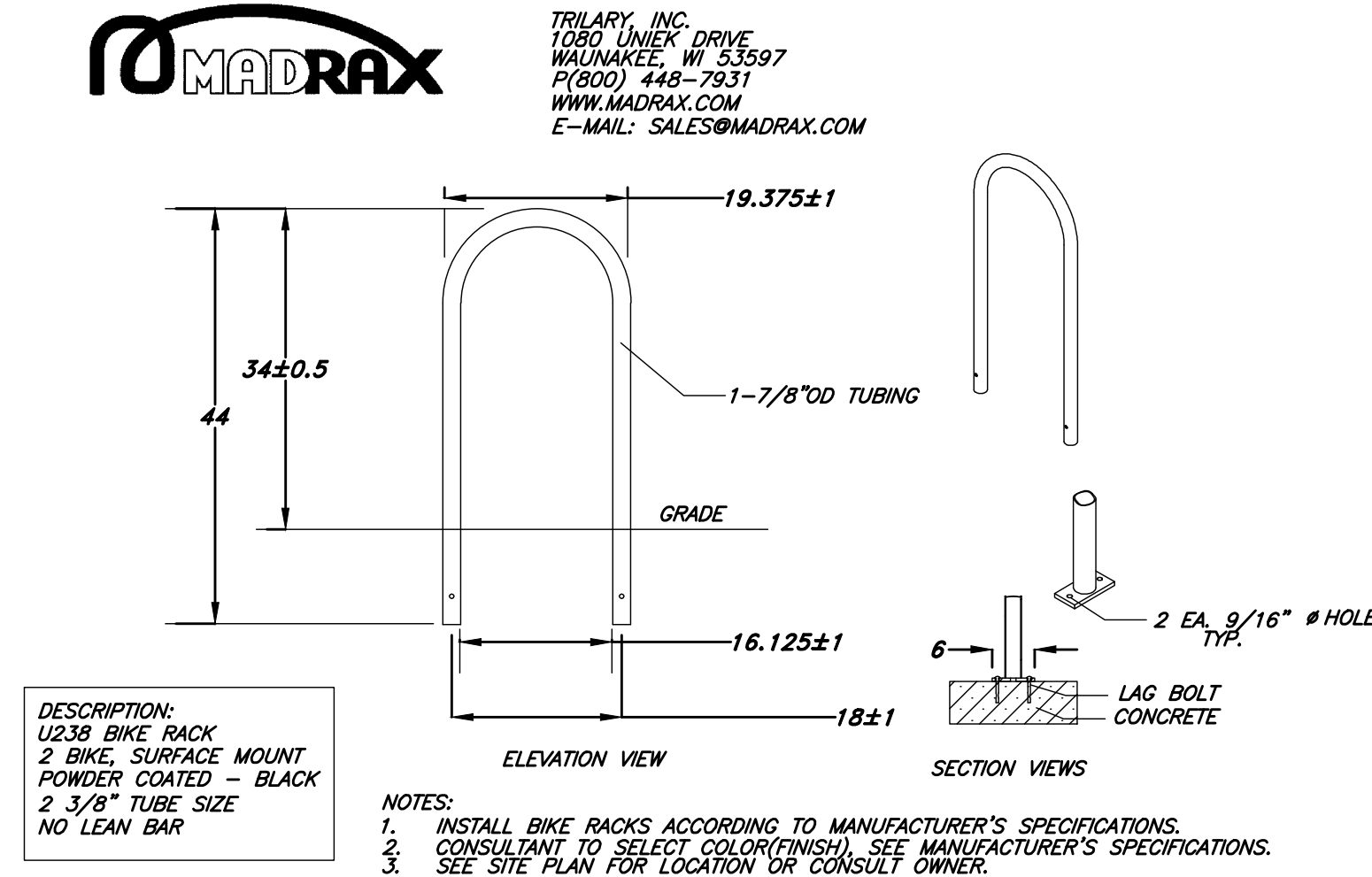
Expansion Joints

- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at the start of end of curb radius.



Typical Sidewalk Detail

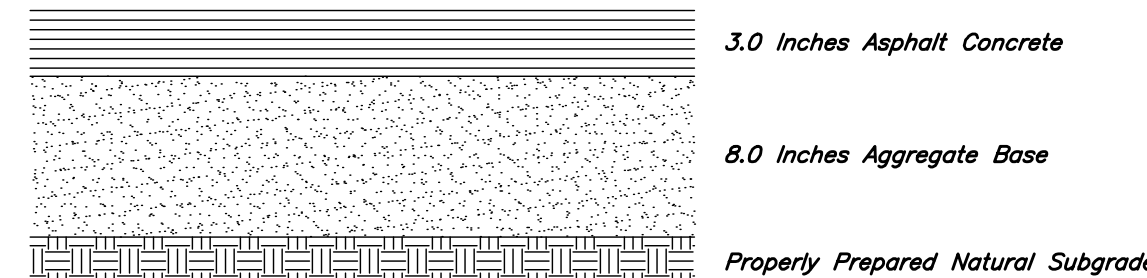
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Bike Rack

Not to Scale

1. See Geotechnical Report for Project

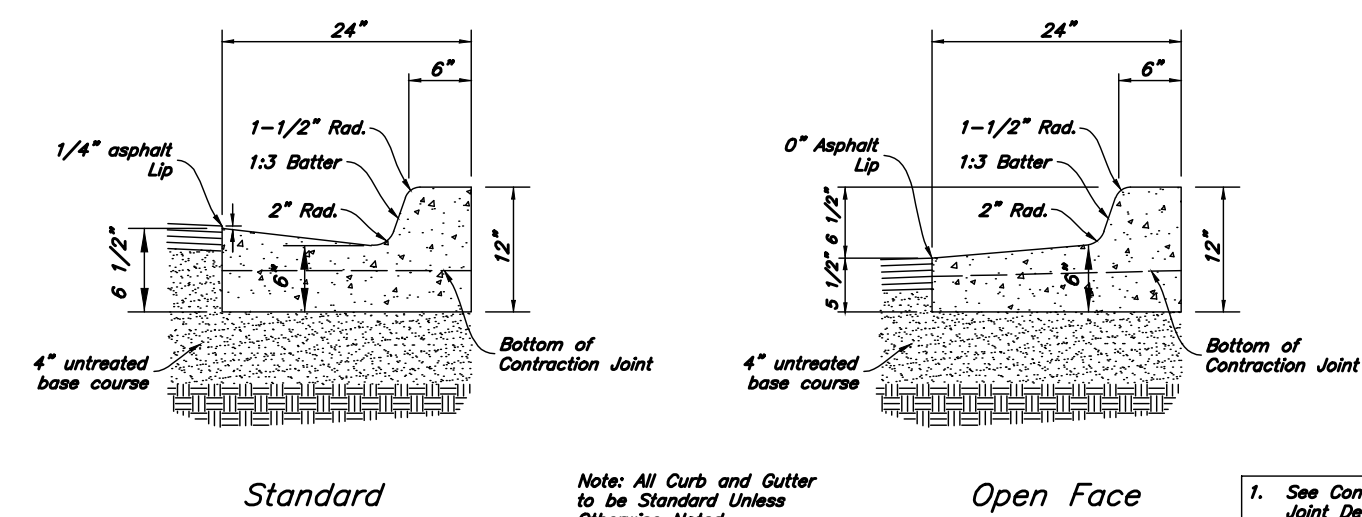


Standard Paving

Asphalt Paving Section

Not to Scale

1. Contraction Joints
- A. Spacing = 10' o.c., see joint detail
- B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
- A. Make expansion joints full depth, see joint detail
- B. Place expansion joint at all cold joints
- C. Expansion joints are required at ends of all radii 0.08.
- D. Required 5'-0" on each side of drainage structures
- E. Required at 90'-0" maximum intervals in straight curb and gutter
- F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (5" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



24" Curb And Gutter

Not to Scale

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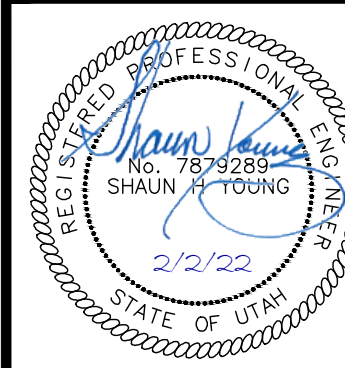
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Details

The Marketplace at Eagle Mountain Town Center Lot 11

Eagle Mountain Boulevard & Pony Express Parkway

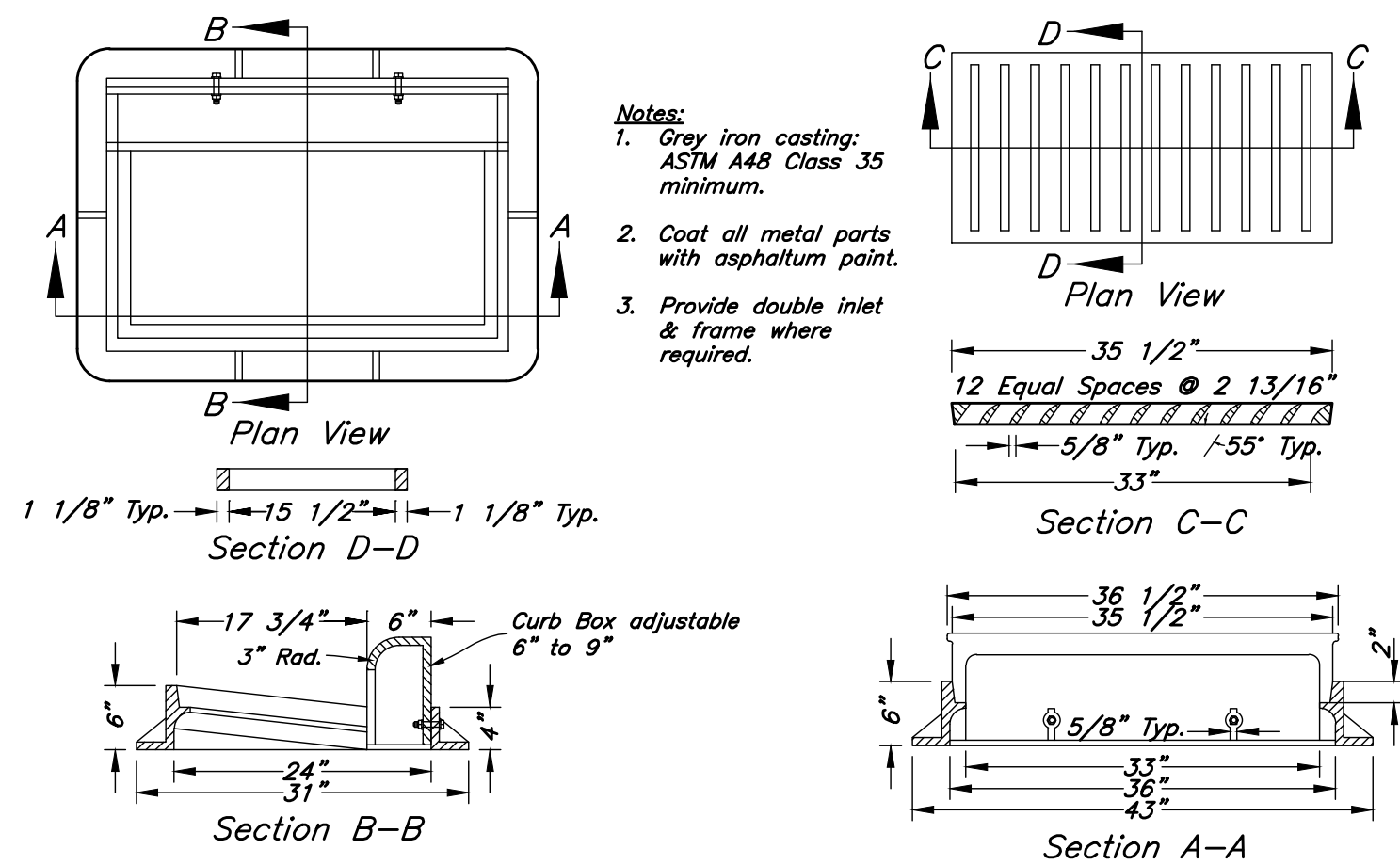
Eagle Mountain, Utah



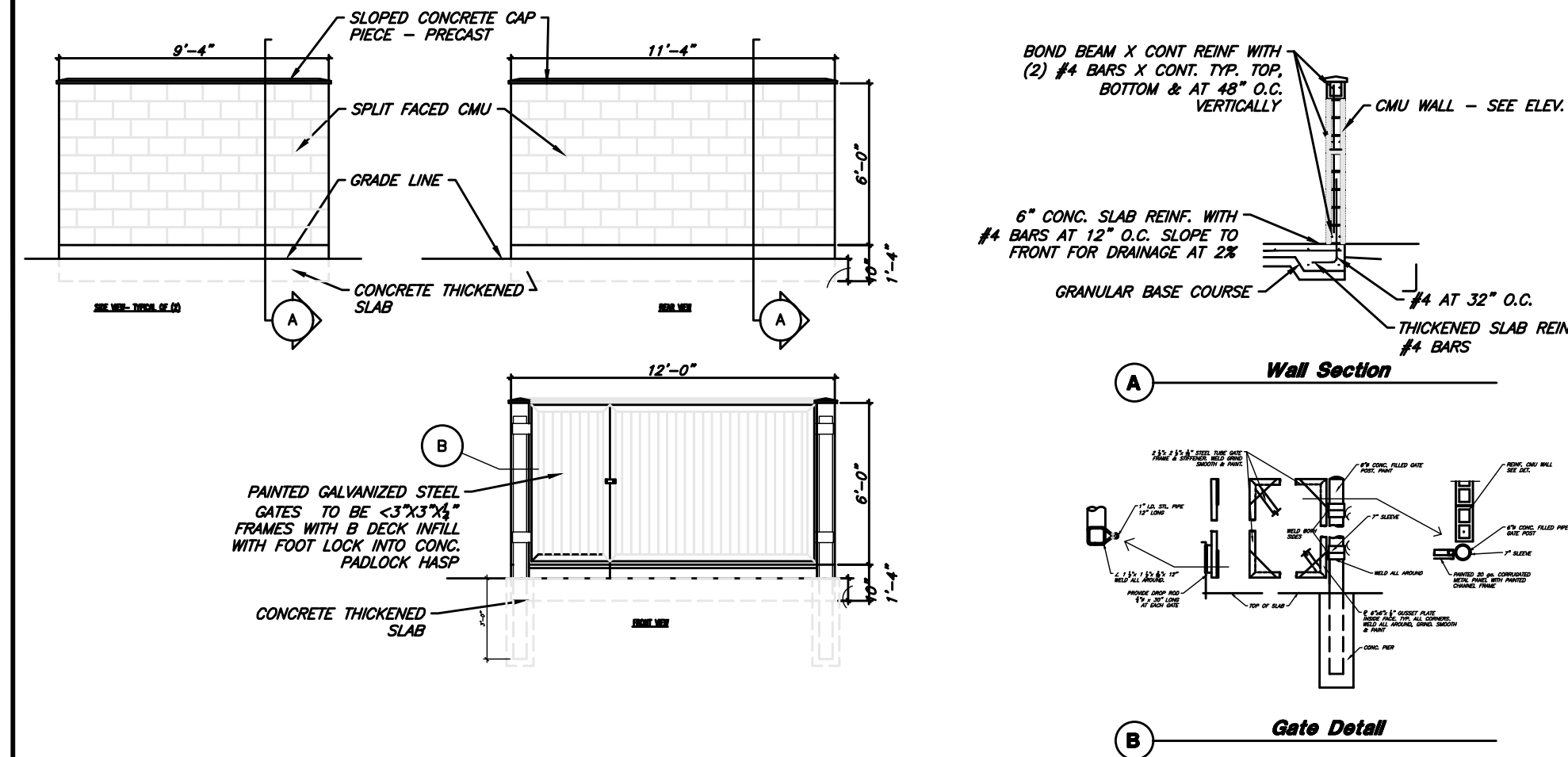
31 Jan, 2022

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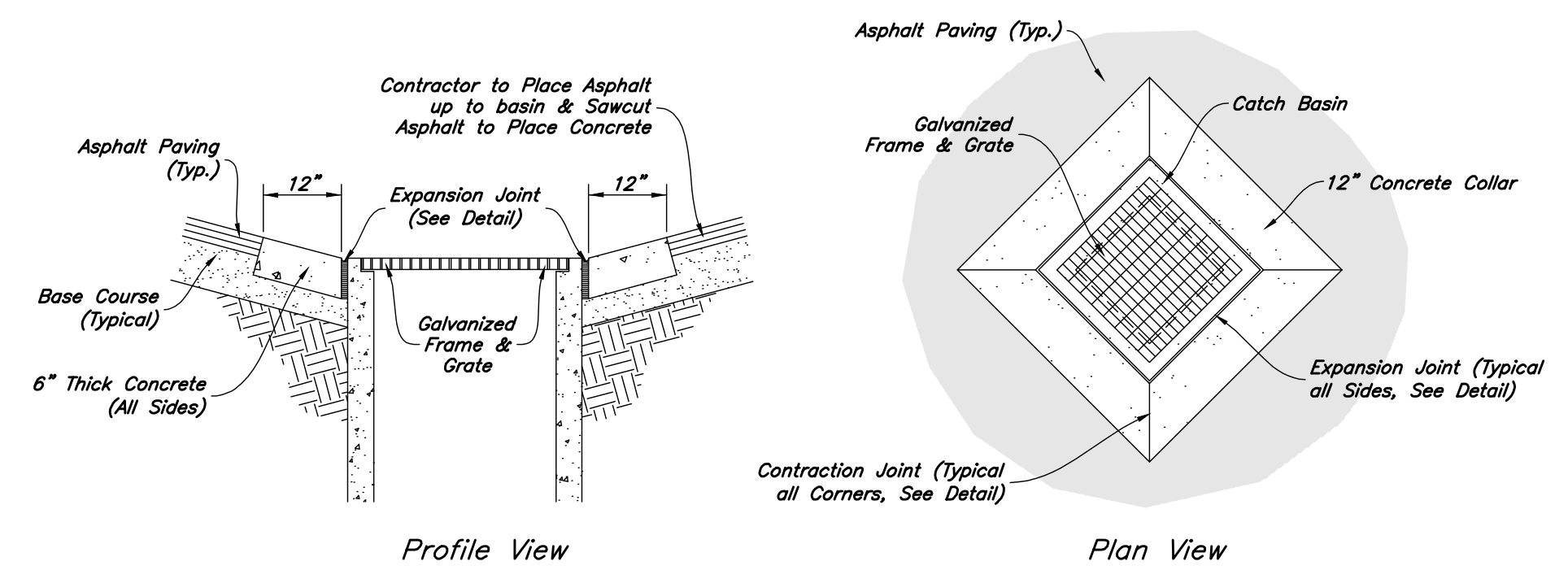
C4.1



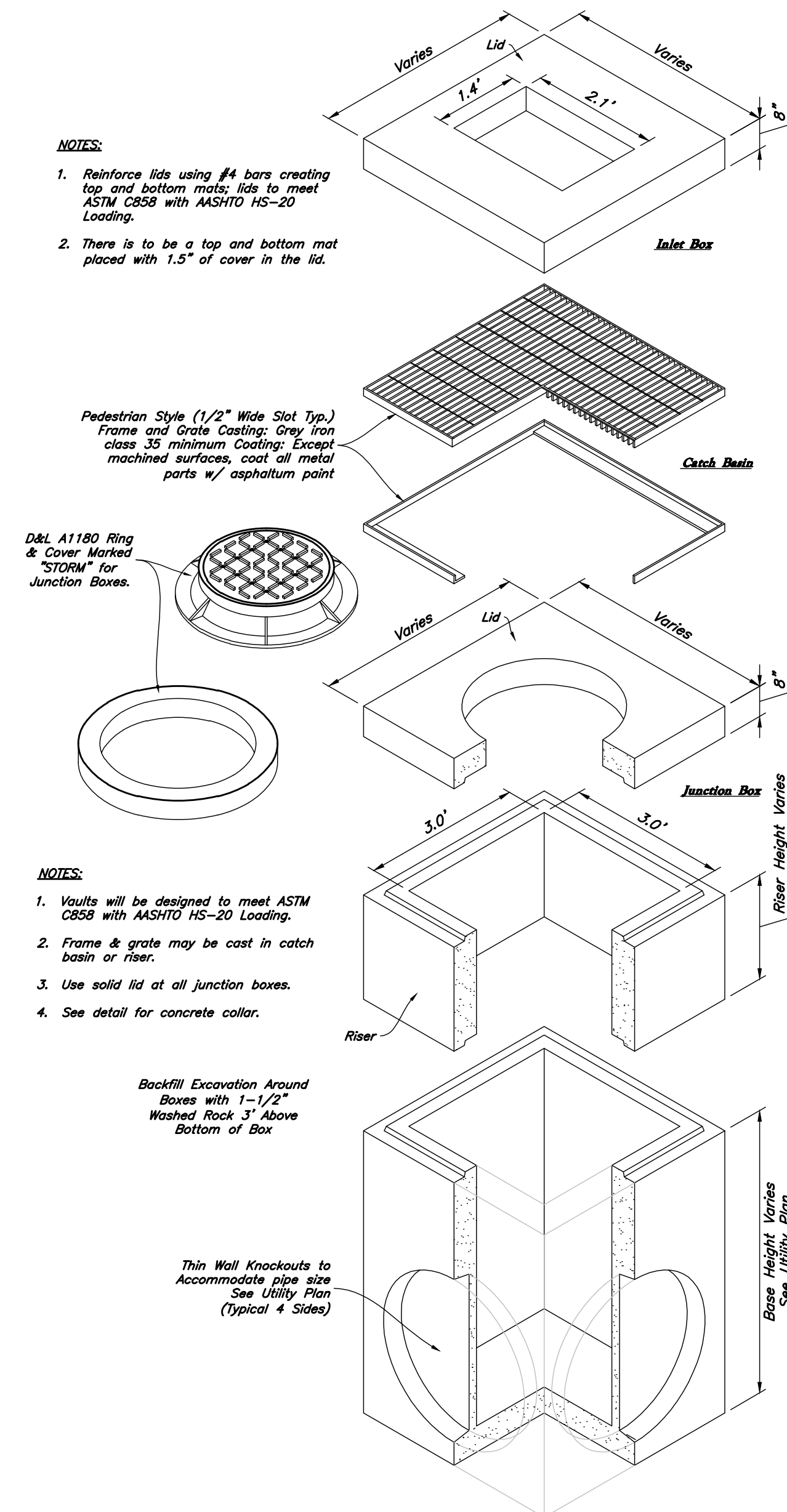
15 Inlet Grate Frame
Not to Scale



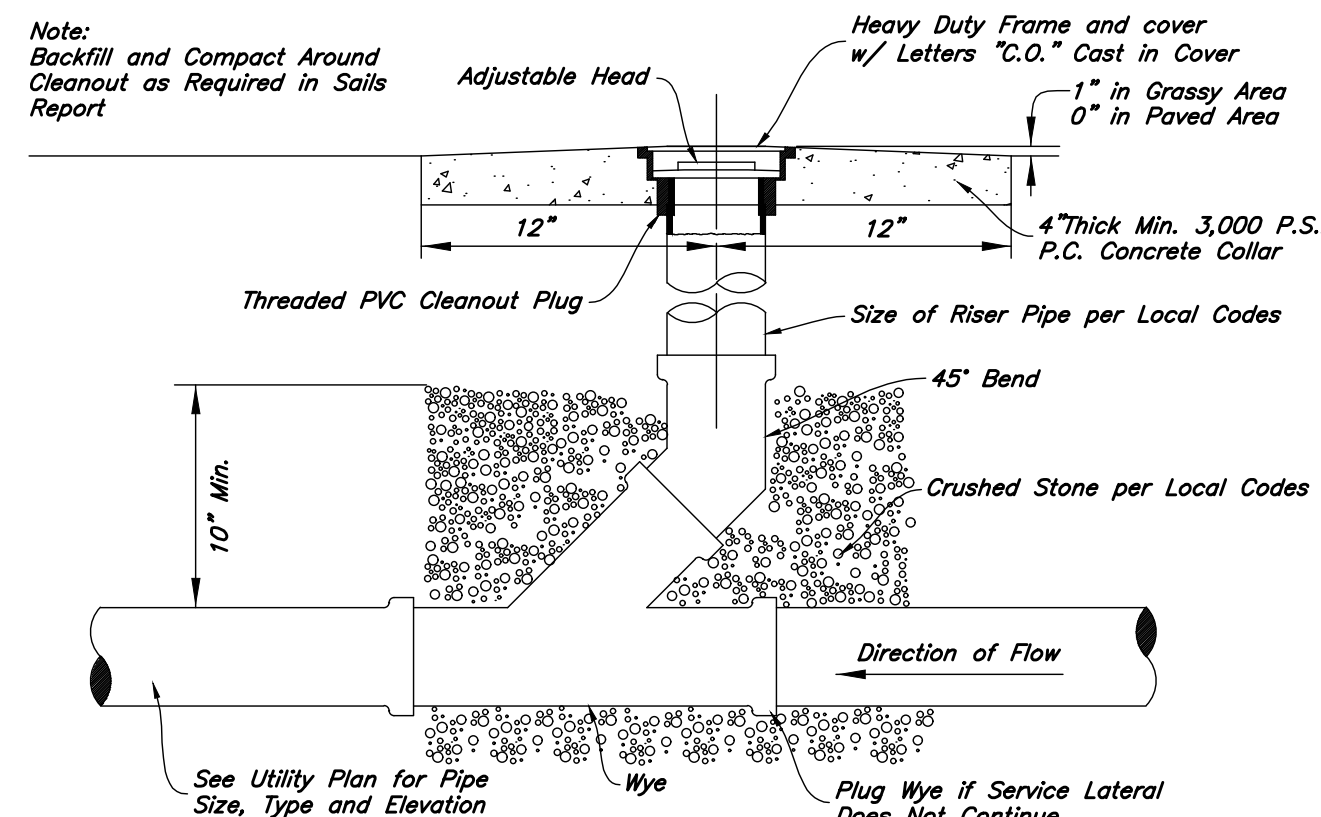
13 Trash Enclosure Detail
Not to Scale



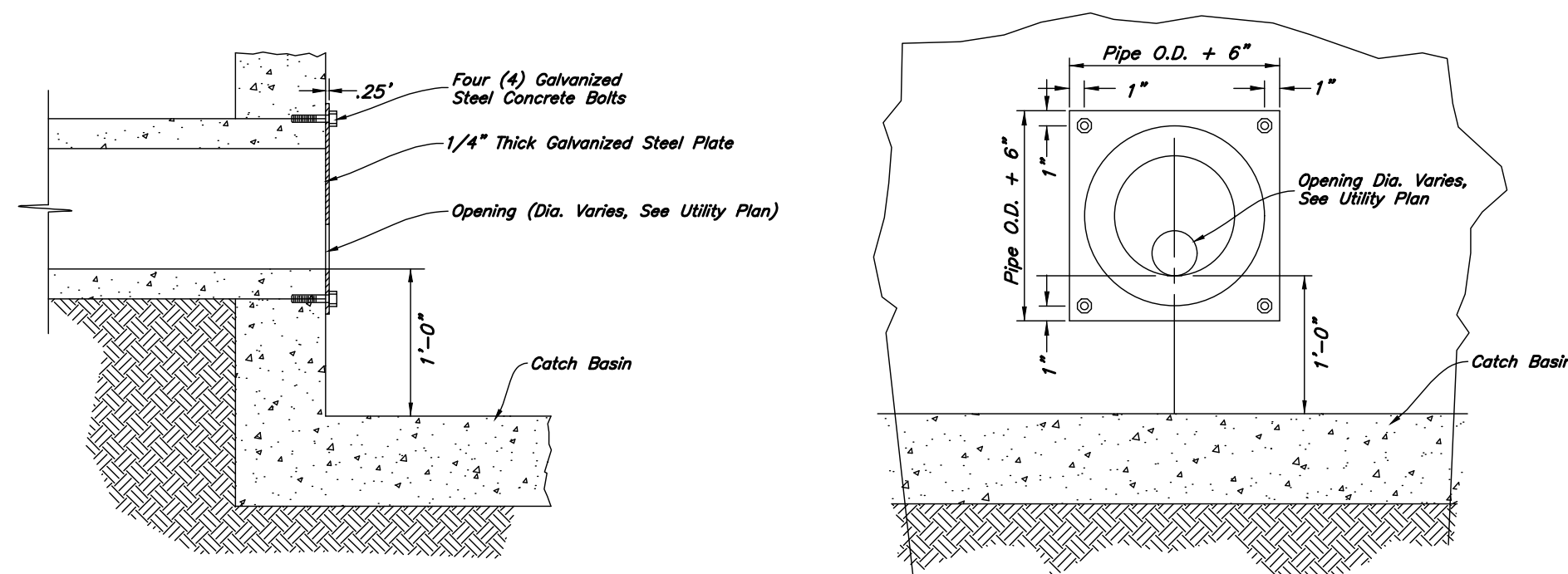
10 Concrete Collar Detail
Not to Scale



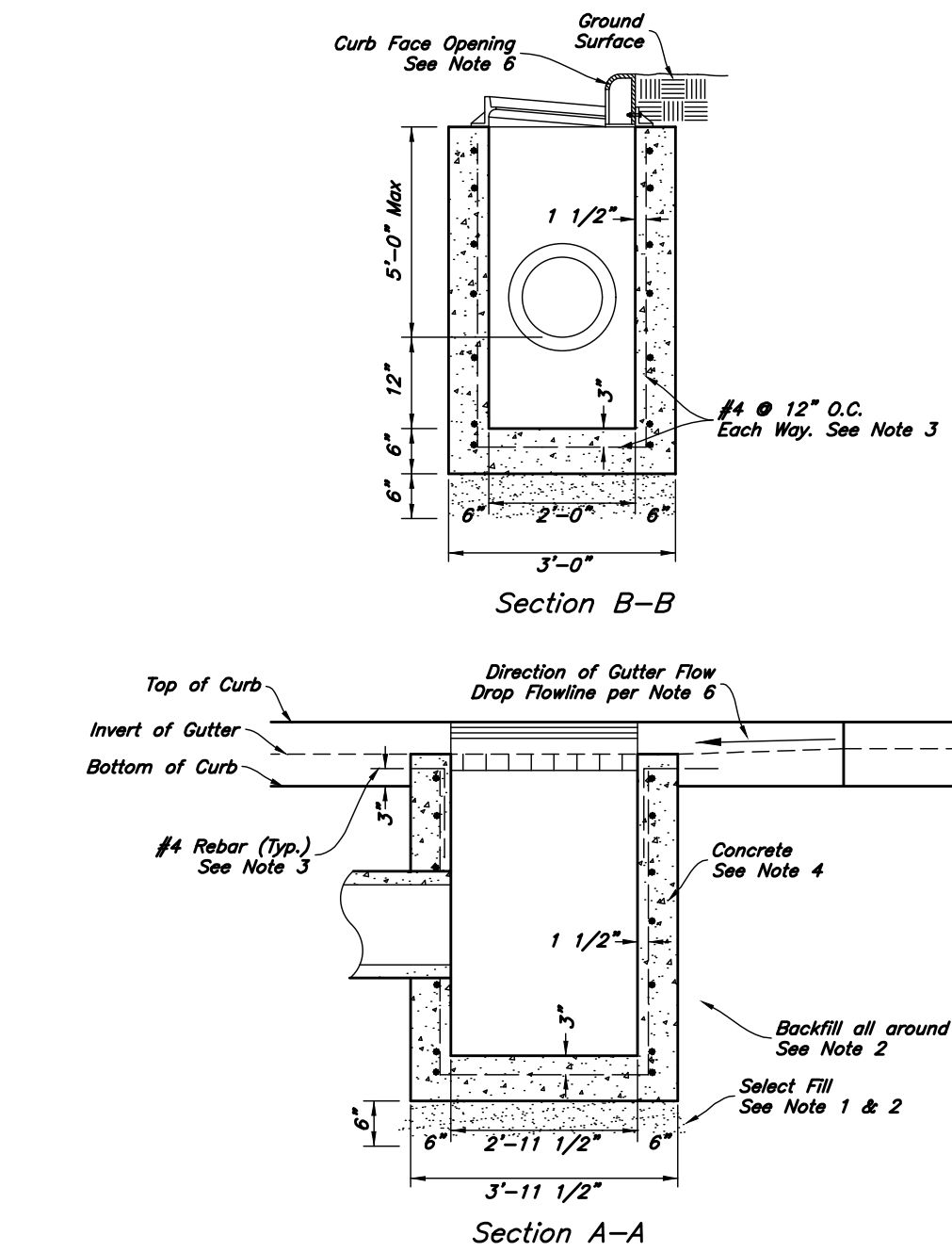
14 Precast 3' x 3' Catch Basin Junction Box/inlet
Not to Scale



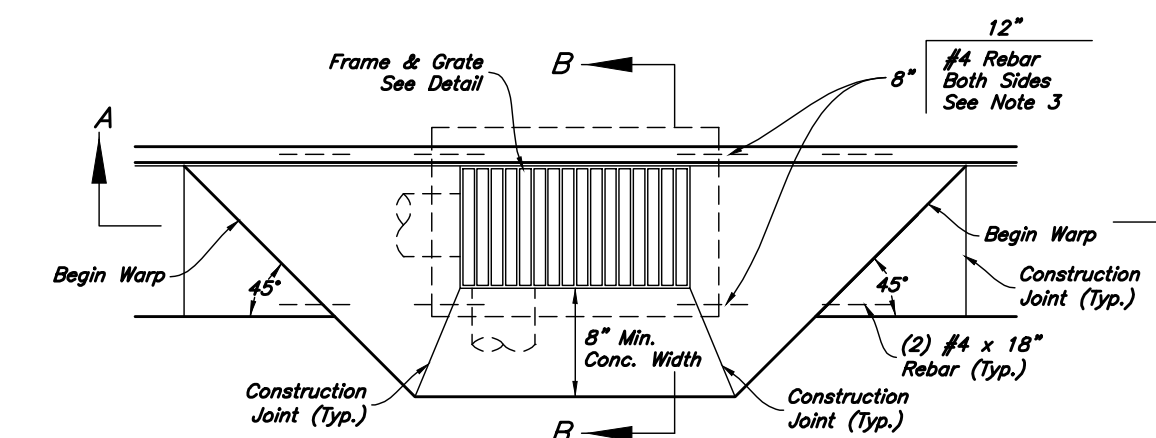
12 Typical Cleanout Detail
Not to Scale



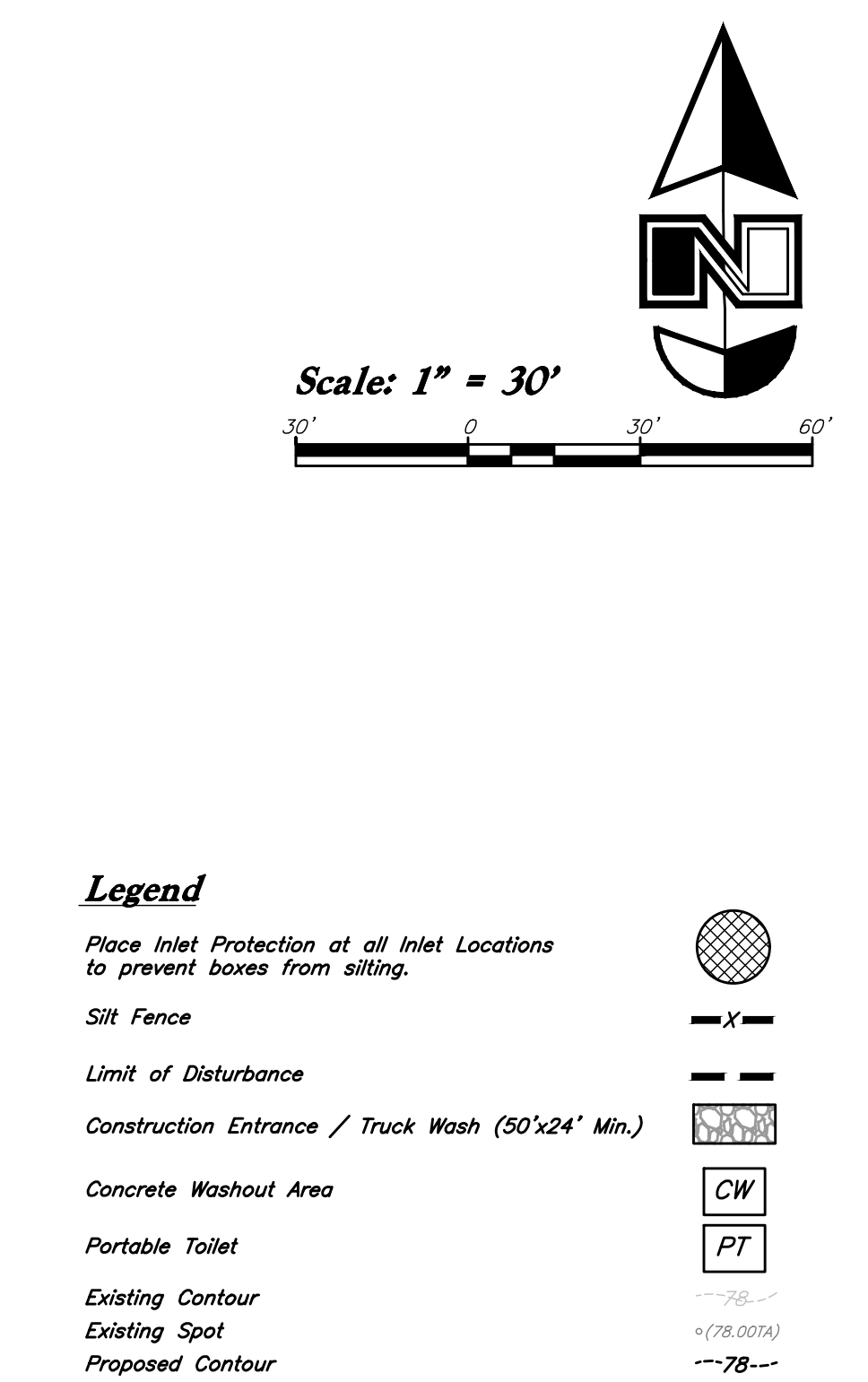
11 Orifice Plate Detail
Not to Scale



- Catch Basin Notes:**
1. Select Fill: Use untreated base course grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires Engineers written approval.
 2. Backfill: Install and compact all backfill material or APWA Section 02321, APWA Section 03200.
 3. Reinforcement: Use ASTM A 615, grade 60 deformed steel rebar. See APWA Section 03300.
 4. Concrete: Class 4,000 per APWA Section 03304. Place per APWA Section 03310. Apply a sealing / curing compound per APWA Section 03390 or use an acceptable alternate curing method.
 5. Pipe Laterals: The drawing shows alternate connections to the curb outlet. Refer to construction drawings for connection locations.
 6. Curb Face Opening: Make opening 4 inches high. Provide at least a 2 inch drop from the gutter flowline to the invert of the curb face opening.
 7. Conc. Apron in front of Inlet Grate to be 8" min. & 12" max.

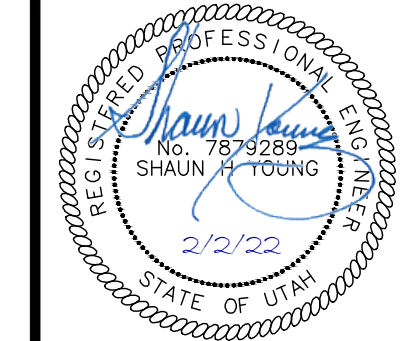


9 Curb Inlet with Single Grate
Not to Scale



1. *Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.*
2. *The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.*
3. *All Construction equipment will enter thru Designated Construction Entrances.*
4. *Coordinate Entrance locations with the local jurisdiction.*
5. *Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.*
6. *Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.*
7. *The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking Piles of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.*
8. *All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.*
9. *Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.*
10. *Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.*
11. *Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.*
12. *This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep track of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.*
13. *Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.*
14. *Re-vegetate areas where landscaping has died or not taken hold.*
15. *Divert storm water runoff around disturbed soils with berms or dirt swales.*
16. *Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).*
17. *Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the protection of the dust control plan shall be the responsibility of the Contractor.*

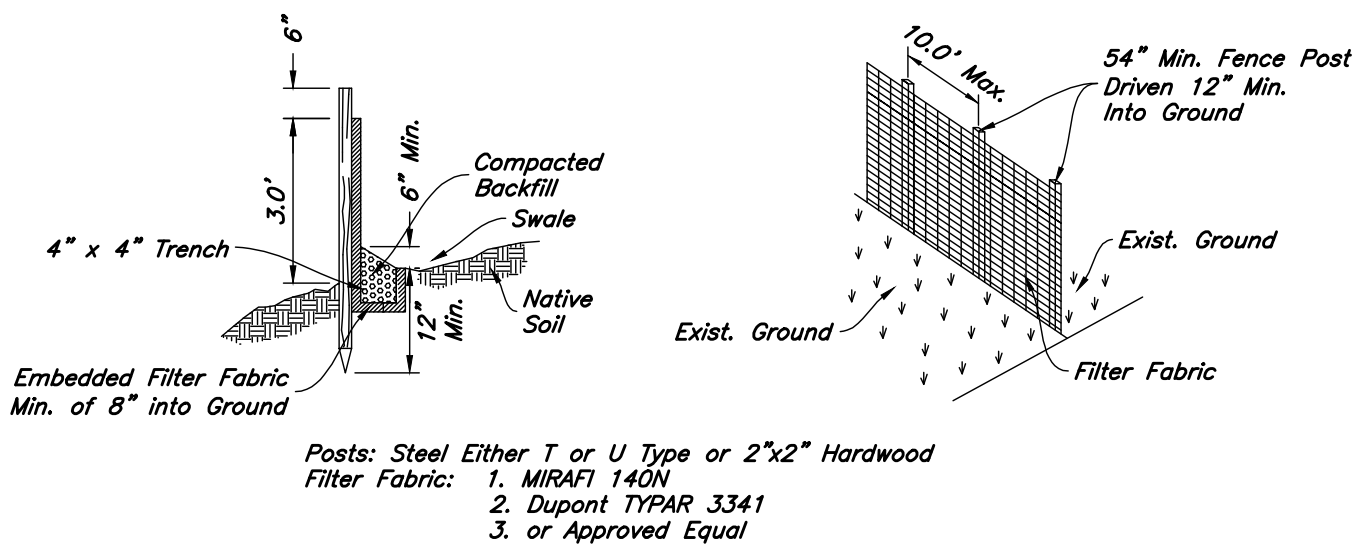
***The Marketplace at
Eagle Mountain Town Center Lot 11***
*Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah*



31 Jan, 2022

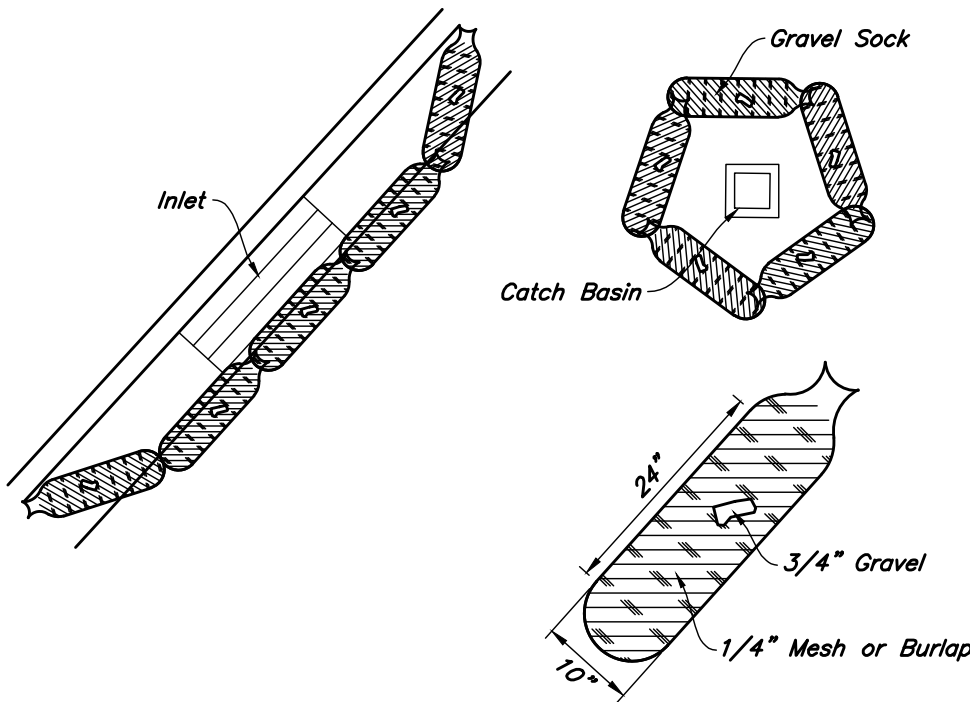
SHEET NO.

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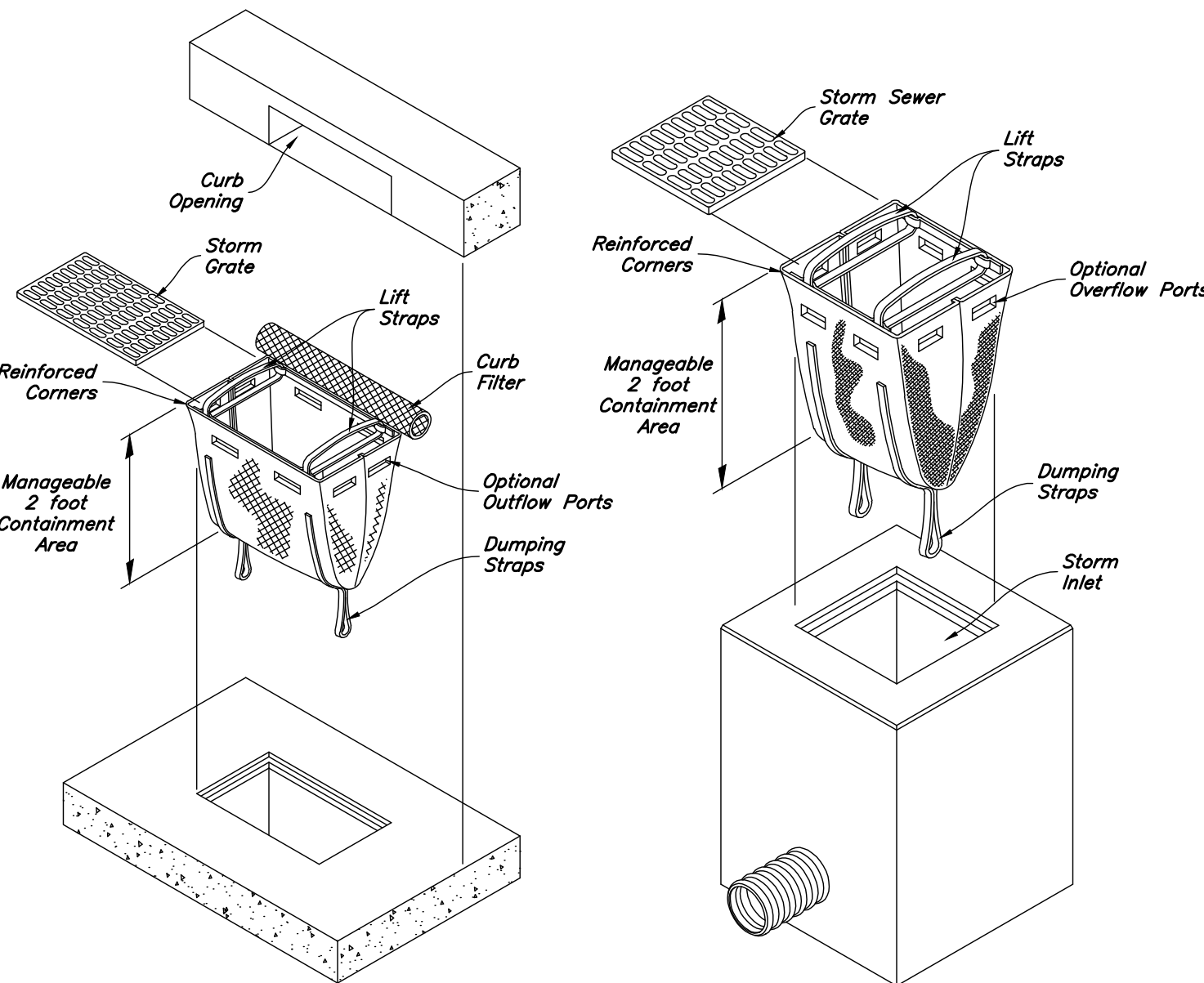


- Notes:
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
 2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
 3. Collected material shall be removed when "bulges" develop in the silt fence.

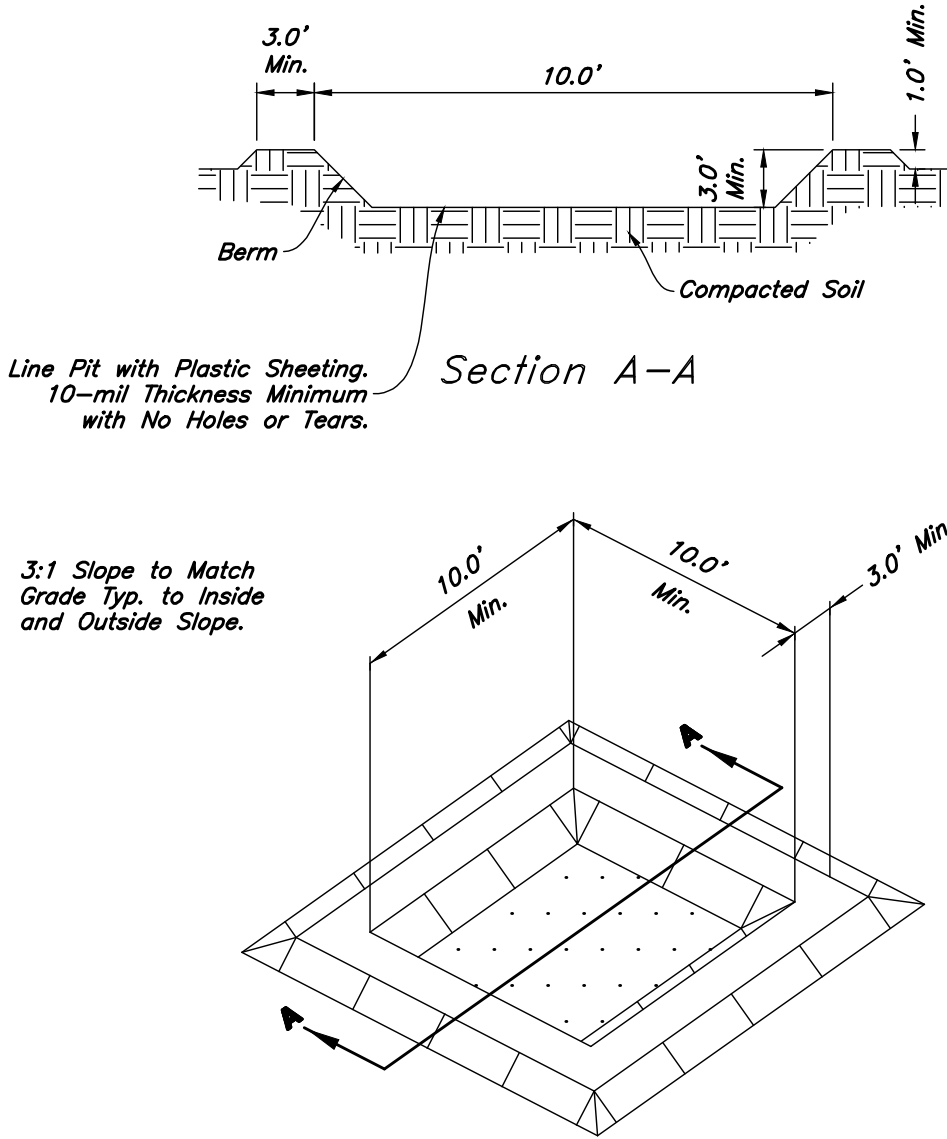
3 Silt Fence Section
Not to Scale



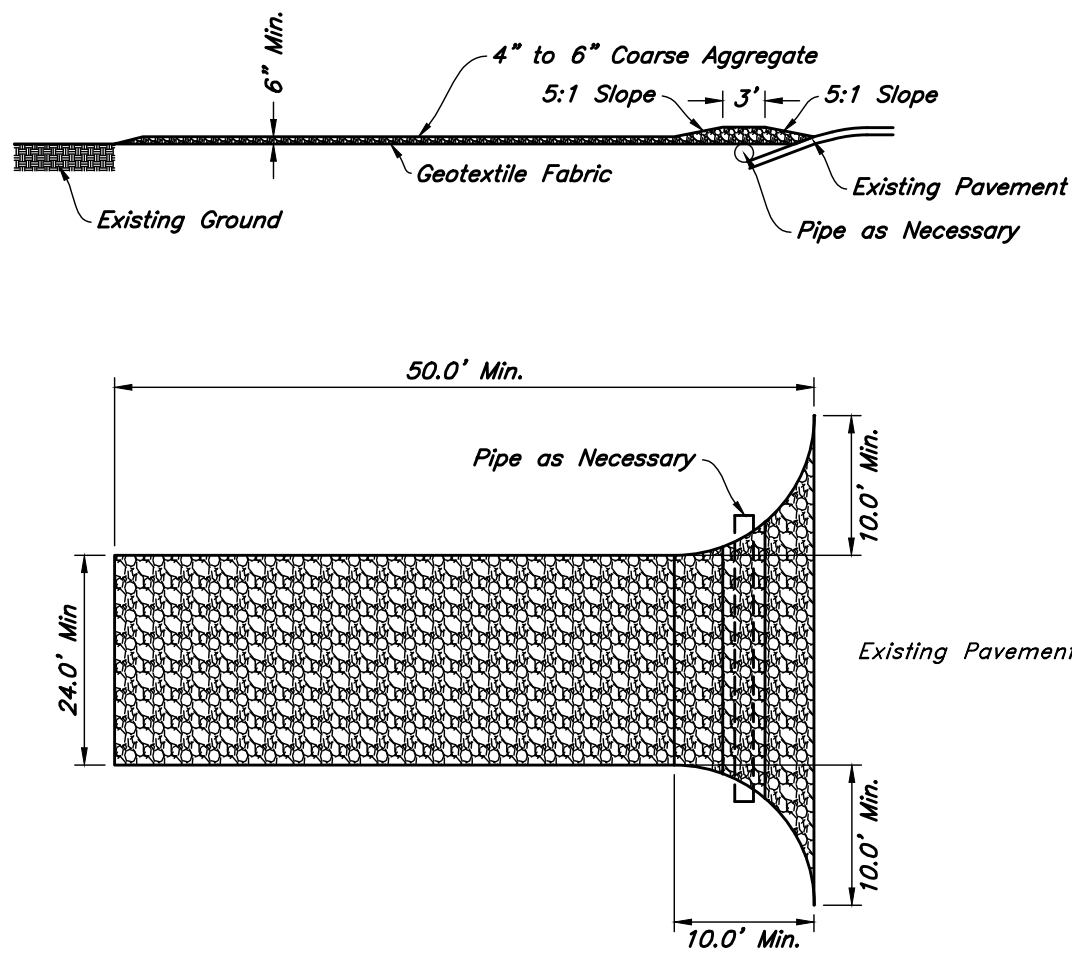
5 Gravel Sock Sediment Barrier
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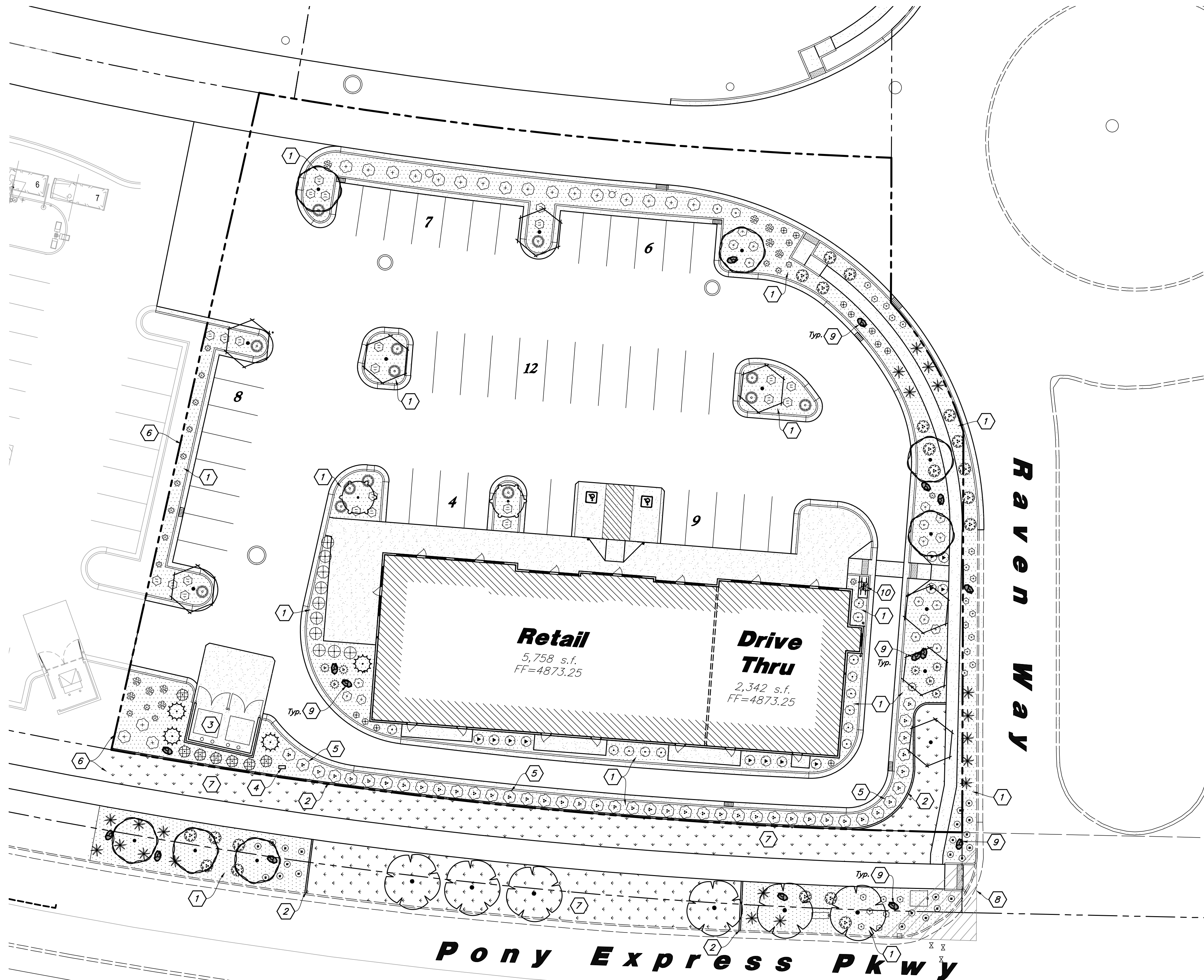
2 Dandy Sack Inlet Protection
Not to Scale



4 Concrete Washout
Not to Scale

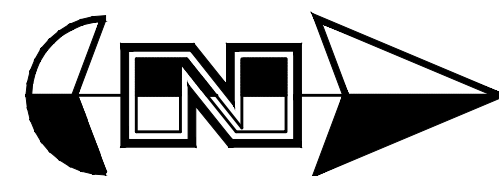


1 Stabilized Construction Entrance
Not to Scale



Landscape Data

Site Area = 53,973 s.f. (1.239 ac.)
Landscape Area Provided = 9,018 s.f. (16.7%)
Lawn Area = 475 s.f. (5.3%)
Xeriscaping = 8,543 s.f. (94.7%)
Pony Express Street Frontage = 281 l.f.
Pony Express Street Trees Required = 9 Trees (9 Provided)
Raven Way Street Frontage = 196 l.f.
Raven Way Street Trees Required = 5 Trees (5 Provided)
50% of Landscape Area Shall be Live Vegetation



Scale: 1" = 20'
20' 0 20' 40'

Landscape Notes:

- See Sheet L1.3 for Planting Details.
- All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout and Sheet L3.1 for Details. Point Source Drip Shall be Used to Irrigate New Shrubs and Sprayheads for Lawn Areas.
- Adjust Plant Material as Needed to Accommodate New and Existing Utilities.

Landscape Maintenance:

- All Landscape within the Property Line Shall be Installed and Maintained by the Owner. The Landscape in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.

Landscape Keynotes

- | | | | |
|---|---|----|-----------------------------|
| 1 | Install Shrub Planter with Decorative Stone | 7 | Install New Lawn |
| 2 | Install Landscape Concrete Curbing | 8 | Sight Triangle |
| 3 | Dumpster Enclosure with Plant Screening | 9 | Install Landscape Boulder |
| 4 | Irrigation Backflow Preventer; Install Between Plant Material See Irrigation Plan for More Detail | 10 | Bike Rack - See Civil Plans |
| 5 | Planting Screen to Screen Headlights From Leaving the Site | | |
| 6 | Undeveloped Lot; Provide Nice Clean Edge Between New and Undeveloped; Remove Construction Debris | | |

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	7	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 6-8' Ht.
	8	Koeleruteria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.
	4	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.
	2	Quercus robur 'Skyrocket' / Skyrocket English Oak	2" Cal. / 6-8' Ht.
	6	Tilia cordata 'Greenspire' / Greenspire Linden	2" Cal. / 6-8' Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	7	Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal
	10	Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal
	20	Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal
	13	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal
	8	Pinus mugo 'Slowmound' / Mugo Pine	5 gal
	42	Prunus x cistena / Purple Leaf Sand Cherry	5 gal
	19	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal
	12	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal
	10	Rosa x 'Meigalpio' / Red Drift Rose	5 gal
	23	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Bumald Spiraea	5 gal
	13	Taxus x media 'Dark Green Spreading' / Yew	5 gal
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	17	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
PARK STRIP PLANTING	QTY	BOTANICAL / COMMON NAME	SIZE
	23	Artemisia rigida / Scabland Sagebrush	1 gal
	12	Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	2 gal
	20	Juniperus communis / Common Juniper	5 gal
	20	Mirabilis multiflora / Desert Four O'Clock	1 gal
	22	Sphaeralcea ambigua / Desert Globemallow	1 gal
LAWN	QTY	BOTANICAL / COMMON NAME	TYPE
	5,662 sf	Poa pratensis / Kentucky Bluegrass Blend	sod

MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone - Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Planters Where Shown on Plan and Wash Edge to Installation; Stone Shall be 1 1/2" Diameter, Crushed South Town From Utah Landscaping Rock (435-623-3232); Match Stone Used at the Adjacent Grocery Store; Submit Sample for Approval	Detail: 4/L3.1
	3-4' Diameter Landscape Boulder - Boulders Shall be Fractured, Earth Tone/Tan Color and to Match the Decorative Stone; All Boulders Shall be Recessed in the Stone Two Inches, Washed and Cleaned; Provide Photo for Approval	Detail: 5/L3.1

General Landscape Notes:

- Plant material quantities are provided for bidding purposes only. It is the contractor's responsibility to verify all quantities listed on the plans and the availability of all plant materials and their specified sizes prior to submitting a bid. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
- Contractor shall call Blue Stake before excavation for plant material.
- Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site opportunities, etc. which occurs as a result of the landscape construction.
- The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
- Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
- All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurserymen, Inc. In addition, all new plant material shall be of specimen quality.
- The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
- It is the contractor's responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
- The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants.
- The contractor shall install all landscape material per plan, notes and details.
- Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
- No grading or soil placement shall be undertaken when soils are wet or frozen.
- Imported or existing stockpiled topsoil shall be used for all landscape areas. The topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. The landscape contractor shall perform a soil test on the imported topsoil and amend per soil test recommendations. The soil test shall be done by a certified soil testing agency.
- Prior to placement of topsoil in all landscaping areas, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
- Provide a 12" depth of imported or existing stockpiled topsoil in parking islands and an 8 inch depth in all other shrub areas.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
- Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
- All new plants to be balled and burlapped or container grown, unless otherwise noted on plant schedule.
- Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
- All deciduous trees shall be double staked per tree staking detail. It is the contractor's responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
- Install landscape concrete curbing between existing lawn and shrub areas. Curbing shall be installed level and uniform and shall match top finish grades of concrete walks and curbs. See landscape concrete curbing detail.
- Provide a 4 inch depth of imported or existing stockpiled topsoil in all lawn areas.
- Sod must be premium quality, evenly cut, established, healthy, weed and disease free, and from an approved source.
- All lawn areas to have uniform grades by float raking. Prior to laying sod, apply a starter fertilizer at a rate recommended by the manufacturer. Sod must be laid with no gaps between pieces on a carefully prepared topsoil layer. Sod to be slightly below finish grade and concrete walks and curbing. 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.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - NWengineering.net

Landscape Plan
The Marketplace at
Eagle Mountain Town Center Lot 11
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

State of Utah
Jared R. Manscill
No. 7740426-5301
11/31/2022
Licensed Landscape Architect

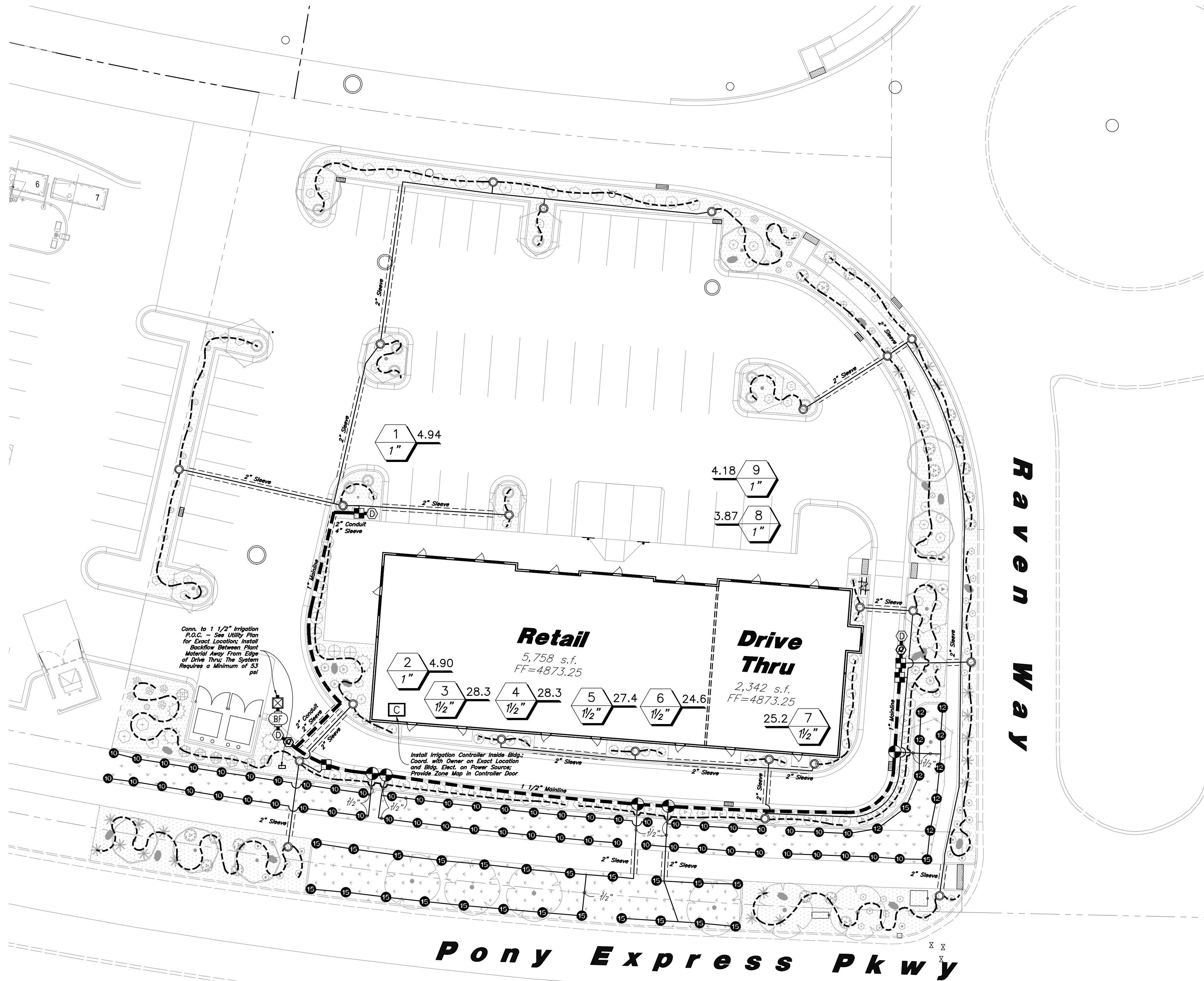
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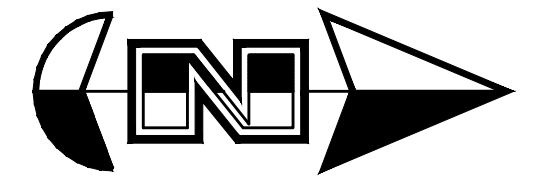
Call before you dig.



Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Maintenance:

1. All Irrigation within the Property Line Shall be Installed and Maintained by the Owner. The Irrigation in the ROW Along Pony Express Parkway Shall be Installed by the Developer and Maintained by the Adjacent Owner.



Scale: 1" = 20'



Irrigation Notes

1. See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
2. See Sheet L3.1 for Irrigation Details.
3. The City Reported a Water Pressure Range of 85 psi in the Area. The City Suggests that the Irrigation System Shall be Designed in the Range of 40-60 psi to Accommodate for Future Water Usage Growth in the City. See Valve Schedule for Design Pressures at the P.O.C.

IRRIGATION SCHEDULE

Existing Sprayheads

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Rain Bird 1804	4" Pop-Up Turf Sprinkler with Adjustable Series Nozzle	Adjust Radius Reduction Screws as Needed to Achieve Appropriate Radii Coverages	15/L3.1

Valves

	Rain Bird 150-PEB	Lawn Remote Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	17/L3.1
	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	6/L3.1
	Rain Bird 44RC	Quick Coupler Valve with Swing Joint	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	7/L3.1
	Matco-Norca 759	Manual Drain Valve	1/2 Inch Size; Install at End of the Mainline and After the Backflow Preventer in a 10" Round Valve Box with Weed Barrier and a Gravel Sump	10/L3.1
	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Rain Bird XBS-940 Rain Bird XQ-100 Rain Bird XB-20PC Rain Bird TS025 Rain Bird DBC-025 Rain Bird MDCFAP	3/4" Distribution Tubing - Pipe shown on Plan is Schematic; Adjust as Needed 1/4" Distribution Tubing - Install one per Emitter Xeri-Bug Emitter (2 Gal/Hr.) - 1(2) Perennial, 2(2) Shrub, 1(2) Ornamental Grass, 4(2) Tree Tie Down Stake - Tubing to be Staked every 3' Diffuser Bug Cap - Install one per Emitter Removable Flush Cap - Install at the End of Each Line		9&18/L3.1

P.O.C. Components

	Mueller Oriseal Mark II	Stop & Waste Valve	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	13/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 1/2 Inch Size; Backflow Preventer Shall be Properly Installed & Tested to Meet all State & Local Health & Safety Laws & Ordinances; Install in Artificial Rock Enclosure (110-ST from DekoRra Products, LLC); Rock Color Shall be Riverbed Brown; Install on Concrete Pad with Frost Bag (602-DT)	14/L3.1

Pipes

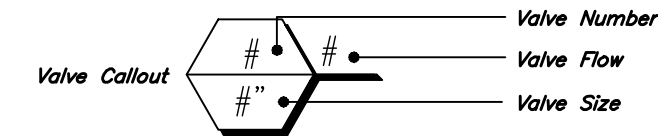
	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	8/L3.1
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	8/L3.1

Controller

	Rain Bird ESP4ME Rain Bird ESPSM6	4 Station Base Indoor Controller 6 Station Module	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	12/L3.1
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Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	11/L3.1
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VALVE SCHEDULE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters	4.94	33.98	46.32	0.25 in/h
2	1"	Area for Drip Emitters	4.90	34.0	46.07	0.51 in/h
3	1-1/2"	Turf Spray	28.32	35.31	49.51	2.71 in/h
4	1-1/2"	Turf Spray	28.33	35.14	49.45	2.44 in/h
5	1-1/2"	Turf Spray	27.40	36.05	52.06	1.39 in/h
6	1-1/2"	Turf Spray	24.55	34.55	50.01	1.65 in/h
7	1-1/2"	Turf Spray	25.22	35.35	52.65	1.93 in/h
8	1"	Area for Drip Emitters	3.87	33.02	45.3	0.64 in/h
9	1"	Area for Drip Emitters	4.18	33.36	45.7	0.37 in/h

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and cleanup must meet OSHA standards at all times. All contractors must have adequate liability, personnel injury and property damage insurance. Clean-up must be performed daily, and all hardscape areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufacturers 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.

9. Irrigation system guarantee for all materials and workmanship shall be one year from the time final project acceptance. Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage.
10. 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.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings, one (1) inch minimum size. Solvent weld all joints as per manufacturers specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufacturers specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Install dielectric fittings whenever dissimilar metals are joined.
14. Design locations are approximate. Make minor

adjustments necessary to avoid plantings and obstructions such as signs and light standards. Maintain 100(%) percent irrigation coverage of areas indicated.

15. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
16. Control valve wire shall be #14 single conductor; white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
17. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
18. Quick couplers shall be a Rain Bird 44RC with a 1 inch Lasco utilized swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
19. 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.

20. 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 mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) 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.
21. Plans are diagrammatic and approximate due to scale, where possible, all piping is to be installed within the planting areas. No tees, elbows, or changes in direction shall occur under hardscape.
22. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
23. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
24. All sprinkler heads shall be set perpendicular to finish grade of the areas to be irrigated and shall be installed 6-8" from buildings walls, or within 4" of pavement, curbs, or header edges.

Raven Way

Pony Express Pkwy

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - NWengineering.net

Irrigation Plan
The Marketplace at
Eagle Mountain Town Center Lot 11
Eagle Mountain Boulevard & Pony Express Parkway
Eagle Mountain, Utah

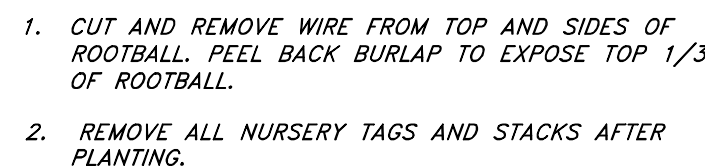
State of Utah
Jared R. Mansell
No. 7740426-3301
11/31/2022
Landscape Architect

31 Jan, 2022

SHEET NO.

L2.1





NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



NOT TO SCALE



Not to Scale



NOT TO SCALE



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WEST ELEVATION

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



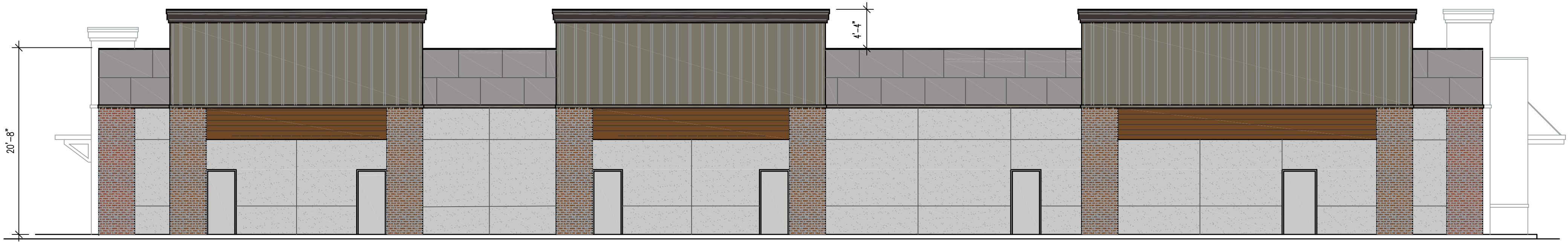
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

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NEW SHELL BUILDING FOR:

MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER

LOT 1 PAD 'A'
EAGLE MOUNTAIN, UTAH
BUILDING ELEVATION

ARCH. PROJECT NO:	
DATE:	
DRAWN BY:	
CHECKED BY:	
DESIGNED BY:	
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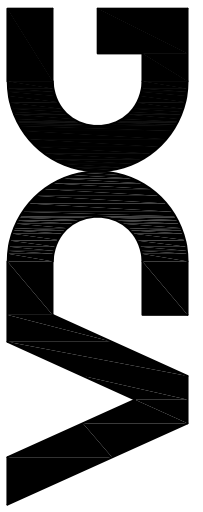
DATE	REVISION

SHEET TITLE

A-2.00

ARCHITECTURAL

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS



401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
FEBRUARY 8, 2022**

TITLE:	ACTION ITEM - Eagle Heights Village		
ITEM TYPE:	Amended Master Development Agreement		
FISCAL IMPACT:			
APPLICANT:	Kirt Peterson		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Residential Tier III (closest applicable zoning is MF1)	ACREAGE	COMMUNITY East Benches

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

A recommendation of approval to the City Council may be made for the reasons set forth in the staff report and in the meeting along with any conditions of approval added by the Planning Commission.

BACKGROUND:

- This is the first amendment to the Eagle Heights Village Master Development Agreement, which was originally approved by the City Council on July 17th, 2019. The stated reason for the change is to allow for SFD's to be built from Phase 3 onward.
- This would allow the remainder of the project to be sold from Horizon Development to Fieldstone Homes. While the first two phases of development would remain under the ownership of Horizon Development and would continue to function as affordable housing, the units developed by Fieldstone Homes would be developed as market rate housing which would be sold to individual property owners.
- This proposal would split the vested duplex lots into single family lots, which would increase the total lot count, **BUT WOULD NOT INCREASE (OR CHANGE) THE NUMBER OF DWELLINGS UNITS OR DENSITY OF THE PROJECT.**
- The applicant is not proposing any changes to the improved open space, or amenities, meaning the applicant will still construct a pool and a second clubhouse, despite that not being

a requirement for the single family dwellings.

- It should be noted that if the amended MDA is denied that the applicant will retain vesting to build the duplex project, and those units could be built by Horizon Development, Fieldstone, or another builder as either for rent or purchase units.
- Typically the process of moving from a MF1 to a RC plat with the same layout of lots, streets and infrastructure would be a staff level approval, however, because the applicant would need to utilize a modified RC standard for their proposal and as the Site Plan was included as an exhibit in the MDA this requires a recommendation from the Planning Commission and approval by the City Council, prior to staff reviewing a final plat.
- Proposed changes also includes the elevations for the Single Family homes to be built.

ITEMS FOR CONSIDERATION:

The following items should be considered when reviewing this proposal:

Development Standards

Eagle Heights Village was approved as a Tier III residential development, under the Tier III residential development standards single family homes were to have the same setbacks/development requirements as Tier II residential. In speaking with the applicant staff has indicated that if approved the RC standards would be the most appropriate.

Tier II Residential Development Standards	RC Development Standards
Front Setback: 15'	Front Setback: 15'
Driveway Setback: 22'	Driveway Setback: 22'
Side Setbacks: 5' & 10' on garage side	Side Setbacks 8' & 10' on garage size
Rear Setback: 20'	Rear Setback: 20'
Lot Frontage: 55' with 20% of the lots at 60'	Lot Frontage: 58'
Minimum Lot Size : n/a	Minimum Lot Size: 4,500 SF
Average Lot Size: n/a	Average Lot Size: 6,000 SF

While the applicant would be able to meet the RC development standards for setbacks, they would need to be granted an exemption

for lot frontages as the duplex lots frontages vary from 102' to 120' + meaning that lots would have frontages from 51' to 60' +, they would also need an exemption from the lot size calculations. Most (but not all) lots would exceed 4,500 SF, however, the average lot size would not make it to 6,000 sf.

Staff believes it is appropriate to consider this change as even a modified version of the RC zone is closer to complying with the current future land use designation of Foothill Residential, than the current approval which would fall under the MF1 designation.

REQUIRED FINDINGS:

The criteria for approval of an MDA are found in EMMC 16.10.080. The existing [Eagle Heights Village MDA](#) should also be considered when making a recommendation.

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[First Amendment to the Eagle Heights Village Master Development Agreement](#)

[Exhibits to the First Amendment to the Eagle Heights Village Master Development Agreement](#)

**FIRST AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
AND CONDITIONAL APPROVAL OF PARTIAL ASSIGNMENT**

THIS FIRST AMENDMENT TO MASTER DEVELOPMENT AGREEMENT AND CONDITIONAL APPROVAL OF PARTIAL ASSIGNMENT (this “First Amendment”) is made and entered into effective as of the ____ day of February 2022, by and between **EAGLE MOUNTAIN CITY**, a municipal corporation (“Eagle Mountain”), and **EAGLE HEIGHTS VILLAGE VI, LLC**, a Utah limited liability company, formerly known as Eagle Heights Village IV, LLC (“Developer”).

W I T N E S S E T H :

A. Eagle Mountain and Developer entered into that certain Master Development Agreement, dated June 18, 2019 (the “Development Agreement”), to regulate and control the use of certain real property located in Eagle Mountain, Utah County, State of Utah consisting of approximately 51.38 acres as described on Exhibit A attached hereto (the “Original Site”).

B. The Development Agreement authorized the development and construction of Residential Dwelling Units which consisted of two (2) attached structures upon each of the lots identified in a Final Plat located within the Original Site. The Development Agreement also required the improvement of certain amenities to be located within the Project.

C. Developer has completed or is approaching final completion of two (2) phases of the Project consisting of one hundred thirty-six (136) Dwelling Units located upon sixty-eight (68) Lots, located in Eagle Heights Village, Plat 1 and Eagle Heights Village, Plat 2 (herein “Phases 1 and 2”).

D. Developer has determined that it is in the best interests of the Project that each future Residential Dwelling Unit to be constructed within the Project, other than those being constructed within Phases 1 and 2, be located and constructed upon a single Lot.

E. Developer has been advised that a reduction in the number of Dwelling Units to be located upon each Lot requires an amendment to the Development Agreement and a modification to the previously approved Site Plan (Exhibit “B” attached to the Development Agreement), which prior approval constituted a preliminary plat approval.

F. Developer therefore has requested an amendment to the Development Agreement to provide (i) that all future Dwelling Units to be constructed within the Project, other than those being constructed within Phases 1 and 2, be located and constructed upon a single Lot, and (ii) a modification of the Site Plan showing single family Lots for the balance of the Project, excluding Phases 1 and 2.

G. Eagle Mountain has agreed to an amendment to the Development Agreement as more particularly set forth herein below. Capitalized terms used herein but not defined shall have the meanings set forth in the Development Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree to the following amendments:

A. AMENDMENTS

1. **Section 1.2.13.** Section 1.2.13 of the Development Agreement is hereby deleted in its entirety and the following is substituted in its place:

1.2.13 **Maximum Residential Units** means the development on the Property of no more than Two Hundred and Eighty-Four (284) attached and detached Dwelling Units as shown on the Site Plan, provided that the attached Dwelling Units shall be located in Phases 1 and 2.

2. **Section 1.2.17.** Section 1.2.17 of the Development Agreement is hereby deleted in its entirety and the following is substituted in its place:

1.2.17. **Park and Open Space Plan** which is applicable to the entire Property, means the improved park and open space plan and worksheet approved by the Council, a copy of which is attached hereto as Exhibit D attached to this First Amendment.

3. **Section 1.2.22.** Section 1.2.22 of the Development Agreement is hereby deleted in its entirety and the following is substituted in its place:

1.2.22 **Residential Dwelling Unit** means a structure or a portion thereof designed and intended for use as a residence, which may consist of attached and detached structures.

4. **Section 1.2.23.** Section 1.2.23 of the Development Agreement is hereby deleted in its entirety and the following is substituted in its place:

1.2.23 **Site Plan** means the Amended Eagle Heights Village Site Plan and Amended Preliminary Plat applicable to the Property approved by the Council, a copy of which is attached hereto as Exhibit B.

5. **Section 2.2.** Section 2.2 of the Development Agreement is hereby deleted in its entirety and the following is substituted in its place:

2.2. **Development Requirements.** Eagle Mountain has approved the Site Plan for the Project which shall serve as the preliminary plat. Developer shall construct the Project in accordance with the Site Plan (as amended by this First Amendment), the Notice of Decision, and any conditions and restrictions imposed by the Council on the Project.

Such conditions include, but are not limited to, amenities in the clubhouse such as granite or quartz countertops, an asphalt walking trail around the retention area (which was completed prior to the First Amendment), and widening of the entry way road to create better alignment with the entry on the opposite side of Eagle Mountain Boulevard (which was completed prior to the First Amendment). The elevation and design of buildings or detached Residential Dwelling Units must be consistent with the previously approved building elevations and newly proposed building elevations and designs which have been submitted by the Developer or its delegate and approved by the City as Exhibit E of this First Amendment.

6. Section 2.4. Section 2.4 of the Development Agreement is hereby deleted in its entirety and left intentionally blank.

7. Exhibits. As a result of the revision of Exhibits B and D to the Development Agreement as provided herein, the Developer and Eagle Mountain have elected to attach a full set of Exhibits A through F, which shall replace in their entirety the original Exhibits attached to the Development Agreement.

B. PARTIAL ASSIGNMENT APPROVAL

1. Eagle Mountain gives its approval to assign a portion of the rights, responsibilities and obligations of the Development Agreement, as amended by this First Amendment, to Utah Residential Partners, LLC (an affiliate of Fieldstone Construction and Management Services, Inc., a Utah corporation) and/or its affiliates (“Fieldstone”) who intends to purchase the balance of the Project, excluding Phases 1 and 2. Those rights, responsibilities and obligations to be assigned are limited to the obligation to (i) construction all Residential Dwelling Units in compliance with the Development Agreement and this First Amendment on the Lots owned by Fieldstone; and (ii) the construction of the clubhouse and swimming pool, as shown on Exhibit F attached hereto, which will be constructed simultaneously with construction of the Residential Dwelling Units in Phase 3 (collectively, the “Private Amenities”) on Lot _____, as shown on the Eagle Heights Village Site Plan, a copy of which is attached hereto as Exhibit B. Developer retains all other obligations contemplated by the Development Agreement including but not limited to the construction of all public infrastructure required for the development of the balance of the Project, including all parks and open space, but excluding the Private Amenities.

C. MISCELLANEOUS

1. This First Amendment contains the entire understanding between and among the parties and supersedes any prior understandings and agreements between and among them respecting the subject matter of this First Amendment.

2. It is the intention of the parties that all questions with respect to the construction, enforcement and interpretations of this First Amendment and the rights and liabilities of the parties hereto shall be determined in accordance with the laws of the State of Utah, without regard to principles of conflicts of laws.

3. When entered into by the parties hereto, this First Amendment is binding upon, and inures to the benefit of, the parties hereto and their respective spouses, heirs, executors and administrators, personal and legal representatives, successors and assigns.

4. This First Amendment shall be recorded in the offices of the Utah County Recorder.

5. The terms and conditions of the Development Agreement as amended by this First Amendment are incorporated by reference and made a part hereof, as if fully set forth herein, and each of the parties hereto affirm their adoption of the same.

6. Notwithstanding the foregoing, all other terms and conditions of the Development Agreement shall remain in full force and effect and are ratified and confirmed in all respects by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this First Amendment on the date and year first above written.

EAGLE MOUNTAIN:

EAGLE MOUNTAIN CITY, a Utah limited liability company

By: _____

Name: _____

Title: Mayor

DEVELOPER:

EAGLE HEIGHTS VILLAGE VI, LLC, a Utah limited liability company

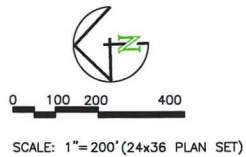
By its Manager, Eagle Heights Village VI Management, LLC, a Utah limited liability company, formerly known as Eagle Heights Village IV Management, LLC

By: _____

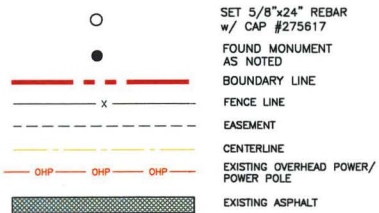
Name: Joseph Kirton Peterson

Title: Manager

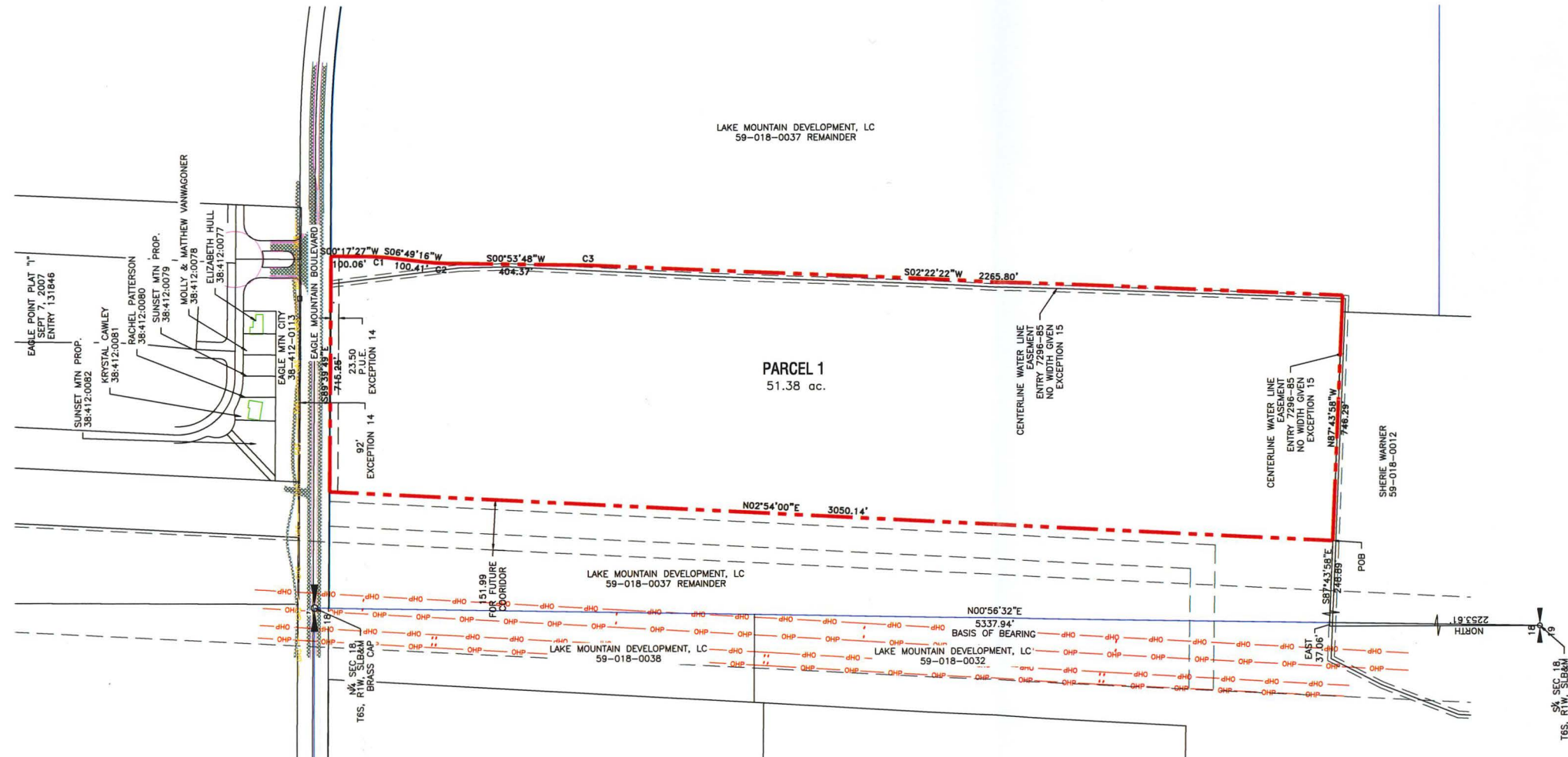
Exhibit "A"
Legal Description of Property



LEGEND



ALTA/NSPS Land Title Survey
for
Eagle Heights Village IV, LLC
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.92	710.00	6°31'49"	N03°33'21"E	80.88
C2	71.35	690.00	5°55'28"	S03°51'32"W	71.32
C3	51.78	2010.00	1°28'34"	N01°38'05"E	51.78

TITLE REPORT SCHEDULE B-SECTION 2

- Title documents for this property were prepared by: First American Title Insurance Company
Commitment No. NCS-922413-SLC1
Commitment No.: March 18, 2019
Exception: none
- Easements, liens or encumbrances or claims thereof, not shown by the Public Record.
NOTE: NONE KNOWN
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and not shown in the Public Records.
NOTE: NONE KNOWN

(The following affects Northerly portion of the subject property, together with other property not included herein)
14. Eagle Mountain Boulevard Plat, with owner dedication for a 125 foot wide corridor including a 93 foot wide roadway, easements set forth thereon for sewer and water line easements, and public utility easements being 23.5 feet wide on each side of the said roadway, and incidental purposes, and the matters and details shown thereon, recorded October 23, 1997 as Entry No. 83435 as Map # 7292 of Official Records.
NOTE: AS SHOWN ON PLAT

(The following affects the subject property, together with other property not included herein)
15. Well Site / Easement Plat, with owner dedication for a 10 foot wide water tank supply line easement, and incidental purposes, and the matters and details shown thereon, recorded October 23, 1997 as Entry No. 83439 as Map # 7296 of Official Records.
NOTE: AS SHOWN ON PLAT

(The following affects all the subject property, together with other property not included herein)
25. Communications Easement Agreement, by and between Monte Vista Ranch, L.C., a Utah limited liability company; Eagle Mountain Properties Communities Master Association, Inc., Utah non-profit corporation; Cedar Valley-White Ranch, L.C., a Utah limited liability company; MVR Management, LLC, a Utah limited liability company; ZJT Management LLC, a Utah limited liability company; T1 Mortgage Company, a Utah corporation; Lake Mountain Development LLC, a Utah limited liability company, as Grantors, and FirstDigital Telecom, LLC, a Utah limited liability company, as Grantee, and the easements, terms, covenants, conditions, restrictions, and matters stated therein, recorded August 15, 2018 as Entry No. 77533-2018 of Official Records.
NOTE: BLANKET EASEMENT AGREEMENT

LEGAL DESCRIPTION

Part of the East Half of Section 18, Township 6 South, Range 1 West of the Salt Lake Base & Meridian described as follows:
Commencing at the South Quarter Corner of Section 18, Township 6 South, Range 1 West of the Salt Lake Base and Meridian thence North 2253.61 feet; thence East 37.06 feet; thence S87°43'58"E 249.24 feet to the POINT OF BEGINNING and running
thence N 02°54'00" E 3,050.14 feet to the south right of way line Eagle Mountain Blvd;
thence S 89°39'49" E 715.25 feet along said south right of way line;
thence S 00°17'27" W 100.06 feet;
thence Southerly, 80.92 feet along a curve to the right having a radius of 710.00 feet, a central angle of 06°31'49" and a chord that bears S 03°33'21" W 80.88 feet;
thence Southerly, 71.35 feet along a curve to the left having a radius of 690.00 feet, a central angle of 05°55'28" and a chord that bears S 03°51'32" W 71.32 feet;
thence S 00°53'48" W 404.37 feet;
thence Southerly, 51.78 feet along a curve to the right having a radius of 2,010.00 feet, a central angle of 01°28'34" and a chord that bears S 01°38'05" W 51.78 feet;
thence S 02°22'22" W 2,265.80 feet;
thence N 87°43'58" W 746.29 feet to the point of beginning.

ALTA/NSPS TABLE A SURVEY NOTES

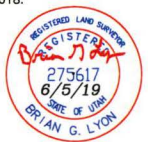
- The property is known by the street address of:
No assigned address
- Gross Land Area:
Parcel 1: 51.38 acres
- No existing buildings on the surveyed property.
- There were no substantial features observed in the process of conducting the survey such as parking lots, billboards and signs.
- There are no parking spaces on the subject property.
- There is no evidence of recent earth moving work.
- There is no known changes in street right of way lines. There is no evidence of recent street or sidewalk construction or repairs.

SURVEYOR'S CERTIFICATE

To:
Eagle Heights Village IV, LLC
Lake Mountain Development, LLC
First American Title Insurance Company
Rocky Mountain Community Reinvestment Company
Enterprise Community Loan Fund, Inc. its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 4, 8, 9, 16, and 17 of Table A thereof. The field work was completed on October 5, 2018.

Date of Plat: June 5, 2019
Registration No. 275617
Brian G. Lyon



ALLIANCE CONSULTING
ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
allianceengr@qwestoffice.net

No.	REVISIONS / SUBMISSIONS	DATE	BY
1	comments	6/5/19	

PROJECT TITLE: ALTA/NSPS Land Title Survey
for
Eagle Heights Village IV, LLC
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

DRAWING TITLE: SURVEY PLAT

DATE: MAY3,2019

DRAWING No.

Exhibit "B"
Site Plan

Takeoff Tab

eagle heights new site plan 5-11

Bid No. 13

No.	Name	Height	Area	Quantity1 UOM1	Quantity2UOM2	Quantity3 UOM3
(unassigned)						
Open Space						
 2	Park 1	0"	(unassigned)	70,369 SF	0	0
 3	Park 2	0"	(unassigned)	8,498 SF	0	0
 4	Park 3	0"	(unassigned)	11,125 SF	0	0
 5	Park 4	0"	(unassigned)	15,921 SF	0	0
 6	Park 5	0"	(unassigned)	74,252 SF	0	0
 7	Park 6	0"	(unassigned)	32,472 SF	0	0
 8	Park 6 Detention Area	0"	(unassigned)	7,071 SF	0	0
 9	Park 5 Detention Area	0"	(unassigned)	52,602 SF	0	0

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
284	X 1,000 =	284,000.00	/ 43,560 =	6.52 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Total Fee-in-Lieu
284,000.00	X \$3.75	\$1,065,000.00

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
6.52	X 100	651.97

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	11	22
Bicycle Rack (4+ bikes)	2	4	8
Trees (5) (a majority must be shade trees)	2	12	5
Shade Structure	4	0	0
Drinking Fountain	5	2	10
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1100	66
Parking* (5 Stalls)	6	6	36
Swings (4+ Swings)	7	1	7
Concrete Basketball Court (1/2 Court)	20	0	0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	2200	88
Playground Equipment* Per \$1,000	2	150,000	300
Splash Pad* Per \$1,000	2		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100	1	100
Restroom (600+ sq ft)	100	0	0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Garden Boxes	Varies		62
Other: Lighting at Sports Court	Varies		50
Other: Masonry Fencing	Varies		0
Other: Community Center 1 - 3,500 SF	Varies		0
Other: Community Center 2 - 1,440 SF	Varies		0
Other:	Varies		0
Other:	Varies		

Total			754
--------------	--	--	------------

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

Excess points available for buydown	102
Required open space after buydown	5.84
Provided Open Space	5.91
additional open space needed	0.61
buydown @ 150 points/acre	0.68

Park	SF area	Acres
Park 1 area	70,369	1.62
Park 2 area	8,498	0.20
Park 3 area	11,125	0.26
Park 4 area	15,921	0.37
Park 5 area	74,375	1.71
Park 5 detention area (75%)	5,303	0.12
Park 6 area	32,472	0.75
Park 6 detention area (75%)	39,452	0.91
Total	257,515	5.91

SITE REFERENCE NOTES

- 1 CLUBHOUSE
- 2 PARKING LOT
- 3 POCKET PARK
- 4 PLAYGROUND
- 5 MAINTENANCE BUILDING
- 6 RETENTION POND
- 7 GARDEN BOXES
- 8 GAZEBO
- 9 CLUBHOUSE, POOL, & PLAYGROUND

PHASE 1 AND 2

BUILDING TYPES	COLOR	QUANTITY
CWG III ADA	GREEN	7
EAGLE (4BDRM)	PURPLE	5
OAKS	BLACK	5
FRONTIER	BLUE	21
CWG 3	MAGENTA	18
CWG 4 ADA	RED	3
CEDAR	TAN	10

PHASE 3

56 LOTS

PHASE 4

45 LOTS

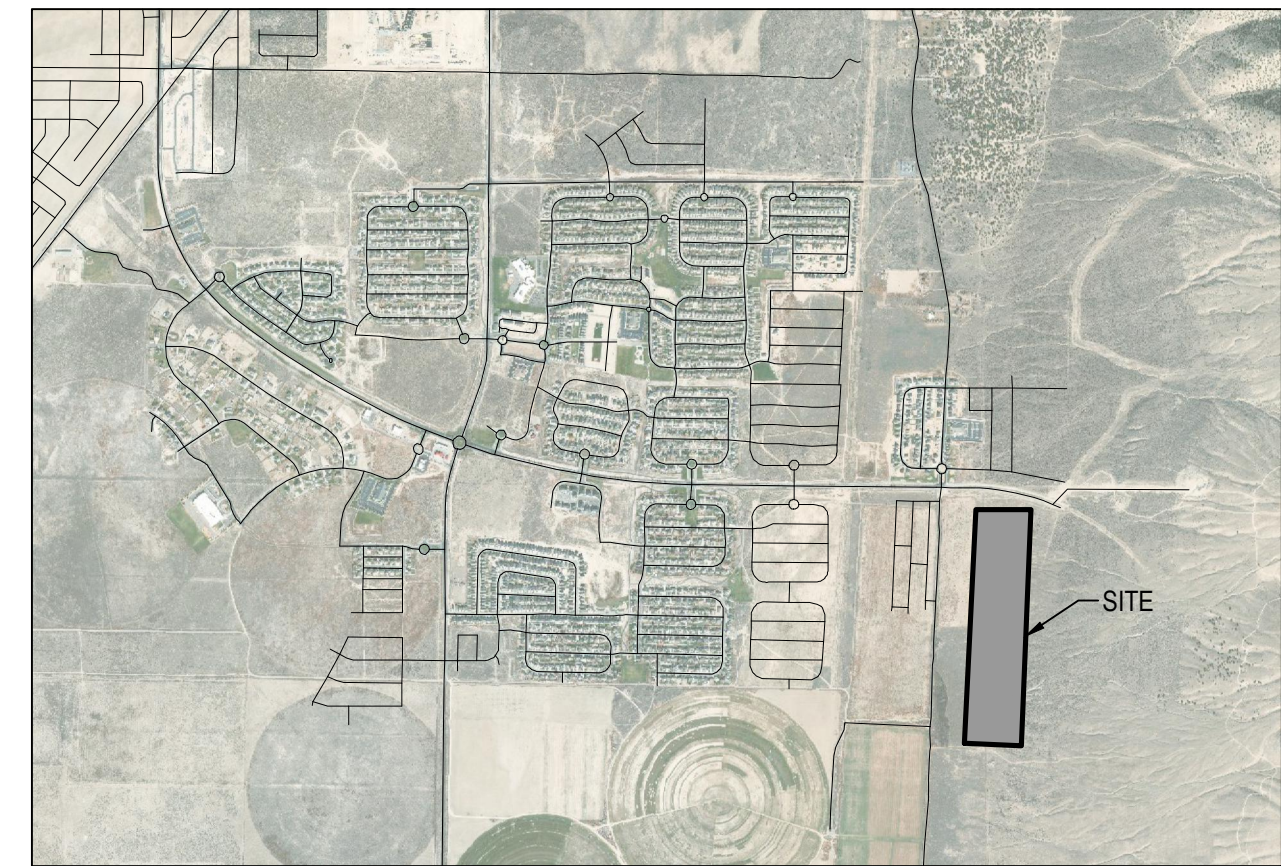
PHASE 5

46 LOTS

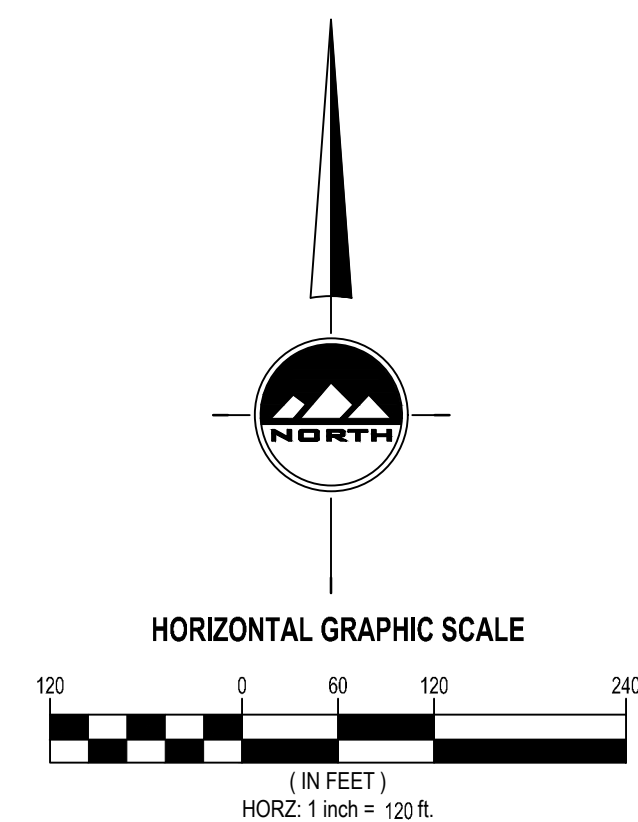
EAGLE HEIGHTS VILLAGE

PART OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SITE PLAN



VICINITY MAP



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
EAGLE HEIGHTS VILLAGE IV, LLC
1466 NORTH HWY 89, STE 220
FARMINGTON, UTAH 84025

CONTACT:
PHONE:

EAGLE HEIGHTS VILLAGE
PART OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SITE PLAN

PROJECT NUMBER
11315

PRINT DATE
2/3/22

DRAWN BY
CHECKED BY

PROJECT MANAGER

C-100

- ① CLUBHOUSE
- ② PARKING LOT
- ③ POCKET PARK
- ④ PLAYGROUND
- ⑤ MAINTENANCE BUILDING
- ⑥ RETENTION POND
- ⑦ GARDEN BOXES
- ⑧ GAZEBO

Mouth of the road to be widened to accommodate City Engineer's comments.

PART OF SECTION 18
 TOWNSHIP 6 SOUTH RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 EAGLE MOUNTAIN, UTAH

SITE PLAN



0 100 200ft
SCALE 1" = 100'-0"

Note - this page is taken from the original MDA. This page is used to show open space. The exhibit shows duplex buildings on all phases of the project, this is not correct. This page is only included to show the original open space that was agreed upon by the City and Developer. Page 3 (Site Plan) should be used to show the building types being constructed and not this page.

A sidewalk stub will be put at this location allowing for a trail/sidewalk to connect to a future walkway to the west of the property.

The parks shown in the retention area will be above the grade of the retention pond and will not "technically" be in the retention pond.

Park 5 will be moved to this location. It was previously directly to the west, on the westerly boundary of the property.

[illegible]

Exhibit "C"

Vested Laws

Vested laws are found at <https://www.codepublishing.com/UT/EagleMountain/>.

The Laws Vested as of June 18, 2019.

Exhibit "D"
Park and Open Space Plan

PARK AMENITIES

PARK #1

COMMUNITY CENTER
GAZEBO
PLAYGROUND
SPORT COURT
PARKING
BIKE RACKS - 8 BIKES
SHADE TREES
GRASS PLAY AREA
SITE SECURITY CAMERAS

PARK #2

GARDEN BOXES
BENCH

PARK #3

GARDEN BOXES
BENCH

PARK #4

GARDEN BOXES
BENCH

PARK #5

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #6

PLAYGROUND
BENCH
SHADE TREES
LAWN PLAY AREA

PARK #7

SWIMMING POOL
RESTROOMS
CHANGING ROOMS
GAZEBO
PLAYGROUND
BASKETBALL COURT
ASPHALT TRAIL
BIKE RACKS - 8 BIKES
PARKING
SHADE TREES
LARGE GRASS PLAY AREAS
SITE SECURITY CAMERAS



LANDSCAPE ARCHITECTURE
& LAND PLANNING
1375 E PERRYS HOLLOW RD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801.554.6146
SCOTT@STBDESIGNLLC.COM

EAGLE
HEIGHTS
VILLAGE
EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



 NORTH
DATE: 02.02.2022

OVERALL PARKS
MASTER PLAN

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

 NORTH
SCALE: 1"=30'-0"
DATE: 02.02.2022

LI01

PARK I AMENITIES

COMMUNITY CENTER - 3,500 S.F.

Exercise Room, Full Kitchen, 2 Bathrooms,
Multi-Use Room

GAZEBO - 1,100 S.F. Area

2 Picnic Tables, Built-In BBQ, Drinking Fountain,
Trash Receptacles, Concrete Surface

PLAYGROUND

Playground - Playworld #350-1716 or equal

Swings - 4

Engineered wood fiber chips

SPORT COURT

Full-Size Basketball Court, Conc. Surface

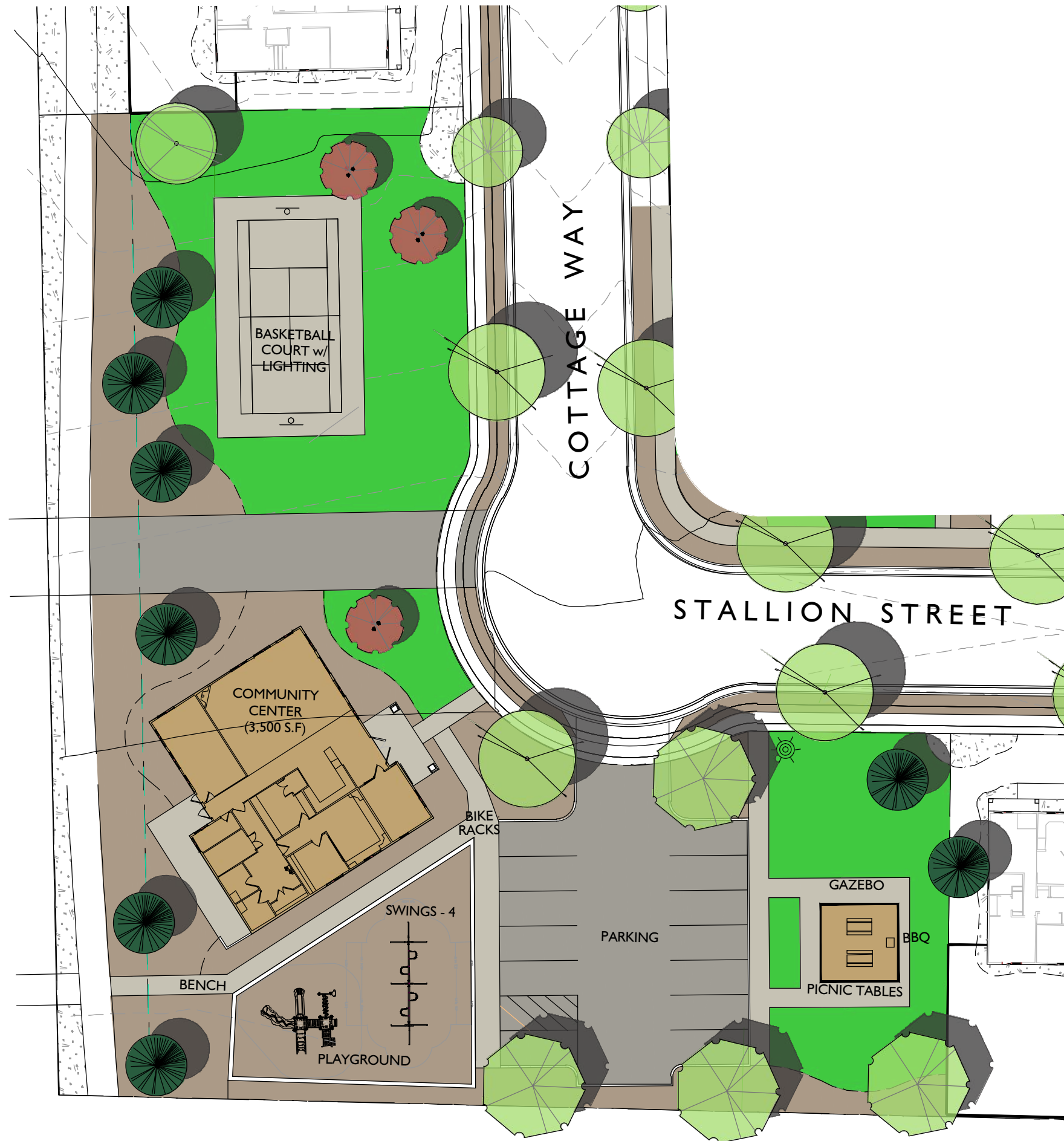
BIKE RACKS - 8 Bikes

PARKING - 15 Stalls

SHADE TREES

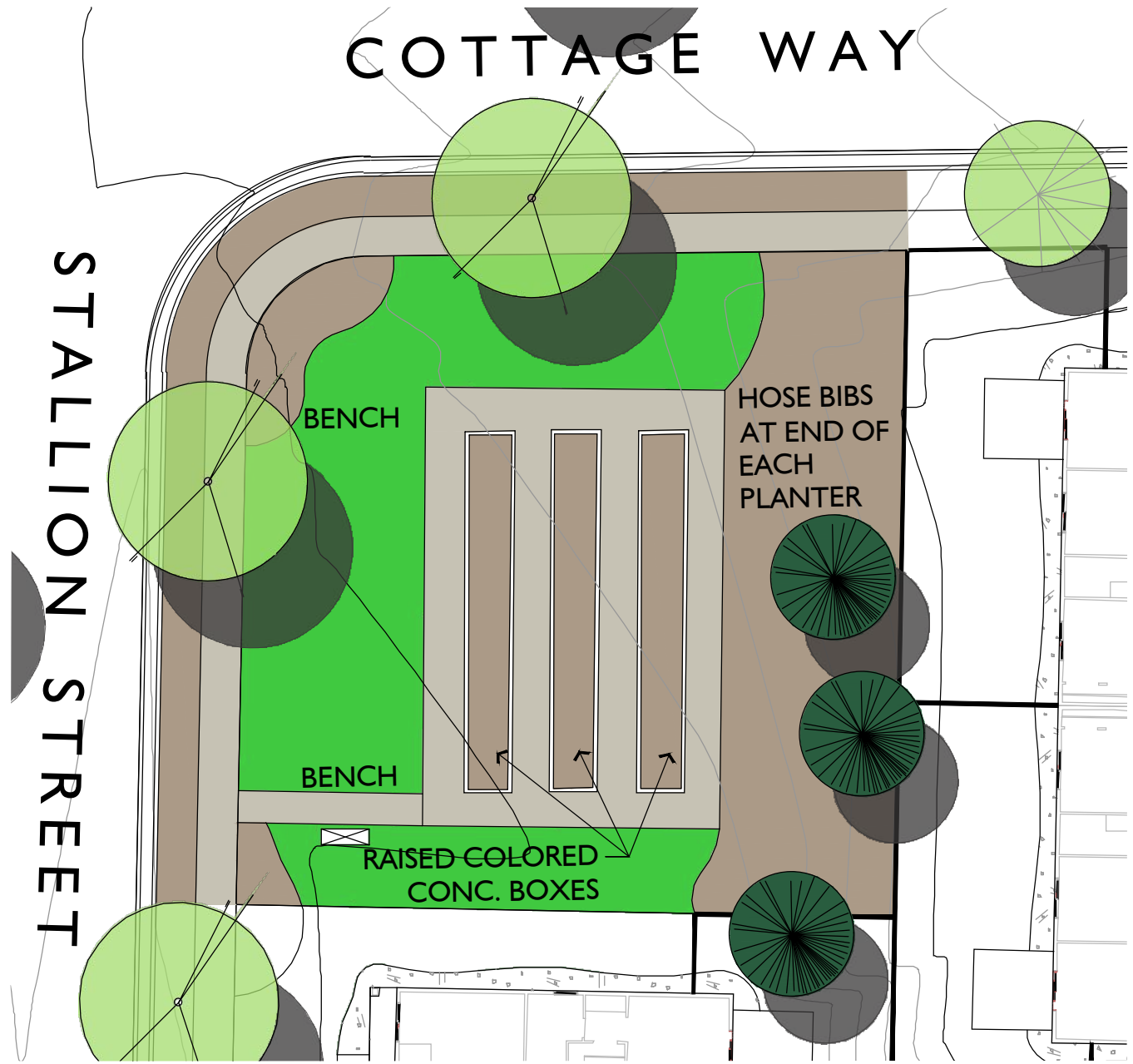
GRASS PLAY AREA

EXTERIOR SECURITY CAMERAS

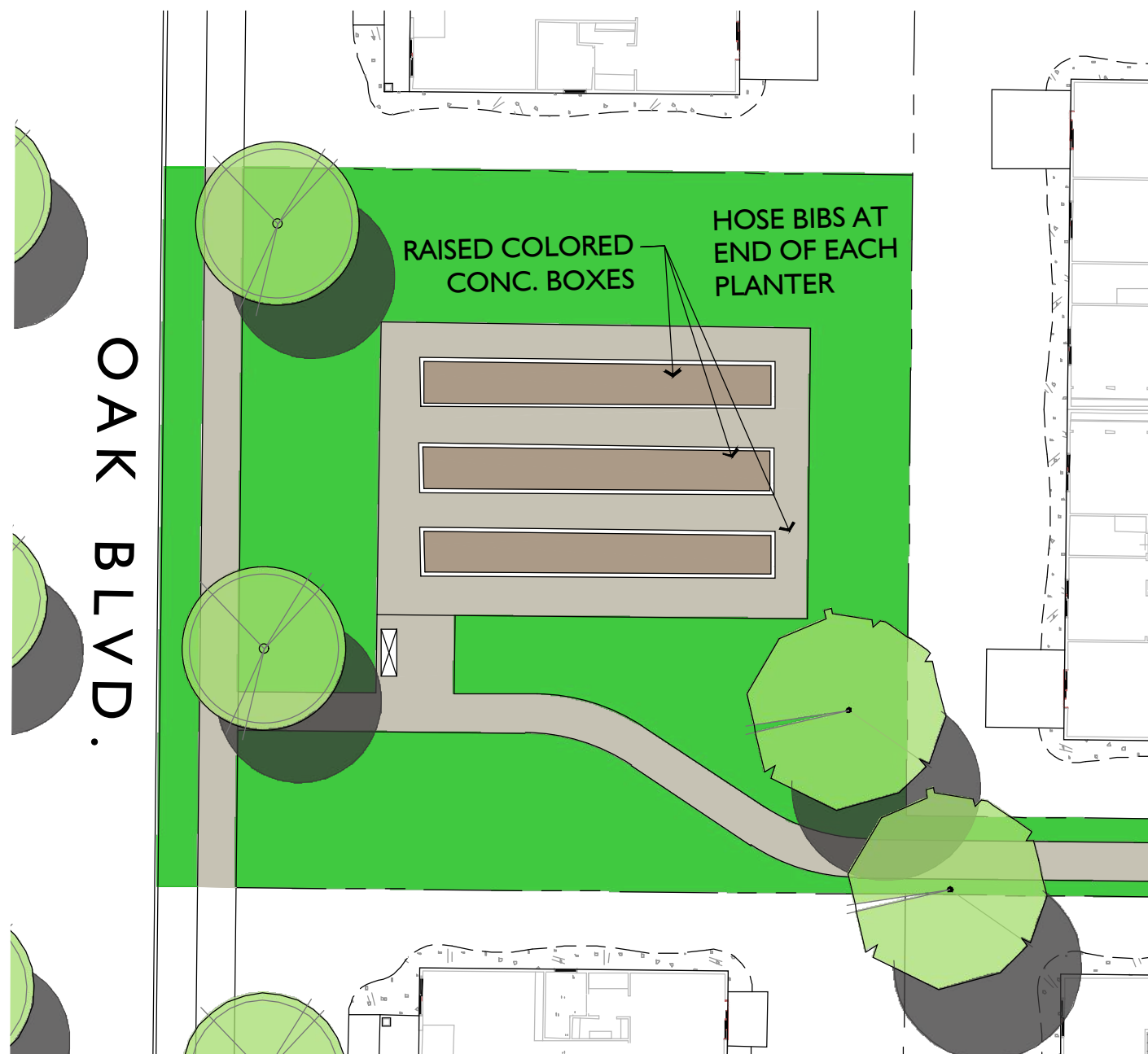


EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



- PARK 2 AMENITIES
- GARDEN BOXES
 - Raised Colored Concrete Boxes
 - SITTING AREA
 - SHADE TREES
 - GRASS AREA



PARK 3 AMENITIES

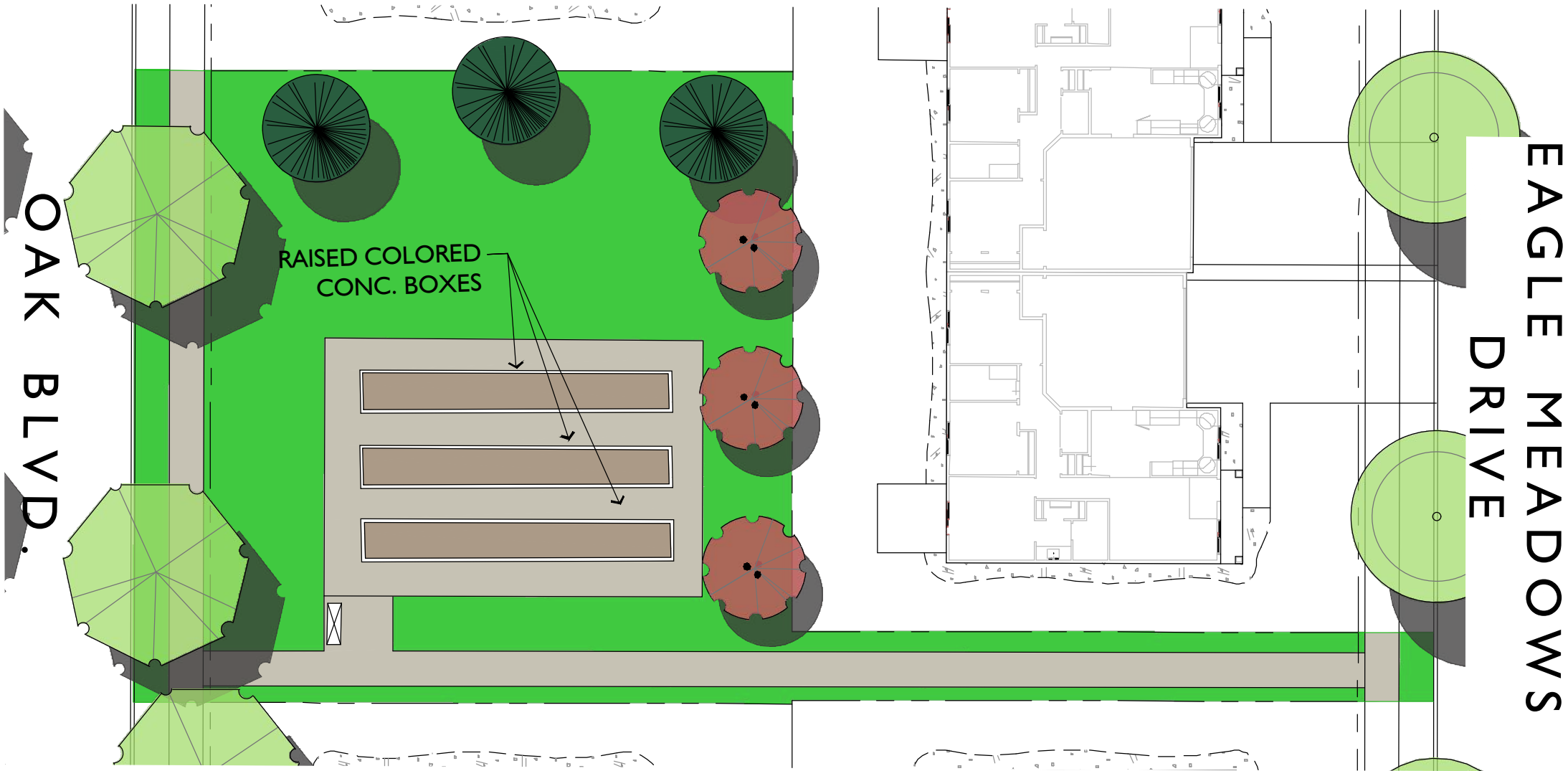
GARDEN BOXES
 Raised Colored Concrete Boxes
 SITTING AREA
 SHADE TREES
 GRASS AREA

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
 EAGLE MOUNTAIN, UTAH

EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



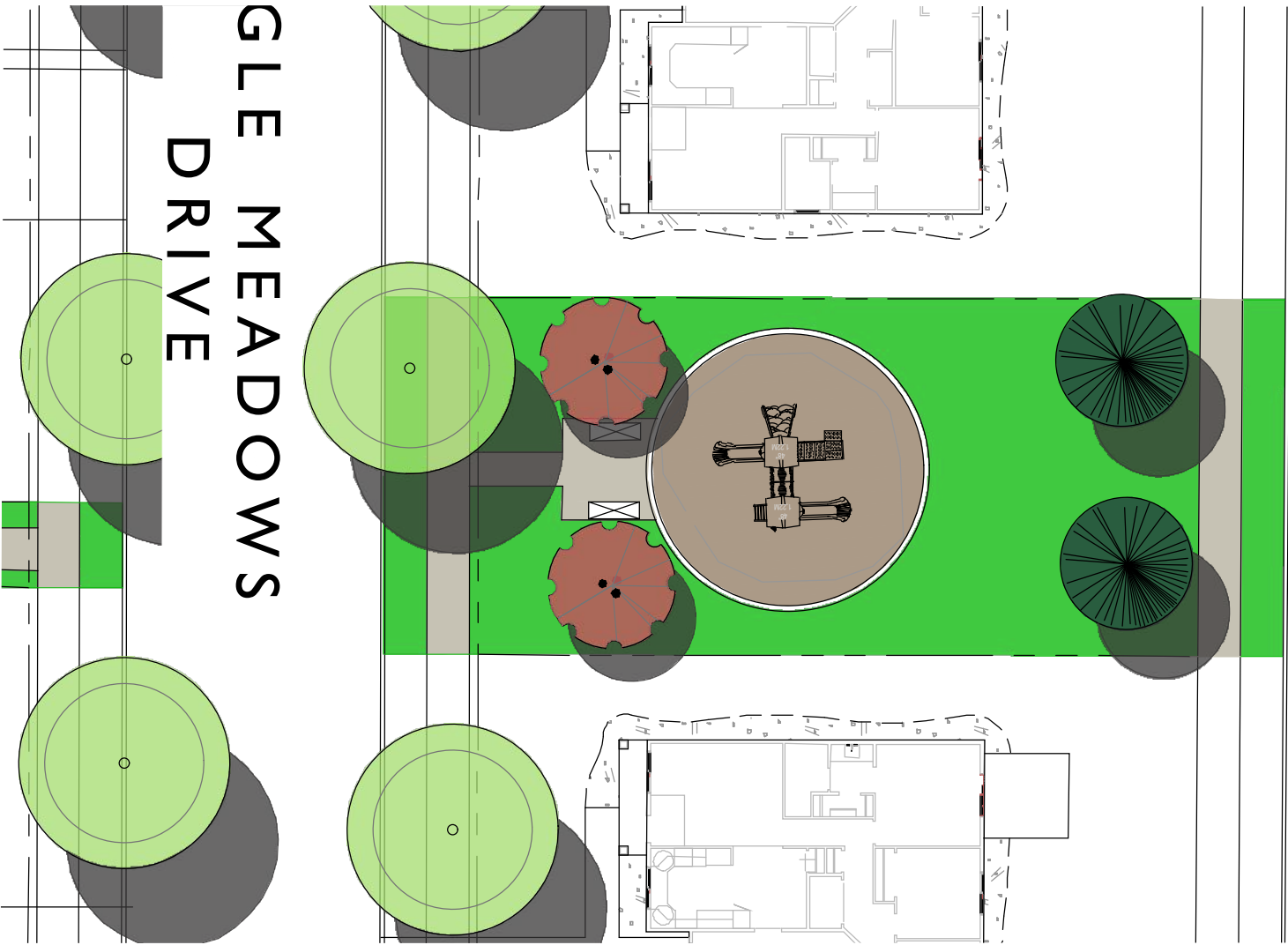
PARK 4 AMENITIES

- GARDEN BOXES
 - Raised Colored Concrete Boxes
- SITTING AREA
- SHADE TREES
- GRASS AREA

EAGLE
HEIGHTS
VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

NORTH LAKE
MOUNTAIN ROAD



PARK 5 AMENITIES

PLAYGROUND

Play Equipment, Playworld,
#PSD-1104 or equal
Engineered wood fiber chips

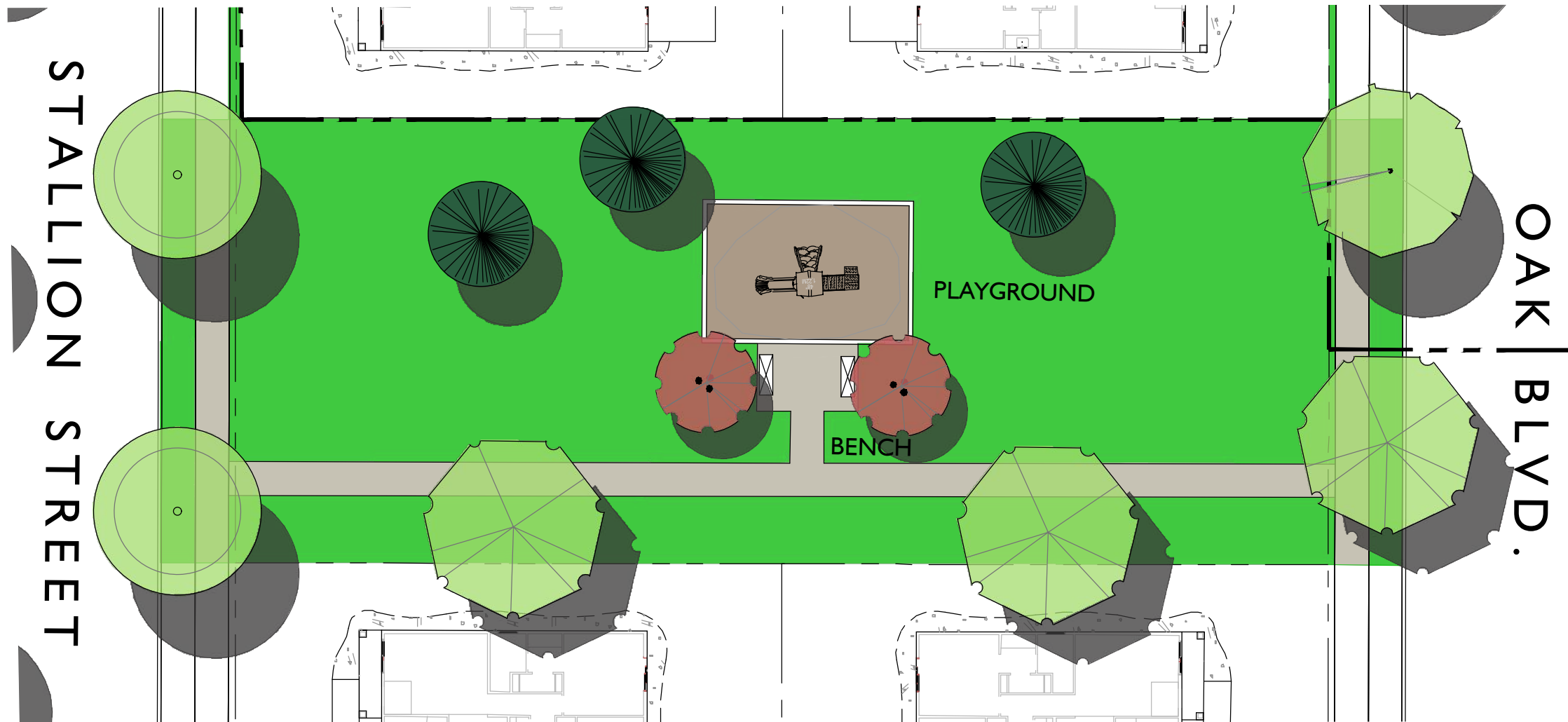
BENCH

SITTING AREA

SHADE TREES

GRASS PLAY AREA





PARK 6 AMENITIES

PLAYGROUND

Play Equipment, Playworld, Mighty Fun Mountain,
#PSD-1101 or equal
Engineered wood fiber chips

BENCH

SITTING AREA

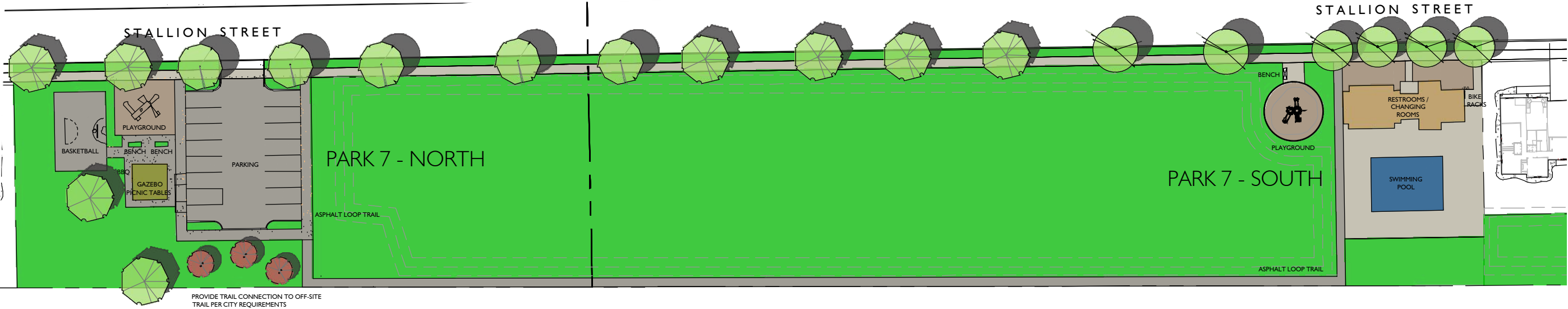
SHADE TREES

GRASS PLAY AREA



PARK 7 - NORTH AMENITIES

- PARKING AREA
- PLAYGROUND
 - Play Equipment, Playworld, #350-1814 or equal
 - Engineered wood fiber chips
- BASKETBALL COURT (HALF)
- GAZEBO - 1,100 S.F. Area
 - 2 Picnic Tables, Built-In BBQ, Drinking Fountain,
 - Trash Receptacles, Concrete Surface
- SITTING AREA
- SHADE TREES
- GRASS AND PLAY AREA

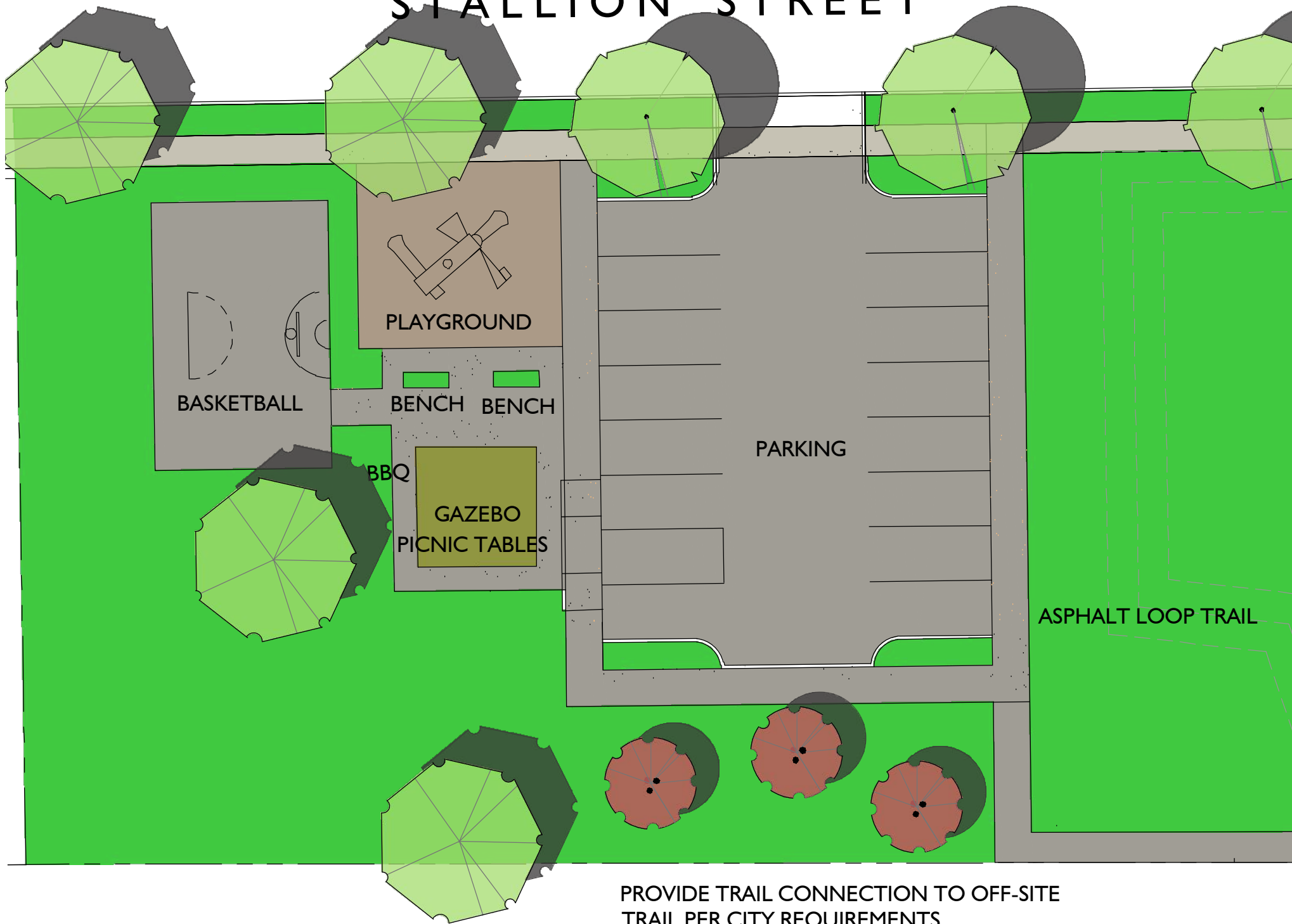


PARK 7 - SOUTH AMENITIES

- SWIMMING POOL
- RESTROOM / CHANGING ROOMS
- PLAYGROUND
 - Play Equipment, Playworld, #350-1738 or equal
 - Engineered wood fiber chips
- BIKE RACKS - 8 Bikes
- SITTING AREA
- SHADE TREES
- GRASS AND PLAY AREA
- ASPHALT TRAIL



STALLION STREET



STB
DESIGN
LANDSCAPE ARCHITECTURE
& LAND PLANNING
1375 E PERRYS HOLLOW RD
SALT LAKE CITY, UTAH 84103
PH/MO/TXT 801.554.6146
SCOTT@STBDESIGNLLC.COM

EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH



PARK 7 - NORTH AMENITIES

PARKING AREA PLAYGROUND

Play Equipment, Playworld, #350-1814 or equal
Engineered wood fiber chips
BASKETBALL COURT (HALF)

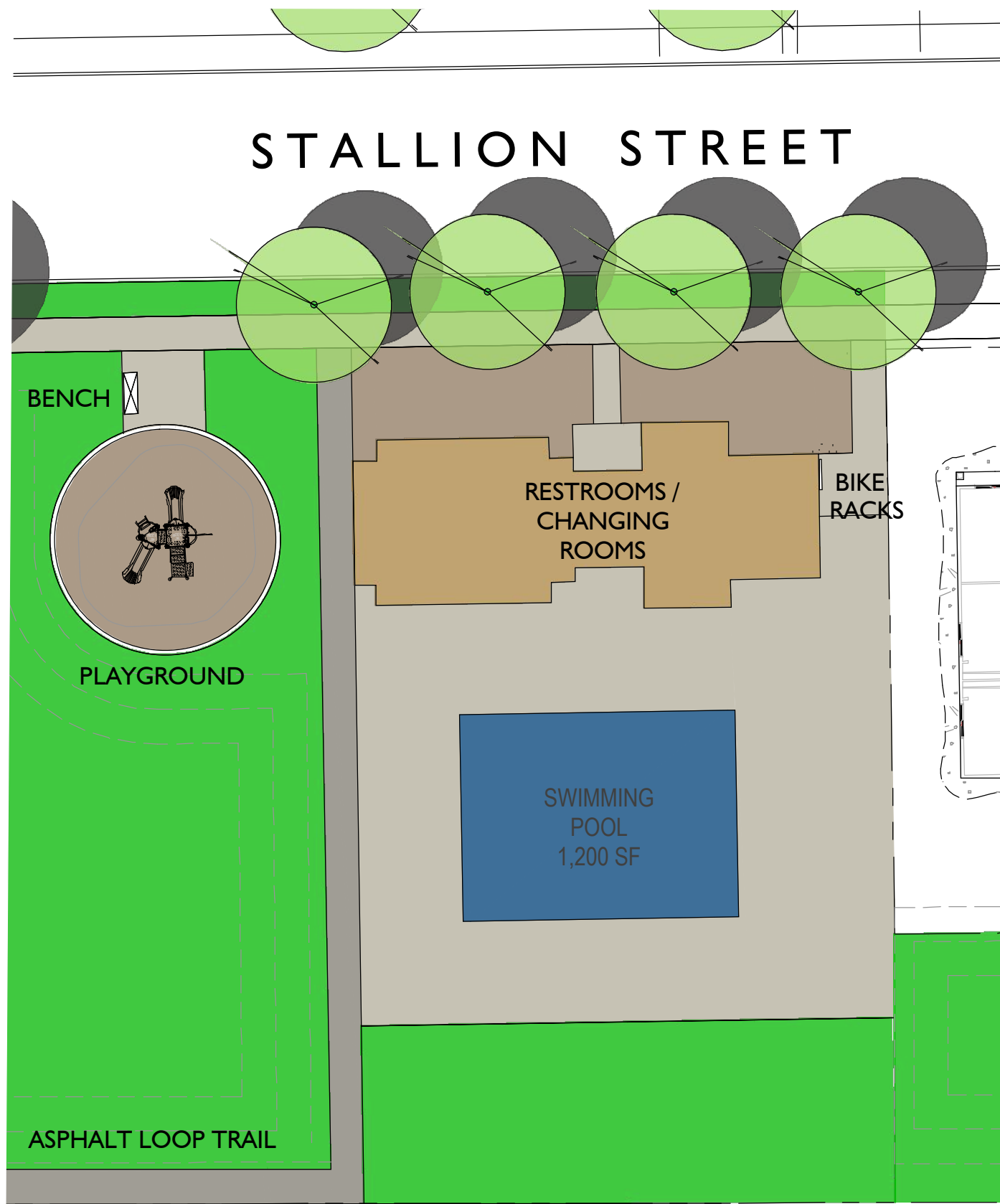
GAZEBO - 1,100 S.F. Area
2 Picnic Tables, Built-In BBQ, Drinking Fountain,
Trash Receptacles, Concrete Surface

SITTING AREA
SHADE TREES
GRASS AND PLAY AREA

 NORTH
SCALE: 1"=20'-0"
DATE: 02.02.2022

PARK 7 NORTH

LI08



PARK 7 - SOUTH AMENITIES

SWIMMING POOL - 1,200 SF

RESTROOM / CHANGING ROOMS

PLAYGROUND

Play Equipment, Playworld, #350-1738 or equal

Engineered wood fiber chips

BIKE RACKS - 8 Bikes

SITTING AREA

SHADE TREES

GRASS AND PLAY AREA

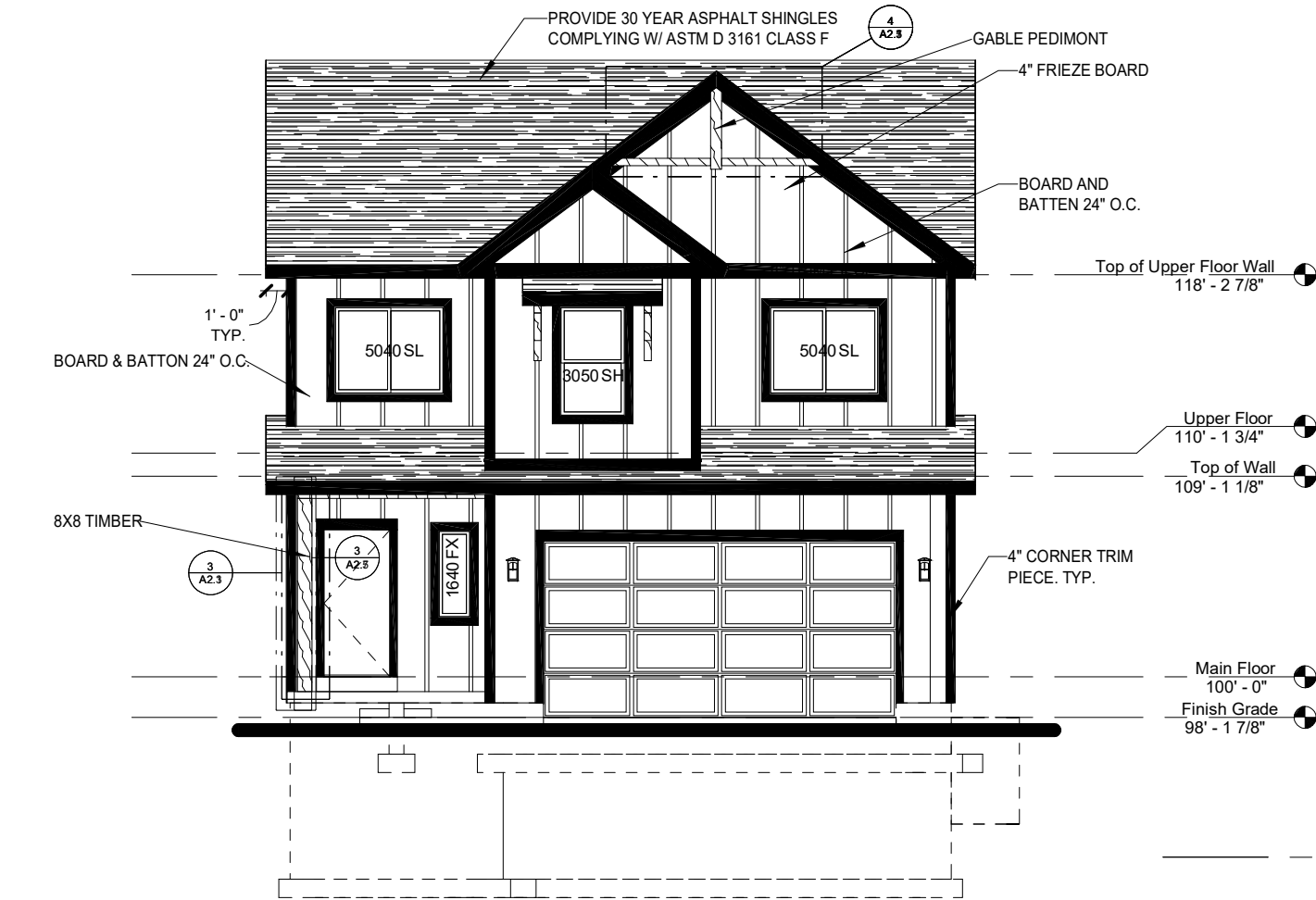
ASPHALT TRAIL



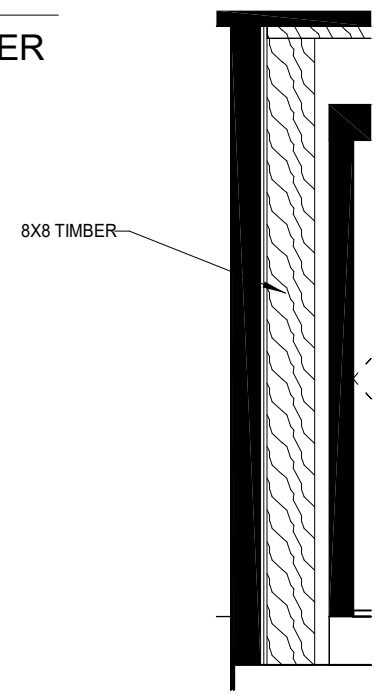
EAGLE HEIGHTS VILLAGE

EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

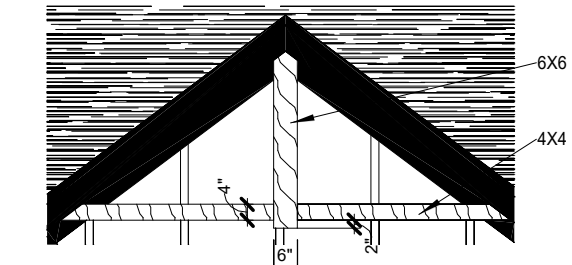
EXHIBIT “E”
SINGLE FAMILY HOME PLANS



1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

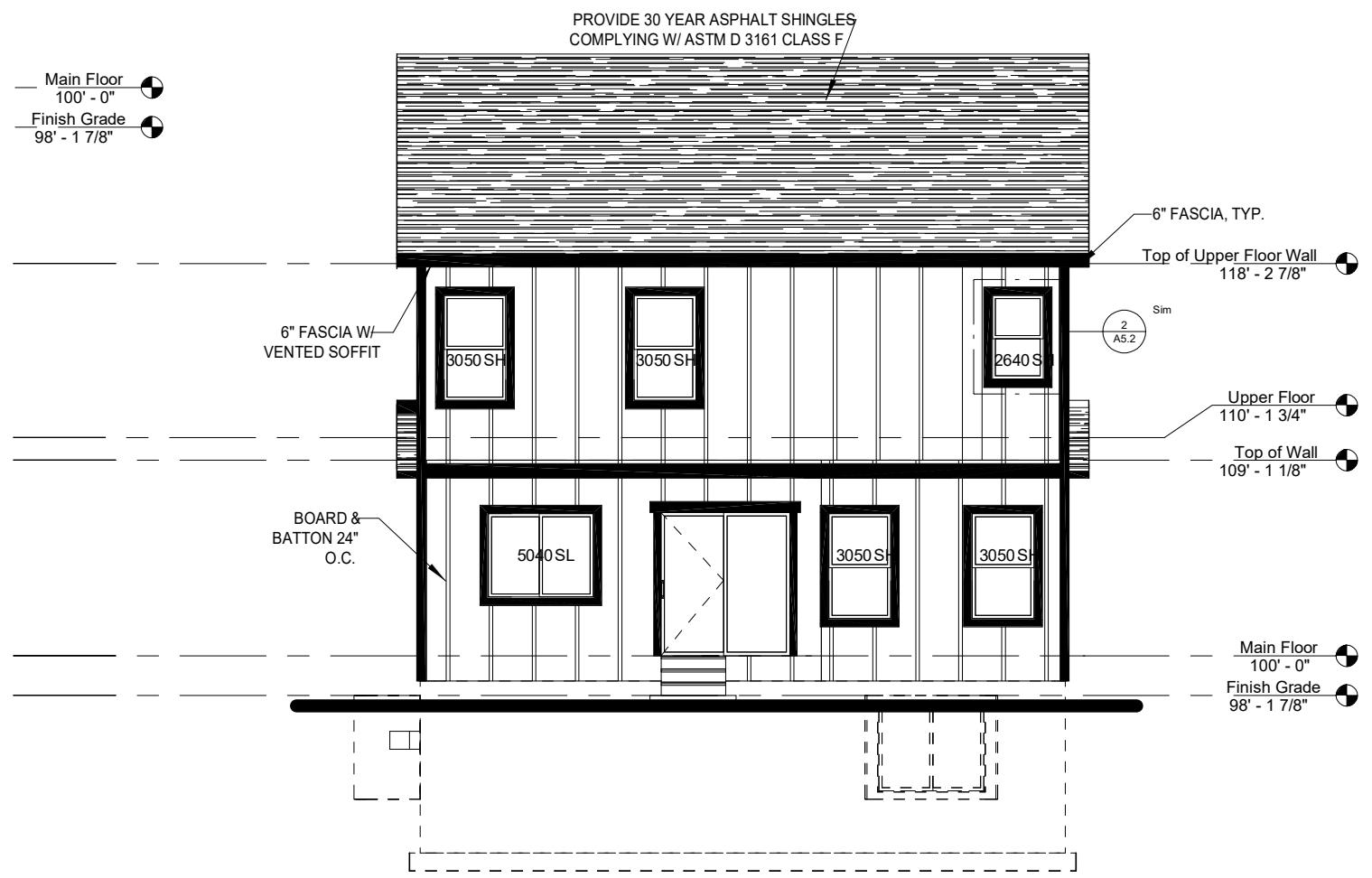


3 Craftsman Column Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



4 Gable Pediment (Portland Style) Detail
1/4" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1640 FX	6' - 8"		1
2020 FX	6' - 8"		3
2626 FX	7' - 8"		2
2640 SH	6' - 8"		2
3050 SH	6' - 8"		8
5040 SL	6' - 6"		2
5040 SL	6' - 8"		3



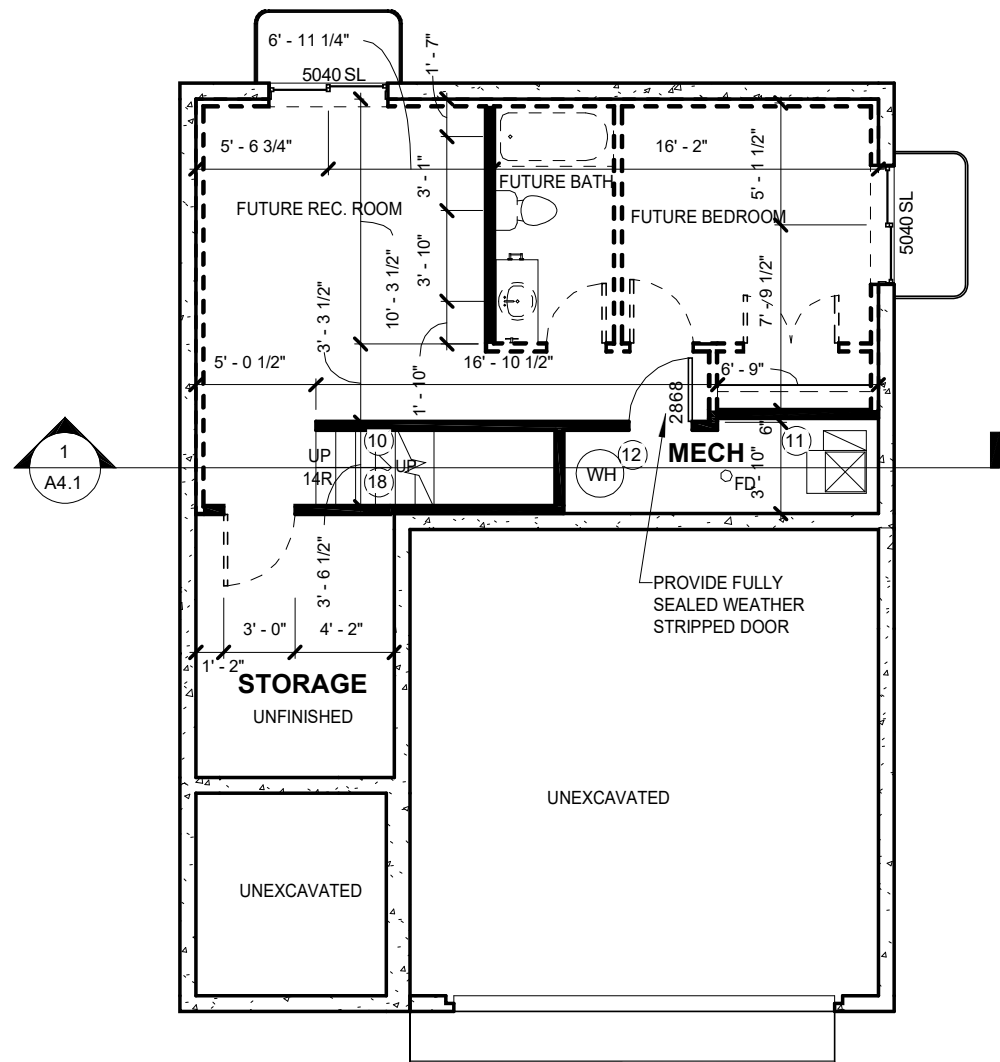
2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

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BRIDGER
FRONT/REAR ELEVATIONS

A2.1



1 Unfinished Basement
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES

10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
11	FURNACE - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
12	WATER HEATER - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.

BASEMENT WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
5040 SL	6' - 6"		2

UNFINISHED BASEMENT DOOR SCHEDULE

TYPE	COMMENTS	COUNT
2868	Mechanical	1

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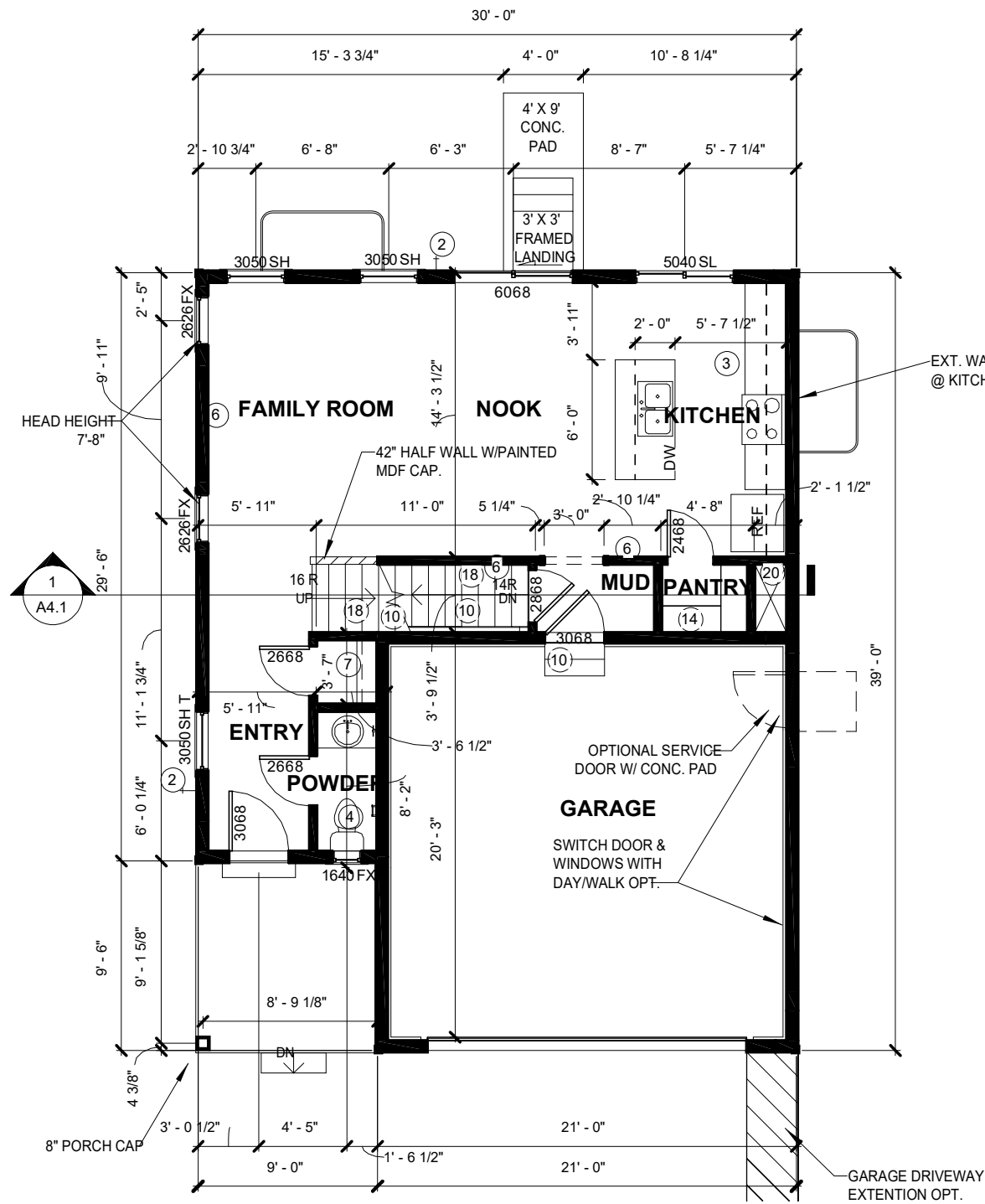
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BRIDGER

UNFINISHED
BASEMENT PLAN

A1.1

NOTE: ALL EXTERIOR WALL STUDS FRAMED @
24" O.C. U.N.O



1 Main Floor
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES

2	PROVIDE FREEZELESS HOSE BIB WITH BACKFLOW PREVENTION DEVICE AT INDICATED LOCATION. DO NOT INSTALL HOSE BIBS OVER WINDOW WELLS.
3	KITCHEN NOTES: 30" OPENING FOR RANGE, 24" OPENING FOR D/W. REFRIGERATOR SPACE: (1) 42" MIN. FROM CABINET TO WALL (2) 39" MIN. WITHOUT WALL RESTRICTION.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH. PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
6	ALL FRAMING METHODS TO BE AS PER CURRENT I.R.C.
7	1R1S CLOSET SHELVES @ 72" A.F.F.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
14	PROVIDE (4) SHELVES @ PANTRY
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
20	MECHANICAL CHASE

MAIN FLOOR WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
1640 FX	6' - 8"		1
2626 FX	7' - 8"		2
3050 SH	6' - 8"		2
3050 SH	6' - 8"	Tempered	1
5040 SL	6' - 8"		1

MAIN FLOOR DOOR SCHEDULE

VV	COMMENTS	COUNT
2468		1
2668		2
2868		1
3068	20 MIN	2
6068		1
16080		1

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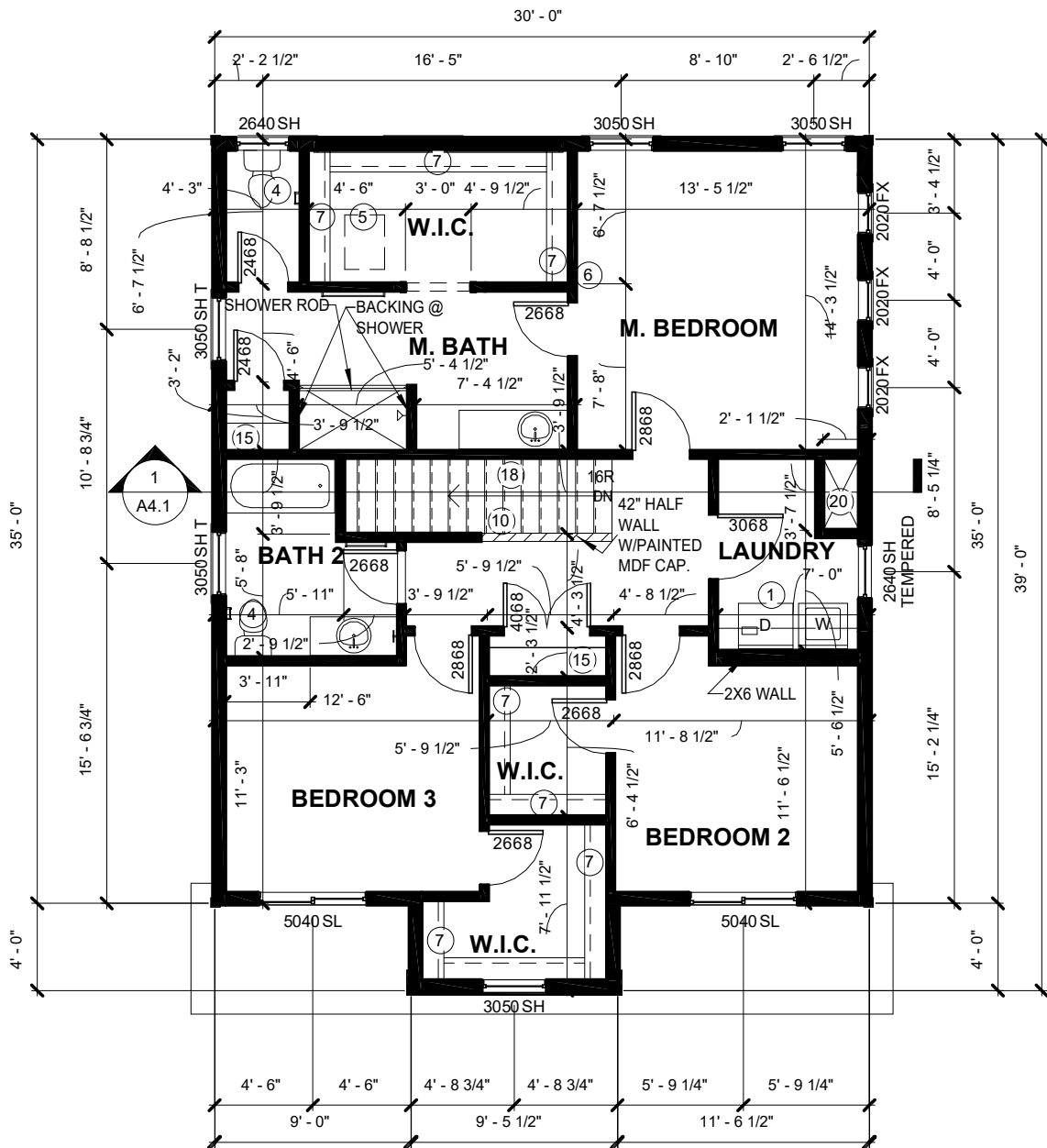
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MAIN FLOOR PLAN

A1.4

NOTE: ALL EXTERIOR WALL STUDS FRAMED @
24" O.C. U.N.O



1 Upper Floor
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES

1	WASHER/DRYER NOTES (SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS), WASHER ALWAYS ON LEFT OF DRYER. MAINTAIN 2'-10" X 5'-4" FOR OPTIONAL DRAIN PAN. VENT DRYER TO EXTERIOR OF HOME. PROVIDE 5' WIDE SHELF ABOVE WASHER/DRYER. DRAIN WALL SHOULD BE 2 X 6.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH. PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
5	ATTIC ACCESS (SEE GENERAL NOTE 16 FOR CODE REQUIREMENTS)
6	ALL FRAMING METHODS TO BE AS PER CURRENT I.R.C.
7	1R1S CLOSET SHELVES @ 72" A.F.F.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
15	@ LINEN CLOSET PROVIDE (4) SHELVES. FIRST SHELF @ 3'-0" AND 16" BETWEEN SHELVES.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
20	MECHANICAL CHASE

UPPER FLOOR DOOR SCHEDULE

TYPE	COMMENTS	COUNT
2468		2
2668		4
2868		3
3068		1
4068		1

UPPER FLOOR WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
2020 FX	6' - 8"		3
2640 SH	6' - 8"		2
3050 SH	6' - 8"		3
3050 SH	6' - 8"	Tempered	2
5040 SL	6' - 8"		2

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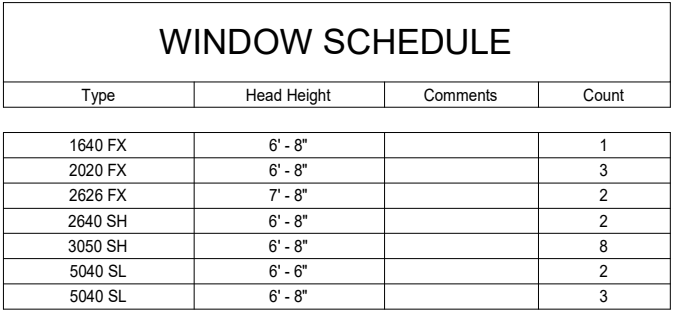
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UPPER FLOOR PLAN

A1.8



Architectural elevation drawing of a building facade. The drawing shows the upper floor and main floor with various window and door specifications.

Upper Floor:

- Roof: PROVIDE 30 YEAR ASPHALT SHINGLES COMPLYING W/ ASTM D 3161 CLASS F
- Roof Pitch: 6" / 1'-0"
- 6" FASCIA, TYP.
- Top of Upper Floor Wall: 118' - 2 7/8"
- Windows: 3050 SH, 3050 SH, 2640 SH
- Sim (Symbol): 2 A5.2
- Upper Floor: 110' - 1 3/4"
- Top of Wall: 109' - 1 1/8"

Main Floor:

- Main Floor: 100' - 0"
- Finish Grade: 98' - 1 7/8"
- 6" FASCIA W/ VENTED SOFFIT
- 7" HARDIE LAP SIDING
- Windows: 5040 SL, 3050 SH, 3050 SH
- Door: 3050 SH

2 Rear Elevation

1/8" = 1'-0" ON 11" X 17" PAPER
 1/4" = 1'-0" ON 24" X 36" PAPER

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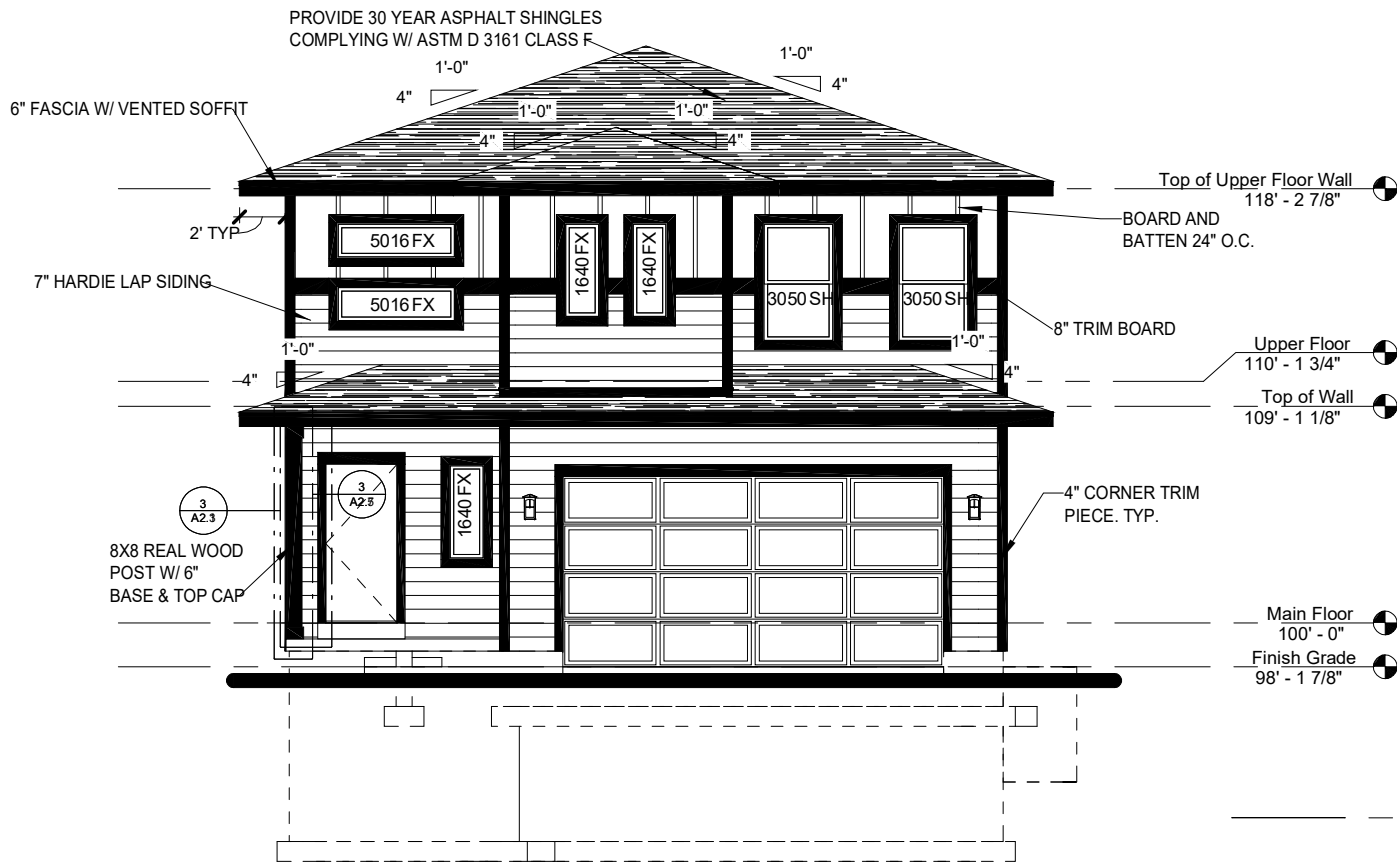
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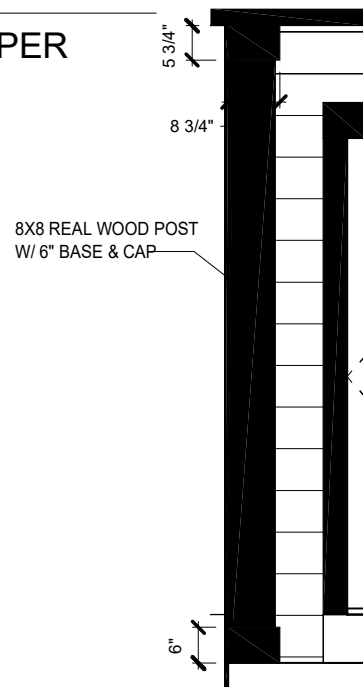
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FRONT/REAR ELEVATIONS

A2.1

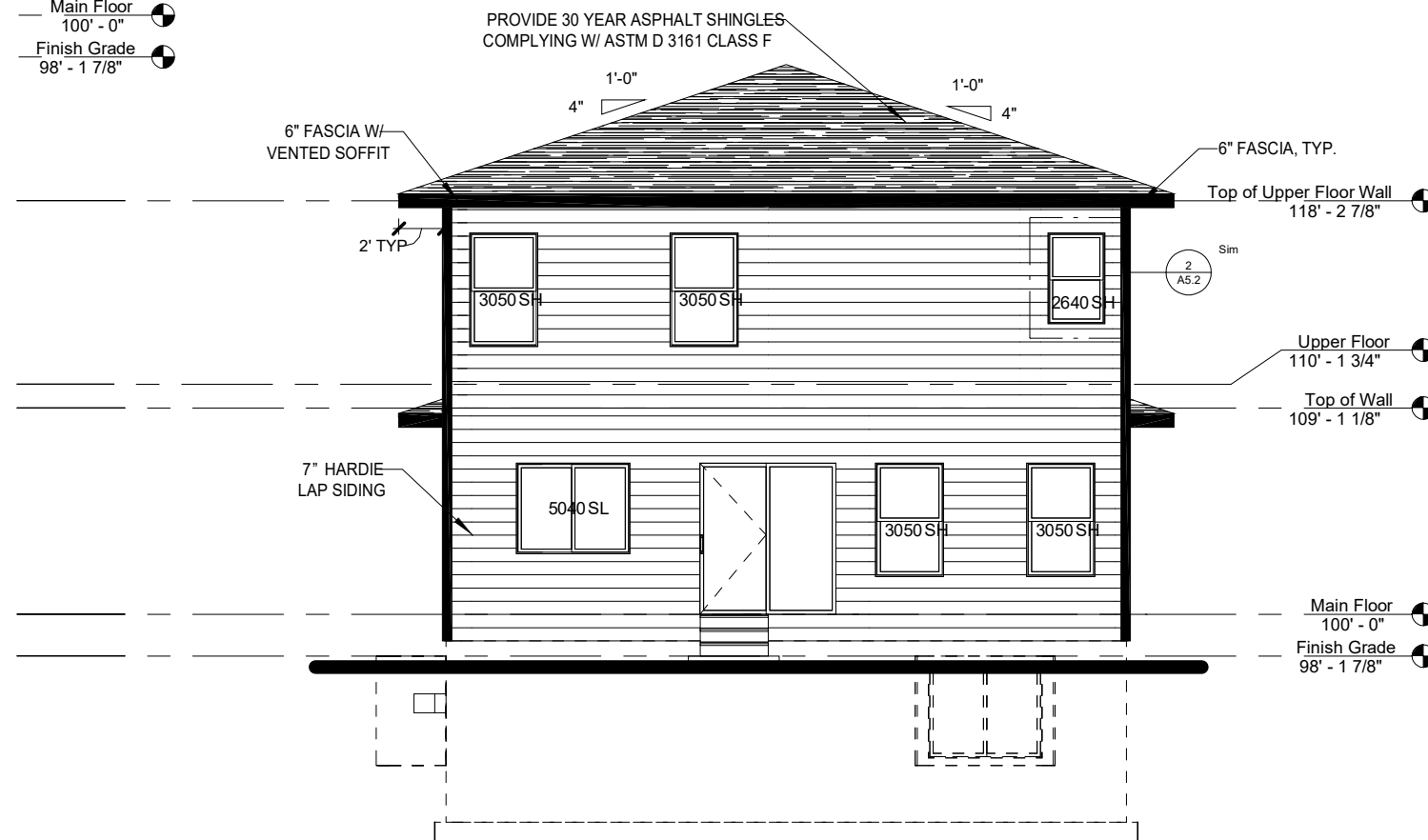


1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



3 Craftsman Column Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1640 FX	6' - 8"		3
2020 FX	6' - 8"		3
2626 FX	7' - 8"		2
2640 SH	6' - 8"		2
3050 SH	6' - 8"		9
5016 FX	4' - 0"		1
5016 FX	6' - 8"		1
5040 SL	6' - 6"		2
5040 SL	6' - 8"		1



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

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BRIDGER - PRAIRIE
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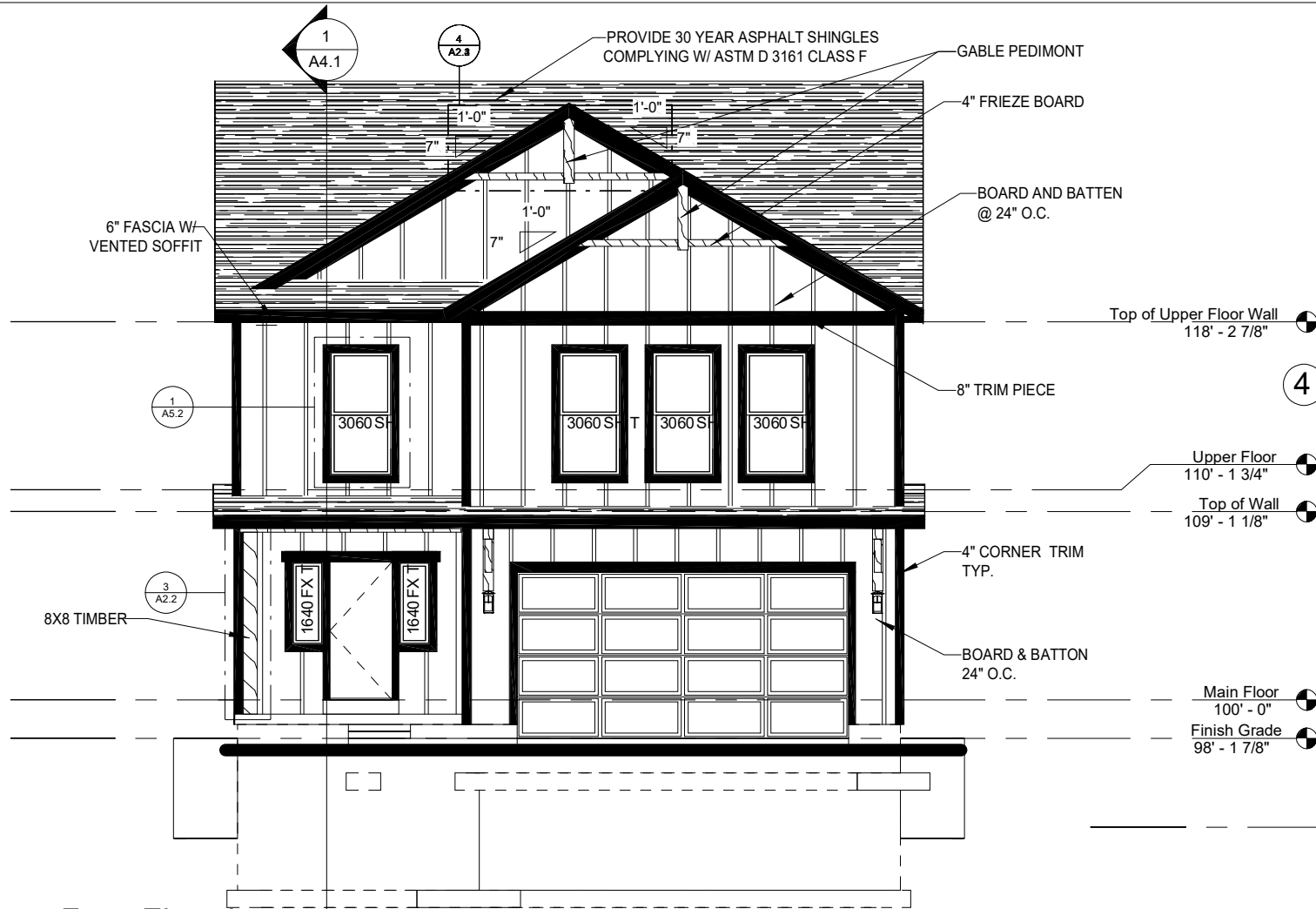
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BRIDGER

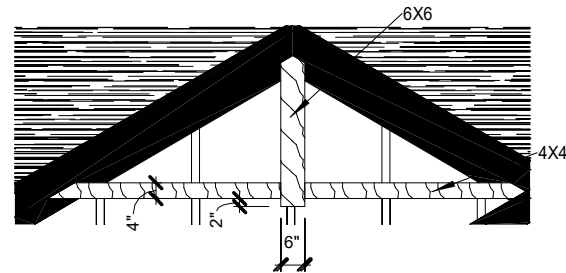
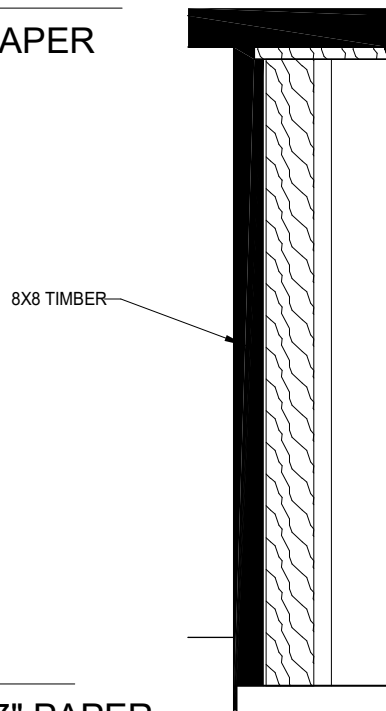
FRONT/REAR
ELEVATIONS

A2.1



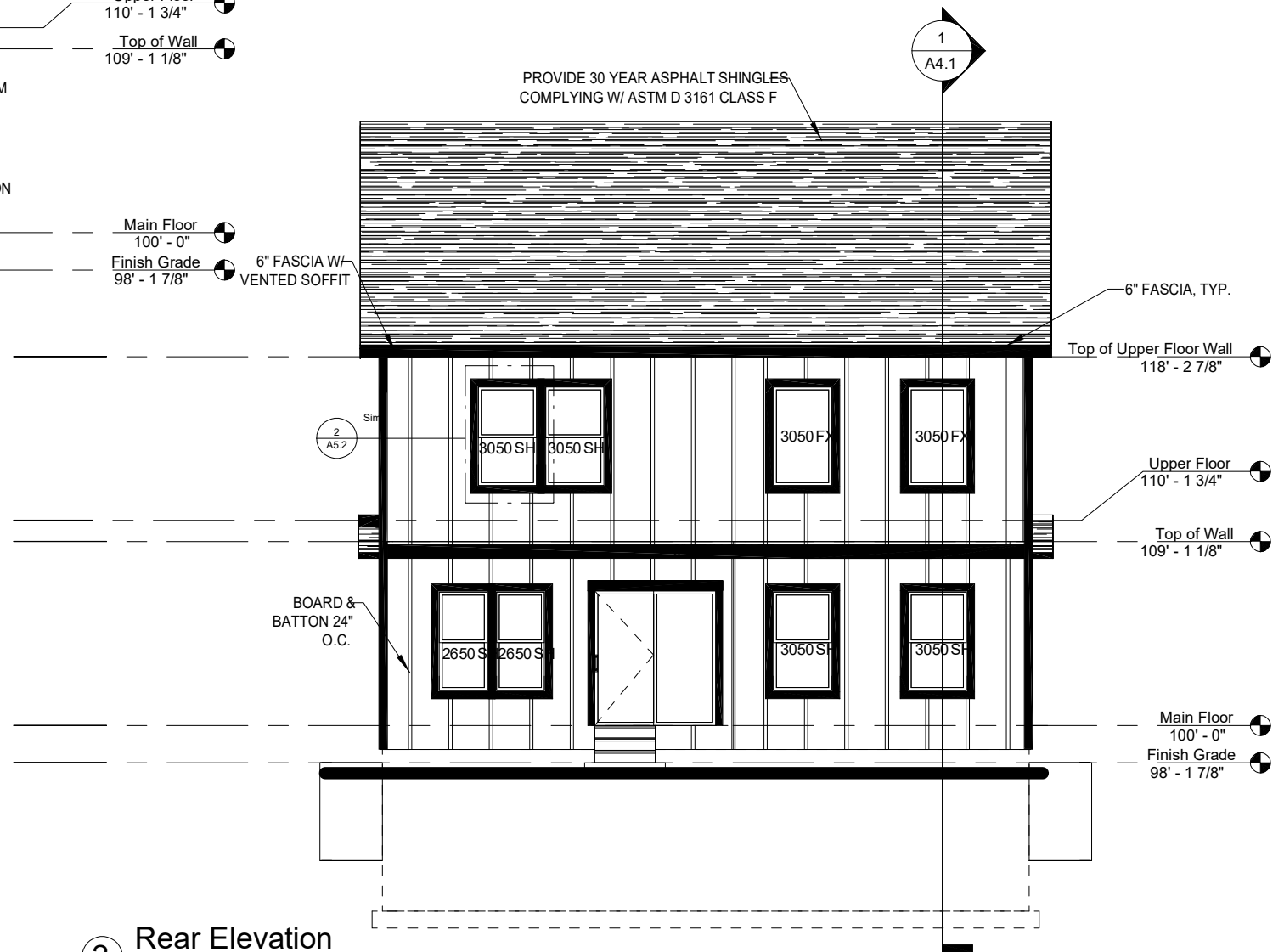
1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

3 Porch Post Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1" = 1'-0" ON 24" X 36" PAPER

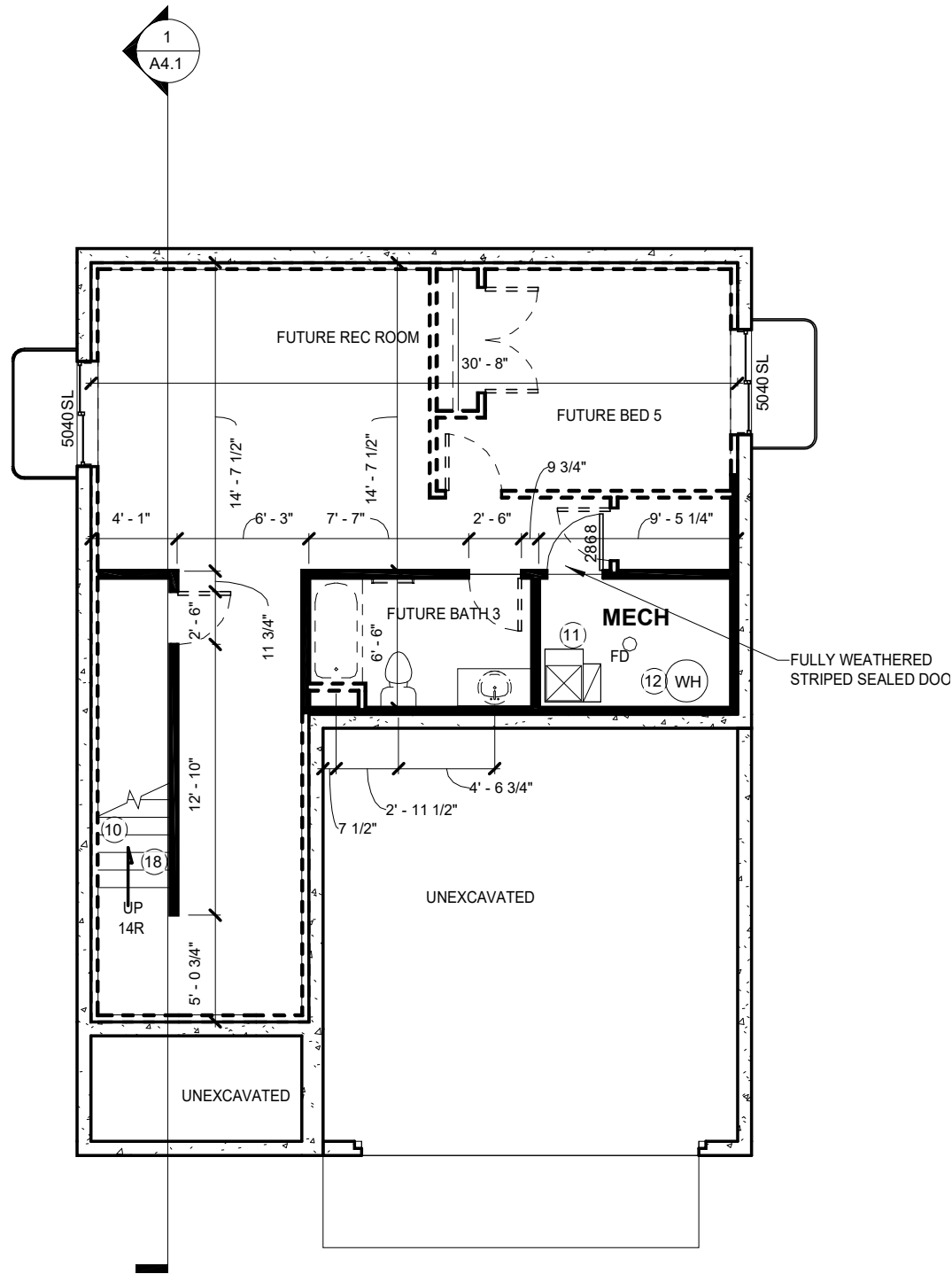


4 Gable Pedimont (Portland Style) Detail
1/4" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1640 FX	6' - 8"		2
2020 FX	6' - 8"		3
2626 FX	7' - 8"		2
2650 SH	6' - 8"		2
3030 SL	6' - 8"		1
3050 FX	6' - 8"		2
3050 SH	6' - 8"	TEMPERED	1
3050 SH	6' - 8"		5
3060 SH	6' - 8"		4
5040 SL	6' - 6"		2



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



1 Unfinished Basement
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

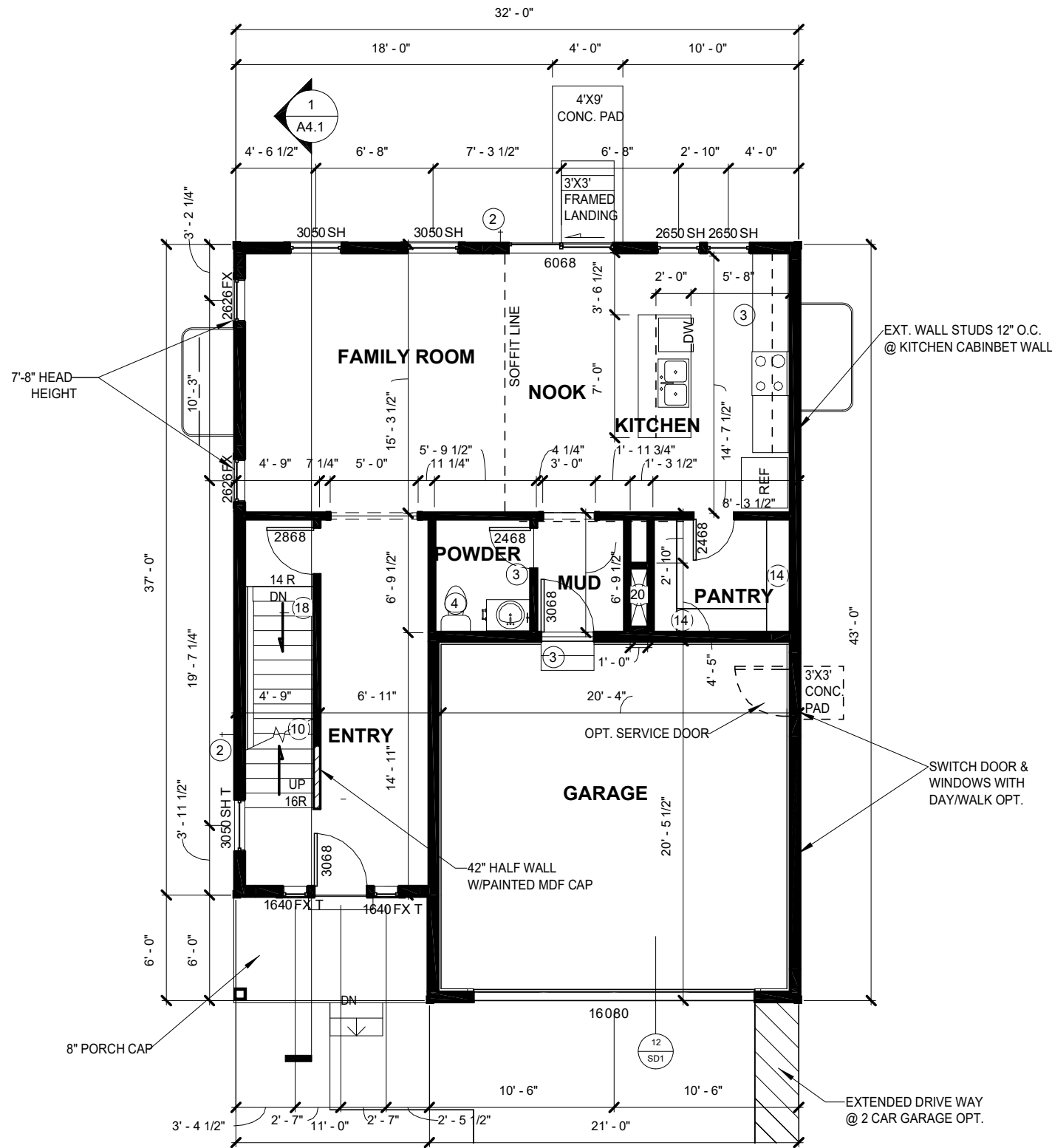
KEYED NOTES

10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
11	FURNACE - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
12	WATER HEATER - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.

BASEMENT WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
5040 SL	6' - 6"		2

**NOTE: ALL EXTERIOR WALLS STUDS FRAMED
@ 24" O.C. U.N.O**



1
Main Floor
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES

2	PROVIDE FREEZELESS HOSE BIB WITH BACKFLOW PREVENTION DEVICE AT INDICATED LOCATION. DO NOT INSTALL HOSE BIBS OVER WINDOW WELLS.
3	KITCHEN NOTES: 30" OPENING FOR RANGE, 24" OPENING FOR D/W. REFRIGERATOR SPACE: (1) 42" MIN. FROM CABINET TO WALL (2) 39" MIN. WITHOUT WALL RESTRICTION.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH. PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
14	PROVIDE (4) SHELVES @ PANTRY
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
20	MECHANICAL CHASE

MAIN FLOOR WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
1640 FX	6' - 8"		2
2626 FX	7' - 8"		2
2650 SH	6' - 8"		2
3050 SH	6' - 8"		2
3050 SH	6' - 8"	TEMPERED	1

MAIN FLOOR DOOR SCHEDULE

VV	COMMENTS	COUNT
2468		2
2868		1
3068		2
6068		1
16080	GARAGE DOOR	1

GENERAL FRAMING NOTES

- The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.
- (2) 2x10 DFR2 or BTR with filler shall be used for all load/bearing window and door headers unless noted otherwise on drawing.
- (2) 1-3/4"x9-1/2"LVs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.
- All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12" O.C.
- All point loads shall be solid blocked to the foundation.
- For headers less than 5'-0" long nail to king stud using (6) 16d nails.
- For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.
- For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.
- Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.
- The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.
- All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5.
- Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.
- All construction shall be in accordance to the 2015 International Building Code.
- The following lumber grades shall be used U.N.O.
 - Joists: Doug Fir #2 or better
 - Parallams: Per manufacturer specifications
 - Beams/Headers: Doug Fir #2 or better
 - Pre-Fab Trusses/Joists: Per manufacturer specifications
 - Bearing wall studs: Doug Fir #2 or better
 - Sill plates: Pressure treated Doug Fir #2 or better
 - Posts: Doug Fir #1 or better
 - Ext deck joists and beams: Pressure treated Doug Fir #2 or better

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SWEETWATER - CRAFTSMAN

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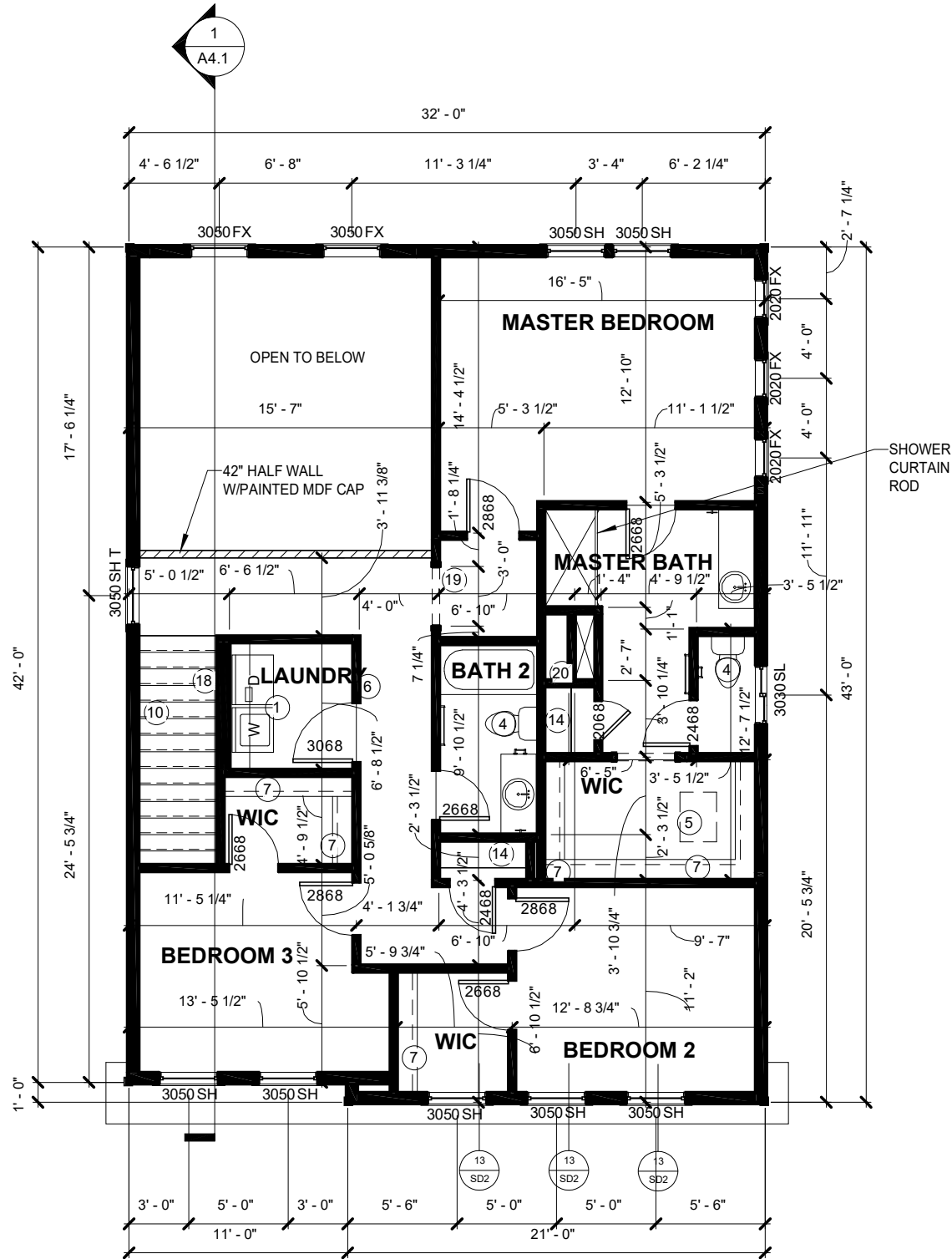
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SWEETWATER

MAIN FLOOR PLAN

A1.4

NOTE: ALL EXTERIOR WALLS STUDS FRAMED
@ 24" O.C. U.N.O



1 Upper Floor
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES	
1	WASHER/DRYER NOTES (SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS). WASHER ALWAYS ON LEFT OF DRYER. MAINTAIN 2'-10" X 5'-4" FOR OPTIONAL DRAIN PAN. VENT DRYER TO EXTERIOR OF HOME. PROVIDE 5' WIDE SHELF ABOVE WASHER/DRYER. DRAIN WALL SHOULD BE 2 X 6.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH. PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
5	ATTIC ACCESS (SEE GENERAL NOTE 16 FOR CODE REQUIREMENTS)
6	ALL FRAMING METHODS TO BE AS PER CURRENT I.R.C.
7	1R1S CLOSET SHELVES @ 72" A.F.F.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
14	PROVIDE (4) SHELVES @ PANTRY
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
19	CASED OPENING. FOR 9' CEILING TOP OF OPENING IS TO BE 7'-6" A.F.F. FOR 8' CEILINGS AND BASEMENTS TOP OF OPENING IS TO BE 6'-8" A.F.F.
20	MECHANICAL CHASE

UPPER FLOOR DOOR SCHEDULE		
TYPE	COMMENTS	COUNT
2068		1
2468		2
2668		4
2868		3
3068		1

UPPER FLOOR WINDOW SCHEDULE			
SIZE	HEAD HEIGHT	COMMENTS	COUNT
2020 FX	6' - 8"		3
3030 SL	6' - 8"		1
3050 FX	6' - 8"		2
3050 SH	6' - 8"		7
3050 SH	6' - 8"	TEMPERED	1

GENERAL FRAMING NOTES	
1. The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.	
2. (2) 2x10 DFR2 or BTR with filler shall be used for all loadbearing window and door headers unless noted otherwise on drawing.	
3. (2) 1-3/4"x8-1/2" LVLs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.	
4. All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12" O.C.	
5. All point loads shall be solid blocked to the foundation.	
6. For headers less than 5'-0" long nail to king stud using (6) 16d nails.	
7. For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.	
8. For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.	
9. Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.	
10. The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.	
11. All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5.	
12. Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.	
13. All construction shall be in accordance to the 2015 International Building Code.	
14. The following lumber grades shall be used u.n.o.	
Joists	Doug Fir #2 or better
Parallels	Per manufacturer specifications
Beams/Headers	Doug Fir #2 or better
Pre-Fab Trusses/Joists	Per manufacturer specifications
Bearing wall studs	Doug Fir #2 or better
Sill plates	Pressure treated Doug Fir #2 or better
Posts	Doug Fir #1 or better
Ext deck joists and beams	Pressure treated Doug Fir #2 or better

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SWEETWATER - CRAFTSMAN

LOT #

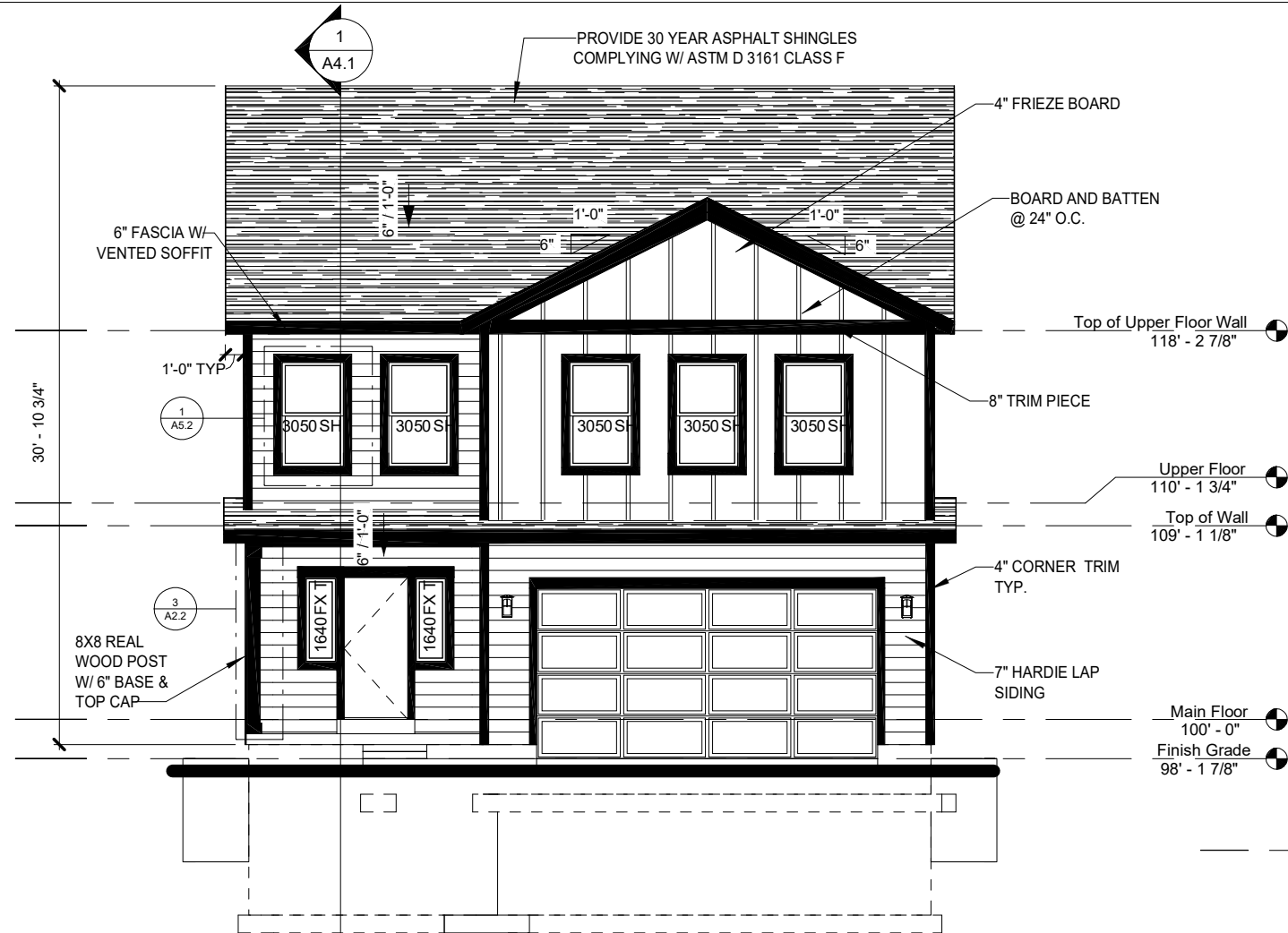
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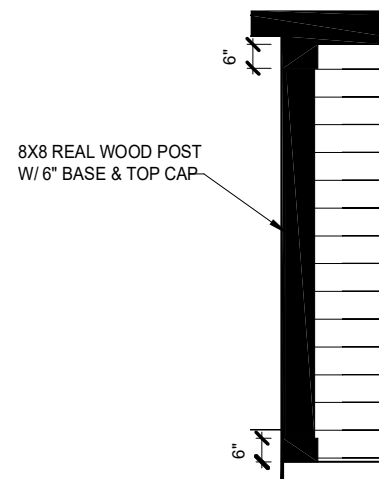
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SWEETWATER

UPPER FLOOR PLAN

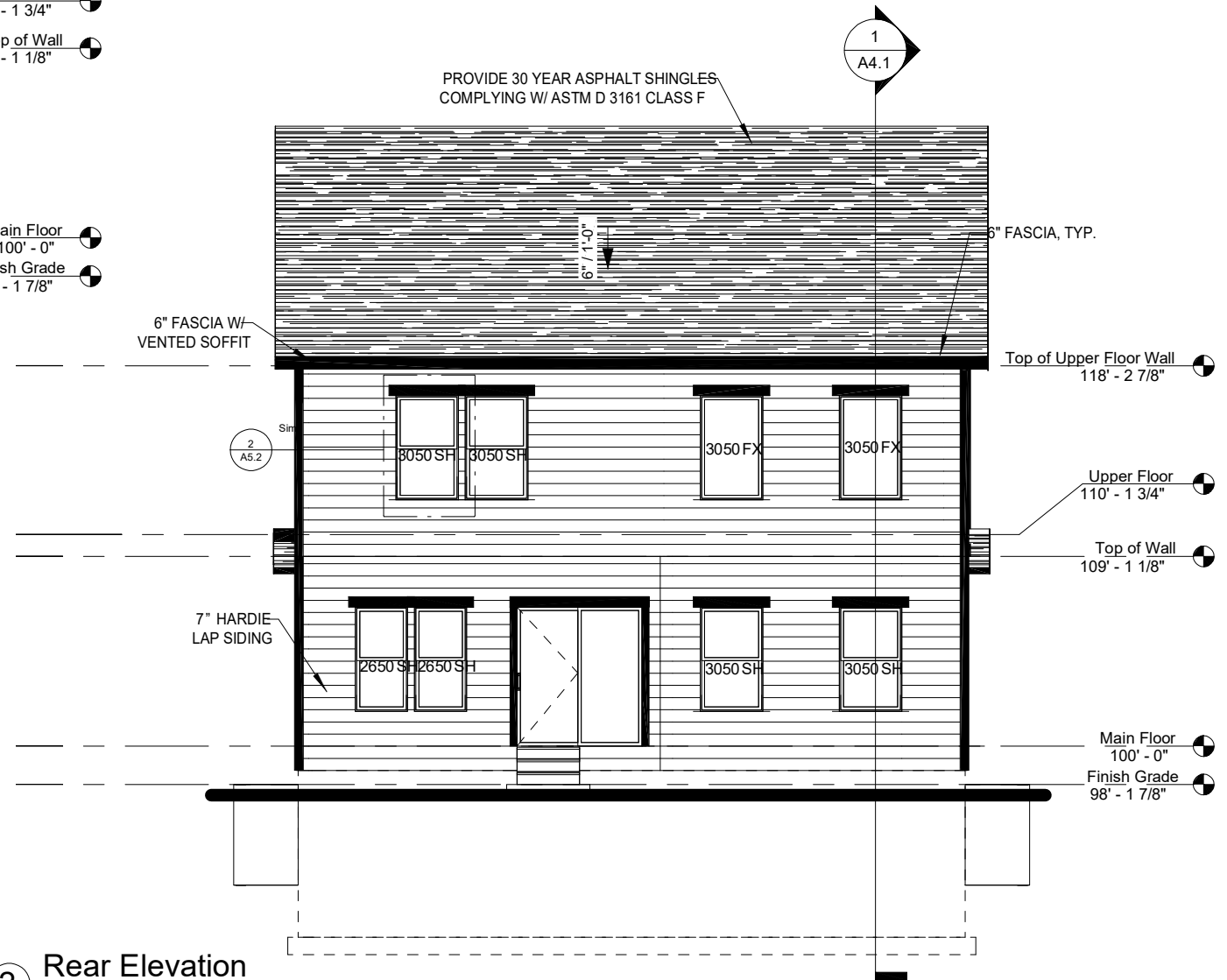


1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



3 Porch Post Detail
1/4" = 1'-0" ON 11" X 17" PAPER
1" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1640 FX	6' - 8"		2
2020 FX	6' - 8"		3
2626 FX	7' - 8"		2
2650 SH	6' - 8"		2
3030 SL	6' - 8"		1
3050 FX	6' - 8"		2
3050 SH	6' - 8"	TEMPERED	1
3050 SH	6' - 8"		10
5040 SL	6' - 6"		2



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone
HOMES

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SWEETWATER - CRAFTSMAN

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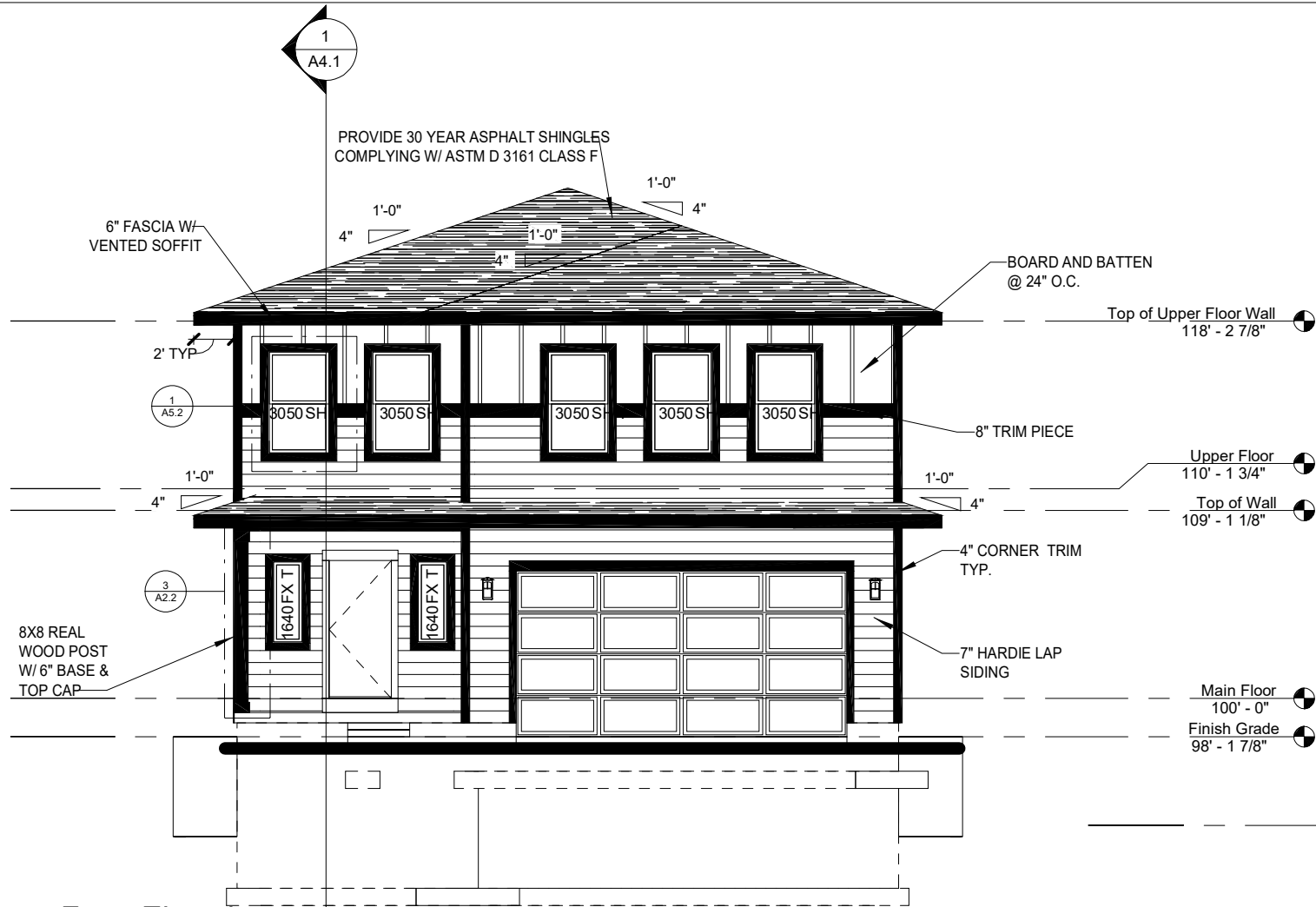
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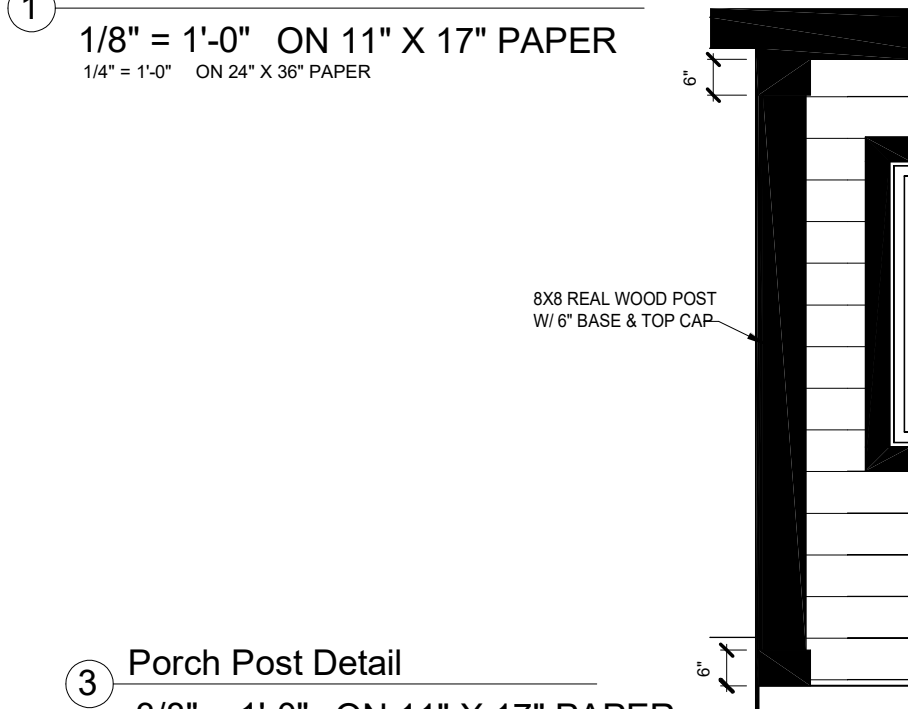
SWEETWATER

FRONT/REAR
ELEVATIONS FULL
HARDIE

A2.1

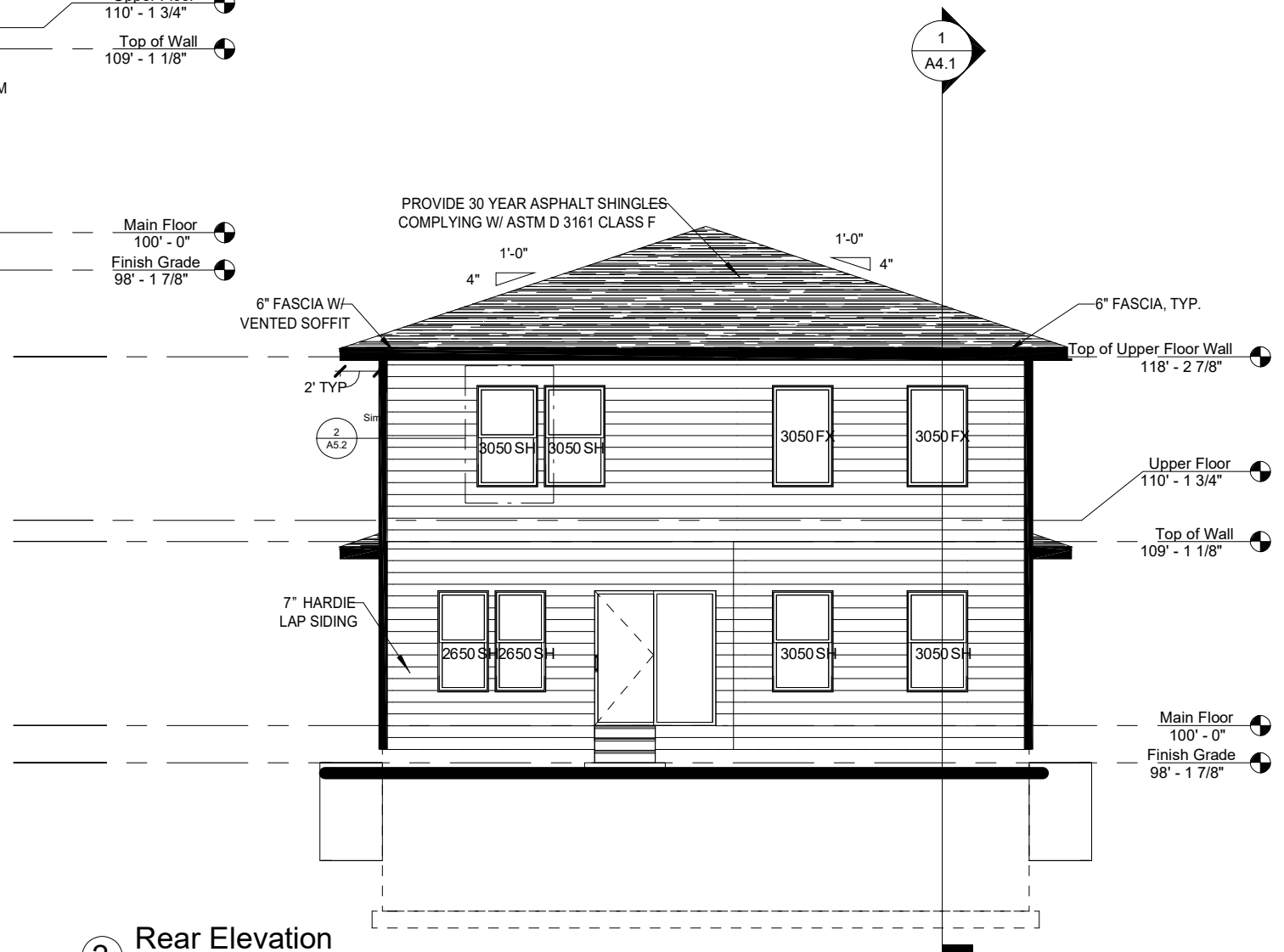


1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



3 Porch Post Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1640 FX	6' - 8"		2
2020 FX	6' - 8"		3
2626 FX	7' - 8"		2
2650 SH	6' - 8"		2
3030 SL	6' - 8"		1
3050 FX	6' - 8"		2
3050 SH	6' - 8"	TEMPERED	1
3050 SH	6' - 8"		10
5040 SL	6' - 6"		2



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone
HOMES

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SWEETWATER - PRAIRIE
LOT #
Enter address here

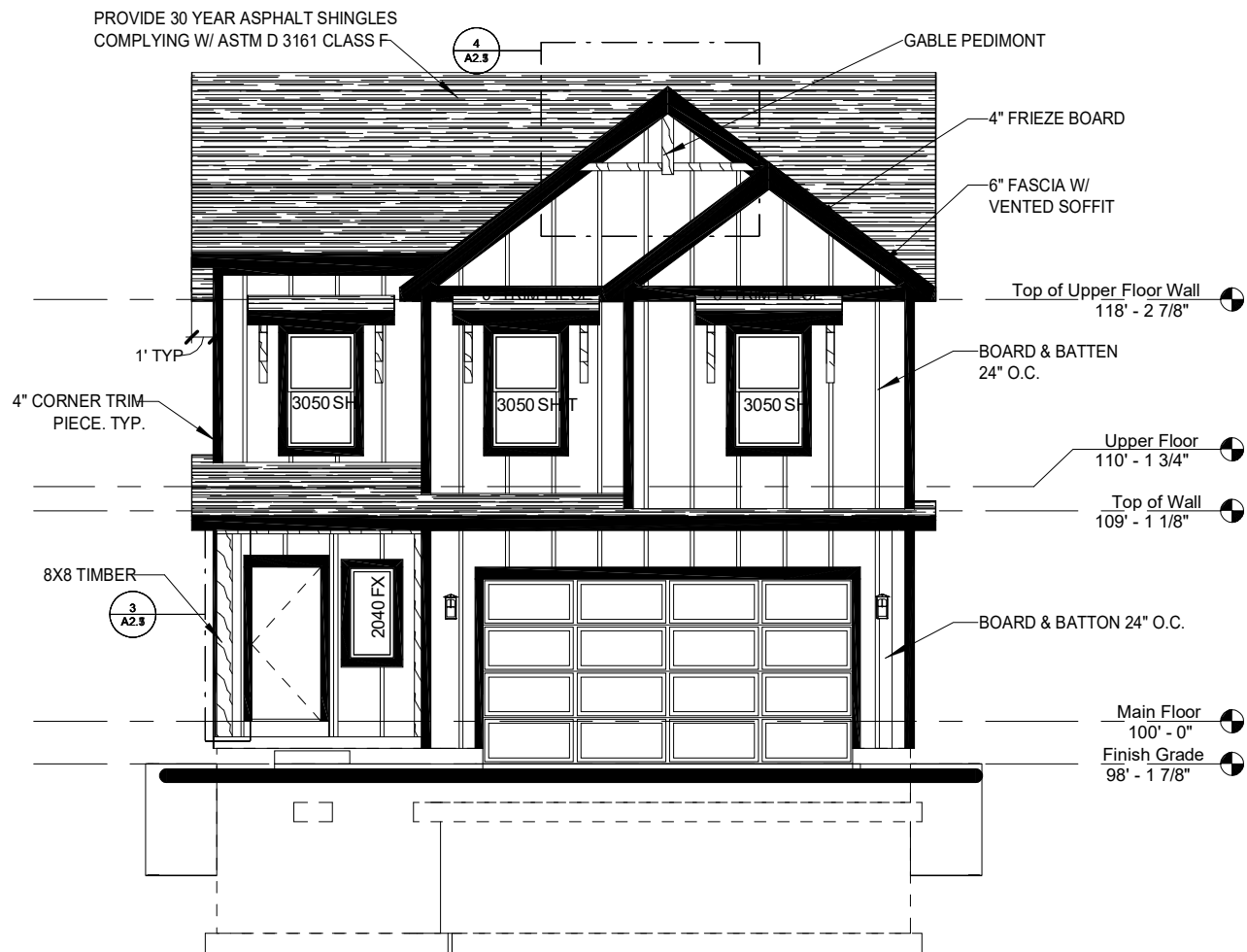
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CRAFTSMAN

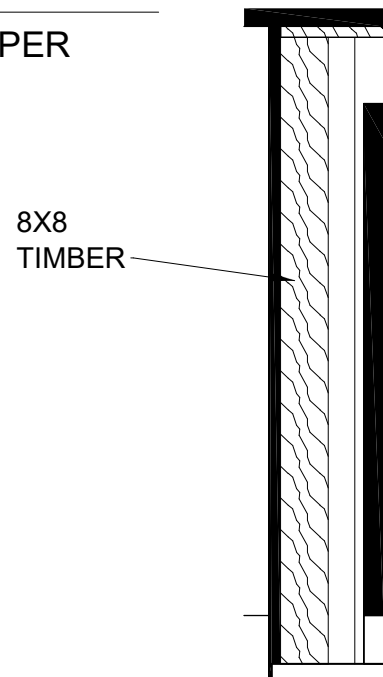
SWEETWATER

FRONT/REAR
ELEVATIONS
FULL HARDIE

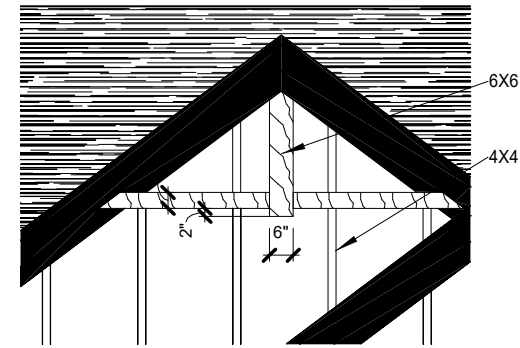
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1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



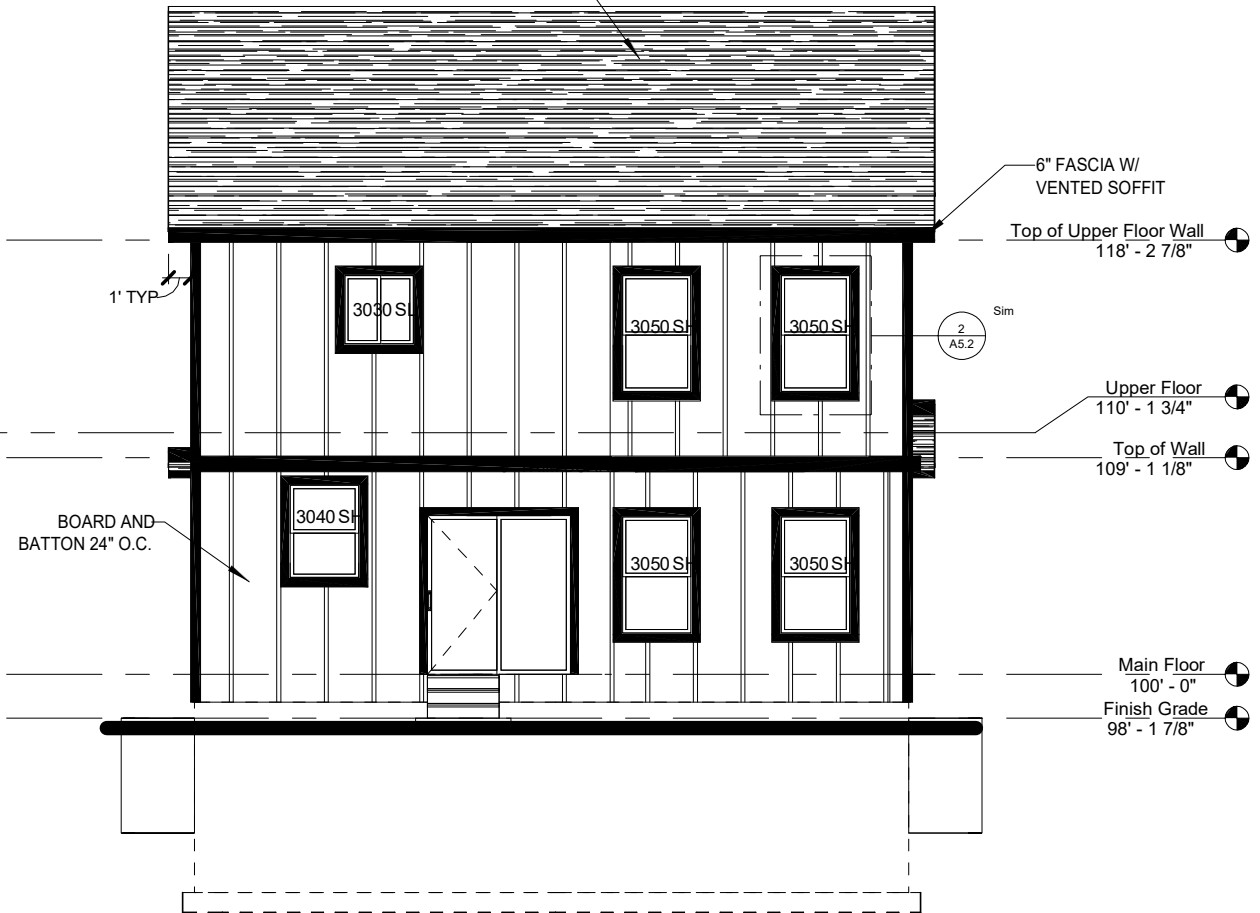
3 Column Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



4 Gable Pediment (Portland Style) Detail
1/4" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
2020 FX	6' - 8"		3
2040 FX	6' - 8"	TEMPERED	1
2626 FX	7' - 8"		2
2630 SH	6' - 8"	TEMPERED	1
3030 SL	6' - 8"		1
3040 SH	8' - 0"		1
3050 SH	6' - 8"	TEMPERED	3
3050 SH	6' - 8"		6
5040 SL	6' - 8"		3
6020 FX	6' - 8"		1

PROVIDE 30 YEAR ASPHALT SHINGLES
COMPLYING W/ ASTM D 3161 CLASS F



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

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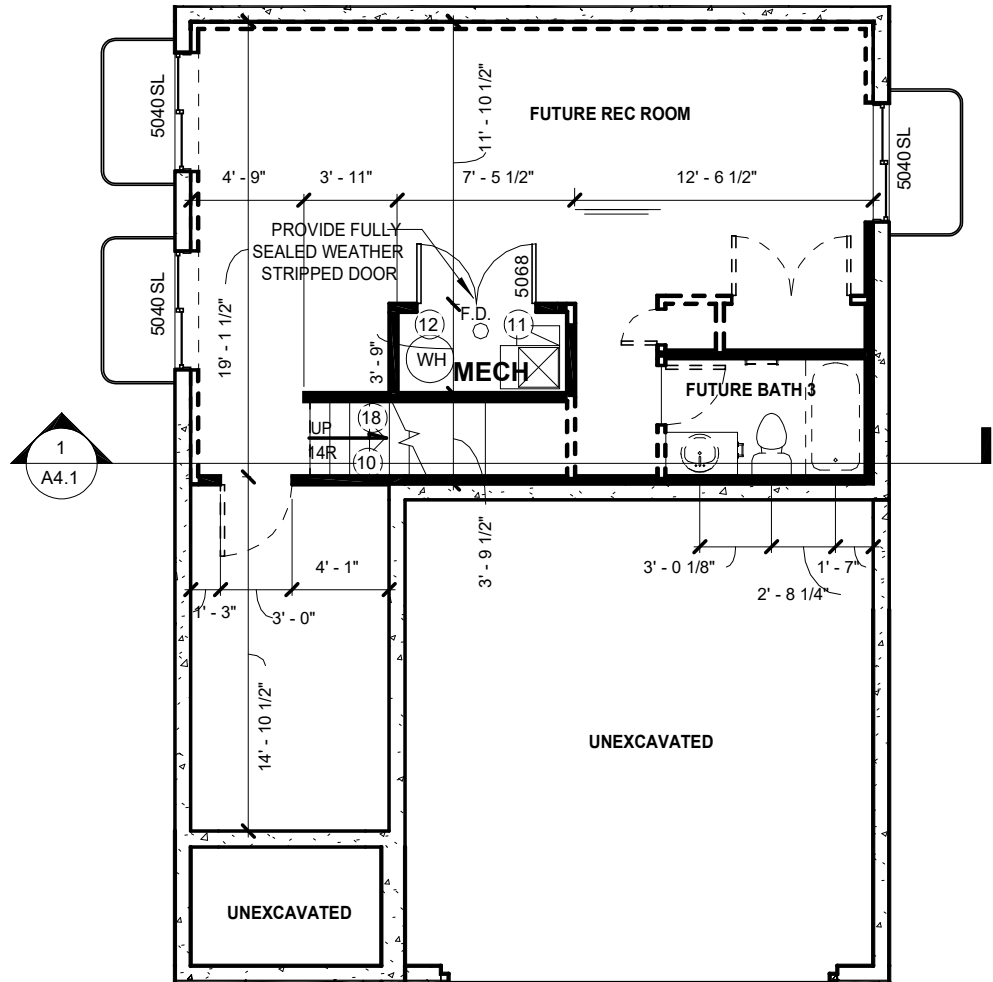
03/11/2021

CRAFTSMAN

BORDEAUX

FRONT/REAR
ELEVATIONS

A2.1



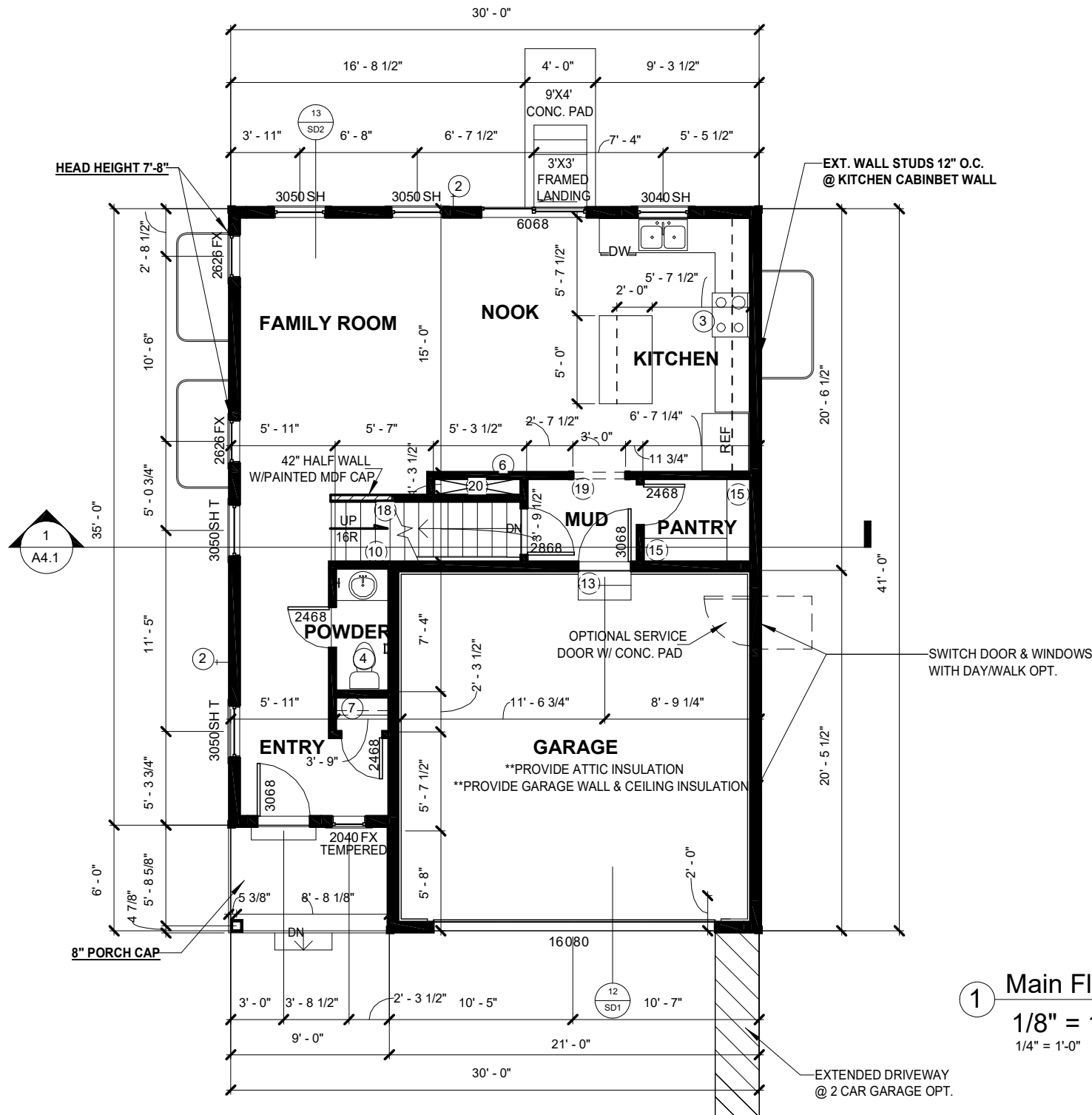
1 Unfinished Basement
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES	
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
11	FURNACE - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
12	WATER HEATER - SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.

BASEMENT DOOR SCHEDULE		
TYPE	COMMENTS	COUNT
1668		1
2668		1
3068		1
5068		2

BASEMENT WINDOW SCHEDULE			
SIZE	HEAD HEIGHT	COMMENTS	COUNT
5040 SL	6" - 6"		3

NOTE: ALL EXTERIOR WALL STUDS TO BE FRAMED @ 24" O.C. U.N.O



KEYED NOTES

2	PROVIDE FREEZELESS HOSE BIB WITH BACKFLOW PREVENTION DEVICE AT INDICATED LOCATION. DO NOT INSTALL HOSE BIBS OVER WINDOW WELLS.
3	KITCHEN NOTES: 30" OPENING FOR RANGE, 24" OPENING FOR D/W. REFRIGERATOR SPACE: (1) 42" MIN. FROM CABINET TO WALL (2) 39" MIN. WITHOUT WALL RESTRICTION.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH, PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
6	ALL FRAMING METHODS TO BE AS PER CURRENT I.R.C.
7	1R1S CLOSET SHELVES @ 72" A.F.F.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
13	PROVIDE FIRE DOOR - SEE GENERAL NOTE 16 FOR CODE REQUIREMENTS.
15	@ LINEN CLOSET PROVIDE (4) SHELVES. FIRST SHELF @ 3'-0" AND 16" BETWEEN SHELVES.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
19	CASED OPENING. FOR 9' CEILING TOP OF OPENING IS TO BE 7'-6" A.F.F. FOR 8' CEILINGS AND BASEMENTS TOP OF OPENING IS TO BE 6'-8" A.F.F.
20	MECHANICAL CHASE

MAIN FLOOR WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
2040 FX	6' - 8"	TEMPERED	1
2626 FX	7' - 8"		2
3040 SH	8' - 0"		1
3050 SH	6' - 8"		2
3050 SH	6' - 8"	TEMPERED	2

MAIN FLOOR DOOR SCHEDULE

VV	COMMENTS	COUNT
2468		3
2868		1
3068		2
6068		1
16080		1

GENERAL FRAMING NOTES

- The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.
- (2) 2x10 DF#2 or BTR with filler shall be used for all load/bearing window and door headers unless noted otherwise on drawing.
- (2) 1-3/4"x9-1/2" LVLs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.
- All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12" O.C.
- All point loads shall be solid blocked to the foundation.
- For headers less than 5'-0" long nail to king stud using (6) 16d nails.
- For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.
- For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.
- Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.
- The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.
- All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5
- Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.
- All construction shall be in accordance to the 2015 International Building Code.
- The following lumber grades shall be used u.n.o.

Joists	Doug Fir #2 or better
Parallels	Per manufacturer specifications
Beams/Headers	Doug Fir #2 or better
Pre-Fab Trusses/Joists	Per manufacturer specifications
Bearing wall studs	Doug Fir #2 or better
Sill plates	Pressure treated Doug Fir #2 or better
Posts	Doug Fir #1 or better
Ext deck joists and beams	Pressure treated Doug Fir #2 or better

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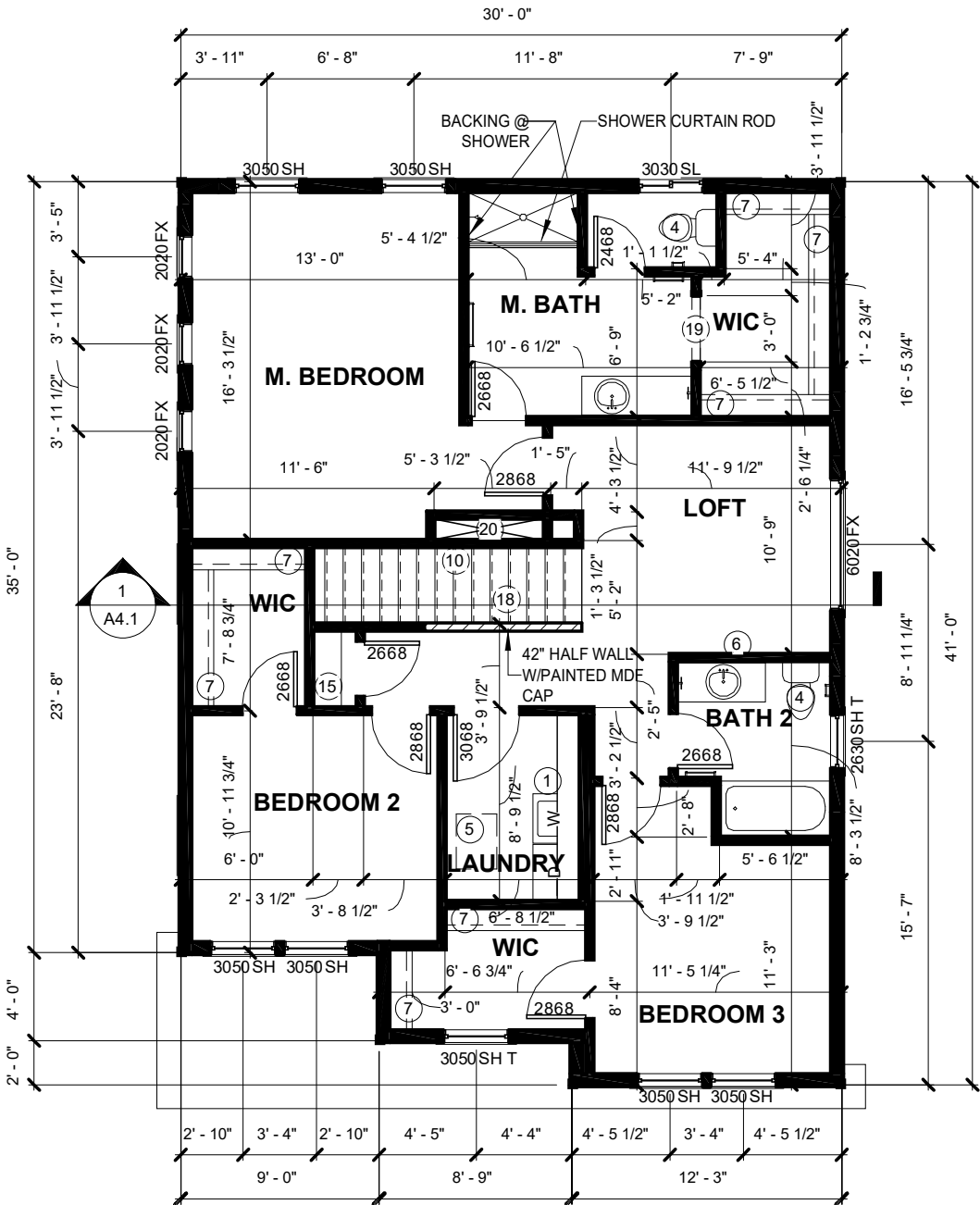
BORDEAUX CRAFTSMAN

BRYLEE FARMS

MAIN FLOOR PLAN

A1.4

NOTE: ALL EXTERIOR WALL STUDS TO BE FRAMED @ 24" O.C. U.N.O



1 Upper Floor
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

KEYED NOTES

1	WASHER/DRYER NOTES (SEE GENERAL NOTE 9 FOR CODE REQUIREMENTS), WASHER ALWAYS ON LEFT OF DRYER. MAINTAIN 2'-10" X 5'-4" FOR OPTIONAL DRAIN PAN. VENT DRYER TO EXTERIOR OF HOME. PROVIDE 5' WIDE SHELF ABOVE WASHER/DRYER. DRAIN WALL SHOULD BE 2 X 6.
4	BATH NOTES (SEE GENERAL NOTE 5 FOR CODE REQUIREMENTS): PROVIDE 2'-6" MIN. FOR WIDTH OF ROOM FOR WATER CLOSET. PROVIDE MIN. OF 5'-0" DEPTH. PROVIDE 5'-0" FOR BATHTUB. PROVIDE 3'-0" FOR OPTIONAL SHOWER IN MASTER BATH. IN MASTER BATH, PROVIDE 60" TOP W/ 30" VANITY CAB W/ ONE SINK (STANDARD). 2ND SINK, WITH 2 30" CABS, IS OPTIONAL. CENTER LIGHT OVER CAB.
5	ATTIC ACCESS (SEE GENERAL NOTE 16 FOR CODE REQUIREMENTS)
6	ALL FRAMING METHODS TO BE AS PER CURRENT I.R.C.
7	1R1S CLOSET SHELVES @ 72" A.F.F.
10	PROVIDE STAIR RAIL. SEE GENERAL NOTE 15 FOR CODE REQUIREMENTS. ALL STAIR WELL WALLS TO BE 16" O.C. TYP.
15	@ LINEN CLOSET PROVIDE (4) SHELVES. FIRST SHELF @ 3'-0" AND 16" BETWEEN SHELVES.
18	STAIR TREADS TO BE A MINIMUM OF 10" DEEP AND MAX OF 8" HIGH.
19	CASED OPENING. FOR 9' CEILING TOP OF OPENING IS TO BE 7'-6" A.F.F. FOR 8' CEILINGS AND BASEMENTS TOP OF OPENING IS TO BE 6'-8" A.F.F.
20	MECHANICAL CHASE

UPPER FLOOR WINDOW SCHEDULE

SIZE	HEAD HEIGHT	COMMENTS	COUNT
2020 FX	6' - 8"		3
2630 SH	6' - 8"	TEMPERED	1
3030 SL	6' - 8"		1
3050 SH	6' - 8"		6
3050 SH	6' - 8"	TEMPERED	1
6020 FX	6' - 8"		1

UPPER FLOOR DOOR SCHEDULE

TYPE	COMMENTS	COUNT
2468		1
2668		4
2868		4
3068		1

GENERAL FRAMING NOTES

- The contractor shall use the grades of lumber specified in the beam schedules listed on drawing. Deeper, wider, or better grades of lumber may be substituted. Any other changes must be approved by the engineer.
- (2) 2x10 DF#2 or BTR with filler shall be used for all load/bearing window and door headers unless noted otherwise on drawing.
- (2) 1-3/4"x9-1/2"LVLs shall be used for all headers supporting a girder truss unless noted otherwise on drawing.
- All multiple beams and headers shall be nailed using 2 rows of 16d nails @ 12 O.C.
- All point loads shall be solid blocked to the foundation.
- For headers less than 5'-0" long nail to king stud using (6) 16d nails.
- For headers 5'-0" to 8'-6" long install two ACE straps @ each end or 12" CS16 strap. Two trimmers required.
- For headers 8'-7" to 18'-0" long install two ST18 straps @ each end. Minimum (2) trimmers required.
- Use Simpson A35 or equivalent on each cantilevered joist to bearing wall plate. Install joist hangers as per manufacturer's specifications. Double joist under window and door trimmers. Install joist web stiffeners as per manufacturer's specifications.
- The contractor shall follow the minimum fastening schedule listed in IBC table 2304.9.1.
- All fasteners which are to be installed in preservative treated wood shall meet the requirements of IBC 2304.9.5
- Use Simpson CS16 or equivalent straps 36" long spaced @ 32" o.c. between floors centered on rim joist or drop sheathing down over rim joist 3/4" onto top plate between floors or drop sheathing joint centered on solid rim board and nail as per shear wall schedule. Block all edges.
- All construction shall be in accordance to the 2015 International Building Code.
- The following lumber grades shall be used u.n.o.
 - Joists Doug Fir #2 or better
 - Parallams Per manufacturer specifications
 - Beams/Headers Doug Fir #2 or better
 - Pre-Fab Trusses/Joists Per manufacturer specifications
 - Bearing wall studs Doug Fir #2 or better
 - Sill plates Pressure treated Doug Fir #2 or better
 - Posts Doug Fir #1 or better
 - Ext deck joists and beams Pressure treated Doug Fir #2 or better

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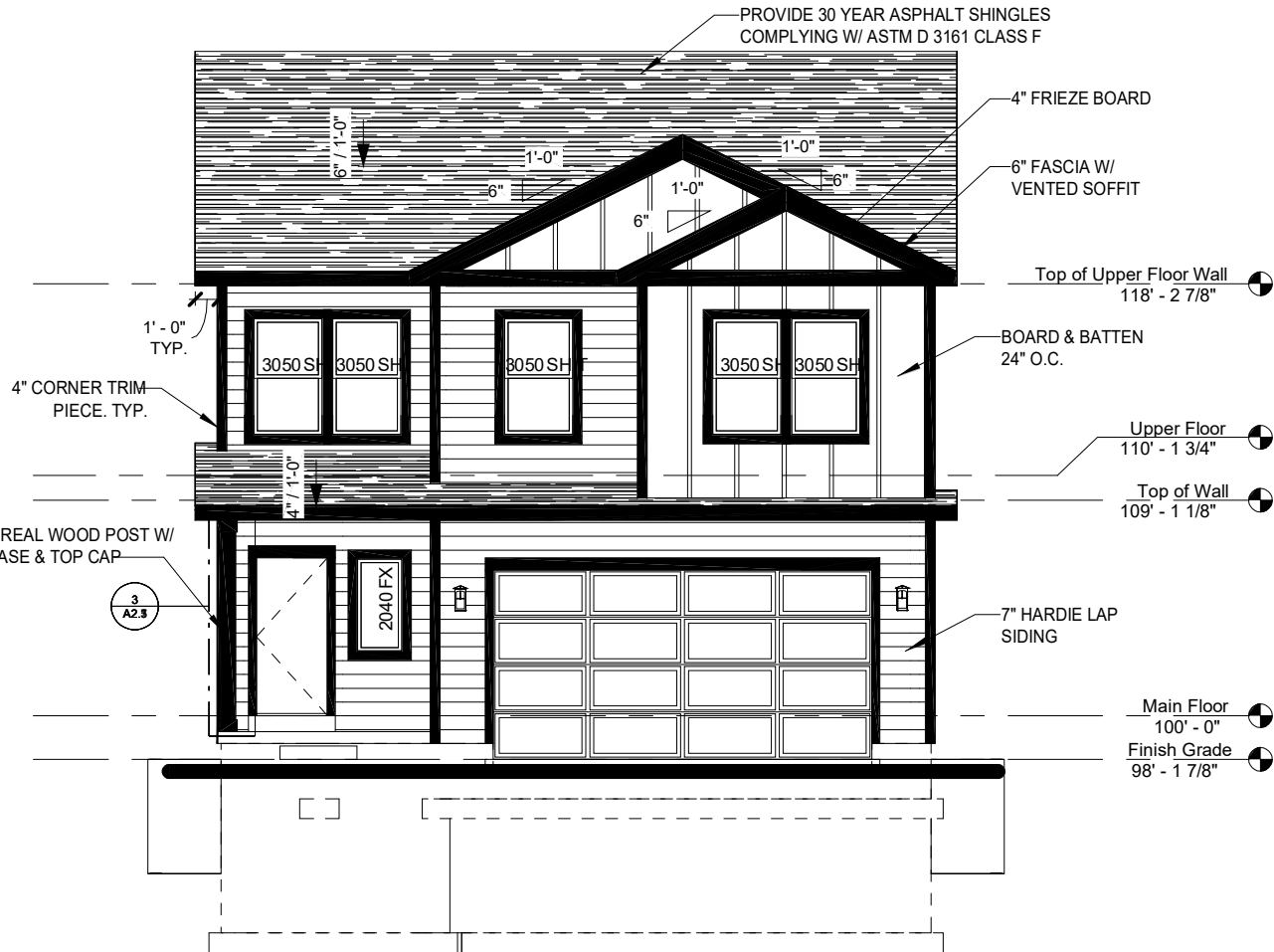
03/11/2021

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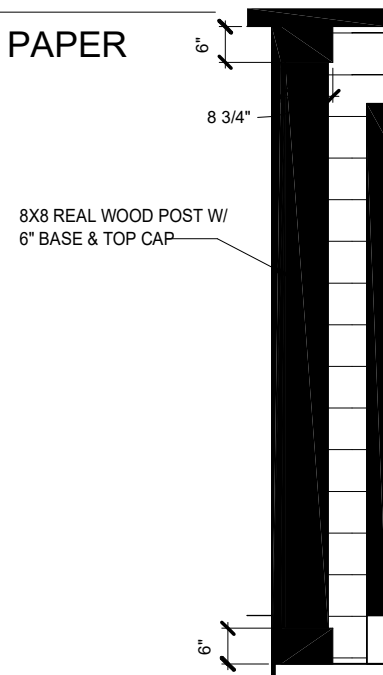
BYRLEE FARMS

UPPER FLOOR PLAN

A1.8

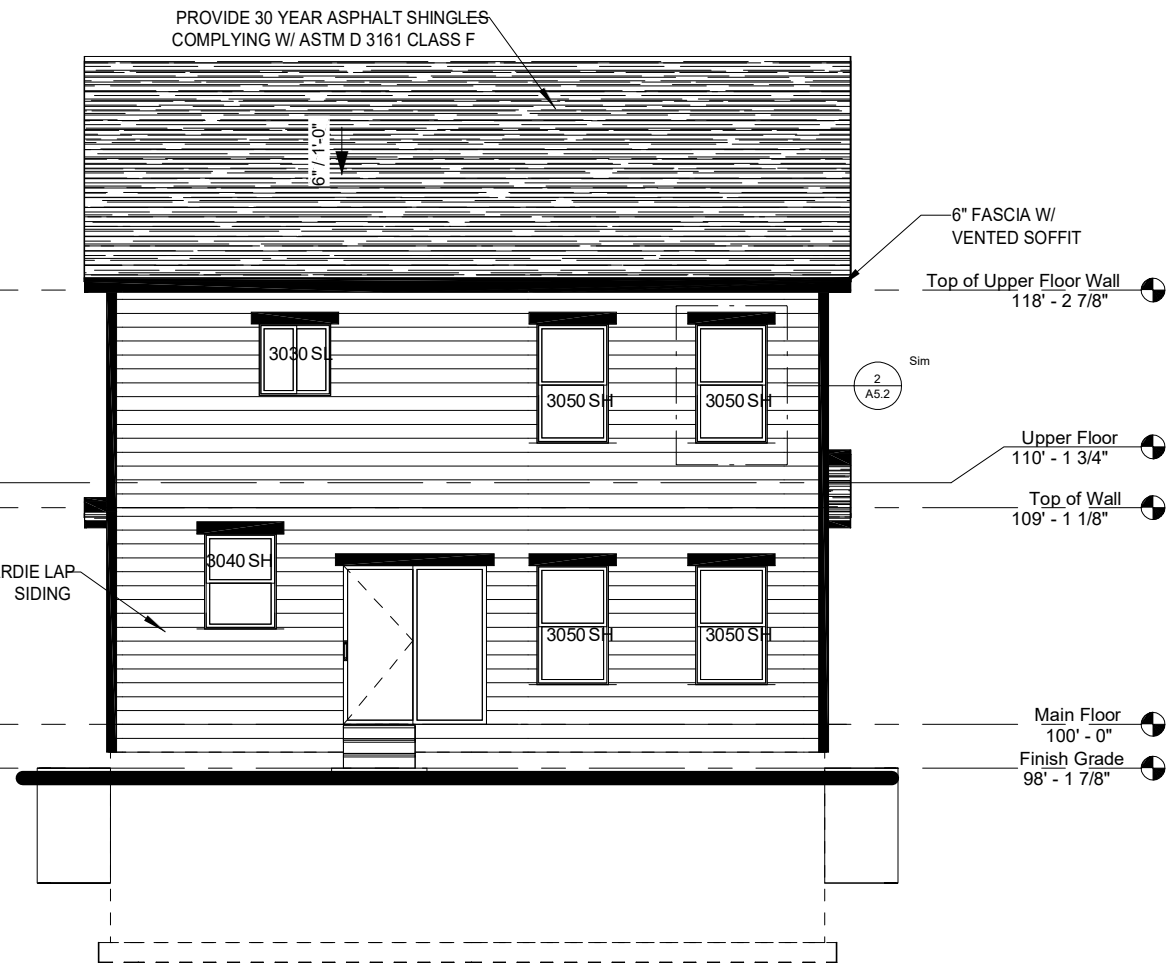


1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



3 Column Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
2020 FX	6' - 8"		3
2040 FX	6' - 8"	TEMPERED	1
2626 FX	7' - 8"		2
2630 SH	6' - 8"	TEMPERED	1
3030 SL	6' - 8"		1
3040 SH	8' - 0"		1
3050 SH	6' - 8"	TEMPERED	3
3050 SH	6' - 8"		8
5040 SL	6' - 6"		3
6020 FX	6' - 8"		1



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

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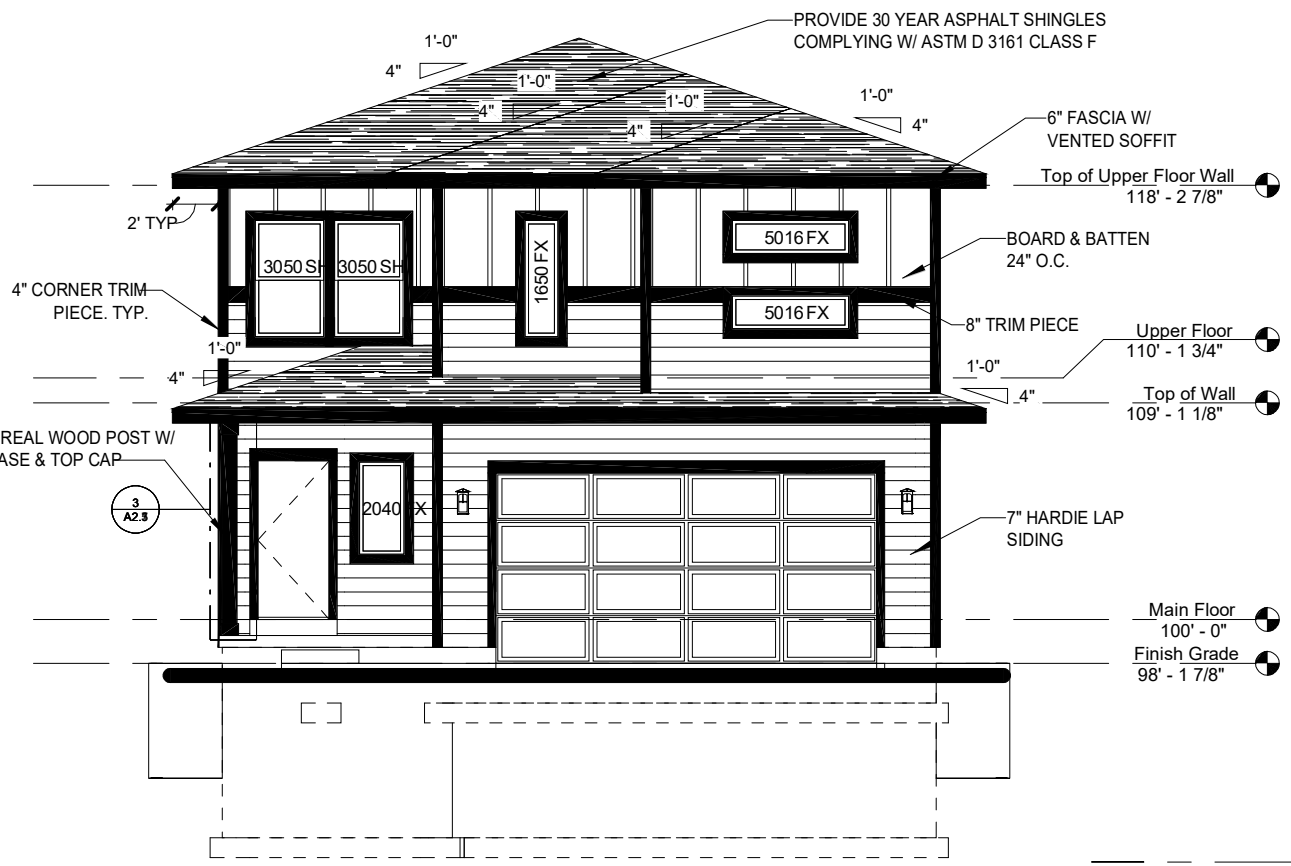
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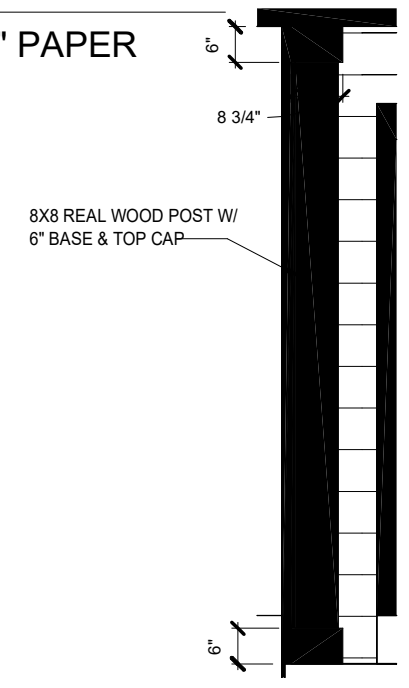
BRYLEE FARMS

FRONT/REAR
ELEVATIONS

A2.1

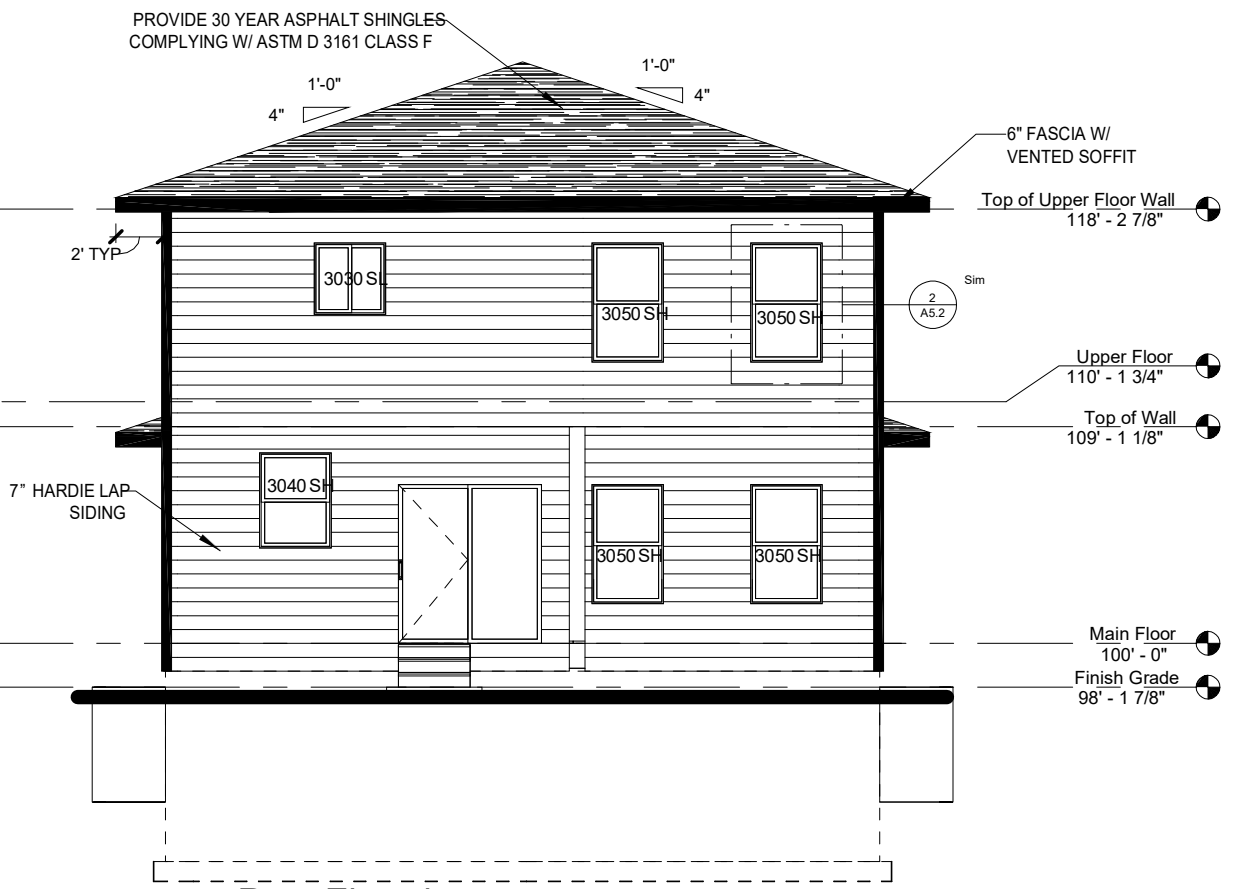


1 Front Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER



3 Column Detail
3/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

WINDOW SCHEDULE			
Type	Head Height	Comments	Count
1650 FX	6' - 8"	TEMPERED	1
2020 FX	6' - 8"		3
2040 FX	6' - 8"	TEMPERED	1
2626 FX	7' - 8"		2
2630 SH	6' - 8"	TEMPERED	1
3030 SL	6' - 8"		1
3040 SH	8' - 0"		1
3050 SH	6' - 8"		3
3050 SH	6' - 8"		6
5016 FX	3' - 6"		1
5016 FX	6' - 8"		1
5040 SL	6' - 6"		3
6020 FX	6' - 8"		1



2 Rear Elevation
1/8" = 1'-0" ON 11" X 17" PAPER
1/4" = 1'-0" ON 24" X 36" PAPER

FieldStone
HOMES

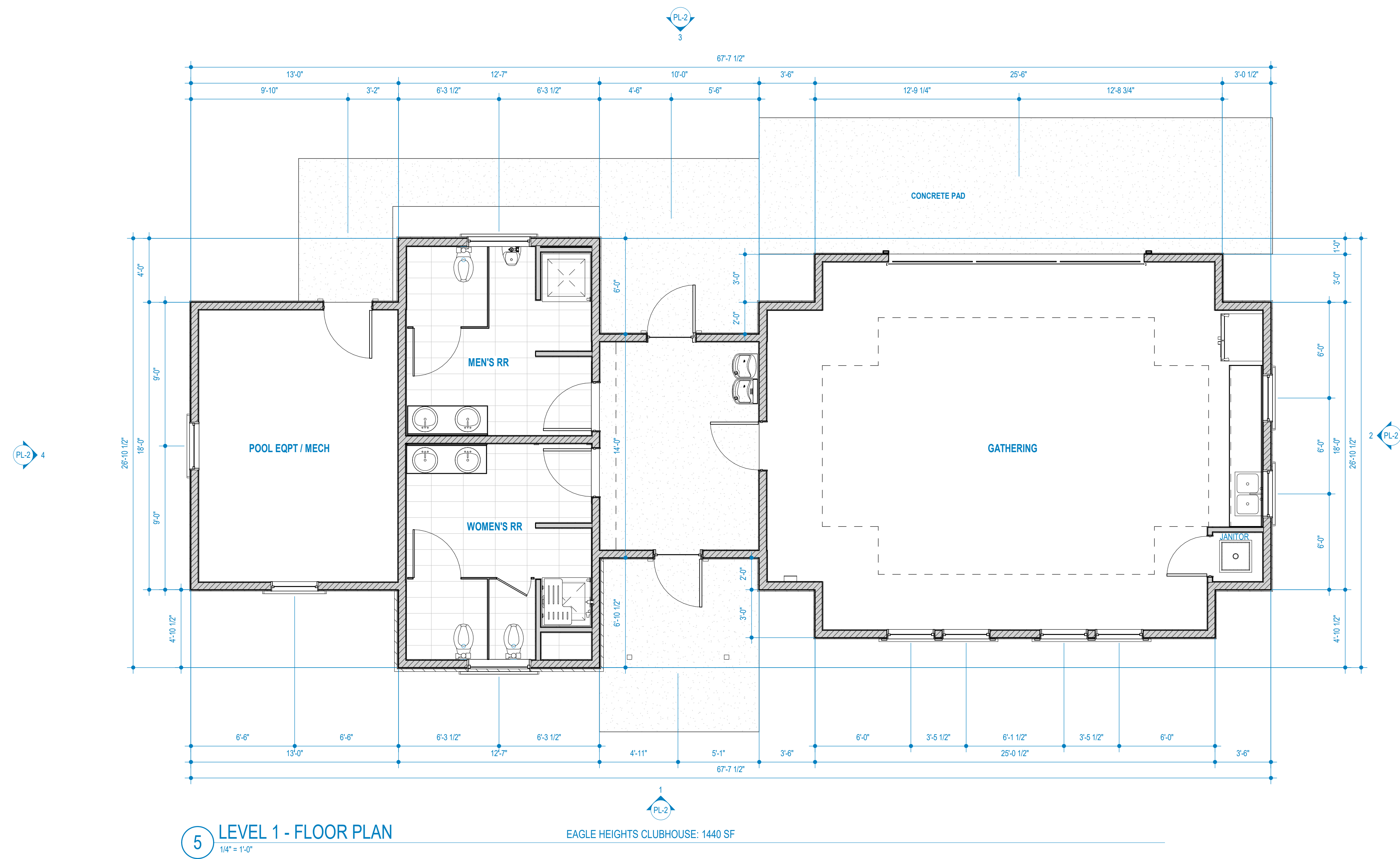
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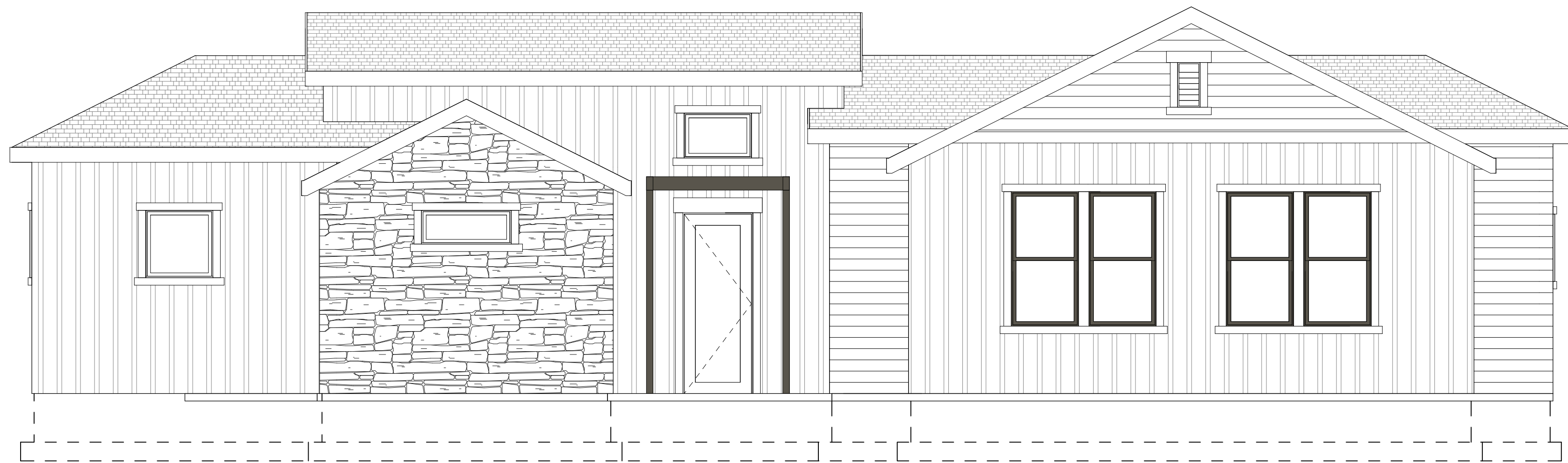
BORDEAUX - PRAIRIE
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03/11/2021
PRAIRIE
BORDEAUX
FRONT/REAR
ELEVATIONS

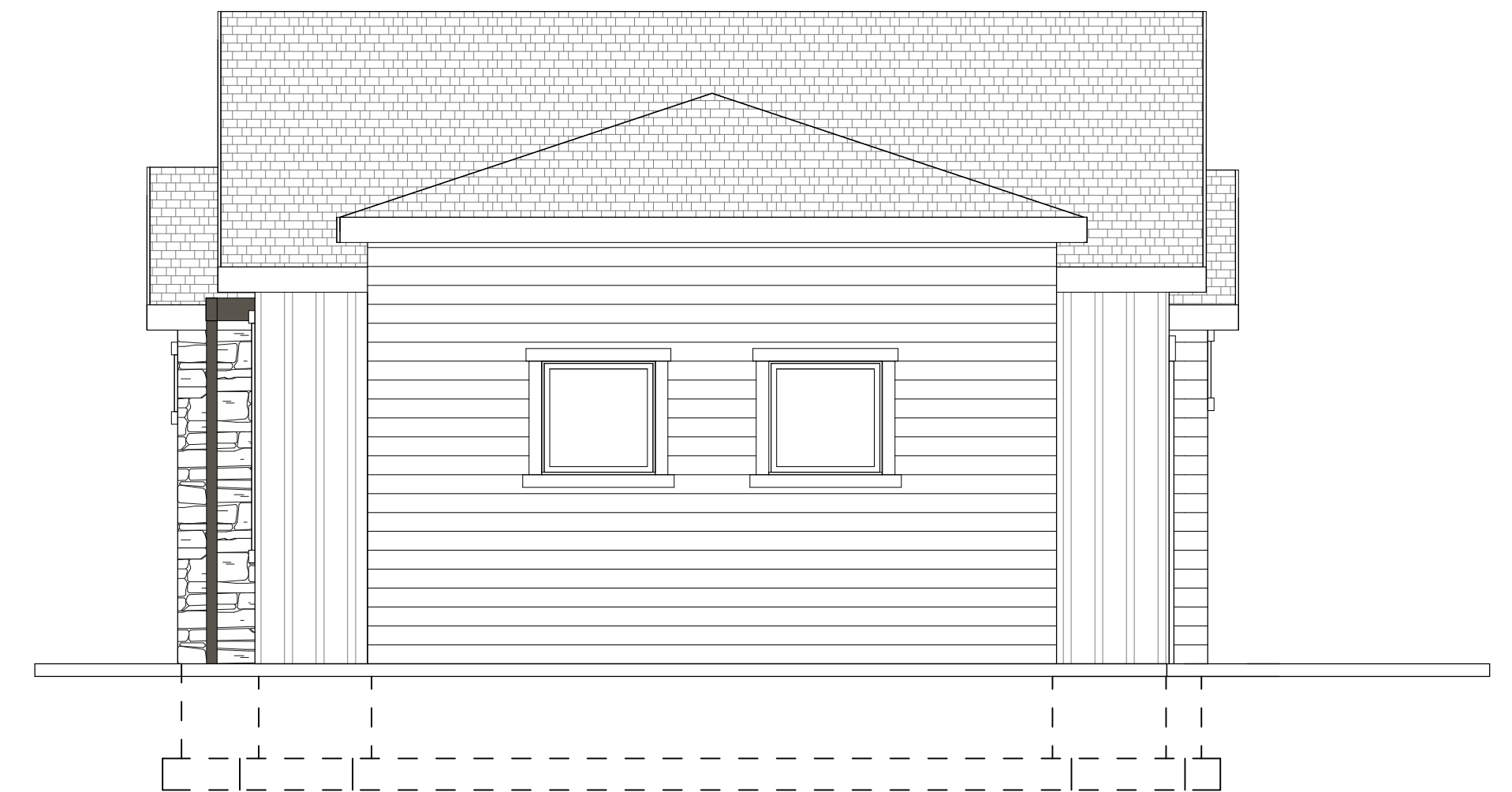
A2.1

EXHIBIT "F"
POOL AND CLUBHOUSE DESIGN

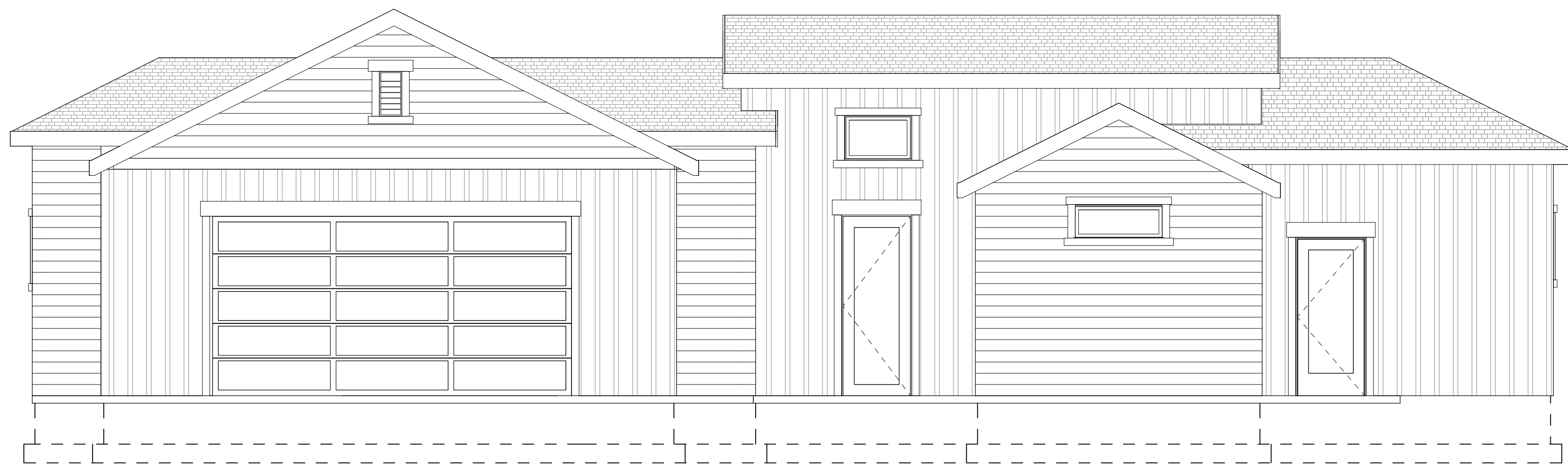




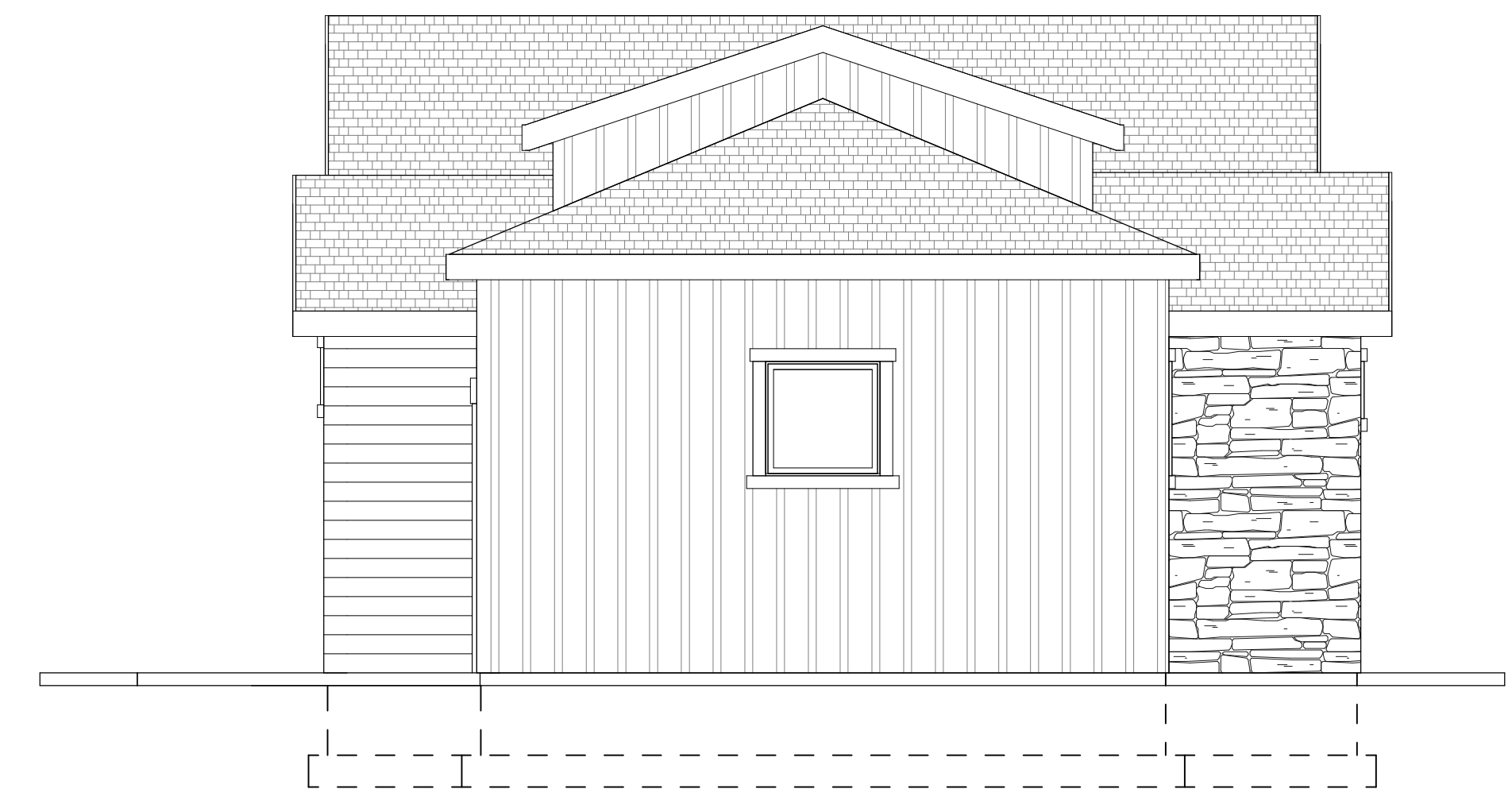
1 FRONT ELEVATION
1/4" = 1'-0"



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



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



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



① LEFT - FRONT



② FRONT - RIGHT



② REAR LEFT



① RIGHT - REAR

LANDSCAPE PLAN SPECIFICATIONS

PART I - 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:
- Site Conditions
 - Guarantees
 - Maintenance
 - Soil Amendments
 - Fine Grading
 - Landscape Edging
 - Furnish and Installing Plant
 - Turf Planting
 - 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 as at a variance with the applicable laws, building codes, rules, regulations, or contain otherwise 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:
- PH: 5.5-7.5
 - EC (electrical conductivity): < 2.0 mmhos per centimeter
 - SAR (sodium absorption ratio): < 3.0
 - % OM (percent organic matter): >1%
 - Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle 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 soil 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:
- Washed mortar sand free of organic material.
 - Portland Cement (see concrete spec. below for type)
 - Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - Only potable water for mixing.
- I. Landscape Metal Edging: 5.8" 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, move-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 coarser 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 1/2 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 to 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 irrigator 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 string 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

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- 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.
- 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.
- 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.
- 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 2-3" OF QUALITY COMPOST) 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.
- SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY, FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- 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.
- 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.
- ROCK MULCH (INORGANIC 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.
- 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 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.
- UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

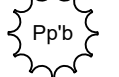
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.

2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

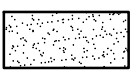
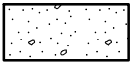
GRADING AND DRAINAGE REQUIREMENTS

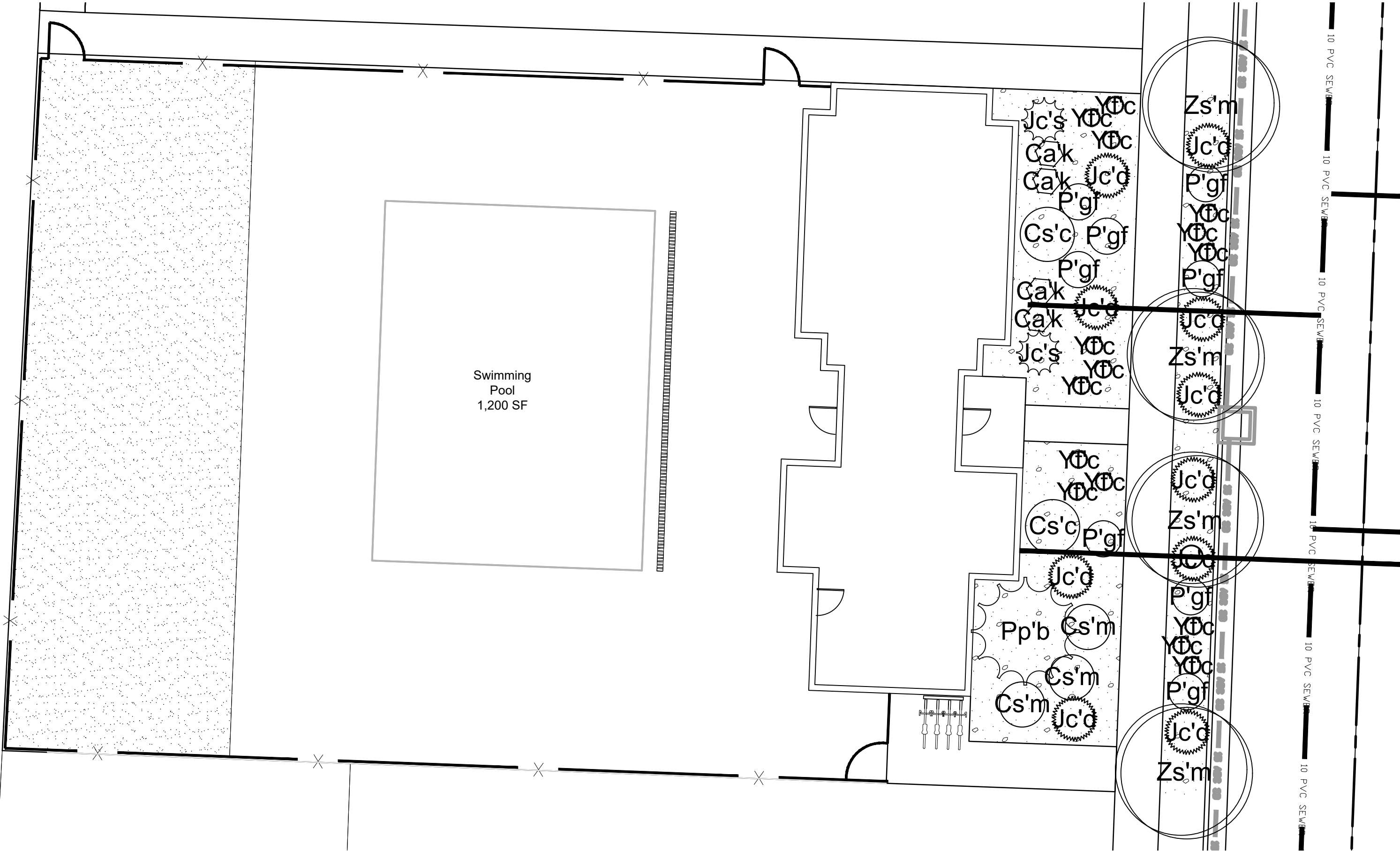
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- 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.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- 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

PLANT LEGEND

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Zs'm	4	Zelkova serrata 'Musashino' Musashino Zelkova	B & B		2" Cal
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	2	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	Pp'b	1	Picea pungens 'Bakeri' Baker's Colorado Blue Spruce	B & B		5'-6'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Cs'c	2	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood			5 gal
	Cs'm	3	Cytisus scoparius 'Moonlight' Moonlight Broom			5 gal
	Pg'l	8	Potentilla fruticosa 'Goldfinger' Goldfinger Potentilla			5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Jc'd	10	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper			5 gal
	Yf'c	15	Yucca filamentosa 'Color Guard' Color Guard Adam's Needle			5 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'k	4	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass			1 gal

SITE MATERIALS LEGEND

SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 15% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	1,472 sf
	L-03 2" GRAY STONE MULCH TO MATCH ROCK ON SITE. PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING.	1,355 sf



1/27/2022

UT22003

NO. REVISION DATE

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EAGLE HEIGHTS
EAGLE MOUNTAIN, UTAH

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'

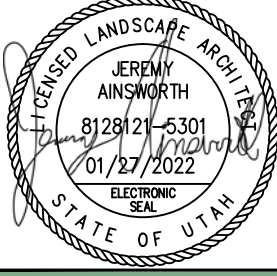
DEVELOPER / PROPERTY OWNER / CLIENT

FIELDSTONE HOMES
C/O RANDY SMITH

LANDSCAPE ARCHITECT / PLANNER


DESIGN GROUP
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DRAWING INFO

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PLOT DATE: 1/27/2022

LANDSCAPE PLAN COVER

PRELIMINARY PLANS NOT FOR CONSTRUCTION

LP-100