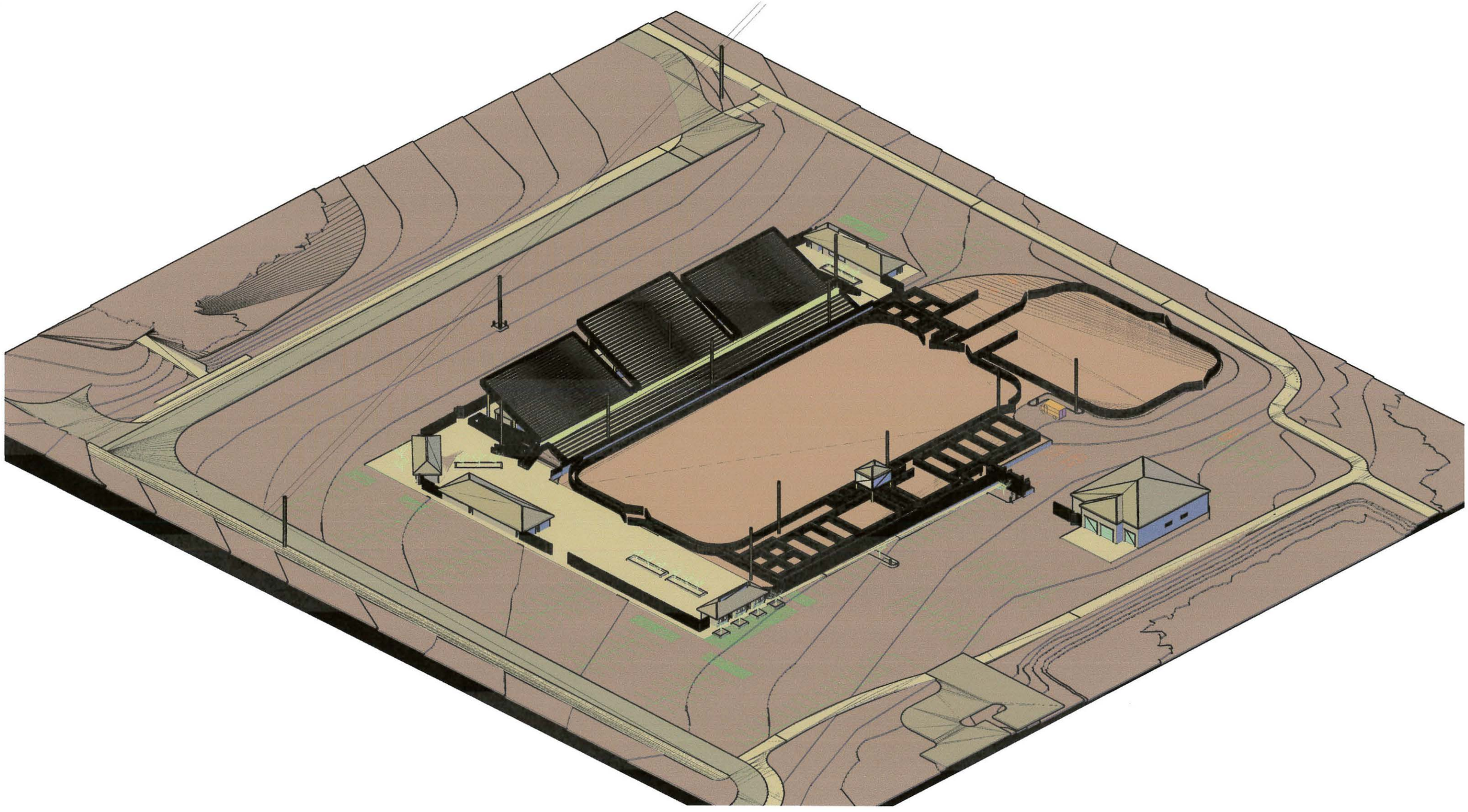
BLUFFDALE ARENA IMPROVEMENT PROPOSAL

MAY 27, 2015

SCHOOL ROAD &
WALKING PATH



SCOPE OF WORK:

PHASE I: ACCESS ROAD
1. SCHOOL ACCESS ROAD. DESIGN & LAYOUT BY MICHAEL FAZIO, CITY ENGINEER. REQUIRES APPROVAL FROM SCHOOL OFFICIALS.

PHASE II: RETAINING
1. SEATING RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE, 320' x 4'-6" TALL (FROM ARENA FINISHED GRADE) RETAINING WALL.
   B. INCLUDE PANELS ON ARENA SIDE OF WALL FOR ELECTRICAL AND PUBLIC ADDRESS SYSTEM ACCESS.
   C. RECOMMEND RELOCATION OF SOUTH LIGHT POLE AS IT IS OUT OF LINE WITH THE OTHERS. NEW FOOTING & PIER COULD BE INTEGRAL WITH NEW RETAINING WALL. THE EXISTING PIER & FOOTING MAY BE ABLE TO BE LEFT IN PLACE AND COVERED WITH NEW GRAND STAND STRUCTURE (NEEDS TO BE VERIFIED)
2. STOCK PEN RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE, 430' OF RETAINING WALL THAT VARIES IN HEIGHT FROM 1' TO 3'-6" IN HEIGHT. LEVEL EXISTING ARENA/STOCK AREA.
   B. INCLUDES DOCK FOR (2) SEMIS TO LOAD/UNLOAD STOCK.
   C. RECONFIGURE EXISTING STOCK FENCING TO NEW DESIGN.
   D. PROVIDE NEW SAFE PLATFORM NEXT TO STRIPPING SHOOT TO FACILITATE EQUIPMENT REMOVAL FROM RODEO STOCK.

PHASE III: INFRASTRUCTURE
1. INSTALL NEW SEWER LINES FOR RESTROOMS & CONCESSIONS AREAS.
2. INSTALL NEW WATER LINES FOR RESTROOMS & CONCESSIONS.
3. REPAIR OR REPLACE AS NECESSARY ARENA WATERING SPRINKLERS TO PROVIDE ADEQUATE COVERAGE FOR DUST CONTROL & MOISTURE CONTENT.
4. INSTALL NEW ELECTRIC LINES AND PANEL BOXES FOR RESTROOMS, CONCESSIONS, TICKETING AND PUBLIC ADDRESS SYSTEMS.
5. INSTALL CABLING FOR PUBLIC ADDRESS SYSTEM. TO INCLUDE CAMERA/SECURITY SYSTEMS AND FIBER OPTICS AND CONCERT SPEAKER CABLING.

PHASE IV: MAJOR IMPROVEMENTS
1. TREAT EXISTING ARENA SOIL WITH "ARENA BLEND" OR SIMILAR PRODUCT TO RETAIN MOISTURE AND IMPROVE RIDEABILITY OF ARENA. NOTE: TYPICALLY THE TOP 6" TO 7" OF SOIL IS TREATED. HOWEVER, IF NONE EQUESTRIAN EVENTS ARE PLANNED THAT REQUIRE MOUNDING OR RECONFIGURING THE SOIL IT IS RECOMMENDED THAT THE TOP 12" OF SOIL BE TREATED. THIS ALLOWS THE TOP 6"-8" OF SOIL TO BE RECONFIGURED AND ALLOWS A SUITABLE BUFFER FOR EQUIPMENT TOO IN" DURING SOIL RECONFIGURING.
2. ACQUIRE ARENA MAINTENANCE EQUIPMENT.
   A. BLACK WIDOW ARENA GROOMER OR EQUIVALENT
   B. VERIFY AVAILABILITY OF TRACTOR TO OPERATE NEW GROOMING EQUIPMENT WITH OPTION TO UPGRADE OR REPLACE EXISTING TRACTOR.
3. RELOCATE GROUNDS MATERIAL STOCK PILES BEHIND CITY SHOP.
4. INSTALL NEW GRANDSTANDS. THE FIRST ⅔ BEING LATTICE STYLE CONSTRUCTION AND THE REAR ⅓ BEING POST & BEAM CONSTRUCTION TO ACCOMMODATE RESTROOM STRUCTURES AND SPACE UTILIZATION BELOW. GRAND STANDS TO ACCOMMODATE APPROXIMATE 5000 SEATS WITH PREMIUM SEATING TO BE PROVIDED FOR THE FIRST 6 ROWS. PROVIDE PIER & FOOTING AS REQUIRED FOR GRANDSTANDS AND GRAND STAND COVER. NOTE: CLEARANCE BELOW GRANDSTAND AT WALKWAY IS APPROXIMATE 5'-6" WHICH IN NOT SUFFICIENT TO PLACE THE STOCK RETURN SHOOT UNDER THE GRANDSTANDS WITHOUT CONSIDERABLE EXPENSE.
5. INSTALL RESTROOM FACILITIES: UBC CODE CALLS OUT THE FOLLOWING REQUIREMENTS: SEATING 5000 + 250 STAFF & PARTICIPANTS = 5250
   A. MALE: WATER CLOSETS X_{75} 1ST 1500 THEN X_{125} (30 REQUIRED 33 SHOWN); LAVATORY X_{200} (14 REQUIRED 16 SHOWN)
   B. FEMALE: WATER CLOSETS X_{40} 1ST 1500 THEN X_{80} (57 REQUIRED 57 SHOWN); LAVATORY X_{200} (14 REQUIRED 24 SHOWN)
   C. WATER FOUNTAINS X_{500} (5 REQUIRED 6 SHOWN)
6. INSTALL TICKET BOOTHS & FIRST AID CENTER
7. INSTALL SECURITY FENCING
8. INSTALL CONCRETE WALKS
9. RELOCATE POWER POLE IN WEST SIDE PARKING.
10. INSTALL GRAND STAND COVER

TIMELINE

SPRING 2015

SPRING/SUMMER 2015

LATE SUMMER/FALL 2015

WINTER 2015 EARLY SPRING 2016

SPRING/SUMMER 2016

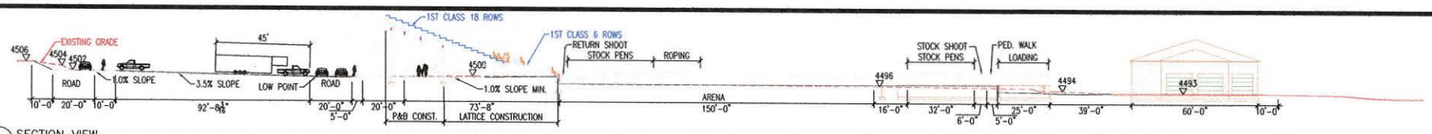
FALL 2016

SPRING 2017

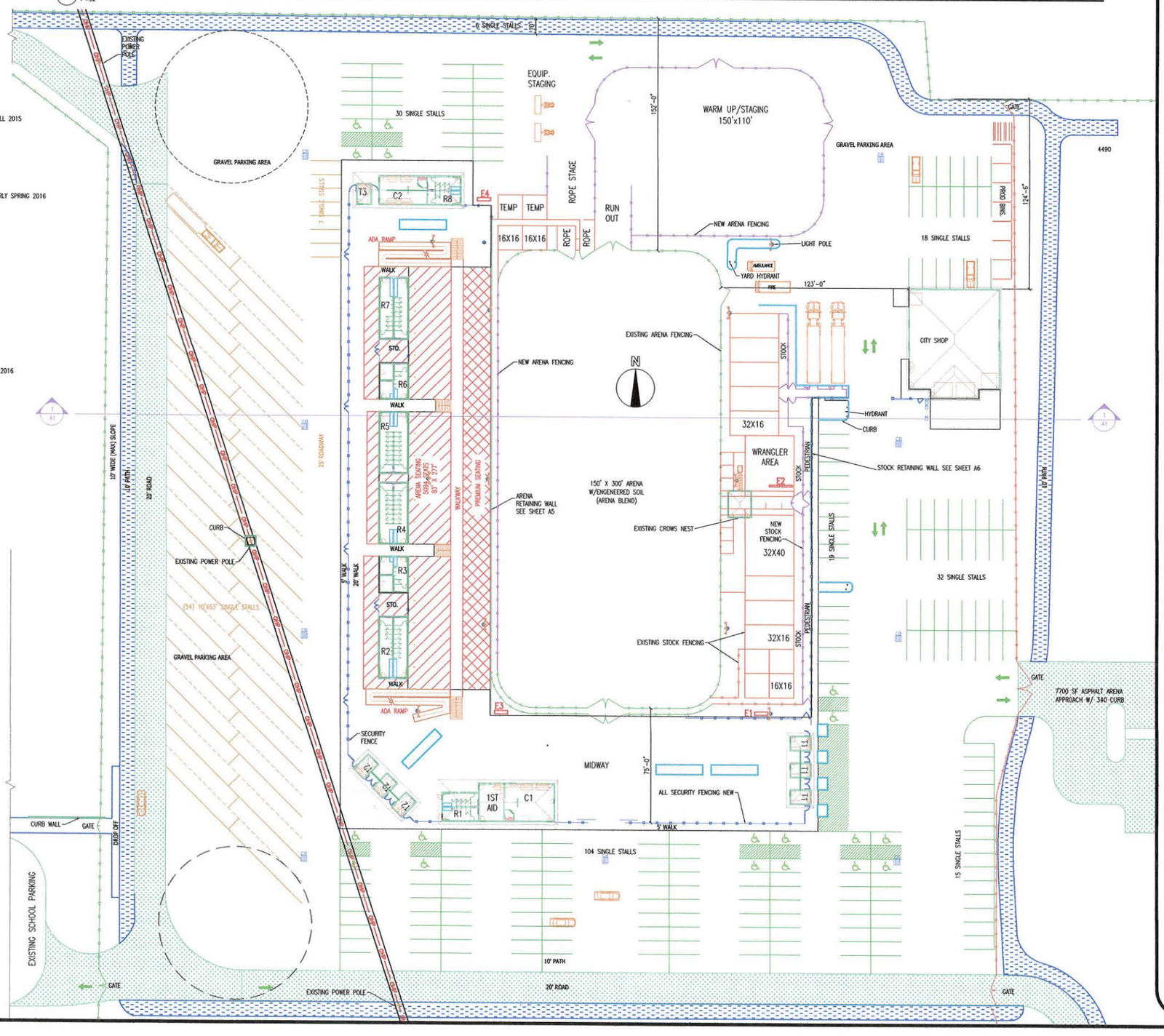
FALL 2017

SITE INFORMATION

OCCUPANCY CLASSIFICATION: A5
BUILDING TYPE: III
OCCUPANT LOAD: FIXED SEATING 5000 + PARTICIPANTS & STAFF 250 = 5250
MENS RESTROOMS: REQUIRED WC=30 LAV=14, PROVIDED WC=33 LAV=16
WOMENS RESTROOMS: REQUIRED WC=57 LAV= 14, PROVIDED WC=57 LAV=24
FAMILY RESTROOMS: REQUIRED 0, PROVIDED 2
DRINKING FOUNTAINS REQUIRED 5, PROVIDED 6
PARKING REQUIRED: X_{60} SF OF SEATING PROVIDED 20775/40=520 STALLS
REQUIRED ADA PARKING 2% OF TOTAL = 11
PROVIDED ADA PARKING 16
EVENT PARKING PROVIDED 428 ON SITE + 178 IN ADJACENT PARK = 606
RODEO PARKING 54 BIG RIG ON SITE + 226 ON SITE + 178 IN ADJ PARK + 32 AT CITY BLDGS + 88 AT ADJACENT SCHOOL = 578



1 SECTION VIEW
1"=32'



NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7947
jappyhacks@msn.com

Builder/Contractor

No	Revision	Date

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

Owner Approval

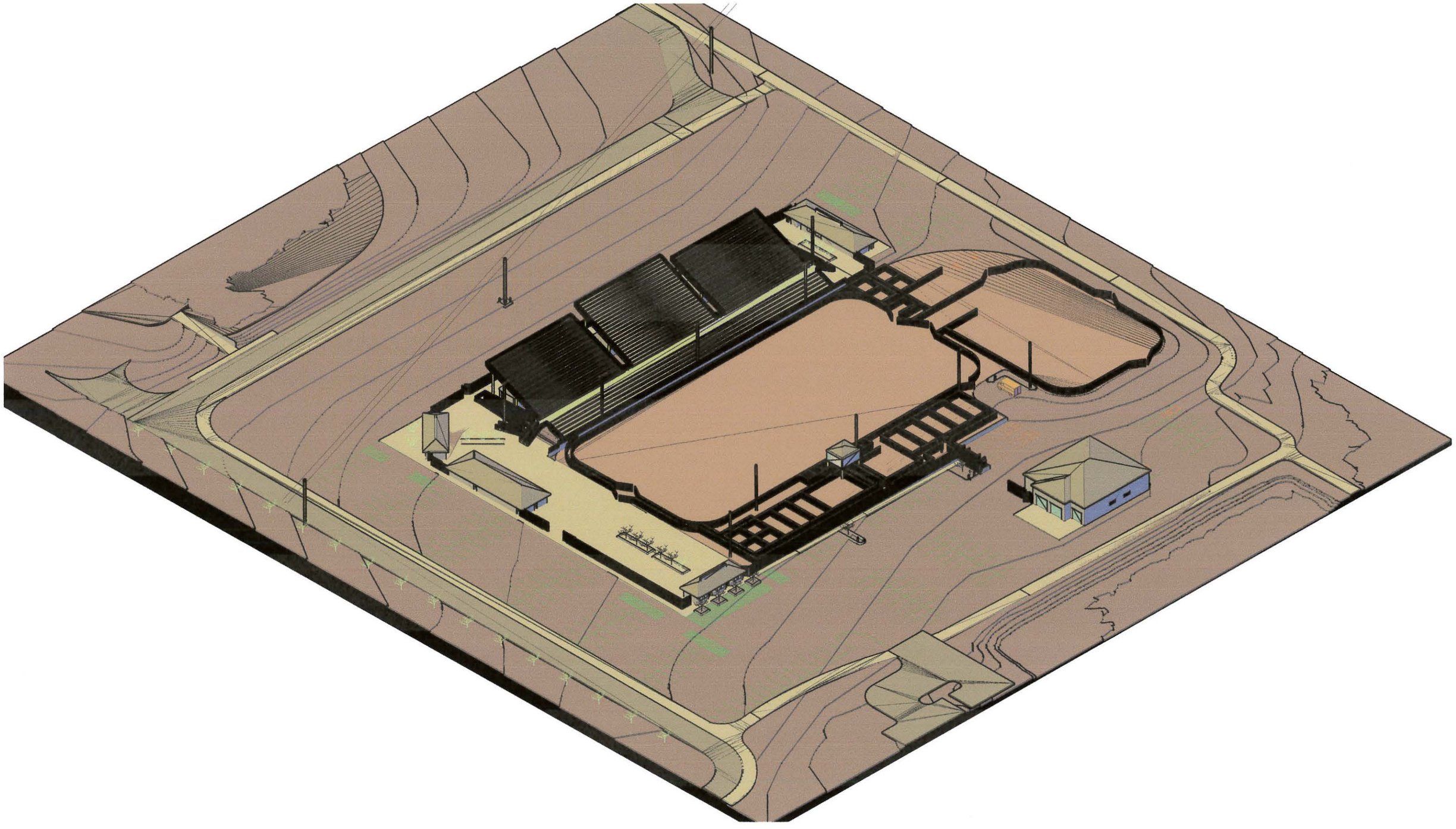
RODEO PARKING C1 R1

Sheet A1

Project

Date 4/24/15

Scale 1"=32'



SCOPE OF WORK:

PHASE I: ACCESS ROAD — TIMELINE

1. SCHOOL ACCESS ROAD. DESIGN & LAYOUT BY MICHAEL FAZIO, CITY ENGINEER. REQUIRES APPROVAL FROM SCHOOL OFFICIALS. — SPRING 2015

PHASE II: RETAINING — SPRING/SUMMER 2015

1. SEATING RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE. 320' X 4'-6" TALL (FROM ARENA FINISHED GRADE) RETAINING WALL.
   B. INCLUDE PANELS ON ARENA SIDE OF WALL FOR ELECTRICAL AND PUBLIC ADDRESS SYSTEM ACCESS.
   C. RECOMMEND RELOCATION OF SOUTH LIGHT POLE AS IT IS OUT OF LINE WITH THE OTHERS. NEW FOOTING & PIER COULD BE INTEGRAL WITH NEW RETAINING WALL. THE EXISTING PIER & FOOTING MAY BE ABLE TO BE LEFT IN PLACE AND COVERED WITH NEW GRAND STAND STRUCTURE (NEEDS TO BE VERIFIED)
2. STOCK PEN RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE. 430' OF RETAINING WALL THAT VARIES IN HEIGHT FROM 1' TO 3'-6" IN HEIGHT. LEVEL EXISTING ARENA/STOCK AREA.
   B. INCLUDES DOCK FOR (2) SEMIS TO LOAD/UNLOAD STOCK.
   C. RECONFIGURE EXISTING STOCK FENCING TO NEW DESIGN.
   D. PROVIDE NEW SAFE PLATFORM NEXT TO STRIPPING SHOOT TO FACILITATE EQUIPMENT REMOVAL FROM RODEO STOCK.

PHASE III: INFRASTRUCTURE — LATE SUMMER/FALL 2015

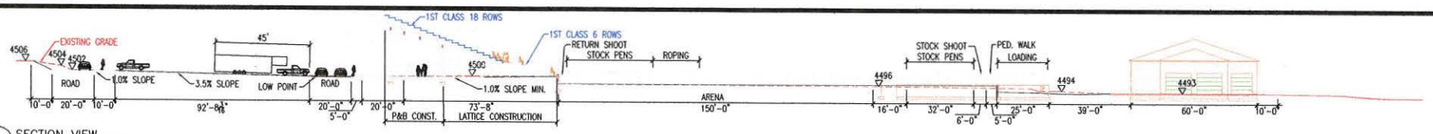
1. INSTALL NEW SEWER LINES FOR RESTROOMS & CONCESSIONS AREAS.
2. INSTALL NEW WATER LINES FOR RESTROOMS & CONCESSIONS.
3. REPAIR OR REPLACE AS NECESSARY ARENA WATERING SPRINKLERS TO PROVIDE ADEQUATE COVERAGE FOR DUST CONTROL & MOISTURE CONTENT.
4. INSTALL NEW ELECTRIC LINES AND PANEL BOXES FOR RESTROOMS, CONCESSIONS, TICKETING AND PUBLIC ADDRESS SYSTEMS.
5. INSTALL CABLING FOR PUBLIC ADDRESS SYSTEM. TO INCLUDE CAMERA/SECURITY SYSTEMS AND FIBER OPTICS AND CONCERT SPEAKER CABLING.

PHASE IV: MAJOR IMPROVEMENTS — WINTER 2015 EARLY SPRING 2016

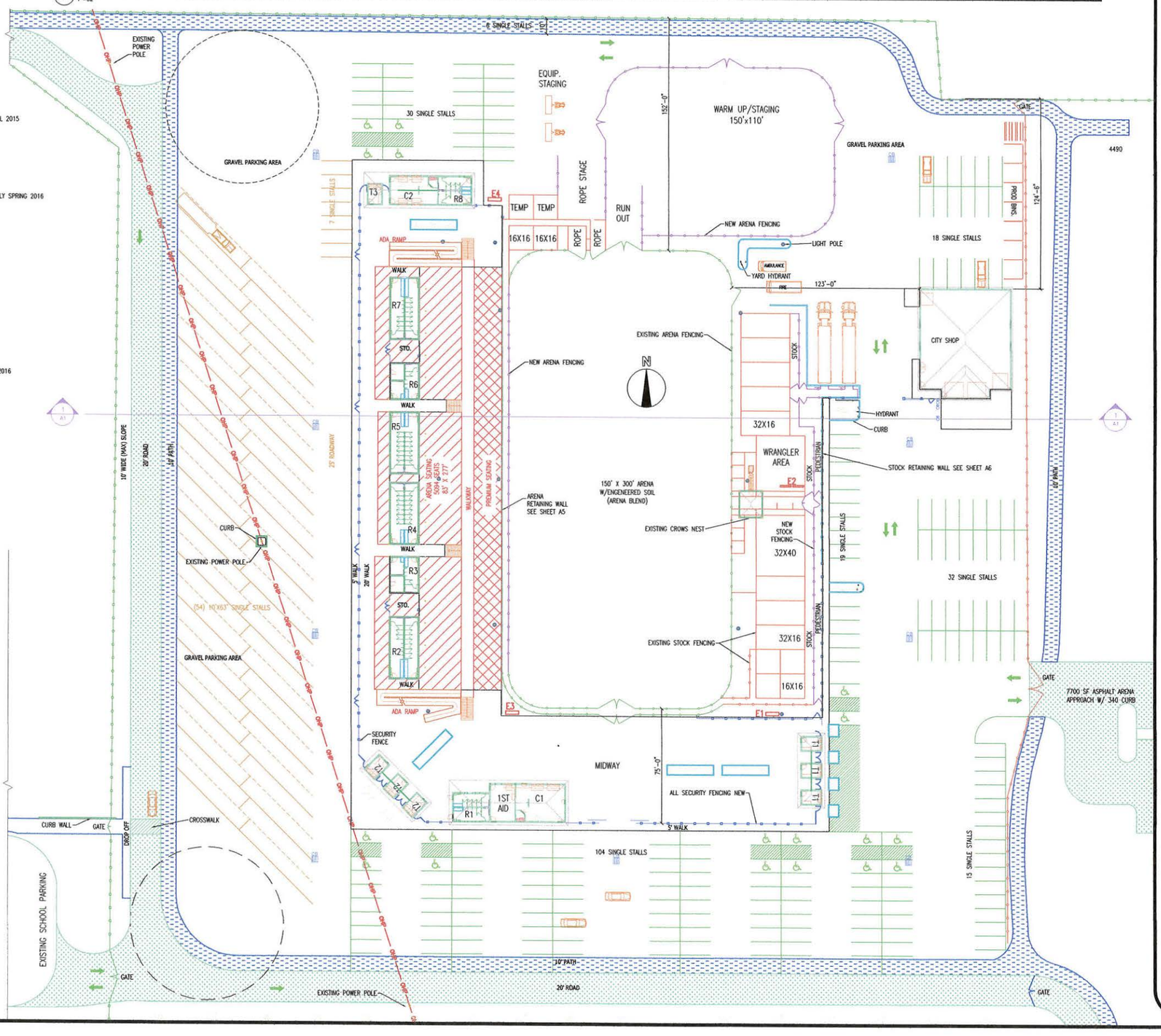
1. TREAT EXISTING ARENA SOIL WITH "ARENA BLEND" OR SIMILAR PRODUCT TO RETAIN MOISTURE AND IMPROVE RIDEABILITY OF ARENA. NOTE: TYPICALLY THE TOP 6" TO 7" OF SOIL IS TREATED. HOWEVER, IF NONE EQUESTRIAN EVENTS ARE PLANNED THAT REQUIRE MOUNDING OR RECONFIGURING THE SOIL IT IS RECOMMENDED THAT THE TOP 12" OF SOIL BE TREATED. THIS ALLOWS THE TOP 6"-8" OF SOIL TO BE RECONFIGURED AND ALLOWS A SUITABLE BUFFER FOR EQUIPMENT "DIG IN" DURING SOIL RECONFIGURING.
2. ACQUIRE ARENA MAINTENANCE EQUIPMENT.
   A. BLACK WIDOW ARENA GROOMER OR EQUIVALENT
   B. VERIFY AVAILABILITY OF TRACTOR TO OPERATE NEW GROOMING EQUIPMENT WITH OPTION TO UPGRADE OR REPLACE EXISTING TRACTOR.
3. RELOCATE GROUNDS MATERIAL STOCK PILES BEHIND CITY SHOP.
4. INSTALL NEW GRANDSTANDS. THE FIRST ⅓ BEING LATTICE STYLE CONSTRUCTION AND THE REAR ⅔ BEING POST & BEAM CONSTRUCTION TO ACCOMMODATE RESTROOM STRUCTURES AND SPACE UTILIZATION BELOW. GRAND STANDS TO ACCOMMODATE APPROXIMATE 5000 SEATS WITH PREMIUM SEATING TO BE PROVIDED FOR THE FIRST 6 ROWS. PROVIDE PIER & FOOTING AS REQUIRED FOR GRANDSTANDS AND GRAND STAND COVER. NOTE: CLEARANCE BELOW GRANDSTAND AT WALKWAY IS APPROXIMATE 5'-6" WHICH IN NOT SUFFICIENT TO PLACE THE STOCK RETURN SHOOT UNDER THE GRANDSTANDS WITHOUT CONSIDERABLE EXPENSE.
5. INSTALL RESTROOM FACILITIES: UBC CODE CALLS OUT THE FOLLOWING REQUIREMENTS: SEATING 5000 + 250 STAFF & PARTICIPANTS = 5250 — SPRING/SUMMER 2016
   A. MALE: WATER CLOSETS $\frac{1}{75}$ 1ST 1500 THEN $\frac{1}{120}$ (30 REQUIRED 33 SHOWN); LAVATORY $\frac{1}{200}$ (14 REQUIRED 16 SHOWN)
   B. FEMALE: WATER CLOSETS $\frac{1}{40}$ 1ST 1500 THEN $\frac{1}{80}$ (57 REQUIRED 57 SHOWN); LAVATORY $\frac{1}{150}$ (14 REQUIRED 24 SHOWN)
   C. WATER FOUNTAINS $\frac{1}{1000}$ (5 REQUIRED 6 SHOWN)
6. INSTALL TICKET BOOTHS & FIRST AID CENTER — FALL 2016
7. INSTALL SECURITY FENCING
8. INSTALL CONCRETE WALKS — SPRING 2017
9. RELOCATE POWER POLE IN WEST SIDE PARKING.
10. INSTALL GRAND STAND COVER — FALL 2017

SITE INFORMATION

OCCUPANCY CLASSIFICATION: A5
BUILDING TYPE: III
OCCUPANT LOAD: FIXED SEATING 5000 + PARTICIPANTS & STAFF 250 = 5250
MENS RESTROOMS: REQUIRED WC=30 LAV=14, PROVIDED WC=33 LAV=16
WOMENS RESTROOMS: REQUIRED WC=57 LAV= 14, PROVIDED WC=57 LAV=24
FAMILY RESTROOMS: REQUIRED 0, PROVIDED 2
DRINKING FOUNTAINS REQUIRED 5, PROVIDED 6
PARKING REQUIRED: $\frac{1}{8}$ SF OF SEATING PROVIDED 20775/40=520 STALLS
REQUIRED ADA PARKING 2% OF TOTAL = 11
PROVIDED ADA PARKING 16
EVENT PARKING PROVIDED 428 ON SITE + 178 IN ADJACENT PARK = 606
RODEO PARKING 54 BIG RIG ON SITE + 226 ON SITE + 178 IN ADJ PARK + 32 AT CITY BLDGS + 88 AT ADJACENT SCHOOL = 578



1 SECTION VIEW
1"=32'



NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7947
jappmacks@msn.com

Builder/Contractor

No. Revision Date

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

Owner Approval

RODEO PARKING C1 R1

Sheet A1

Project

Date 4/1/15

Scale 1"=32'

BLUFFDALE ARENA
IMPROVEMENT PLANS

BLUFFDALE ARENA

PLANNING & BUDGETING PROPOSAL

BLUFFDALE CITY

14350 SOUTH 2200 WEST

BLUFFDALE, UTAH 84065

Design and Drafting by:	Owner name and address	Contractor name and address	No.	Revision	Date
JACK ANDERSON DRAFTING SERVICES 2401 STATEHOOD DRIVE BLUFFDALE, UTAH 84065 801-971-7847 jappyhacks@msn.com	BLUFFDALE CITY 14350 SOUTH 2200 WEST BLUFFDALE, UTAH 84065 Owner Approval	Date			

VICINITY MAP

SHEET INDEX

CONTENTS

SHEET 0	TITLE SHEET
SHEET A1	RODEO PLAN
SHEET A2	EVENT PLAN
SHEET A3	SEATING ARRANGEMENT
SHEET A4	TOPOGRAPHY
SHEET A5	ARENA RETAINING WALL
SHEET A6	STOCK RETAINING WALL
SHEET A7	FENCING & CURBING DETAILS
SHEET A8	SITE UTILITIES
SHEET A9	BUILDINGS TI & T2
SHEET A10	BUILDINGS C1 & R1
SHEET A11	BUILDINGS C2 & R8
SHEET A12	BUILDINGS R2, R4, R5 & R7
SHEET A13	BUILDINGS R4 & R6
SHEET A14	RESTROOM DETAILS

GENERAL NOTES/CODE REVIEW

OCCUPANCY CLASSIFICATION	A-5
CONSTRUCTION TYPE	TYPE III
STORIES	UNLIMITED
FIRE SPRINKLED	NO
STRUCTURE SIZE	UNLIMITED

IMPROVEMENTS

ARENA SEATING	20,775 S.F.
STRUCTURES:	
TICKETING (7) BOOTHS:	780 S.F.
CONCESSIONS C1:	1,730 S.F.
CONCESSIONS C2:	1,044 S.F.
RESTROOMS (6) BLDGS:	4,046 S.F.
TOTAL	7,600 S.F.
OCCUPANCY:	
FIXED SEATING:	5,000
PARTICIPANTS & STAFF	250
TOTAL	5,250
PARKING 1/40 S.F. SEATING:	520 REQUIRED
RODEO	578 PROVIDED
EVENTS	606 PROVIDED

CODES: 2012 IBC, 2012 IMC, 2012IPC, 2011 NEC, 2012 IECC, 2012 IFGC AND UTAH STATE AMENDMENTS

SCOPE OF WORK:

PHASE I: ACCESS ROAD
1. SCHOOL ACCESS ROAD. DESIGN & LAYOUT BY MICHAEL FAZIO, CITY ENGINEER. REQUIRES APPROVAL FROM SCHOOL OFFICIALS.

PHASE II: RETAINING
1. SEATING RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE. 320' X 4'-6" TALL (FROM ARENA FINISHED GRADE) RETAINING WALL.
   B. INCLUDE PANELS ON ARENA SIDE OF WALL FOR ELECTRICAL AND PUBLIC ADDRESS SYSTEM ACCESS.
   C. RECOMMEND RELOCATION OF SOUTH LIGHT POLE AS IT IS OUT OF LINE WITH THE OTHERS. NEW FOOTING & PIER COULD BE INTEGRAL WITH NEW RETAINING WALL. THE EXISTING PIER & FOOTING MAY BE ABLE TO BE LEFT IN PLACE AND COVERED WITH NEW GRAND STAND STRUCTURE (NEEDS TO BE VERIFIED)
2. STOCK PEN RETAINING WALL CONSTRUCTION:
   A. CONSTRUCT APPROXIMATE. 430' OF RETAINING WALL THAT VARIES IN HEIGHT FROM 1' TO 3'-6" IN HEIGHT. LEVEL EXISTING ARENA/STOCK AREA.
   B. INCLUDES DOCK FOR (2) SEMIS TO LOAD/UNLOAD STOCK.
   C. RECONFIGURE EXISTING STOCK FENCING TO NEW DESIGN.
   D. PROVIDE NEW SAFE PLATFORM NEXT TO STRIPPING SHOOT TO FACILITATE EQUIPMENT REMOVAL FROM RODEO STOCK.

PHASE III: INFRASTRUCTURE — LATE SUMMER/FALL 2015
1. INSTALL NEW SEWER LINES FOR RESTROOMS & CONCESSIONS AREAS.
2. INSTALL NEW WATER LINES FOR RESTROOMS & CONCESSIONS.
3. REPAIR OR REPLACE AS NECESSARY ARENA WATERING SPRINKLERS TO PROVIDE ADEQUATE COVERAGE FOR DUST CONTROL & MOISTURE CONTENT.
4. INSTALL NEW ELECTRIC LINES AND PANEL BOXES FOR RESTROOMS, CONCESSIONS, TICKETING AND PUBLIC ADDRESS SYSTEMS.
5. INSTALL CABLING FOR PUBLIC ADDRESS SYSTEM. TO INCLUDE CAMERA/SECURITY SYSTEMS AND FIBER OPTICS AND CONCERT SPEAKER CABLING.

PHASE IV: MAJOR IMPROVEMENTS — WINTER 2015 EARLY SPRING 2016
1. TREAT EXISTING ARENA SOIL WITH "ARENA BLEND" OR SIMILAR PRODUCT TO RETAIN MOISTURE AND IMPROVE RIDEABILITY OF ARENA. NOTE: TYPICALLY THE TOP 6" TO 7" OF SOIL IS TREATED. HOWEVER, IF NONE EQUESTRIAN EVENTS ARE PLANNED THAT REQUIRE MOUNDING OR RECONFIGURING THE SOIL IT IS RECOMMENDED THAT THE TOP 12" OF SOIL BE TREATED. THIS ALLOWS THE TOP 6"-8" OF SOIL TO BE RECONFIGURED AND ALLOWS A SUITABLE BUFFER FOR EQUIPMENT "DIG IN" DURING SOIL RECONFIGURING.
2. ACQUIRE ARENA MAINTENANCE EQUIPMENT.
   A. BLACK WIDOW ARENA GROOMER OR EQUIVALENT
   B. VERIFY AVAILABILITY OF TRACTOR TO OPERATE NEW GROOMING EQUIPMENT WITH OPTION TO UPGRADE OR REPLACE EXISTING TRACTOR.
3. RELOCATE GROUNDS MATERIAL STOCK PILES BEHIND CITY SHOP.
4. INSTALL NEW GRANDSTANDS. THE FIRST ⅓ BEING LATTICE STYLE CONSTRUCTION AND THE REAR ⅔ BEING POST & BEAM CONSTRUCTION TO ACCOMMODATE RESTROOM STRUCTURES AND SPACE UTILIZATION BELOW. GRAND STANDS TO ACCOMMODATE APPROXIMATE 5000 SEATS WITH PREMIUM SEATING TO BE PROVIDED FOR THE FIRST 6 ROWS. PROVIDE PIER & FOOTING AS REQUIRED FOR GRANDSTANDS AND GRAND STAND COVER. NOTE: CLEARANCE BELOW GRANDSTAND AT WALKWAY IS APPROXIMATE 5'-6" WHICH IN NOT SUFFICIENT TO PLACE THE STOCK RETURN SHOOT UNDER THE GRANDSTANDS WITHOUT CONSIDERABLE EXPENSE.
5. INSTALL RESTROOM FACILITIES: UBC CODE CALLS OUT THE FOLLOWING REQUIREMENTS: SEATING 5000 + 250 STAFF & PARTICIPANTS = 5250 — SPRING/SUMMER 2016
   A. MALE: WATER CLOSETS 1/75 1ST 1500 THEN 1/100 (30 REQUIRED 33 SHOWN); LAVATORY 1/200 (14 REQUIRED 16 SHOWN)
   B. FEMALE: WATER CLOSETS 1/40 1ST 1500 THEN 1/80 (57 REQUIRED 57 SHOWN); LAVATORY 1/200 (14 REQUIRED 24 SHOWN)
   C. WATER FOUNTAINS 1/500 (5 REQUIRED 6 SHOWN)
6. INSTALL TICKET BOOTHS & FIRST AID CENTER — FALL 2016
7. INSTALL SECURITY FENCING
8. INSTALL CONCRETE WALKS — SPRING 2017
9. RELOCATE POWER POLE IN WEST SIDE PARKING.
10. INSTALL GRAND STAND COVER — FALL 2017

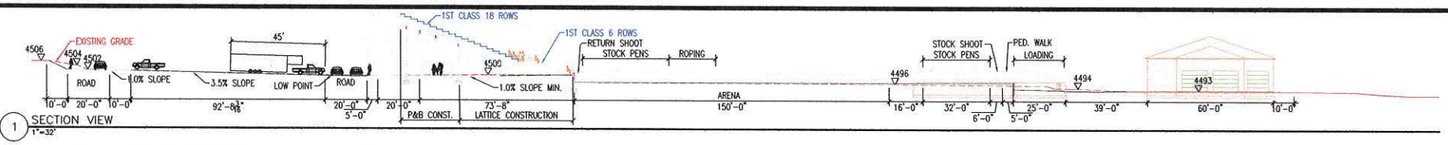
SITE INFORMATION

OCCUPANCY CLASSIFICATION: A5
BUILDING TYPE: III
OCCUPANT LOAD: FIXED SEATING 5000 + PARTICIPANTS & STAFF 250 = 5250
MENS RESTROOMS: REQUIRED WC=30 LAV=14, PROVIDED WC=33 LAV=16
WOMENS RESTROOMS: REQUIRED WC=57 LAV= 14, PROVIDED WC=57 LAV=24
FAMILY RESTROOMS: REQUIRED 0, PROVIDED 2
DRINKING FOUNTAINS REQUIRED 5, PROVIDED 6
PARKING REQUIRED: 1/40 SF OF SEATING PROVIDED 20775/40=520 STALLS
REQUIRED ADA PARKING 2% OF TOTAL = 11
PROVIDED ADA PARKING 16
EVENT PARKING PROVIDED 428 ON SITE + 178 IN ADJACENT PARK = 606
RODEO PARKING 54 BIG RIG ON SITE + 226 ON SITE + 178 IN ADJ PARK + 32 AT CITY BLDGS + 88 AT ADJACENT SCHOOL = 578

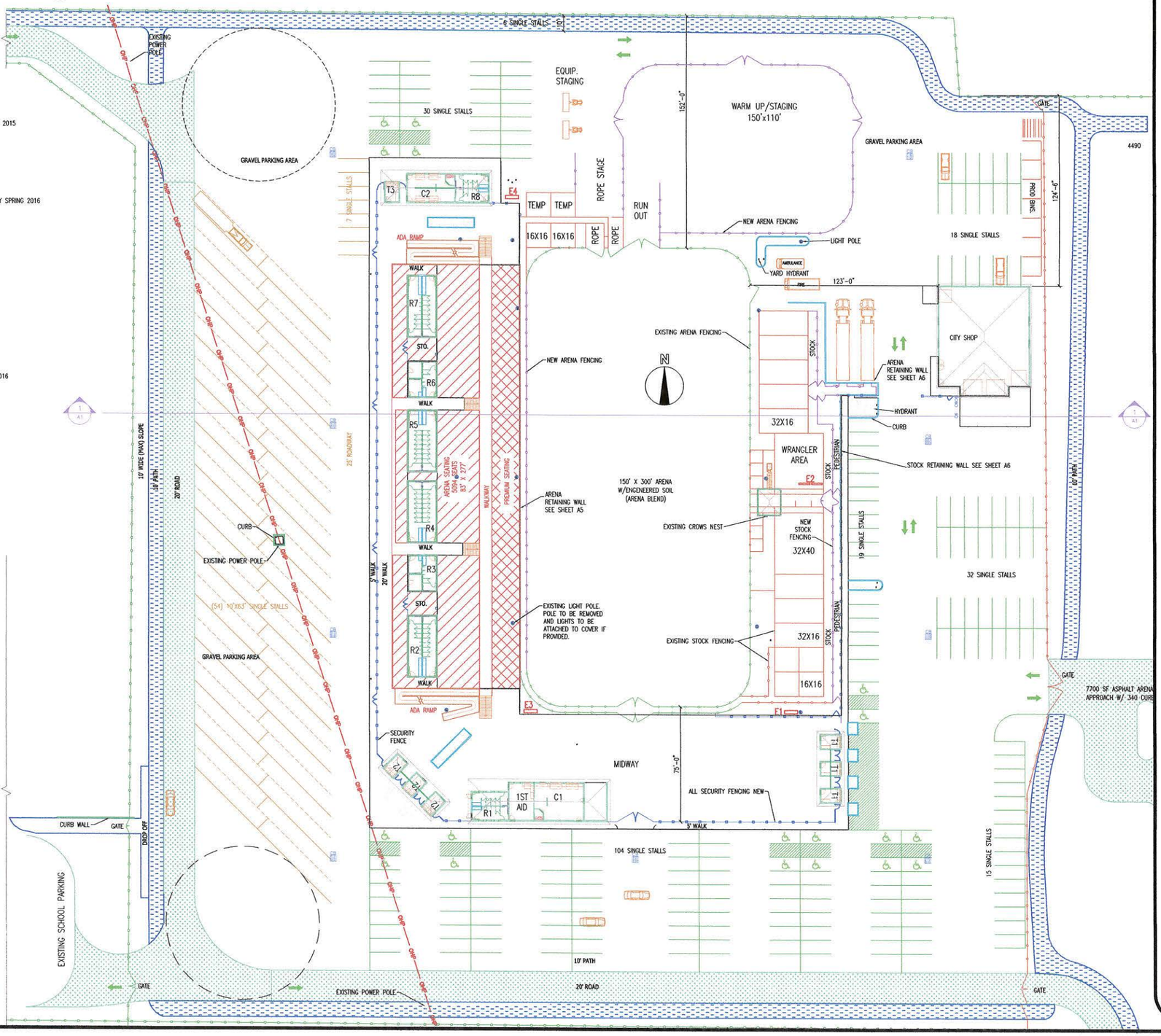
TIMELINE

SPRING/summer 2015

SPRING/SUMMER 2015



1 SECTION VIEW
1"=32'



NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

Builder/Contractor

No. | Revision | Date

RODEO PARKING C1 R1

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

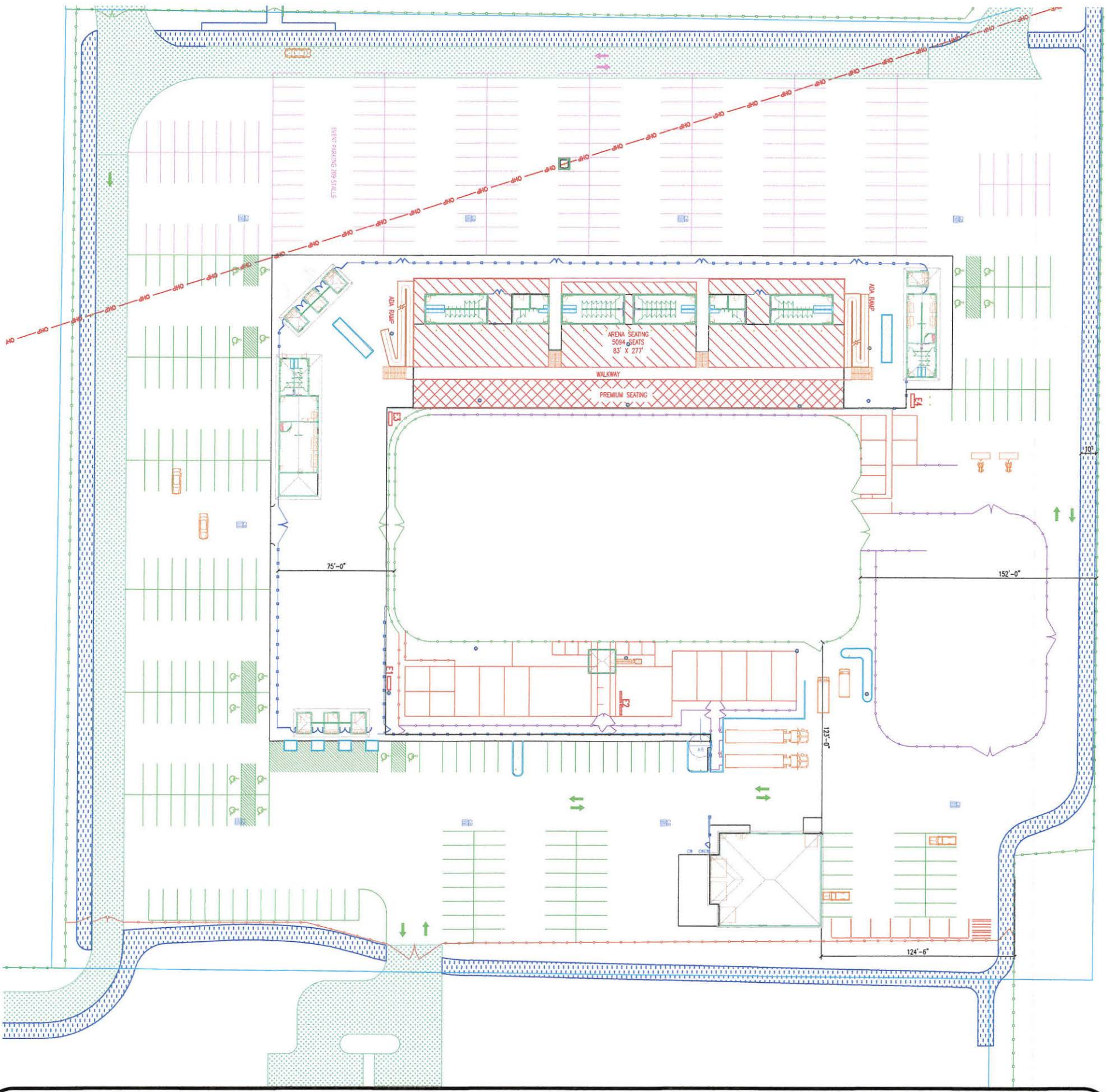
Owner Approval

Sheet A1

Project

Date 4/24/15

Scale 1"=32'



EVENT PARKING LAYOUT

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A2

Project

Date 4/24/15

Scale 1"=32'

Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN

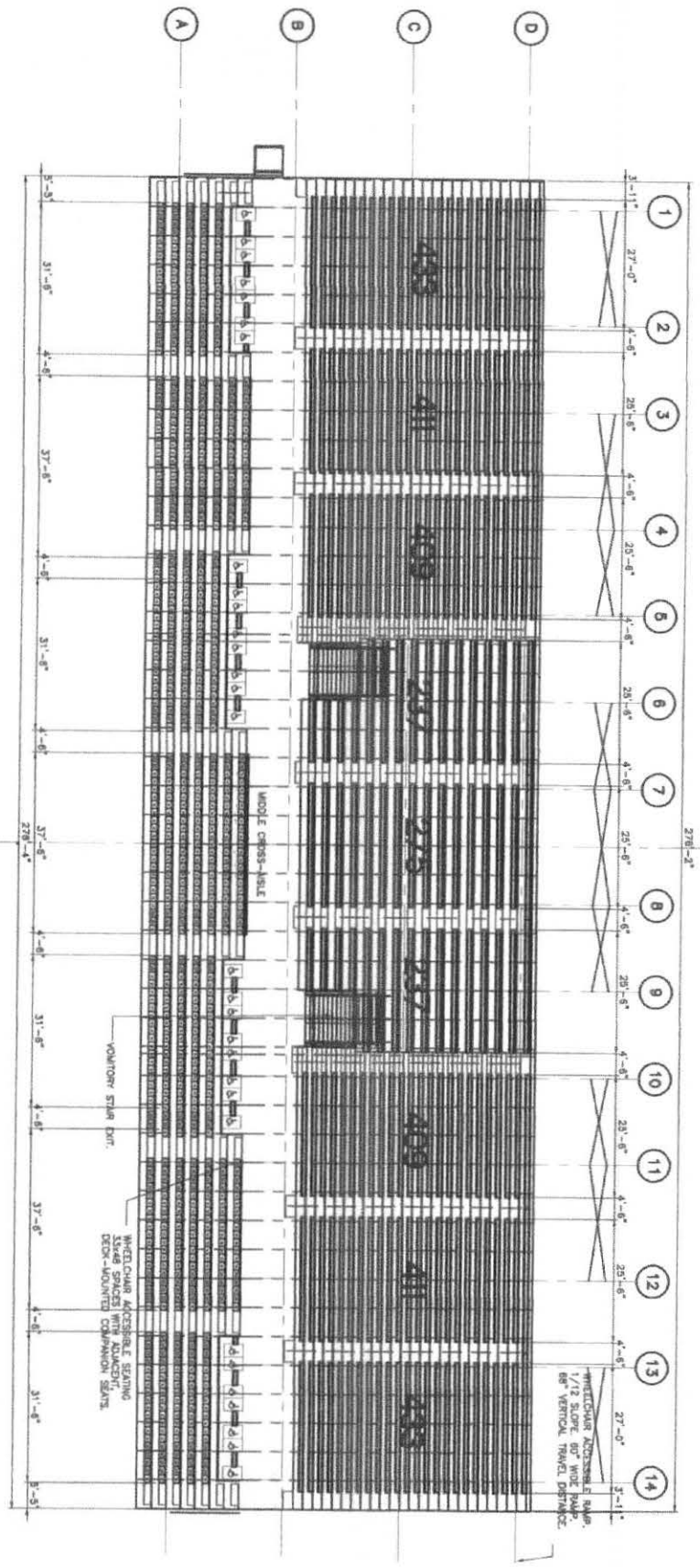
BLUFFDALE, UTAH 84065

Owner Approval

No.	Revision	Date

Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

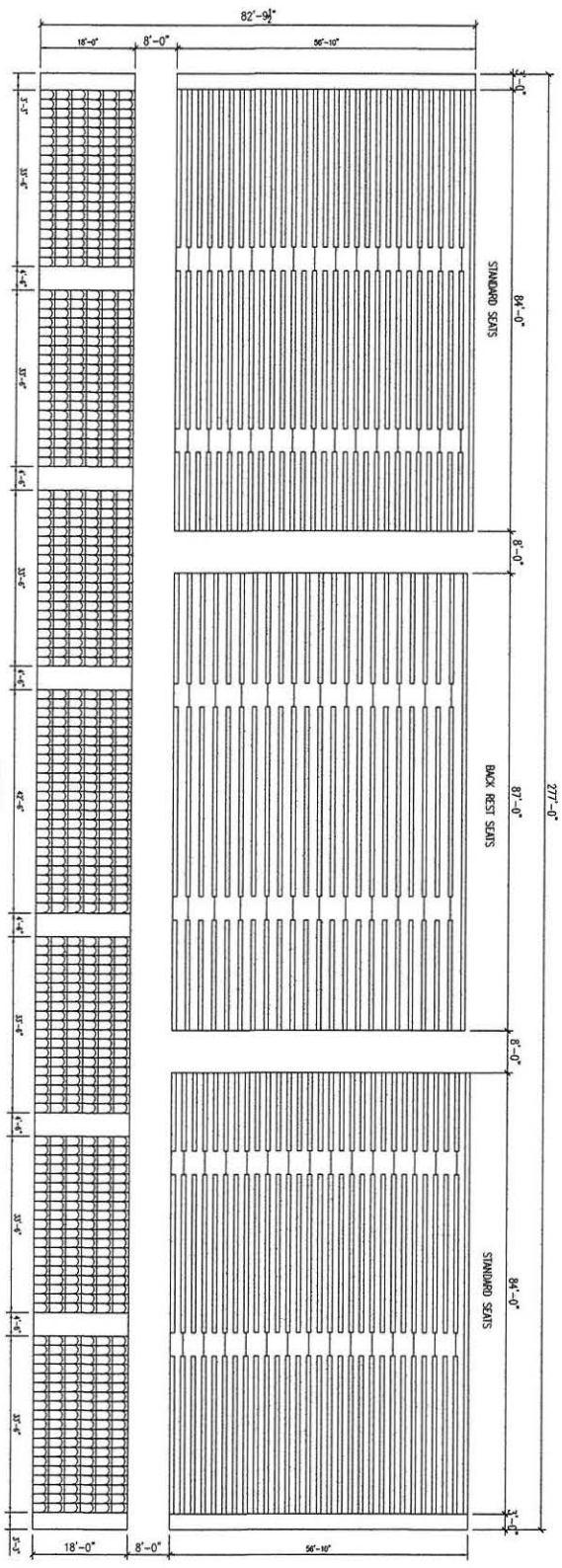


1 SEATING OPTION
1/16"=1'

ROWS 31	ELEVATION 114"	
RISE 12	RUN 13"	
DECK SYSTEM - WELDED		
DECK FINISH - MILL		
BENCH SEATING CAPACITY		3255
CHAIR SEATING CAPACITY		847
WHEELCHAIR SEATING CAPACITY		30
COMPANION SEATING CAPACITY		30
TOTAL SEATING CAPACITY		4162

(ADD (5) ROWS TO OBTAIN SEATING OF 5007)

2 SEATING OPTION
1/16"=1'



STANDARD SEATS	3012	30 ROWS 2 SECTIONS
BACK REST SEATS	1254	24 ROWS 1 SECTION
VIP LOWER	828	
TOTAL	5094	

ARENA SEATING

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A3

Project

Date: 4/1/15

Scale: AS NOTED

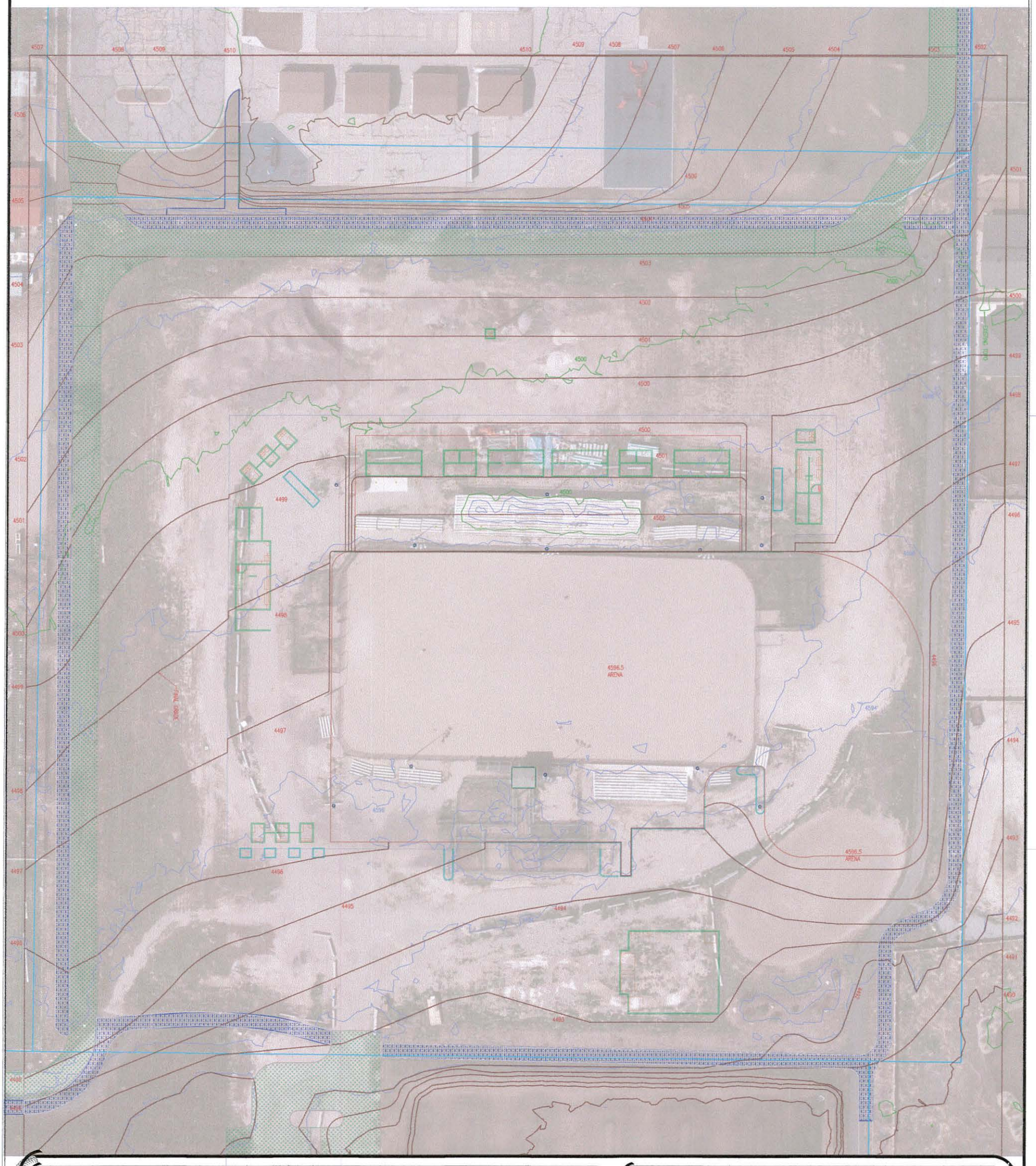
Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

Owner Approval

No.	Revision	Date

Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



TOPOGRAPHY

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A4

Project

Date: 4/24/15

Scale: AS NOTED

Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN

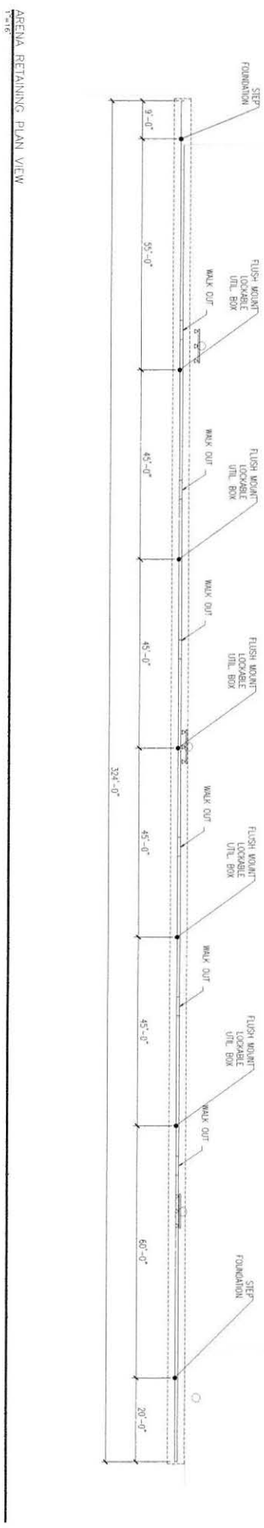
BLUFFDALE, UTAH 84065

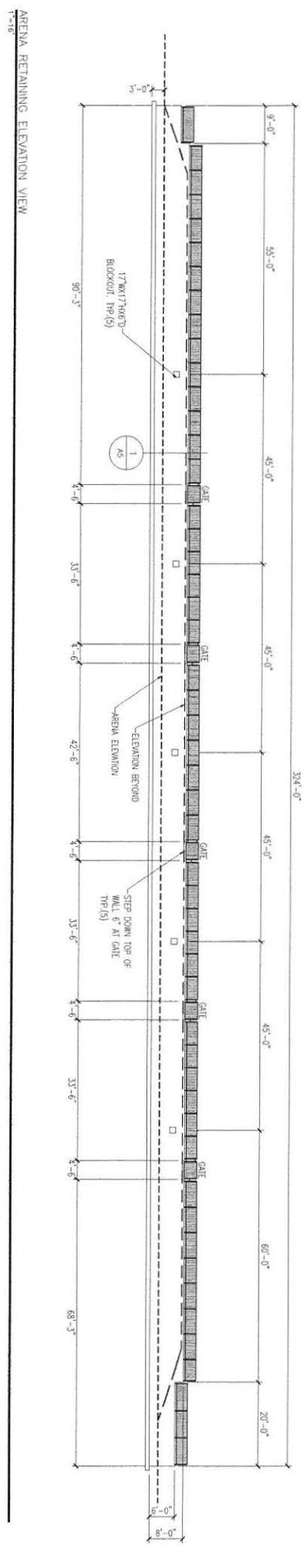
Owner Approval

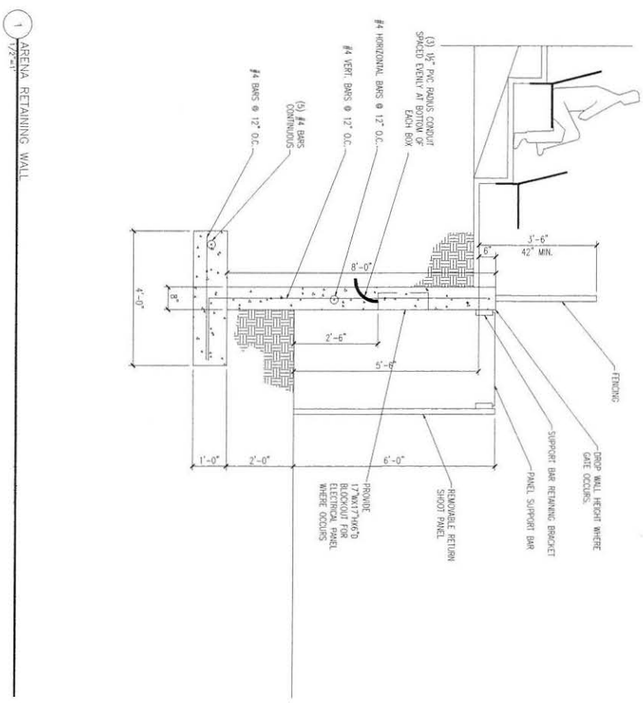
No.	Revision	Date

Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com







ARENA RETAINING WALL

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet	Project
A5	Date 4/24/15
	Scale AS NOTED

Project name and address

BLUFFDALE CITY
ARENA CONCEPT PLAN

BLUFFDALE, UTAH 84065

Owner Approval

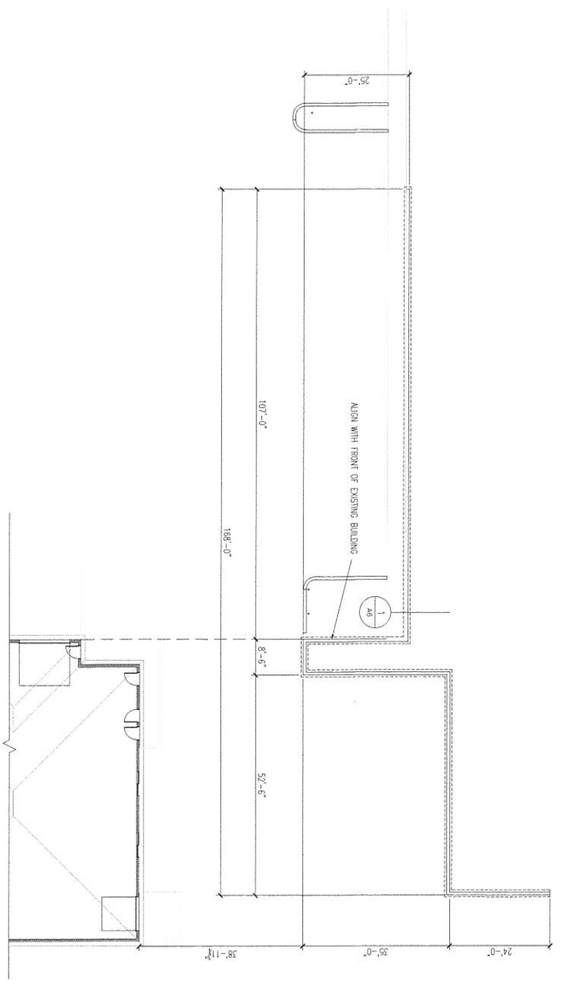
No.	Revision	Date

Builder/Contractor

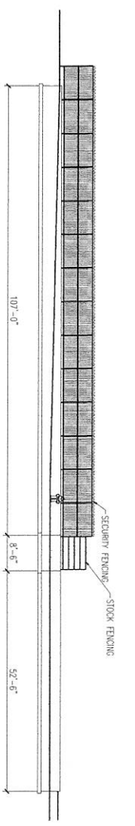
Design and Drafting by:

JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

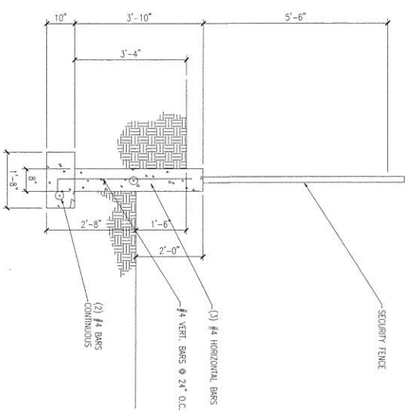
STOCK RETAINING PLAN VIEW
1/4"=1'



STOCK RETAINING ELEVATION VIEW
1/4"=1'



1 STOCK RETAINING WALL
1/2"=1'



STOCK AREA RETAINING WALL

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet A6

Project

Date 4/24/15

Scale AS NOTED

Project name and address

BLUFFDALE CITY
ARENA CONCEPT PLAN

BLUFFDALE, UTAH 84065

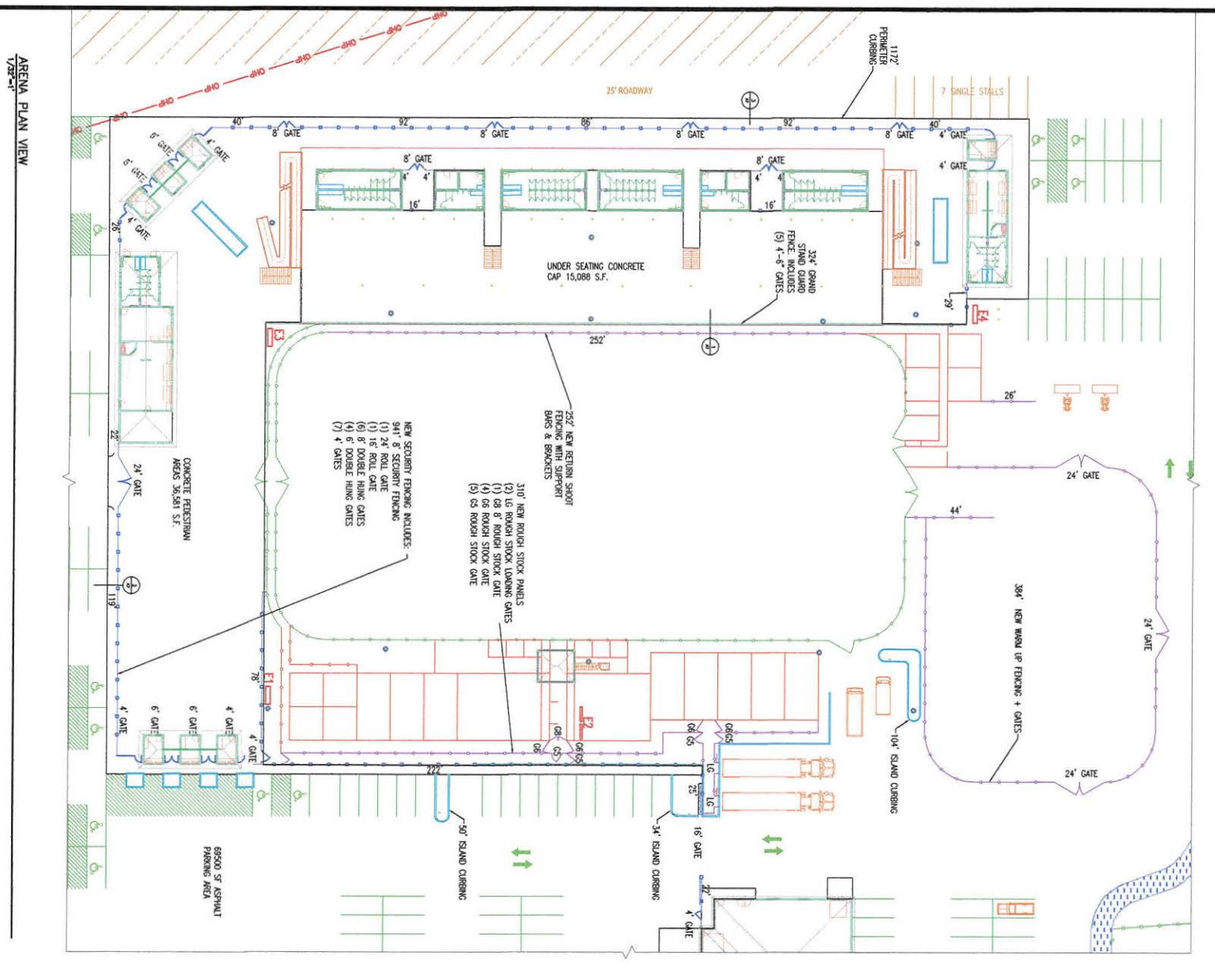
Owner Approval

No.	Revision	Date

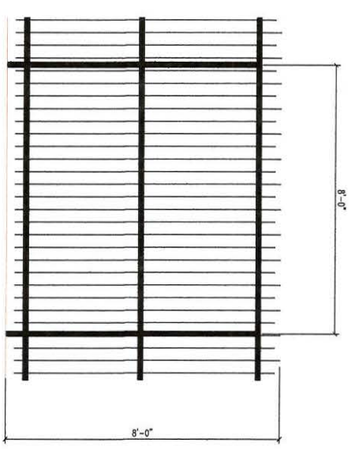
Builder/Contractor

Design and Drafting by:

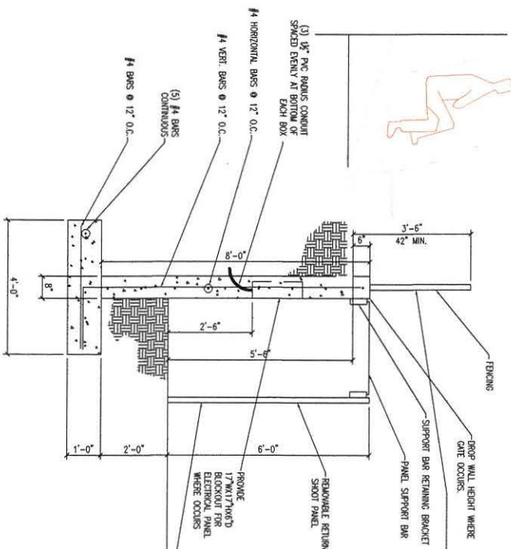
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



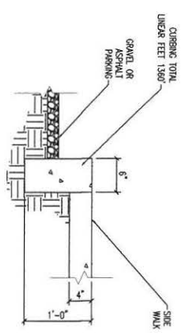
2 SECURITY FENCING DETAIL
1/2"=1'



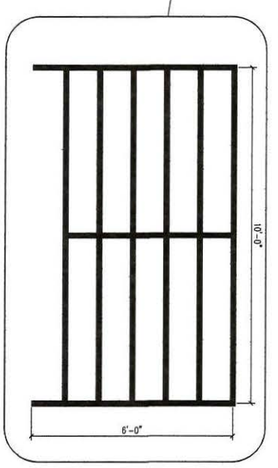
1 FENCING DETAIL
1/2"=1'



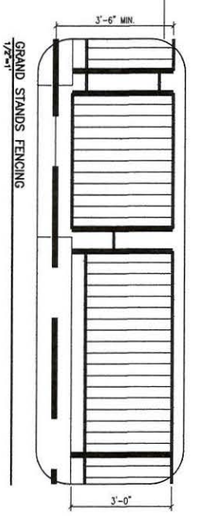
3 CURBING DETAIL
1/2"=1'



REMOVABLE RETURN SHOOT FENCING
1/2"=1'



GRAND STANDS FENCING
1/2"=1'



FENCING & CURBINGDETAILS

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

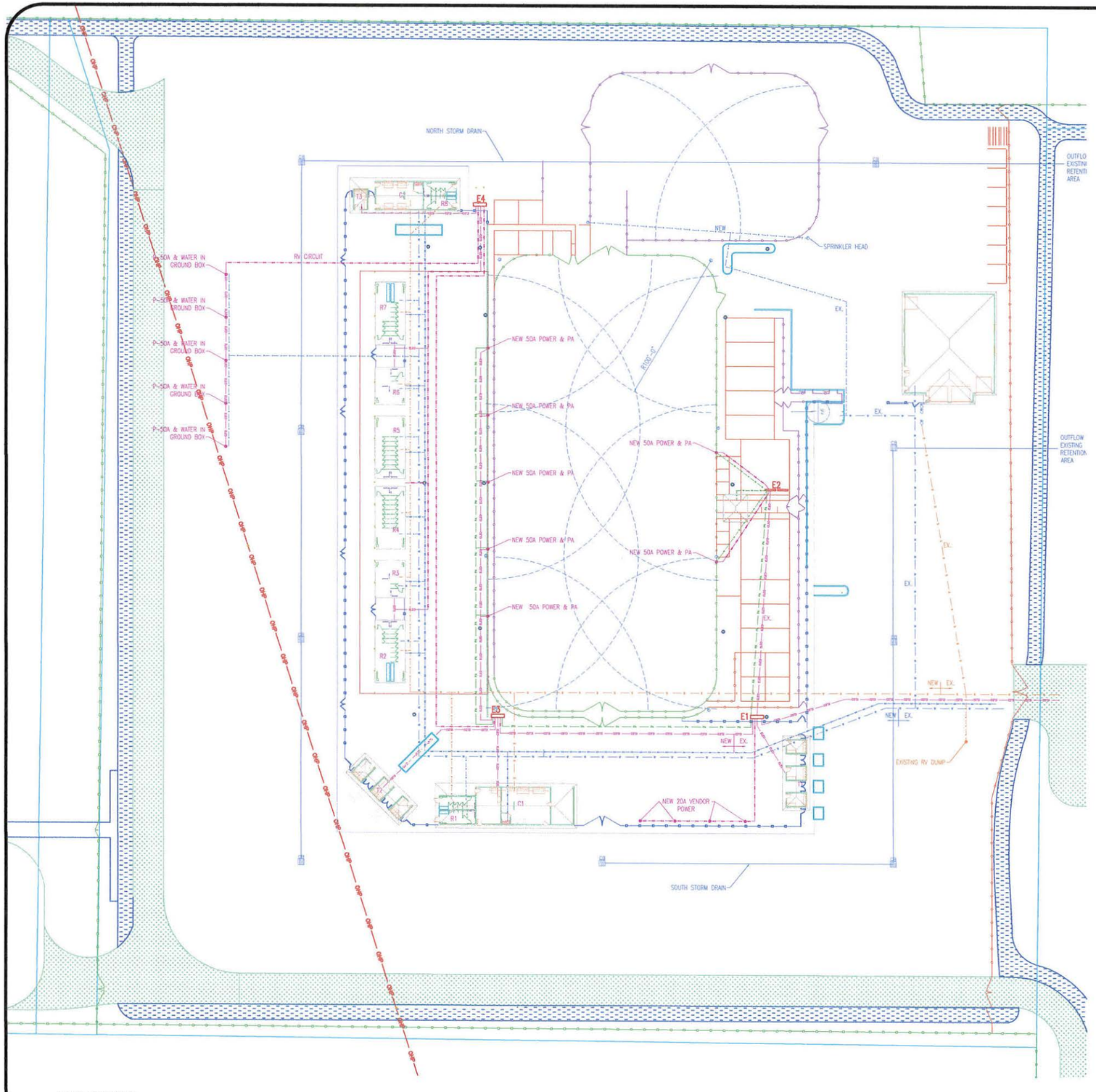
Sheet	Project
A7	Date 4/24/15
	Scale AS NOTED

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065
Owner Approval

No.	Revision	Date

Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



ARENA PLAN VIEW
1"=32'

PROPOSED UTILITIES

NEW ELECTRICAL:
- MAIN PANEL E1 EXISTING:
  - ADD NEW UNDERGROUND SERVICE LINE TO NEW PANEL E3/E4 (1525AMP 208')
  - ADD NEW UNDERGROUND SERVICE LINE TO TICKETING T1 (125A 60')
  - ADD NEW UNDERGROUND SERVICE LINE TO VENDOR POWER (100A 50')
- MAIN PANEL E2 EXISTING:
  - ADD NEW NORTH DROP TO NEW 50A SUPPLY PANEL (60')
  - ADD NEW SOUTH DROP TO NEW 50A SUPPLY PANEL (70')
- MAIN PANEL E3 NEW:
  - ADD NEW UNDERGROUND SERVICE LINE TO CONCESSIONS C1. (200A 55')
  - ADD NEW UNDERGROUND SERVICE LINE TO TICKETING T2 (125A 60')
  - ADD NEW UNDERGROUND SERVICE LINE TO ARENA POWER (250AMP 260')
  - ADD NEW UNDERGROUND SERVICE LINE TO E4 (950AMP 375')
- MAIN PANEL E4 NEW:
  - ADD NEW UNDERGROUND RV BRANCH CIRCUIT: (250A 475')
  - ADD NEW UNDERGROUND SERVICE LINE TO CONCESSIONS C2 (200A 40')
  - ADD NEW UNDERGROUND SERVICE LINE TO R2/R3 (150A 340')
  - ADD NEW UNDERGROUND SERVICE LINE TO R4/R5 (150A 240')
  - ADD NEW UNDERGROUND SERVICE LINE TO R6/R7 (150A 170')
  - ADD NEW UNDERGROUND SERVICE LINE TO T3 (50A 90')

NEW SANITARY SEWER;
- NEW SEWER MAIN LINE (8"ø 650')
- NEW LATERAL TO C1 W/GREASE TRAP (4"ø 70')
- NEW LATERAL TO R1 (4"ø 75')
- NEW LATERAL TO R2 (4"ø 8')
- NEW LATERAL TO R3 (4"ø 8')
- NEW LATERAL TO R4 (4"ø 8')
- NEW LATERAL TO R5 (4"ø 8')
- NEW LATERAL TO R6 (4"ø 8')
- NEW LATERAL TO R7 (4"ø 8')
- NEW LATERAL TO R8 (4"ø 28')
- NEW LATERAL TO C2 W/GREASE TRAP (4"ø 22')

NEW WATER LINES:
- NEW MAIN LINE (?"ø 750') TERMINATE AT C2/R8
- LATERAL TO C1/R1 (?"ø 30')
- LATERAL TO R2 (?"ø 15')
- LATERAL TO R3 (?"ø 15')
- LATERAL TO R4 (?"ø 15')
- LATERAL TO R5 (?"ø 15')
- LATERAL TO R6 (?"ø 15')
- LATERAL TO RV (?"ø 125')
  - RV BRANCH (?"ø 60')
  - RV BRANCH (?"ø 60')
- LATERAL TO R7 (?"ø 15')

PUBLIC ADDRESS SYSTEM:
- TO WEST SIDE FROM E2 LOCATION (600')
- TO EAST SIDE NORTH FROM E2 LOCATION (50')
- TO EAST SIDE SOUTH FROM E2 LOCATION (60')
- TO CROWN NEST FROM E2 LOCATION (90')

WARM UP WATERING
- ADD NEW UNDERGROUND LINES AND RISERS FOR (2) NEW WATERING HEADS. HEADS TO COVER 100' RADIUS WITH MAX. FLOW RATE OF 50 GPM

ARENA WATERING
- REPLACE EXISTING HEADS WITH NEW HEADS. HEADS TO COVER 100' RADIUS WITH MAX. FLOW RATE OF 50 GPM. RELOCATE/REPLACE RISERS AS NEEDED TO PROVIDE FULL COVERAGE.

STORM DRAIN SYSTEM:
- NORTH SYSTEM 980' W/(5)CATCH BASINS & (1) OUTFLOW
- SOUTH SYSTEM 592' W/(4)CATCH BASINS & (1) OUTFLOW

GAS LINE:
- ADD 736' GAS TRUNK LINE (ESTIMATED 1,140,000 BTU)
- C1 LATERAL LINE 45' (ESTIMATED 400,000 BTU)
- R2 LATERAL LINE 20' (ESTIMATED 80,000 BTU)
- R3 LATERAL LINE 20' (ESTIMATED 60,000 BTU)
- R4 LATERAL LINE 20' (ESTIMATED 80,000 BTU)
- R5 LATERAL LINE 20' (ESTIMATED 80,000 BTU)
- R6 LATERAL LINE 20' (ESTIMATED 60,000 BTU)
- R7 LATERAL LINE 20' (ESTIMATED 80,000 BTU)
- C2 (TRUNK LINE TERMINATES) (ESTIMATED 300,000 BTU)

GAS LINE — GAS — GAS — GAS — GAS — GAS
WATER LINE — W — W — W — W — W
ELECTRIC LINE — ELEC — ELEC — ELEC — ELEC
SEWER LINE — S — S — S — S — S
PUBLIC ADDRESS LINE — PA — PA — PA — PA
SECURITY FENCE
STOCK FENCE

KEY
N.T.S.

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

Builder/Contractor

No.	Revision	Date

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

Owner Approval

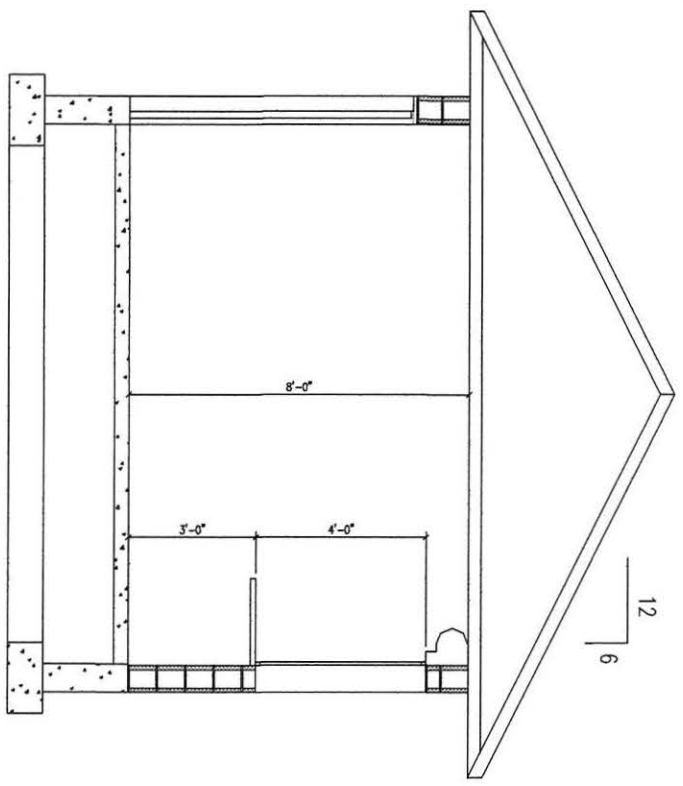
Project

Date 4/24/15

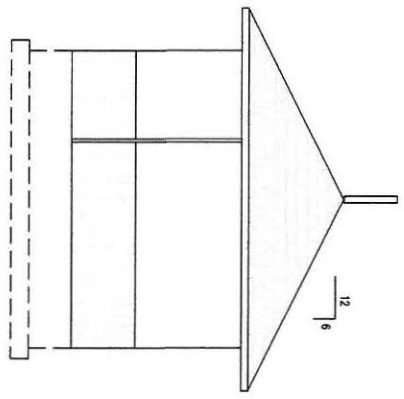
Scale AS NOTED

Sheet A8

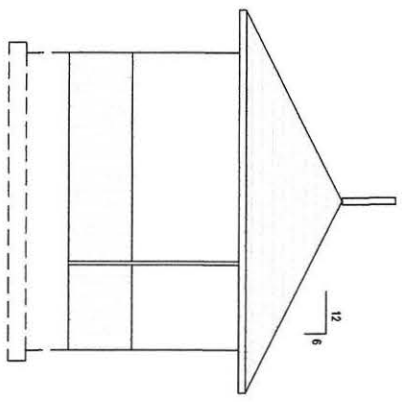
SITE UTILITIES



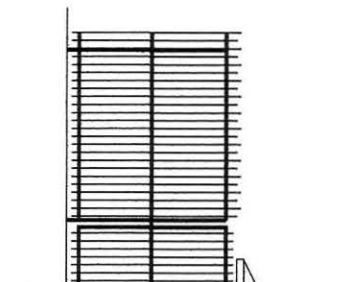
1 SECTION VIEW
1/2"=1'



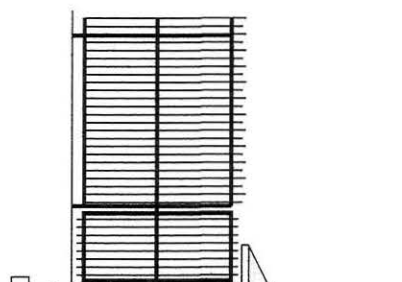
TICKETING T1 & T2 LEFT ELEVATION
1/4"=1'



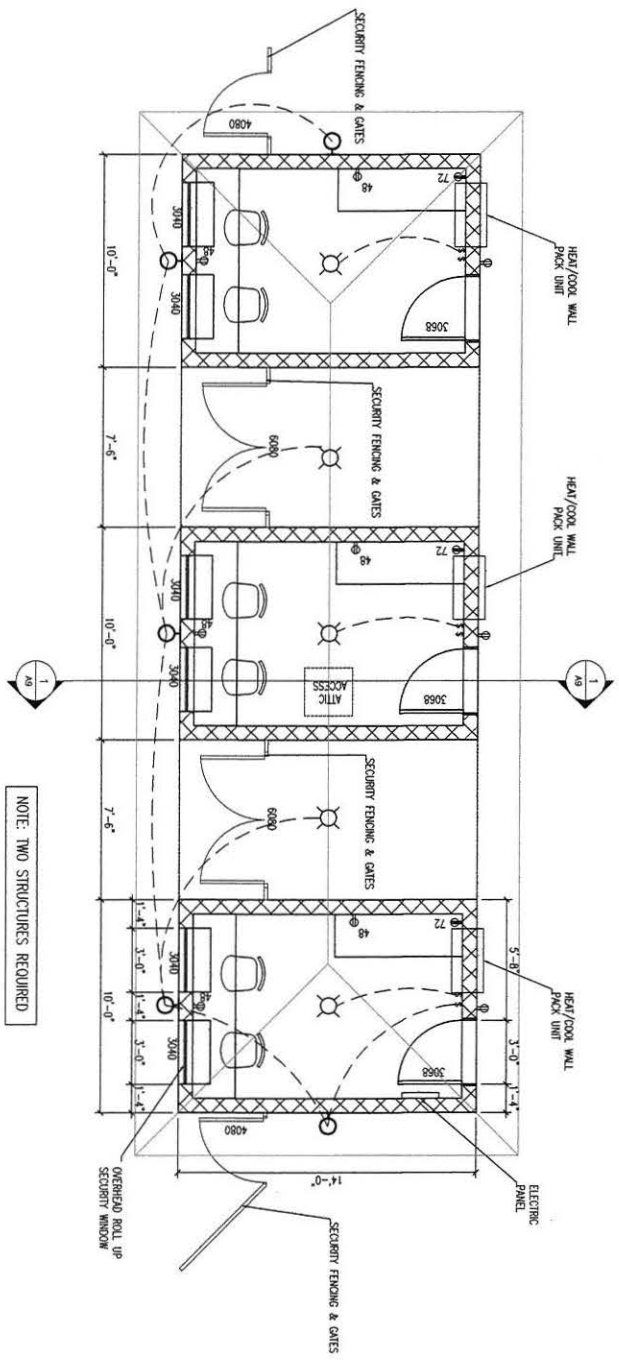
TICKETING T1 & T2 RIGHT ELEVATION
1/4"=1'



TICKETING T1 & T2 REAR ELEVATION
1/4"=1'



TICKETING T1 & T2 FRONT ELEVATION
1/4"=1'



TICKETING T1 & T2 PLAN VIEW
1/4"=1'

BUILDINGS T1 & T2

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A9

Project

Date: 4/24/15

Scale: AS NOTED

Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN

BLUFFDALE, UTAH 84065

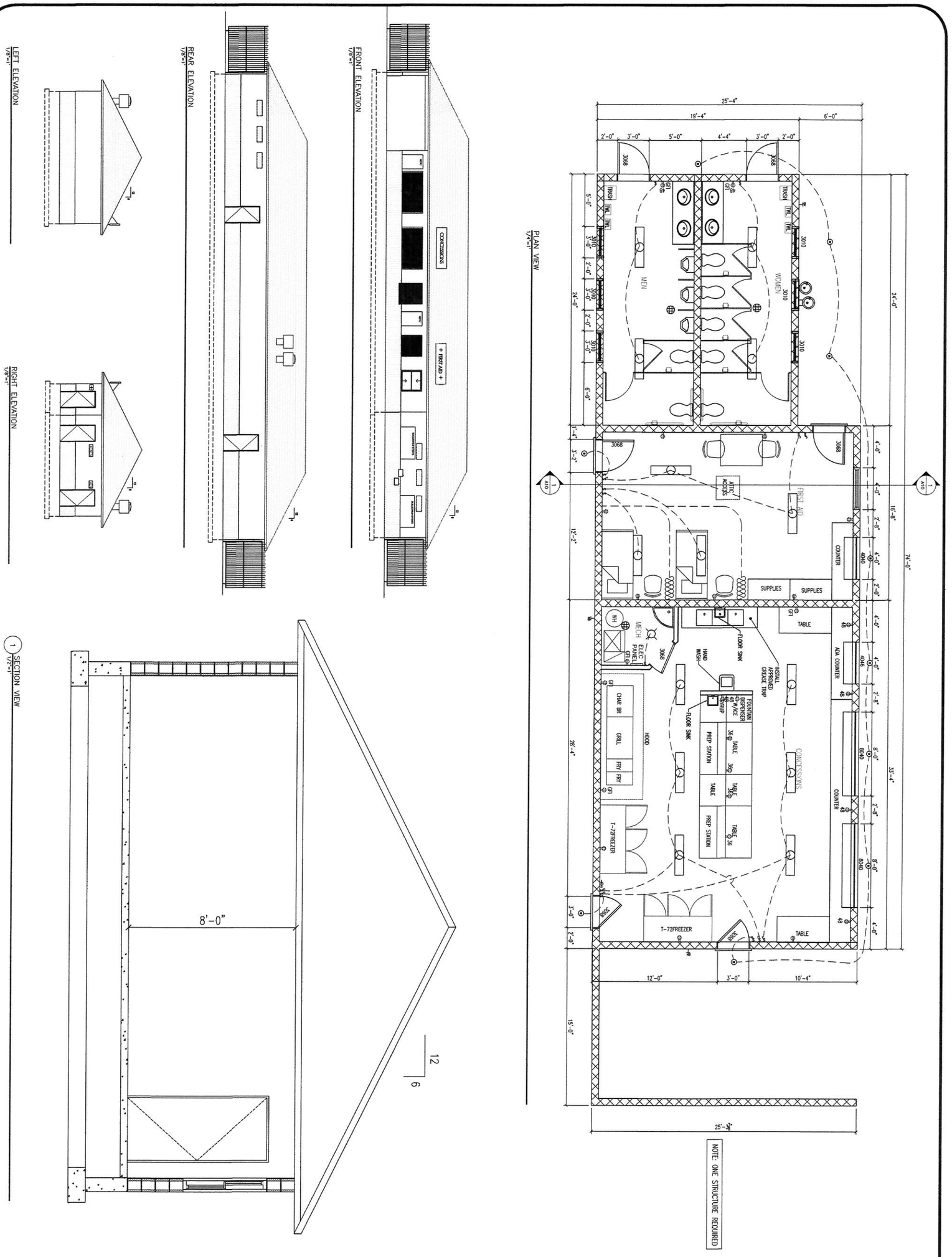
Owner Approval

No.	Revision	Date

Builder/Contractor

Design and Drafting by:

JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



NOTE: ONE STRUCTURE REQUIRED

BUILDINGS C1, R1

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A10

Project

Date: 4/24/15

Scale: AS NOTED

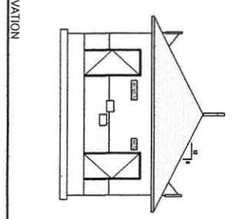
Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

Owner Approval

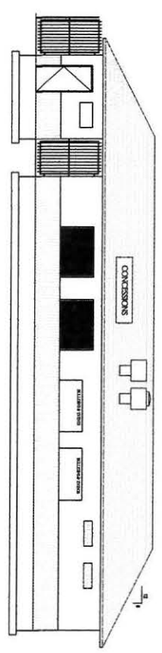
No.	Revision	Date

Builder/Contractor

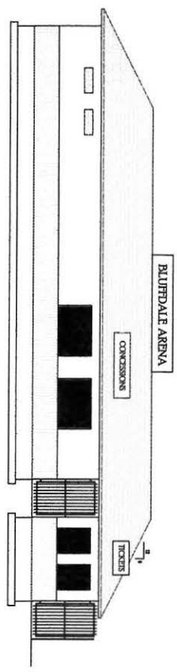
Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



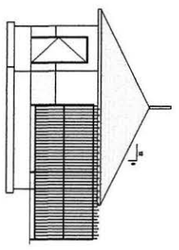
LEFT ELEVATION
1/8"=1'



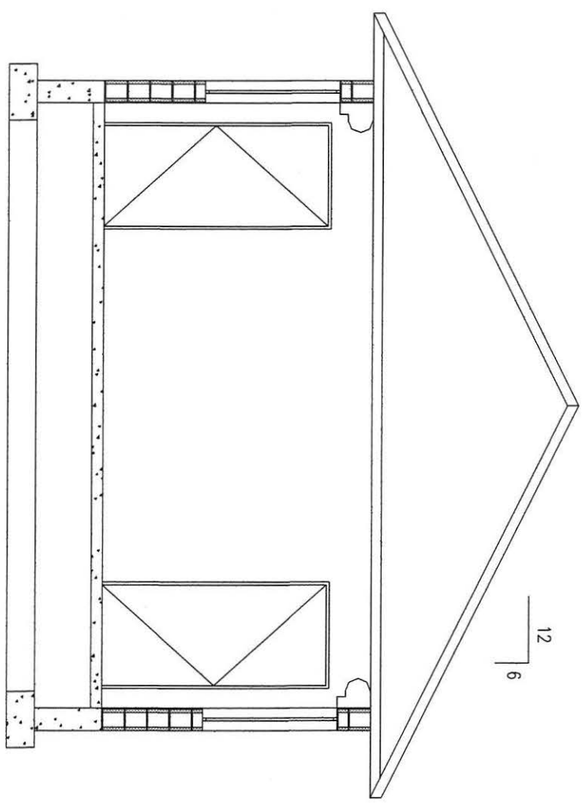
REAR ELEVATION
1/8"=1'



FRONT ELEVATION
1/8"=1'



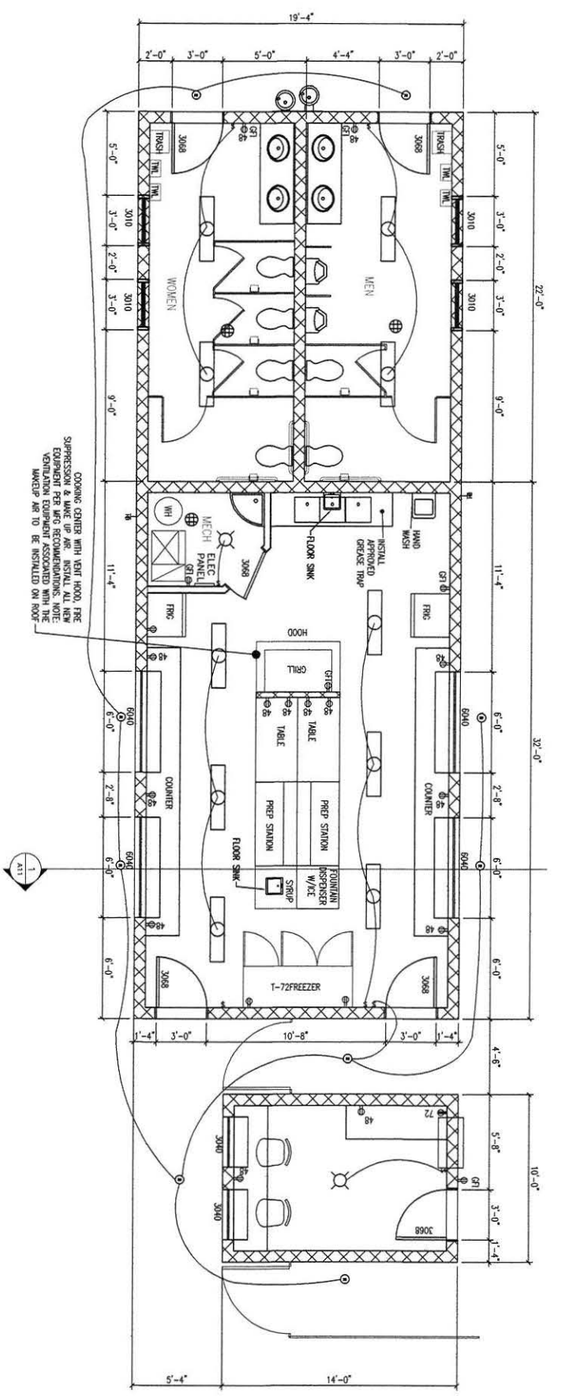
RIGHT ELEVATION
1/8"=1'



1 SECTION VIEW
1/2"=1'

12
6

PLAN VIEW
1/4"=1'



NOTE: ONE STRUCTURE REQUIRED

BUILDINGS C2, T3, R8

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

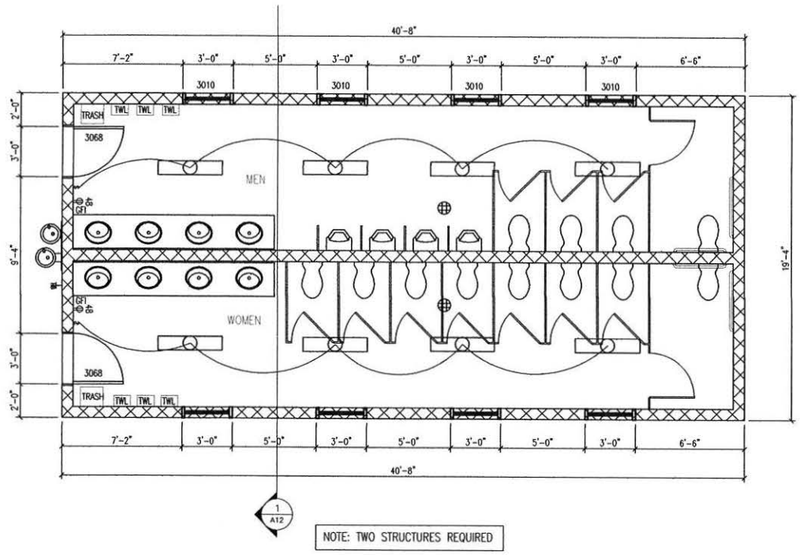
Sheet	Project
A11	Date 4/24/15
	Scale AS NOTED

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065
Owner Approval

No.	Revision	Date

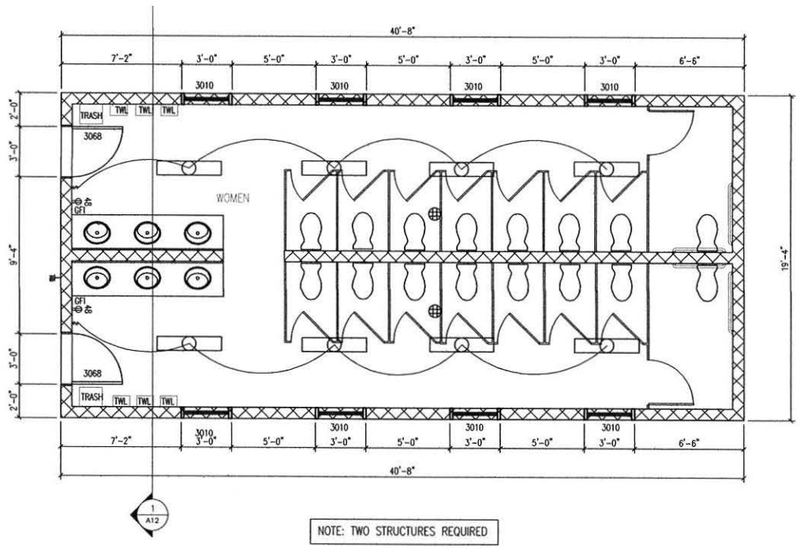
Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com



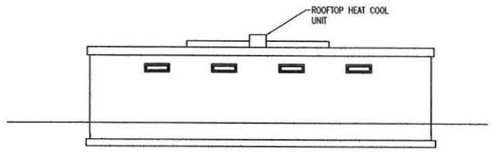
NOTE: TWO STRUCTURES REQUIRED

R2 & R7 PLAN VIEW
1/4"=1'

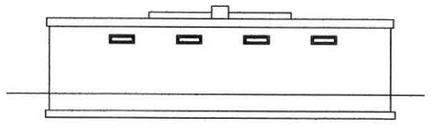


NOTE: TWO STRUCTURES REQUIRED

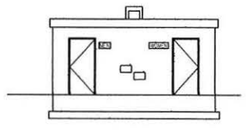
R4 & R5 PLAN VIEW
1/4"=1'



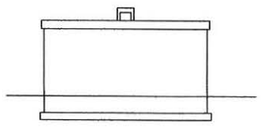
FRONT ELEVATION
1/8"=1'



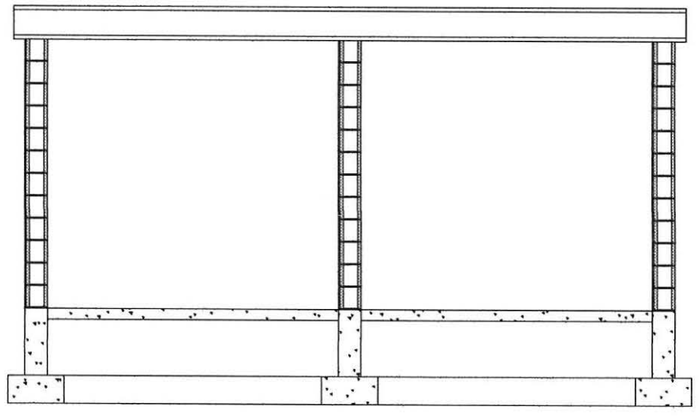
REAR ELEVATION
1/8"=1'



LEFT ELEVATION
1/8"=1'



RIGHT ELEVATION
1/8"=1'



1 SECTION VIEW
1/2"=1'

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
Jappyhacks@msn.com

Builder/Contractor

Date

No. Revision

BUILDINGS R2, R4, R5, R7

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE, UTAH 84065

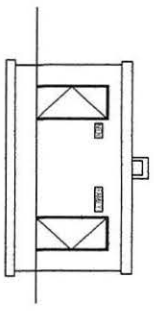
Owner Approval

Sheet A12

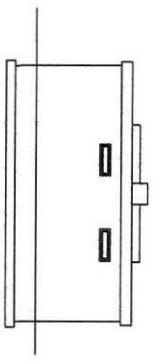
Project

Date 4/24/15

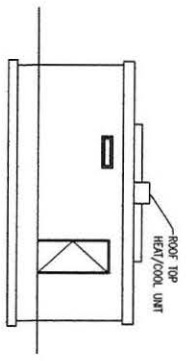
Scale AS NOTED



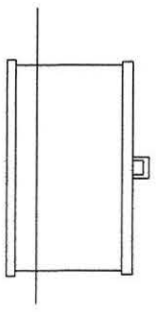
LEFT ELEVATION
1/8"=1'



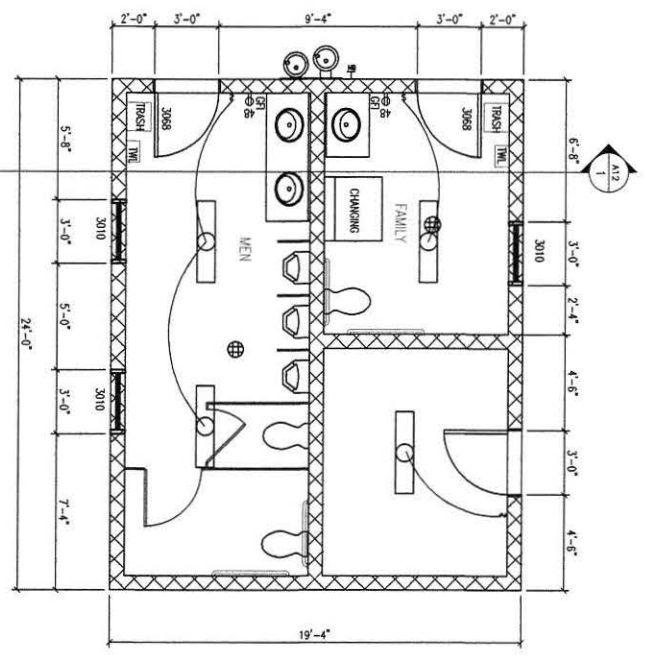
REAR ELEVATION
1/8"=1'



FRONT ELEVATION
1/8"=1'

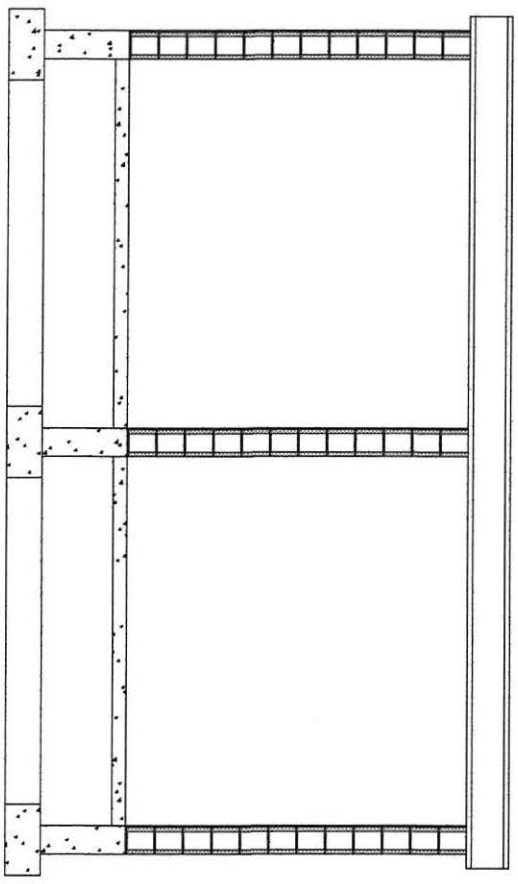


RIGHT ELEVATION
1/8"=1'



R4 & R5 PLAN VIEW
1/4"=1'

NOTE: TWO STRUCTURES REQUIRED



1 SECTION VIEW
1/2"=1'

BUILDINGS R3 & R6

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

Sheet: A13

Project

Date 4/24/15

Scale AS NOTED

Project name and address:
BLUFFDALE CITY
ARENA CONCEPT PLAN

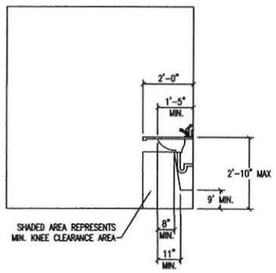
BLUFFDALE, UTAH 84065

Owner Approval

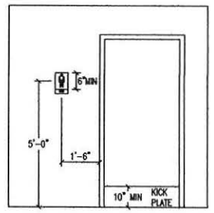
No.	Revision	Date

Builder/Contractor

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

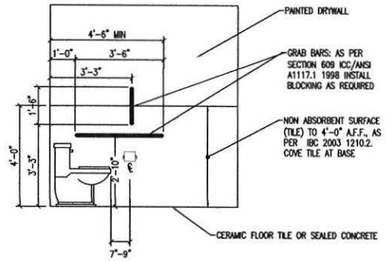


1 TYP. LAVATORY SIDE ELEVATION
3/8"=1'

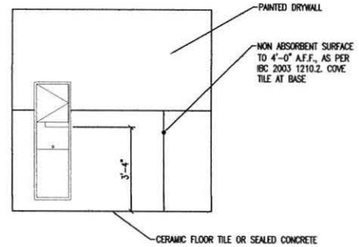


SIGN TO INCLUDE BRAILLE

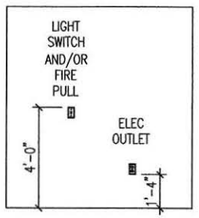
2 RESTROOM SIGN
3/8"=1'



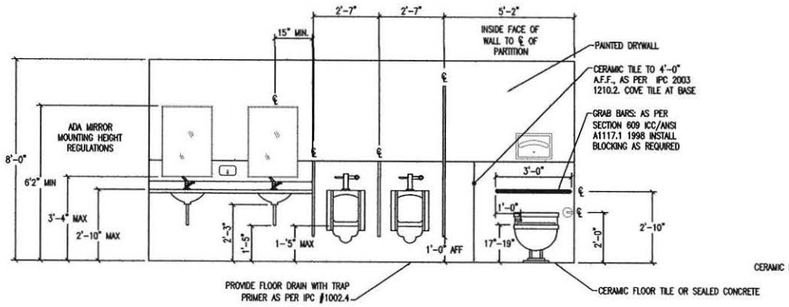
3 HANDICAPPED STALL SIDE ELEVATION
3/8"=1'



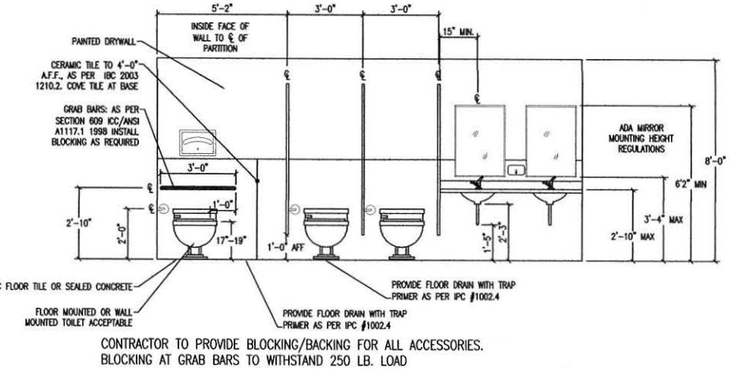
4 TOWEL DISPENSER & RECEPTACLE
3/8"=1'



5 SWITCHES & OUTLETS
3/8"=1'



6 TYP. MEN'S RESTROOM FRONT
3/8"=1'



CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL ACCESSORIES.
BLOCKING AT GRAB BARS TO WITHSTAND 250 LB. LOAD

7 TYP. WOMEN'S RESTROOM FRONT
3/8"=1'

RESTROOM NOTES:

TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6" (IBC 1210.1)

WALLS WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4' ABOVE THE FLOOR (IBC 1210.2)

TOILET PAPER DISPENSER IF BELOW THE GRAB BARS MUST HAVE A 1 1/2" CLEARANCE BELOW THE GRAB BAR, OR 12" ABOVE, IF LOCATED ABOVE THE GRAB BAR.

PROVIDE INSULATION JACKETS ON THE LAV DRAINS.

ICC/ANSI A117.1–2003, 308.3 THE UNOBSTRUCTED SIDE REACH (PAPER TOWEL DISPENSERS) IS 48" MAX.

EXPOSED PIPES AND SURFACES. WATER SUPPLY AND DRAINPIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

NOTICE: OWNER/BUILDER ASSUMES ALL RESPONSIBILITY FOR ANY CODE AND STRUCTURAL COMPLIANCE. THESE PLANS ARE THE PROPERTY OF JACK ANDERSON DRAFTING AND MAY NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT.

RESTROOM DETAILS

Design and Drafting by:
JACK ANDERSON DRAFTING SERVICES
2401 STATEHOOD DRIVE
BLUFFDALE, UTAH 84065
801-971-7847
jappyhacks@msn.com

Builder/Contractor

No. Revision Date

Project name and address
BLUFFDALE CITY
ARENA CONCEPT PLAN
BLUFFDALE. UTAH 84065

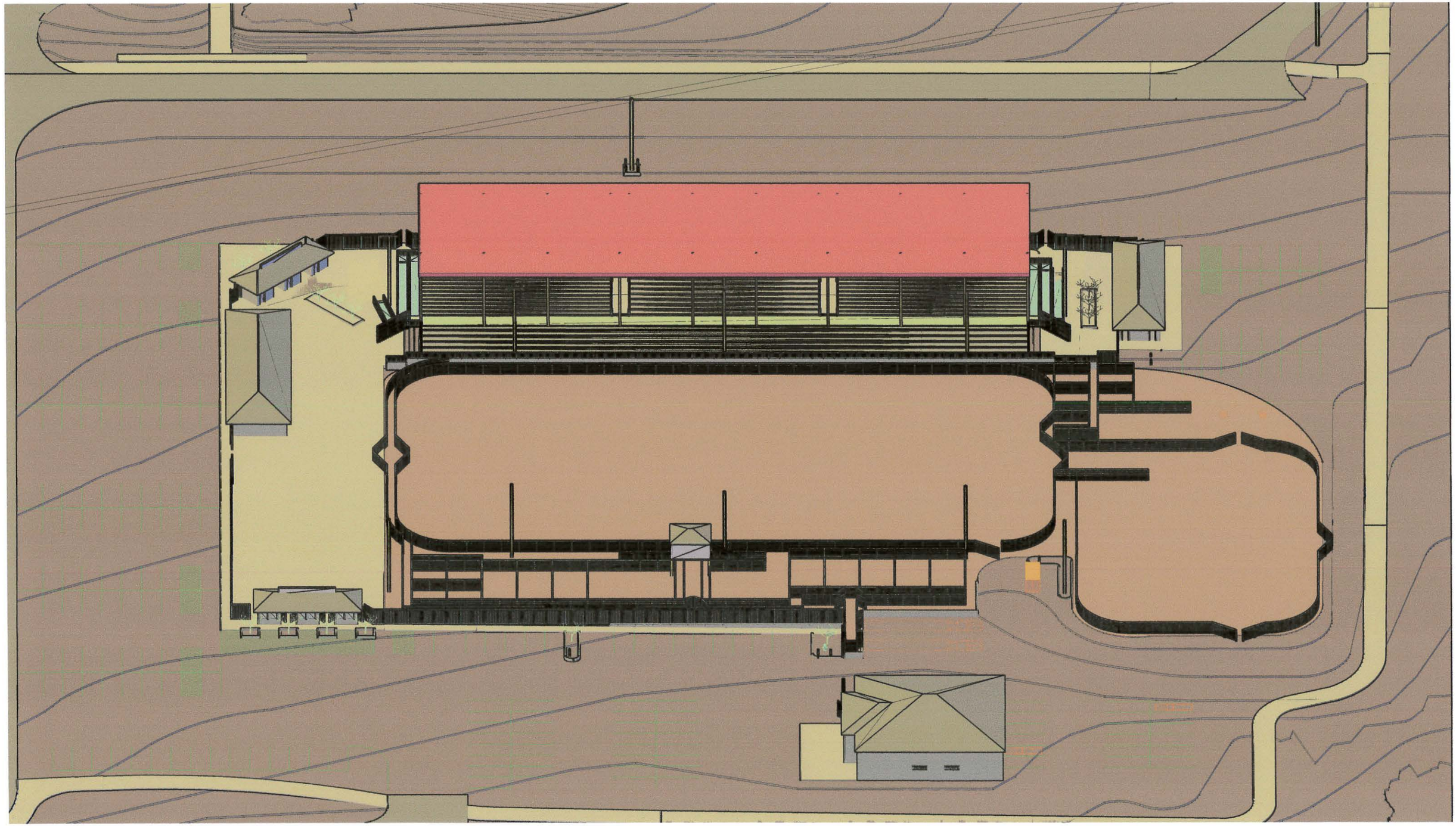
Owner Approval

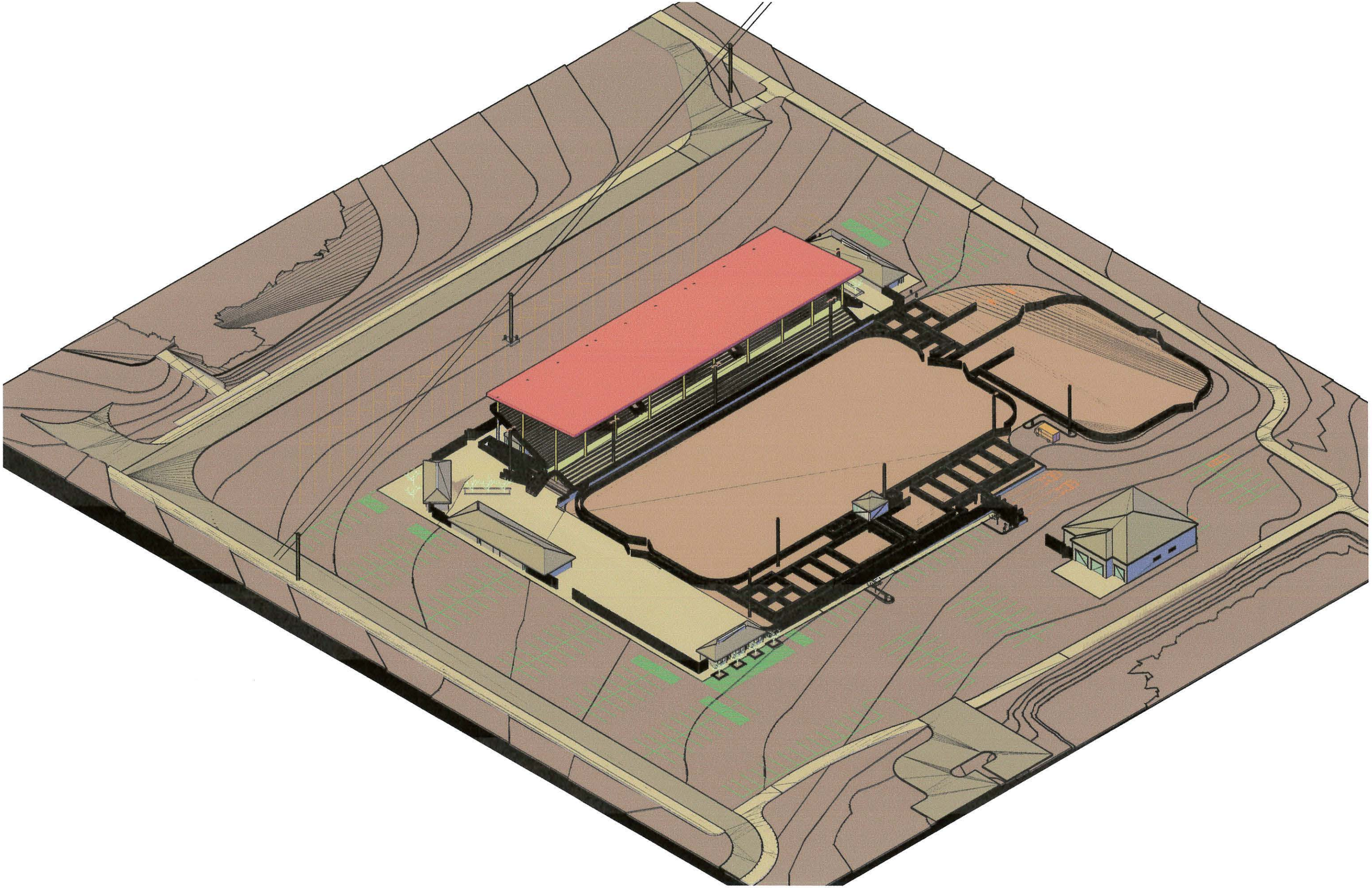
Sheet A14

Project

Date 4/24/15

Scale AS NOTED



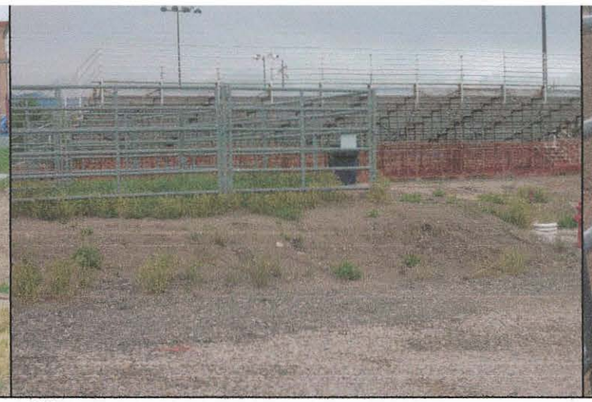


BLUFFDALE ARENA

RETAINING WALLS

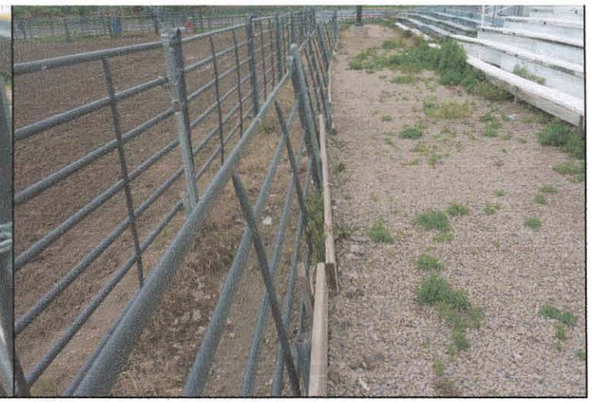
REF. SHEETS A5 & A6

1A DROP OFF LOCATION
N.T.S.



2A STOCK RETAINING LOCATION
N.T.S.

3A SEATING RETAINING LOCATION
N.T.S.

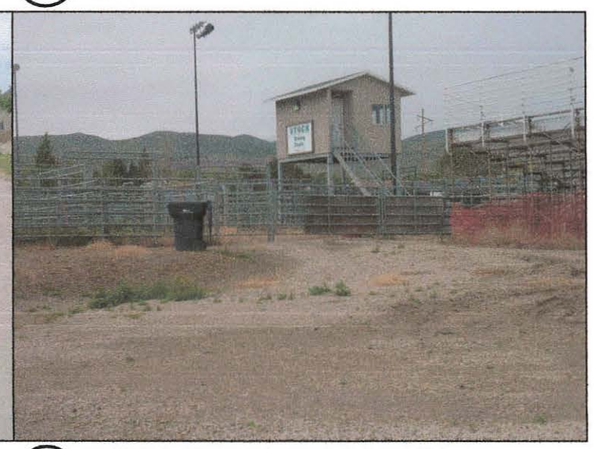


3B SEATING RETAINING LOCATION
N.T.S.

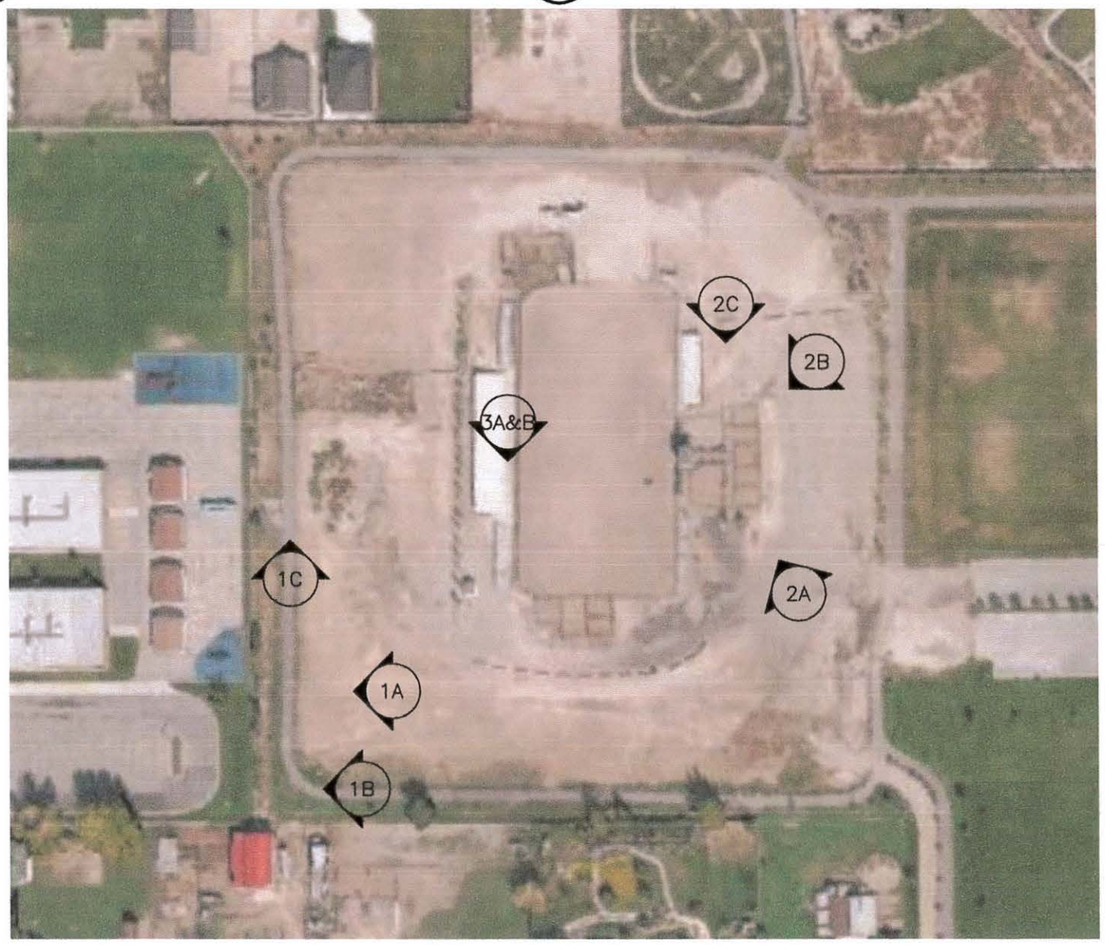
1B ROAD TO SCHOOL PARKING
N.T.S.

2B STOCK RETAINING LOCATION
N.T.S.

1C ROAD LOCATION
N.T.S.



2C STOCK RETAINING LOCATION
N.T.S.



AREA MAP
N.T.S.