



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

January 23, 2024, 5:30 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. Discussion Items

1.A DISCUSSION- Retaining Wall Codes

Planning Commission review and discussion regarding proposed standards for retaining walls as such are currently, largely absent from Title 17.

[Retaining Walls Draft Code Amendment](#)

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 9, 2024 Planning Commission Minutes

[01.09.2024 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

6.A ACTION ITEM/PUBLIC HEARING - Parkway Fields MDP/MDA Amendment(s)

Planning Commission review and recommendation pertaining to a proposal by Flagship Homes to: (1)

1. amend the Ault Farms (now “Parkway Fields”) Master Development Plan and Development Agreement (UC Parcel 59:018:0057),
2. update zoning (approx. 2 acres of RC to MF1),
3. provide for two stub road connections in lieu of one,
4. adopt an updated phasing plan, and
5. adjust the layout of the easterly portion of the project including oversizing some FR lots thereat.

The proposed re-arrangement will not increase density, nor change the nature of building types already approved within the project.

[Parkway Fields Vicinity Map](#)

[Ault Farms \(Parkway Fields\) Original Zoning Map](#)

[Ault Farm \(Parkway Fields\) MDA Zoning Update](#)

[Ault Farm \(Parkway Fields\) Original Phasing Plan](#)

[Ault Farm \(Parkway Fields\) MDA Phasing Exhibit Update](#)

[Ault Farm \(Parkway Fields\) MDA Transportation Exhibit Update](#)

6.B [ACTION ITEM/PUBLIC HEARING - Parkway Fields F & G - Preliminary Plats' Review and Recommendation](#)

Requested: Table item to the February 13 public Planning Commission meeting.

6.C [ACTION ITEM/PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 303 - Site Plan](#)

Site plan approval of a multi-tenant building on a soon to be recorded lot in the Marketplace at Eagle Mountain development.

[Marketplace Lot 303 civil](#)

[Marketplace Lot 303 elevations](#)

[Marketplace Lot 303 lighting](#)

6.D [ACTION ITEM/PUBLIC HEARING - Eagle Plaza/Betos - Site Plan](#)

Site plan approval of a multi-tenant commercial building with one tenant proposed to be Beto's.

[Eagle Plaza Betos site](#)

[Eagle Plaza Betos architecture](#)

[Eagle Plaza Betos landscaping](#)

[Eagle Plaza Betos photometrics](#)

6.E [ACTION ITEM/ PUBLIC HEARING - R1-R3 Lot Size Mix/GP Amendment - Code Amendment](#)

Planning Commission review and recommendation concerning a proposed change to the minimum lot size composition required in NR1 Future Land Use settings where R1, R2 and R3 zones are used/found.

[R1-R3 Lot Size Mixture Draft Amendment](#)

7. **Discussion Items**

8. **Next scheduled meeting**

9. **Adjournment**

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

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**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024**

TITLE: DISCUSSION- Retaining Wall Codes

ITEM TYPE: Discussion

APPLICANT: City-initiated

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Staff has discussed the need for the City to consider adopting retaining wall standards. Recent conversation with Neighborhood Improvement about a wall system in the Skyline Ridge Subdivision area revealed that no controls were used when the walls lining the perimeter of the community, and some within, were installed. Now, some years later, failures in the wall system are presenting causing concern about its stability.

Jurisdictions with hillsides, such as found in our city, often have reasonable regulations to address their design and construction. Attached are a set of proposed rules for Planning Commission review. They are largely based on the City of Holladay's code modified for our use.

ITEMS FOR CONSIDERATION:

n/a

REQUIRED FINDINGS:

n/a

RECOMMENDATION:

n/a

ATTACHMENTS:

[Retaining Walls Draft Code Amendment](#)

Chapter 17.10

DEFINITIONS

Sections:

17.10.010 What this chapter does.

17.10.020 General purpose.

17.10.030 Definitions.

17.10.030 Definitions.

“Retaining wall(s) means any of a type of structures emplaced to either hold back (i.e., retain) earth left exposed by the making of a [cross] cut across a sloped surface like a hill, or, those designed to hold back artificially backfilled earth and create a “shelf-like” embankment feature.

Chapter 17.61

RETAINING WALLS

Sections:

17.61.010 What this chapter does.

17.61.020 General purpose.

17.61.030 Types.

17.61.040 Retaining Wall General Construction Standards.

17.61.050 Retaining Wall Specific Construction Standards.

17.61.010 What this chapter does.

This chapter promotes the health, safety, and general welfare of the public through the appropriate use of retaining walls used to mitigate slope impacts or reshape their contour(s).

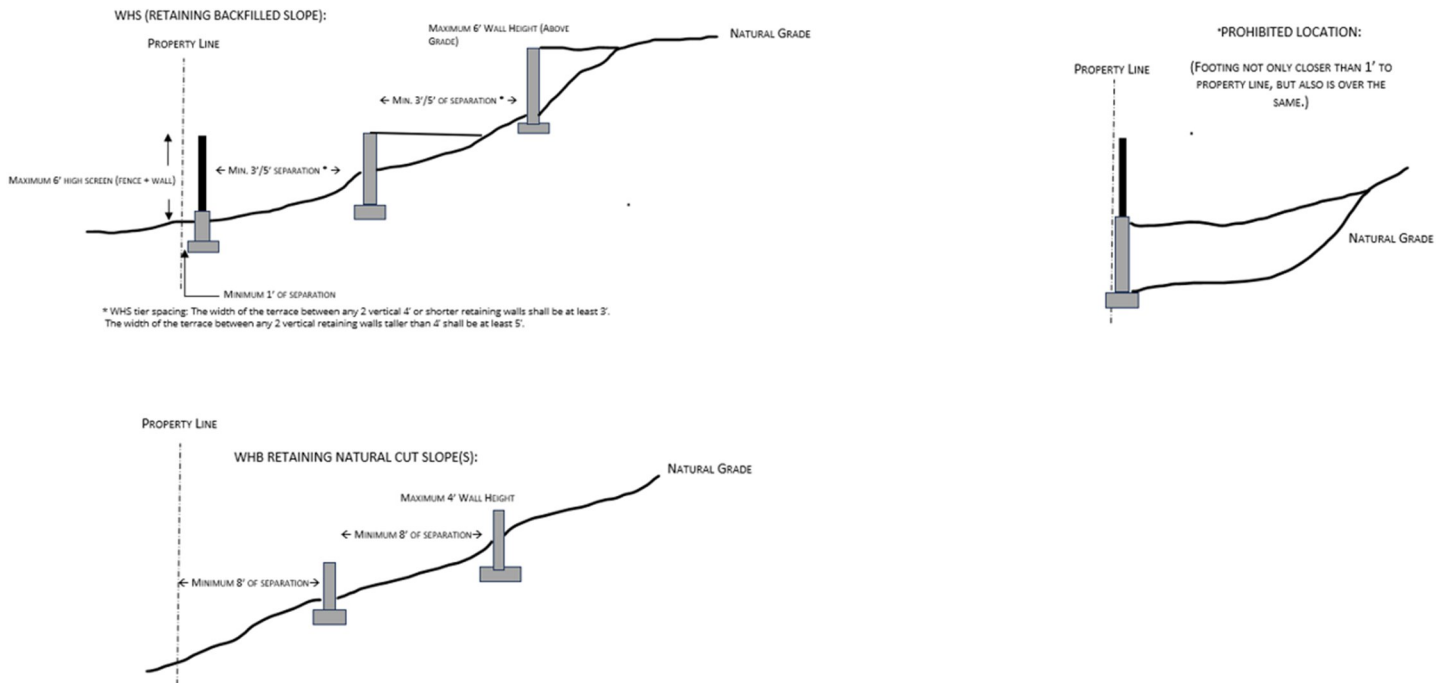
17.61.020 Purpose.

Properly placed retaining walls can help lessen the impact of slope erosion and provide landscape areas. Often, they are used to convert sloped ground into usable shelves or tiers suitable for construction and/or yard space. This chapter provides certain reasonable controls affecting their use and emplacement.

17.61.030 Types.

- A. Retaining walls holding the cut soil of the natural slope (i.e., “walls holding slope” [whs]) as shown in the Illustration below.
- B. Retaining walls or retaining wall systems holding artificially backfilled grades (i.e., “walls holding backfill” [whb]) as shown in the Illustration below.

Illustrations



17.61.40 Retaining Wall General Construction Standards.

- A. Appearance: Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders), masonry, decorative concrete, stone is allowed; CMU or stacked concrete blocks are not for purposes of establishing a wall.
- B. IBC Compliance: All retaining walls shall comply with the city's adopted international building code, except that when any provision of this section conflicts with any provision set forth in the international building code, the more restrictive provision shall apply.
- C. Fall barriers: Guard rails, barriers, or other screening type structures used in conjunction with a retaining wall shall not exceed 42" above the top of the wall.
- D. Prohibited Location(s): No retaining wall or retaining wall system shall be constructed on a property line, or within a recorded easement(s), drainage wash easement area.

17.61.050 Retaining Wall Specific Construction Standards.

Additional, specific, retaining wall construction standards depend on the type of wall being created.

- A. Walls Holding Slope (WHS): Retaining walls may be used to support a slope in accordance with the following standards.
 - 1. WHS terracing limit(s). A maximum of 3 tiers may be used.

2. WHS shall not exceed 6' in height from finished grade. Height shall be stepped horizontally every ten feet (10') to accommodate the natural topography.
3. WHS tier spacing: The width of the terrace between any 2 vertical 4' or shorter retaining walls shall be at least 3'. The width of the terrace between any 2 vertical retaining walls taller than 4' shall be at least 5'.
4. WHS required setback(s): A minimum of a 1' setback shall be kept between the footing of a WHS and any adjoining property line. WHS located in a front yard or corner street side setback, along a public or private right-of-way, shall be set back a minimum of four feet (4') from the right-of-way/property line.

B. Walls Holding Artificially Backfilled (WHB) Grades:

1. WHB terracing limit(s). A maximum of 2 tiers may be used.
2. WHB shall not exceed 4' in height from finished grade at any point along the horizontal wall.
3. WHB tier spacing: The width of the terrace between any 2 vertical retaining walls shall be at least 8'.
4. WHB required setback(s): A minimum of an 8' setback shall be kept between the footing of a WHB and any adjoining property line. WHS located in a front yard or corner street side setback, along a public or private right-of-way, shall be set back a minimum of 8' from the right-of-way/property line.



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

January 9, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, and Brent Strong; and Alternate Commissioner Jimmy Eaton.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Chris Trusty, City Engineer; David Stroud, Senior Planner; and Elizabeth Fewkes, Recording Secretary.

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

Commissioner Allen called the meeting to order at 5:32 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – WORK SESSION ITEM: RULES OF PROCEDURE

Planning Director Brandon Larsen presented a review of the Planning Commission Rules of Procedure.

Commissioner Allen adjourned the work session at 5:57 p.m.

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

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

2. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. December 12, 2023 Planning Commission Minutes

MOTION: *Commissioner Fox moved to approve the December 12, 2023 minutes. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ *Jason Allen*
☒ *Jimmy Eaton*
☒ *Robert Fox*
☒ *Brent Strong*

Those Voting No

☐ *Jason Allen*
☐ *Jimmy Eaton*
☐ *Robert Fox*
☐ *Brent Strong*

Those Abstaining

☐ *Jason Allen*
☐ *Jimmy Eaton*
☐ *Robert Fox*
☐ *Brent Strong*

Those Absent

☐ *Jason Allen*
☐ *Jimmy Eaton*
☐ *Robert Fox*
☐ *Brent Strong*

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen explained that no planning items were discussed and voted upon during the January 2, 2024 City Council meeting. Staff has begun an update to Eagle Mountain City's General Plan that will include a joint session with the City Council and Planning Commission.

6. Action and Advisory Items

6.A. ACTION ITEM – ELECTION OF TEMPORARY PLANNING COMMISSION CHAIR

MOTION: *Commissioner Fox nominated Commissioner Allen as Temporary Planning Commission Chair. Commissioner Strong seconded the nomination.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

6.B. ACTION ITEM/PUBLIC HEARING – Lakeview Church Site Plan

Senior Planner David Stroud presented the item. Chad Spencer with EA Architects requests the Planning Commission review and forward a positive recommendation to the City Council regarding the Lakeview Church of Jesus Christ of Latter-day Saints Church site plan. The lot is platted as Lot 208 of Arrival Plat 2, Phase B, containing 4.78 acres. The Church has owned the property since 2019. Surrounding uses are single-family residences, and religious or cultural meeting halls are special uses in a residential zone. The site plan contains the main building, a storage building, and a pavilion.

EMMC requires all permanent light fixtures to be full cutoff fixtures with the light source fully shielded and directed downward. Drop lenses are unacceptable and discouraged. Eight lights are to be mounted underneath the pavilion and follow the angle of the roof pitch. The lighting will be controlled by a 30-minute timer with an automatic shutoff. Use will be limited and the lights will be used infrequently. The two closest homes to the pavilion are 150-250 feet away. The pavilion will also sit at a higher elevation than the homes. The proposed site plan meets all EMMC site development standards except for the pavilion lighting.

Discussion clarified the plans for and concerns with the pavilion lighting.

Commissioner Allen opened the public hearing at 6:39 p.m. As there were no comments, he closed the hearing.

Mr. Stroud stated that he had recommended that the applicant add a skirt to the bottom of the lighting. The applicant reduced the steeple height to be in accordance with the recently approved height limit of 70 feet. The 70-foot maximum was based upon previously approved steeple heights. The overall lumens count for the entire project is below the maximum allowance.

Commissioner Allen noted that the lighting is discouraged rather than prohibited. As pavilion lighting is used irregularly, he is not overly concerned with the proposal. He suggested revisiting the lighting standards in Municipal Code to clarify the City's preferences and requirements for drop lenses.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of the Lakeview Church site plan for the Church of Jesus Christ of Latter-day Saints. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

- 6.C. ORDINANCE/PUBLIC HEARING – Approval Process for Preliminary Plats – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 16.20.050.

Mr. Stroud presented the item. Recent State Code changes require time limits regarding the review of certain subdivision preliminary plats. State Code requires a 15-day turnaround for the initial review of single-family, two-family, or townhome preliminary plats. Eagle Mountain City policy is more stringent than State Code and staff complete the initial review within 10 days.

Commissioner Allen opened the public hearing at 6:45 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of an ordinance of Eagle Mountain City, Utah amending Eagle Mountain Municipal Code Section 16.20.050 Approval Process for Preliminary Plats. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

- 6.D. ORDINANCE/PUBLIC HEARING – CODE AMENDMENTS TO TITLE 16 RESIDENTIAL WATER RIGHT REQUIREMENTS

City Engineer Chris Trusty presented the item. With recently adopted changes to Municipal Code that include reduced landscape requirements for front and side yards, this subsequent amendment is proposed to reduce water required for development to reflect the decreased landscape requirements. The recommended water rights requirements are based on 70% of the total landscaped portion of the lot being planted with sod with the remaining 30% being planted with xeriscape or other drought-tolerant landscaping that conforms to Municipal Code. An adjustment is also being made to the per-acre water requirement for outdoor use to account for watering inefficiencies. The per-acre water requirement will go from 2.5 acre-feet per irrigable acre to 3.2 acre-feet per irrigable acre.

Based on recent evaluations of a random sampling of existing City residents, the indoor requirements will be reduced from 0.53 to 0.34 acre-feet to reflect a more accurate use that the City has seen on the system. Many cities including Saratoga Springs, Payson, Springville, and Salem currently require 0.3 acre-feet for indoor use; however, the City staff recommendation is to still require slightly more to ensure adequate water rights are provided to account for inefficiency in the City's delivery system and the landscape irrigation system to account for losses between water production and point of sale. These changes will reduce the per lot water required to be dedicated to the City at plat recordation.

Mr. Trusty stated that the City does not have statistics available for the number of units in each lot size category. However, he believes that information could be obtained through the meter reading system and provided to the Planning Commission.

Discussion ensued regarding the minimal variation of indoor water usage by households on small or larger lots.

Commissioner Strong verified with staff that the homeowner could elect to put in less grass than the maximum allowance as he desires to not limit residents from installing xeriscape or waterwise landscaping.

Mr. Trusty explained that Eagle Mountain City has an Area 54 designation with the State and has water rights transfer restrictions on the aquifer. Water rights cannot be transferred from outside of the City to Eagle Mountain. Eventually, some agricultural water rights within the City might be converted over to the municipality.

Commissioner Allen opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of Eagle Mountain Municipal Code Title 16 Residential Water Right Requirements. Commissioner Strong seconded the motion.*

Those Voting Yes

☒ ***Jason Allen***
☒ ***Jimmy Eaton***
☒ ***Robert Fox***
☒ ***Brent Strong***

Those Voting No

☐ ***Jason Allen***
☐ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Brent Strong***

Those Abstaining

☐ ***Jason Allen***
☐ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Brent Strong***

Those Absent

☐ ***Jason Allen***
☐ ***Jimmy Eaton***
☐ ***Robert Fox***
☐ ***Brent Strong***

The motion passed with a unanimous vote.

6.E. ORDINANCE/PUBLIC HEARING – CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS

Mr. Trusty presented the item. Periodically City staff will review construction standards to ensure that they are up to date and reflect typical standards. After a recent review, modifications have been made to the standards to help clarify portions of the code that may have been vague or misunderstood. The changes are included in the attachment. A public hearing on this item was held at the October 24, 2023 Planning Commission meeting.

The main consideration for the amendment is the ownership and maintenance of the sewer laterals. If the City takes ownership of the sewer laterals, the municipality becomes responsible for routine maintenance and inspections. The City does not currently conduct routine inspections on sewer laterals. In most other cities, the property owner is responsible for the sewer line from the house to the main sewer line. The City only receives a couple of claims a year and the damage is generally caused by debris in the line from the residence. Staff recommends that homeowners bear the responsibility for the sewer lateral line from the house to the main.

Mr. Trusty confirmed that the water mains and service laterals shall have a minimum cover of four feet and a maximum of six feet. The City already had a minimum cover requirement. The addition of a maximum is to facilitate line maintenance.

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

Discussion ensued regarding the methodology used to select cities to contact when gathering information about their policies on sewer lateral maintenance and repairs.

Commissioner Allen expressed appreciation for the research conducted by staff regarding lateral sewer lines to assist the Commission with their understanding and recommendation.

MOTION: *Commissioner Fox moved to recommend approval to the City Council of Eagle Mountain Municipal Code Title 15 Construction Standards. Commissioner Allen seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

6.F. ORDINANCE/PUBLIC HEARING – Accessory Dwelling Unit Standards – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.70.030.

Mr. Larsen presented the item. This amendment is proposed to address Utah Code changes as per Senate Bill (SB) 174 (2023) related to circumstances under which a garage may be included in the definition of an internal accessory dwelling unit. As per SB 174, Section 10-9a-530, Utah Code Annotated, has been amended to more explicitly allow for an internal accessory dwelling unit (ADU) in a garage of a detached, single-family dwelling (SFD). This amendment is proposed to eliminate uncertainty in the Eagle Mountain Municipal Code (EMMC), particularly Section 17.70.30, as to what portions of an SFD may be used for an ADU. Language, that could be interpreted to suggest ADUs are only allowed in the basement or addition of an SFD, is proposed to be stricken. Further, this amendment also ensures two enclosed parking spaces for SFDs with an ADU in a garage.

Commissioner Allen opened the public hearing at 7:18 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Strong moved to recommend approval to the City Council of an ordinance of Eagle Mountain City, Utah amending Eagle Mountain Municipal Code Section 17.70.030 Accessory Dwelling Unit Standards. Commissioner Fox seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☐ <i>Jimmy Eaton</i>	☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a vote of 3:1.

Mr. Larsen verified that homeowners still need to apply for a permit to add an ADU to their garage and a building permit is required if the structure of the home is being altered.

Discussion considered altering the wording of the amendment.

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

Staff requested that the Planning Commission table the item to a future meeting.

Commissioner Allen opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing.

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

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

7. DISCUSSION ITEMS

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for January 23, 2024.

9. Adjournment

MOTION: *Commissioner Fox moved to adjourn at 7:26 p.m. Commissioner Strong seconded the motion.*

<i>Those Voting Yes</i>	<i>Those Voting No</i>	<i>Those Abstaining</i>	<i>Those Absent</i>
☒ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>	☐ <i>Jason Allen</i>
☒ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>	☐ <i>Jimmy Eaton</i>
☒ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>	☐ <i>Robert Fox</i>
☒ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>	☐ <i>Brent Strong</i>

The motion passed with a unanimous vote.

The meeting was adjourned at 7:26 p.m.

Approved by the Planning Commission on January 23, 2024.

Brandon Larsen
Planning Director



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - Parkway Fields MDP/MDA Amendment(s)

ITEM TYPE: Amended Master Development Plan & Amended Master Development Agreement

APPLICANT: Flagship Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Parkway Fields has been building out in care and keeping with the Ault Farms Master Development Plan and associated Agreement adopted some years ago. Given (in no particular order):

1. The Applicant's former request to develop a centralized townhouse preliminary plat (C) that borrowed from some other phases in Parkway;
2. The Council's corresponding request that townhouse units in Phase C be aggregated into two sub-phases coupled with the inboard subdivision rippling reaction to that phasing change;
3. A desire to adjust the project's phasing plan (see attached exhibit);
4. The need to rezone a small pair of strips in Phase C from RC to MF-1 to accommodate about 4 extra townhomes (to be offset by less RC lots in Phase G);
5. The proposal to provide a more detailed and differently arranged Plat G to replace the originally contemplated Plat E; and
6. An interest in modifying the singular landscape stub connection to the commercial through the old Plat G (now Plat F) by replacing the same with two separated accesses to the "commercial" lot to the west thereof...

A modification request to the original plat and development agreement were deemed warranted, have been submitted by the Applicant and are made the subject of this report. The proposed

adjustments do not spurn an increase in density within the project. Associated with the MDP/MDA adjustment effort are two plats (Parkway Fields F & G) that are also in the Planning Commission's packet for review on the 23rd of January, 2024.

ITEMS FOR CONSIDERATION:

By way of reiteration of the report's background comments...proposed changes to consider:

1. The Applicant's former request to develop a centralized townhouse preliminary plat (C) that borrowed from some other phases in Parkway;
2. The Council's corresponding request that townhouse units in Phase C be aggregated into two sub-phases coupled with the inboard subdivision rippling reaction to that phasing change;
3. A desire to adjust the project's phasing plan (see attached exhibit);
4. The real need to rezone a small pair of strips in Phase C-2 from RC to MF-1 to accommodate about 4 extra townhomes (to be offset by less RC lots in Phase G). The original zoning map had a small section of RC zoning south of the townhomes trapped by the multi-units, street frontages and open space. The RC Zone in that location (and on the north) should have been MF-1 to begin with;
5. The proposal to provide a more detailed and differently arranged Plat G to replace the originally contemplated Plat E; and
6. An interest in modifying the singular landscape stub connection to the commercial through the old Plat G (now Plat F) by replacing the same with two separated accesses to the "commercial" lot to the west thereof. This will cater to the needs of a prospective buyer for much of the commercial ground and is preferable to single-access (ingress/egress) arrangements in nearly every site design circumstance.

REQUIRED FINDINGS:

The approval criteria for Master Development Plans are stated in EMMC 16.10.070. The approval criteria for Master Development Agreements are in EMMC 16.10.080. Decisions to approve or

otherwise MDPs and MDAs are legislative and subjective in nature.

RECOMMENDATION:

Approve: Staff recommends that the Planning Commission advance a positive recommendation respecting the requested MDP and MDA for Ault Farms (now Parkway Fields).

ATTACHMENTS:

[Parkway Fields Vicinity Map](#)

[Ault Farms \(Parkway Fields\) Original Zoning Map](#)

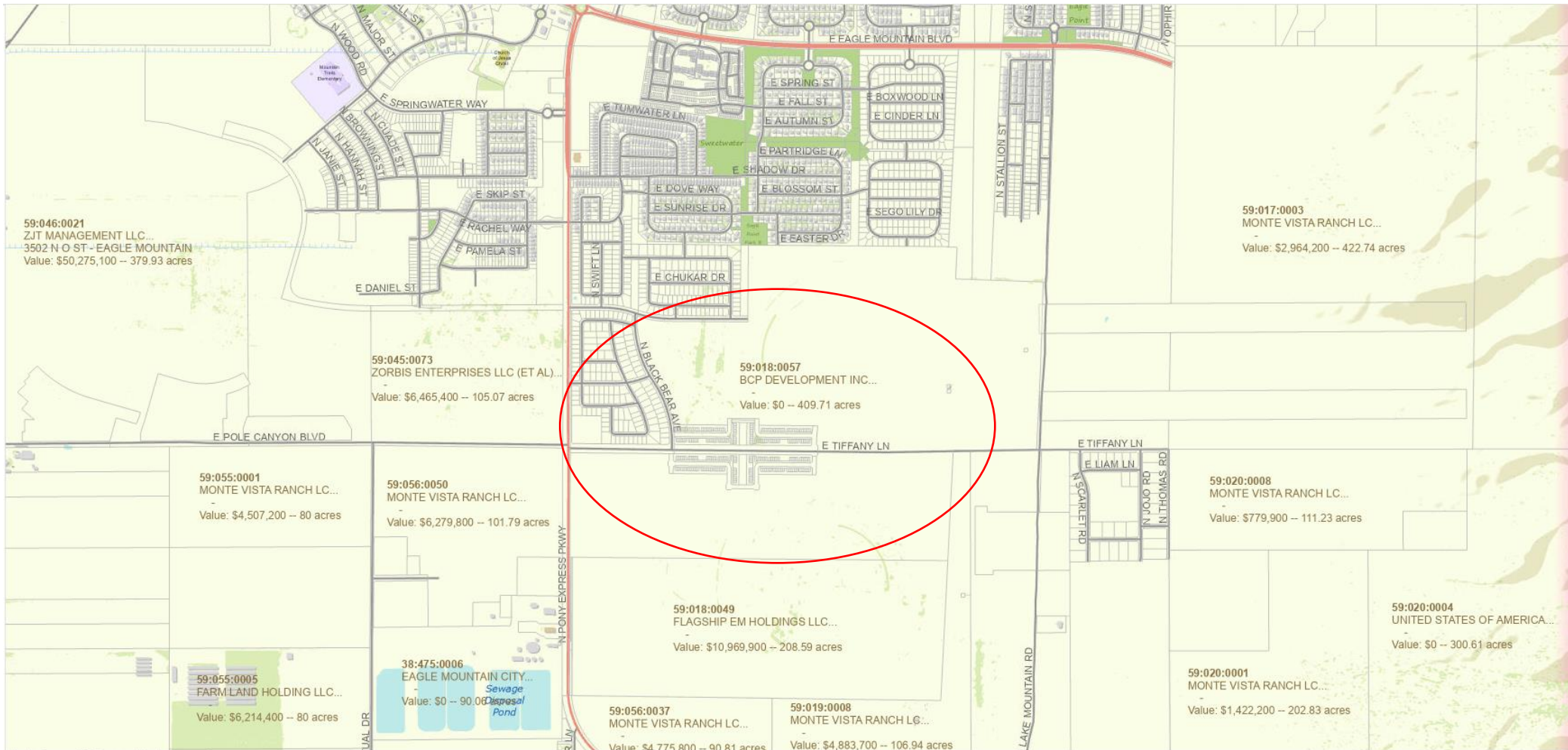
[Ault Farm \(Parkway Fields\) MDA Zoning Update](#)

[Ault Farm \(Parkway Fields\) Original Phasing Plan](#)

[Ault Farm \(Parkway Fields\) MDA Phasing Exhibit Update](#)

[Ault Farm \(Parkway Fields\) MDA Transportation Exhibit Update](#)

VICINITY MAP



Ault Farms (Parkway Fields) Original MDA Zoning Map

Zoning Map

Foothill Residential

FR

Neighborhood Residential 1

R1

R2

R3

Neighborhood Residential 2

RC

MF1 Townhomes

Other

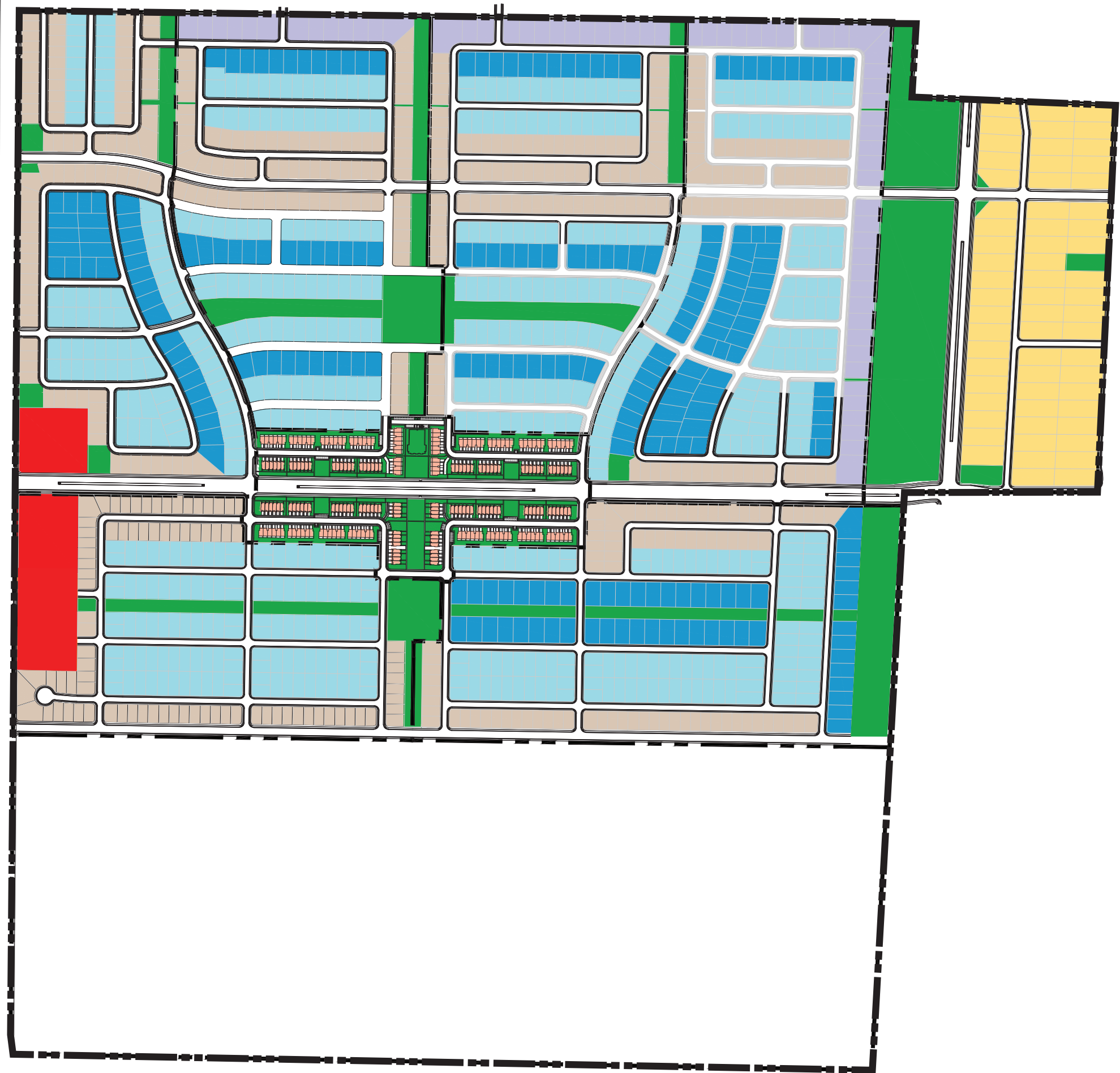
Commercial Neighborhood

Business Park - Light Industrial
Not requesting change

Open Space - Improved

Open Space - Natural

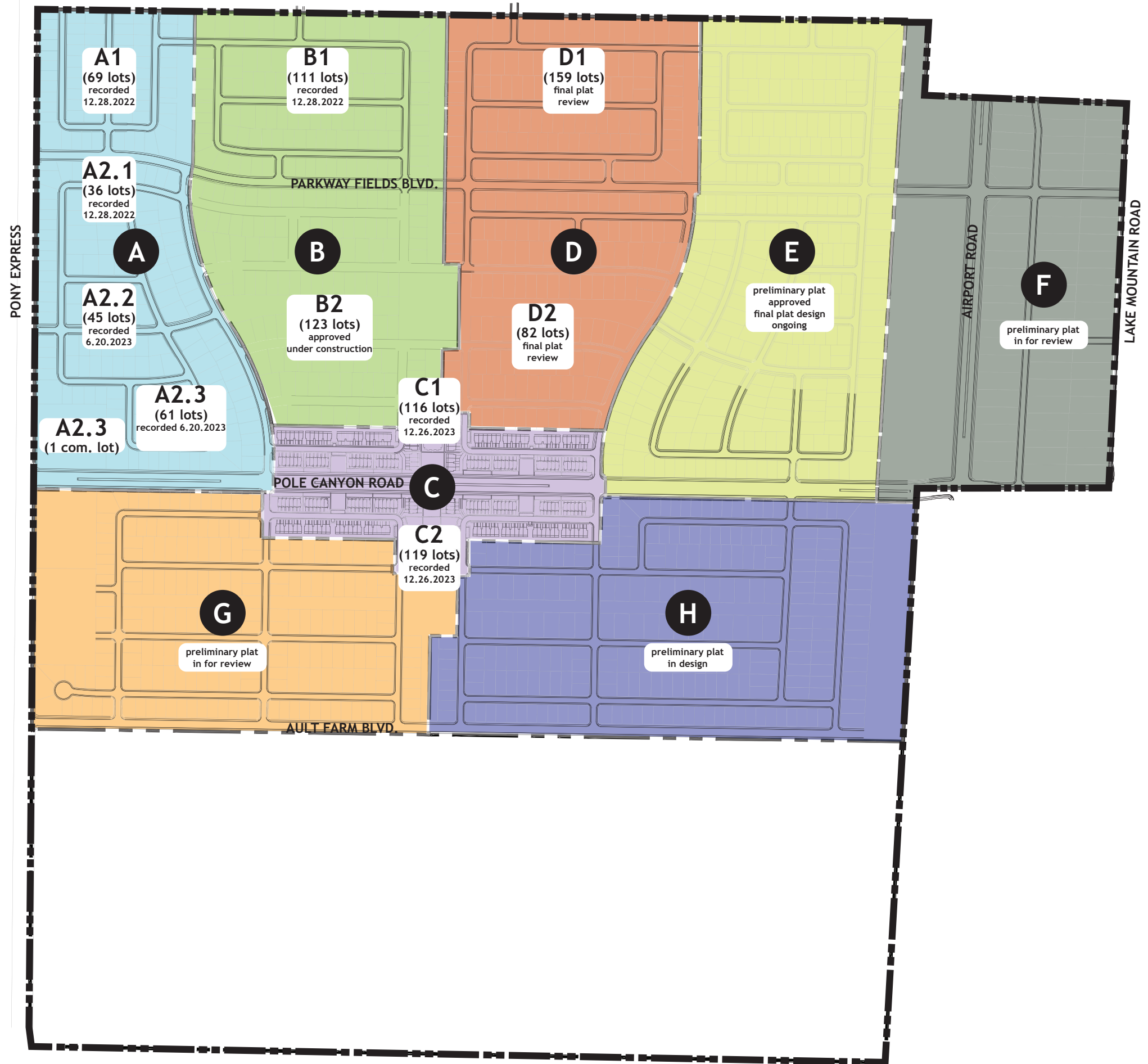


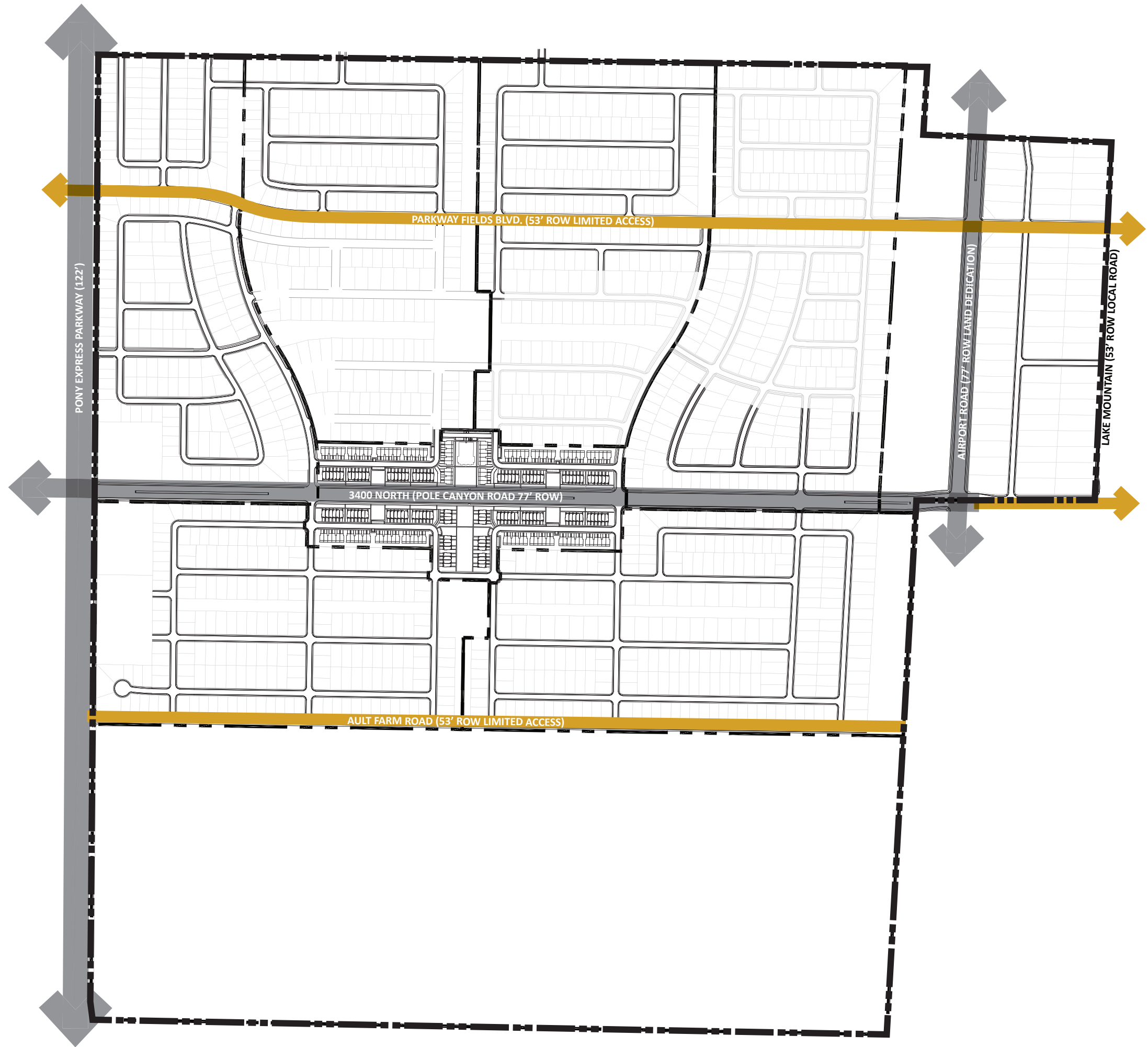


PHASING MAP

- 2022 - Phases A & B
- 2023 - Phases C
- 2024 - Phases D
- 2025 - Phases E, F
- 2026 - Phases G









EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024

TITLE: ACTION ITEM/PUBLIC HEARING - Parkway Fields F & G - Preliminary Plats' Review and Recommendation

ITEM TYPE: Preliminary Plat

APPLICANT: Flagship Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024**

TITLE: ACTION ITEM/PUBLIC HEARING - Marketplace at Eagle Mountain Town Center Lot 303 - Site Plan

ITEM TYPE: Site Plan

APPLICANT: Forrest Gaskill with Corner Partners

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

This request is for site plan approval of a commercial building for TBD uses, and in compliance with Commercial Community zoning unless otherwise permitted in the Marketplace at Eagle Mountain Town Center Development Agreement. The subject property will be platted as Lot 303 of The Marketplace at Eagle Mountain, Phase 3 Subdivision.

ITEMS FOR CONSIDERATION:

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

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

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

C. Access Requirements: The building is accessed via an internal roadway. The width of the access is 28' which complies with 17.100.050.C.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via truck 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 along a private internal roadway with the property line as the centerline of the roadway.**

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. **The main entrance to the building is located on the north elevation which opens to the main parking area with the rear (south elevation) visible from Eagle Mountain Blvd. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements. Additional site plans approved in the Marketplace development have similar characteristics.**

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 internal to the lot and adjacent to a private roadway.**

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 building elevations vary from approved/built elevations with elements unique to each user. It is the opinion of staff that the elevations comply with code and are in harmony with approved existing building architecture.**

17.72.040.B states: "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public

spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico.” **The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure.**

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.**

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

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details." **The proposal uses several of these items and have been identified on the elevation drawings.**

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

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

Parking. Table 17.55.120(c), Required Parking by Land Use, *Retail Establishments* require 1 stall/200 square feet maximum and 1 stall/300 square feet minimum. 2,815 square feet is dedicated to this use and 12 stalls are provided, or 1/235. *Restaurants (Fast*

Food/Drive-Thru) require 1 stall/125 square feet. 2,625 a square feet is dedicated to this use, which equals 21 stalls. Overall parking is 33 stalls or 6/1,000.

Site plan approval is based on compliance with the Marketplace at Eagle Mountain Development Agreement and EMMC.

REQUIRED FINDINGS:

This site plan approval is based upon compliance with City Code requirements and the Marketplace at Eagle Mountain Development Agreement. The approval criteria of a Site Plan can be found in EMMC 17.100.

RECOMMENDATION:

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

1. Recordation of the final plat prior to submittal of a building permit.

ATTACHMENTS:

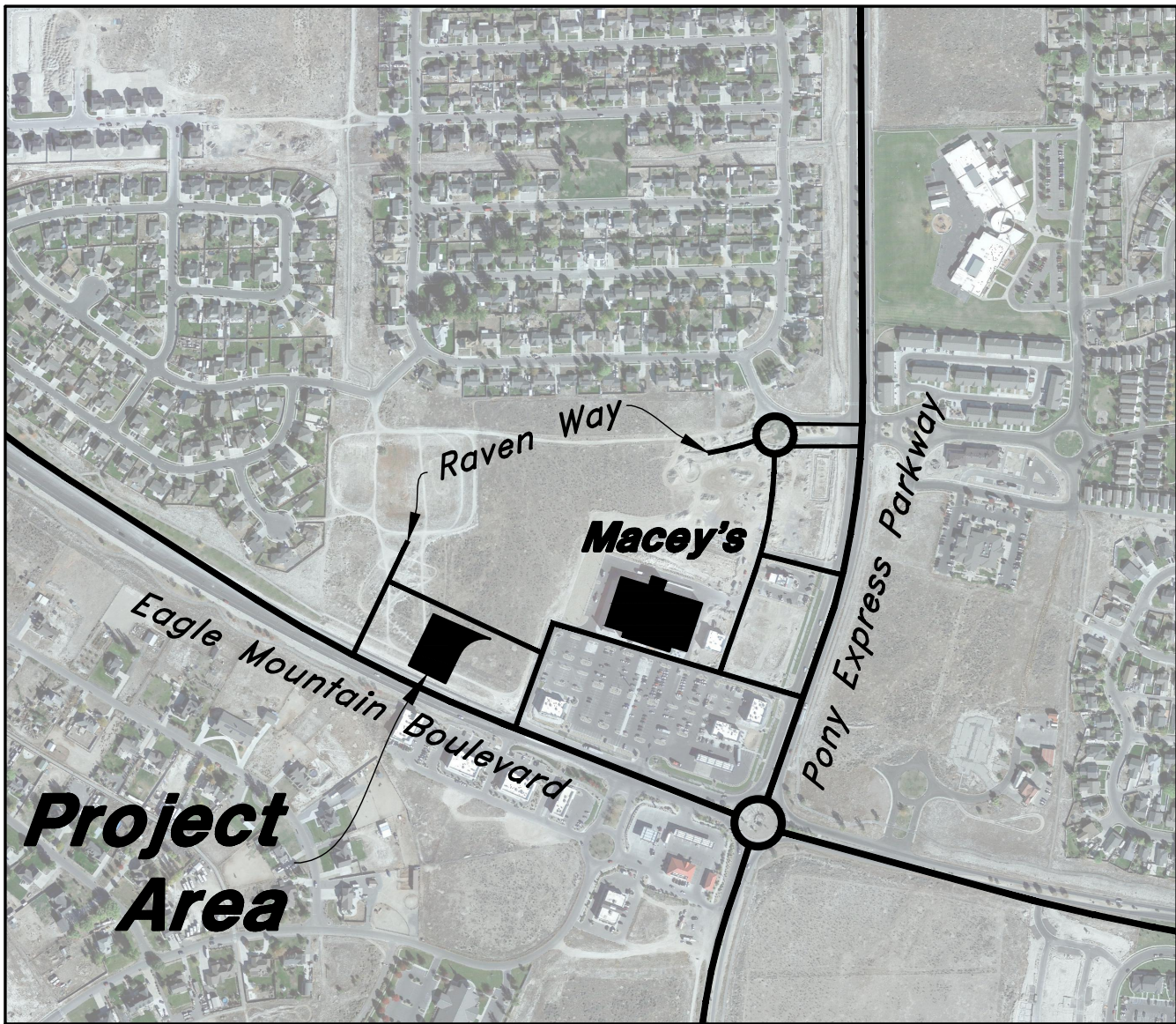
[Marketplace Lot 303 civil](#)

[Marketplace Lot 303 elevations](#)

[Marketplace Lot 303 lighting](#)

The Marketplace at Eagle Mountain Town Center Lot 303

1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT, 84005



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
C0.1	Demolition Plan
C1.1	Site Plan
C2.1	Grading Plan
C2.2	Grading Plan
C3.1	Utility Plan
C4.1	Details
C4.2	Details
C4.3	Details
C5.1	Erosion Control Plan
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 tees (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow AFWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp. stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15" into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

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

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec, road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5% fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ¾" down from asphalt edge and concrete to be ¾" to 3/8" 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

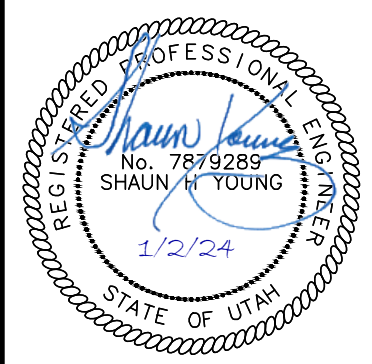
A line between monuments found for Southeast Corner and the East Quarter Corner of Section 12 was assigned the Utah County Survey bearing of North 0°27'04" East as the Basis of Bearings to place the Survey on State Plane Basis.

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

Cover Sheet

The Marketplace at
Eagle Mountain Town Center Lot 303
1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005

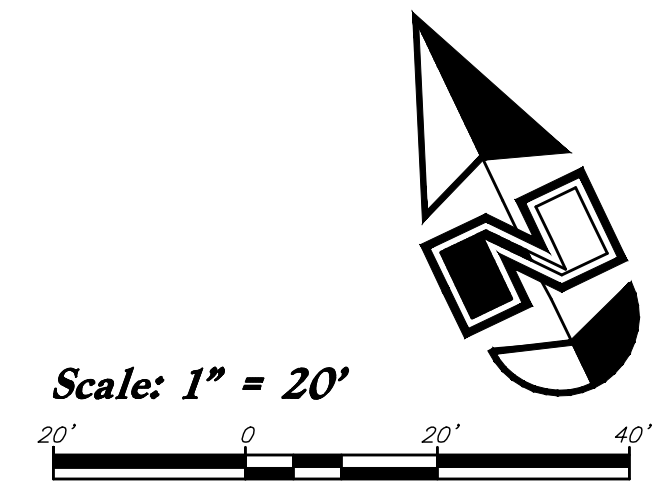


2 Jan, 2024

SHEET NO.

C0.0

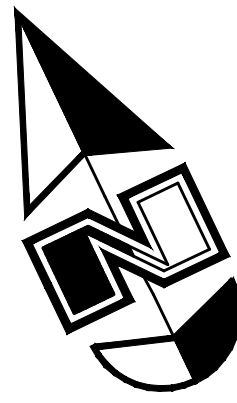
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AIAEngineering.net

**CO.1**



Match Line: See Sheet C2.2

Scale: 1" = 10'



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 are included in the requirements of grading and site preparation. The Report is titled "Eagle Mountain Shopping Center, NWC of Eagle Mountain Blvd and Pony Express Parkway".
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.

Curb and Gutter Construction Notes:

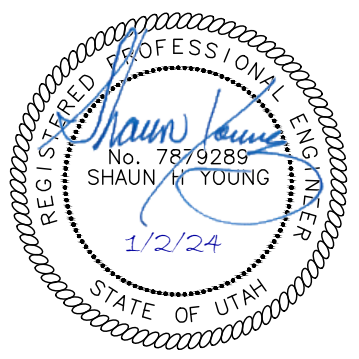
1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
- ② 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 marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

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 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.

Grading Plan

**The Marketplace at
Eagle Mountain Town Center Lot 303**
1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005



2 Jan, 2024

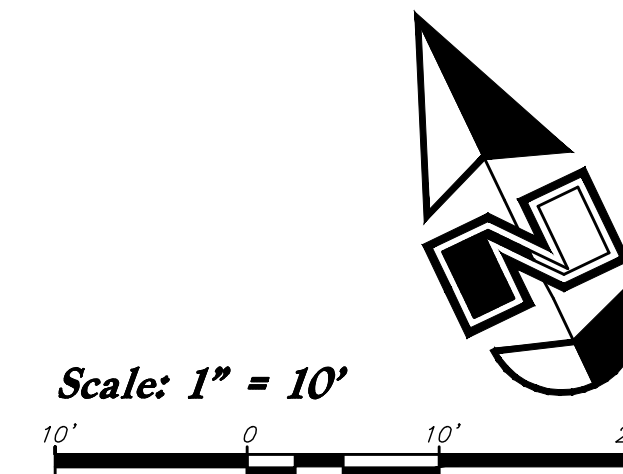
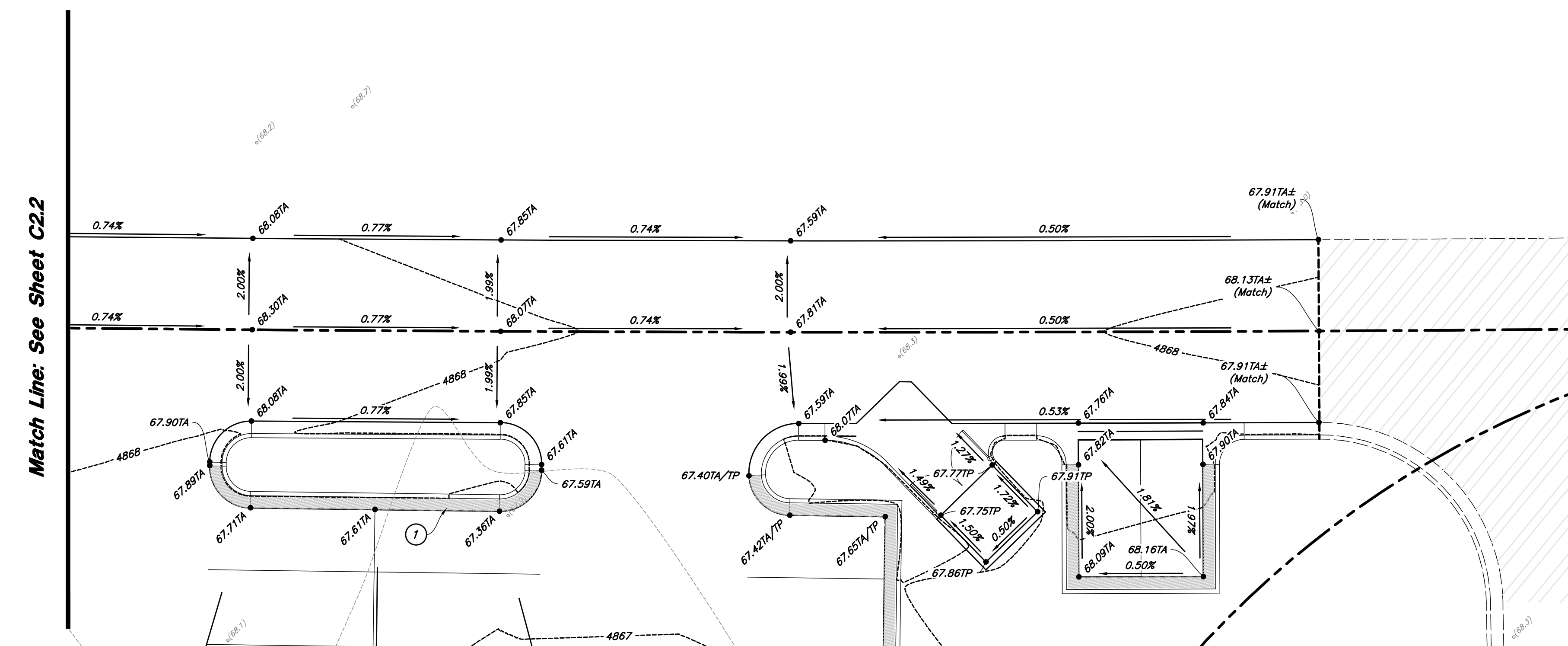
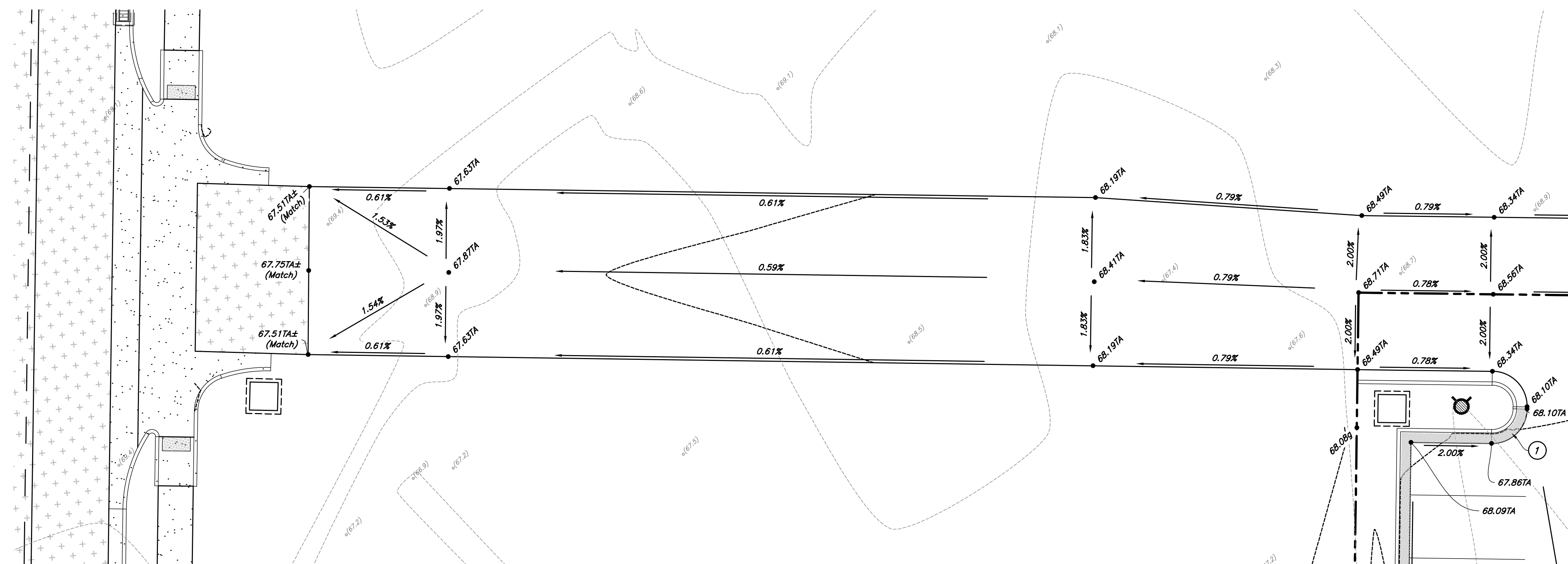
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C2.1



Designed by: LC
Drafted by: NT
Client Name:
Corner Properties
23-085 GR

REV	DATE	DESCRIPTION



General Grading Notes:

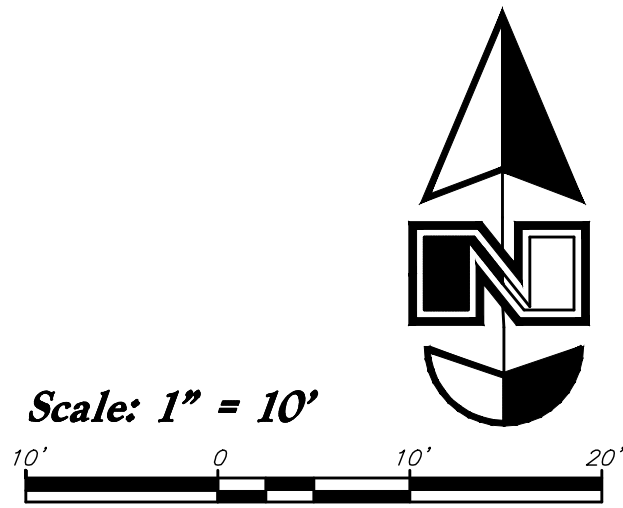
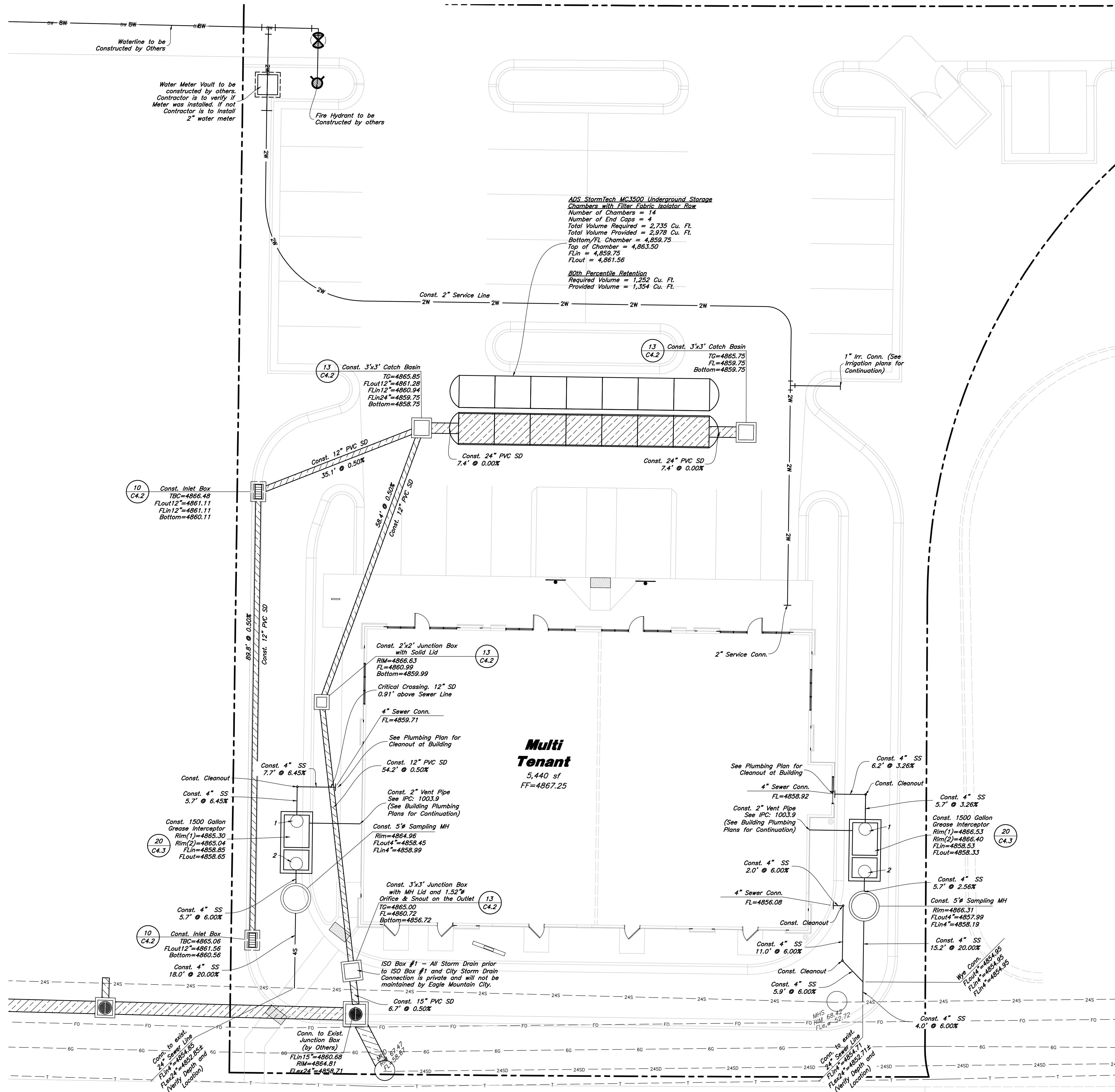
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 6. Fills shall be benched into competent material as per specifications and geotechnical report.
 7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
 8. A geotechnical engineer shall perform periodic inspections and submit 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, such as sand cone or 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.
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- Project No.: 0259-014-20
Dated: January 5, 2021
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 19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately call the project engineer to provide investigation and observation before proceeding with disturbance of soil materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
- ① 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.
- ② 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 marking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

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 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.



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.

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)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

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

Storm Drain Lines

1. Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. Advanced Drainage Systems (ADS) HP Storm Pipe, ASTM F2281, or AASHTO M330
3. Reinforced Concrete Pipe, ASTM C76, Class III

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.

PVC Pipe Protection During Construction:

PVC Pipe must have 24" cover for heavy construction loading during construction. The Contractor is responsible to temporarily protect any pipes with less than 24" cover by berming over the pipes.

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.



Utility Plan

The Marketplace at
Eagle Mountain Town Center Lot 303

1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005

DESIGNED BY: LC

DRAWN BY: NT

CLIENT NAME: Corner Properties

PROJECT NO: 23-085 UT

REGISTERED PROFESSIONAL ENGINEER

SHAUN A. YOUNG

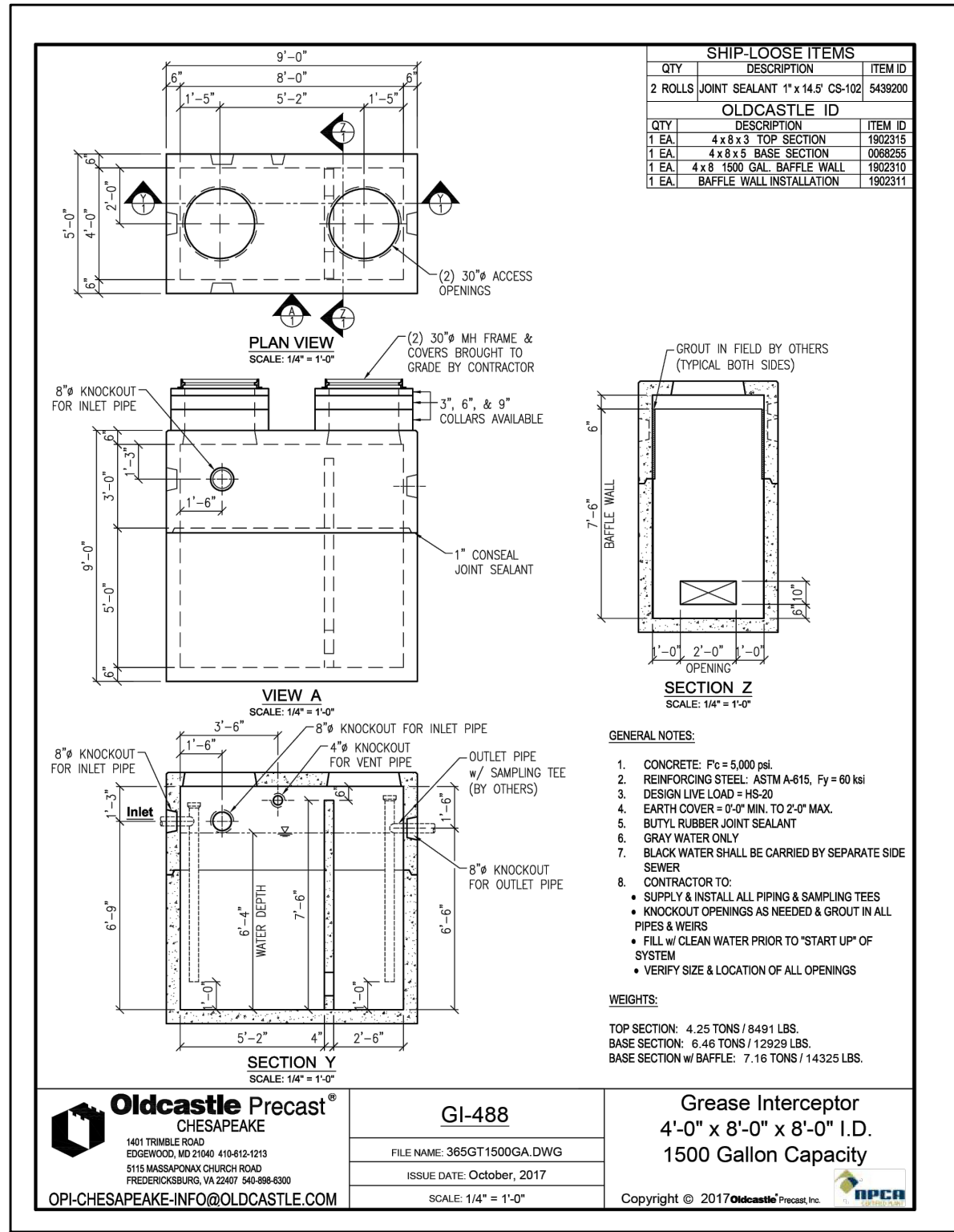
1/2/24

STATE OF UTAH

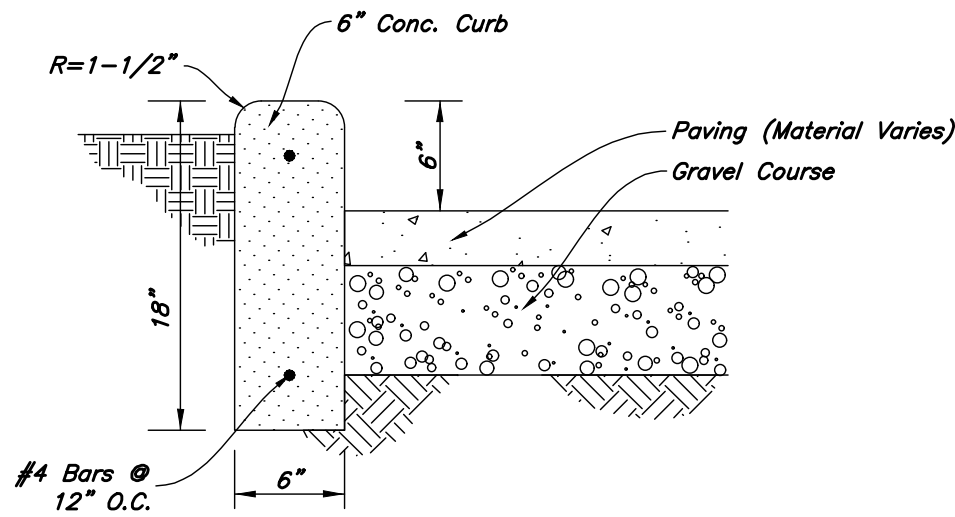
2 Jan, 2024

SHEET NO.

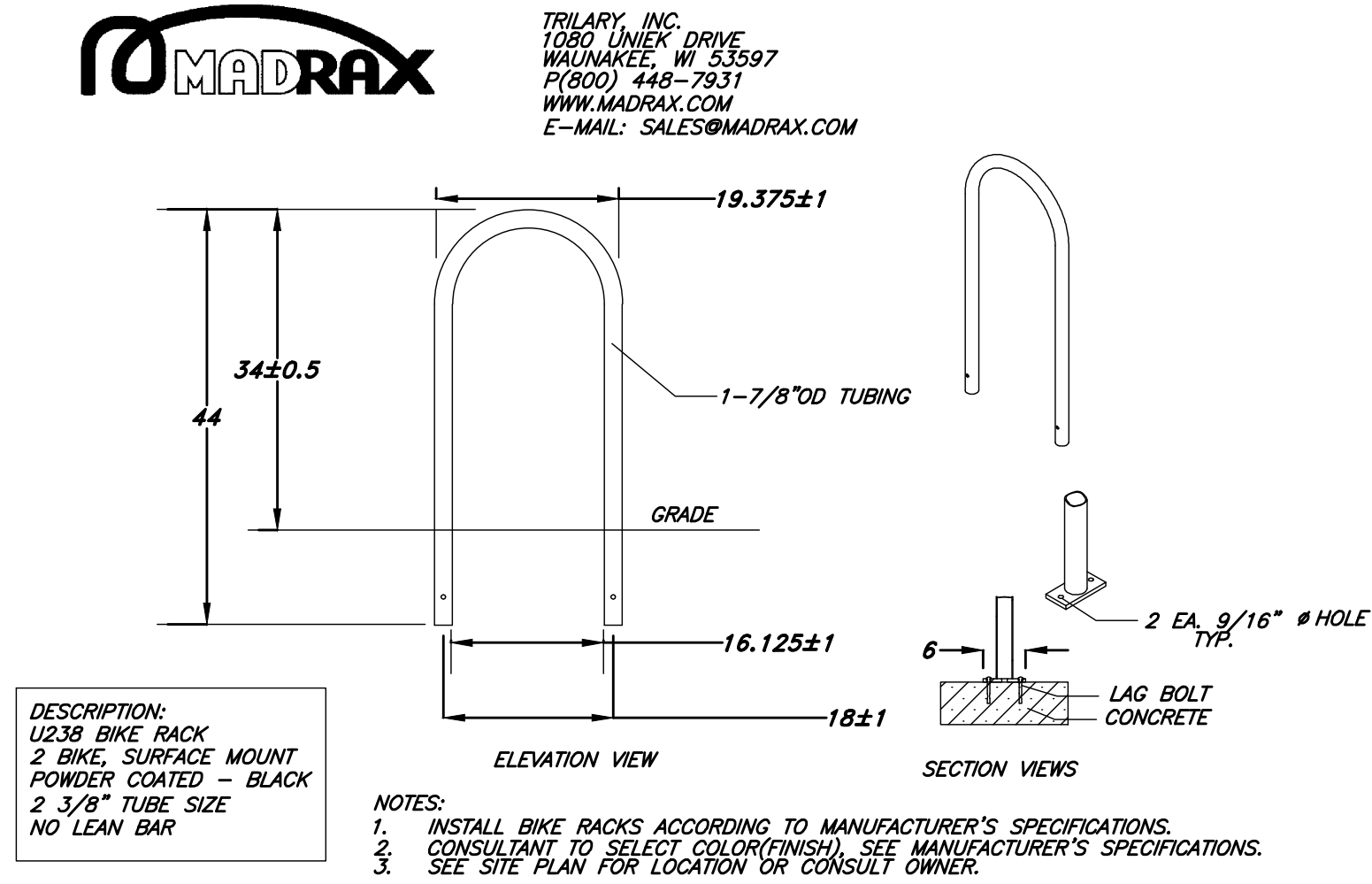
C3.1



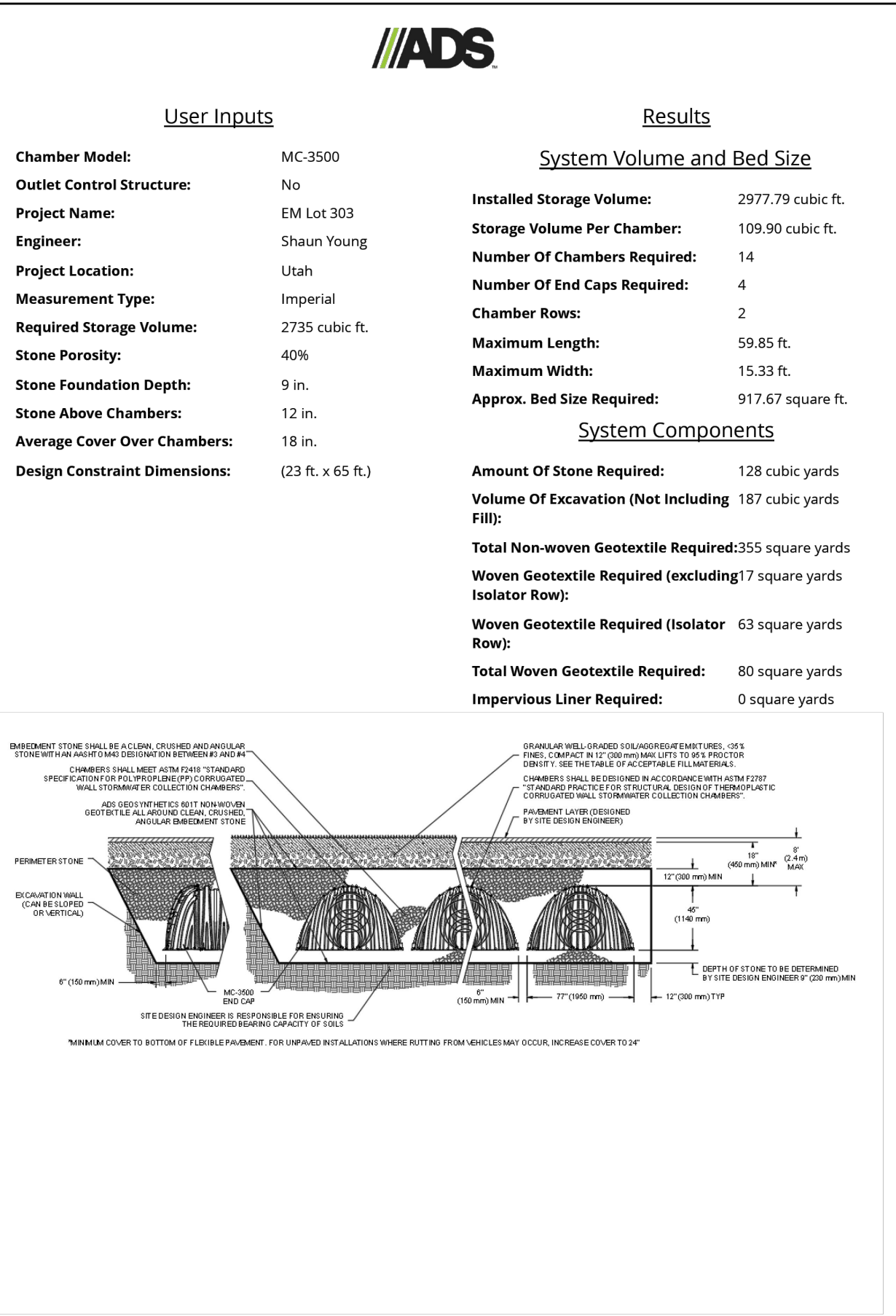
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1,500 Gallon Grease Interceptor
Not to Scale



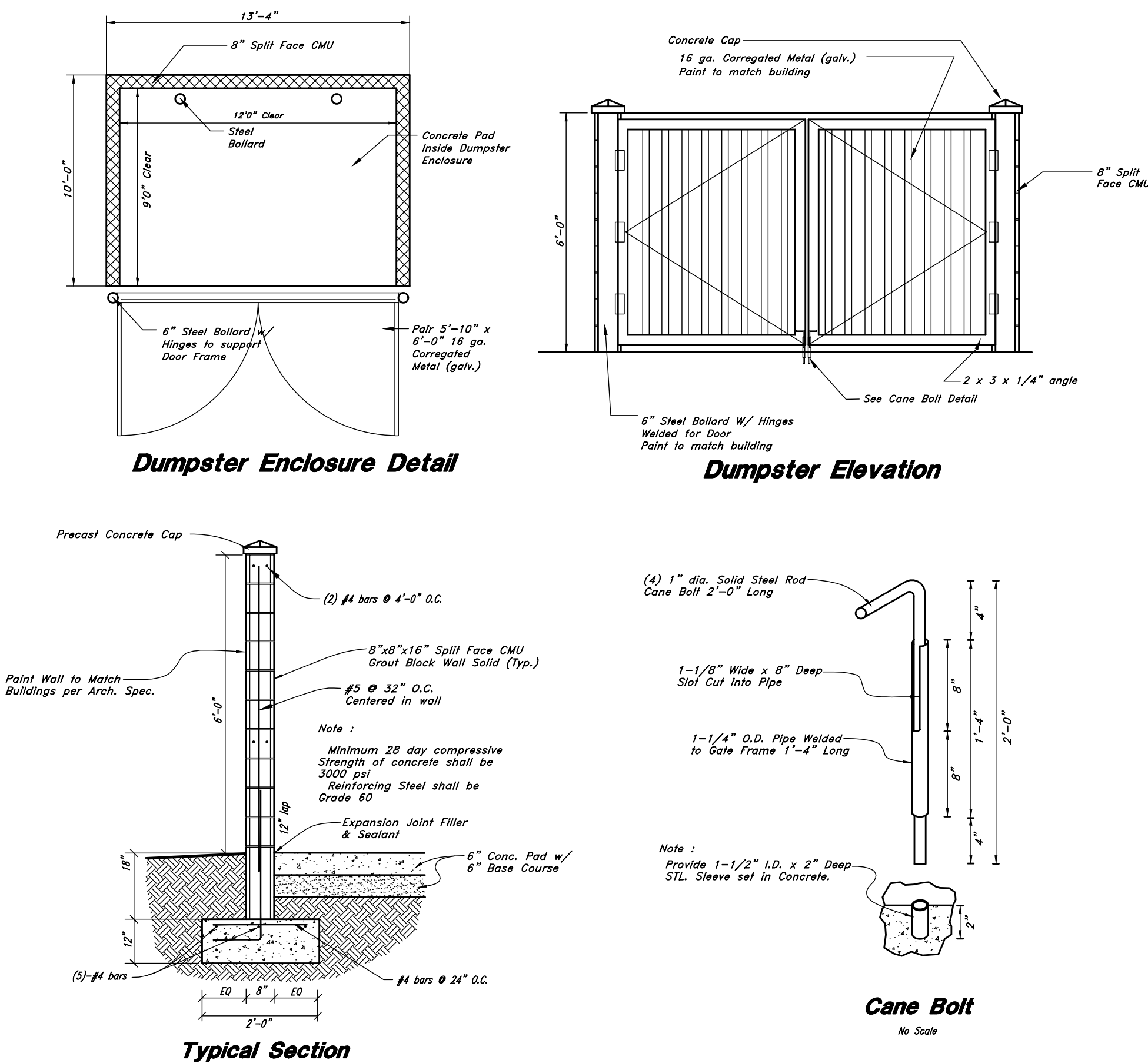
18 Curb Wall Detail
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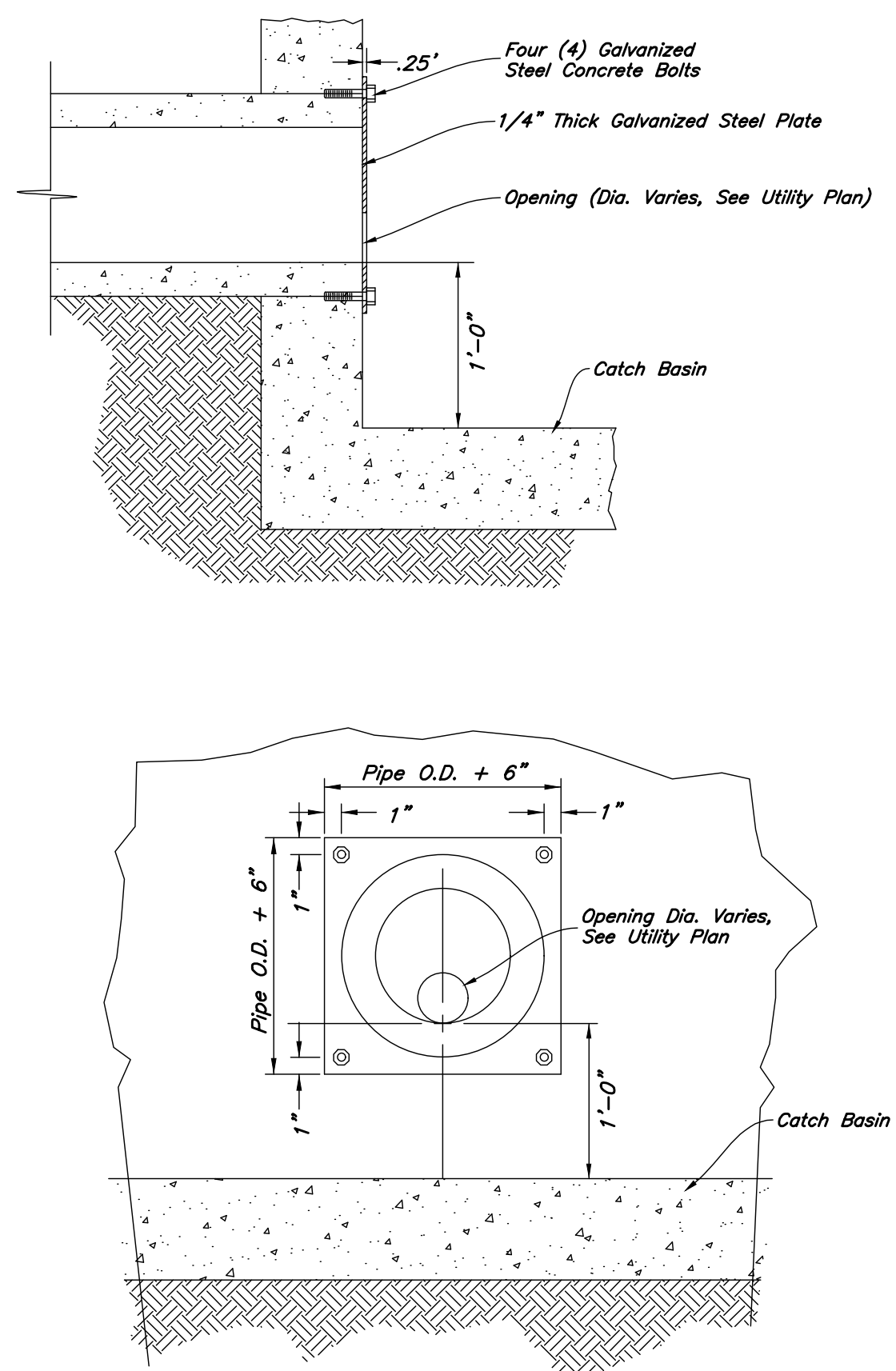
16 Bike Rack
Not to Scale



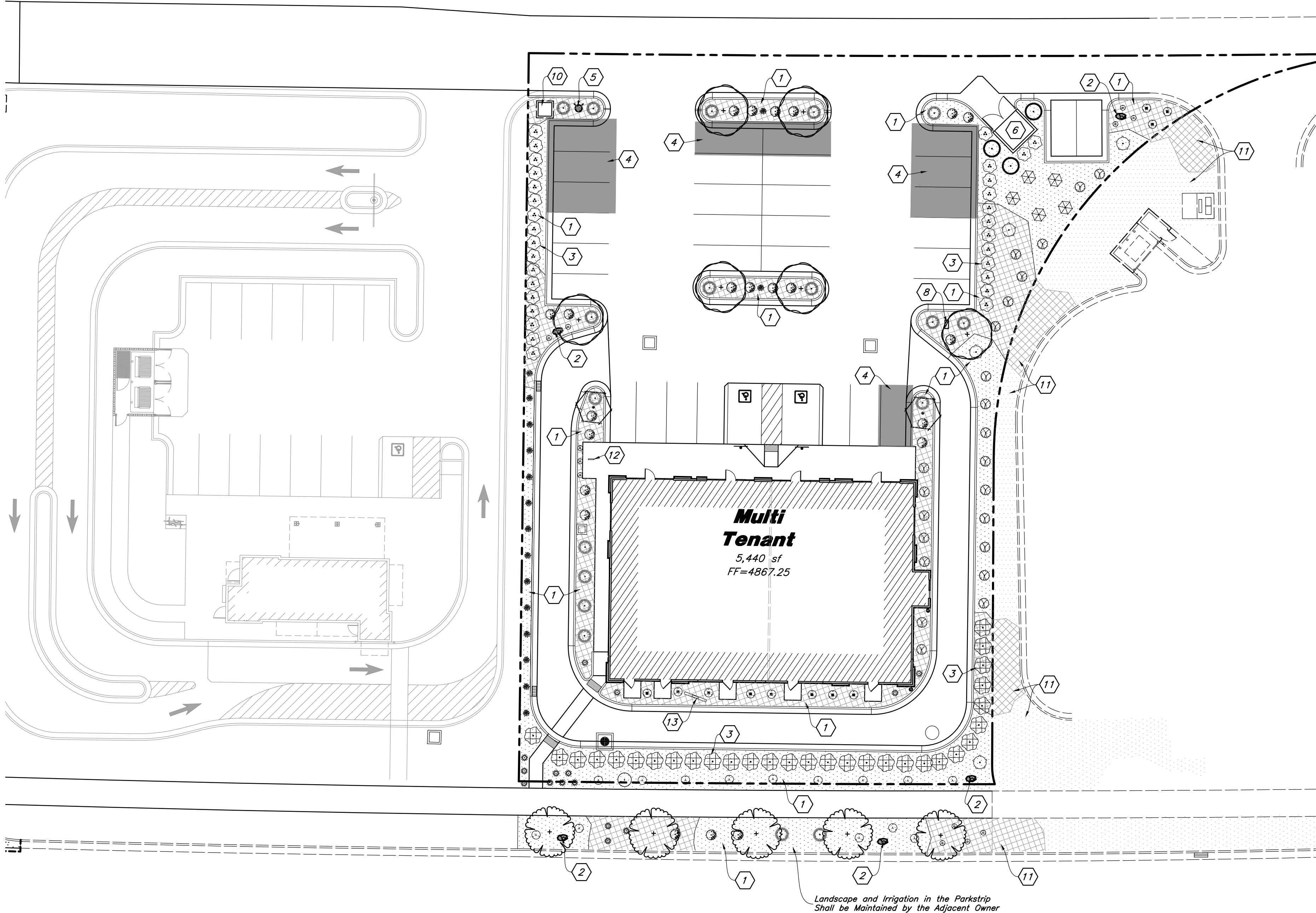
19 StormTech MC 3500 Underground
Storage Chambers
Not to Scale



17 Trash Enclosure
Not to Scale



15 Orifice Plate Detail
Not to Scale



Landscape Data
Site Area = 32,646 s.f. (0.749 ac.)
Landscape Area Provided = 7,436 s.f. (22.8%)
Lawn Area = 0 s.f. (0%)
Xeriscaping = 7,436 s.f. (100%)
Eagle Mtn. Blvd. Frontage = 140 Lf.
Eagle Mtn. Blvd. Trees Required = 5 Trees (5 Provided)
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 178/209 (85%)
Parking Lot Area = 15,124 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 5,041 c.f. (Provided)
Parking Lot Snow Storage Provided = 1,702 s.f. @ 8.9' High +

Scale: 1" = 20'

PLANT SCHEDULE All Plant Material Has Been Selected From the West Jordan Conservation Garden Park Plant List

	TREES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	
	5	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple	2" Cal. / 6-8' Ht.	20' (H) x 15' (W)	Low		
	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	6-8' Ht.	15' (H) x 6' (W)	Low		
	2	Quercus robur 'Fastigiata' / Skyrocket English Oak	2" Caliper	25' (H) x 10' (W)	Low		
	6	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	2" Cal. / 6-8' Ht.	30' (H) x 20' (W)	Low		
	SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	
	11	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	20" (H) x 22" (W)	Low		
	30	Caragana frutex 'Globosa' / Globe Russian Peashrub	5 gal	48" (H) x 48" (W)	Very Low		
	23	Caryopteris x clandonensis 'CT-9-12' / Beyond Midnight Bluebeard	5 gal	30" (H) x 48" (W)	Low		
	31	Physocarpus opulifolius 'Donna May' / Little Devil Dwarf Ninebark	5 gal	48" (H) x 48" (W)	Low		
	4	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	5 gal	24" (H) x 24" (W)	Low		
	22	Spiraea betulifolia 'Tor' / White Frost Birchleaf Spirea	5 gal	30" (H) x 30" (W)	Low		
	GROUND COVER	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	
	18	Juniperus sabina 'Buffalo' / Buffalo Juniper	5 gal	8" (H) x 60" (W)	Low		
	5	Rhus aromatica 'Gra-Low' / Gra-Low Fragrant Sumac	5 gal	8" (H) x 60" (W)	Low		
	ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT	
	15	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal	50" (H) x 20" (W)	Low		
	16	Calamagrostis x acutiflora 'Karl Foerster' / Karl Forester Grass	5 gal	24" (H) x 24" (W)	Low		
		PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER REQUIREMENT
		12	Achillea x 'Moonshine' / Moonshine Yarrow	2 gal	18" (H) x 18" (W)	Low	
14		Lavandula angustifolia 'Betty's Blue' / Betty's Blue English Lavender	2 gal	12" (H) x 24" (W)	Low		

- Landscape Notes:**
- See Sheet L3.1 for Planting Details.
 - All Landscape Material shall be Fully Irrigated by an Automatic Irrigation System. See Sheet L2.1 for Irrigation Layout. See Sheet L3.1 for Irrigation Details.
 - Adjust Plant Material as Needed to Accommodate New and Existing Utilities.
 - Prior to Installing Stone, Apply an Application of Pre-emergent Herbicide.
 - See Landscape Notes for Details regarding Landscape Maintenance Period.

- Landscape Keynotes**
- Install Shrub Planter with Weed Barrier, Decorative Stone, and Plant Material; See Material Sch. for Stone Type.
 - Install Landscape Boulder
 - Drive-Thru and Parking Lot Planting Screen to Screen Headlights from Leaving the Site; Planting Screen Shall Consist of a 42" High Shrub Hedge
 - Snow Storage Area; See Landscape Data Table for More Info.
 - New Fire Hydrant - See Civil Plans; Evenly Space Plant Material Around Light Poles
 - Dumpster Enclosure with Plant Screening
 - New Elect. Transformer; Adjust Plant Material as Needed to Allow Access to Transformer
 - Irrigation Backflow Preventer - See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Bumper
 - New Light Pole - See Site Elect. Plans; Adjust Plant Material as Needed and Evenly Space Plant Material Around Light Poles
 - Water Meter for Building and Irrigation - See Utility Plan for More Detail
 - New Landscape Shall Blend and Connect with Adjacent Lot Landscape
 - Bike Rack - See Civil Plans
 - Menu and Ordering Board - See Arch. Plans; Adjust Plant Material as Needed to Provide Good Visibility

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 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 Nurseriesmen, 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 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. Remove all construction debris and foreign material.
- Provide an eight (8) inch depth of imported topsoil in all shrub areas and twelve (12) inches in parking islands.

- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from plant and tree pit 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. Fine ground wood mulch shall be installed in the plant well and extend up near the base of the plant. The wood mulch shall be covered with a layer of stone.
- All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule. Container grown trees shall have the container cut and removed. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
- 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.
- All deciduous trees shall be double staked per tree staking details. Tree stakes shall be wood and ties shall be V.I.T. Cinche Ties #CT32. It is the contractor's responsibility to remove tree staking after one year.
- Bury 2 inches of boulder height into soil, keeping best visual side above ground. Use care to minimize marring and scratching.
- Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.

MATERIAL SCHEDULE

- 1" to 2" Dia. Decorative Stone #1 - Install a Four (4) inch depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in all Shrub Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be Fractured Earth Tone/Tan Colors From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))
- 4" to 8" Dia. Decorative Cobble Stone #2 - Install over Dewitt Pro5 Weed Barrier and Make Sure it Covers Weed Barrier; Carefully Place Around Plant Material; Stone Shall be Used in all Planting Areas and Washed Prior to Installation; Remove all Soil From Weed Barrier Prior to Laying Stone; Stone Shall be From Utah Landscaping Rock (South Towne (Earth Tone Color with a Pink Accent))
- Landscape Accent Boulders - Boulders Shall be 3-4' in Diameter, Fractured and Match Proposed Stone; Boulders Shall be Recessed into the Stone Two (2) Inches and Not Set on Top of Stone; No Boulder Shall be Placed Adjacent to a Curb Where a Car Could Potential Hit With Bumper

Landscape Maintenance:

- The Site Owner will Install and Maintain all Landscaping/Irrigation Adjacent Along Eagle Mountain Boulevard.

Landscape Plan

The Marketplace at
Eagle Mountain Town Center Lot 303
1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005

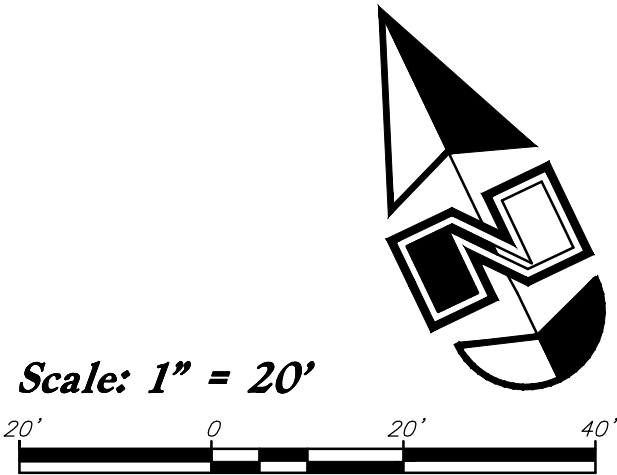
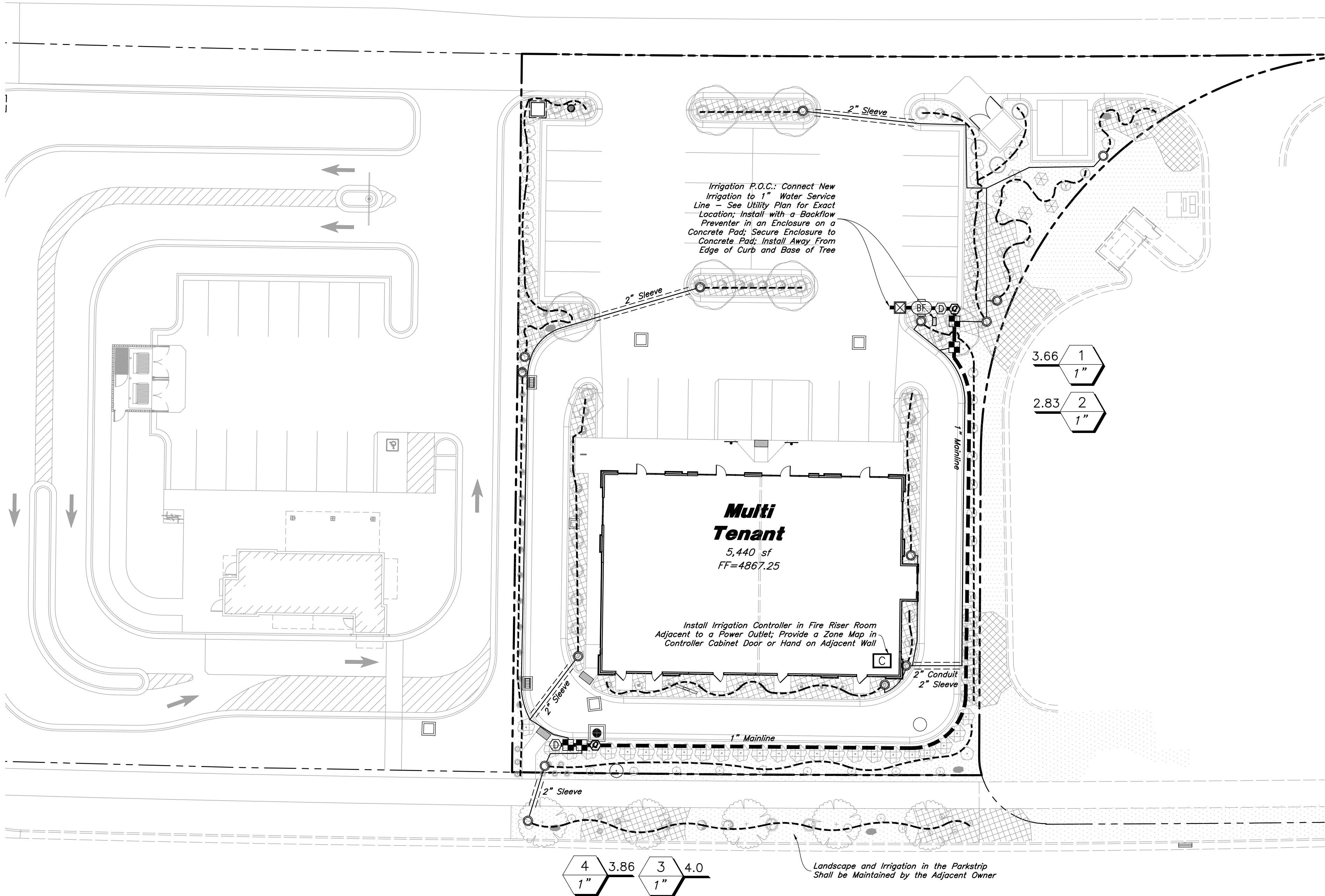


2 Jan, 2024

SHEET NO.

L1.1





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 Notes

- See Sheet L1.1 for Plant Layout and Sheet L3.1 for Planting Details.
- See Sheet L3.1 for Irrigation Details.
- The City Reported a Water Pressure Range of 86-100 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. The Irrigation is Design for 60 psi and Requires a Minimum of 49 psi.

IRRIGATION SCHEDULE

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
	Rain Bird X CZ-100-PRB-COM	Drip Control Zone Kit	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	15/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 Mainline in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier	9/L3.1
Drip				
		Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	16/L3.1
	Netafim TLHCVR11-12XX	Techline Copper Dripline with 1.16 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Black Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier		6/L3.1 10/L3.1
P.O.C. Components				
	Mueller Oriseal Mark II	Stop and Waste Valve	1 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump	14/L3.1
	Wilkins 375XL Series	Reduce Pressure Backflow Assembly	1 Inch Size; Backflow Preventer Shall be Properly Installed and Tested to Meet all State and Local Health and Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-2) on Paired Concrete Pad with Frost Guard (FG-2) and 2 Locks (GS-AWPKA); Enclosure Color Shall be Tan	12/L3.1
Pipes				
	Schedule 40 PVC	Mainline Pipe	1 Inch Size; Control Wiring Shall be Tucked Under Mainline for Protection; 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 ESPAMEI	4 Station Base Indoor Controller	See Plan for Location of Controller; Coordinate Power Supply With Building Electrical Contractor	11/L3.1
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.	13/L3.1

Eagle Mountain Boulevard

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 appurtenances, 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 manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
- Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
- 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 manufactures 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 manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
- 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 run 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.
- 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.
- Quick couplers shall be a Rain Bird 44RC with a one inch Lasco unitized 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, els, 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.
- 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 lighting 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 one set 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.

Landscape Maintenance:

- The Site Owner will Install and Maintain all Landscape/Irrigation Adjacent Along Eagle Mountain Boulevard.



Irrigation Plan
The Marketplace at
Eagle Mountain Town Center Lot 303
1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005

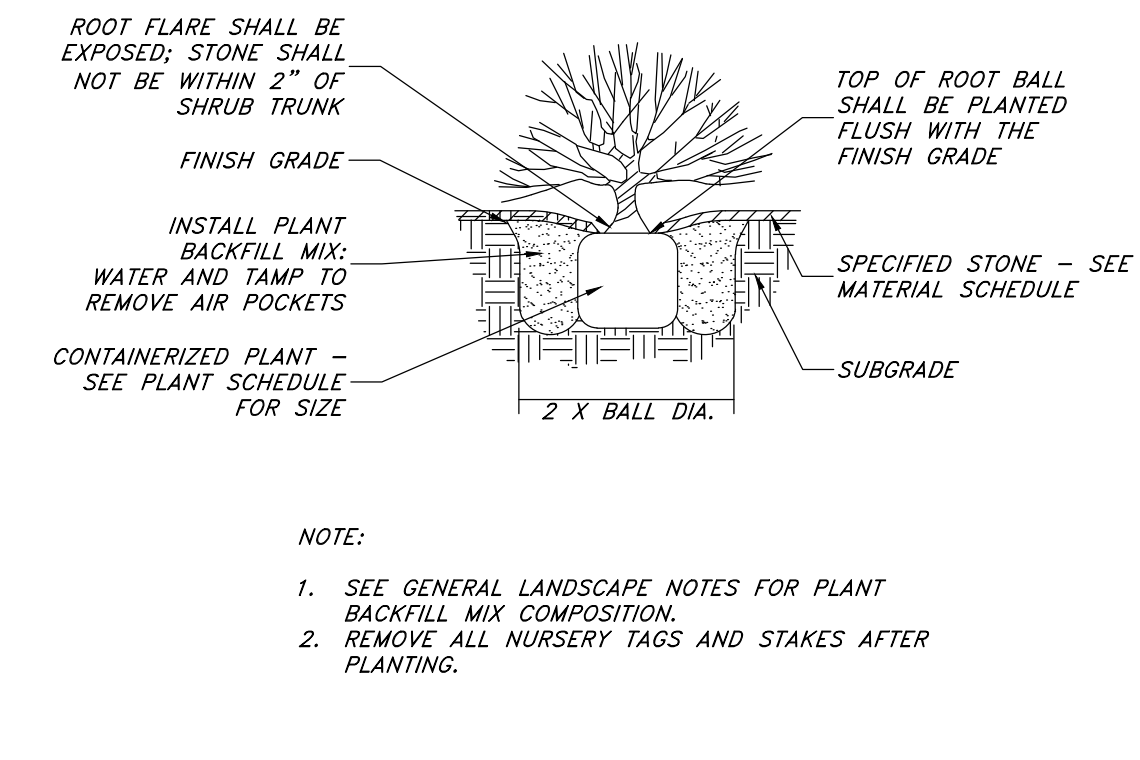


2 Jan, 2024

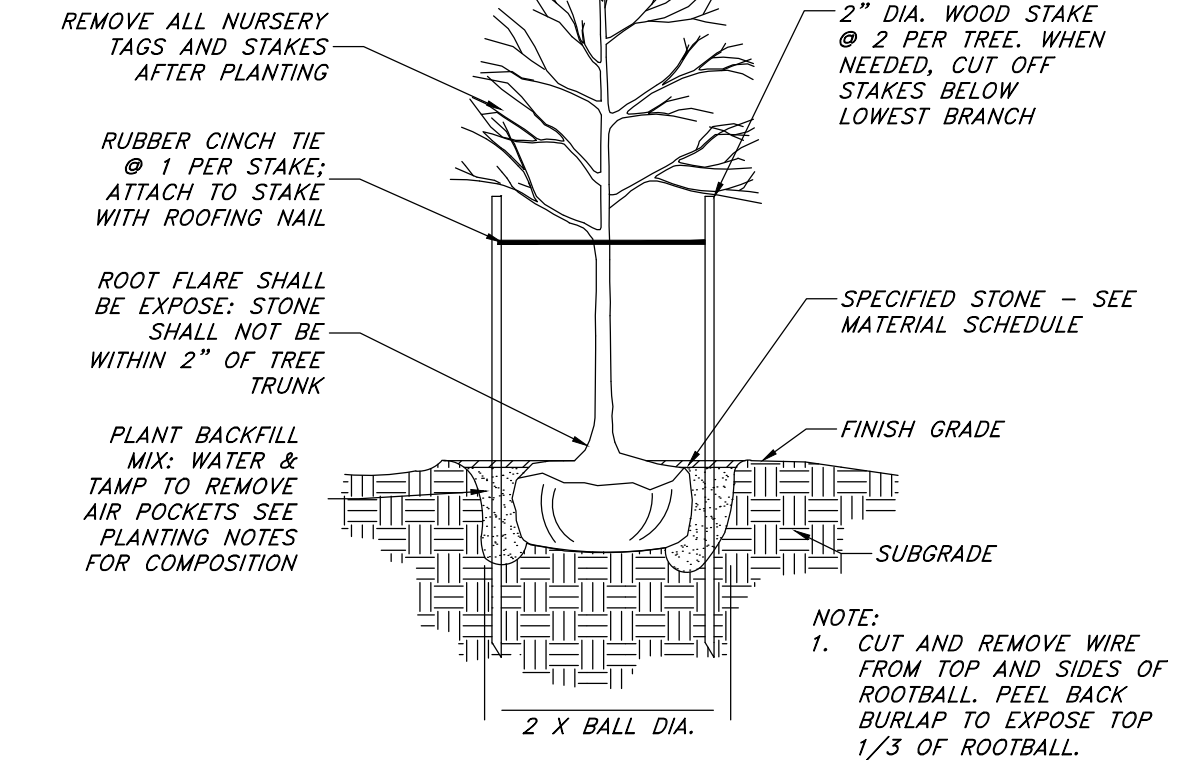
SHEET NO.

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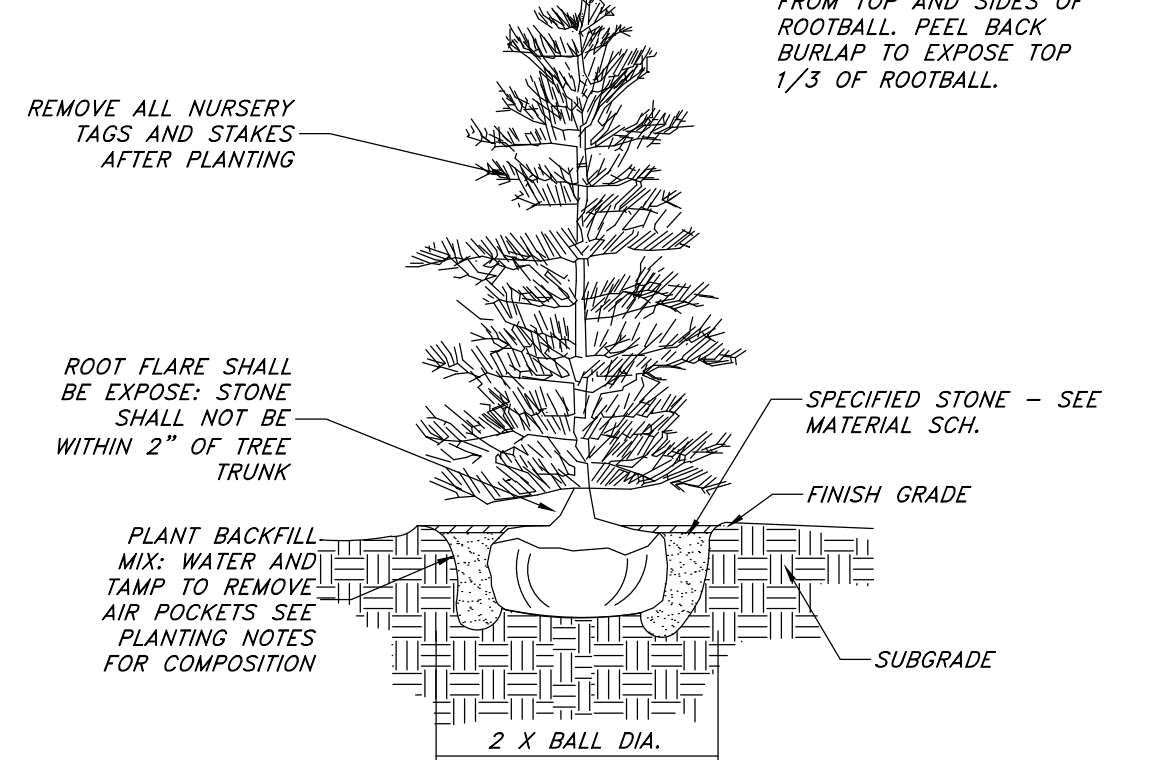




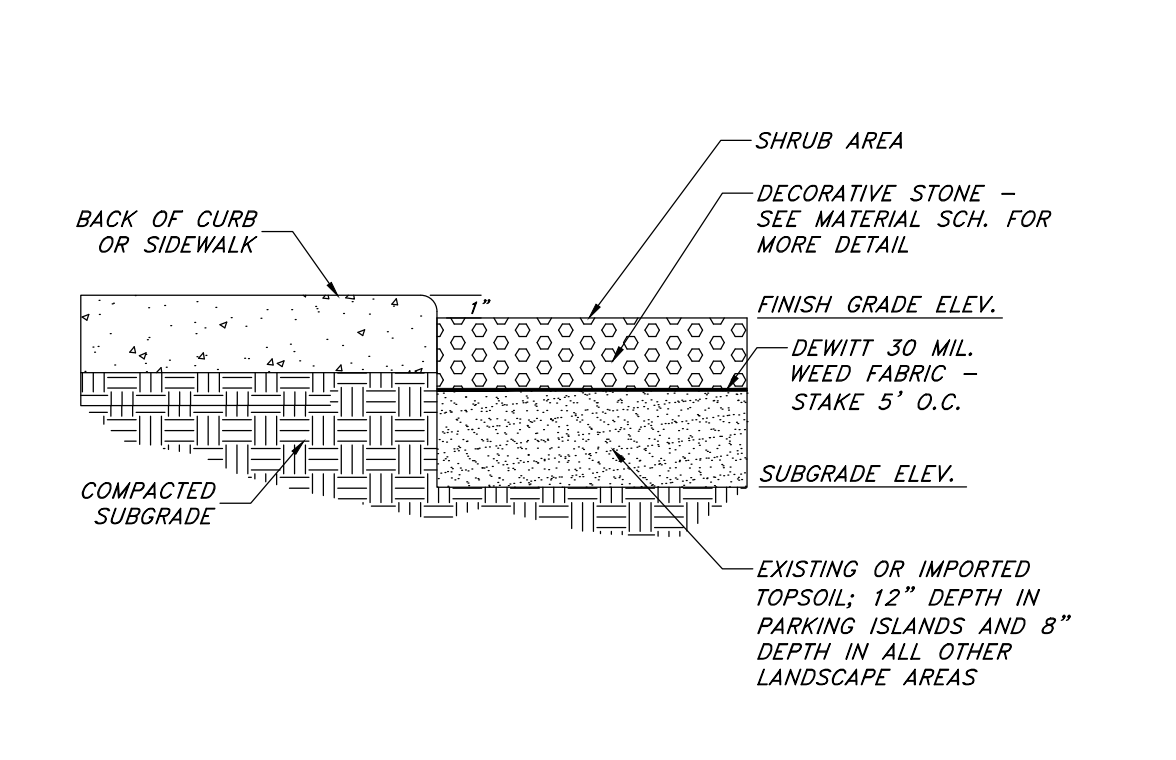
1 SHRUB PLANTING
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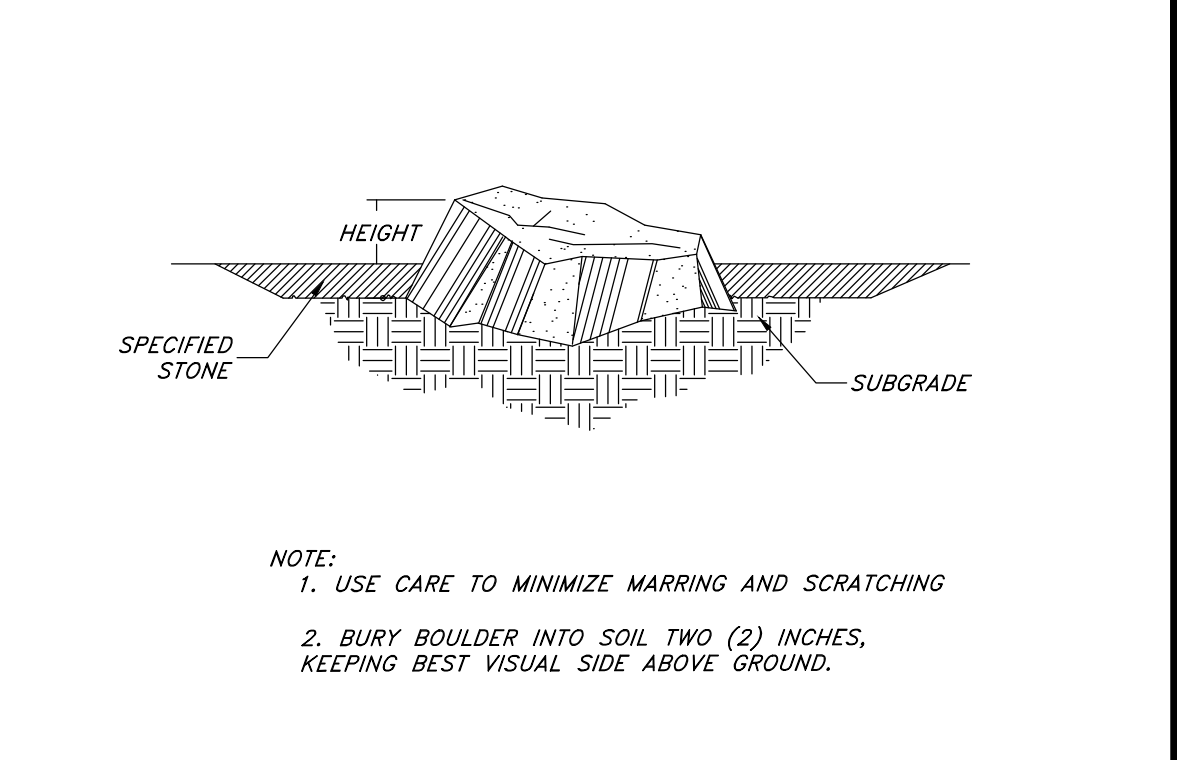
2 DECIDUOUS TREE PLANTING
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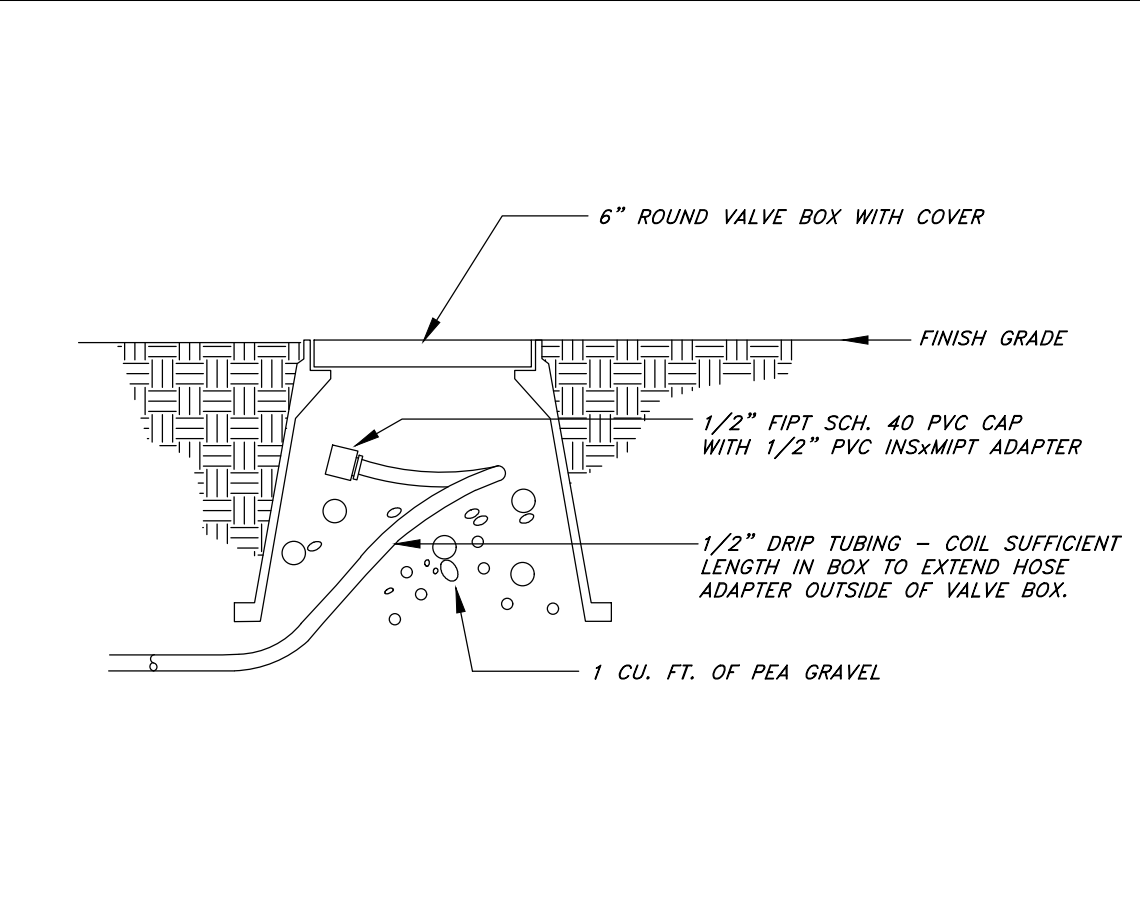
3 EVERGREEN TREE PLANTING
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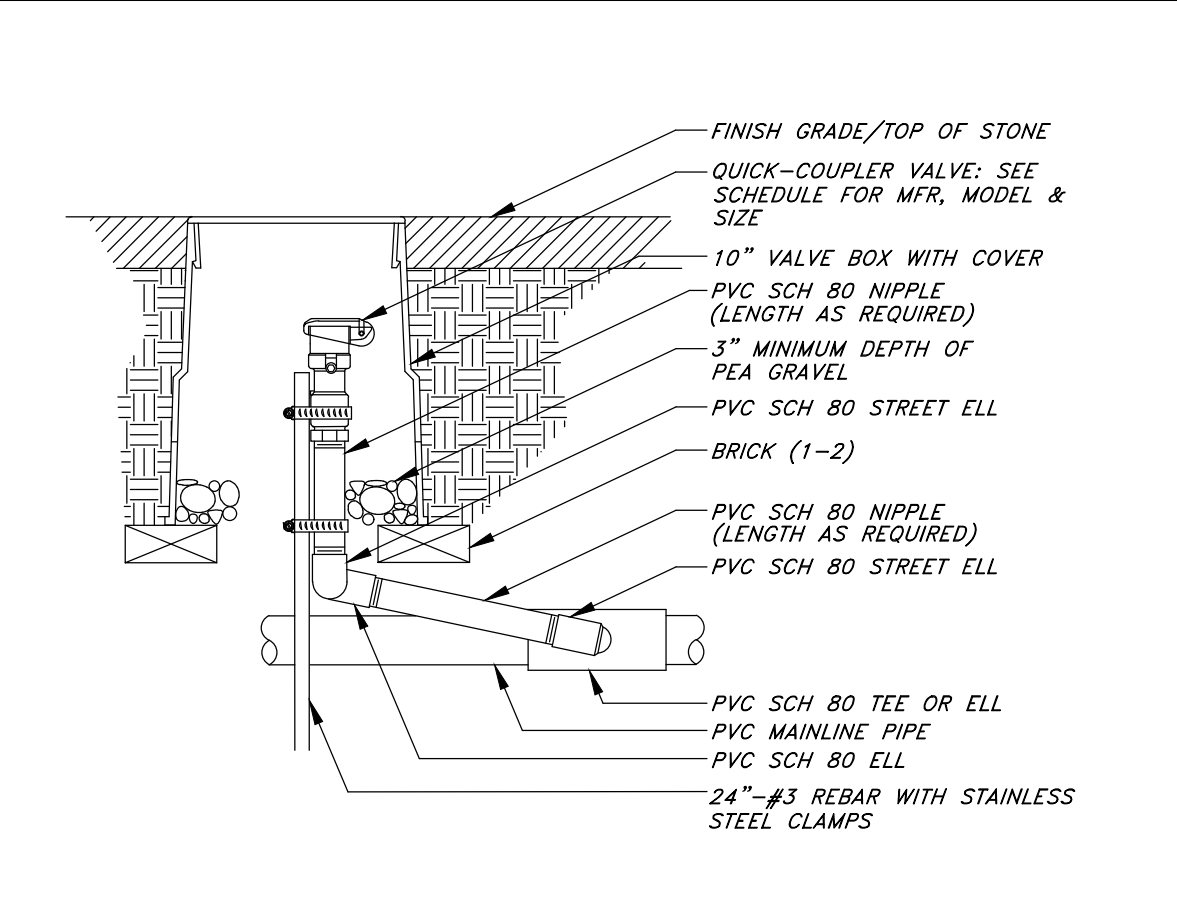
4 LANDSCAPE PREPARATION
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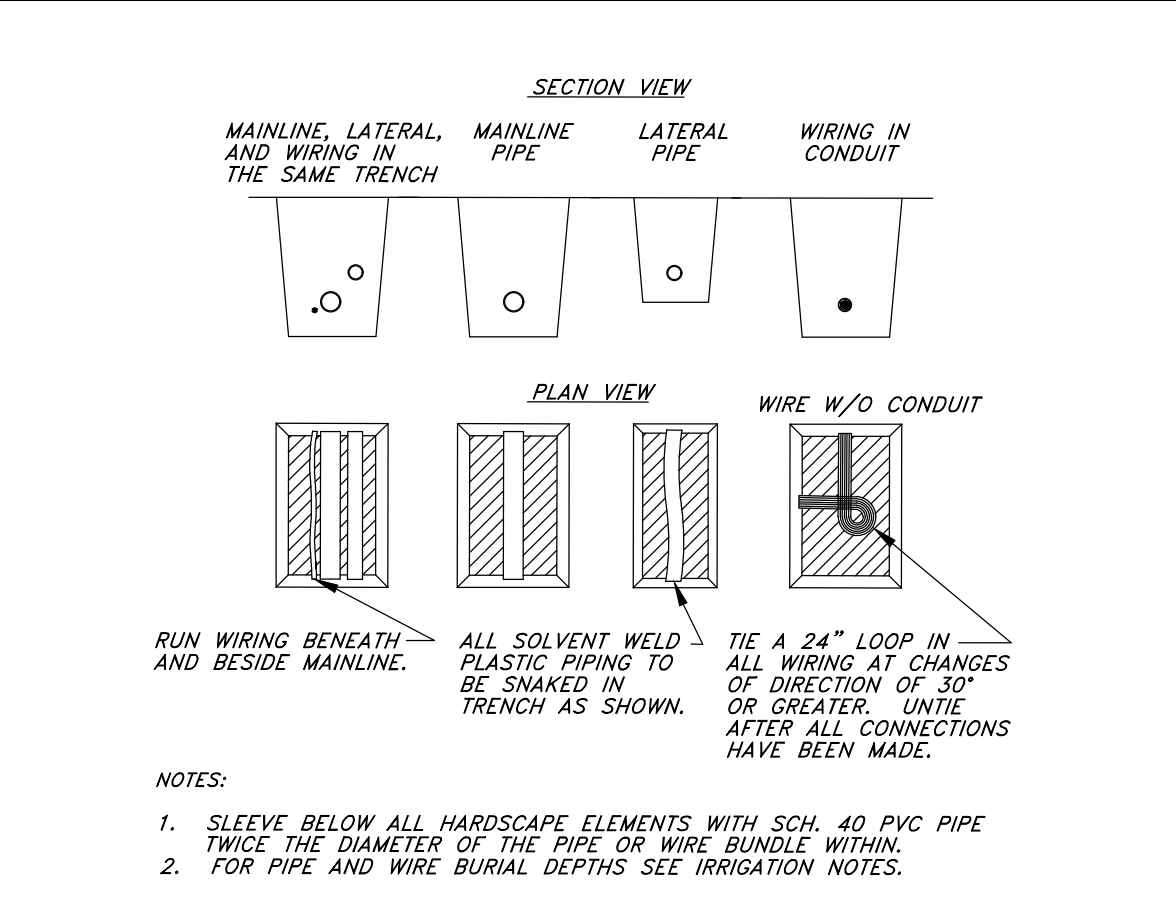
5 LANDSCAPE BOULDER
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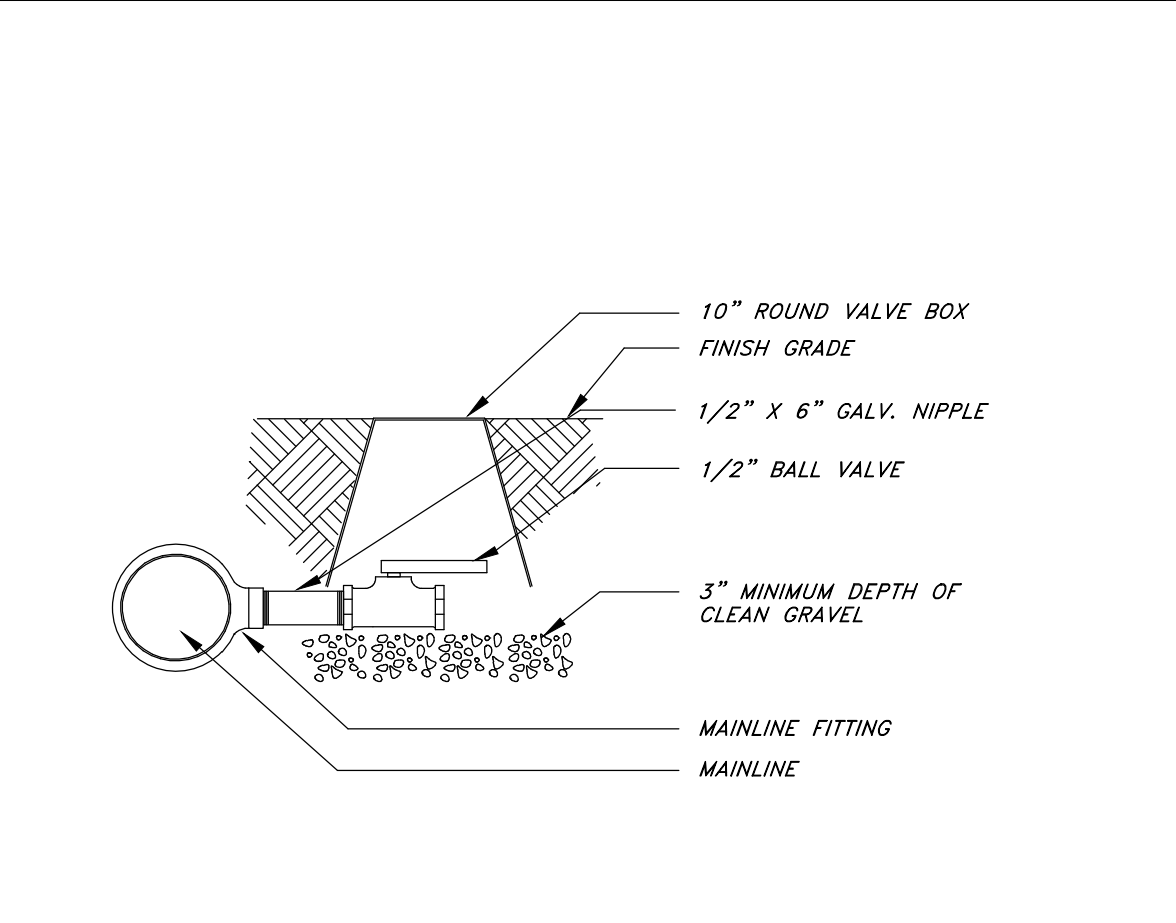
6 COMPRESSION FLUSH CAP
NOT TO SCALE



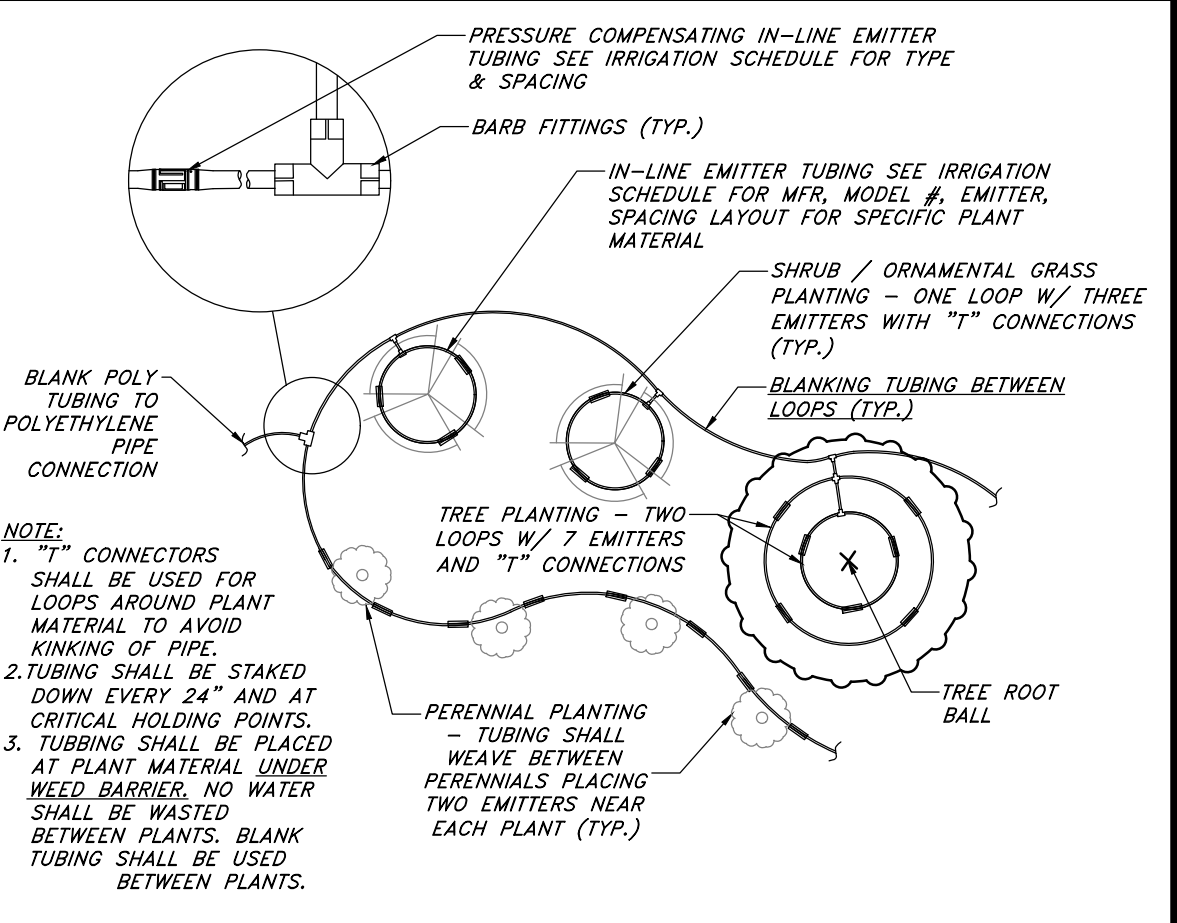
7 QUICK COUPLING VALVE
NOT TO SCALE



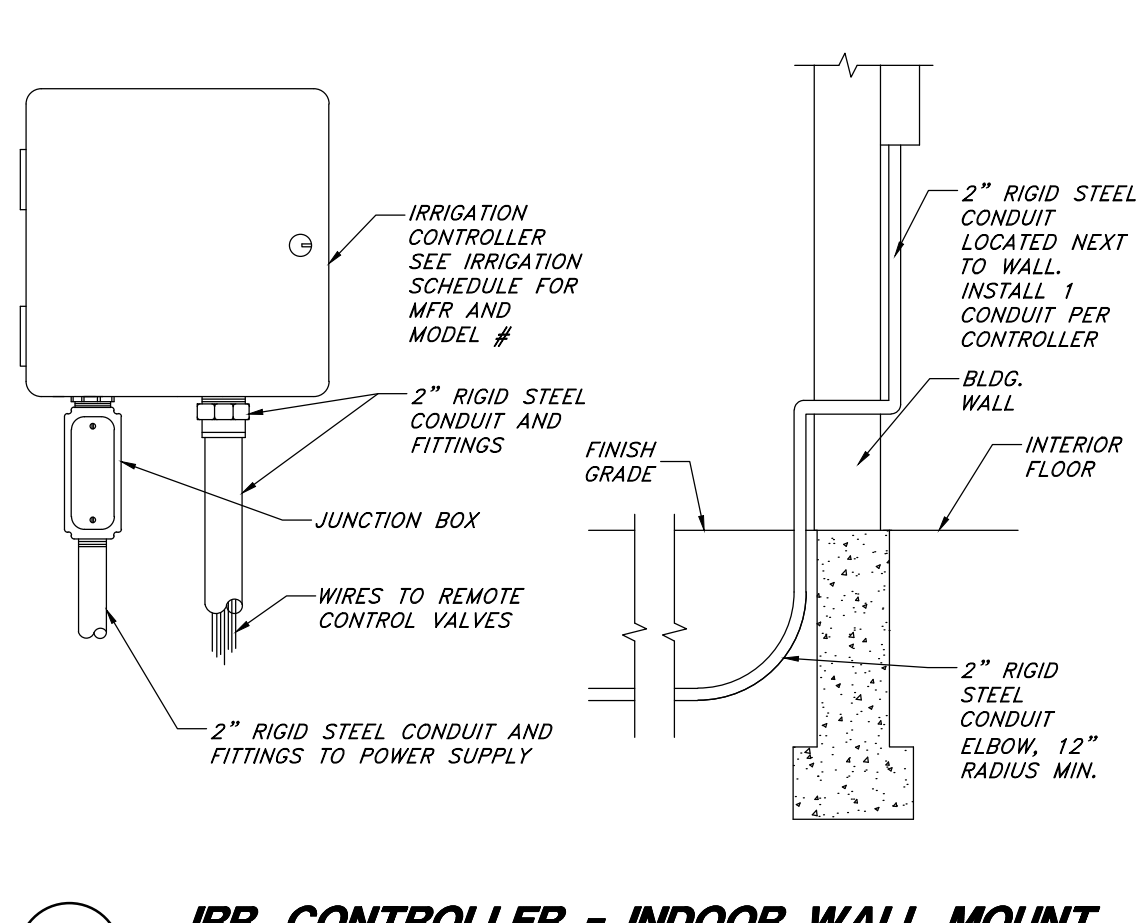
8 PIPE & WIRE TRENCHING
NOT TO SCALE



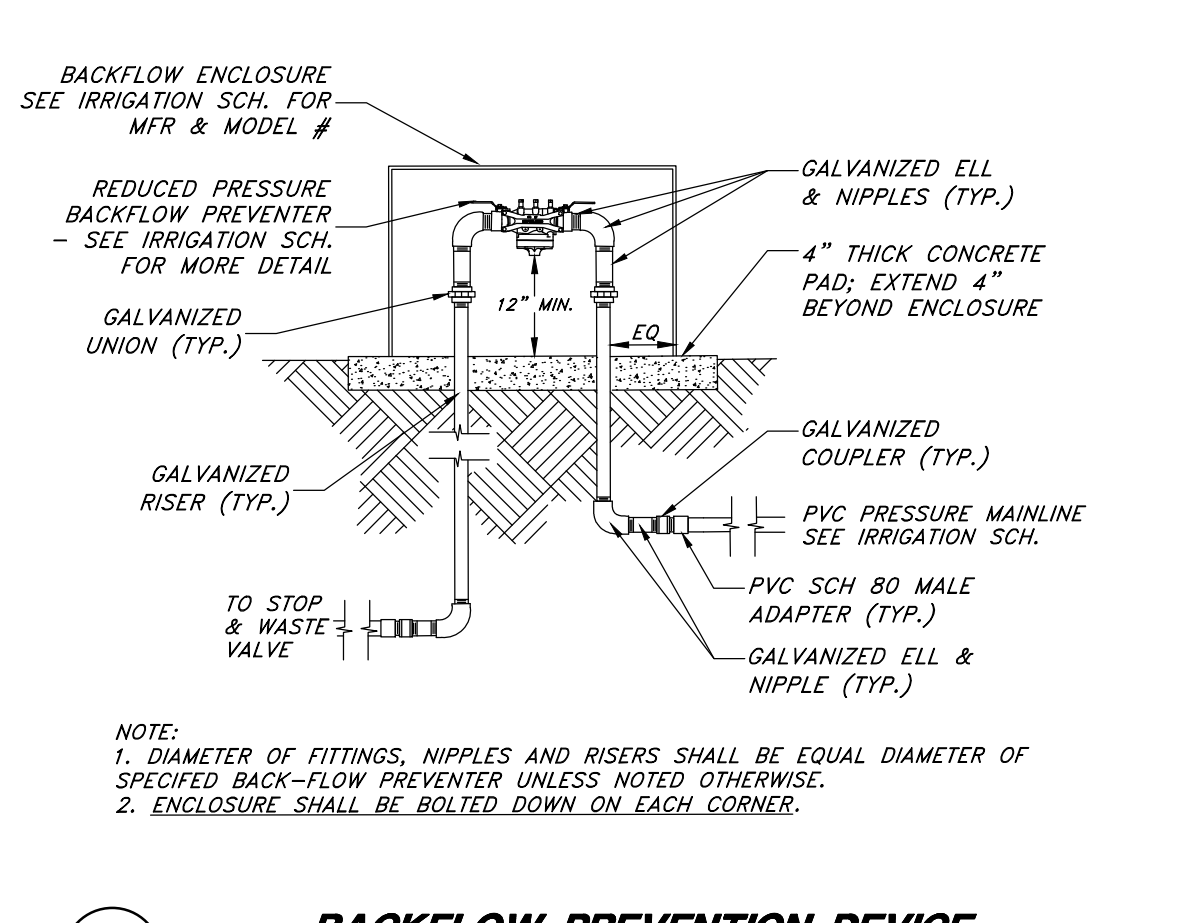
9 MANUAL DRAIN VALVE
NOT TO SCALE



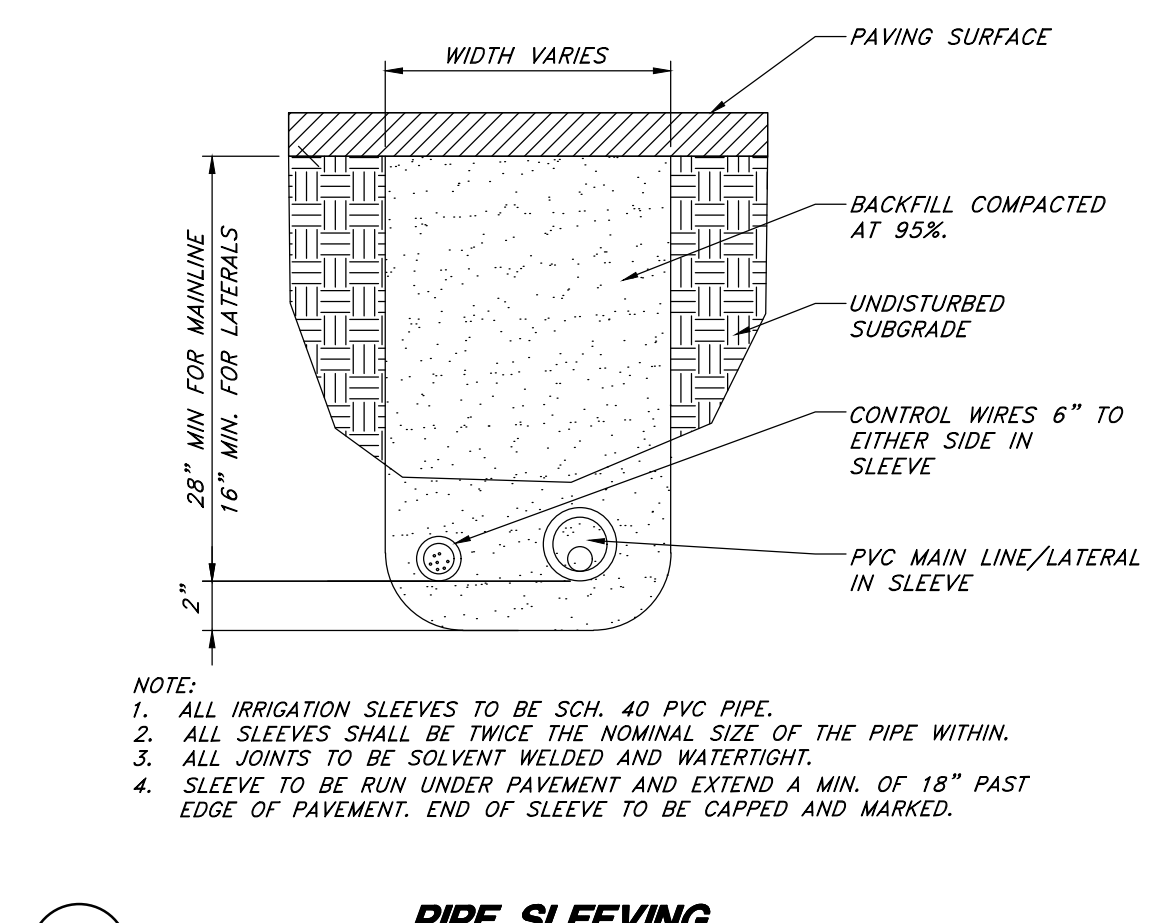
10 DRIP TUBING AT PLANT
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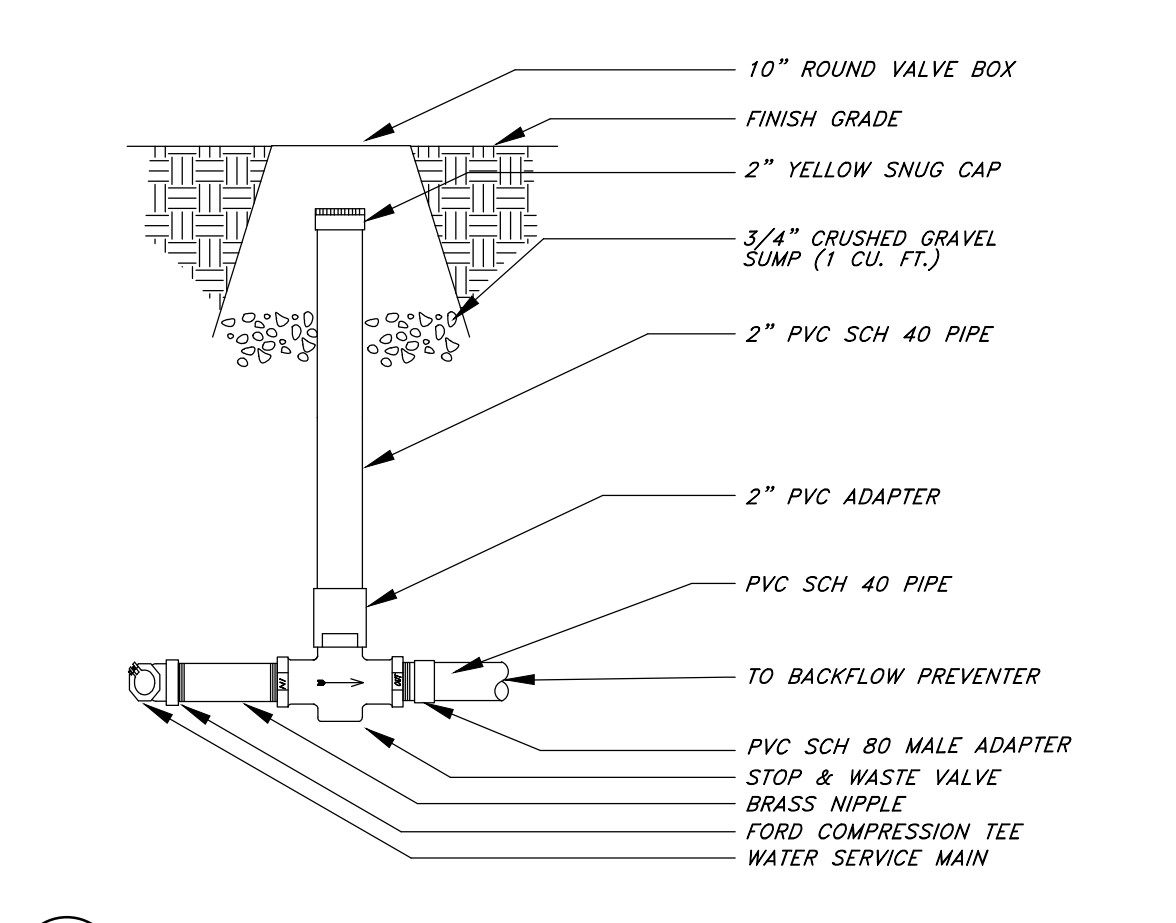
11 IRR. CONTROLLER - INDOOR WALL MOUNT
Not to Scale



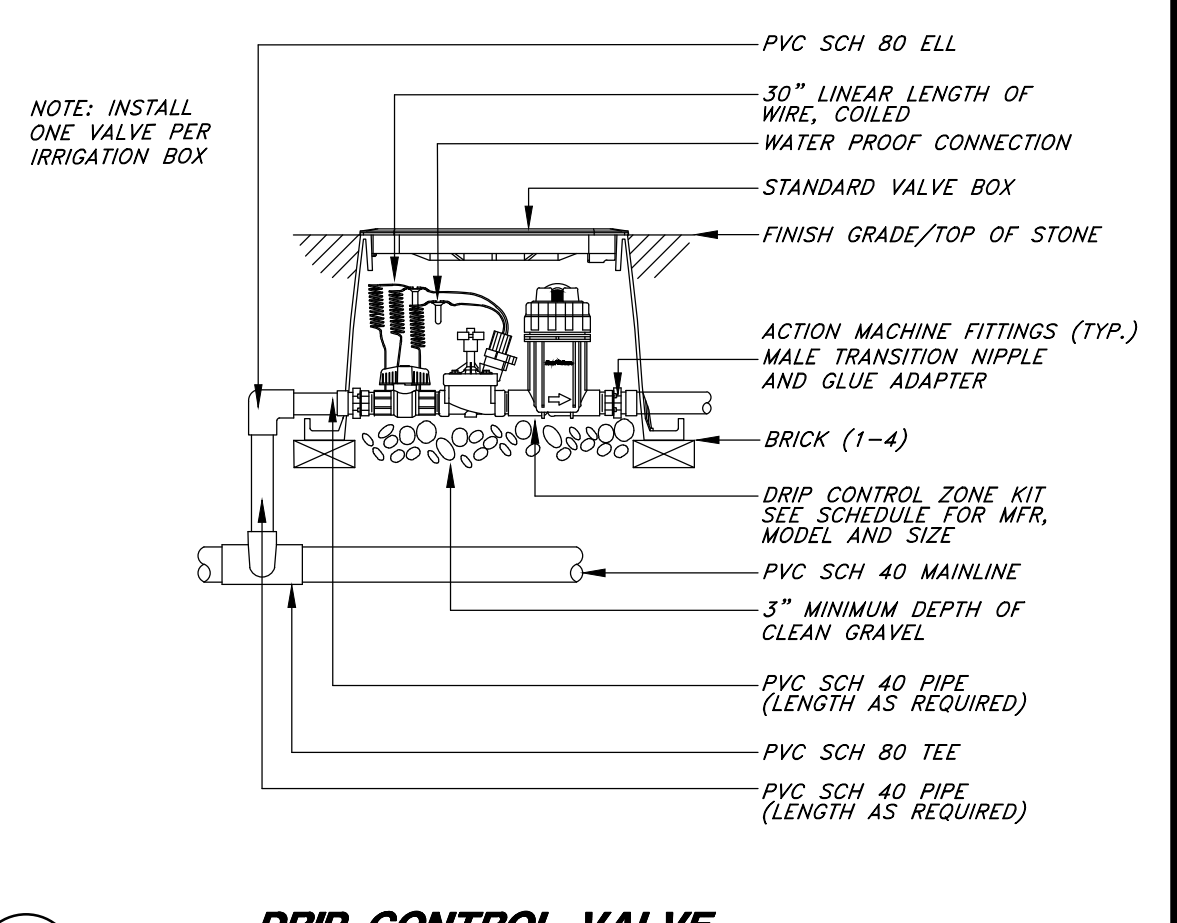
12 BACKFLOW PREVENTION DEVICE
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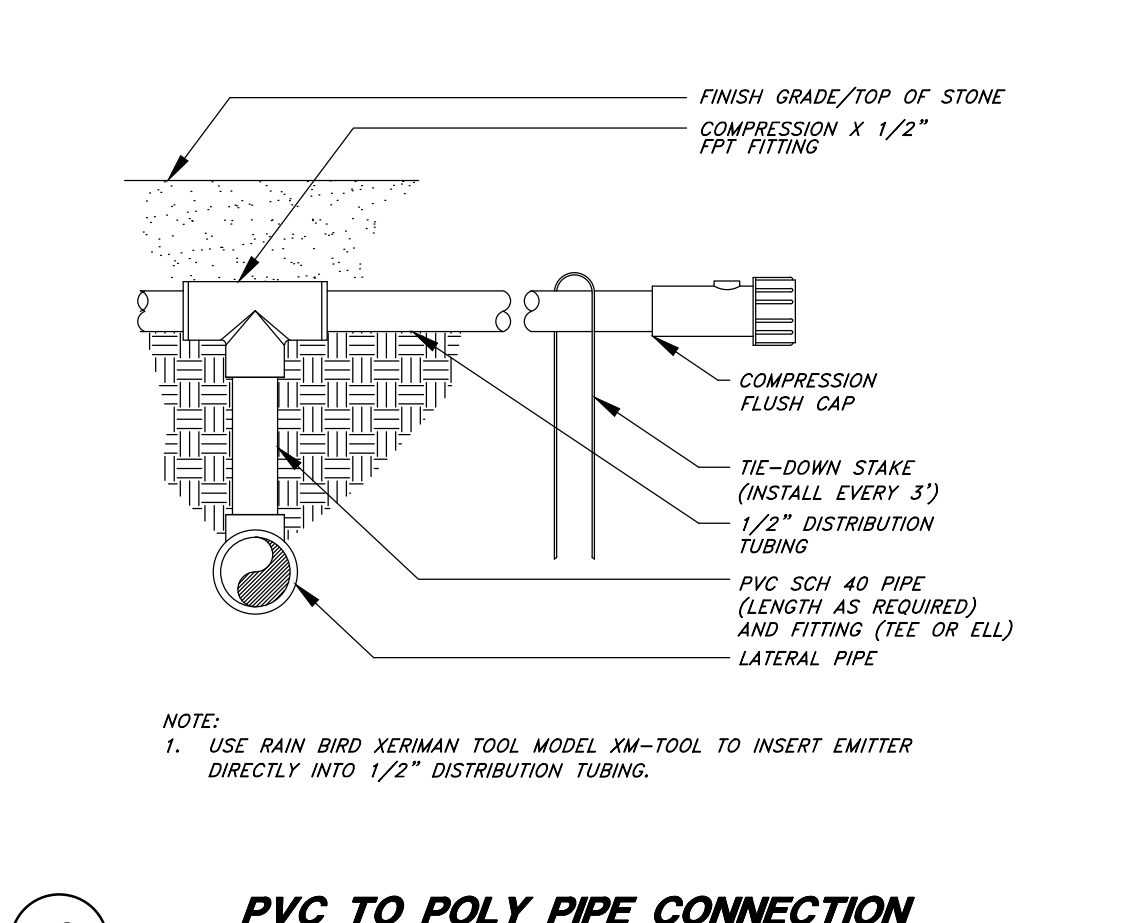
13 PIPE SLEEVING
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14 STOP & WASTE VALVE
NOT TO SCALE



15 DRIP CONTROL VALVE
NOT TO SCALE



16 PVC TO POLY PIPE CONNECTION
NOT TO SCALE

Landscape Maintenance:
1. The Site Owner will Install and Maintain all Landscape/Irrigation Adjacent Along Eagle Mountain Boulevard.

Designed by: LC
Drafted by: NT
Client Name: Corner Properties
23-085 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8629 - AllWangEngineering.net

Landscape & Irrigation Details
The Marketplace at
Eagle Mountain Town Center Lot 303
1307 E. Eagle Mountain Boulevard
Eagle Mountain, UT 84005

State of Utah
Professional Engineer
P. Mansfield
Jared R. Mansfield
No. 7740429-5301
01/02/2023
Landscape Architect

2 Jan, 2024
SHEET NO.
L3.1

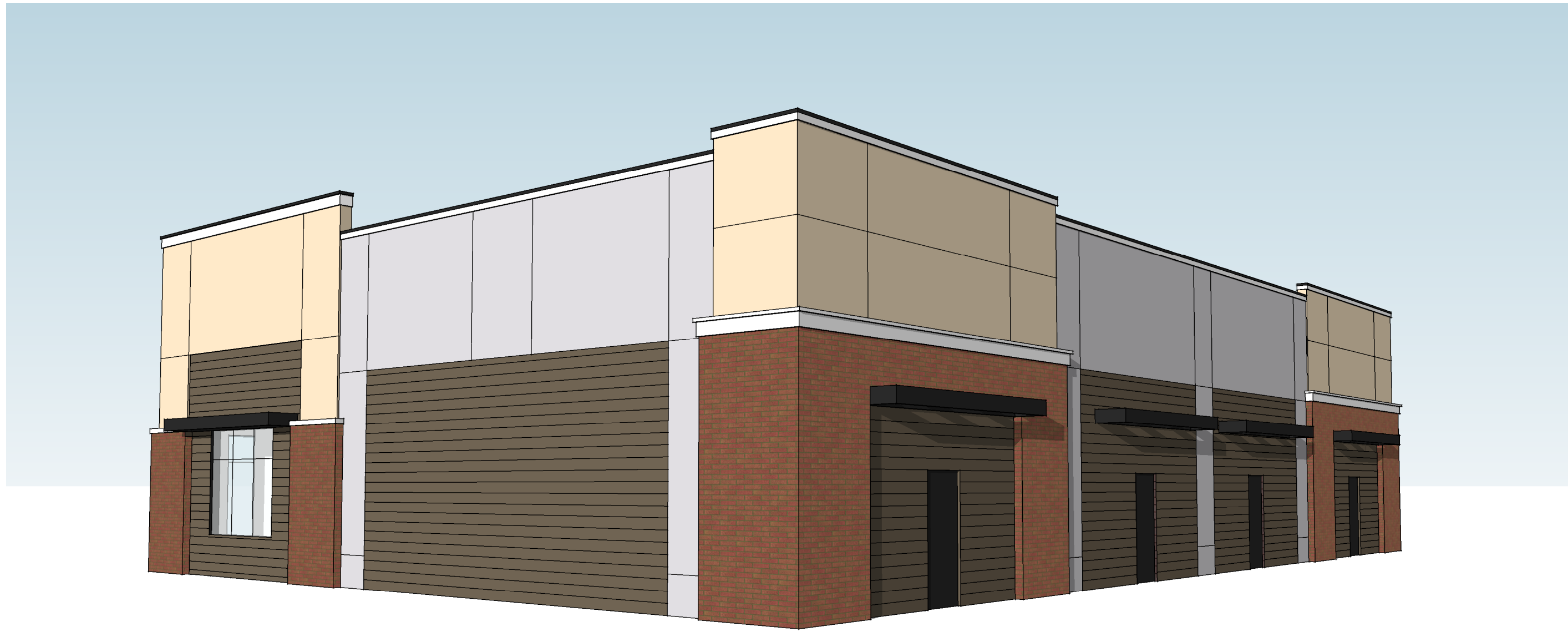
811
Know what's below.
Call before you dig.



NORTHEAST ELEVATION



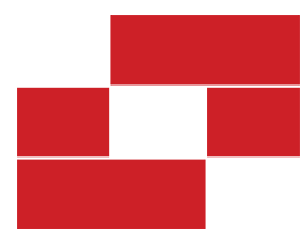
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



Babcock Design

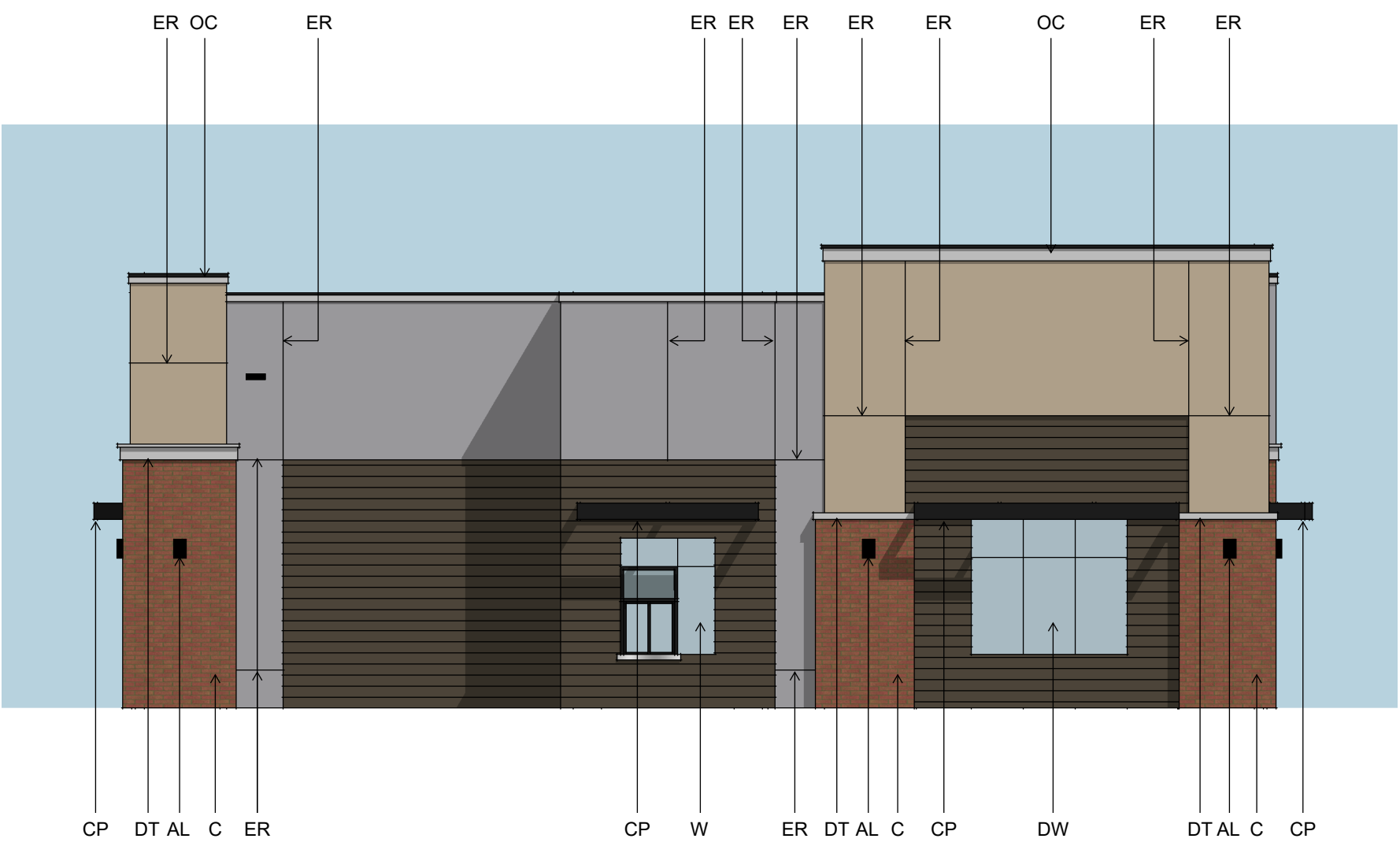
EAGLE MOUNTAIN RETAIL, PHASE 3, LOT 303

EAGLE MOUNTAIN | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



BACK ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"



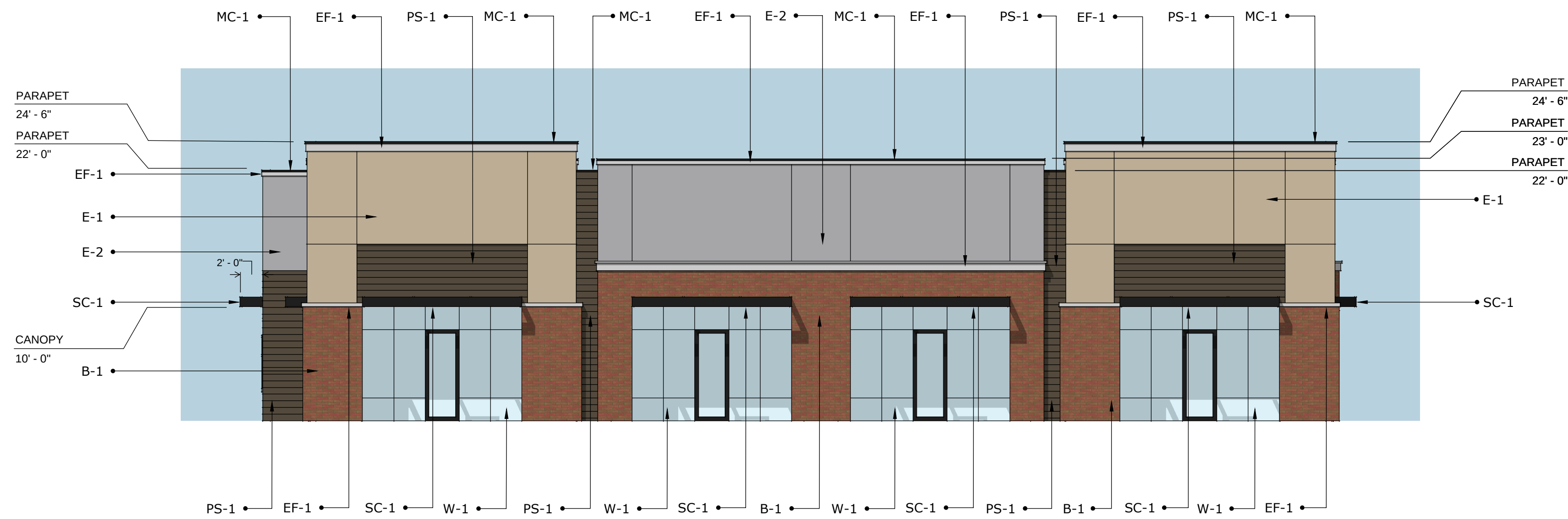
RIGHT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

- ARCHITECTURAL FEATURE SCHEDULE
- CP: CANOPY
 - ER: EIFS REVEAL
 - DT: DECORATIVE TRIM AND MOLDING
 - OC: ORNAMENTAL CORNICE
 - C: COLUMNS
 - DW: DECORATIVE DOOR AND WINDOW
 - AL: ARCHITECTURAL LIGHTING
 - DM: DECORATIVE MASONRY



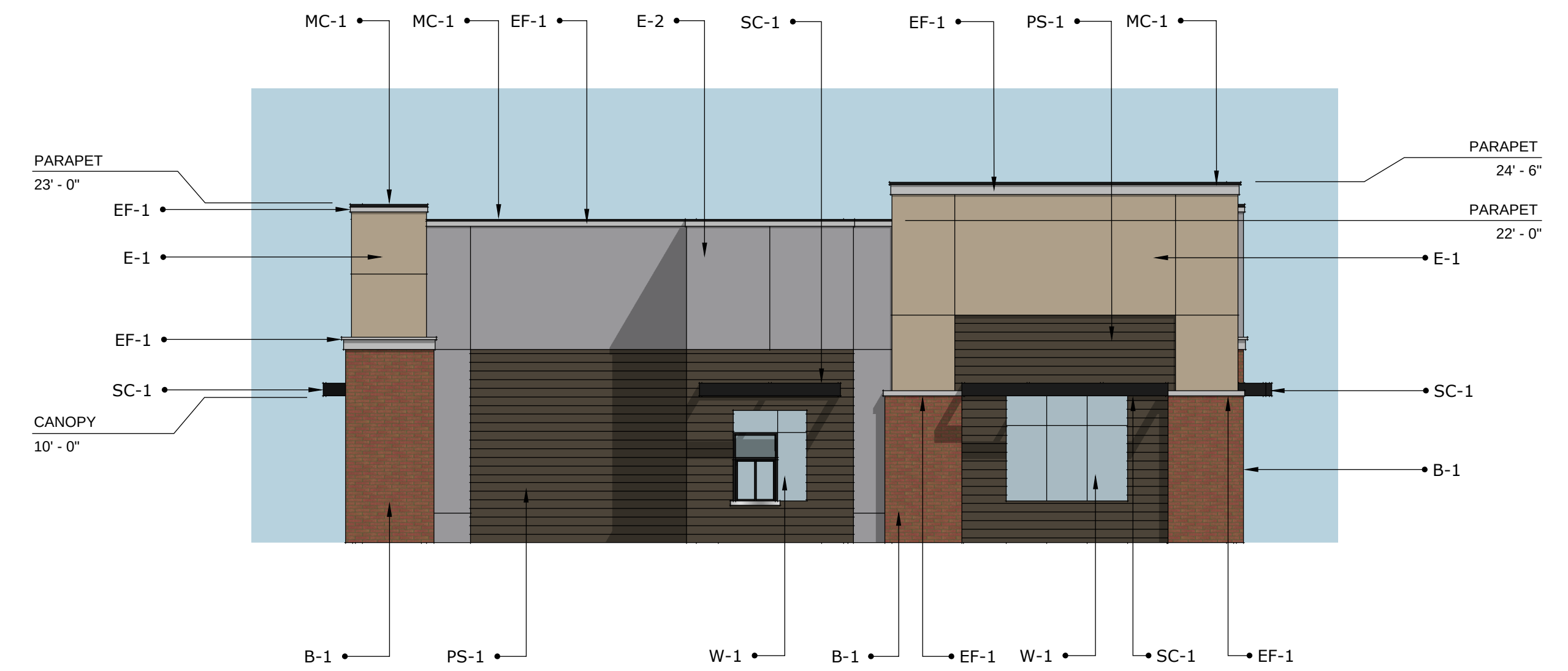
EAGLE MOUNTAIN RETAIL, PHASE 3, LOT 303
EAGLE MOUNTAIN | UTAH

Salt Lake City 52 Exchange Place SLC, UT 84111 801.531.1144 | Boise 800 W. Main Street Suite 940 Boise, ID 83702 208.424.7675 | babcockdesign.com



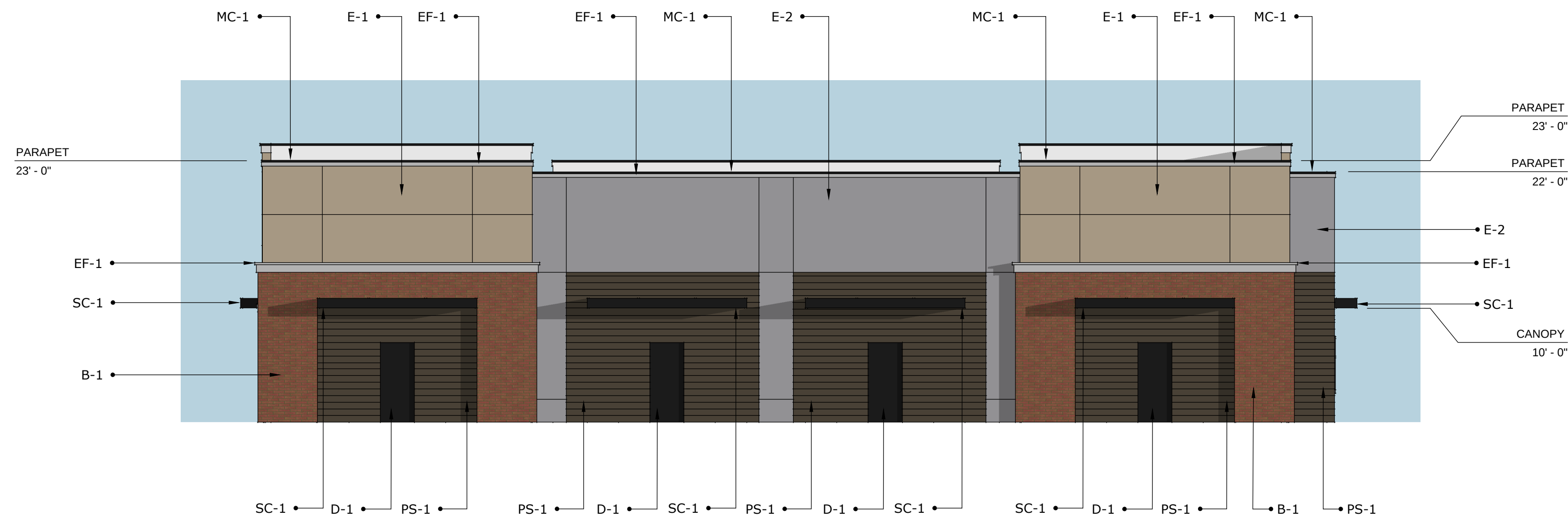
FRONT ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

E-1 & E-2:	928 SF (42%)
PS-1:	285 SF (13%)
B-1:	422 SF (17%)
W-1:	560 SF (25%)
SC-1:	52 SF (2%)
MC-1:	16 SF (1%)
TOTAL:	2,263 SF



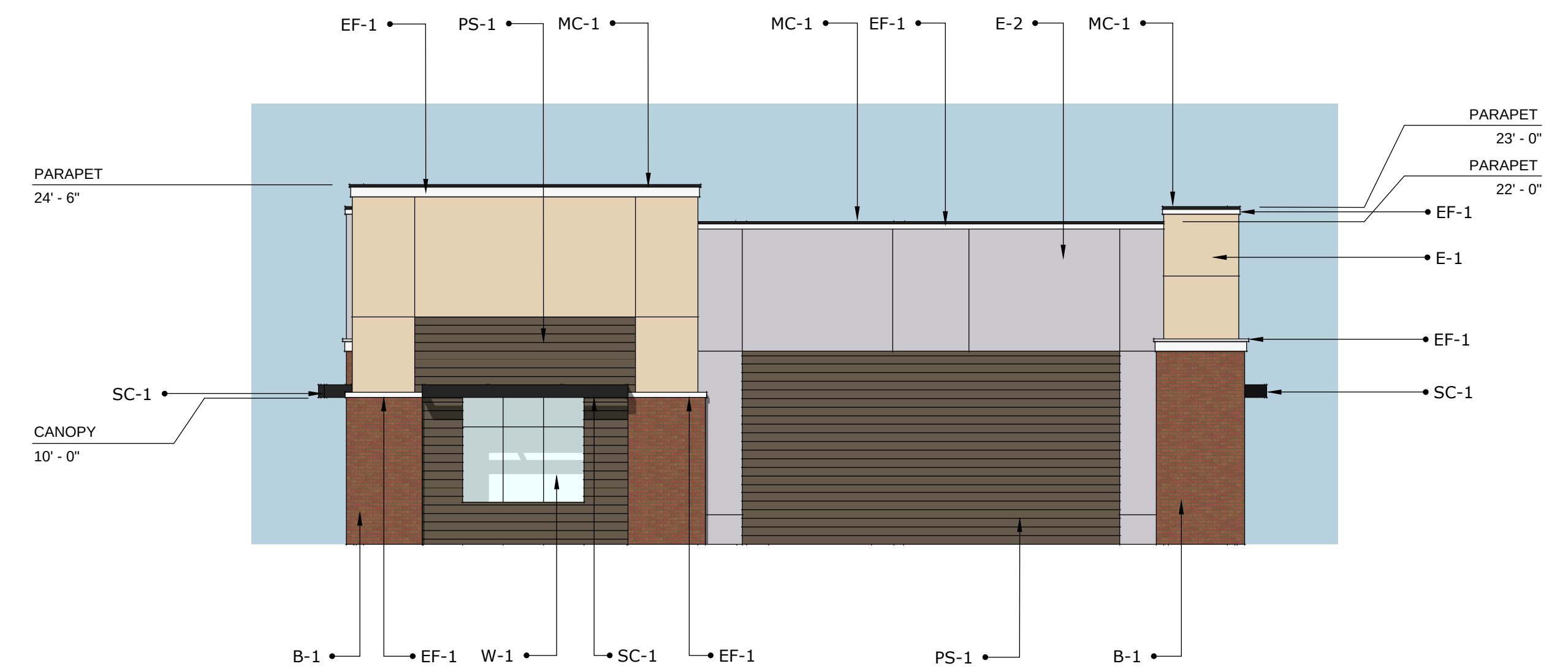
LEFT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

E-1 & E-2:	630 SF (46%)
PS-1:	455 SF (33%)
B-1:	183 SF (13%)
W-1:	90 SF (6%)
SC-1:	20 SF (1%)
MC-1:	10 SF (1%)
TOTAL:	1,388 SF



BACK ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

E-1 & E-2:	972 SF (46%)
PS-1:	671 SF (33%)
B-1:	366 SF (13%)
D-1:	84 SF (6%)
SC-1:	26 SF (1%)
MC-1:	16 SF (1%)
TOTAL:	2,135 SF



RIGHT ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

E-1 & E-2:	636 SF (46%)
PS-1:	488 SF (35%)
B-1:	183 SF (13%)
W-1:	59 SF (4%)
SC-1:	12 SF (1%)
MC-1:	10 SF (1%)
TOTAL:	1,388 SF

FINISH SCHEDULE

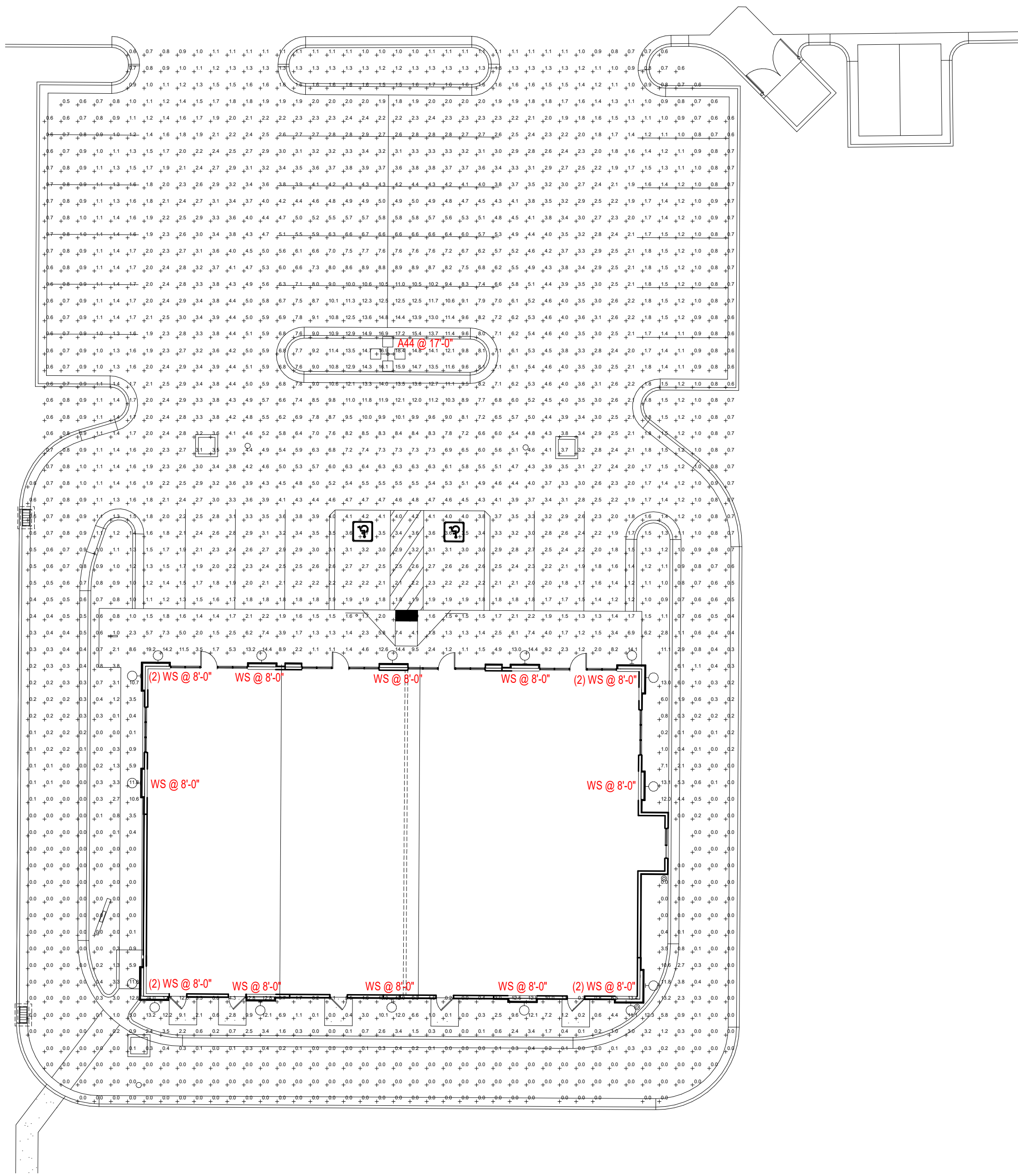
E-1:	EIFS - SW 6150 UNIVERSAL KHAKI
E-2:	EIFS - DRYVIT 133 DRIFTWOOD
EF-1:	EIFS FEATURE - DRYVIT 612 MOONLIGHT
PS-1:	PAINTED CEMENTITIOUS PLANK SIDING - SW 6153 PROTEGE BRONZE
MC-1:	PREFINISHED METAL CAP FLASHING - DARK BRONZE
SC-1:	PAINTED STEEL CANOPY - SW 7020 BLACK FOX
D-1:	PAINTED HOLLOW METAL DOOR & FRAME - SW 7020 BLACK FOX
W-1:	ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
B-1:	THIN BRICK - INTERSTATE BRICK, MONTEREY

GENERAL NOTE:
ALL MECHANICAL EQUIPMENT WILL
BE SCREENED FROM VIEW OF PUBLIC
AND PRIVATE STREETS (TYPICAL) BY
THE BUILDING PARAPET WALL. SEE
SECTION PROVIDED.

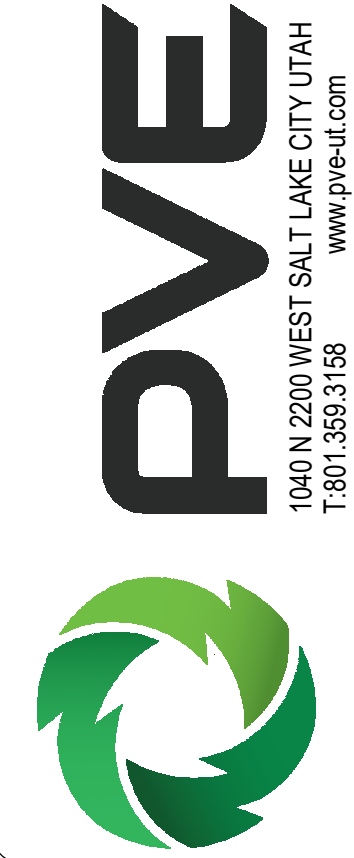


SITE / BUILDING SECTION (EQUIPMENT SCREENING)
 SCALE: 1/4" = 1'-0"

LUMENS PER NET ACRE CALCULATION
PARCEL SIZE: 32,647 SF OR 0.749 ACRES
100,000 X 0.749 = 74,900 LUMENS
16 TYPE WS - 16 X 1,000 = 16,000
1 TYPE A44 = 14,065 PER HEAD = 56,250
TOTAL DESIGNED LUMENS = 72,760



1 PHOTOMETRIC SITE PLAN
E102 SCALE: 1/16" = 1'-0" 0' 8' 16' 32' 64'



EAGLE MOUNTAIN
RETAIL - PH. 3, LOT 303
1557 EAGLE MOUNTAIN BOULEVARD
EAGLE MOUNTAIN, UT 84005

REVISIONS:		
NO.	DESCRIPTION	DATE

DATE.....	07-28-23
SCALE.....	
DRAWN.....	RW
CHECKED.....	TH
JOB NO.....	23098.00.01

SHEET TITLE
PHOTOMETRIC
SITE PLAN

SHEET NO.
E102



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024**

TITLE: ACTION ITEM/PUBLIC HEARING - Eagle Plaza/Betos - Site Plan

ITEM TYPE: Site Plan

APPLICANT: Kimly Mangum with Iridium AE

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

This request is for site plan approval of a commercial building for Beto's and other TBD uses. The subject property is platted as Lot 2 of Eagle Mountain Business Campus, Plat C, recorded August 2021.

The Planning Commission reviewed the site plan on April 26, 2022, and recommended denial to the City Council. The negative recommendation was based on the traffic issues on intersection of Ranches Parkway at Campus Drive and Stonebridge Lane. The site plan was not reviewed by the City Council.

ITEMS FOR CONSIDERATION:

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

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

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

C. Access Requirements: The building is accessed via Campus Drive, a public right-of-way and complies with 17.100.050.C.

D. Off-Street Truck Loading Space: This use does not require the frequent distribution of materials via truck 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 along a public right-of-way with the property line at the back of the curblane.**

17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. **The main entrance to the building is located on the south elevation which opens to the main parking area with the rear (north elevation) visible from SR 73. It is the opinion of staff that the architecture and landscaping is sufficient to provide needed elements.**

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 front and side of the building. Streets are located on two sides of the property so parking would be adjacent to either street in any instance.**

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. **It is the opinion of staff that the elevations comply with code and are in harmony with approved existing building architecture.**

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

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.**

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

17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details." **The proposal uses several of these items and have been identified on the elevation drawings.**

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

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

Parking. Table 17.55.120(c), Required Parking by Land Use, Retail Establishments require 1 stall/200 square feet maximum and 1

stall/300 square feet minimum. 4,933 square feet is dedicated to this use and 26 stalls are provided, or 1/200. *Restaurants (Fast Food/Drive-Thru)* require 1 stall/125 square feet. 2,272 square feet is dedicated to this use, which equals 19 stalls. A future 725 square foot coffee shop is anticipated which uses the same parking calculation. Overall parking is 52 stalls or 1/133 square feet.

REQUIRED FINDINGS:

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

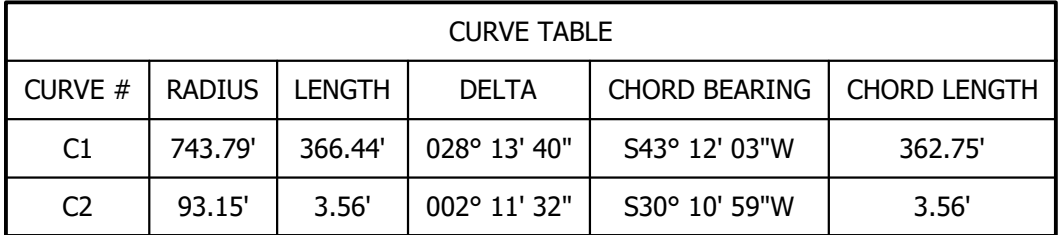
RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Eagle Plaza/Beto's site plan with the following condition:

1. Approval from UDOT to construct in their fill slope easement along SR 73.

ATTACHMENTS:

[Eagle Plaza Betos site](#)
[Eagle Plaza Betos architecture](#)
[Eagle Plaza Betos landscaping](#)
[Eagle Plaza Betos photometrics](#)



a) When a site-specific investigation indicates a high probability of continuing crashes or when such occurrences are indicated by crash history information, the design engineer should consider the need for a site-specific investigation to determine the cause of the crash and to provide a consistent roadway remedy. If previous experience with similar projects or designs indicates satisfactory performance, because recovery is less likely on the unshaded, travelable W-3M fill slope, five objects should not be present in the vicinity of the toe of the slope. Recovery of high-speed vehicles that encroach beyond the edge of the shoulder may be expected to occur beyond the toe of the slope. Determination of the width of the recovery area at the toe of the slope should consider right-of-way availability, environmental concerns, and the need to provide a consistent roadway remedy. The design engineer should consider the need for a site-specific investigation of the W-3M slope should indicate the recovery area provided at the toe of the slope. While the application may be limited by several factors, the design engineer should consider the need for a site-specific investigation of the W-3M slope should indicate the recovery area provided at the toe of the slope should be provided for all travelable, non-recoverable fill slopes.

b) For roadways with low volumes it may not be practical to apply even the minimum values found in Table 3-1. Refer to Chapter 12 for additional information.

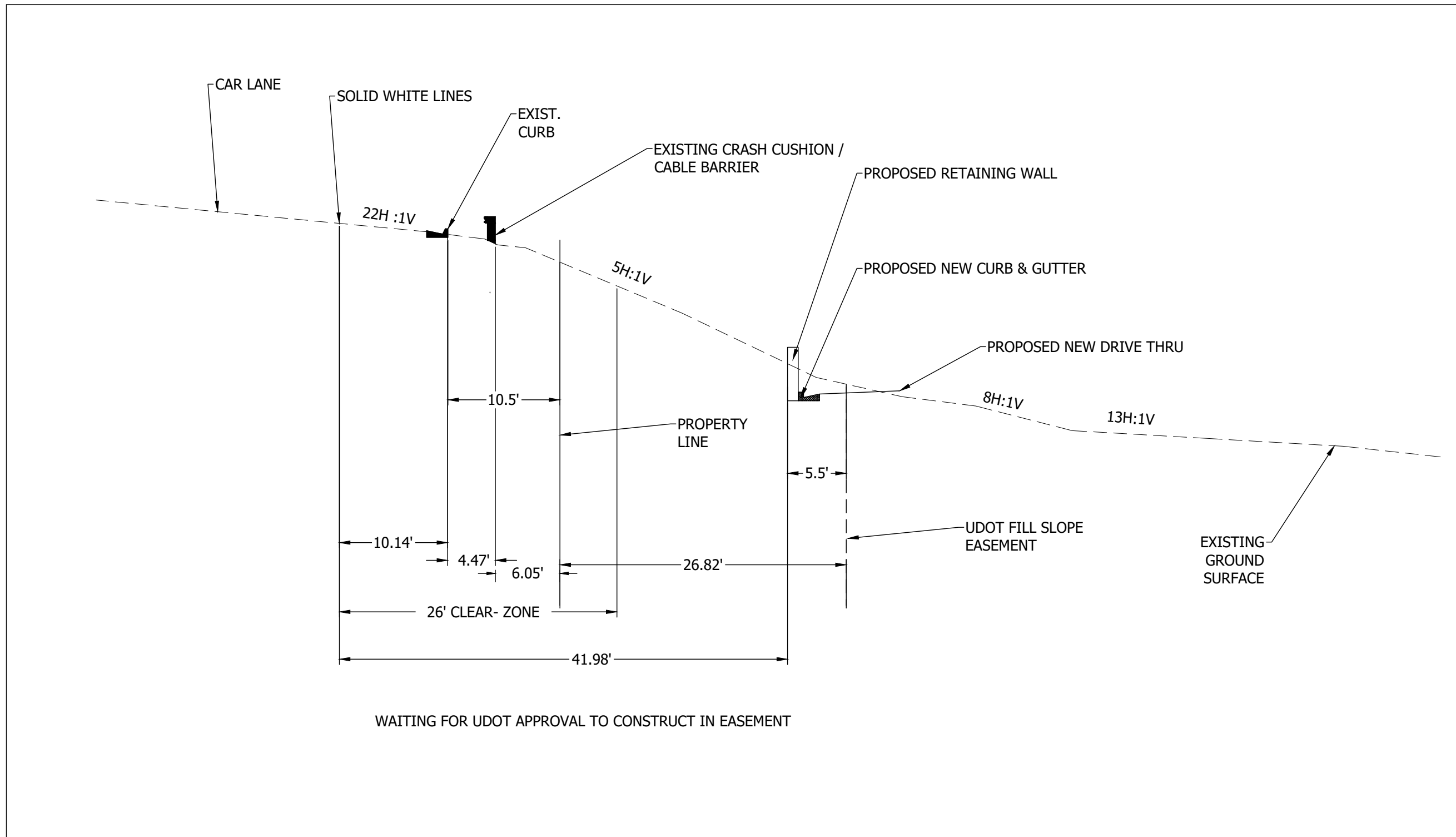
c) For roadways with low volumes it may not be practical to apply even the minimum values found in Table 3-1. Refer to Chapter 12 for additional information.

d) When design speeds are greater than the values provided, the designer may provide clear-zone distances greater than those shown in Table 3-1.

The designer may choose to modify the clear-zone distances in Table 3-1 with adjustment factors to account for horizontal curvature, as shown in Table 3-2. These modifications normally are considered only when crash histories indicate such a need, when a specific site investigation shows a definitive crash potential that could be significantly lessened by increasing the clear zone width, and when such increases are cost-effective. Horizontal curves, particularly for high-speed facilities, are usually superelevated to increase safety. Increasing roadway safety within a horizontal curve, except where snow and ice conditions limit the use of increased superlevation

PARKING TABLE

BETOS (DRIVE THRU) = 2272/125 = 19	
UNIT B = 1571/200 = 8	
UNIT C = 1681/200 = 9	
UNIT D = 1681/200 = 9	
TOTAL REQ'D = 45	
OPTIONAL ALTERNATIVE COFFEE/TEA SHOP	
= 725/125 = 6	
TOTAL REQ'D = 51	
PROVIDED = 49 REGULAR, 3 ADA	



AREA TABULATION			
	sq.ft.	Acres	%
BUILDING	7,925	0.18	14.98%
IMPROVEMENTS	33,536	0.77	63.38%
LANDSCAPE	11,448	0.26	21.64%
TOTAL	52,909	1.21	100.00%

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



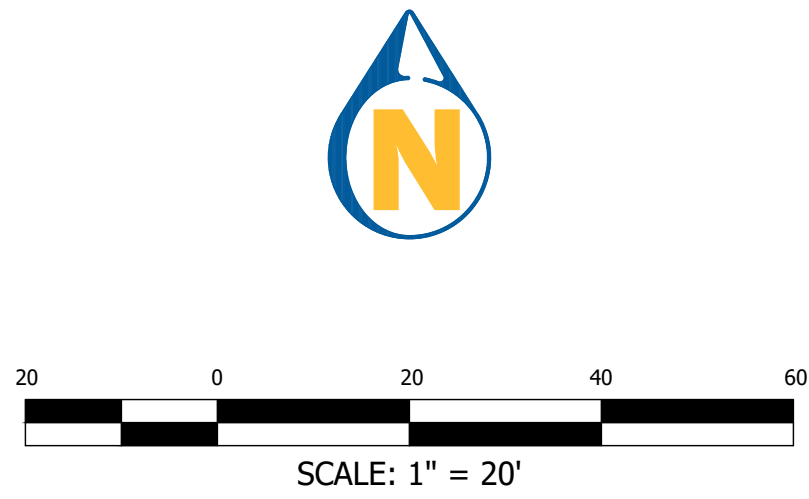
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NOTES

1. REQUIRED FORESLOPE AT 1V:5H SLOP IS 26 FEET OF CLEAR -ZONE, AVAILABLE CLEAR -ZONE TO PROPOSED CURB AND RETAINING WALL IS 46 FEET .
2. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL THE LANDSCAPING ON SITE AND ALSO INCLUDING ANY LANDSCAPING TO BE COMPLETED ALONG CAMPUS DRIVE
3. NEW PUBLIC ACCESS EASEMENT AT SIDEWALK LOCATION WILL BE PROVIDED WITH CONSTRUCTION SET PLANS PRIOR TO CONSTRUCTION.

SYMBOL LEGEND	
A-1	ACCESSIBLE PARKING AREA & SIDEWALK RAMP
A-2	INTERNATIONAL ACCESSIBLE PARKING SYMBOL
A-3	ADA PARKING SIGN - VAN ACCESSIBLE TYPE
A-4	ADA PARKING SIGN PER DETAIL
B-1	PRIVATE BICYCLE RACK
B-2	ORDERING AUDIO AND MENU BOARD, SEE ARCHITECTURAL PLANS
B-3	DRIVE UP WINDOW AREA, SEE ARCHITECTURAL PLANS
B-4	CANOPIES AREA, SEE ARCHITECTURAL PLANS
B-5	COVERED PATIO, SEE ARCHITECTURAL PLANS
C-1	PRIVATE ASPHALT SECTION
C-2	PRIVATE CONCRETE SLAB SECTION
C-3	PRIVATE CONCRETE CATCH CURB & GUTTER
C-4	PRIVATE CONCRETE RELEASE CURB & GUTTER
C-5	PRIVATE CONCRETE CURB WALL
C-6	PRIVATE CONCRETE WATERWAY
C-7	PRIVATE CONCRETE THICKENED EDGE SIDEWALK
C-8	PRIVATE CONCRETE SIDEWALK
D-1	PRIVATE DUMPSTER ENCLOSURE
E-1	MINOR CONCRETE RETAINING
E-2	MINOR LANDSCAPE RETAINING
P-1	REMOVE AND REPLACE CURB & GUTTER PER CITY STANDARD
P-2	NEW 5' SIDEWALK PER CITY STANDARD
P-3	NEW CONCRETE DRIVE APPROACH PER CITY STANDARD
P-4	NEW STREET LIGHT PER CITY STANDARD

ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS AND SPECIFICATIONS.



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER

Rocky Mountain Concrete
Contact: Henry Barlow
988 West Evens Lane
Saratoga Springs, Ut 84045
Phone: 801-768-3000
big.imc@gmail.com

EAGLE PLAZA

3710 EAST CAMPUS DRIVE
PROPOSED LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"
LOCATED IN THE SOUTH 1/2 OF SECTION 17, T. 5 S., R. 1 W., S. 1 B. & M.
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISIONS

DRAWN: JH
APPROVED: STA
PROJECT #:
PRELIMINARY-1113007.dwg

2023-12-12
2023-12-12
1113007

C400

PRELIMINARY SITE PLAN

H:\1113007\04_PRODUCTION\Civil\04_Plan Set\PRELIMINARY-1113007.dwg 2023-12-18 11:15:44 AM JOSEPH HUSSEIN

NOT FOR CONSTRUCTION

Beto's

LOT 2,
EAGLE MOUNTAIN BUSINESS CAMPUS - PLATE "C"



 FAISAL JTB HVAC & PLUMBING 10459 S 1300 W SUITE #203 SOUTH JORDAN, UT 84095 #: (801)849-8590 E: faisalm@jtbengineering.net		 ARLEN KINGSTON 404 EAST 4500 SOUTH SALT LAKE CITY, UTAH, 84107 #: (801) 534-7508 E: aaaarlen@xmission.com	 Iridium engineering GARRETT JENKINS 635 W 5300 S SUITE #302 SALT LAKE CITY, UTAH, 84123 #: (801) 974-5101 E: garrett@iridiumae.com	 Iridium architecture KIMLY C. MANGUM 635 W 5300 S SUITE #302 SALT LAKE CITY, UTAH, 84123 #: (801) 974-5101 E: kim@iridiumae.com	MAIN CONTACT  Office: (801) 768-3000 Email: mmc.offices@gmail.com Website: rockymountainconcretetutah.com
MECH/ PLUMB ENGINEER	ELECTRICAL ENGINEER	STRUCTURAL ENGINEER	ARCHITECT	PROJECT MANAGER	

[illegible]

DRAWING SET ORGANIZATION						
REF. STANDARDS		LVL 1	LVL 2	DISC. DESIGNATORS	STD. ORDER	
	NCS UNITED STATES NATIONAL CAD STANDARDS - V6	A	A	ARCHITECTURAL	8.	1. G
			A	ALARM		2. H
		B		GEOTECHNICAL	4.	3. V
		C		CIVIL	5.	4. B
		D		PROCESS	13.	5. C
SHEET TYPE DESIGNATORS			D	DEMOLITION		6. L
000	GENERAL (SYMBOLS LEGEND, NOTES, ETC.)	E	E	ELECTRICAL	15.	7. S
100	PLANS (HORIZONTAL VIEWS AND COMBINATION PLAN & PROFILE)	F		FIRE PROTECTION	11.	8. A
200	ELEVATIONS AND PROFILES (VERTICAL VIEWS)		F	FINISHES, FURNISHINGS		9. I
300	SECTIONS (SECTIONAL VIEWS, WALL SECTIONS)	G		GENERAL	1.	10. Q
400	LARGE-SCALE VIEWS (SCALED UP REPRODUCTION OF PLANS, ELEVATIONS, OR SECTIONS THAT ARE NOT DETAILS)		G	GRAPHICS, GRADING		11. F
500	DETAILS	H		HAZARDOUS MATERIALS	2.	12. P
600	SCHEDULES & DIAGRAMS		U	HVAC		13. D
700	REFLECTED CEILING PLANS	I	I	INTERIORS	9.	14. M
800	ROOF PLANS		I	INSTRUMENTATION		15. E
900	3D REPRESENTATIONS (ISOMETRICS, PERSPECTIVES, PHOTOGRAPHS)	J		USER DEFINED		16. W
LEVEL NUMBERING		K		USER DEFINED		17. T
*00	BASEMENT	L		LANDSCAPE	6.	18. R
*01	GROUND/ MAIN		L	LIGHTING		19. X
*02	UPPER/ SECOND	M		MECHANICAL	14.	20. Z
	*100'S - FLOOR PLANS		M	MONITORING		21. O
	*600'S - SCHEDULES	N		NETWORKS		
	*700'S - REFLECTIVE CEILING PLANS	O		OPERATIONS	21.	
		P	P	PLUMBING	12.	
			P	PIPING		
		Q	Q	EQUIPMENT	10.	
		R	R	RESOURCE	18.	
			R	REAL ESTATE (BOMA)		
		S	S	STRUCTURAL	7.	
			S	SITE		
		T	T	TELECOMMUNICATIONS	17.	
			T	TELEPHONES		
			U	UTILITIES		
		V		SURVEY/ MAPPING	3.	
		W		CIVIL WORKS	16.	
		X		OTHER DISCIPLINES	19.	
			X	SUPPRESSION		
			Y	SECURITY		
		Z		SHOP DRAWINGS	20.	

IECC COMMcheck ENERGY EFFICIENCY VALUES

SEE COMMcheck BY:

DATED:

CLIMATE ZONE : 1	COMMcheck/ IRC MIN	BUILDER INSTALLED
FENESTRATION (U-FACTOR) ^{a)}	NR	
SKYLIGHT (U-FACTOR) ^{b)}	.75	
GLAZED FENESTRATION (SHGC) ^{b,a)}	.25	
CEILING (R-VALUE)	30	
WOOD FRAME WALL (R-VALUE) ^{b)}	13	
MASS WALL (R-VALUE) ⁱ⁾	3/4	
FLOOR (R-VALUE) ^{j)}	13	
BASEMENT WALL (R-VALUE) ^{c,f)}	0	
SLAB (R-VALUE, DEPTH) ^{g)}	0	
CRAWL SPACE WALL (R-VALUE) ^{e)}	0	

BUILDER/ OWNER HAS CHOSEN TO COMPLY WITH ONE OF THE FOLLOWING SECTIONS.

- ☒ N1102.4.1.1 PRESCRIPTIVE, AIR BARRIER AND INSULATION.
- ☒ N1102.4.1.2 BLOWER DOOR TEST

NOTES:

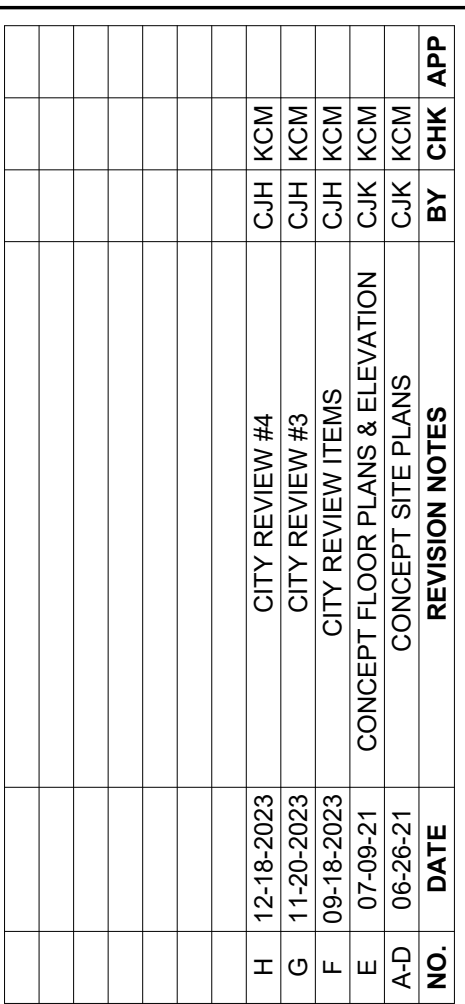
- R-VALUES ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGNED THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHT. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
- "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET W/ R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES 1 THROUGH 3 FOR HEATED SLABS.
- THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
- OR INSULATION SUFFICIENT TO FILL FRAMING CAVITY, R-19 MINIMUM.
- FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVER 10 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

© DETAILS CSI DIVISIONS VERTICAL THEROCLIC DETAILS BY GENERAL REQUIREMENTS 2019 IECC COMPLIANCE (MS) (REV)

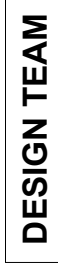
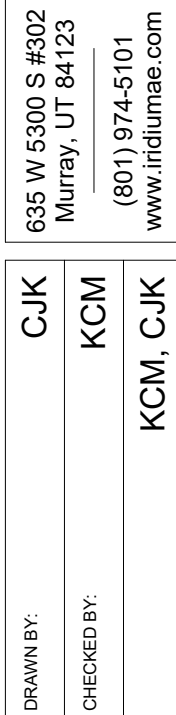
LOCATION MAP

An aerial photograph of a suburban area with a road intersection highlighted by a white star. Two yellow labels with black outlines identify the roads: "CORY B WRIDE MEMORIA HWY" running diagonally from the top right towards the center, and "RANCHO VIEJO PARKWAY" running vertically through the bottom left. The star is located at the intersection of these two roads. Numerous points of interest are marked with blue and green icons and labeled. In the upper left, there's a residential development with a label "ESCHERICH NOMADS CO". To the right of the star, "Maverik Adventure's First Stop" and "Tag N Go Car Wash" are visible. Further right, "Word Orthodontics" is marked. Below the star, "In The Ranches Storage Park" and "Tam Warner Piano Studio" are labeled. To the right of the star, "Waylaid" and "Barton Creek Little Tree Library" are visible. Further right, "The Church of Jesus Christ of Latter-day Saints" is marked. At the bottom right, "Peak Servicing" and "Direct Communications Shop" are labeled. Other labels include "Jesus Christ of Latter-day Saints", "Elevate Sports Bar", "Neighborhood Center", "Eagle Mountain Storage", "Manifesting Consciousness", "Bountiful Travel", "The Ranches Ball Club", "Wash Football", "RS Homes - Ranches Estates", "Water pond", and "Direct Communications Shop". The background shows a mix of developed areas with houses and parking lots, and undeveloped brownish land.

LIST OF DRAWINGS			
SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
G-000	COVER SHEET	G	11-20-2023
G-001	GENERAL PROJECT INFO.	H	12-18-2023
G-002	EGRESS & CODE INFO	F	09-18-2023
G-003	BUILDING HEIGHT & DESIGN	F	09-18-2023
G-005	RTU VISABILITY 3D ELEVATIONS	H	12-18-2023
G-004	ARCHITECTURAL STANDARD ELEVATIONS	H	12-18-2023
G-006	RTU VISABILITY 3D ELEVATIONS	H	12-18-2023
G-010	GENERAL CONSTRUCTION INFORMATION	A-D	06-26-21
ARCHITECTURE CIVIL			
AS-100	GARBAGE ENCLOSURE DETAILS	H	12-18-2023
SEE CIVIL SHEETS BY GALLOWAY			
STRUCTURAL			
S-100	FOOTING & FOUNDATION PLAN AND NOTES		
S-000	COVER SHEET	A-D	06-26-21
S-001	COVER SHEET	A-D	06-26-21
S-101	FTG & FDN - WEST SECTION	A-D	06-26-21
S-102	FTG & FDN - EAST SECTION		
S-103	ROOF FRAMIN PLAN AND NOTES		
S-104	LOW ROOF FRAMING - WEST SECTION		
S-105	LOW ROOF FRAMING - EAST SECTION		
S-106	ROOF FRAMING PLAN	A-D	06-26-21
S-500	STRUCTURAL DETAILS AND NOTES	A-D	06-26-21
ARCHITECTURE			
A-000	GENERAL ARCH. DOCUMENT INFO.	A-D	06-26-21
A-001	STANDARD ACCESSIBILITY DIAGRAMS	A-D	06-26-21
A-002	PLUMBING ACCESSIBILITY DIAGRAMS	A-D	06-26-21
A-060	OPENINGS & FINISHES INFO	A-D	06-26-21
A-080	GENERAL ROOF INFORMATION	A-D	06-26-21
A-100	FULL BUILDING FLOOR PLAN	E	07-09-21
A-101	BETOS FLOOR PLAN	F	09-18-2023
A-200	SOUTH ELEVATIONS	G	11-20-2023
A-201	NORTH ELEVATIONS	H	12-18-2023
A-202	EAST & WEST ELEVATIONS	G	11-20-2023
A-300	BUILDING SECTIONS 1 & 2	A-D	06-26-21
A-301	BUILDING SECTIONS 3, 4, & 5		
A-302	FULL BUILDING SECTIONS		
A-400	LARGE SCALE VIEWS	E	07-09-21
A-401	INTERIOR ELEVATIONS	E	07-09-21
A-511	WOOD FRAMING DETAILS	A-D	06-26-21
A-525	BRICK VENEER DETAILS	A-D	06-26-21
A-530	FIRE BLOCKING	A-D	06-26-21
A-570	REFLECTIVE CEILING DETAILS	A-D	06-26-21
A-580	ROOF DETAILS	A-D	06-26-21
A-581	MEMBRANE ROOF DETAILS	A-D	06-26-21
A-600	FLOOR PLAN SCHEDULE	A-D	06-26-21
A-601	DOOR, WINDOW, & ROOM SCHEDULE		
A-701	REFLECTIVE CEILING PLAN	A-D	06-26-21
A-800	ROOF PLAN	A-D	06-26-21
A-900	COLORLED EXTERIOR ELEVATION RENDERINGS		
SEE PLUMBING SHEETS BY JTB ENGINEERING			
SEE MECHANICAL SHEETS BY JTB ENGINEERING			
ELECTRICAL			
E-701	LIGHTING PLAN - UNITS C & D		
E-000	GENERAL ELECTRICAL INFORMATION	A-D	06-26-21
E-100	ELECTRICAL FLOOR PLAN	A-D	06-26-21
E-101	BETOS EQUIPMENT ELECTRICAL PLAN		
E-102	ELECTRICAL LV PLANS		
E-500	ELECTRICAL DETAILS	A-D	06-26-21
E-600	1-LINE DIAGRAM ELEC. PANEL SCHEUDLE	A-D	06-26-21
E-700	LIGHTING PLAN - UNITS A & B		



GENERAL PROJECT INFO.



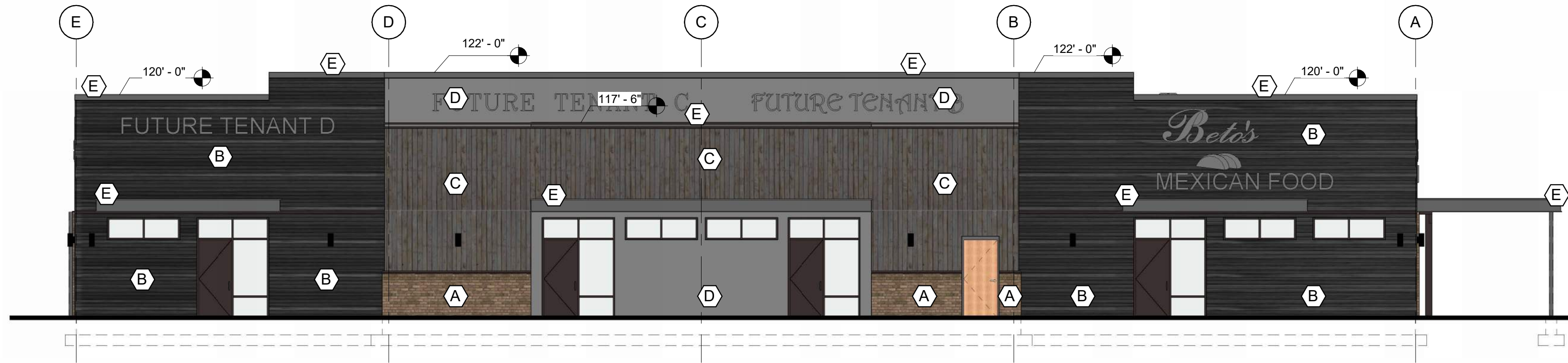
SHEET NO.:
G-001

PROJECT NO.:
21-140

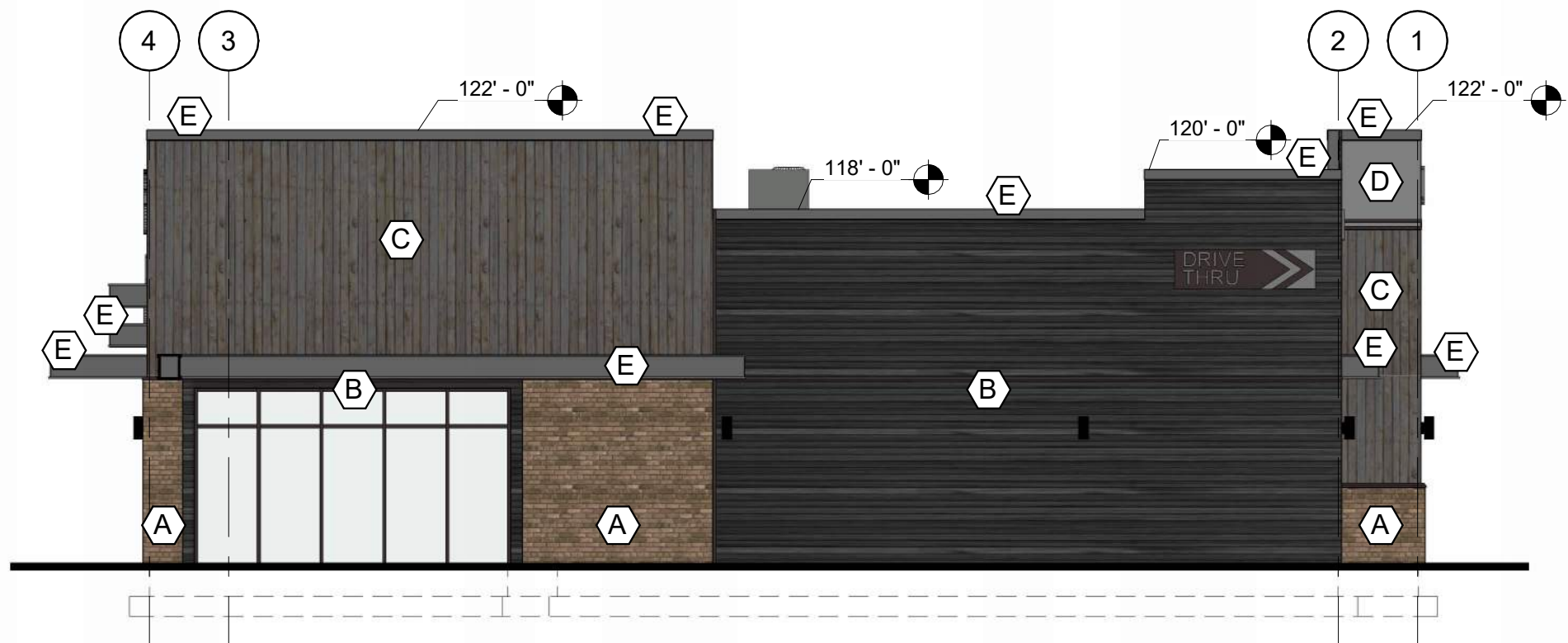
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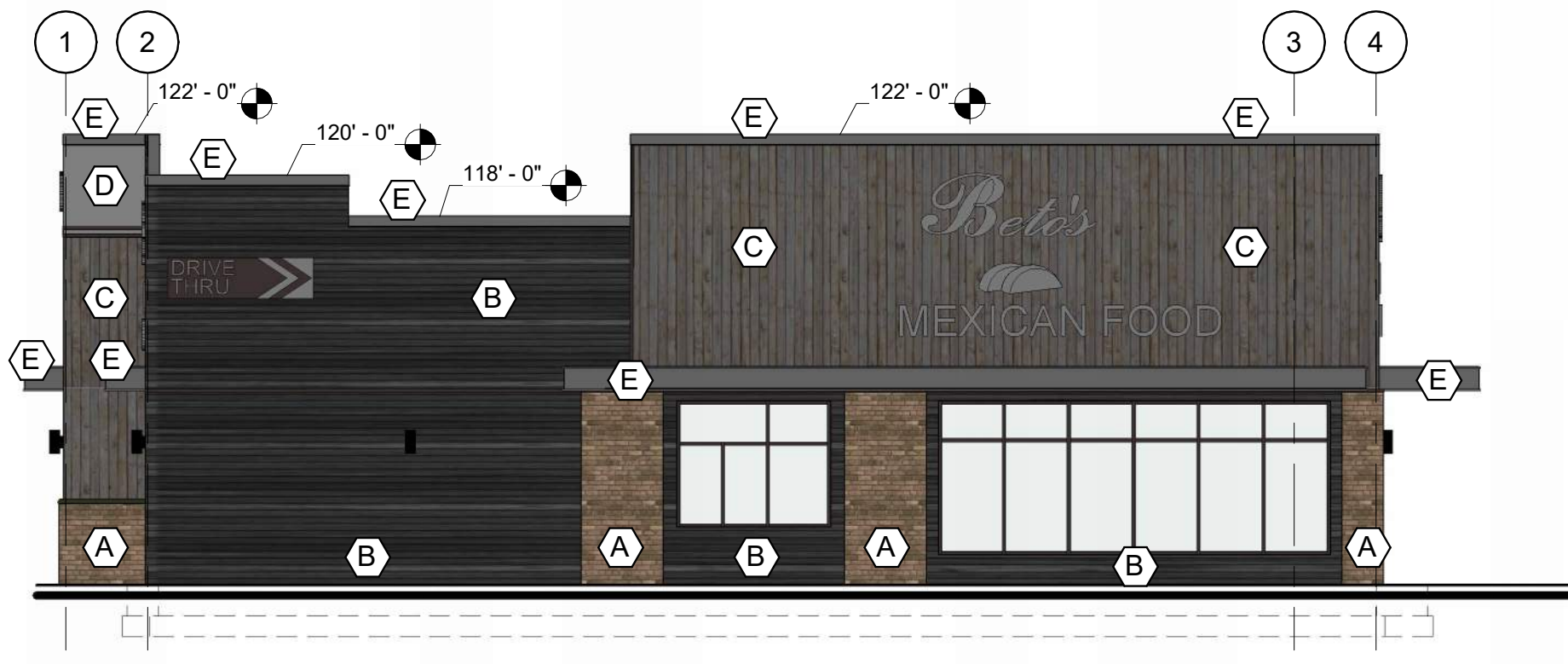
NOT FOR CONSTRUCTION



NORTH ELEVATION (N)



EAST ELEVATION (E)



WEST ELEVATION (W)



SOUTH ELEVATION (S)

FINAL EXTERIOR FINISH MATERIALS AND COLORS TO BE SELECTED AND APPROVED IN WRITING BY CLIENT. BUILDER TO PROVIDE SAMPLES AND OPTIONS.

EXTERIOR MATERIAL FINISH

SOUTH (FRONT) ELEVATION

B = BRICK	A	482 SF	23 %
H = HORIZ. SIDING	B	839 SF	39 %
V = VERT. SIDING	C	318 SF	15 %
E = EIFS	D	276 SF	13 %
C/ T/A = CAP/ AWNING/ TRIM	E	75 SF	10 %
EST. MATERIAL		2,132 SF	100 %
G = GLAZING		217 SF	

WEST (LEFT) ELEVATION

B = BRICK	A	512 SF	33 %
H = HORIZ. SIDING	B	450 SF	29 %
V = VERT. SIDING	C	490 SF	31 %
E = EIFS	D	18 SF	1 %
C/ T/A = CAP/ AWNING/ TRIM	E	100 SF	6 %
EST. MATERIAL		1,570 SF	100 %
G = GLAZING		191 SF	

NORTH (REAR) ELEVATION

B = BRICK	A	94 SF	4 %
H = HORIZ. SIDING	B	1,078 SF	51 %
V = VERT. SIDING	C	519 SF	24 %
E = EIFS	D	257 SF	12 %
C/ T/A = CAP/ AWNING/ TRIM	E	190 SF	9 %
EST. MATERIAL		2,138 SF	100 %
G = GLAZING		301 SF	

EAST (RIGHT) ELEVATION

B = BRICK	A	126 SF	4 %
H = HORIZ. SIDING	B	582 SF	51 %
V = VERT. SIDING	C	359 SF	24 %
E = EIFS	D	18 SF	12 %
C/ T/A = CAP/ AWNING/ TRIM	E	96 SF	9 %
EST. MATERIAL		1,181 SF	100 %
G = GLAZING		144 SF	

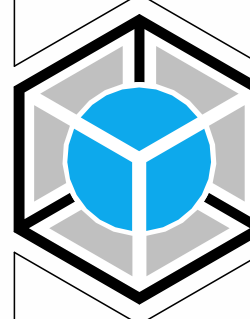
OVERALL

B = BRICK	A	1,214 SF	17 %
H = HORIZ. SIDING	B	2,949 SF	42 %
V = VERT. SIDING	C	1,686 SF	24 %
E = EIFS	D	569 SF	8 %
C/ T/A = CAP/ AWNING/ TRIM	E	603 SF	9 %
EST. MATERIAL		7,021 SF	100 %
G = GLAZING		1,413 SF	

BUILDING HEIGHT

HIGH	22'-0"
MED	20'-0"
LOW	18'-0" / 17'-6"

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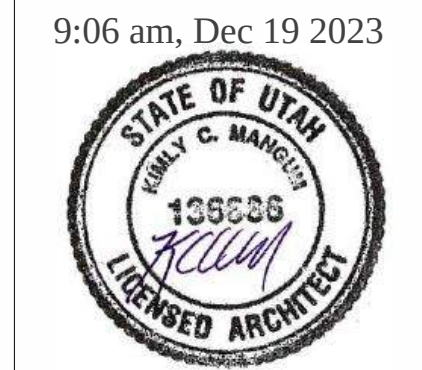
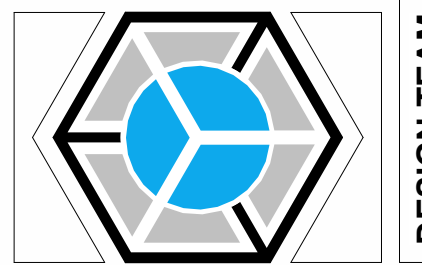


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NO.	DATE	BY	CHK	APP
F	09-18-2023			
CITY REVIEW ITEMS				
REVISION NOTES				

BETOS
RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C" -
BUILDING HEIGHT & DESIGN

Iridium AE
ARCHITECTURE & ENGINEERING
635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com
DRAWN BY: CJK
CHECKED BY: KCM
DESIGN TEAM: KCM, CJK



ISSUE DATE: 19 DEC 2023
REV. F

SHEET NO.: G-003
PROJECT NO.: 21-140

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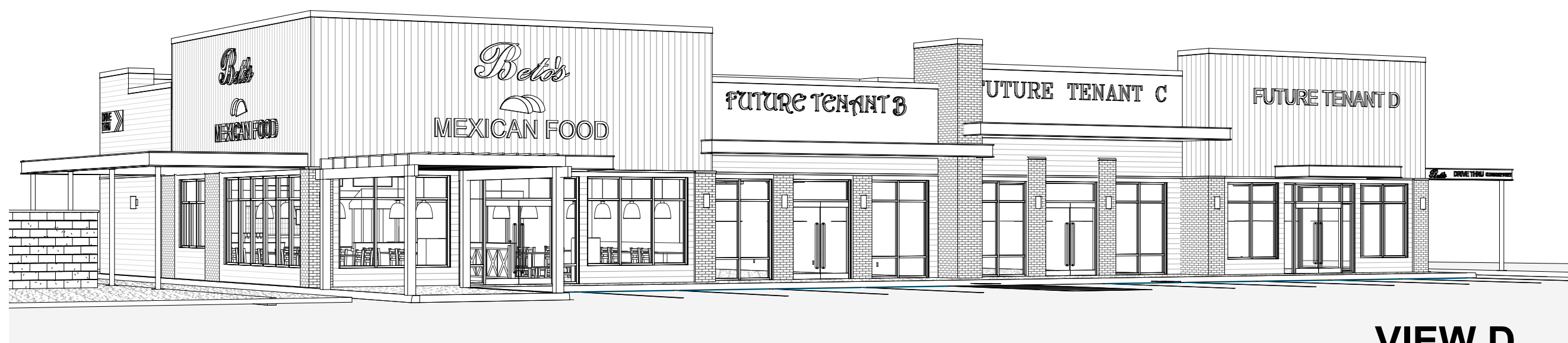
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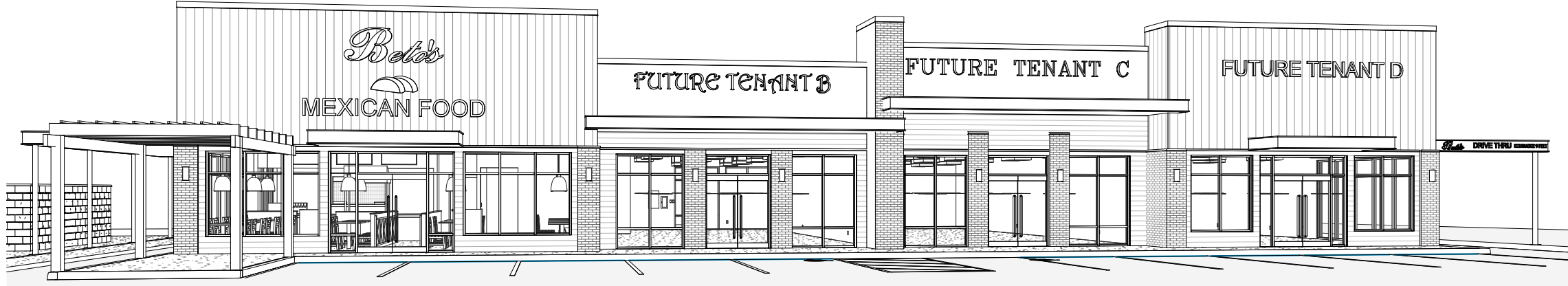
VIEW F



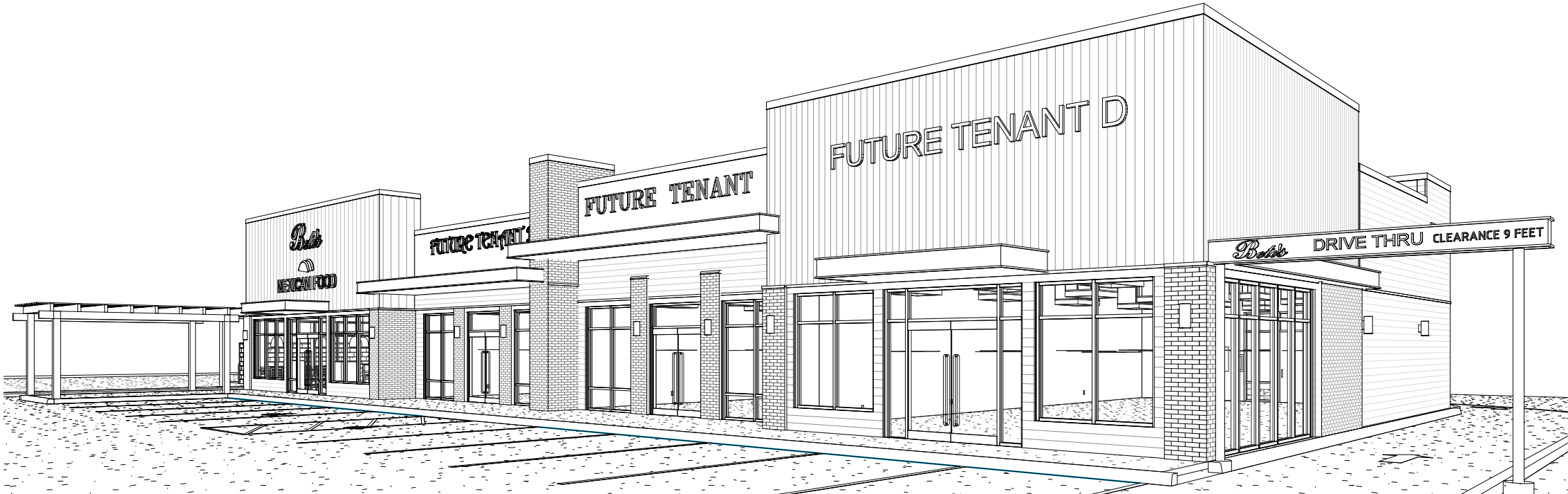
VIEW E



VIEW D



VIEW C



VIEW B



VIEW A

* L

SR73

* K

* G

* F

* J

* H

* A

* B

* E

* C

* D

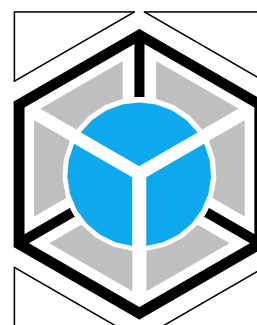
E CAMPUS DRIVE

- RTU VIABILITY FROM SITE NOTES**
- ELEVATIONS SHOWN AT EYE LEVEL ABOVE GRADE.
 - ROOF TOP UNITS ARE NOT VISIBLE FROM AROUND THE BUILDING OR CAMPUS DRIVE.
 - ROOF TOP UNITS ARE MINIMALLY VISIBLE FROM SR73.

SITE PLAN - 3D LOCATIONS

1" = 40'-0"





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NO.	DATE	BY	CHK	APP
H	12-18-2023	CJH	KCM	
G	11-20-2023	CJH	KCM	
F	09-18-2023	CJH	KCM	

BETOS RESTAURANT/ DINER LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS - PLAT "C"

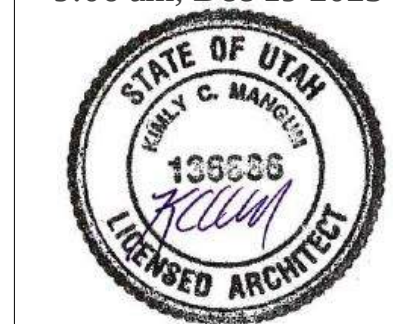
RTU VISABILITY 3D ELEVATIONS



ARCHITECTURE & ENGINEERING

635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DESIGNED BY: CJH
CHECKED BY: KCM
DRAWN BY: KCM



9:06 am, Dec 19 2023

ISSUE DATE: 19 DEC 2023
REV. H

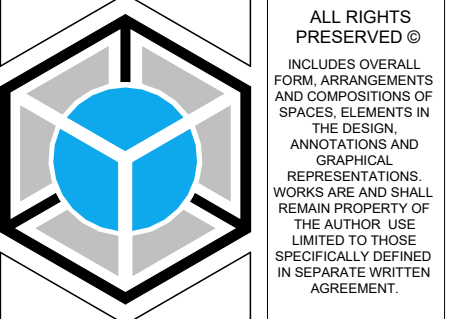
SHEET NO.: **G-005**
PROJECT NO.: **21-140**

DESIGN TEAM

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1. ELEVATIONS SHOWN AT EYE LEVEL ABOVE GRADE.
2. ROOF TOP UNITS ARE NOT VISIBLE FROM AROUND THE BUILDING OR CAMPUS DRIVE.
3. ROOF TOP UNITS ARE MINIMALLY VISIBLE FROM SR73.

[illegible]

BETOS
RESTAURANT/DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

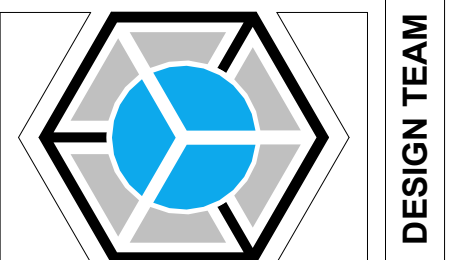
RTU VISIBILITY 3D ELEVATIONS

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ARCHITECTURE & ENGINEERING

DRAWN BY:	Author
CHECKED BY:	Checker
	Designer

635 W 5300 S #302
Murray, UT 84123

(801) 974-5101
www.irdiumae.com



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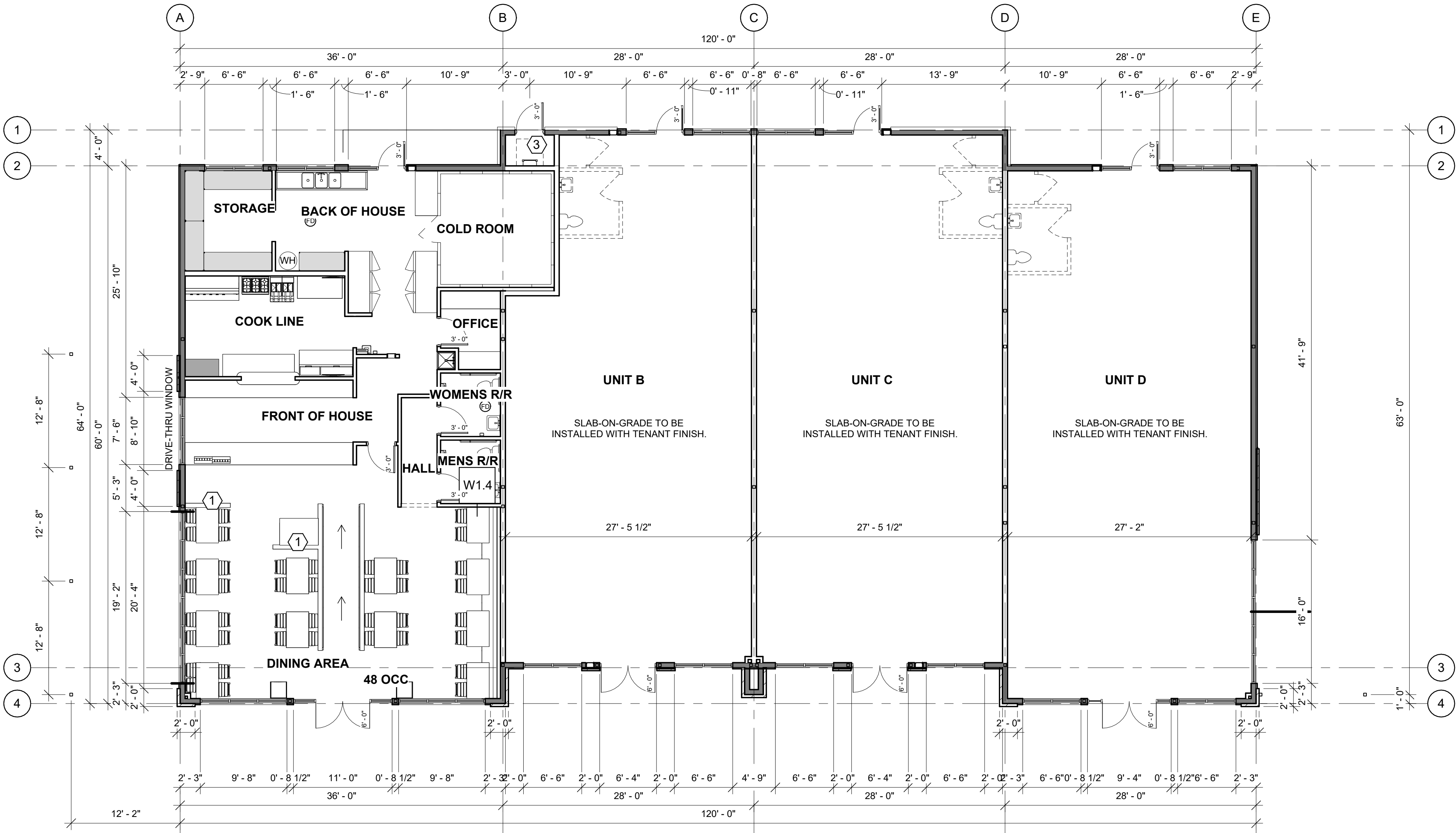
ISSUE DATE: 19 DEC 2023	REV. H
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SHEET NO.:
G-006

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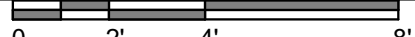
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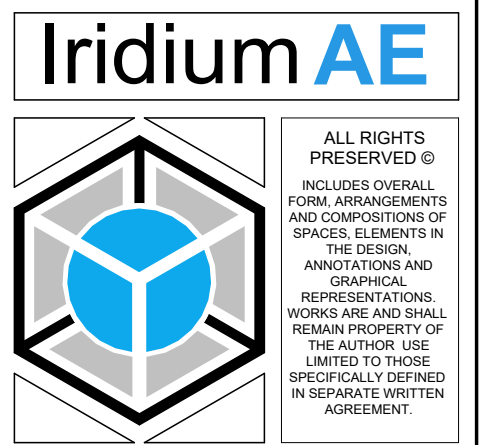
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FULL BUILDING FLOOR PLAN

1/8" = 1'-0"



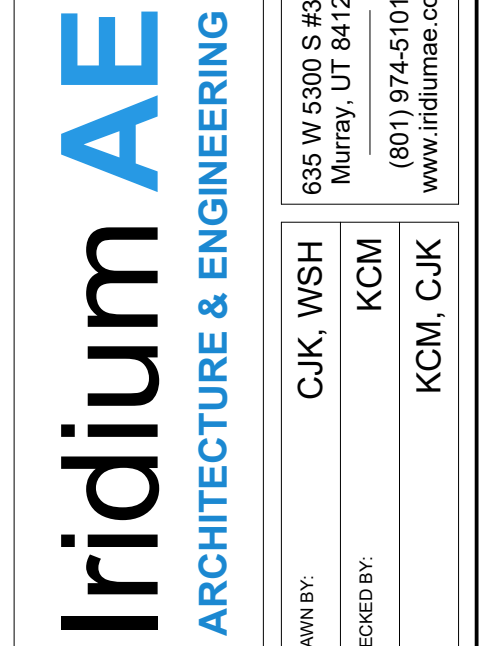


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NO.	DATE	REVISION NOTES	BY	CHK	APP
E	07-09-21	CONCEPT FLOOR PLANS & ELEVATION	CJK	KCM	

BETOS RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

FULL BUILDING FLOOR PLAN



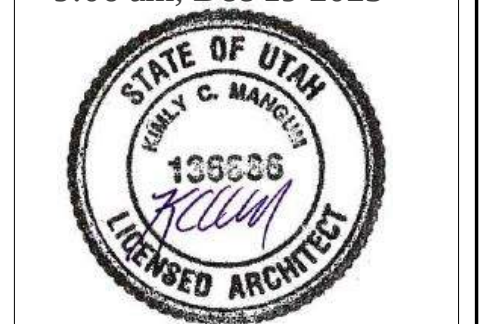
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635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: CJK, WSH
CHECKED BY: KCM
KCM, CJK

DESIGN TEAM

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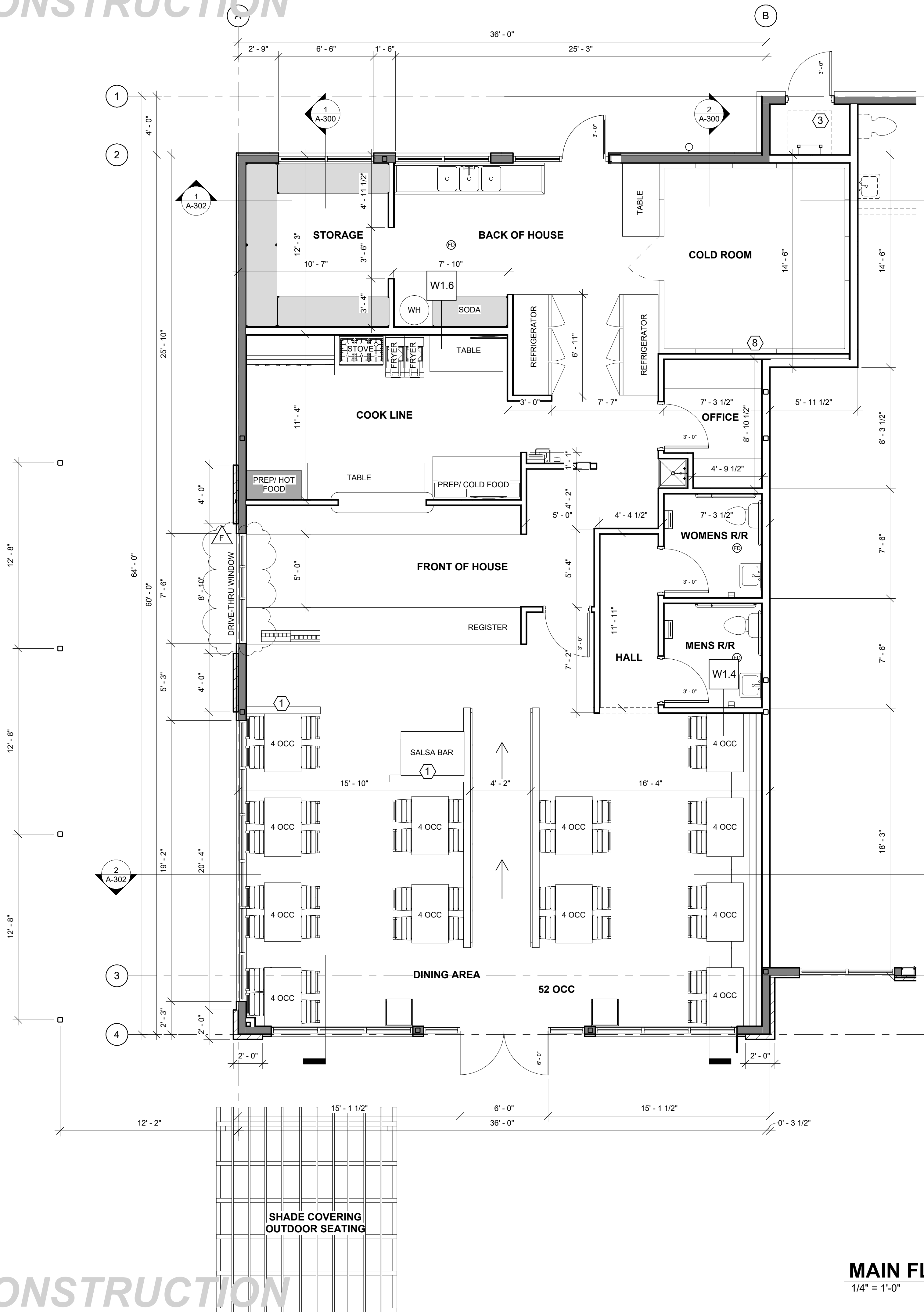
ISSUE DATE: 19 DEC 2023
REV. E

SHEET NO.: **A-100**
PROJECT NO.: **21-140**

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MAIN FLOOR PLAN

1/4" = 1'-0" 0 2 4 8

FLOOR PLAN KEYED NOTES

- 40" PONY WALL
- FULL HIEGT SEPERATION WALL
- ROOF ACCESS LADDER & HATCH
- RAIN GUTTER DOWN SPOUT AND GRATE
- MAIN ROOF DRAIN CONNECTS TO UNDERGROUND PIPE TO STORM DRAIN
- OVERFLOW SCUPPER
- DATA ON SHELF ABOVE (MOUNTED AT 8 FT) COORDINATE WITH TENANT.
- COLD ROOM INSULATED ENCLOSURE PANELS BY OTHERS.

FLOOR PLAN NOTES

- COORDINATE FINAL FINISHES, COLORS, MATERIALS, FIXTURES, EQUIPMENT AND DETAILING WITH OWNER PRIOR TO PURCHASE AND INSTALLATION
- CLOSETS, PANTRY(S), AND STORAGE ROOMS SHALL HAVE SHELVES, DIVIDERS AND HANGER RODS. COORDINATE WITH TENANT/ OWNER.
- PROVIDE 36" MIN. GUARDRAIL AT ALL SURFACES GREATER THAN 30" ABOVE FINISHED GRADE.
- COORDINATE BUILT-IN MILLWORK, FURNITURE AND APPLIANCES W/ TENANT/ OWNER

BUILDING AREAS

LEVEL	NAME	AREA	PERIMETER
UNIT A	FRONT OF HOUSE	919 SF	130'-2"
	BACK OF HOUSE	1,193 SF	158'-9"
	RESTROOM AREA	160 SF	52'-7"
UNIT B	UNFINISHED	1,571 SF	175'-6"
UNIT C	UNFINISHED	1,681 SF	176'-0"
UNIT D	UNFINISHED	1,681 SF	176'-7"
TOTAL PROPOSED		7,205 SF	869'-7"

CONSTRUCTION ASSEMBLIES - WALL SYSTEMS

DETAIL	CONSTRUCTION	FIRE & TESTING	STC & TESTING
MK			

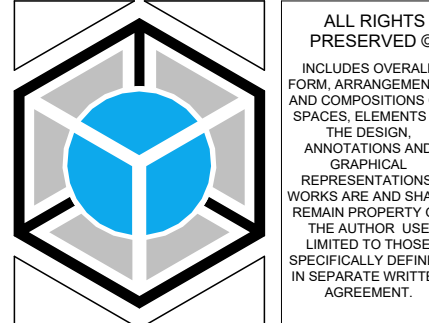
TYPICAL INTERIOR WOOD FRAMED WALL

W1.4		1/2" GWB 2x4 @ 24" 1/2" GWB 6D COATED NAILS 8" EDGED/ 12" FIELD	N/A	N/A
------	--	---	-----	-----

TYPICAL INTERIOR WOOD FRAMED WALL

W1.6		1/2" GWB 2x6 @ 24" 1/2" GWB 6D COATED NAILS 8" EDGED/ 12" FIELD	N/A	N/A
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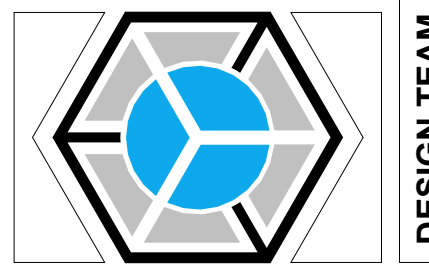
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NO.	REVISION	DATE	BY	CHK	APP
1					
2					
3					
4					
5					
6					
7					
8					

BETOS
RESTAURANT/ DINER
- PLAT "C"
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
BETOS FLOOR PLAN

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com
DRAWN BY: CJK, WSH
CHECKED BY: KCM
KCM, CJK



DESIGN TEAM

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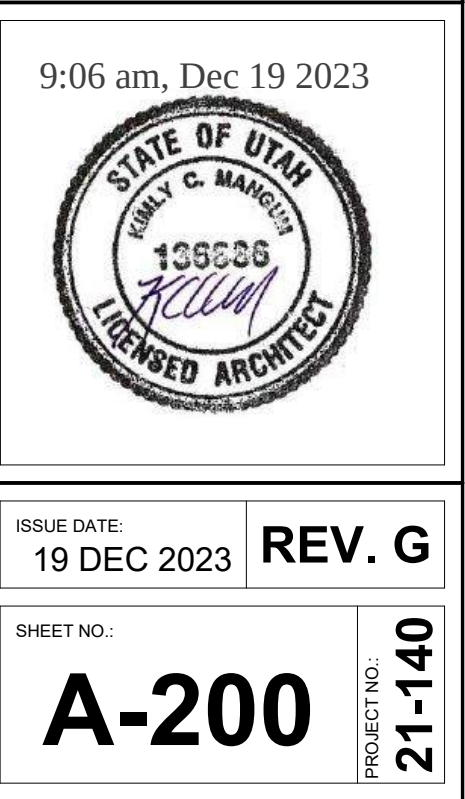
ISSUE DATE:
19 DEC 2023
REV. F

SHEET NO.:
A-101
PROJECT NO.:
21-140

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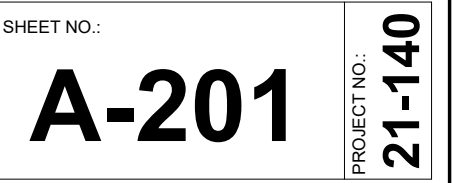
ELEVATION REFERENCE SHEETS	
1.	SEE SHEET G-003 FOR BREAKDOWN OF MATERIALS
2.	SEE SHEET G-004 FOR HVAC UNIT 3D ELEVATIONS (NO UNITS ARE VISABLE)
3.	SEE ALL OTHER A-200 SHEETS FOR REMAINING EXTERIOR ELEVATIONS



NOT FOR CONSTRUCTION

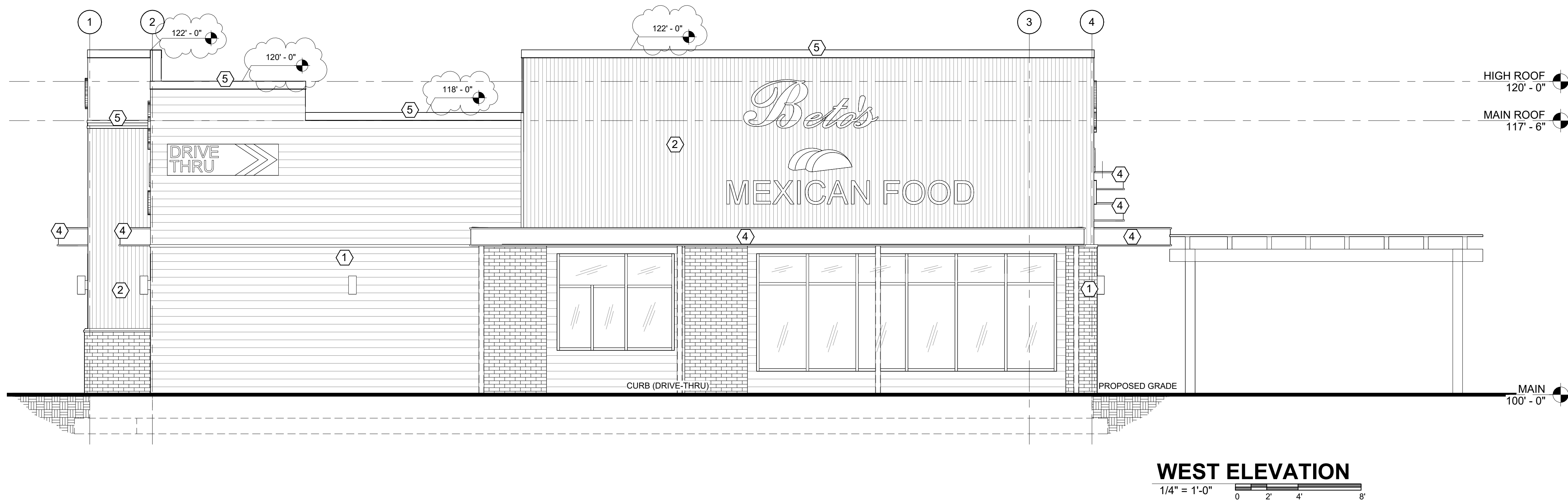


NO.	ELEVATION REFERENCE SHEETS
1.	SEE SHEET G-003 FOR BREAKDOWN OF MATERIALS
2.	SEE SHEET G-004 FOR HVAC UNIT 3D ELEVATIONS (NO UNITS ARE VISIBLE)
3.	SEE ALL OTHER A-200 SHEETS FOR REMAINING EXTERIOR ELEVATIONS



NOT FOR CONSTRUCTION

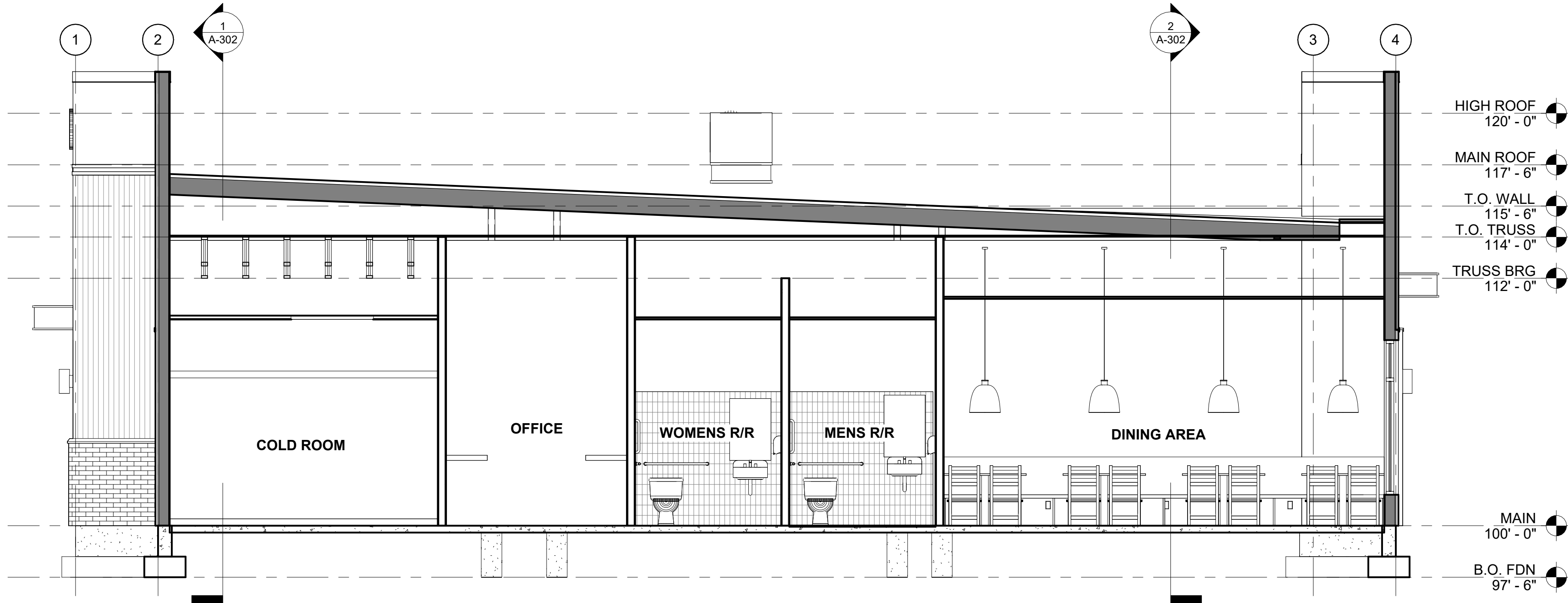
ELEVATION MATERIAL KEY		?	COLOR
1	HORIZONTAL SIDING (SEE SHEET A-523)		
2	VERTICAL SIDING (SEE SHEET A-523)		
3	WALL MOUNTED LIGHT		
4	STANDING SEAM METAL AWNING (POWDER COATED BLACK OR DARK BRONZE)		
5	METAL ROOF CAP FLASHING (POWDER COATED BLACK OR DARK BRONZE)		
6	ALUMINUM STORE FRONT SYSTEM (ANODIZED BRONZE)		
7	OVERFLOW SCUPPER		
8	BRICK (SEE SHEET A-5XX)		
9	BRICK CAP		
10	EIFS (SEE SHEET A-5XX)		
11	RTU BEYOND (SEE SHEET G-005 & G-006 FOR 3D ELEVATIONS - TYP NOT VISIBLE FROM EYE LEVEL ABOVE GRADE)		

[illegible]

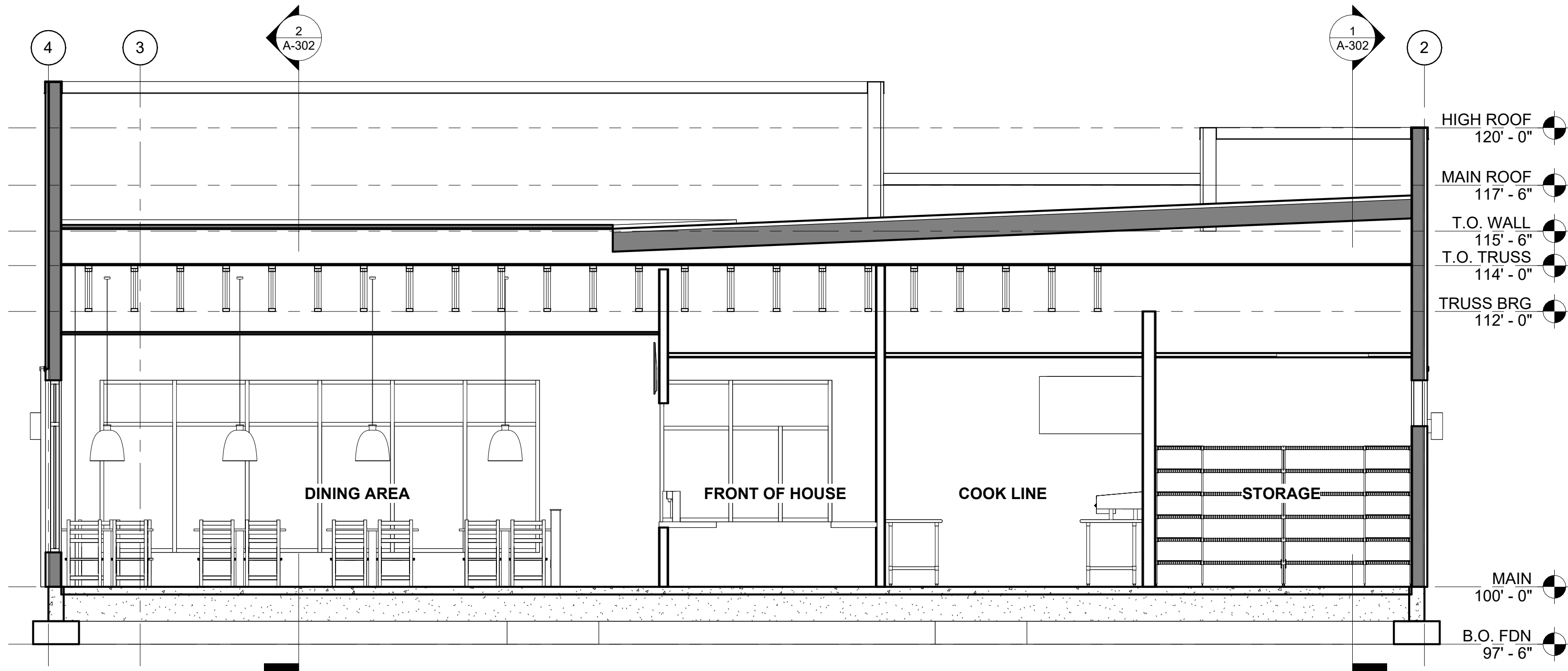
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NOT FOR CONSTRUCTION



2 BETOS SPACE SECTION - 2
1/4" = 1'-0"



1 BETOS SPACE SECTION - 1
1/4" = 1'-0"

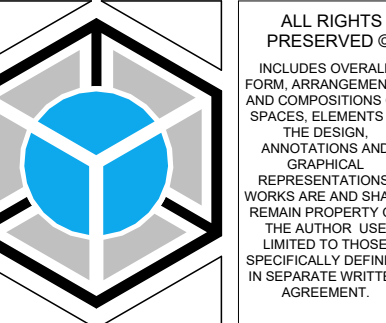
SECTION KEYED NOTES

- 1 PROVIDE 1 1/2" FOAM INSULATION R-7.5 MINIMUM AROUND THE PERIMETER OF THE SLAB-ON-GRADE FLOOR EXTENDING DOWNWARD FROM THE TOP OF THE SLAB FOR A MINIMUM OF 24".
- 2 THE THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3 1/2". A 6-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR SLAB, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS SHALL BE USED TO RETARD VAPOR TRANSMISSION THROUGH THE FLOOR SLAB.
- 3 ROOF MEMBRANE TO WRAP UP WALL TO TOP OF PARAPET
- 4 SEE LOAD CALCULATION PACKET FOR INSULATION MIN.
- 5 COORDINATE BUILT-IN MILLWORK, FURNITURE AND APPLIANCES W/ TENANT/ OWNER
- 6 ALUMINUM SOFFIT, FASCIA, GUTTERS AND DOWNSPOUTS
- 7 CONCRETE COMPOSITE SIDING
- 8 UPPER ROOF VENTS. SEE A-800
- 9 22" X 30" MIN. WEATHER RESISTANT METAL EXTERIOR ACCESS DOOR W/ KEYED SECURE LOCKING MECHANISM.

SPECIAL NOTES:

1. ROOF FRAMING HAS A FLAT NORMAL ROOF FULLY SHEATHED PRIOR TO ADDITION OF SLOPING MONO TRUSSES. THIS ACCOMMODATES POTENTIAL FUTURE REMODELS W/ ALTERNATE DESIGN.

Iridium AE

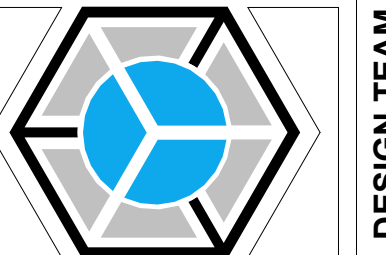


CONCEPT SITE PLANS		REVISION NOTES	
NO.	DATE	BY	CHK APP
A.D	06-26-21	CJK	KCM

BETOS
RESTAURANT/ DINER
- PLAT "C"

BUILDING SECTIONS 1 & 2

Iridium AE
ARCHITECTURE & ENGINEERING



9:06 am, Dec 19 2023



ISSUE DATE:
19 DEC 2023

REV.
A-D

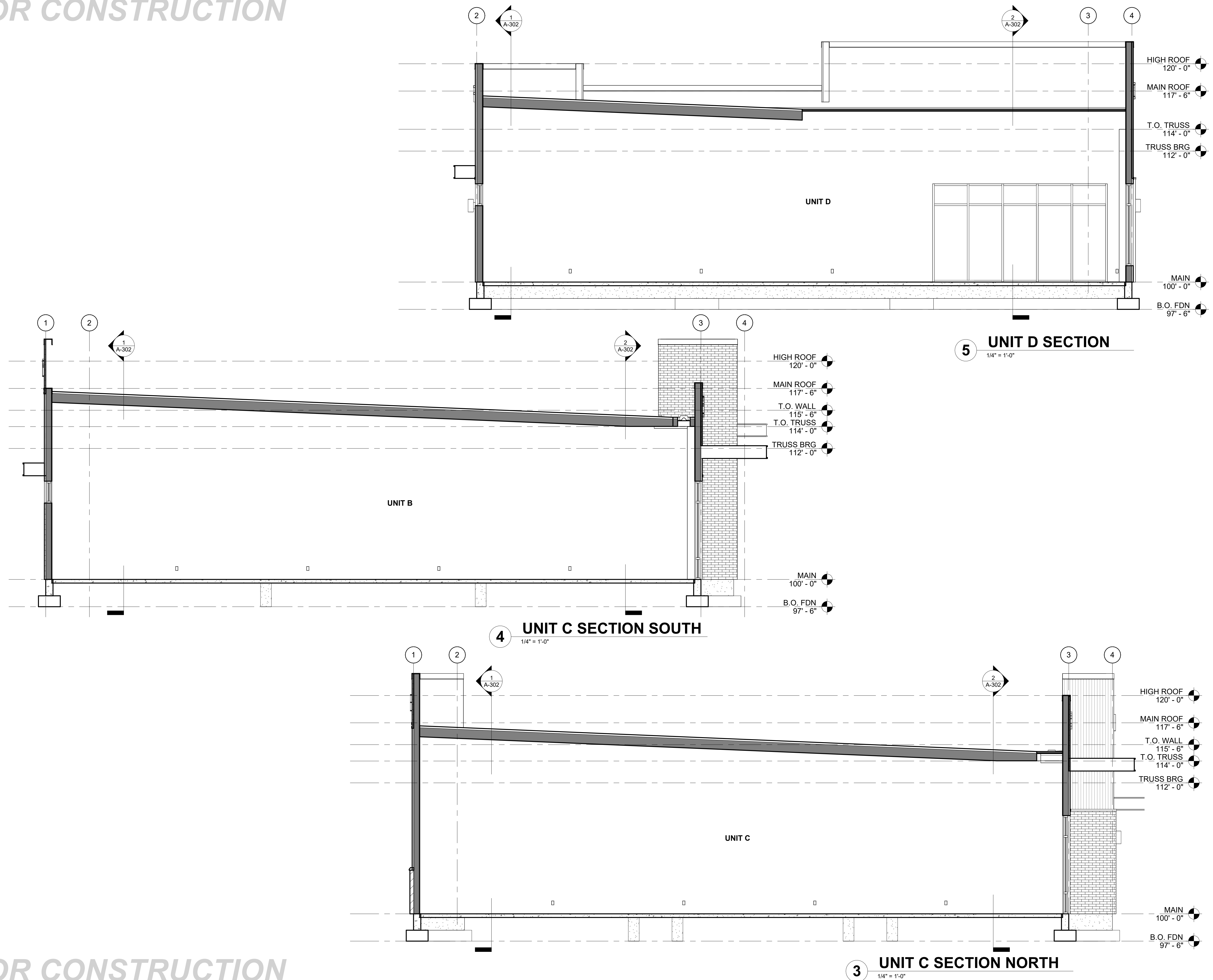
SHEET NO.

A-300

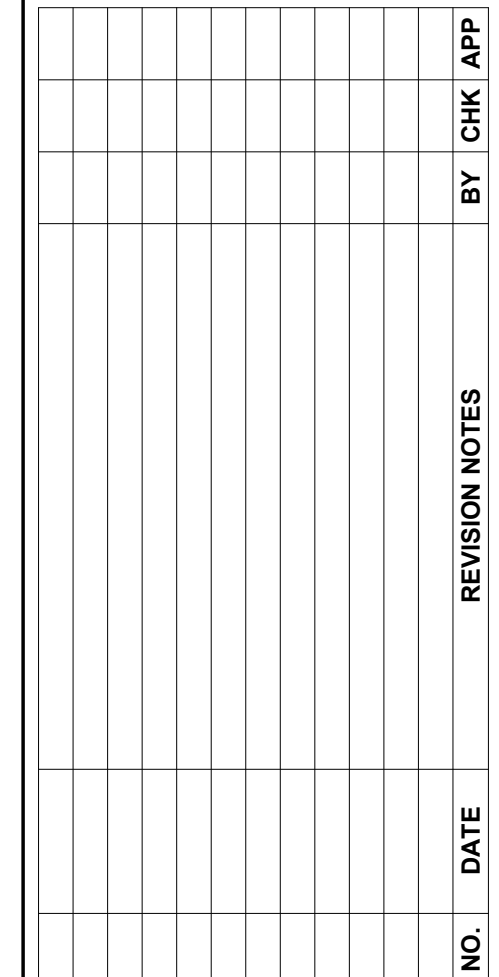
PROJECT NO.

21-140

NOT FOR CONSTRUCTION

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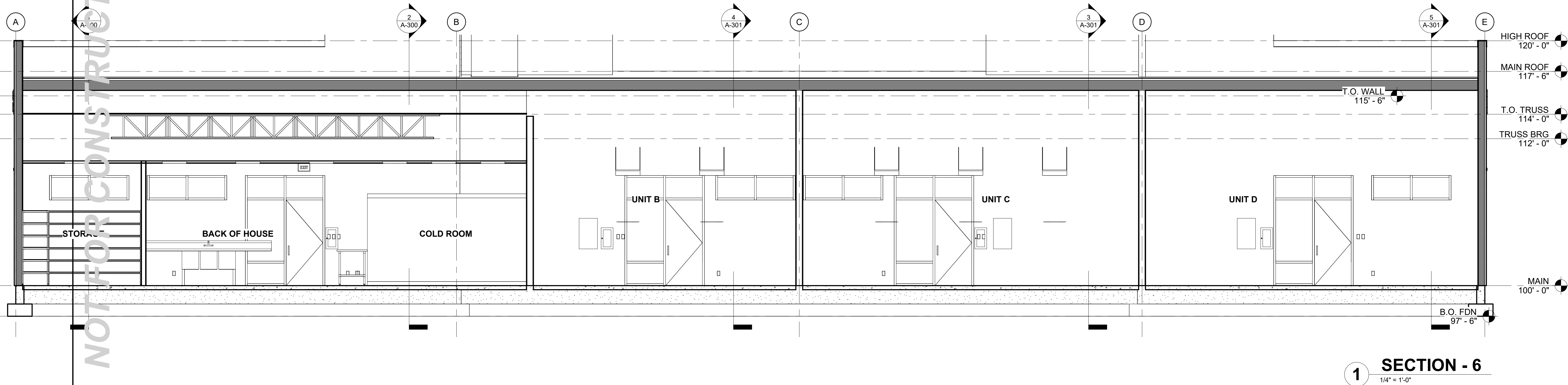
NOT FOR CONSTRUCTION



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ARCHITECTURE & ENGINEERING



ISSUE DATE: 19 DEC 2023	
SHEET NO.: A-302	PROJECT NO.: 21-140

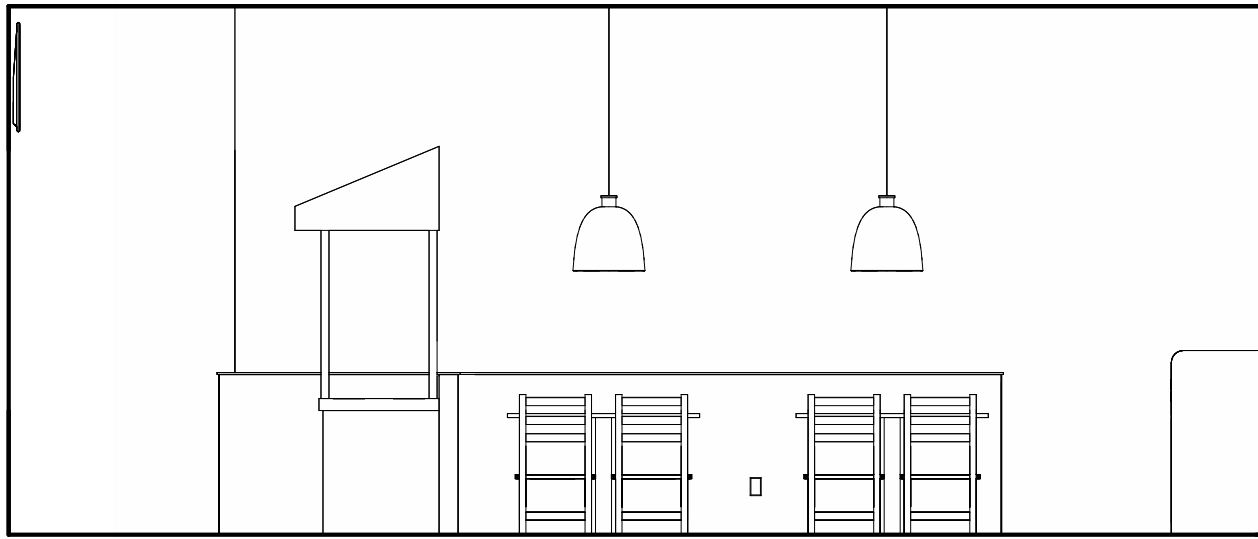


NOT FOR CONSTRUCTION

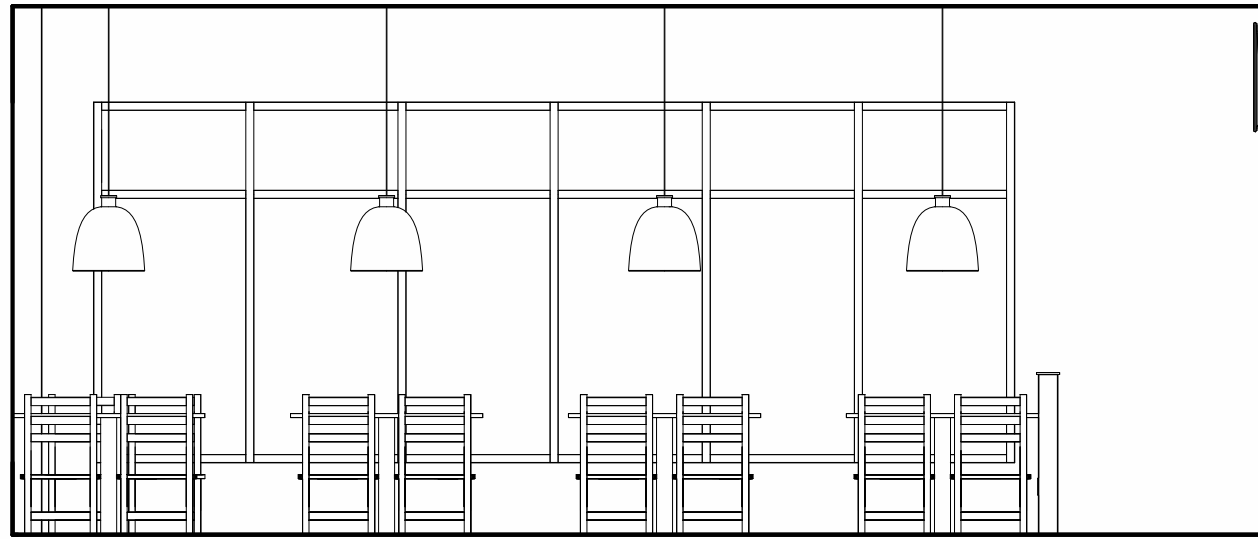
NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION



INTERIOR ELEVATION KEYED NOTES		NOTE: INTERIOR DESIGN & FINISHES TO BE FINALIZED AFTER PERMIT SET. COORDINATE WITH OWNER/ TENANT.	
DINING AREA		BACK OUT HOUSE/ COOKING AREA	
1	MOVEABLE TABLES (48"x30") & CHAIRS	15	REFRIGERATOR
2	FULL BENCH (257")	16	COLD ROOM
3	GARBAGE CAN (N.I.C)	17	FRYER
4	SODA DISPENSER	18	STOVE
5	REGISTER (42"x30")	19	GRILL
6	MENU BOARD LOCATION (ABOVE REGISTER)	20	COLD FOOD PREP
7	SALSA BAR	21	HOT FOOD PREP
		22	UNDERCOUNTER FRIDGE
		23	UNDERCOUNTER FREEZER
		24	CHEESE GRATER
		25	MEAT GRINDER (SLICER)
		26	ICE MAKER
		27	MENU SCREENS
		28	THREE (3) COMPARTMENT SINK W/ PRE-RINSE FAUCET ASSEMBLY, WITH ADD ON FAUCET (84"W) x25-1/2"D)x41"(H))
		29	TABLE
		30	VEGETABLE SLICER/ SHREDDER
		31	FREEZER CHEST
			HAND SINK (34" MAX HEIGHT)
		32	
		33	
		34	ROLLING WIRE SHELVES (N.I.C.)
		35	STORAGE SHELVES
		36	MOP/ FLOOR/ UTILITY SINK
		37	WATER HEATER
		38	ROOF ACCESS LADDER & HATCH

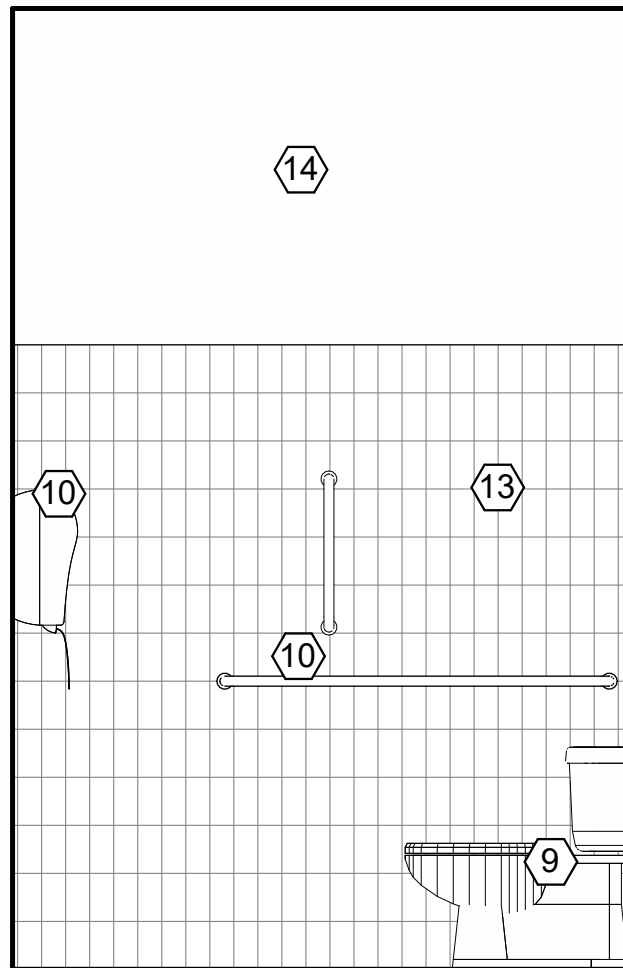
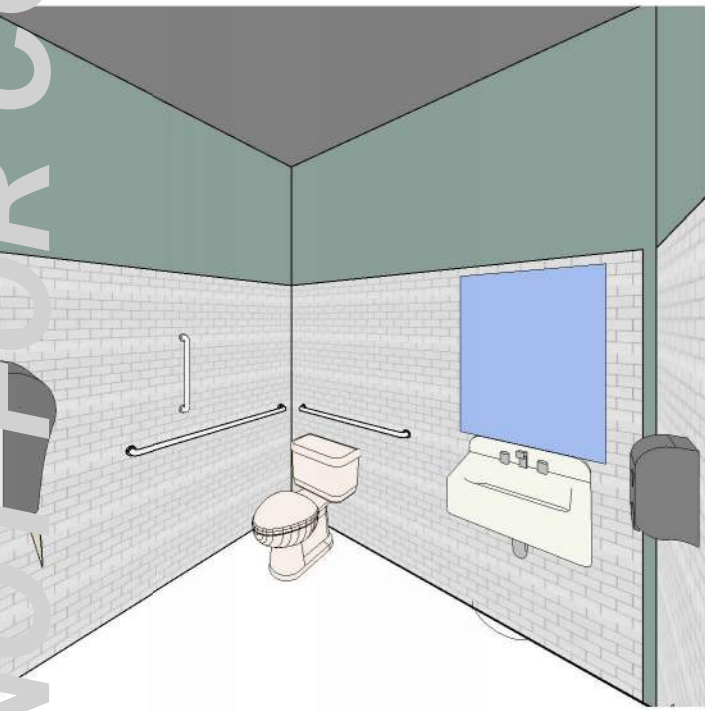
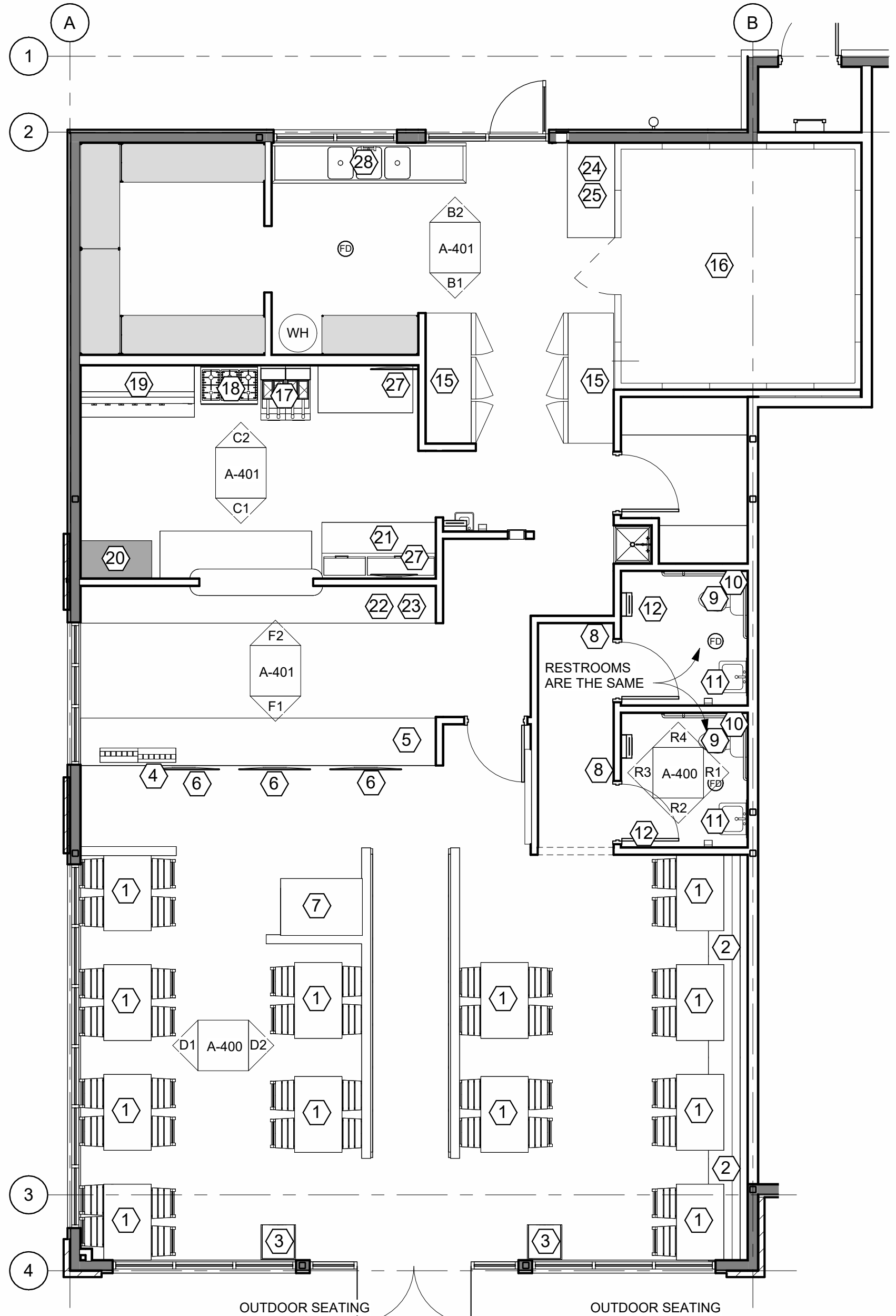


D2 ELEV. 2
1/4" = 1'-0"

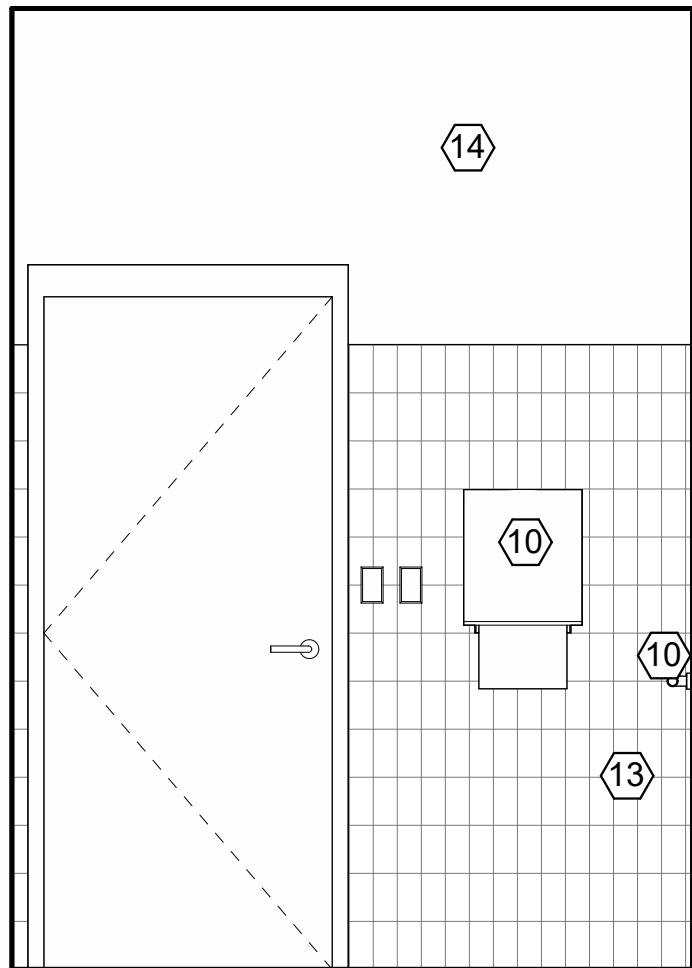


D1 ELEV. 1
1/4" = 1'-0"

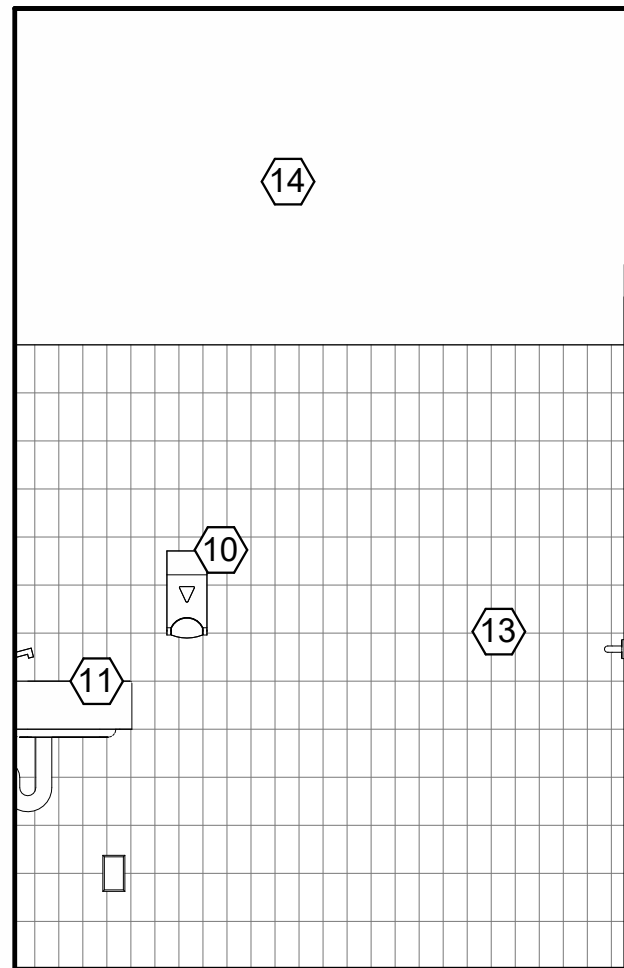
DINING AREA



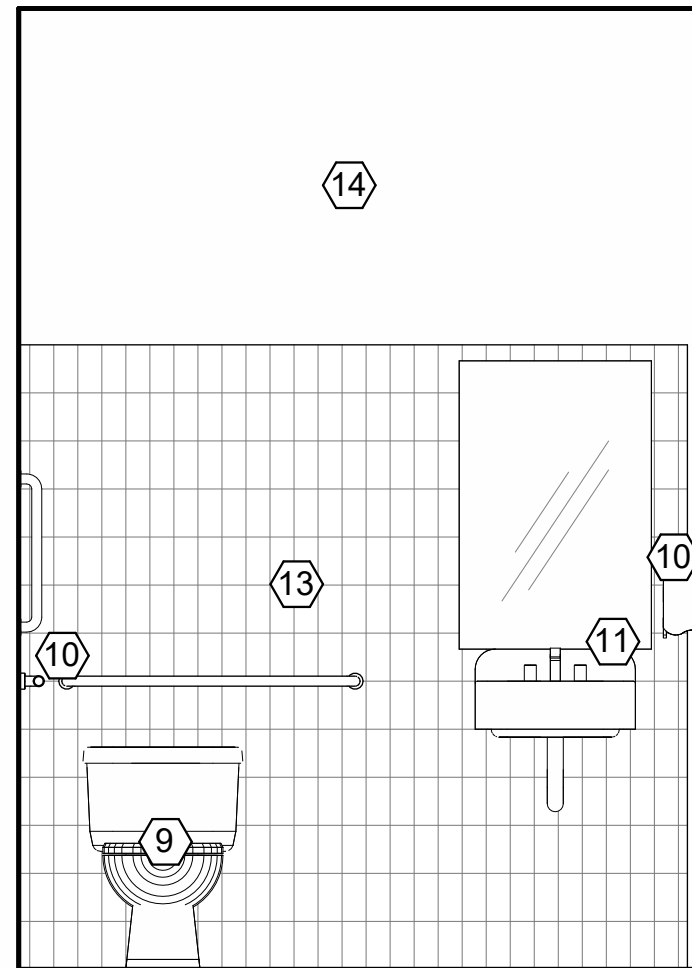
R4 ELEV. 4
1/2" = 1'-0"



R3 ELEV. 3
1/2" = 1'-0"



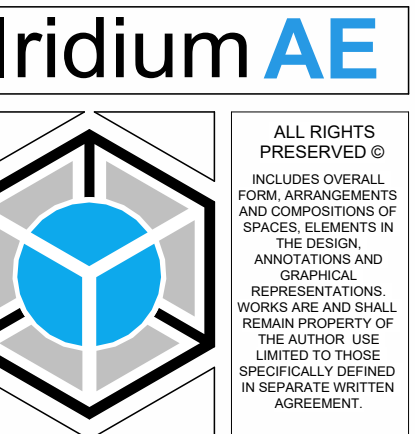
R2 ELEV. 2
1/2" = 1'-0"



R1 ELEV. 1
1/2" = 1'-0"

RESTROOMS (TYP)

NOT FOR CONSTRUCTION



REVISION NOTES		DATE	BY	CHK	APP
1	CONCEPT FLOOR PLANS & ELEVATION	07-09-21	E		
2	CONCEPT SITE PLANS	08-26-21	A.D		
3					
4					
5					
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14					

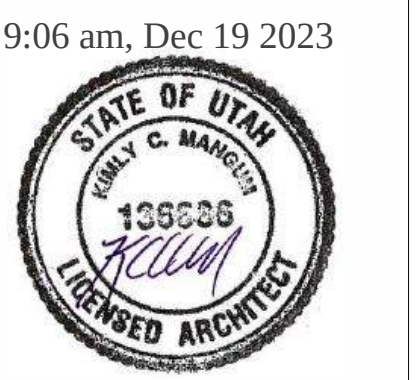
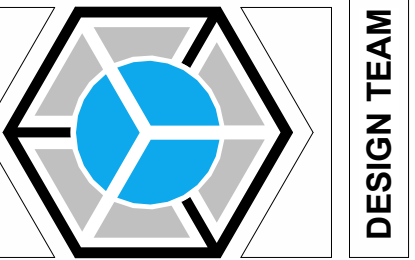
BETOS
RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

LARGE SCALE VIEWS

Iridium AE
ARCHITECTURE & ENGINEERING

635 W 5300 S #302
Murray, UT 84123
(801) 974-5101
www.iridiumae.com

DRAWN BY: CJK, WSH
CHECKED BY: KCM
DESIGN TEAM: KCM, CJK



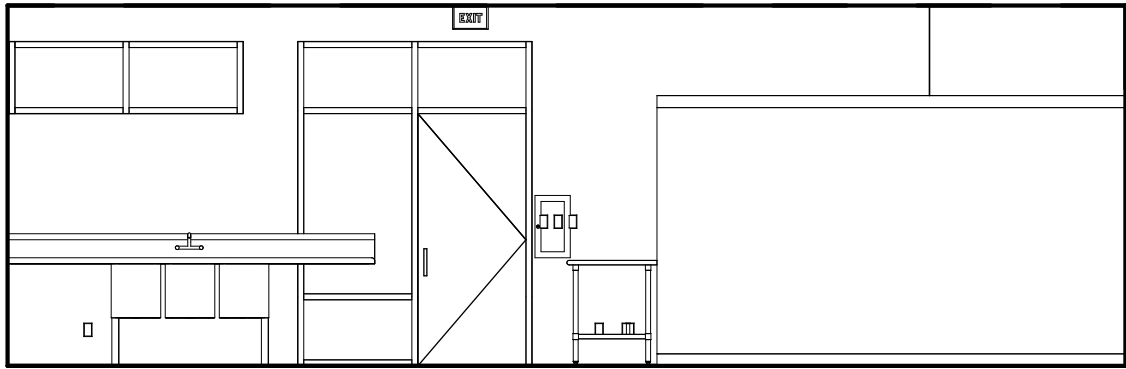
ISSUE DATE:
19 DEC 2023

REV. E

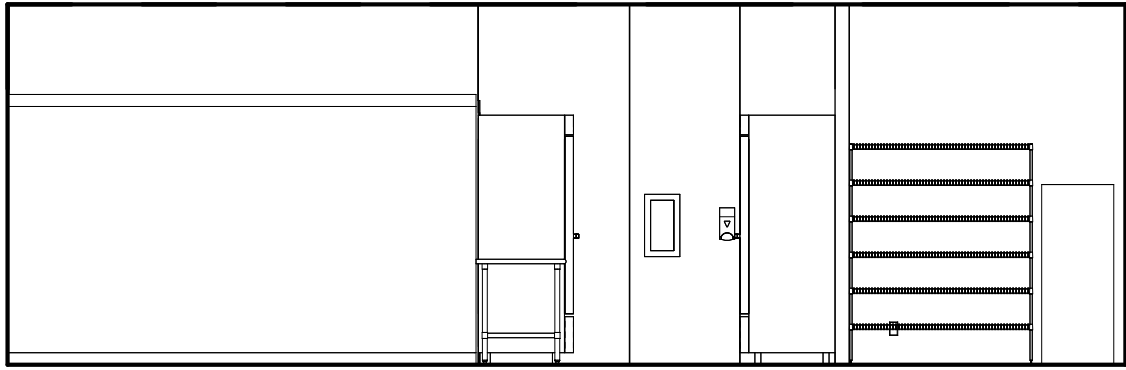
SHEET NO.:
A-400

PROJECT NO.:
21-140

NOT FOR CONSTRUCTION



B2 ELEV. 2
3/16" = 1'-0"



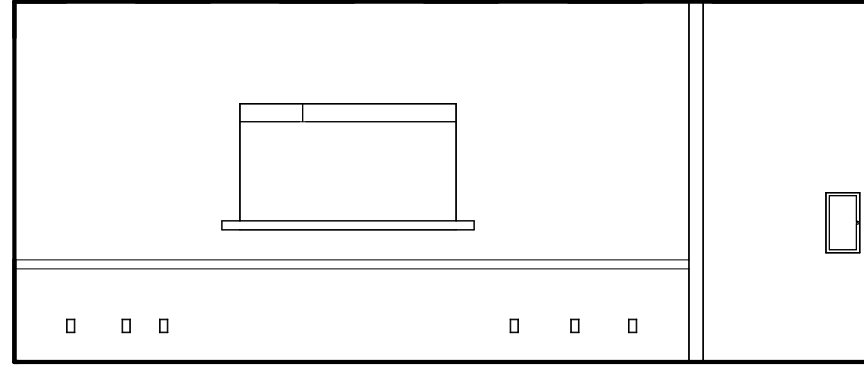
B1 ELEV. 1
3/16" = 1'-0"



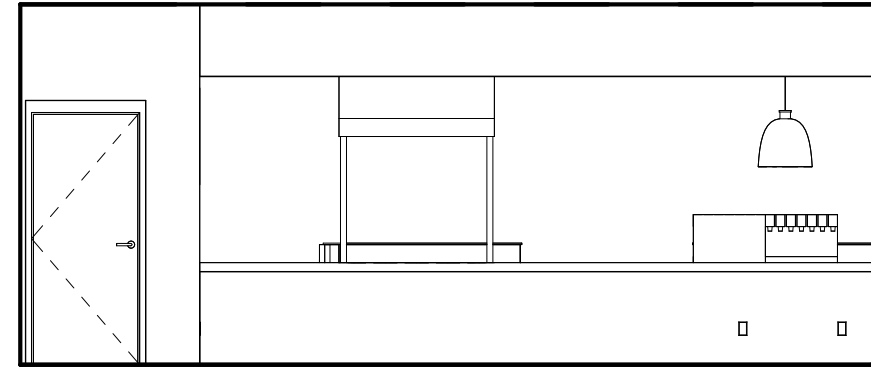
BACK OF HOUSE ELEVATIONS



SEE A-400 FOR KEYED NOTES

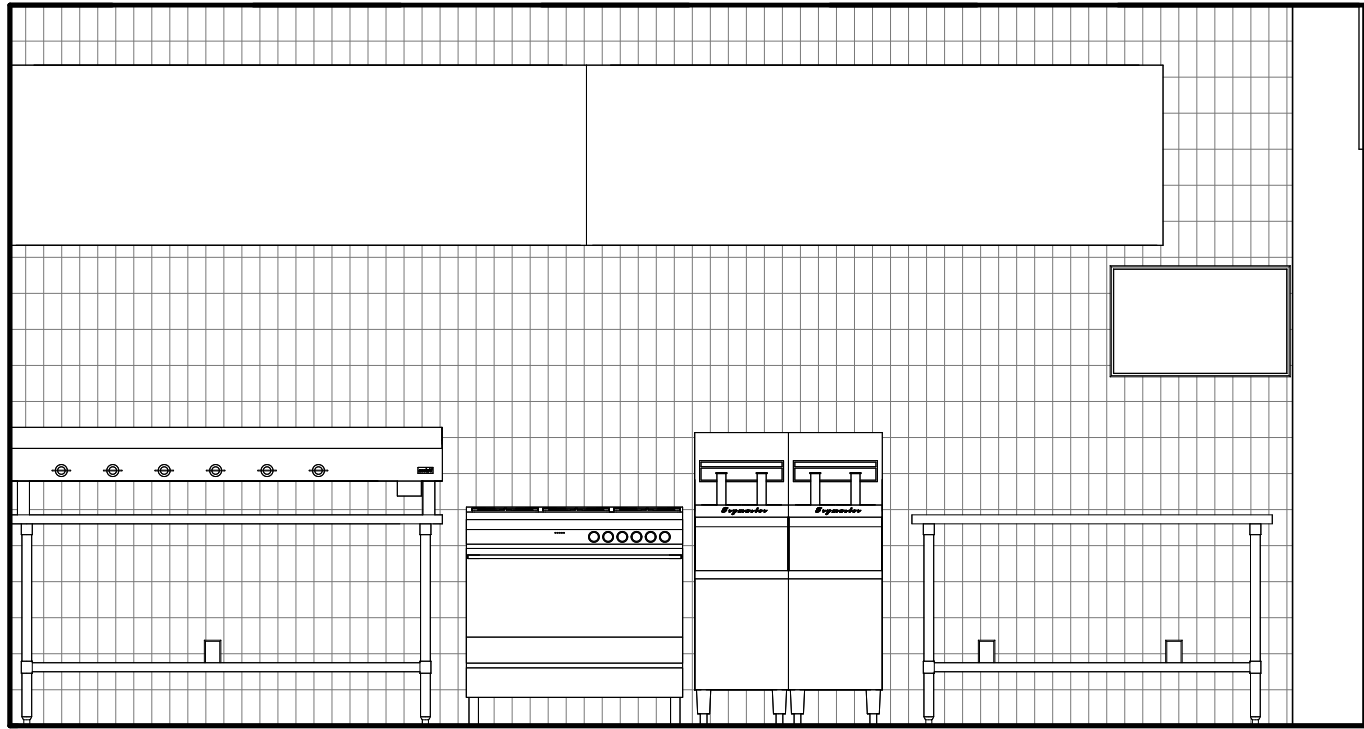


F2 ELEV. 2
3/16" = 1'-0"

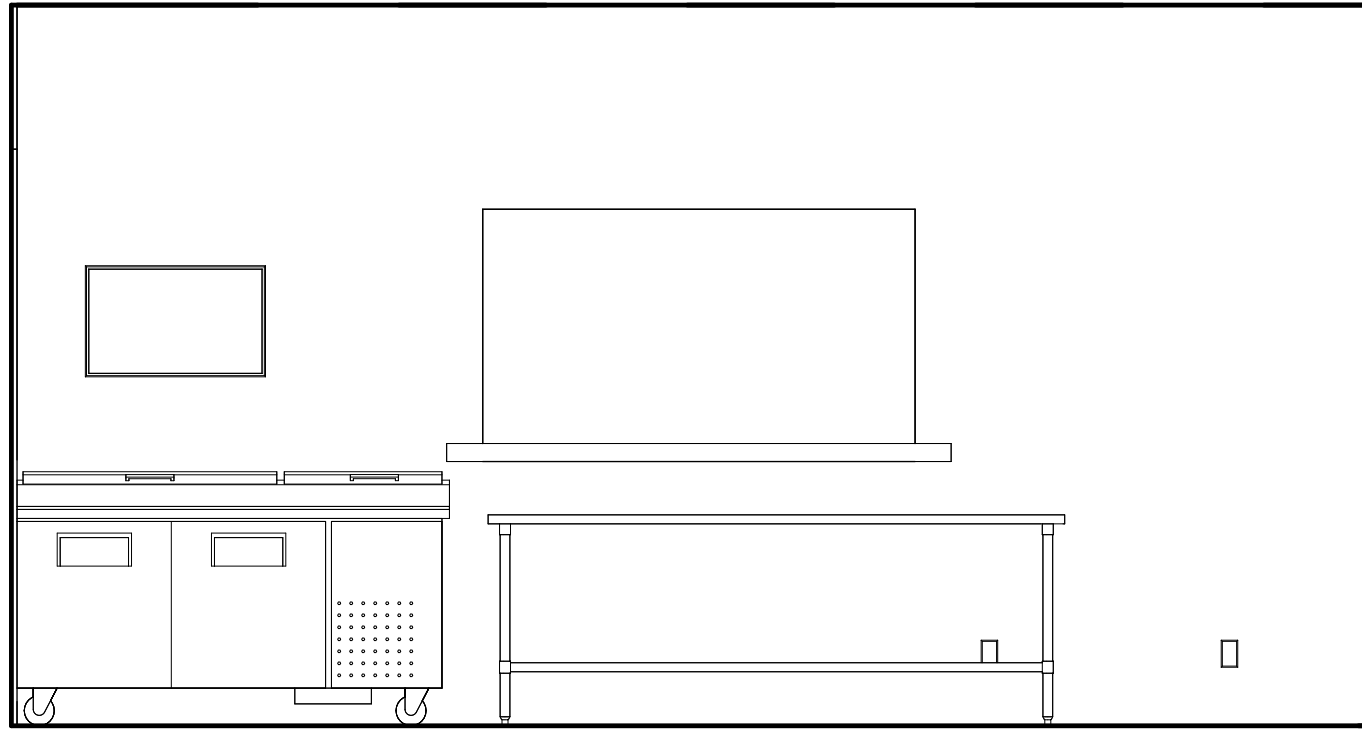


F1 ELEV. 1
3/16" = 1'-0"

FRONT OF HOUSE ELEVATIONS



C2 ELEV. 2
3/8" = 1'-0"

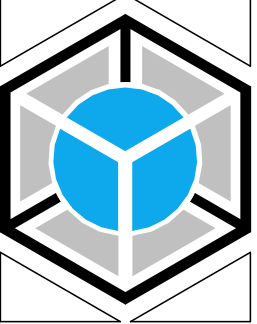


C1 ELEV. 1
3/8" = 1'-0"

COOK LINE ELEVATIONS

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THE AUTHOR. USE
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IN SEPARATE WRITTEN
AGREEMENT.

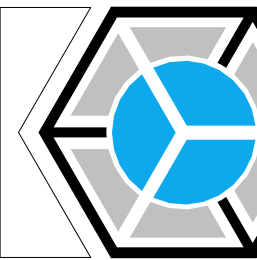
NO.	DATE	REVISION NOTES	BY	CHK	APP
E	07-09-21	CONCEPT FLOOR PLANS & ELEVATION	CJK	KCM	
A.D.	06-26-21	CONCEPT SITE PLANS	CJK	KCM	

BETOS
RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

INTERIOR ELEVATIONS

Iridium AE
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DRAWN BY: CJK, WSH
CHECKED BY: KCM
PROJECT NO.: (801) 974-5101
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DESIGN TEAM

9:06 am, Dec 19 2023



ISSUE DATE:
19 DEC 2023

REV. E

SHEET NO.:

A-401

PROJECT NO.
21-140

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The image displays three window elevation drawings, each with its own set of dimensions and labels. The drawings are oriented vertically on the page.

- WO2 (34) 3'-4"x9'-0"**: This drawing shows a single window unit. The overall height is 9'-0" and the width is 3'-4". The unit is divided into two main sections: a top section labeled WP5 and a bottom section labeled WP6. The top section has a height of 1'-8" and a width of 3'-0". The bottom section has a height of 7'-0" and a width of 6'-10".
- WO2 (6) 6'-6"x2'-0"**: This drawing shows a single window unit. The overall height is 2'-0" and the width is 6'-6". The unit is divided into two main sections: a top section labeled WP5 and a bottom section labeled WP5. The top section has a height of 1'-8" and a width of 3'-0". The bottom section has a height of 7'-0" and a width of 6'-10".
- WO1 7'-6"x6'-2"**: This drawing shows a single window unit. The overall height is 6'-2" and the width is 7'-6". The unit is divided into six main sections: WP1, WP2, WP3, WP4, WP4, and WP4. The top section has a height of 1'-10" and a width of 4'-2". The bottom section has a height of 3'-10" and a width of 2'-0". The right section has a height of 9'-0" and a width of 2'-10". The left section has a height of 6'-2" and a width of 3'-10".

A horizontal dashed line labeled "REF - LEVEL" is shown at the bottom of the drawings, with a vertical dimension of 100'-0" from the bottom of the page.

The diagram shows three door elevation drawings with their dimensions and labels:

- D107:** A double door with a transom. The overall width is 6'-6" and the overall height is 7'-0". The transom is 3'-0" wide and 2'-0" high. The door panels are labeled WP5, WP7, and WP5. The bottom panel is 1'-8" wide and 2'-0" high.
- D100:** A double door with a transom. The overall width is 6'-4" and the overall height is 7'-0". The transom is 3'-0" wide and 2'-0" high. The door panels are labeled WP8.
- F (TYP):** A typical door with a transom. The overall width is 3'-4" and the overall height is 7'-4". The transom is 3'-0" wide and 2'-0" high. The door panels are labeled WP5.

Below the drawings, the text "DOOR ELEVATIONS" is centered. To the right, there is a note "REF - LEVEL" and a symbol for a 100'-0" scale bar.

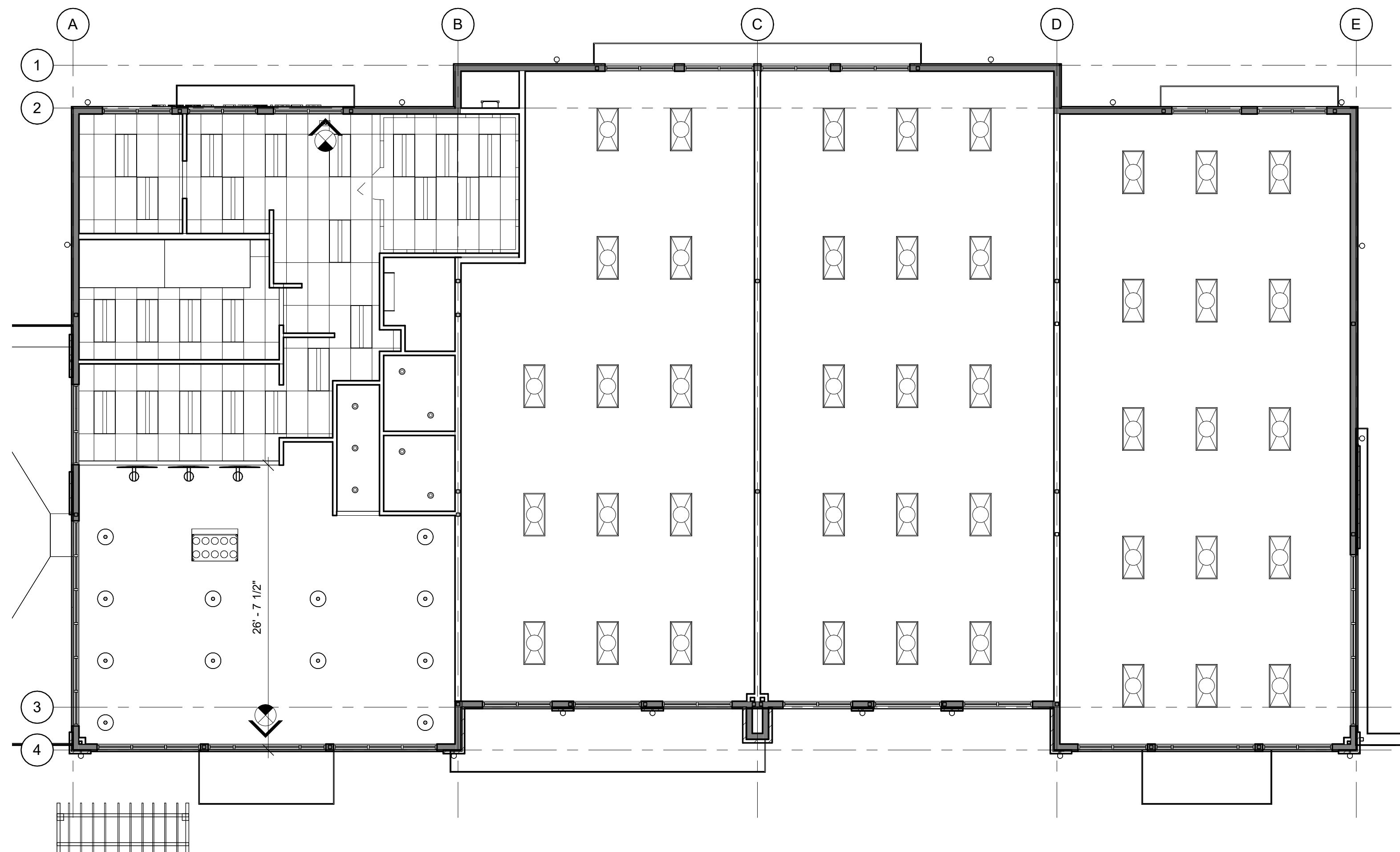
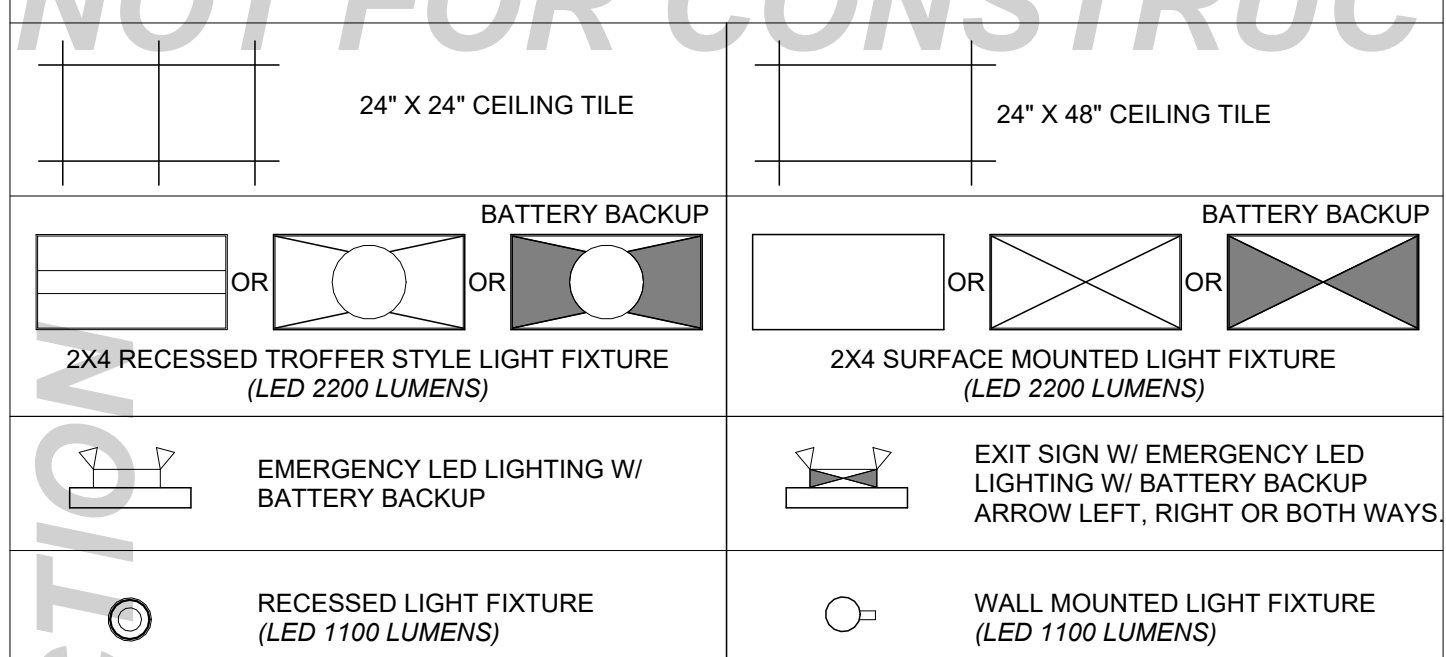
NOTE: COORDINATE ALL FINISHES WITH OWNER/ TENANT

OPEN CELLS IN SCHEDULES FOR USE BY OWNER AND CONTRACTOR - THIS SHEET TO HELP DURING BIDDING AND CONSTRUCTION

9:06 am, Dec 19 2023

The seal is circular with a double-lined border. The outer ring contains the text "STATE OF UTAH" at the top and "LICENSED ARCHITECT" at the bottom. Inside the ring, the name "KELLY C. MANCINI" is written in a semi-circle. In the center, the license number "1366238" is printed above a stylized signature of "K. Mancini".

REFLECTIVE CEILING LEGEND



MAIN REFLECTIVE CEILING PLAN

$$\frac{1}{8}'' = 1'-0'$$

ELEVATION NOTES

- | | |
|---|---------------------------|
| 1 | 2x4 GRID CEILING AT 10 FT |
| 2 | GYP CEILING AT 10 FT |
| 3 | OPEN TO STRUCTURE ABOVE |
| 4 | WOOD SLOPED CEILING |
| 5 | METAL AWNING |
| 6 | EXHAUST HOOD |
| 7 | HIGH MOUNTED ORDER TV'S. |

SUSPENDED CEILING NOTES

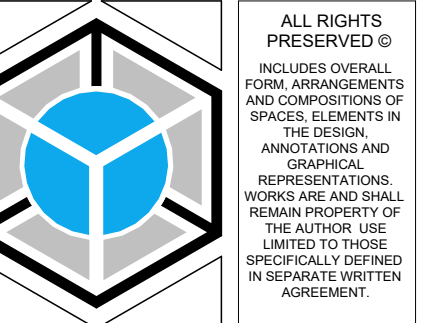
GENERAL

1. SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635, ASTM C 636, CISCA AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
2. ALL WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS IN ACCORDANCE WITH THE CEILING & INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION POLICY OF UPGRADING QUALITY.
3. THE CEILING CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF THE PLENUM SPACE PRIOR TO INSTALLATION OF CEILING SYSTEM AND SHALL NOTIFY THE GENERAL CONTRACTOR AND/OR OWNER OF ANY NOTICEABLE DEFECTS OF LEAKAGE OR CLEANLINESS IN VENTILATED CEILING SYSTEMS.
4. THE CEILING CONTRACTOR SHALL COOPERATE WITH THE GENERAL CONTRACTOR AND/OR OWNER AND WITH ALL TRADES TO INSURE A PROPER AND LASTING CEILING INSTALLATION.
5. THE ELECTRICIAN AND OTHER MECHANICAL TRADES SHALL COMPLETE ALL THEIR WORK THAT MUST BE DONE ABOVE THE CEILING BEFORE THE CEILING IS INSTALLED.
7. THE CEILING CONTRACTOR SHALL LEAVE CEILING IN A CLEAN AND UNDAMAGED CONDITION.
8. ALL ELEMENTS CONNECTING TO STRUCTURAL MEMBERS TO RECEIVE FIRE RATED COATING MUST BE INSTALLED PRIOR TO FIRE RATED COATING.
9. SUSPENDED CEILING SHALL BE SUBJECT TO THE SPECIAL INSPECTION REQUIREMENTS OF THE LATEST ADOPTED ICB.
10. PUNCH LIST WORK CONSISTS OF CORRECTING DEFECTS IN THE CEILING SYSTEM CAUSED BY MANUFACTURER OR INSTALLER. IF DAMAGE OCCURS BY OTHER TRADES, REPAIRS SHALL BE CONSIDERED ADDITIONAL WORK.

INSTALLATION GUIDELINES

1. CEILING PANEL AND TILE UNITS SHALL BE SO ARRANGED THAT UNITS LESS THAN ONE-HALF WIDTH OR LENGTH DO NOT OCCUR UNLESS OTHERWISE DIRECTED BY THE REFLECTED CEILING PLANS OR JOB CONDITIONS. VARIATIONS MUST BE APPROVED IN WRITING.
2. ALL PANEL, TILE JOINTS AND EXPOSED SUSPENSION SYSTEMS SHALL BE STRAIGHT AND IN ALIGNMENT.
3. ALL FINISHED CEILINGS SHALL BE LEVEL TO 1/4 INCH IN 12 FEET AT THE TIME OF INSTALLATION.
4. PANEL AND TILE UNITS SHALL BE NEATLY SCRIBED AGAINST ABUTTING SURFACES AND TO ALL PENETRATIONS OR PROTRUSIONS WHEN MOLDINGS ARE NOT REQUIRED.
5. PANEL AND TILE UNITS SURROUNDING RECESSED TROFFER LIGHTS AND SIMILAR OPENINGS SHALL BE INSTALLED WITH A POSITIVE METHOD TO PREVENT MOVEMENT OR DISPLACEMENT OF THESE UNITS.
6. PANEL AND TILE UNITS SHALL BE INSTALLED IN A UNIFORM MANNER WITH JOINTS NEAT AND FITTED TO HAIRLINE JOINTS BETWEEN ADJOINING UNITS.
7. WALL MOLDINGS SHALL BE FIRMLY SECURED, CORNERS NEATLY MITERED OR CORNER CAPS USED, IF PREFERRED.
8. ALL SPLY WIRES TO BE TAUT AND TIED, BOTH ENDS WITH MINIMUM OF THREE TURNS IN 1" OF RUN. ALL SPLY WIRES SHALL BE INSTALLED IN LINE WITH ATTACHED COMPONENT.
9. ALL CEILING HANGER WIRES SHALL BE FASTENED TO STRUCTURAL MEMBERS OF THE FLOOR OR ROOF ABOVE. WIRE JOISTS - 14X2 X 3 INCH LONG CLOSED EYE SCREWS W/1 INCH MIN PENETRATION INTO 2 INCH NOMINAL WOOD MEMBER, OR STAPLES WITH (3) NO. 9 WIRE GAGE STAPLES TO SIDE OF JOIST. FOR OPEN WEB JOISTS OR TRUSS, LOOP WIRE AROUND BOTTOM CHORD.
10. CHANGES IN CEILING PLANE ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
11. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE INDEPENDENTLY SUPPORTED AND BRACED INDEPENDENTLY OF THE CEILING.
12. INSTALL SMOKE DETECTORS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF LAYIN PANELS AND TILE UNITS.
13. A HEAVY-DUTY T-BAR GRID SYSTEM SHALL BE USED. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2 INCHES. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75-INCH CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
14. CEILING FIXTURES SHALL BE SUPPORTED WITH SUPPLEMENTAL HANGERS WITHIN 6 INCHES OF EACH CORNER. FIXTURES MUST BE LOCATED TO AVOID ECCENTRIC LOADING OF MAIN RUNNERS AND CROSS SECTIONS. DEVICES TO LIMIT ROTATION MUST SUPPORT THE FIXTURE IN A MANNER THAT THE MAIN AND CROSS RUNNERS ARE LOADED SYMMETRICALLY RATHER THAN ECCENTRICALLY.
15. ENDS OF MAIN AND CROSS MEMBERS SHALL BE TIED TOGETHER TO PREVENT SPREADING WITH THE USE OF STABILIZER BARS OR OTHER APPROVED METHOD.
16. FOR CEILING AREAS EXCEEDING 144 SQ FT HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURE SHALL BE PROVIDED. THE HORIZONTAL RESTRAINTS SHALL BE DESIGNED TO MINIMIZE DIAPHRAGM LOADS. EXCEPTION: RIGID BRACES MAY BE USED INSTEAD OF DIAGONAL SPLY WIRES. BRACES AND ATTACHMENTS TO THE STRUCTURE ABOVE SHALL BE ADEQUATE TO LIMIT RELATIVE LATERAL DEFLECTIONS A POINT OF ATTACHMENT OF CEILING GRID TO LESS THAN 0.25 INCH FOR THE LOADS PRESCRIBED IN IBC.
17. FOR CEILING AREAS EXCEEDING 2,500 SQUARE FEET, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION SHALL BE PROVIDED UNLESS ANALYSES ARE PERFORMED THAT DEMONSTRATE CEILING DEFLECTIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT.
18. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2-INCH (51 MM) OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 INCH IN ALL HORIZONTAL DIRECTIONS. ALTERNATIVELY, A SWING JOINT THAT CAN ACCOMMODATE 1 INCH (25 MM) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS SHALL BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.

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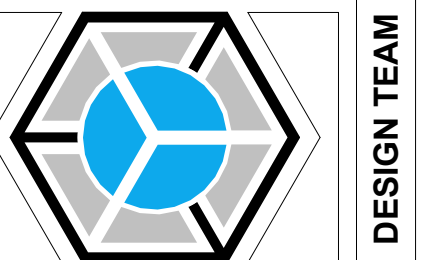
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BETOS
RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

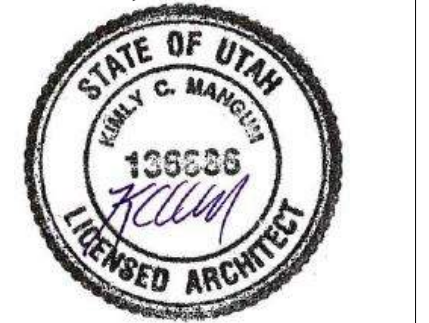
REFLECTIVE CEILING PLAN

Iridium AE
ARCHITECTURE & ENGINEERING

CHECKED BY:	KCM	(801) 974-5101 www.irdiumae.com
	KCM, CJK	



9:06 am, Dec 19 2023



ISSUE DATE: 19 DEC 2023	REV. A-D
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SHEET NO.:
A-701

OVERALL	1096 SQ FT	4 SQ FT (576 SQ IN)			
			LOW INTAKE (SOFFIT)	50% - 60%	289 - 346 SQ IN

NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

The floor plan shows a rectangular room with a diagonal partition. Key features include:

- Room Area:** 77 SF
- Equipment:** Two RTU (Rooftop Unit) units are shown, one near the top center and one near the bottom right.
- Dimensions:**
 - Horizontal dimension: 1/2" / 12"
 - Vertical dimension: 1/2" / 12"
- Grid Lines:** The plan is referenced to a grid with labels 1, 2, 3, 4 vertically and A, B horizontally.
- Structural Elements:** A diagonal beam or partition is shown on the left side, and a door is indicated at the bottom right.

OVERALL	1096 SQ FT	4 SQ FT (576 SQ IN)			
			LOW INTAKE (SOFFIT)	50% - 60%	289 - 346 SQ IN

NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

The floor plan shows a rectangular room with a diagonal partition. Key features include:

- Room Area:** 77 SF
- Equipment:** Two RTU (Rooftop Unit) units are shown, one near the top center and one near the bottom right.
- Dimensions:**
 - Horizontal dimension: 1/2" / 12"
 - Vertical dimension: 1/2" / 12"
- Grid Lines:** The plan is referenced to a grid with vertical lines A and B, and horizontal lines 1, 2, 3, and 4.
- Structural Elements:** A diagonal beam or partition is shown running from the bottom left towards the center.
- Entrances/Exits:** There are openings at the top and bottom right of the room.

OTHER			
UNDER EAVE	6.5 SQ IN/FT	54 LF	
CONT	9 SQ IN/FT	39 UNITS	UNI
OTHER			

OTHER			
UNDER EAVE	6.5 SQ IN/FT	54 LF	
CONT	9 SQ IN/FT	39 UNITS	UNI
OTHER			

INSTALL (1) 22" X 30" MIN. WEATHER RESISTANT METAL EXTERIOR ACCESS DOOR W/ KEYED SECURE LOCKING MECHANISM. EA. END OF ROOF AREA.

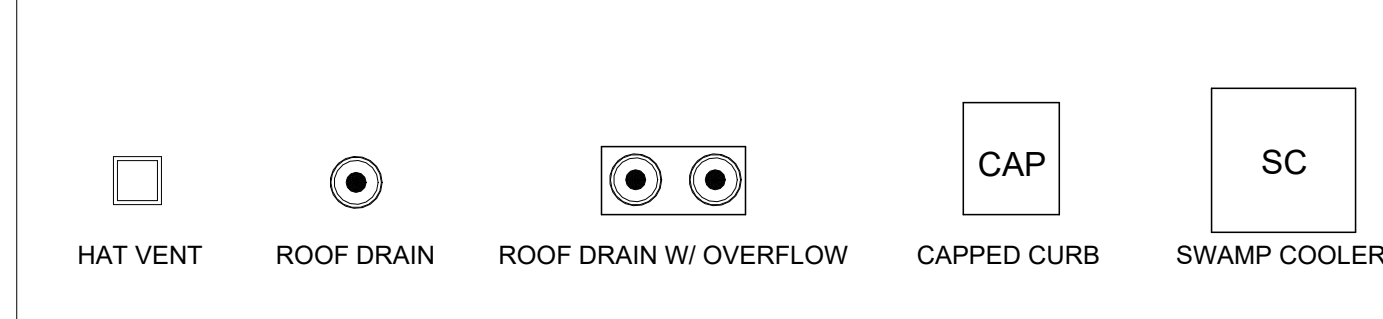
- INSTALL (1) 22" X 30" MIN. WEATHER RESISTANT METAL EXTERIOR ACCESS DOOR W/ KEYED SECURE LOCKING MECHANISM. EA. END OF ROOF AREA.

GROUP A	5801 SF	3	1920 SF	2 IN	1
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GROUP A	5801 SF	3	1920 SF	2 IN	1
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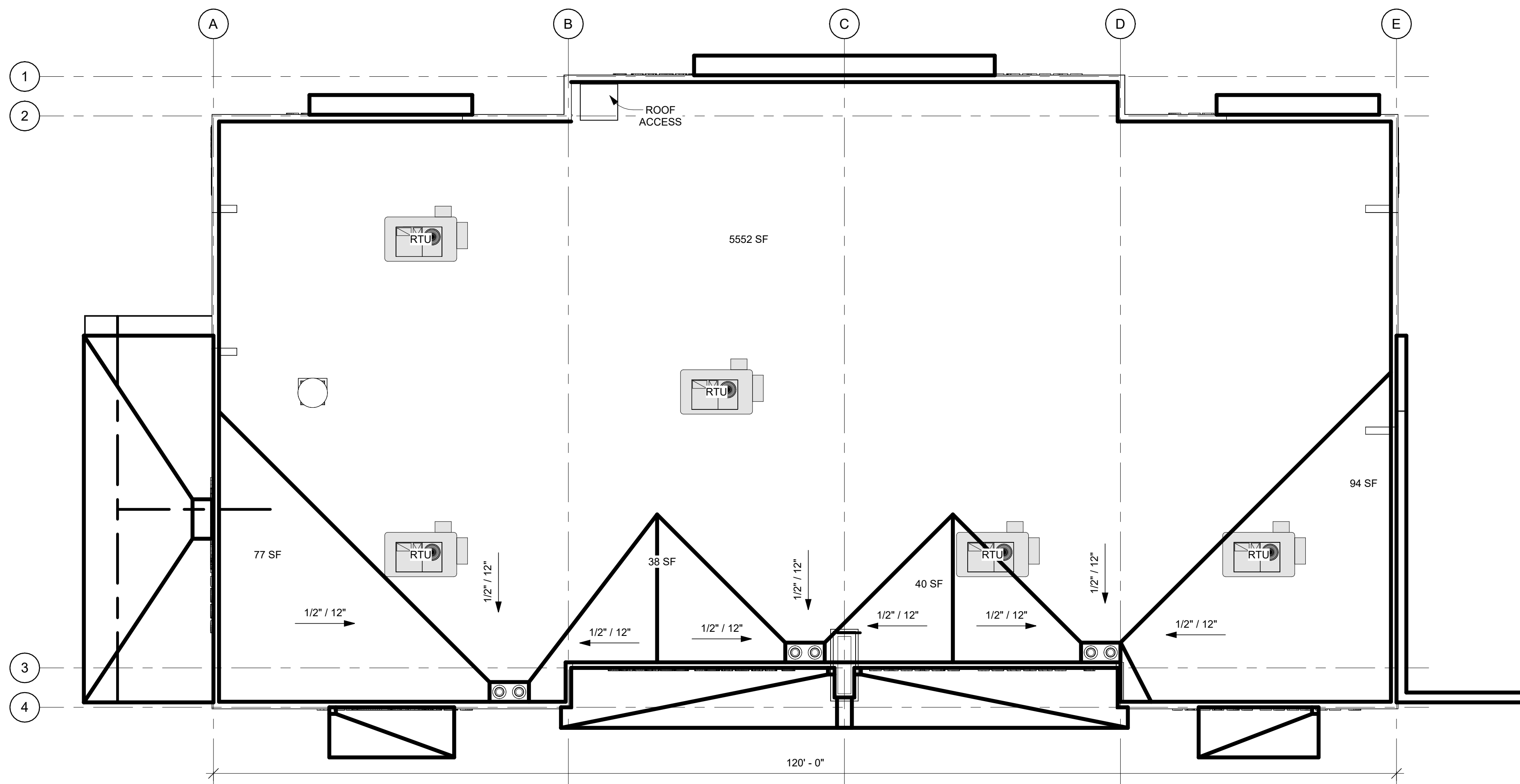
1

HAT VENT ROOF DRAIN ROOF DRAIN W/ OVERFLOW CAPPED CURB SWAMP COOLER



5. MAINTAIN MINIMUM 1/8" / 12" VALLEY SLOPE.

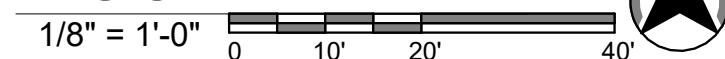
5. MAINTAIN MINIMUM 1/8" / 12" VALLEY SLOPE.



NOTE: CONTINUOUS RIDGE & SOFFIT VENTS RECOMMENDED. ROOF VENTILATION DEVICES NOT SHOWN

1/8" = 1'-0"

0 10' 20' 40'



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FORM, ARRANGEMENTS
AND COMPOSITIONS OF
SPACES, ELEMENTS IN
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ROOF PLAN		CONCEPT SITE PLANS		REVISION NOTES	
A-D	08-26-21	CJK	KCM	BY	CHK
NO.	DATE				ADD
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CARL, WSON		KCM	(801) 974-5101 www.iridiumae.com
CHECKED BY:		KCM, CJK	

DESIGN TEAM

9:06 am, Dec 19 2023



SUE DATE:
19 DEC 2023

REV.
A-D

SHEET NO.:

A-800

OBJECT NO.:
21-140

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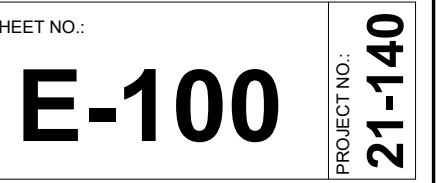
COLORED EXTERIOR ELEVATION RENDERINGS



SHEET NO. 1

A-900

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ELECTRICAL KEYED NOTES

- | | | | |
|---|--|----|---|
| 1 | INSTALL (2) OUTLETS AT 108" ON WALL FOR TELEVISION TYPE MENU | 7 | INSTALL WPGFCI FOR HOLIDAY LIGHTING ABOVE ROOF IN PARAPET ON SOUTH AND NORTH END OF BUILDING. |
| 2 | INSTALL OUTLET AT 72" FOR DRIVE THROUGH MONITOR. | 8 | PROVIDE JUNCTION BOX ABOVE CEILING FOR SIGNAGE. |
| 3 | INSTALL OUTLETS AT 72" ON WALL FOR POS SYSTEM. | 9 | PROVIDE JUNCTION BOX IN ROOF FOR MAIN SIGN |
| 4 | | 10 | ELECTRICAL PANEL LOCATION (CKT # A-41) |
| 5 | | 11 | OUTLET TO HOLIDAY LIGHT OUTLET ON ROOF |
| 6 | | 12 | JUNCTION BOX FOR SIGNAGE |

No.	ELECTRICAL NOTES
-----	------------------

COORDINATE WITH TENANT

1. ROUGH INTERCOM SYSTEM WIRING WITH CONDUIT AND OTHER NECESSARY WORK.
2. INSTALL 4 GANG BOX DATA CABLE WIRED IN FOR CAT 5 OR JUST 4 GANG BOX WITH CONDUIT THAT CONNECTS CAT 5 CABLE FROM THE OFFICE TO THE DRIVE THROUGH WINDOW AND THEN REPEATED FROM THE OFFICE TO THE FRONT COUNTER FOR REGISTER WIRING.
3. WHERE THE POWER COMES IN ON EACH SIDE OF THE FRONT COUNTER, PROVIDE A MIN OF 4 FEET FLEX CONDUIT ON EACH SIDE THAT IS WIRED BUT NOT LIVE. PULL THE FLEX CONDUIT UNDER THE COUNTER TO WIRE THE OUTLETS AND HAVE A STRAIGHT SHOT FOR POS POWER NEEDS.
4. CONDUITS NEEDED FOR HME DRIVE THROUGH SYSTEM ARE AS FOLLOWS:
 - A. ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL DRIVE OVER TO NOTIFY THAT A CAR HAS ENTERED THE DRIVE.
 - B. TWO 1" CONDUIT WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (ONE FOR DIGITAL SIGNAGE AND ONE FOR DEDICATED HME COMMUNICATIONS).
 - C. ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM JUNCTION BOX PANEL TO MENU/ SPEAKER POST (FOR POWER).
 - D. ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM MENU/ SPEAKER POST TO IN-GROUND MENU/ SPEAKER POST LOC.
 - E. ONE 1/2" CONDUIT WILL NEED TO BE RUN FROM 4X4 HME DEDICATED JUNCTION BOX TO LOCATION IN DRIVE THROUGH WHERE CAR WILL SIT WHILE PAYING AND PICKING UP THEIR ORDER.



2 - DATA PLAN

[illegible]

BETOS
RESTAURANT/DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

ELECTRICAL LV PLANS

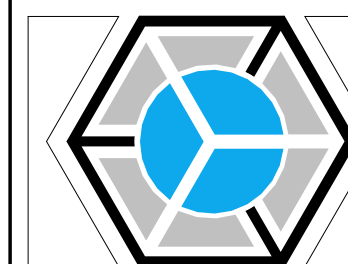
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CHECKED BY:	Checker
DESIGNED BY:	Designer

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Murray, UT 84123

(801) 974-5101

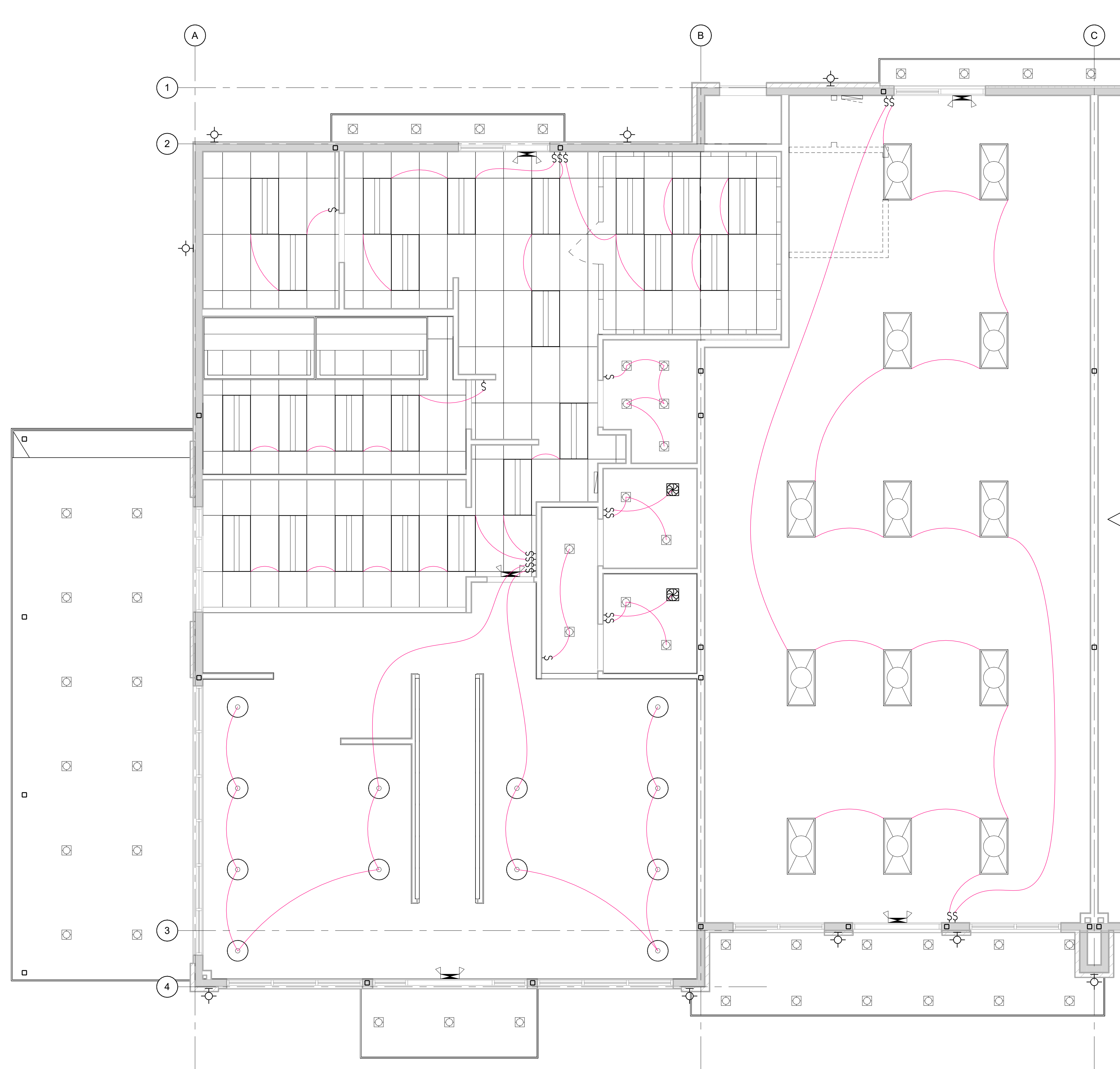
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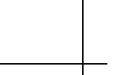
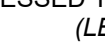
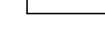


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 24" X 24" CEILING TILE	 24" X 48" CEILING TILE
 OR  OR  BATTERY BACKUP 2X4 RECESSED TROFFER STYLE LIGHT FIXTURE (LED 2200 LUMENS)	 OR  OR  BATTERY BACKUP 2X4 SURFACE MOUNTED LIGHT FIXTURE (LED 2200 LUMENS)
 EMERGENCY LED LIGHTING W/ BATTERY BACKUP	 EXIT SIGN W/ EMERGENCY LED LIGHTING W/ BATTERY BACKUP ARROW LEFT, RIGHT OR BOTH WAYS.
 RECESSED LIGHT FIXTURE (LED 1100 LUMENS)	 WALL MOUNTED LIGHT FIXTURE (LED 1100 LUMENS)

[illegible]

B LIGHTING PLAN - UNTIS A &

CJK, WJN	JAK	(801) 974-5101 www.indiumae.com
	JAK, CJK	

DESIGN TEAM

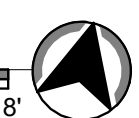


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E-700

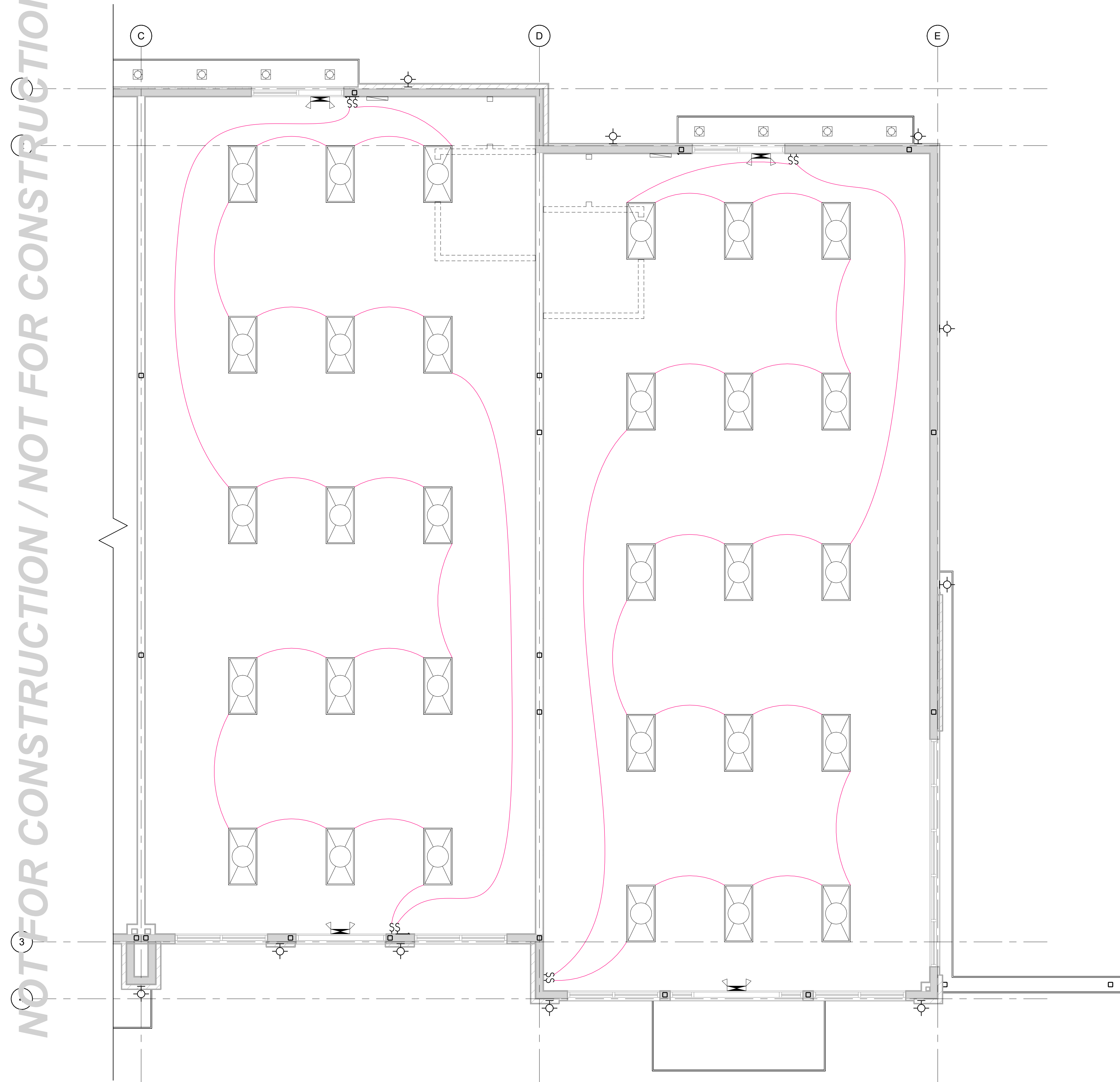
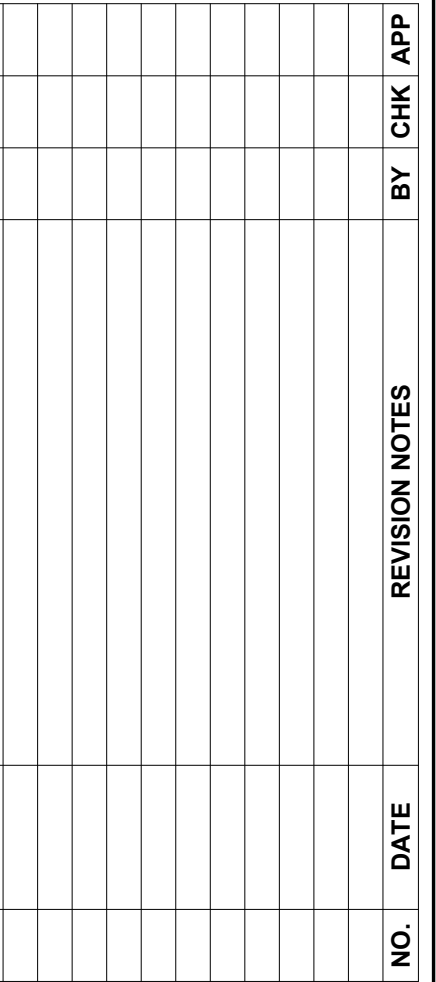
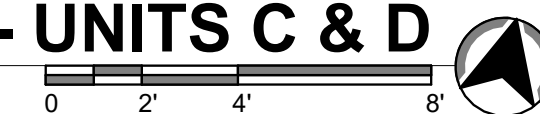
41-17

1/4" = 1'-0"



PLOT DATE: 12/19/2023 9:03:13 AM

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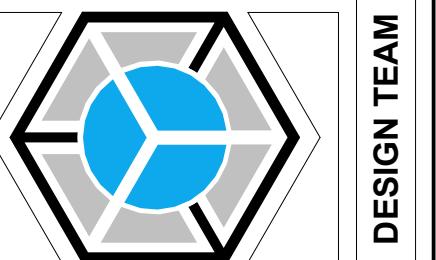

$$\frac{1}{4}'' = 1'-0''$$


BETOS
RESTAURANT/ DINER
LOT 2, EAGLE MOUNTAIN BUSINESS CAMPUS
- PLAT "C"

D LIGHTING PLAN - UNITS C &

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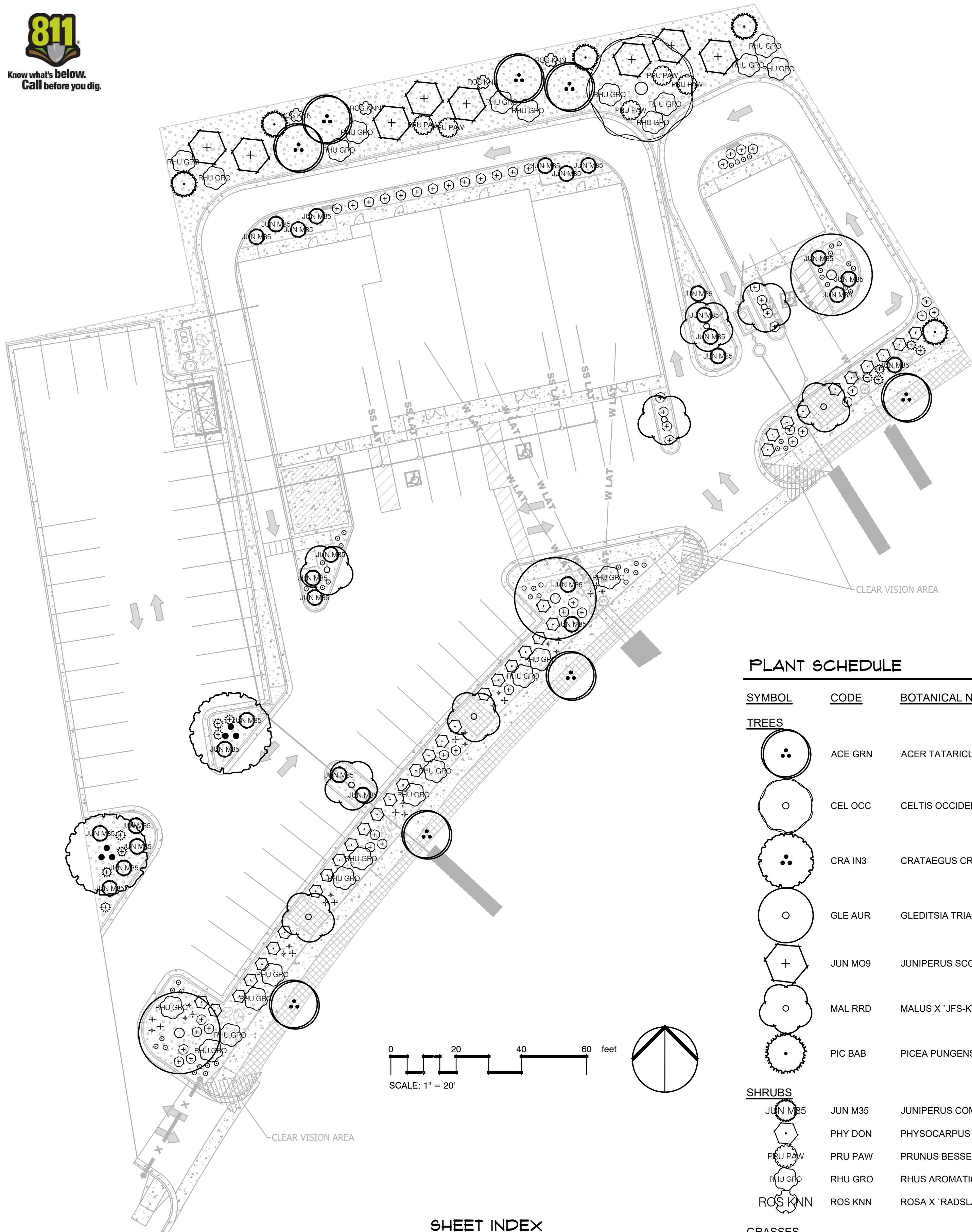
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21-140



FINE GRADING NOTES

1. CONTRACTOR SHALL FINE GRADE AREAS PRIOR TO PLANTING. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND ENSURE POSITIVE DRAINAGE.
2. THE CONTRACTOR SHALL MEET EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AT PROJECT BOUNDARIES.
3. LANDFORMS, MOUNDS, AND SWALES SHALL BE GRADED TO A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDFORM CONTINUITY.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS (NOT POT BOUND); A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS; AND BE FREE OF BRUISES, CUTS, OR OTHER ABNORMALITIES.
2. QUANTITIES SHOWN ON PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
3. NO PLANT SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE ARCHITECT, OWNER AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN.
5. PROTECTED PLANT MATERIAL THAT IS DESTROYED OR DIES DURING CONSTRUCTION PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY.

6. PLANT MATERIALS BEST SIDE SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS PLANTINGS AT MATURITY SHALL MAINTAIN 6'-0" CLEARANCE AROUND FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
7. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN SIGHT DISTANCE TRIANGLES.
8. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM CITY WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
9. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB, EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' AT MATURE SIZE.
10. THE IRRIGATION SYSTEM IS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
11. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 2 DAYS PRIOR TO WHEN PLANTS WILL BE LAID OUT SO THAT THE LANDSCAPE ARCHITECT MAY ADJUST THEM ONSITE AS REQUIRED.
12. IF TREES AND PLANTS ARE TO BE STOCKPILED ONSITE, A TEMPORARY IRRIGATION SYSTEM ON AN AUTOMATIC TIMER MUST BE SET UP PRIOR TO THEIR DELIVERY.
13. UNLESS OTHERWISE SPECIFIED THE CONTRACTOR SHALL AMEND AND TILL EXISTING SOILS TO A DEPTH OF AT LEAST 6" OBTAIN A NEUTRAL PH WITH APPROXIMATELY 2% MINIMUM ORGANIC CONTENT.
14. DO NOT STAKE TREES UNLESS THEY ARE PLACED ON 30% SLOPE OR GREATER, UNLESS OTHERWISE IDENTIFIED ON LANDSCAPE PLAN.
15. CONTRACTOR INSTALLING PLANTS WILL BE RESPONSIBLE FOR THEM FOR ONE YEAR AFTER INSTALLATION.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS	WATER USE	MATURE HEIGHT	MATURE WIDTH
TREES										
	ACE GRN	ACER TATARICUM 'GARANN'	HOT WINGS® TATARIAN MAPLE	2" CAL.	8	1/L03	DROUGHT TOLERANT	Low - Medium	15 - 25ft. ht.	15 - 25ft. w.
	CEL OCC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	1	1/L03	DROUGHT TOLERANT	Medium	40 - 65ft. ht.	40 - 65ft. w.
	CRA IN3	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	MULTI-TRUNK	2	1/L03	DROUGHT TOLERANT	Medium	15 - 25ft. ht.	15 - 25ft. w.
	GLE AUR	GLEDITSIA TRIACANTHOS 'AUREA'	GOLDEN HONEY LOCUST	2" CAL.	3	1/L03	DROUGHT TOLERANT	Low - Medium	25 - ' ht.	25 - 40ft. w.
	JUN MO9	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	8' HT.	8	1/L03	DROUGHT TOLERANT	Low - Medium	10 - ' ht.	6 - 10ft. w.
	MAL RRD	MALUS X 'JFS-KW5'	ROYAL RAINDROPS® CRABAPPLE	2" CAL.	8	1/L03	DROUGHT TOLERANT	Medium	15 - 25ft. ht.	10 - ' w.
	PIC BAB	PICEA PUNGENS GLAUCA 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	8' HT.	5	1/L03	DROUGHT TOLERANT	Medium	25 - ' ht.	
SHRUBS										
	JUN M35	JUNIPERUS COMMUNIS 'MONDAP'	ALPINE CARPET® COMMON JUNIPER	5 GAL.	29	4/L03	DROUGHT TOLERANT	Low	6 - 18in. ht.	1 - 3ft. w.
	PHY DON	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	36		DROUGHT TOLERANT	Low - Medium	3 - 6ft. ht.	3 - 6ft. w.
	PRU PAW	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.	5	4/L03	DROUGHT TOLERANT	Low	6 - 18in. ht.	3 - 6ft. w.
	RHU GRO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	24	4/L03	DROUGHT TOLERANT	Very low - Medium	6 - ' ht.	3 - 1' w.
	ROS KNN	ROSA X 'RADSLAM'	ORANGE GLOW™ KNOCK OUT® ROSE	5 GAL.	4	4/L03	DROUGHT TOLERANT	Medium	3 - 6ft. ht.	1 - 3ft. w.
GRASSES										
	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL.	12	5/L03	DROUGHT TOLERANT	Low	18 - 36in. ht.	1 - 3ft. w.
	HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	48	5/L03	DROUGHT TOLERANT	Low	18 - 36in. ht.	1 - 3ft. w.
PERENNIALS										
	AGA GHR	AGASTACHE X 'MANGO TANGO'	MANGO TANGO ANISE HYSSOP	1 GAL.	46	5/L03	DROUGHT TOLERANT	Medium	6 - 18in. ht.	1 - 3ft. w.
	GAU WHI	GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	WHIRLING BUTTERFLIES GAURA	1 GAL.	27	5/L03	DROUGHT TOLERANT	Low - Medium	3 - 6ft. ht.	1 - 3ft. w.

SHEET INDEX

SHEET	DESCRIPTION
L01	Landscape Planting Plan
L02	Landscape Materials Plan
L03	Landscape Details
L04	Landscape Irrigation Plan
L05	Landscape Irrigation Schedule and Notes
L06	Landscape Irrigation Details

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Sheet Name:

LANDSCAPE
PLANTING
PLAN

Sheet Number:

L01



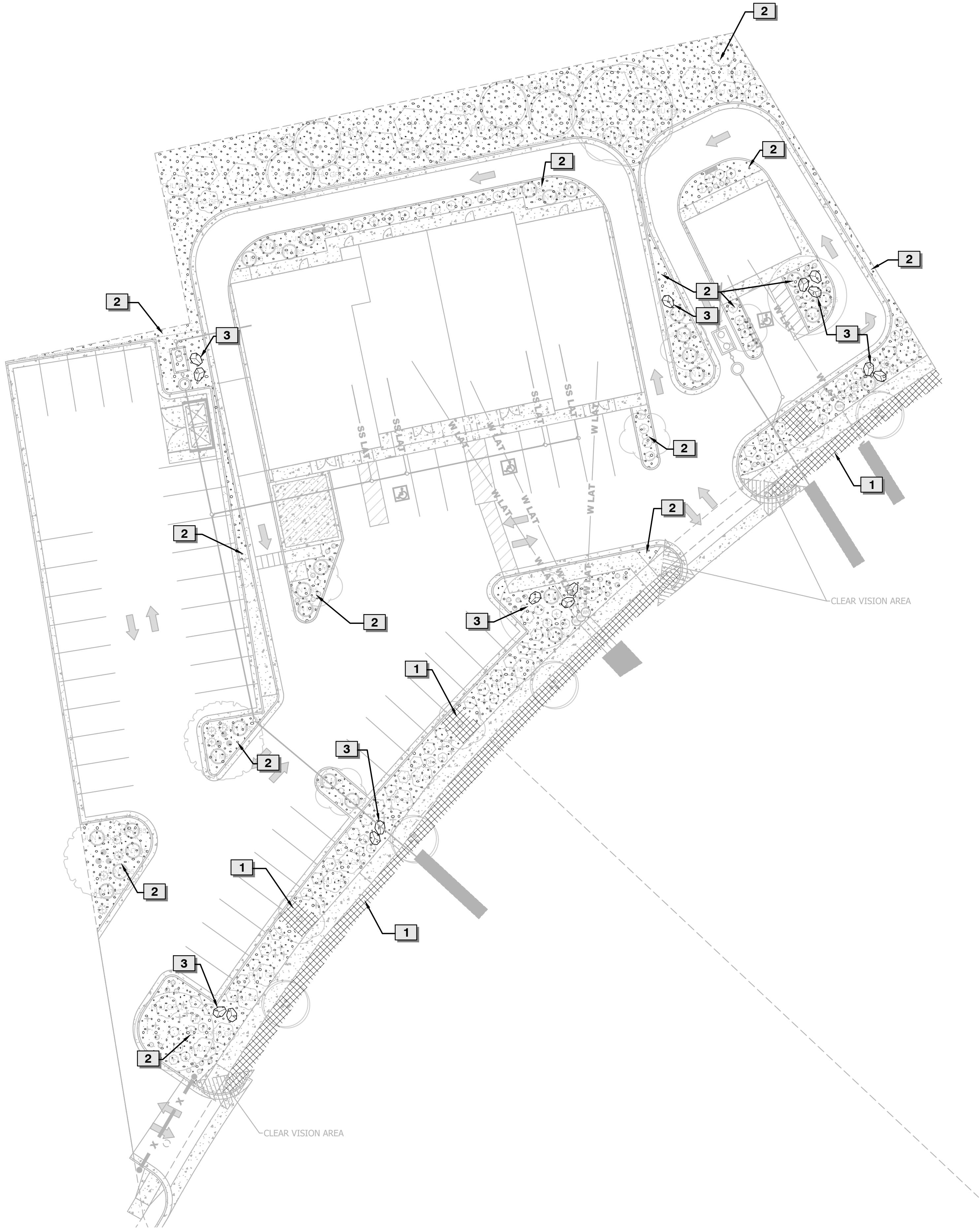
BETOS DRIVE THRU - EAGLE MOUNTAIN
35 WEST 5300 SOUTH
EAGLE MOUNTAIN, UTAH

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LANDSCAPE
MATERIALS
PLAN

Sheet Number:
L02



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	1 3-8" ROYAL COBBLE OVER WEED FABRIC	1,601 SF	7/L03
	2 1 1/2" ROYAL GRAVEL OVER WEED FABRIC	10,894 SF	7/L03
SYMBOL	DESCRIPTION	QTY	DETAIL
	3 2-4' BOULDER	15	6/L03

MATERIALS NOTES

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS. COORDINATE WITH GENERAL CONTRACTOR FOR ROUGH GRADING ELEVATIONS. ALLOW FOR STONE MULCH 3" DEEP.
2. CONTRACTOR TO INSTALL DEWITT 20 YEAR WOVEN POLYPROPYLENE (OR APPROVED SIMILAR) WEED FABRIC AND APPLY PRE-EMERGENT HERBICIDE IN ALL MULCH AREAS.



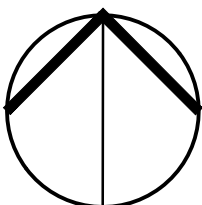
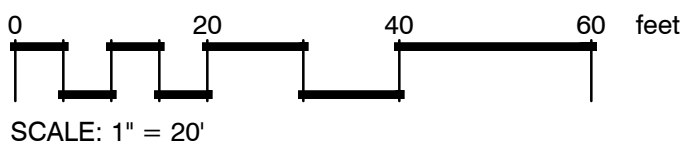
3-8" Royal Cobble Over Weed Fabric

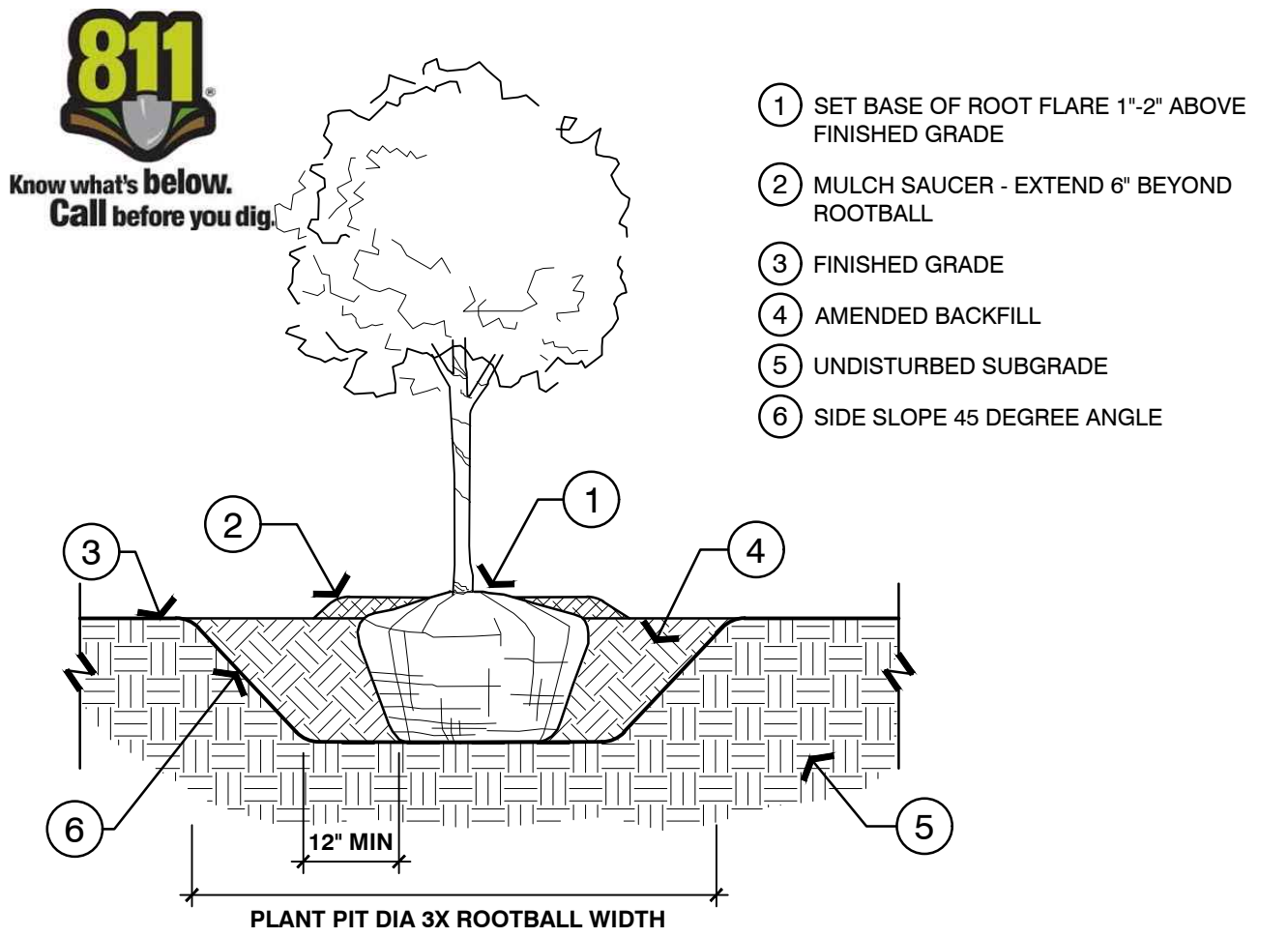


1 1/2" Royal Gravel Over Weed Fabric

SHEET INDEX

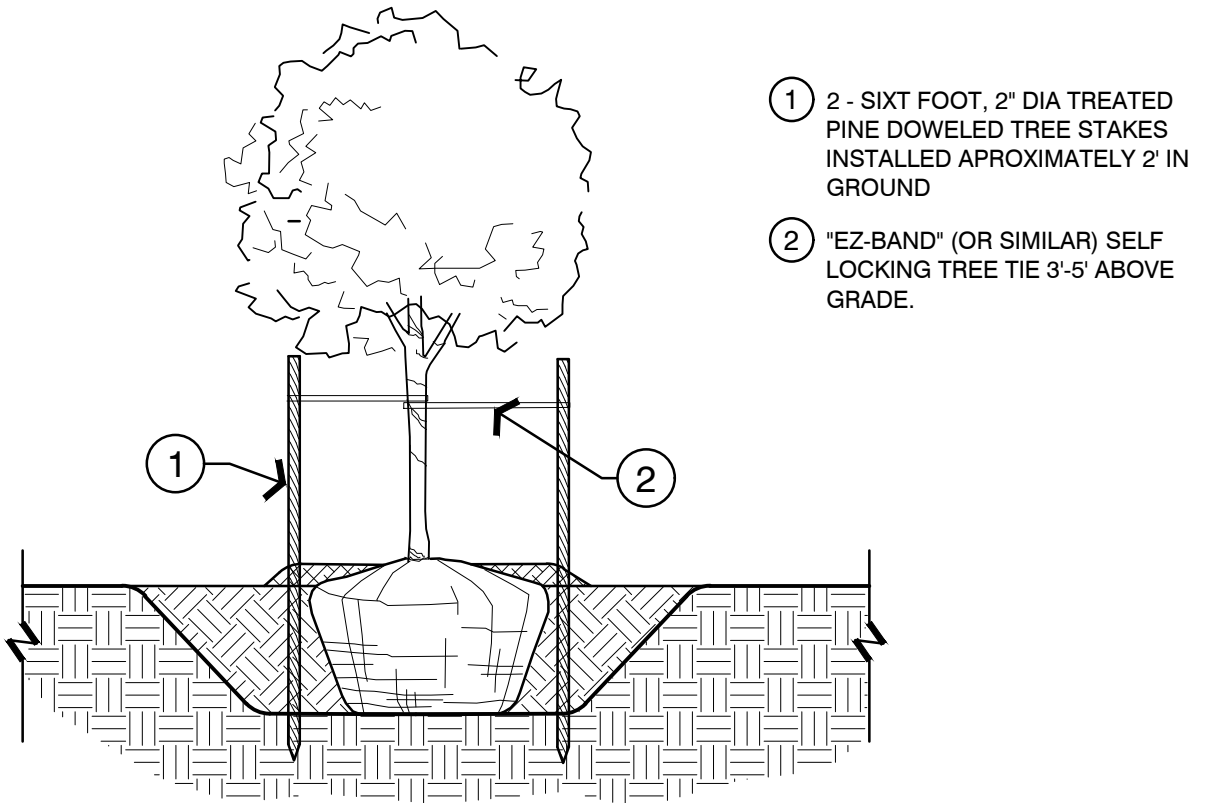
SHEET	DESCRIPTION
L01	Landscape Planting Plan
L02	Landscape Materials Plan
L03	Landscape Details
L04	Landscape Irrigation Plan
L05	Landscape Irrigation Schedule and Notes
L06	Landscape Irrigation Details





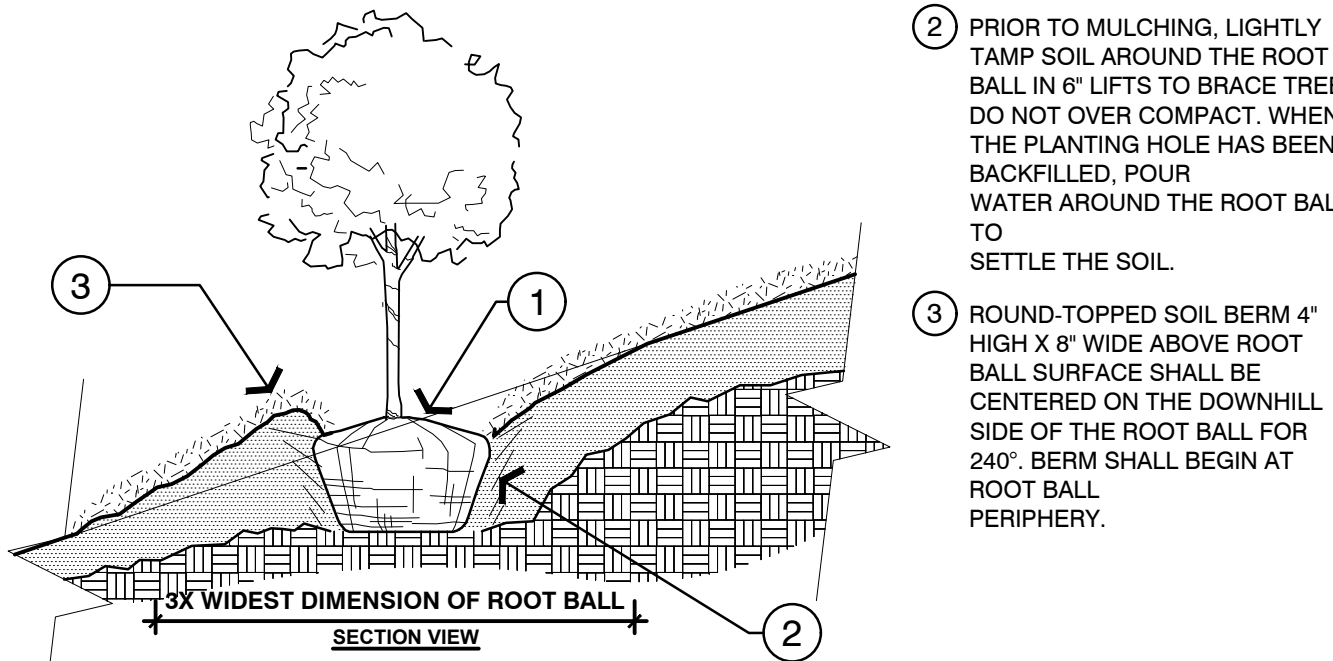
NOTE:
1. AFTER PLACEMENT, CUT AND REMOVE ALL LACING WIRE BASKETS FROM ROOTBALL. REMOVE BURLAP FROM SIDES OF ROOTBALL, RETAIN ON BOTTOM.
2. END WEED BARRIER FABRIC AND MULCH 4" FROM TREE TRUNK. MAINTAIN 8" DIA. SPACE AROUND TRUNK TO AVOID GIRDLING TRUNK WITH WEED FABRIC AND MULCH.

1 TREE PLANTING
1/2" = 1'-0" P-CO-BET-01

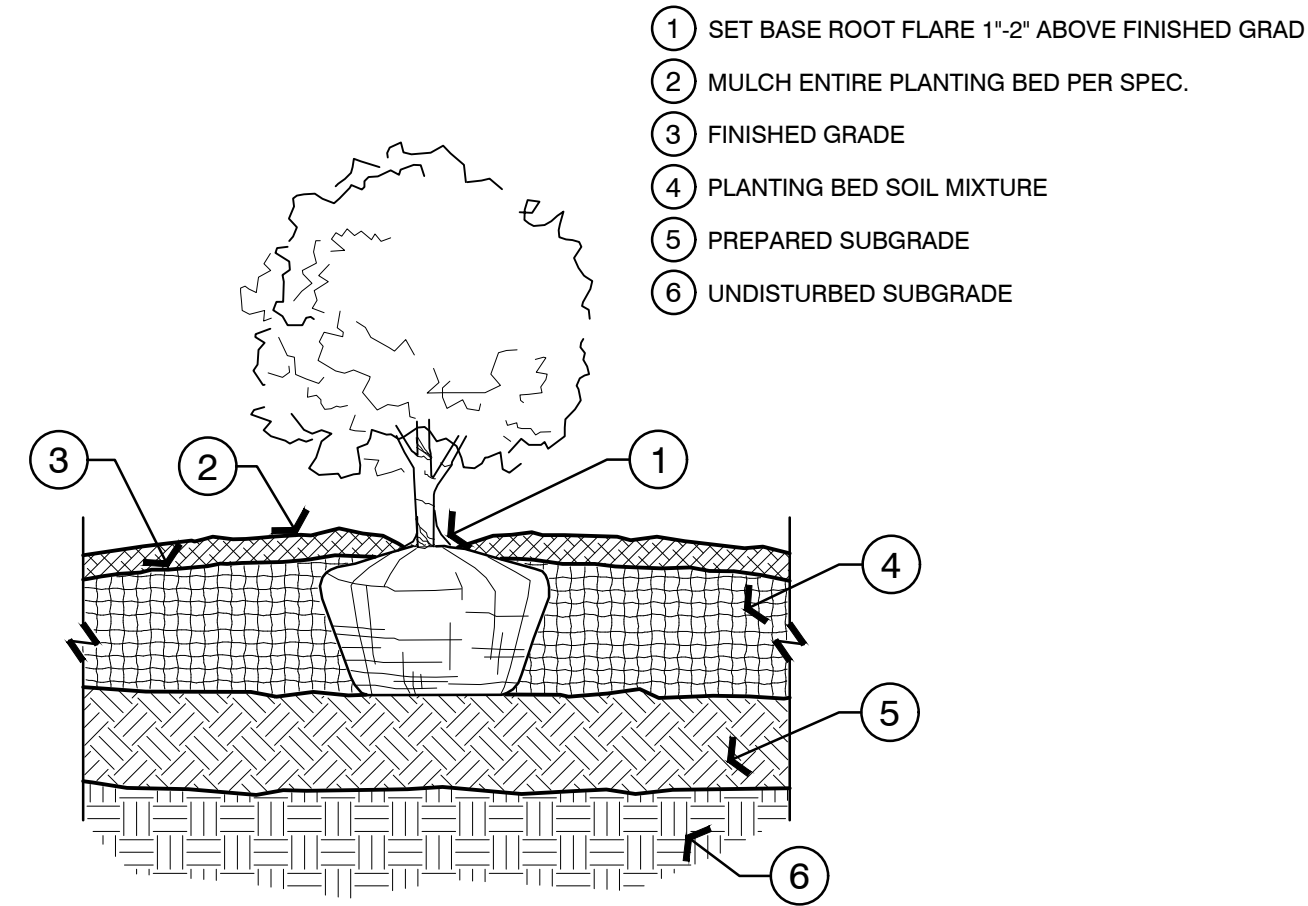


NOTE:
1. ANY STAKING WILL BE IN ACCORDANCE WITH CURRENT HORTICULTURE PRACTICE. STAKING OF TREES WILL BE WITH WOODEN STAKES PLACED OUTSIDE OF THE ROOTBALL.
2. ONLY STAKE TREES WHEN SITE OR TREE CONDITIONS REQUIRE STAKING FOR TREE TO REMAIN UPRIGHT.
3. SEE DETAILS FOR TREE PLANTING

2 TREE STAKING
1/2" = 1'-0" P-CO-BET-02

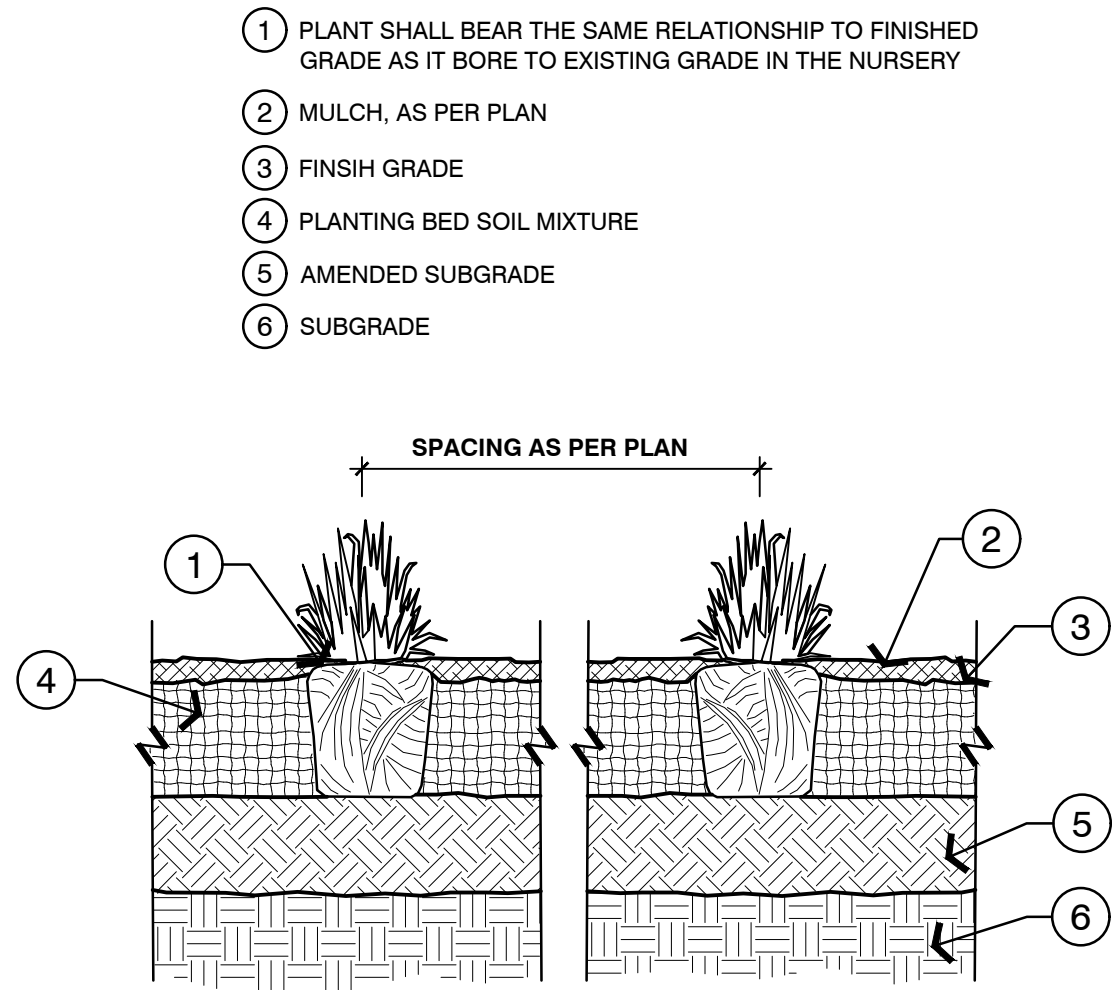


3 TREE PLANTING ON HILL
1/2" = 1'-0" P-CO-BET-03

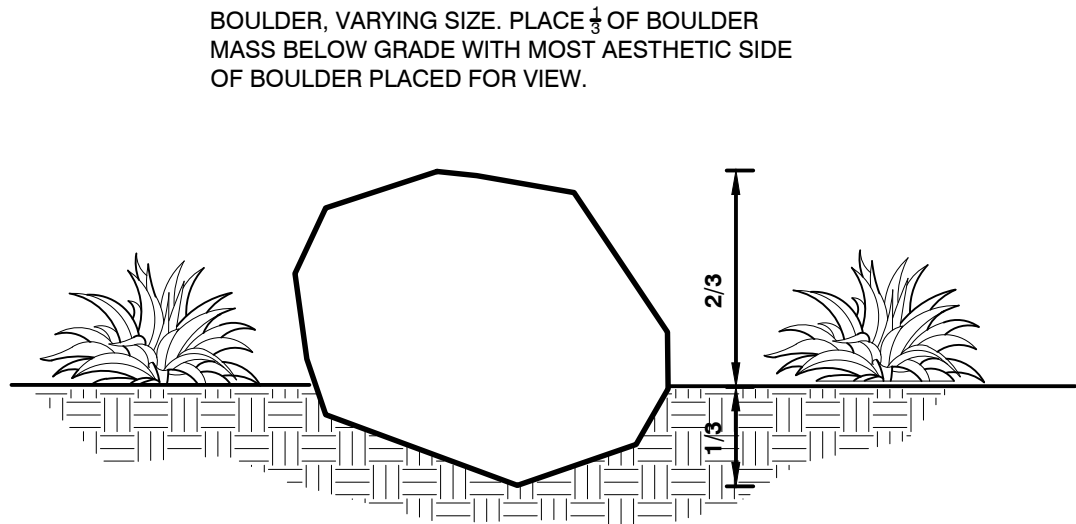


NOTE:
1. CONTAINER SHRUBS: CUT AND COMPLETELY REMOVE PLASTIC CONTAINER AT TIME OF PLANTING. GENTLY TEASE ROOTS AROUND ROOTBALL. DO NOT BREAK OR TWIST ROOTS.

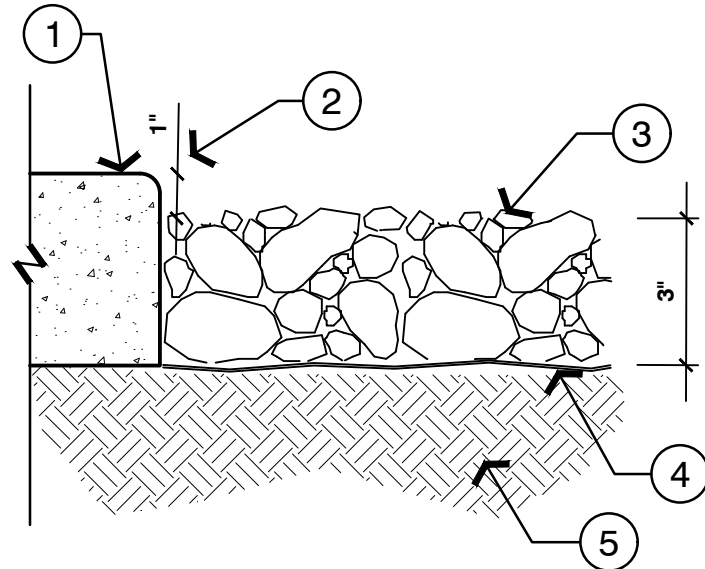
4 TYPICAL SHRUB PLANTING
1 1/2" = 1'-0" P-CO-BET-04



5 TYPICAL GRASS AND PERENNIAL PLANTING
1 1/2" = 1'-0" P-CO-BET-05



6 BOULDER
NTS P-CO-BET-06



7 COBBLE OR ROCK MULCH
3" = 1'-0" P-CO-BET-07

REV	DATE	DESCRIPTION

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LANDSCAPE
DETAILS

Sheet Number:
L03

SHEET INDEX

SHEET	DESCRIPTION
L01	Landscape Planting Plan
L02	Landscape Materials Plan
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BETOS DRIVE THRU - EAGLE MOUNTAIN
35 WEST 5300 SOUTH
EAGLE MOUNTAIN, UTAH

REV	DATE	DESCRIPTION

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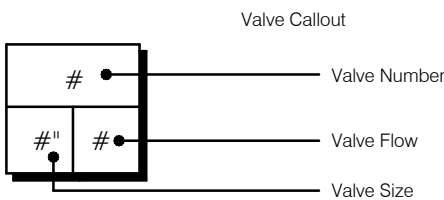
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**LANDSCAPE
IRRIGATION
PLAN**

Sheet Number:
L04

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XZ-100-IVM 1" WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBIVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI FLOW-INDICATING BASKET FILTER 0.3-20 GPM	3	6/L06
	PIPE TRANSITION POINT IN DRIP BOX. PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20	7/L06
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 20PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (6 assigned to each 2" Cal. plant) 20PC emitters (6 assigned to each 8' Ht. plant) 20PC emitters (2 assigned to each 5 gal. plant) 20PC emitters (6 assigned to each Multi-Trunk plant)	10,459 S.F.	8/L06

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD 3-RC 3/4" 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	1	3/L06
	MUELLER 1" STOP AND WASTE VALVE BRASS STOP AND WASTE VALVE TO BE SET BY UTILITY CONTRACTOR. LANDSCAPE CONTRACTOR TO COORDINATE WITH UTILITY CONTRACTOR INSTALL AND FOR LOCATION OF STUB UP FOR IRRIGATION INSTALL	1	1/L06
	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
	WATER METER 1-1/2" EXISTING WATER METER - REFER TO CIVIL UTILITY PLAN.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	538.8 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	145.7 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	127.8 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	32.1 L.F.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	3.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	3.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	406.3 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	30.9 L.F.	
	PIPE SLEEVE: PVC CLASS 200 SDR 21	297.2 L.F.	



IRRIGATION NOTES

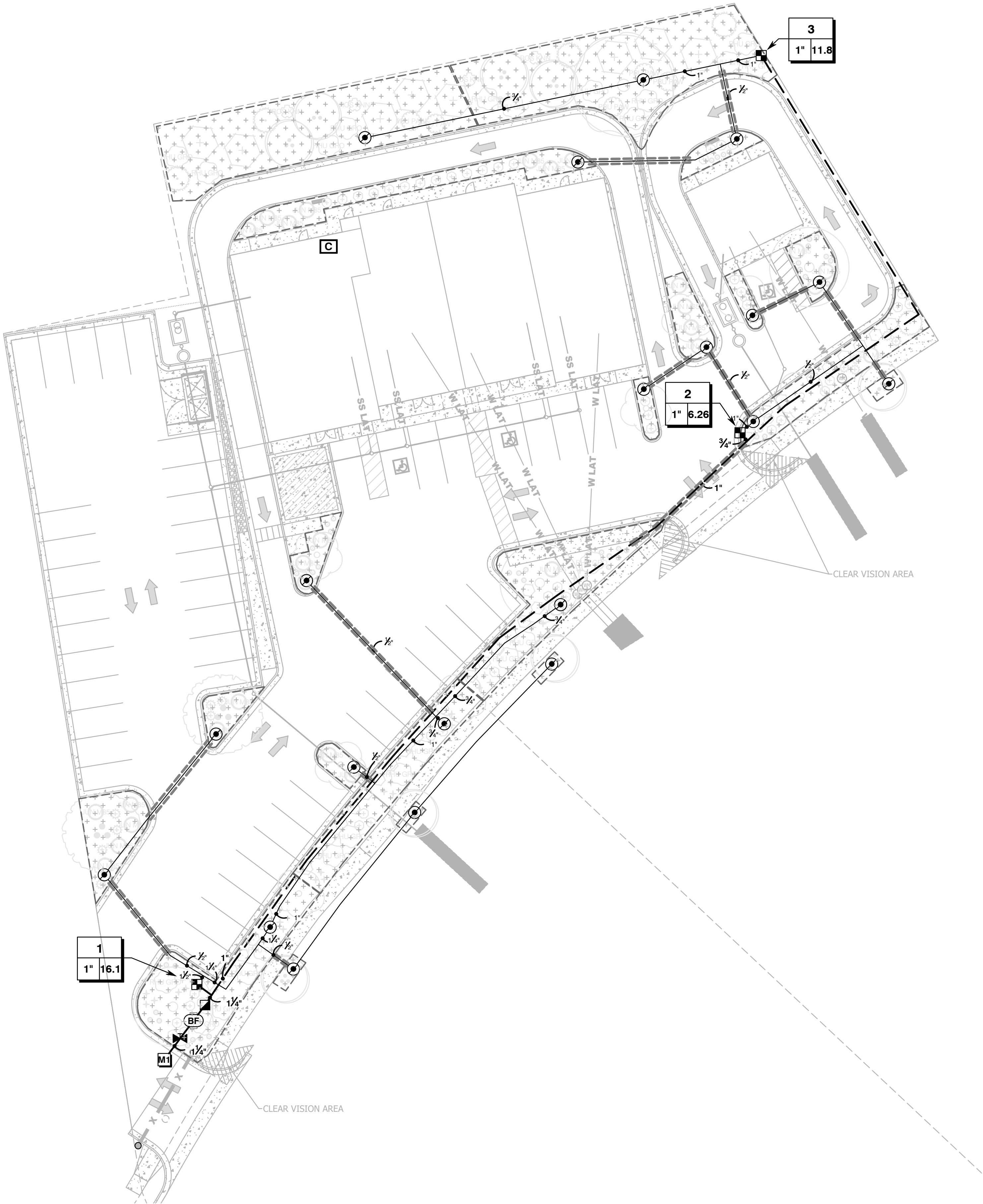
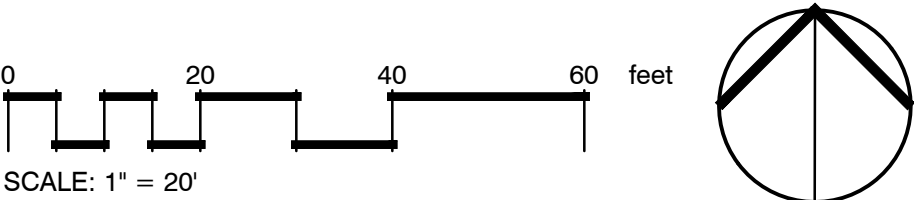
THIS IRRIGATION SYSTEM WAS DESIGNED ASSUMING 90 (WORKING) PSI AT THE POINT OF CONNECTION. IF THIS MINIMUM REQUIREMENT CAN NOT BE MET, PLEASE CONTACT THE LANDSCAPE ARCHITECT.

THIS PLAN IS DRAWN FOR GRAPHIC CLARITY ONLY. PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE IRRIGATION CONTROLLER WITH OWNER'S FACILITY OPERATIONS PERSONNEL AND/OR THE GENERAL CONTRACTOR.

SHEET INDEX

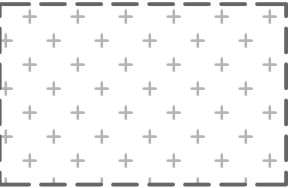
SHEET	DESCRIPTION
L01	Landscape Planting Plan
L02	Landscape Materials Plan
L03	Landscape Details
L04	Landscape Irrigation Plan
L05	Landscape Irrigation Schedule and Notes
L06	Landscape Irrigation Details

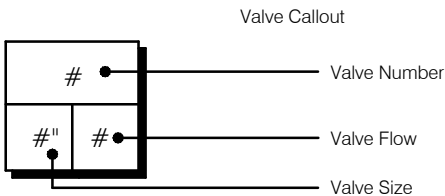




BETOS DRIVE THRU - EAGLE MOUNTAIN
35 WEST 5300 SOUTH
EAGLE MOUNTAIN, UTAH

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XZ-100-IVM 1" WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI FLOW-INDICATING BASKET FILTER 0.3-20 GPM	3	6/L06
	PIPE TRANSITION POINT IN DRIP BOX PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER IN 6IN. DRIP BOX.	20	7/L06
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: 20PC emitters (1 assigned to each 1 gal. plant) 20PC emitters (6 assigned to each 2" Cal. plant) 20PC emitters (6 assigned to each 8' Ht. plant) 20PC emitters (2 assigned to each 5 gal. plant) 20PC emitters (6 assigned to each Multi-Trunk plant)	10,459 S.F. 266 192 156 388 24	8/L06
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD 3-RC 3/4" 3/4IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	1	3/L06
	MUELLER 1" STOP AND WASTE VALVE BRASS STOP AND WASTE VALVE TO BE SET BY UTILITY CONTRACTOR. LANDSCAPE CONTRACTOR TO COORDINATE WITH UTILITY CONTRACTOR INSTALL AND FOR LOCATION OF STUB UP FOR IRRIGATION INSTALL	1	1/L06
	ZURN 975XL 1" REDUCED PRESSURE BACKFLOW DEVICE	1	
	RAIN BIRD ESP4ME3 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1	
	WATER METER 1-1/2" EXISTING WATER METER - REFER TO CIVIL UTILITY PLAN.	1	
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1/2"	538.8 L.F.	
—————	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	145.7 L.F.	
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—— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 3/4"	3.4 L.F.	
—— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	406.3 L.F.	
—— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/4"	30.9 L.F.	
=====	PIPE SLEEVE: PVC CLASS 200 SDR 21	297.2 L.F.	



IRRIGATION NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION COVERAGE TO PLANT MATERIAL.
- IRRIGATION PLAN IS SCHEMATIC. PIPING, VALVES, CONTROLS, OUTLET DEVICES (SPRINKLERS, EMITTERS, ETC.), AND RELATED MATERIAL SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, ASTM STANDARDS, THE IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS AND SHALL BE LOCATED AS SHOWN ON THE DETAILS. CONTRACTOR SHALL REPORT DISCREPANCIES BETWEEN ACTUAL AND PROPOSED SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, OR OTHER DESIGNEE. DO NOT PROCEED WITH WORK UNTIL SAID DISCREPANCIES ARE RESOLVED.
- THERE SHALL BE NO IRRIGATION SUBSTITUTIONS OR TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- THE MAINLINE AND LATERAL PIPE, VALVES, ETC. ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREAS.
- CONTRACTOR SHALL COORDINATE IRRIGATION INSTALLATION WITH THE WORK OF OTHER CONTRACTORS AND PROTECT THE WORK OF OTHER CONTRACTORS/TRADES. CONTRACTOR IS RESPONSIBLE FOR DAMAGES RESULTING FROM HIS ACTIONS.
- CONTRACTOR SHALL VERIFY THAT THE WORK OF OTHER CONTRACTORS/TRADES IS SUFFICIENTLY COMPLETE TO ALLOW COMMENCEMENT OF IRRIGATION INSTALLATION PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SLEEVING WITH OTHER CONTRACTORS PRIOR TO CONSTRUCTION OF PAVEMENT, WALKS, AND OTHER HARDSCAPE FEATURES.
- CONTRACTOR SHALL NOTIFY BLUE STAKES THREE DAYS PRIOR TO COMMENCEMENT OF WORK TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD LOCATE EXISTING IRRIGATION COMPONENTS TO BE RETAINED, SALVAGED, OR RELOCATED.
- IF IT BECOMES NECESSARY TO RELOCATE EXISTING SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO CONSTRUCTION INTERFERENCE, THE CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING (IN KIND OR AS APPROVED BY THE LANDSCAPE ARCHITECT) EXISTING IRRIGATION EQUIPMENT DISTURBED AND/OR DAMAGED DURING CONSTRUCTION AND WILL ENSURE THE EXISTING SYSTEM IS FULLY OPERATIONAL AND PROVIDES HEAD TO HEAD COVER.
- THE POINTS OF CONNECTION (POC) WILL BE SPECIFIED ON IRRIGATION PLANS. THE CONTRACTOR SHALL COORDINATE POC AND VERIFY COMPLIANCE WITH APPLICABLE LOCAL PLUMBING CODES.
- THE IRRIGATION STANDARDS AND SYSTEM ARE DESIGNED FOR A STATIC PRESSURE AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE IN WRITING TO THE LANDSCAPE ARCHITECT OR OTHER DESIGNEE A STATIC PRESSURE READING BEFORE STARTING WORK. CONTRACTOR SHALL FIELD VERIFY PRESSURE AT BACKFLOW PREVENTER LOCATION PRIOR TO ORDERING MATERIALS OR STARTING IRRIGATION INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OR OTHER DESIGNEE OF DIFFERENCE FROM STATED PRESSURE. IF THE STATIC PRESSURE IS MORE OR LESS THAN 10% NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK, IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT OR OTHER DESIGNEE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR SYSTEM ALTERATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OTHER DESIGNEE.

CRITICAL ANALYSIS

Generated:	2023-10-31 15:59
P.O.C. NUMBER: 01	
Water Source Information:	Existing Water Meter - Refer to Civil Utility Plan.
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available	75 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	90 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	88 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	16.12 GPM
Flow Available at POC:	75 GPM
Residual Flow Available:	58.88 GPM
Design Pressure:	30 PSI
Friction Loss:	2.87 PSI
Fittings Loss:	0.29 PSI
Elevation Loss:	0 PSI
Loss through Valve:	26.4 PSI
Pressure Req. at Critical Station:	59.5 PSI
Loss for Fittings:	1.45 PSI
Loss for Main Line:	14.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.7 PSI
Loss for Water Meter:	0.23 PSI
Critical Station Pressure at POC:	87.3 PSI
Pressure Available:	88 PSI
Residual Pressure Available:	0.65 PSI

- ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE-CONTROL VALVE BOXES AND CONTROLLER ENCLOSURES.
- CONNECTIONS TO REMOTE CONTROL VALVES AND SPLICES SHALL BE MADE WITH DBY-6 DIRECT BURY SPLICE KITS AS MANUFACTURED BY RAIN BIRD WATER TIGHT CONNECTORS OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
- PIPING TO BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS UNLESS OTHERWISE NOTED. THE IRRIGATION MAINLINE SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 FITTINGS UNLESS OTHERWISE NOTED.
- PVC SOLVENT WELD FITTINGS SHALL BE LASCO, SPEARS, DURA, OR APPROVED EQUAL. PRIME SOLVENT WELD FITTINGS BEFORE GLUING.
- BACKFILL TRENCHES WITH CLEAN FILL FREE OF DEBRIS.
- MAIN LINE PIPING AND LATERAL PIPING MAY BE PLACED IN SAME TRENCH WHEN POSSIBLE. MAIN LINE PIPING SHALL BE INSTALLED IN BOTTOM OF TRENCH WITH LATERALS ABOVE AS DETAILED.
- THREADED JOINTS SHALL BE WRAPPED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- VALVE COVERS, VAULT BOXES, ETC. SHALL BE PLACED SO THE EDGES ARE PARALLEL OR PERPENDICULAR TO ADJACENT HARD EDGES. TOP OF BOXES ARE TO BE FLUSH WITH GRADE. TOP SURFACE OF BOXES SHALL BE INSTALLED SO THAT A SMOOTH SURFACE IS CREATED IN RELATION TO EXISTING GRADES.
- VALVE BOXES SHALL BE GREEN IN TURF, BROWN IN PLANTING AREAS, AND PURPLE IF WATER IS NON-POTABLE.
- FLUSHING OF LINES PRIOR TO INSTALLATION AND EMITTERS IS REQUIRED.
- SLEEVING TO BE INSTALLED WHEREVER PIPES RUN UNDER HARDSCAPE FEATURES SUCH AS SIDEWALKS, DRIVEWAYS, STREETS, ETC.
- NO PVC PIPING SHALL BE LOCATED UNDER TREE ROOTBALLS.
- THE SYSTEM SHALL BE ZONED AND PROGRAMMED TO ALLOW SEPARATE WATERING OF TREES, SHRUBS, AND TURF.
- CONTRACTOR SHALL COMPLETE INITIAL PUNCH LIST ITEMS AND OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO THE ACCEPTANCE OF IRRIGATION SYSTEM BY THE LANDSCAPE ARCHITECT, A PERSON QUALIFIED TO REPRESENT THE IRRIGATION CONTRACTOR SHALL DEMONSTRATE THE SYSTEM AND PROVE ITS PERFORMANCE, AND WORK SHALL HAVE BEEN COMPLETED, TESTED, ADJUSTED, AND PLACED IN OPERATION.
- CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH SPARE ITEMS REQUIRED IN THE SPECIAL PROVISIONS UPON COMPLETION OF THE PROJECT.
- ALL IRRIGATION PIPES, VALVES AND FITTINGS ARE TO BE OPEN TRENCH INSPECTED BY LANDSCAPE ARCHITECT AND APPROVED BEFORE BACKFILLING ANY TRENCHES.
- CONTRACTOR TO PROVIDE THE OWNER AN IRRIGATION STATION BREAKDOWN MAP TO BE INCLUDES INSIDE THE CONTROLLER BOX.

SHEET INDEX

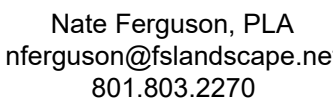
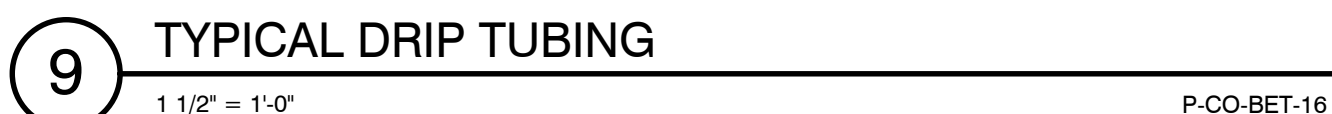
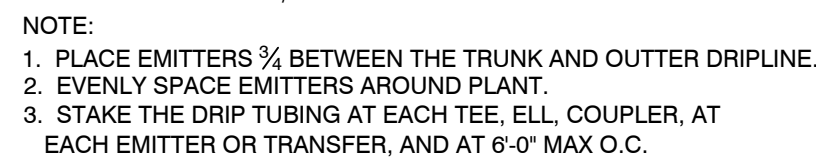
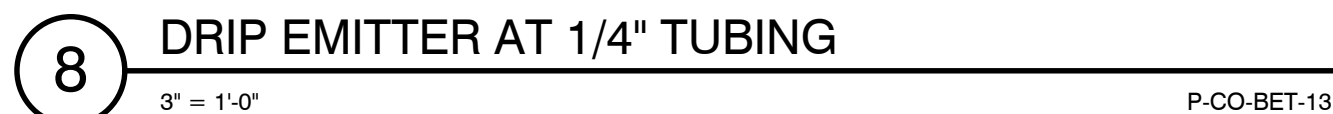
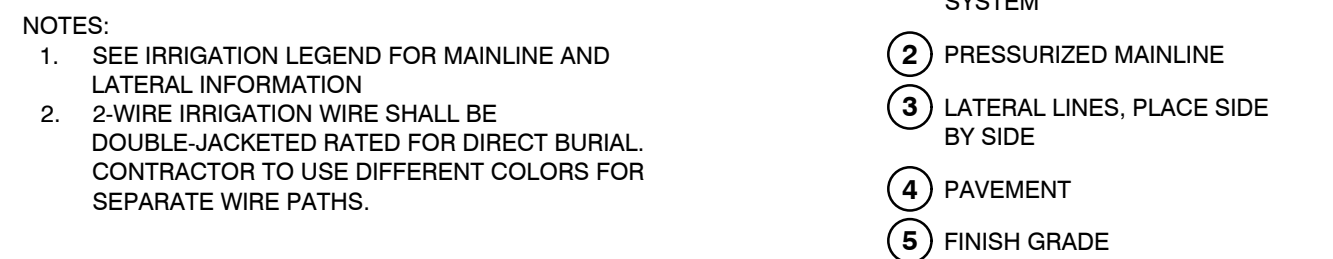
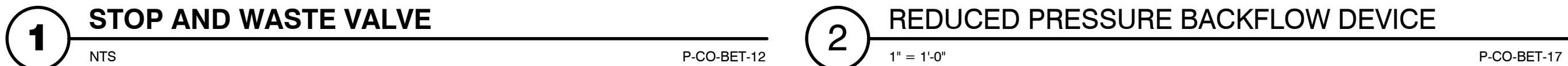
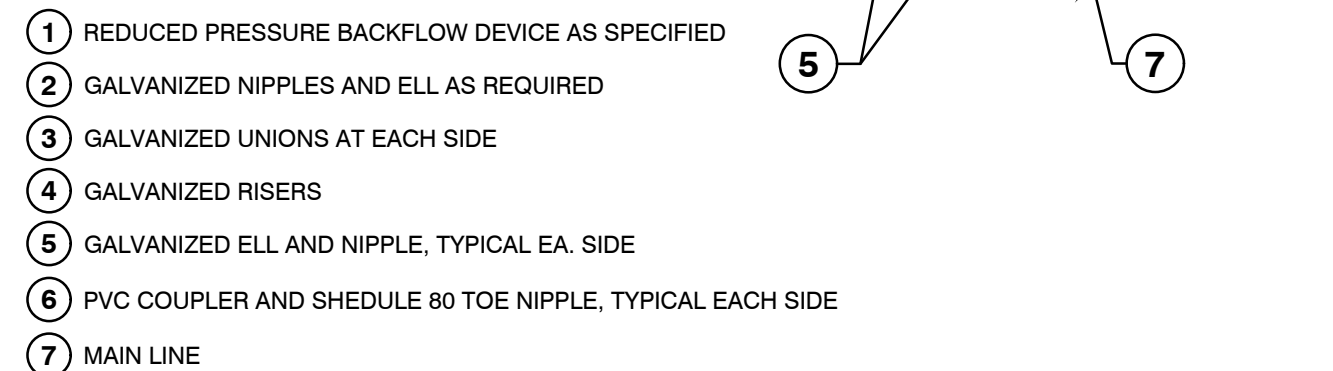
SHEET	DESCRIPTION
L01	Landscape Planting Plan
L02	Landscape Materials Plan
L03	Landscape Details
L04	Landscape Irrigation Plan
L05	Landscape Irrigation Schedule and Notes
L06	Landscape Irrigation Details

DESIGNED BY: NF
DRAWN: NF
CHECKED: NF/RS
ISSUE DATE: 11.17.2023
PROJ #: RMC001

Sheet Name:
LANDSCAPE
IRRIGATION
SCHEDULES

Sheet Number:

L05



BETOS DRIVE THRU - EAGLE MOUNTAIN
35 WEST 5300 SOUTH
EAGLE MOUNTAIN, UTAH

[illegible]

DESIGNED BY: NF
DRAWN: NF
CHECKED: NF/RS
ISSUE DATE: 11.17.2023
PROJ #: RMC001

Sheet Name:

LANDSCAPE IRRIGATION DETAILS

Sheet Number

L06

SHEET INDEX

<u>SHEET</u>	<u>DESCRIPTION</u>
L01	Landscape Planting Plan
L02	Landscape Materials Plan
L03	Landscape Details
L04	Landscape Irrigation Plan
L05	Landscape Irrigation Schedule and Notes
L06	Landscape Irrigation Details



DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

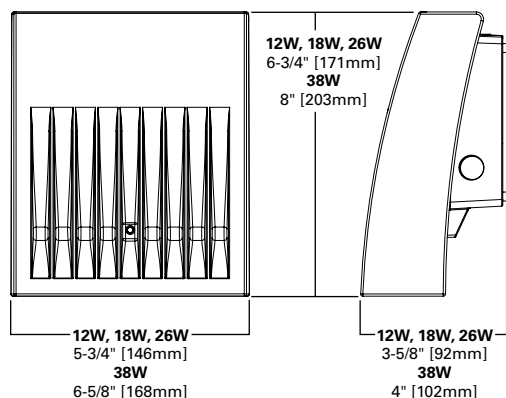
Five-year warranty.



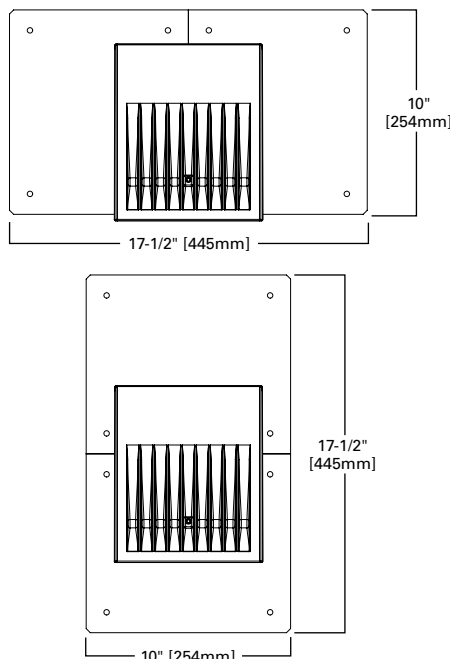
XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

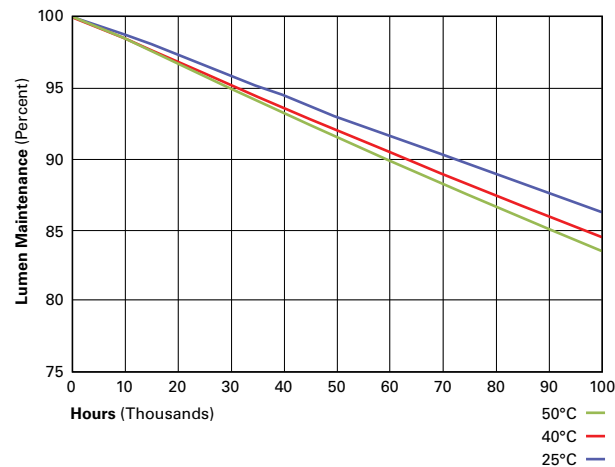
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

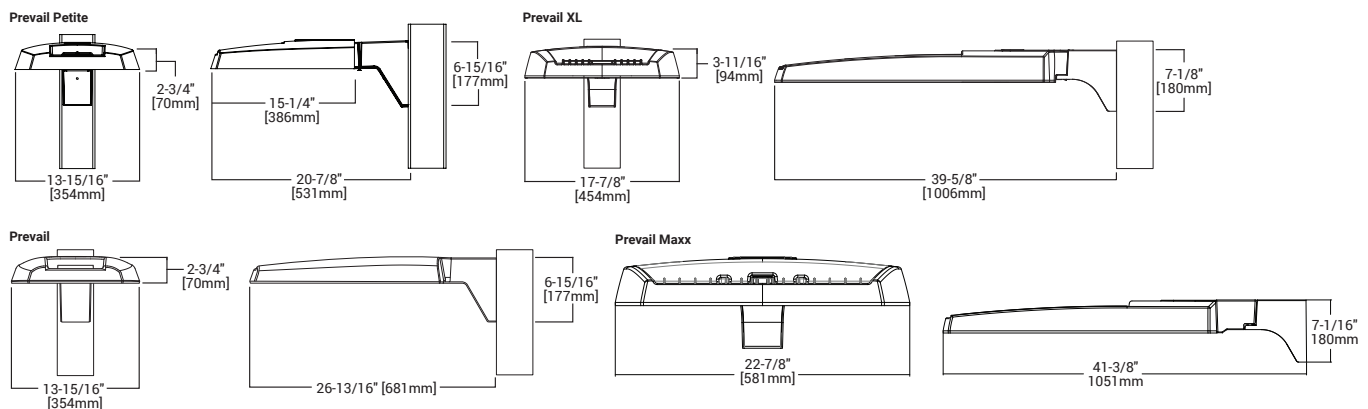
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details



NOTES:

1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

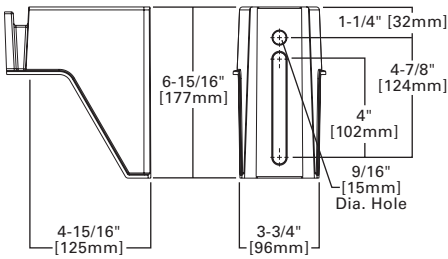
Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish				
	Configuration	Drive Current ⁴									
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Buy American Act Compliant ³ TAA-PRV-P =Prevail Petite TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle	A =400mA Nominal B =700mA Nominal C =950mA Nominal D =1200mA Nominal	740 =70CRI, 4000K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	U =Universal, 120-277V H =High Voltage, 347-480V 1=120V 2=208V 3=240V 4=277V 8=480V ⁵ 9=347V DV =DuraVolt, 277-480V ^{5,6}	T2R =Type II Roadway T2U =Type II Urban T3 =Type III T4W =Type IV Wide 5WQ =Type V Square Wide	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA =Fixed Mast Arm ²⁸ WM =QM Wall Mount Arm ADJA-WM = Adjustable Arm – Wall Mount ³⁰ ADJA =Adjustable Arm – Pole Mount ³⁰ ADJS =Adjustable Arm – Slipfitter, 3" vertical tenon ³⁰ SP2 =Adjustable Arm – Slipfitter, 2 3/8" vertical tenon ^{28,30}	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White				
PRV =Prevail BAA-PRV =Prevail BAA Buy American Act Compliant ³ TAA-PRV =Prevail TAA Trade Agreements Act Compliant ³	PA1 =1 Panel, 24 LED Rectangle PA2 =2 Panels, 48 LED Rectangles	A =700mA Nominal B =950mA Nominal									
PRV-XL =PRV XL BAA-PRV-XL =Prevail XL BAA Buy American Act Compliant ³ TAA-PRV-XL =Prevail XL TAA Trade Agreements Act Compliant ³	PA3 =3 Panels, 72 LED Rectangles PA4 =4 Panels, 96 LED Rectangles	A =750mA Nominal B =950mA Nominal									
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Buy American Act Compliant ³ TAA-PRV-M =Prevail Maxx TAA Trade Agreements Act Compliant ³	PA6 = 6 Panels, 144 LED Rectangles	A =600mA Nominal B =800mA Nominal C =1000mA Nominal D =1200mA Nominal									
Options (Add as Suffix)				Accessories (Order Separately) ^{20,21}							
10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device F =Single Fuse (Used with Voltages 120, 277 or 347V) FF =Double Fuse (Used with Voltages 208, 240 or 480V) L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right CC =Coastal Construction finish ³¹ HSS =House Side Shield (Factory Installed) ⁷ HA =50°C High Ambient Temperature ⁸ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰ MS/DIM-L08 =Motion Sensor for Dimming Operation, Up to 8' Mounting Height ^{11,12,13,22} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{11,12,13,28,29} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{11,12,13} SPB1 =Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height ^{11,14,22} SPB2 =Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height ^{11,14,28,29} SPB4 =Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height ^{11,14,29}				ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{11,12} ZD =DALI-enabled 4-PIN Twistlock Receptacle ^{11,12} ZW-SWPD4XX =Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height ^{11,12,15,16,17,22} ZW-SWPD5XX =Wavelinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height ^{11,12,15,16,17,28,29} ZD-SWPD4XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 7' - 15' Mounting Height ^{11,12,15,16,17,22} ZD-SWPD5XX =Wavelinx Pro, SR Driver, Dimming Motion and Daylight, 15' - 40' Mounting Height ^{11,12,15,16,17,28,29} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}				PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁹ PRVXLMA-XX =Mast Arm Mounting Kit ²⁹ PRVXLWM-XX =Wall Mount Kit ²⁹ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁹ PRV-XL-ADJA-WM-XX = Adjustable Arm - Wall Mount Kit ²⁹ PRV-XL-ADJS-XX = Adjustable Arm - Slipfitter Kit ²⁹ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon			
MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/DIS-FDV =Full Drop Visor ²³ PRVXL/DIS-FDV =Full Drop Visor ¹⁸ HSS-VP =House Side Shield Kit, Vertical Panel ^{7,24} HSS-HP =House Side Shield Kit, Horizontal Panel ^{7,24} VGS-ARCH = Panel Drop Shield, Short VGL-ARCH = Panel Drop Shield, Long OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX =WaveLinX Wireless Sensor, 7' - 15' Mounting Height ^{15,16,17,22,26} SWPD5-XX =WaveLinX Wireless Sensor, 15' - 40' Mounting Height ^{15,16,17,26,28,29}											
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. House Side Shield not for use with 5WQ distribution. 8. Not available with PATD light engine in Petite housing (PRV-P). 9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS, SPB, ZD, or ZW). 12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 17. Replace XX with sensor color (WH, BZ or BK). 18. Only available in PRV-XL configurations. 19. Not available with High Voltage (H, DV, 8 or 9) or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Not for use with PRV-XL or PRV-M configurations. 23. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details. 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle option (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Only for use at 120-347V. 28. Only available for PRV-M configurations. 29. Only for use with PRV-XL. 30. Fixed for PRV-M											

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

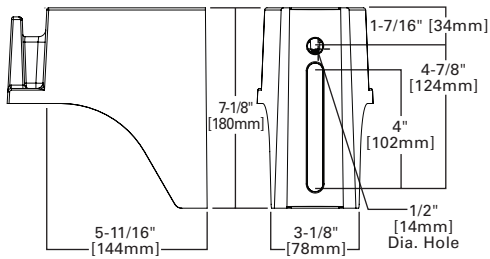
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card	S =Cellular, Factory Installed Sprint SIM Card E =Ethernet Networking

Mounting Details

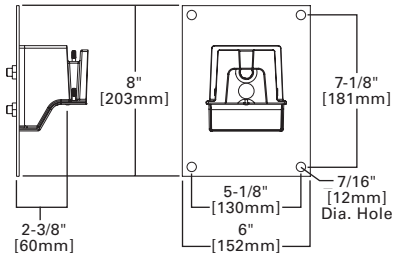
SA=QM Pole Mount Arm (PRV & PRV-P)



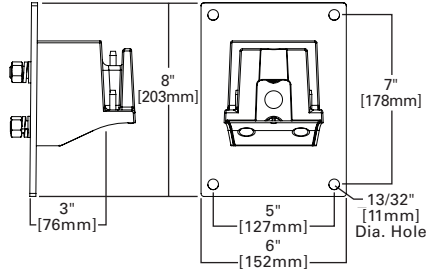
SA=QM Pole Mount Arm (PRV-XL)



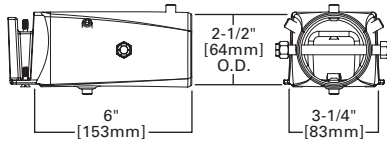
WM=QM Wall Mount Arm (PRV & PRV-P)



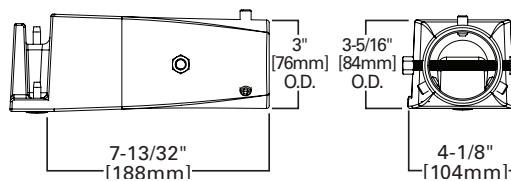
WM=QM Wall Mount Arm (PRV-XL)



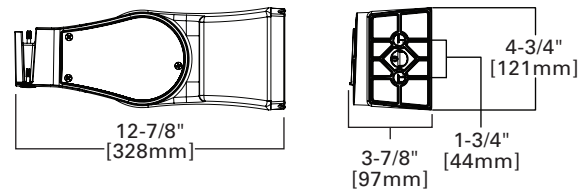
MA=QM Mast Arm (PRV & PRV-P)



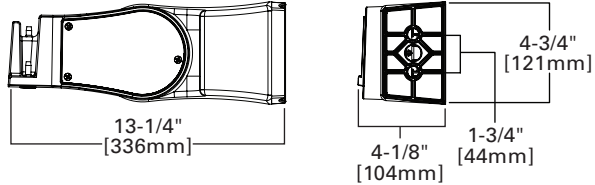
MA=QM Mast Arm (PRV-XL)



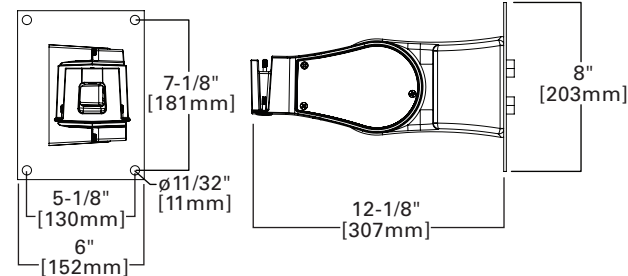
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



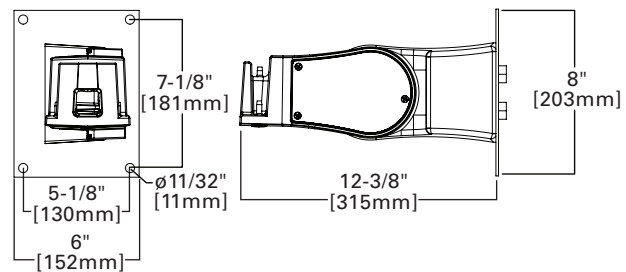
ADJA=Adjustable Arm Pole Mount (PRV-XL)



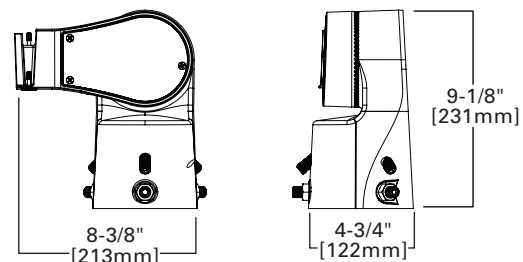
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



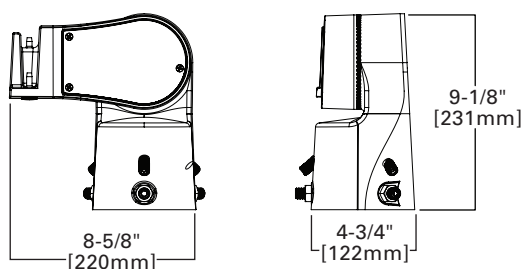
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

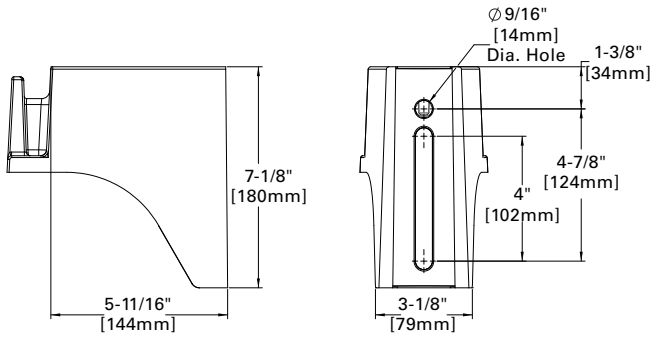


ADJS=Adjustable Slipfitter 3 (PRV-XL)

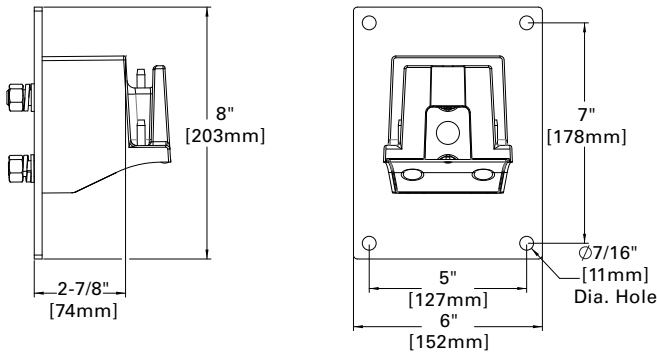


Mounting Details

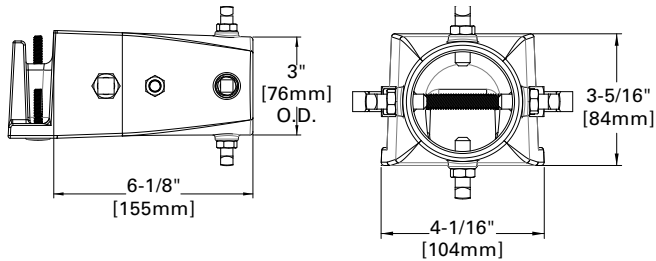
SA=QM Pole Mount Arm (PRV-M)



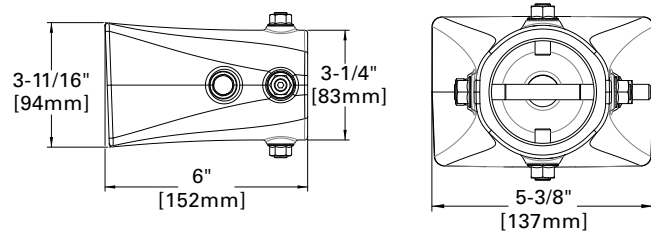
WM=QM Wall Mount Arm (PRV-M)



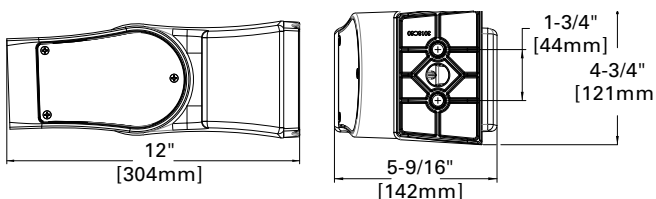
MA=QM Mast Arm (PRV-M)



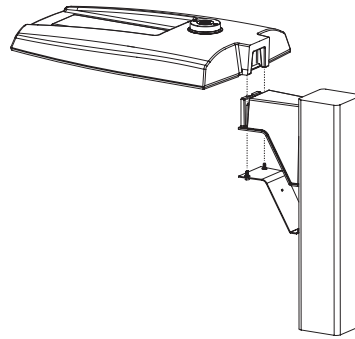
FMA=Fixed Mast Arm (PRV-M)



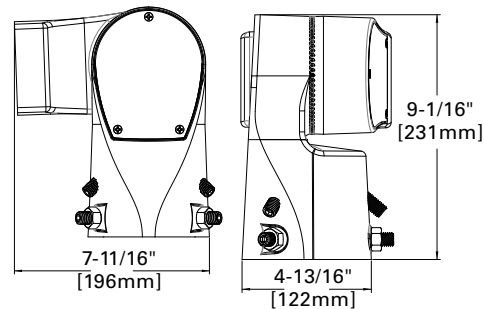
DM=Direct Pole Mount Arm (PRV-M)



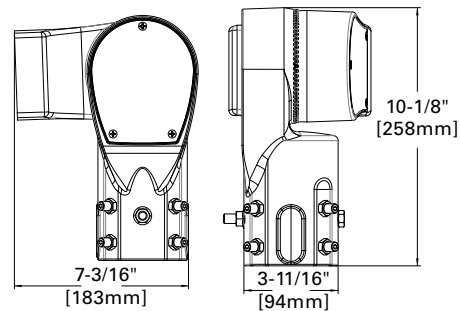
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



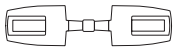
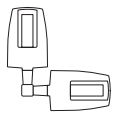
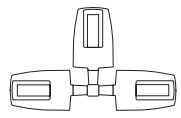
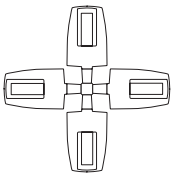
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

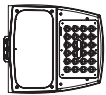
Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

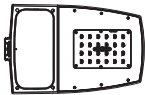
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

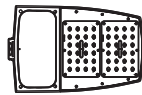
PRV-P-PA1X



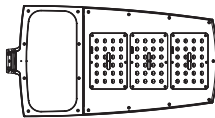
PRV-PA1X



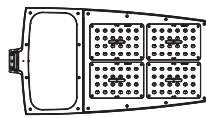
PRV-PA2X



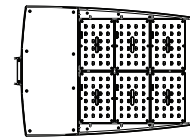
PRV-XL-PA3X



PRV-XL-PA4X



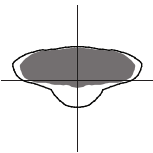
PRV-M-PA6X



Optical Distributions

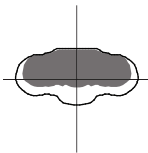
T2R

(Type II Roadway)



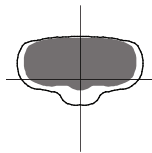
T2U

(Type II Urban)



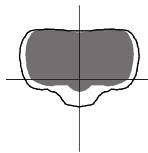
T3

(Type III)



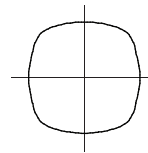
T4W

(Type IV Wide)



5WQ

(Type V Square Wide)



■ = Distribution with House Side Shield (HSS)
□ = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens ¹	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens ¹	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens ¹	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens ¹	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens ¹	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens ¹	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27,466	34,717	40,872	44,818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens ¹	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens ¹	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens ¹	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:

1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

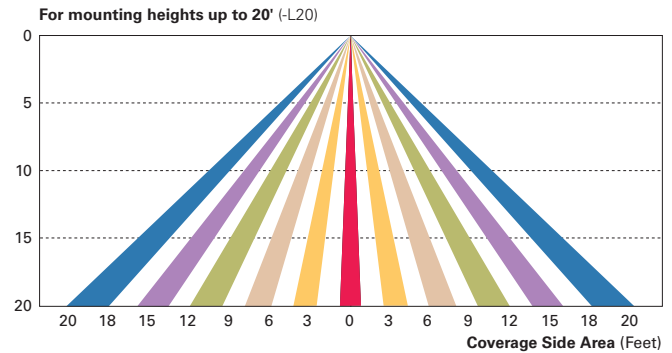
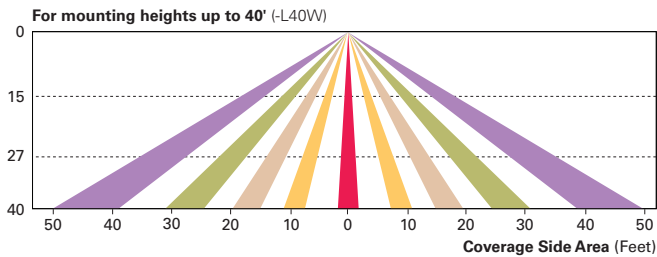
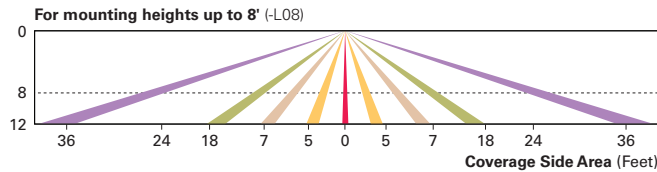
Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

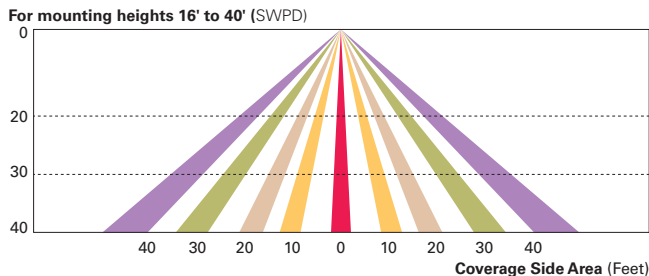
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

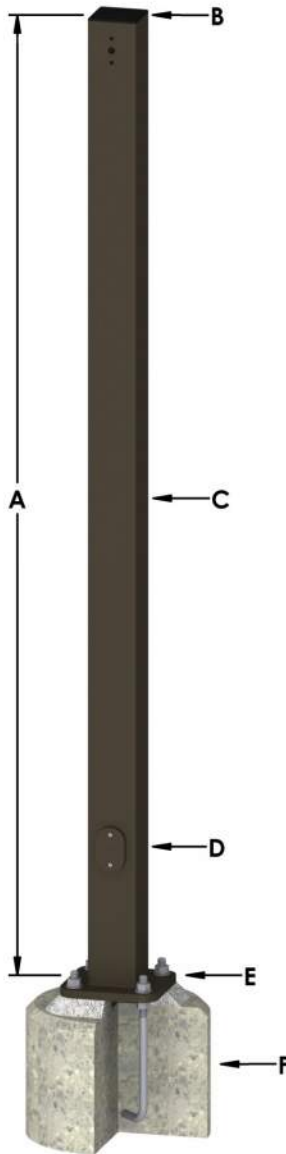


LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

PROJECT NAME

GENERATION DATE 8/9/2023

CATALOG NUMBER SSP15 - 4 - 11 - BRZ - DM10 - BC

**A — POLE SHAFT**

The pole shaft is single piece construction, being fabricated from a weldable grade carbon steel structural tubing and shall conform to ASTM A500 Grade C with a minimum yield strength of 50,000 psi. The pole shaft has a full-length longitudinal resistance weld and is uniformly square in cross-section with flat sides, small corner radii and excellent torsional properties.

HEIGHT	BASE OD	GAUGE	WEIGHT	EPA MAX LOAD 100 MPH AASHTO
15'	4"	11	105 lbs	16

B — MOUNTING DESIGNATION

Drilled for 1 Luminaire

**C — FINISH**

Standard - The standard finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

FINISH TYPE

COLOR

Standard

Bronze

D — HAND HOLE

An oval reinforced gasketed handhole is located 1'-6" above base with a grounding provision located inside the ring.

WIDTH

LENGTH

3"

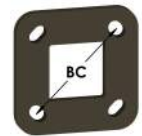
5"

**E — BASE PLATE**

The anchor base is fabricated from structural quality hot rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. All welds are performed in accordance with AWS D1.1, latest edition.

BOLT CIRCLE

8"

**F — ANCHOR BOLTS**

Anchor bolts are of commercial quality hot rolled carbon steel that meets or exceeds yield strength of 55,000 psi. Four properly sized anchor bolts come with all poles unless otherwise specified. Anchor bolts have the threaded end galvanized a minimum of 8 inches per ASTM A153.

WIDTH

LENGTH

HOOK

.75"

17"

3"

**OPTIONS**

Base Cover

COMMENTS

TERMS

Net 30 days from the date of Company's invoice unless otherwise specified. A 1-1/2% per month late charge will be added to accounts past due

PRICES

Published prices are subject to change without notice. Possession of price sheets in no way obligates Company to sell to the Purchaser possessing such price sheet. All orders are subject to final approval and acceptance by the Company. Once accepted and approved, orders will be billed at prices currently in effect at the time of invoicing, or at prices quoted by the Company and accepted by the Purchaser if the order involves an item or items covered by special quotation. THE MINIMUM INVOICE CHARGE SHALL BE \$50.00 NET

DELIVERY

All goods sold are deliverable F.O.B. KW Industries, Inc., Sugar Land, Texas 77478

FREIGHT

All of the Company's products are priced and sold F.O.B. KW Industries, Inc., Sugar Land, Texas 77478. Transportation charges will be prepaid by the Company and added to the net sales price unless specified by the Purchaser.

ROUTING

The Company will specify the method and routing of all products to ensure the most efficient and economical shipment in behalf of the Purchaser. The Purchaser will assume charges for special services such as cartage, air freight, express or multiple deliveries on one order.

CANCELLATION

The written consent of the Company shall be obtained prior to a cancellation of any order. Cancellation of an order may subject the Purchaser to a cancellation charge based upon expenses already incurred and commitments made by the Company.

RETURNED GOODS

Specific written request and arrangements must be made in advance for Purchaser to obtain credit or replacement on material returned. On material accepted for return, Purchaser must prepay return shipment and pay minimum restocking charge of 40% plus any charge necessary to rework goods to a resaleable condition. Custom fabricated products by special order are not subject to return.

DELAYS, DAMAGE OR LOSS

The Company is not and shall not be liable for delays in shipment or delivery of its products when caused by strikes, riots, hurricanes, civil disorder, fires, material shortage, breakdown in manufacturing facilities or any other cause beyond its reasonable control. Any claims for damages, loss or shortage in transit must be made by the Purchaser to the delivering carrier. The risk of loss passes to the Purchaser upon delivery to the carrier.

LIMITED WARRANTY

The Company warrants to Purchaser that its products will be free from defects in material and workmanship for a period of one year from the date of shipment by the Company (the "Warranty Period"). This Warranty specifically excludes fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with the movement of air currents around the product. If during the Warranty period, the product proves defective in material or workmanship, the Company shall correct any defect, at its option, either by repairing any defective parts or by making available at the Company's plant a repaired or replacement part at no charge to the Purchaser, if the Purchaser promptly notifies the Company and furnishes proof of Purchase. The liability of the Company under this Warranty, or for any loss or damage arising out of, or connected with, the design, manufacturing, sale or use of its products, whether the claim is based on contract or negligence, shall not exceed the price allocable to the value of the product or part which gives rise to the claim and upon expiration of the Warranty Period all such liability shall terminate. The Company shall not be liable for special or consequential damages including, but not limited to, loss of profits or revenue, loss of use of the product, cost of substitute products or labor charges to remove or reinstall the defective product, nor any product transportation expenses to and from the Company's plant if factory repair or replacement is necessary. No warranty is made with respect to parts or auxiliary equipment not manufactured by the Company. The foregoing Warranty is exclusive and in lieu of all other warranties whether written, oral, express or implied and shall constitute the sole and exclusive remedy of the Purchaser and liability of the Company. NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE SHALL APPLY. The Company's products are not sold as a "consumer product" under 15 U.S.C. 62301.

GENERAL

KW Industries, Inc. reserves the right to change any feature of its published specifications without notice to promote product improvement and/or allow for material availability. The contract for the sale of goods by KW shall be performable in Fort Bend County, Texas. Prices subject to change without notice.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 23, 2024**

TITLE: ACTION ITEM/ PUBLIC HEARING - R1-R3 Lot Size Mix/GP
Amendment - Code Amendment

ITEM TYPE: Ordinance

APPLICANT: City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The City Council has adopted a "legislative priorities list" that the City's Legislative Affairs Director has set in writing. Among the activities to be accomplished by City Staff are a collection of code amendments. And among those amendments is a task that requires a redo of residential zoning to specify a required housing unit mix. This proposed amendment would require as follows: "no more than 1/3 of the total building lots in any subdivision that lies within an NR1 future land use category area shall be comprised of lots zoned R3; and, no more than 1/2 of the remaining building lots in that same subdivision shall be designated R2."

One Councilor who supported the idea of mixing lot sizes has reviewed the language of the draft and is pleased with the same. It should be noted that Staff contemplated the idea of putting the new language in EMMC 17.25 [probably in the footnotes or as a stand-alone paragraph under subsection 40]. Our preference is that we have the language inserted into the code (in whatever form it is adopted if adopted) where proposed now and in 17.25.040 or other appropriate area in Chapter 25.

ITEMS FOR CONSIDERATION:

Potential consequences associated with the proposed code change if adopted...

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC

10-9a-501.

RECOMMENDATION:

ATTACHMENTS:

[R1-R3 Lot Size Mixture Draft Amendment](#)

Chapter 17.60

LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING

Sections:

- 17.60.010 What this chapter does.
- 17.60.020 Purpose.
- 17.60.030 Improvements required.
- 17.60.040 General landscape provisions.
- 17.60.050 Landscape plan.
- 17.60.060 Completion of landscape improvements.
- 17.60.070 Planting standards.
- 17.60.080 Design applications.
- 17.60.090 Required landscaping.
- 17.60.100 Residential landscape requirements.
- 17.60.110 Required buffer widths and improvements.
- 17.60.120 General fencing provisions.
- 17.60.130 Chain link fencing.
- 17.60.140 Clear vision triangle.
- 17.60.150 Lot size transitioning.
- 17.60.155 Lot size mixture (R lots)
- 17.60.160 Zone transitions.
- 17.60.170 Tables.
- 17.60.180 Diagrams.

17.60.155 Lot size mixture. This title allows land within the NR1 General Plan Category to be zoned R1, R2 or R3. However,

- a. No more than 1/3 of the total building lots in any subdivision that lies within an NR1 future land use category area shall be comprised of lots zoned R3; and,
- b. No more than 1/2 of the remaining building lots in that same subdivision shall be designated R2.