



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

March 26, 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 [Financial Resilience Presentation](#)
- 1.B [DISCUSSION - Retaining Wall Code Amendments](#)
Planning Commission review of revised draft amendment language regarding retaining walls
[Retaining walls short version.revised language](#)

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 [March 12, 2024 Planning Commission Minutes](#)
[03.12.2024 PC DRAFT Minutes](#)

5. Status Report

6. Action and Advisory Items

- 6.A [ACTION ITEM/PUBLIC HEARING - Scott Exception to ADU setback standards, Lot 608, Valley View Ranch Phase A Plat 6](#)
[Floor Plan.pdf](#)
[Plot Plan.pdf](#)
[Aerial Views.pptx](#)
[Valley View Ranch Plat A Phase 6.pdf](#)
- 6.B [ACTION ITEM/PUBLIC HEARING - Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan](#)
Site plan approval to construct a church on parcel number 58:048:0077 and the continuation of E Oquirrh Mountain Parkway on parcel number 58:048:0078, located off of 7000 N Pony Express Parkway
[Oquirrh Mountain Ranch - Site Drawings Revision 02.pdf](#)
- 6.C [ACTION ITEM/PUBLIC HEARING - Code Amendment Regarding Food-Grade Oil](#)

[Recycling and Definitions](#)

Request to amend EMMC to permit, as a conditional use, the recycling of food-grade oil and amending definitions as appropriate.

[17.75.082 Food-Grade Oil Recycling](#)

6.D [ACTION ITEM/PUBLIC HEARING - Electronic School Signs](#)

Planning Commission review of a request to amend Title 17, Chapter 80 to allow schools to have electronic message centers/readerboards incorporated into wall signs.

[Electronic Signs Code Amendment Draft](#)

6.E [ACTION ITEM/PUBLIC HEARING - Fence Code Minor Addition](#)

Planning Commission review of a minor code amendment that provides clarifying language regarding how fence/wall heights are measured.

[Minor follow-up Fence Code Amendment.March 2024](#)

7. Discussion Items

8. Next scheduled meeting

9. Adjournment

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

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



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE: Financial Resilience Presentation

ITEM TYPE: Presentation

APPLICANT: none

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

A presentation about municipal financial resilience, including strong principles for long-term city prosperity

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE:	DISCUSSION - Retaining Wall Code Amendments
ITEM TYPE:	Discussion
APPLICANT:	City-Initiated

ACTION ITEM:

No

PUBLIC HEARING:

No

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Following Planning Commission review of draft code language respecting retaining walls, Staff worked with Commissioner Hess to refine and simplify the proposed amendment. Back before the Commission is the product of that effort for consideration prior to initiating formal hearing processing of the new code.

ITEMS FOR CONSIDERATION:

Where the City lacks zoning code regulations affecting retaining walls, the draft language addresses the appearance and materials composition of proposed walls, their maximum allowable height, what happens when you have multiple tiers of walls, a reminder they are to comply with building code and have structural engineering where needful and a control that states where/when they are not allowed. Prompted by a simplification suggested by Commissioner Hess, the revision does away with identifying two types of retaining walls [that which holds back earth to create artificial grade -- like a shelf] and that which retains earth on a natural slope.

This item is for Planning Commission discussion/comment only.

REQUIRED FINDINGS:

n/a

RECOMMENDATION:

n/a

ATTACHMENTS:

[Retaining walls short version.revised language](#)

Chapter 17.10

DEFINITIONS

Sections:

17.10.010 What this chapter does.

17.10.020 General purpose.

17.10.030 Definitions.

17.61.03 Definitions.

“Retaining wall(s) means any of a type of structure 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 Retaining Wall 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.

17.61.30 Retaining Wall Construction Standards.

- A. Appearance/Materials: Retaining walls' colors and materials shall harmonize with the surrounding natural landscape. Use of rock (e.g., boulders with diameters greater than 1'), masonry, decorative concrete, stone manufactured concrete units (modular block walls) is allowed. CMU or stacked concrete blocks, railroad ties and

large timbers or free stacked tiers of loose materials are not allowed for purposes of establishing a formal retaining wall.

- B. Maximum height: Retaining walls shall not exceed 6' in height from finished grade to top of wall. Height may be stepped horizontally to accommodate natural topography. Assessments (e.g., to verify wall height compliance) shall be measured from finished grade to top of wall and at 10' increments along a wall starting at an end or corner of a wall.
- C. Multiple retaining wall tiers: When more than one retaining wall is constructed on a property, a terrace must be created between the top of the lower retaining wall and the base of the upper retaining wall. The terrace separating the two retaining walls must have a minimum horizontal distance equal to 1.5 times the average height of the two adjacent retaining walls. The surface slope of terrace must not exceed a 5:1 slope gradient (or 20%).
- D. IBC compliance, General: 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.
 - 1. Specially, walls over 4' tall (bottom of footing to top of wall) {shall] require a building permit and relevant structural engineering.
 - 2. 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.
- E. 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. Further, a minimum of 1' shall be kept between the nearest edge of a footing or base and the closest adjoining property line thereto and a minimum of 3' from a retaining wall face and the closest adjoining property line.



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2023, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

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

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; 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 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEM – Concept Plan Regarding the Mountainland Supply Site Plan.

Senior Planner David Stroud presented the item for Mountainland Supply a wholesaler of plumbing, heating, cooling, piping, and other supplies. A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. Staff has reviewed two proposed site plans with submittal dates of January 16, 2024 and February 8, 2024. Staff redlined each submitted architectural plan as not compliant with Eagle Mountain Municipal Code (EMMC) requirements. The purpose of the concept review is for the applicant to receive feedback regarding the architecture.

The west elevation contains a large panelized and featureless surface and two material elements, one of which, metal, can only be used as an accent. The architectural requirements are implemented to provide an aesthetically pleasing building and should only be altered under specific circumstances. This subdivision is new and this may likely be the first building constructed and set the tone of future development. The location is near residential development and Eagle Mountain Boulevard. The State is planning on a future freeway in the area which makes this area a highly visible location.

A third set of elevation plans have been submitted that staff is in the process of reviewing. The new plans have building trim and gutters in an accent color, horizontal cementitious wall panels, metal channel frames overhanging the windows with metal roofing, and prefinished metal wall panels in a color different than the cementitious wall panels. Staff feels that the building would be appropriate in the Sweetwater Industrial Overlay Zone but requires higher architectural elements for this zone.

Bert Bradford, the property owner, said building construction costs and land costs have increased but lease rates have not increased proportionally. Mountainland Supply has outgrown the size and the height of its current buildings. The metal on the front of the building is a smooth, insulated panel that looks different than the typical, less expensive corrugated metal. He feels that the two sides of the building screened by the six-foot wall should need less architectural attention. The west elevation will possibly not be visible once the adjacent property is developed as it will likely face the side of another building. Eaves are prone to snow-load issues and damage. The parapet heights could be adjusted.

Discussion ensued regarding the following:

- Setbacks permitting construction of buildings up to the property line if permitted by fire code standards;
- The use of multiple colors and materials elevating the design and being appropriate for this business type;
- Clarification that the property is zoned Light Manufacturing/Distribution and is classified as office and business uses;
- Concerns with permitting reduced standards that fail to meet Municipal Code;

- The potential negative impacts of creating a precedent and setting a tone noncongruent with the future businesses and adjacent uses;
- The ability of the approval authority, the City Council, to approve relaxed design standards at their discretion;
- Staff recommendations for changes to the landscaping plan to meet standards and to increase screening; and
- The capability to update Municipal Code to allow new materials as they become available if they are agreeable to the City.

Planning Director Brandon Larsen stated that he believes it is within the purview of the Planning Commission to make recommendations to the City Council for a relaxation of or amendments to Municipal Code standards.

Commissioner Allen adjourned the work session at 6:02 p.m.

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

Commissioner Allen called the policy session to order at 6:32 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. February 27, 2024 Planning Commission Minutes

MOTION: *Commissioner Allen moved to approve the February 27, 2024 minutes. 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>	<input type="checkbox"/> <i>Jason Allen</i>	<input type="checkbox"/> <i>Jason Allen</i>	<input type="checkbox"/> <i>Jason Allen</i>
<input type="checkbox"/> <i>Jimmy Eaton</i>	<input type="checkbox"/> <i>Jimmy Eaton</i>	<input type="checkbox"/> <i>Jimmy Eaton</i>	<i>Jimmy Eaton</i>
<i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>
<i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>
<i>Brent Strong</i>	<input type="checkbox"/> <i>Brent Strong</i>	<input type="checkbox"/> <i>Brent Strong</i>	<input type="checkbox"/> <i>Brent Strong</i>

The motion passed with a unanimous vote.

5. Status Report

Mr. Larsen reviewed the planning items discussed and voted upon during the March 6, 2024 City Council meeting.

6. Action and Advisory Items

6.A. ACTION ITEM/PUBLIC HEARING – Firefly NPA 8 Phase B – Preliminary Plat

Senior Planner Robert Hobbs presented the item. Submittal of the Preliminary Plat made the subject of this report comes on the heels of the City's approval of an amended Master Development Plan and associated Master Development Agreement. The amendments recomposed the 2010 approved Pole Canyon development project into the Firefly planned community with a collection of design and other changes. The community is still divided into re-defined neighborhood planning areas and Firefly 8 B is but one of many preliminary plats that will expectedly be

submitted to the City for review and approval. Firefly NPA 8 Phase B consists of 709 lots on 154.42 acres with 29.78 acres of asphalt pavement and 20.40 acres of open space. The preliminary plat contains 503 single-family lots and 206 multifamily lots resulting in a density of 3.72 units per acre.

The applicant submitted a memo and exhibit with proposed block lengths for categories of lower-density living proposed to fall within the block length tier level of R1, R2, and R3 zones and a high-density living area to fall within the block length tier level of RC, MF1, and MF2 zones rather than meeting a specific zoning category as the areas have a combination of lot sizes and product types.

Staff recommends to approve the preliminary plat with the condition to adjust block lengths to meet the agreeable standards as relevant to be reviewed and approved by staff.

Applicant representative, David Vitek with Firefly and Candlelight Homes, presented an overview of the project, the progress on the development, and an update on the installation of the amenities. He expounded on the information in the memo and clarified that with the mixture of lot sizes, they feel the development is most congruent with the R3 block length standard of 800 feet to 1,100 feet. One of their main objectives is to provide connectivity within the project to the parks and amenities. They verified the block lengths meet the R3 standard and have provided the requisite midblock connections. He clarified that the open space is being developed with the associated plats per the original approval and is not being transferred to a different plat.

Discussion ensued clarifying block length standards. Irrigation systems will be used to establish the native landscaping. During future review, staff will verify the block length standards approved for the preliminary plat are appropriately applied.

Commissioner Allen opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

Commissioner Allen stated that the proposed block lengths appear to meet the intention of City standards and the characteristics and desired connectivity of the Firefly development.

MOTION: *Commissioner Allen moved to approve the preliminary plat for Firefly NPA 8 Phase B with the condition that the applicant shall adjust block lengths to meet the agreeable standards as relevant to be reviewed and approved by staff. Commissioner Hess 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>	<input type="checkbox"/> <i>Jason Allen</i>	<input type="checkbox"/> <i>Jason Allen</i>	<input type="checkbox"/> <i>Jason Allen</i>
<input type="checkbox"/> <i>Jimmy Eaton</i>	<input type="checkbox"/> <i>Jimmy Eaton</i>	<input type="checkbox"/> <i>Jimmy Eaton</i>	<i>Jimmy Eaton</i>
<i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>	<input type="checkbox"/> <i>Robert Fox</i>
<i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>	<input type="checkbox"/> <i>Rod Hess</i>
<i>Brent Strong</i>	<input type="checkbox"/> <i>Brent Strong</i>	<input type="checkbox"/> <i>Brent Strong</i>	<input type="checkbox"/> <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 March 26, 2024.

9. Adjournment

MOTION: *Commissioner Hess moved to adjourn at 7:10 p.m. Commissioner Strong seconded the motion.*

Those Voting Yes

- Jason Allen*
- Jimmy Eaton*
- Robert Fox*
- Rod Hess*
- Brent Strong*

Those Voting No

- Jason Allen*
- Jimmy Eaton*
- Robert Fox*
- Rod Hess*
- Brent Strong*

Those Abstaining

- Jason Allen*
- Jimmy Eaton*
- Robert Fox*
- Rod Hess*
- Brent Strong*

Those Absent

- Jason Allen*
- Jimmy Eaton*
- Robert Fox*
- Rod Hess*
- Brent Strong*

The motion passed with a unanimous vote.

The meeting was adjourned at 7:10 p.m.

Approved by the Planning Commission on March 26, 2024.

Brandon Larsen
Planning Director

DRAFT



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - Scott Exception to ADU setback standards, Lot 608, Valley View Ranch Phase A Plat 6
ITEM TYPE:	Motion
APPLICANT:	Chase Scott

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

The applicant is seeking an exception to ADU standards based on the uniqueness of his situation. He is seeking to build a detached accessory structure that will serve as a garage on the lower floor, and an ADU on the upper floor. The applicant's property has a unique shape in the rear of the property, forming a triangular angle. The Valley View Ranch subdivision, of which his property is a part, requires that homes of .75 acres or less have a 25' rear setback. EMMC 17.70.030(D)(3) requires that a detached unit meet the same setbacks as the primary dwelling unit on the property. The applicant is petitioning a 15' rear setback be granted as an exception to this requirement because of the unique shape of the rear of the property. In this way the property owner will avoid losing the utility that this space provides.

ITEMS FOR CONSIDERATION:

Other than the rear setback, every other requirement for an adequate ADU application has been met.

REQUIRED FINDINGS:

The ability for the Planning Commission to consider exceptions to standards is granted through EMMC 17.70.040(C).

RECOMMENDATION:

Staff recommends that the Planning Commission grant an exception to detached ADU standards, allowing the applicant to have an ADU on the upper floor of the future accessory structure on their property.

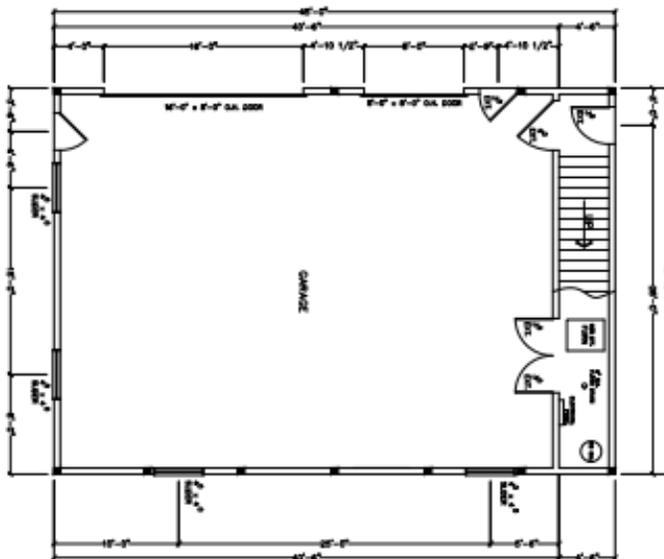
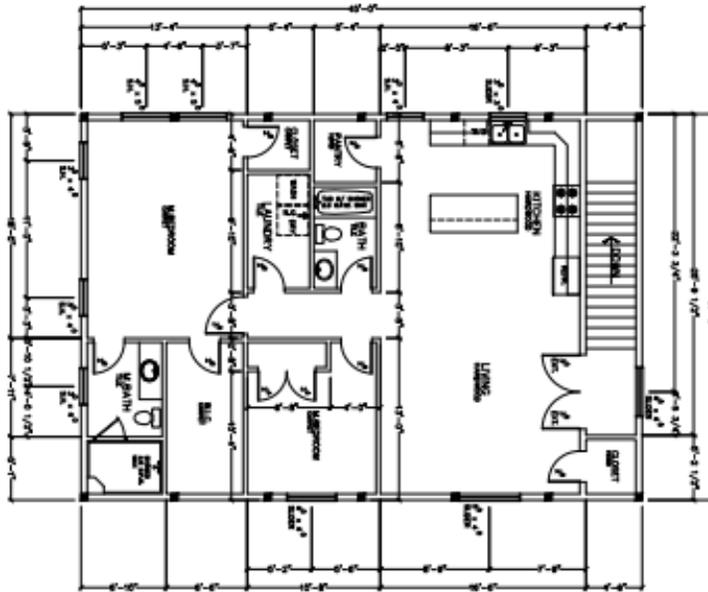
ATTACHMENTS:

[Floor Plan.pdf](#)

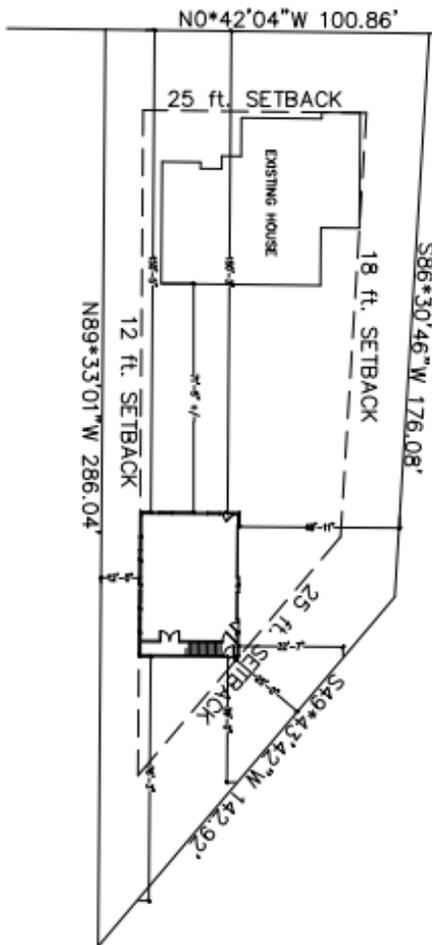
[Plot Plan.pdf](#)

Aerial Views.pptx

Valley View Ranch Plat A Phase 6.pdf



- BLUE SKY DRIVE -



LOT PLAN

SCALE 1" = 15'-0"

9538 N. BLUESKY DRIVE
EAGLE MOUNTAIN, UT
UTAH COUNTY, UT

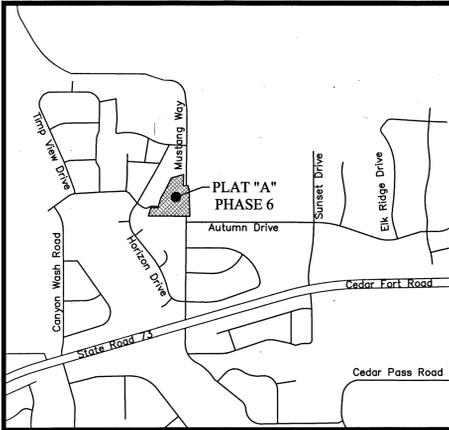
P0	SCOTT BARN	LARRY V. CHRISTIANSEN CONSULTING ENGINEER ENGINE NO. 88115 (005) 1988	9538 N. BLUESKY DRIVE EAGLE MOUNTAIN, UT	DATE: 11/11/11	SCALE: 1" = 15'-0"	PROJECT NO. 11-001	SHEET NO. 1 OF 1

Vicinity Map

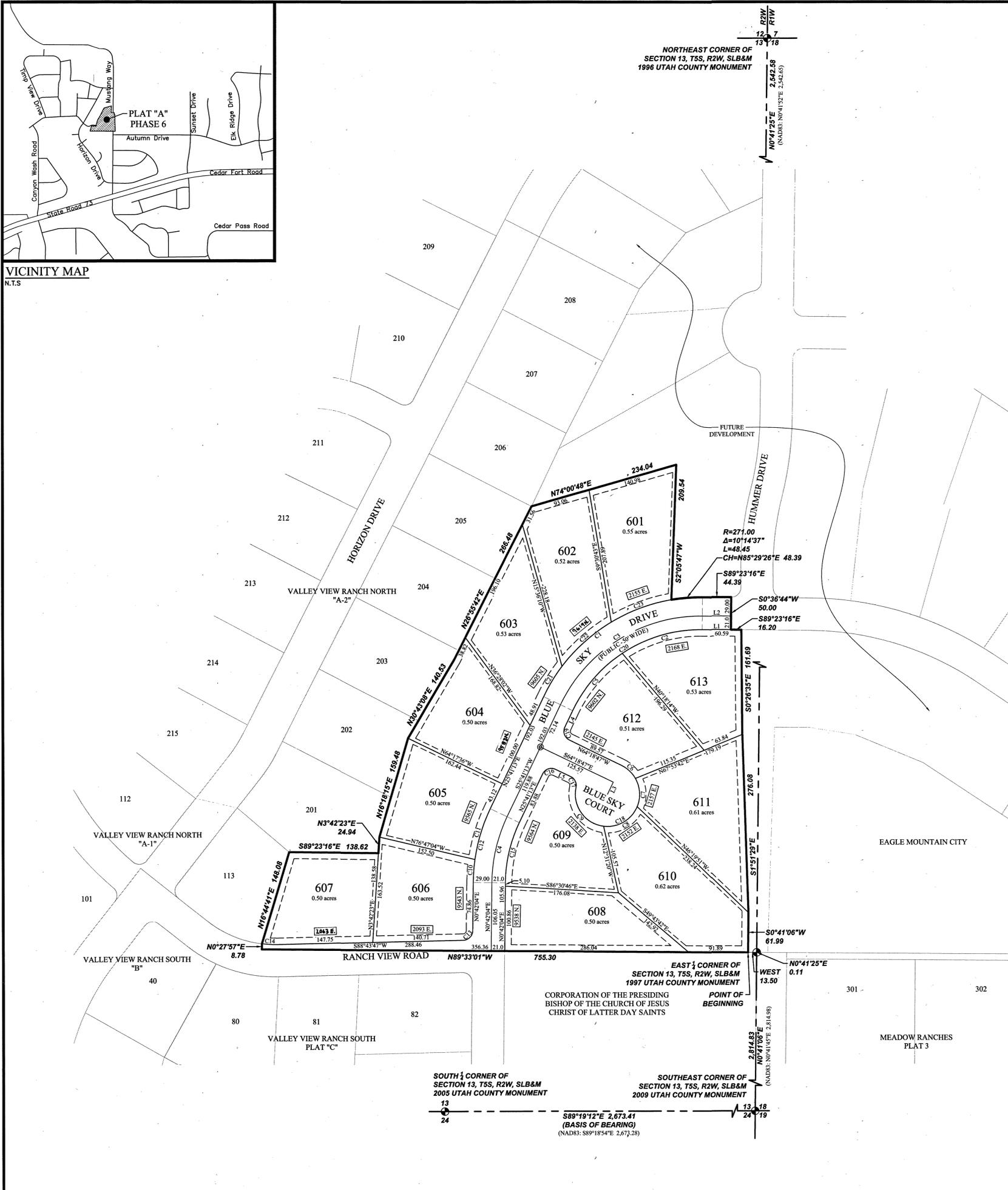


Aerial View





VICINITY MAP
N.T.S.

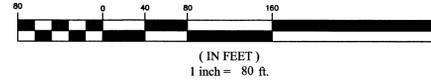


NORTHEAST CORNER OF SECTION 13, T5S, R2W, SLB&M 1997 UTAH COUNTY MONUMENT

N $0^{\circ}41'25''$ E 2,542.58
(NAD83: N $0^{\circ}41'52''$ E 2,542.65)



GRAPHIC SCALE



SITE TABULATION

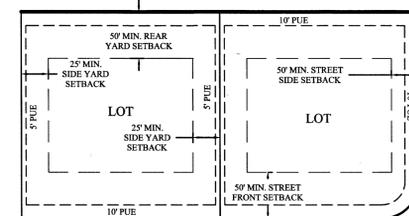
- TOTAL # OF LOTS: 13 LOTS
- TOTAL ACREAGE: 8.06 ACRES
- TOTAL ACREAGE IN LOTS: 6.87 ACRES
- TOTAL OPEN SPACE: 0.00 ACRES
- TOTAL IMPROVED OPEN SPACE: 0.00 ACRES
- AVERAGE LOT SIZE: 0.53 ACRES OR 23,087 SQ.FT.
- LARGEST LOT SIZE: 0.62 ACRES
- SMALLEST LOT SIZE: 0.50 ACRES
- OVERALL DENSITY: 1.61 UNITS/ACRE

NOTES:

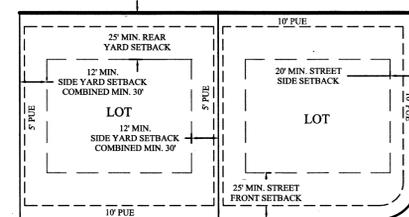
- STREET MONUMENT TO BE SET
- #5 REBAR AND CAP (FOCUS END) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- ALL LOTS IN PHASE 6 WILL REQUIRE A SEPTIC SYSTEM.
- NO PARKING WILL BE ALLOWED ALONG HUMMER DRIVE.
- LOTS 601-613 MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAINFIELD PRIOR TO ISSUANCE OF BUILDING PERMITS. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT OWNER'S EXPENSE.

LINE	DIRECTION	LENGTH
L1	S89°23'16"E	44.39
L2	S89°23'16"E	44.39
L3	S25°41'13"W	21.00
L4	N25°41'13"E	28.14
L5	S64°18'47"E	26.33

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	271.00	54°40'54"	258.64	S53°01'40"W	248.93
C2	221.00	34°05'37"	131.51	S73°33'56"W	129.57
C3	242.00	64°55'31"	274.22	S58°08'59"W	259.79
C4	242.00	24°59'09"	105.53	S13°11'39"W	104.70
C5	221.00	30°49'53"	118.92	S41°06'10"W	117.49
C6	50.00	34°42'44"	30.29	S46°57'24"E	29.83
C7	50.00	52°19'04"	45.66	S03°26'30"E	44.09
C8	50.00	74°18'52"	64.85	S59°52'28"W	60.40
C9	50.00	95°18'47"	83.18	N35°18'43"W	73.91
C10	271.00	73°22'29"	35.67	N04°28'18"E	35.64
C11	271.00	17°26'41"	82.51	N16°57'53"E	82.19
C12	271.00	24°59'09"	118.18	S13°11'39"W	117.25
C13	15.00	88°01'43"	23.05	N44°42'55"E	20.85
C14	170.00	8°18'41"	24.66	S87°06'53"E	24.64
C15	221.00	24°59'09"	96.38	S13°11'39"W	95.61
C16	15.00	90°00'00"	23.56	S70°41'13"W	21.21
C17	15.00	76°39'27"	20.07	N25°59'03"W	18.61
C18	50.00	256°39'27"	223.98	N64°00'57"E	78.45
C19	15.00	90°00'00"	23.56	S19°18'47"E	21.21
C20	221.00	64°55'31"	250.43	S58°08'59"W	237.24
C21	271.00	11°36'43"	54.92	N31°29'35"E	54.83
C22	271.00	21°52'51"	103.49	N48°14'22"E	102.87
C23	271.00	21°11'20"	100.22	N69°46'27"E	99.65



TYPICAL LARGER THAN 3/4 ACRE BUILDING SETBACKS
N.T.S.



TYPICAL 3/4 AND LESS ACRE BUILDING SETBACKS
N.T.S.

SURVEYOR'S CERTIFICATE
I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A portion of Section 13, Township 5 South, Range 2 West, and Section 18, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point located N $0^{\circ}41'25''$ E along the Section line 0.11 feet and West 13.50 feet from the East 1/4 Corner of said Section 13, said 1/4 Corner bears N $0^{\circ}41'06''$ E 2,814.83 feet (MEADOW RANCH 3 & VALLEY VIEW RANCH "B": N $0^{\circ}42'04''$ E) feet from the Southeast Corner of said Section 13; thence N89°33'01"W 755.30 feet; thence N $0^{\circ}27'57''$ E 8.78 feet to the southeast corner of Lot 113 of said VALLEY VIEW RANCH NORTH, Plat A-1; thence N16°44'41"E along said Plat 148.08 feet to the south line of VALLEY VIEW RANCH NORTH, Plat A-2, as constructed, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 5 (five) courses and distances: S89°23'16"E 138.62 feet; thence N3°42'23"E 24.94 feet; thence N16°18'15"E 159.48 feet; thence N3°04'30"E 140.53 feet; thence N26°55'42"E 266.48 feet; thence N74°00'48"E 234.04 feet; thence S2°05'47"W 209.54 feet; thence Northeastly along the arc of a 271.00 foot radius non-tangent curve (radius bears: S9°37'53"E) 48.45 feet through a central angle of 10°14'37" (chord: N85°29'26"E 48.39 feet); thence S89°23'16"E 44.39 feet; thence S0°36'44"W 50.00 feet; thence S89°23'16"E 16.20 feet; thence S0°26'35"E 161.69 feet; thence S1°51'29"E 276.08 feet; thence S0°41'06"W 61.99 feet to the point of beginning.

Contains: 8.06 +/- acres

ENT 66813:2014 Map # 14372
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Sep 18 7:04 AM FEE 43.00 BY SS
RECORDED AT EAGLE MOUNTAIN CITY

Dennis P. Carlisle
PROFESSIONAL LAND SURVEYOR

August 20, 2014
DATE

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL OF THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THAT THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21st DAY OF AUG A.D. 20 14.

Michael C. Birmingham
MICHAEL C. BIRMGHAM, MANAGER
EDGE LAND INVESTORS, L.L.C.

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 21st DAY OF AUG A.D. 2014 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF UTAH, *Michael C. Birmingham* IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF EDGE LAND INVESTORS, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES 4/19/2015
NOTARY ADDRESS: 1800 University Ave Provo, UT 84601

Kami Robertson
A NOTARY PUBLIC COMMISSIONED IN UTAH
KAMI ROBERTSON
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE *City Council* OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL ROADS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 10 DAY OF September, A.D. 20 14.

APPROVED: *[Signature]* ATTEST: *[Signature]*
MAYOR (SEE SEAL BELOW) CLERK/RECORDER (SEE SEAL BELOW)

CITY ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISION WITHIN THE BOUNDARY OF THE CITY OF EAGLE MOUNTAIN APPROVED THIS 9th DAY OF September, A.D. 20 14.

Christopher Trumbull
CITY ENGINEER

CITY ATTORNEY APPROVAL

APPROVED THIS 27 DAY OF August, A.D. 20 14, BY THE CITY ATTORNEY OF EAGLE MOUNTAIN CITY

[Signature]
CITY ATTORNEY

PLAT "A" PHASE 6
VALLEY VIEW RANCH
SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: DENNIS P. CARLISLE, No. 172675, State of Utah, Commission Expires 9-20-15

NOTARY PUBLIC SEAL: Kami Robertson, Commission # 608625, A Notary Commissioned in Utah, Expires 4-19-2015

CITY-COUNTY ENGINEER SEAL: Christopher Trumbull, No. 20052, State of Utah, Commission Expires 9-14-14

COUNTY RECORDER SEAL: JEFFERY SMITH, No. 14372, State of Utah, Commission Expires 4-19-15

EAGLE MOUNTAIN CITY SEAL

14372

Sec. 13-5-2W 70-038



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan
ITEM TYPE:	Site Plan
APPLICANT:	Chad Spencer, EA Architecture

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Caden Lyon, Planning

BACKGROUND:

Chad Spencer with EA Architects requests the Planning Commission review and forward a positive recommendation to the City Council regarding the Oquirrh Mountain Ranch and Eagle Mountain UT Central Stake LDS Church site plan. The lot is located at the parcel number listed above and contains 4.85 acres. The Church has owned the property since 2009. The site is flanked by a major road on the west, namely Pony Express Parkway, with the Oquirrh Mountain Ranch subdivision on the west side of the road. 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.

ITEMS FOR CONSIDERATION:

Staff has requested that the developer consider the extension of the road, Oquirrh Mountain Ranch Parkway, to the end of the site (the east side property line) as well as consider dedicating Parcel A on the site plan to the State of Utah rather than the City, since it is so small and abuts a State of Utah owned parcel.

REQUIRED FINDINGS:

As a Special Use, Religious or Cultural Meeting Halls are to meet the following use-specific standards in addition to the general standards regarding lighting, parking, landscaping, etc.: 17.75.052 Religious or Cultural Meeting Hall. Main structure height shall not exceed 35 feet. Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet. The proposed site plan meets all EMMC site development standards.

RECOMMENDATION:

Staff recommends the Planning Commission discuss and then forward a positive recommendation to the City Council regarding the Lakeview LDS Church site plan, subject to the following condition: 1. Correction of any outstanding redlines.

ATTACHMENTS:

[Oquirrh Mountain Ranch - Site Drawings Revision 02.pdf](#)

A New Meetinghouse for:

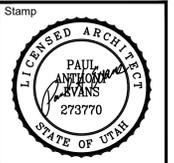
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake

Consultant	Consultant Name	Address	Contact	Phone	Fax	E-mail
ARCHITECT:	Evans & Associates Architecture	11576 South State Street #103B Draper, Utah 84020	Chad Spencer	(801) 553-8272	(801) 553-8273	<i>chad@studio-ea.com</i>
CIVIL ENGINEER:	Excel Engineering, Inc.	12 West 100 North #201 American Fork, Utah 84003	David Peterson	(801) 756-4504	(801) 756-4511	<i>david@excelcivil.com</i>
LANDSCAPE ARCHITECT:	In Site Design Group	17 North 470 West American Fork, Utah 84003	Darren Wilson	(801) 756-5043	(801) 756-5279	<i>darren@isdgllc.com</i>
ELECTRICAL ENGINEER:	Envision Engineering	240 East Morris Avenue, Suite 200 Salt Lake City, Utah 84115	Scott Kingery	(801) 534-1130	(801) 534-1080	<i>skingery@envisioneng.com</i>

Vicinity Map



evans + associates architecture
11576 South State Street, Suite 103B, Draper, Utah 84020
Phone: (801) 553-8272



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
702 North Pony Express Parkway
Eagle Mountain, Utah 84003

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

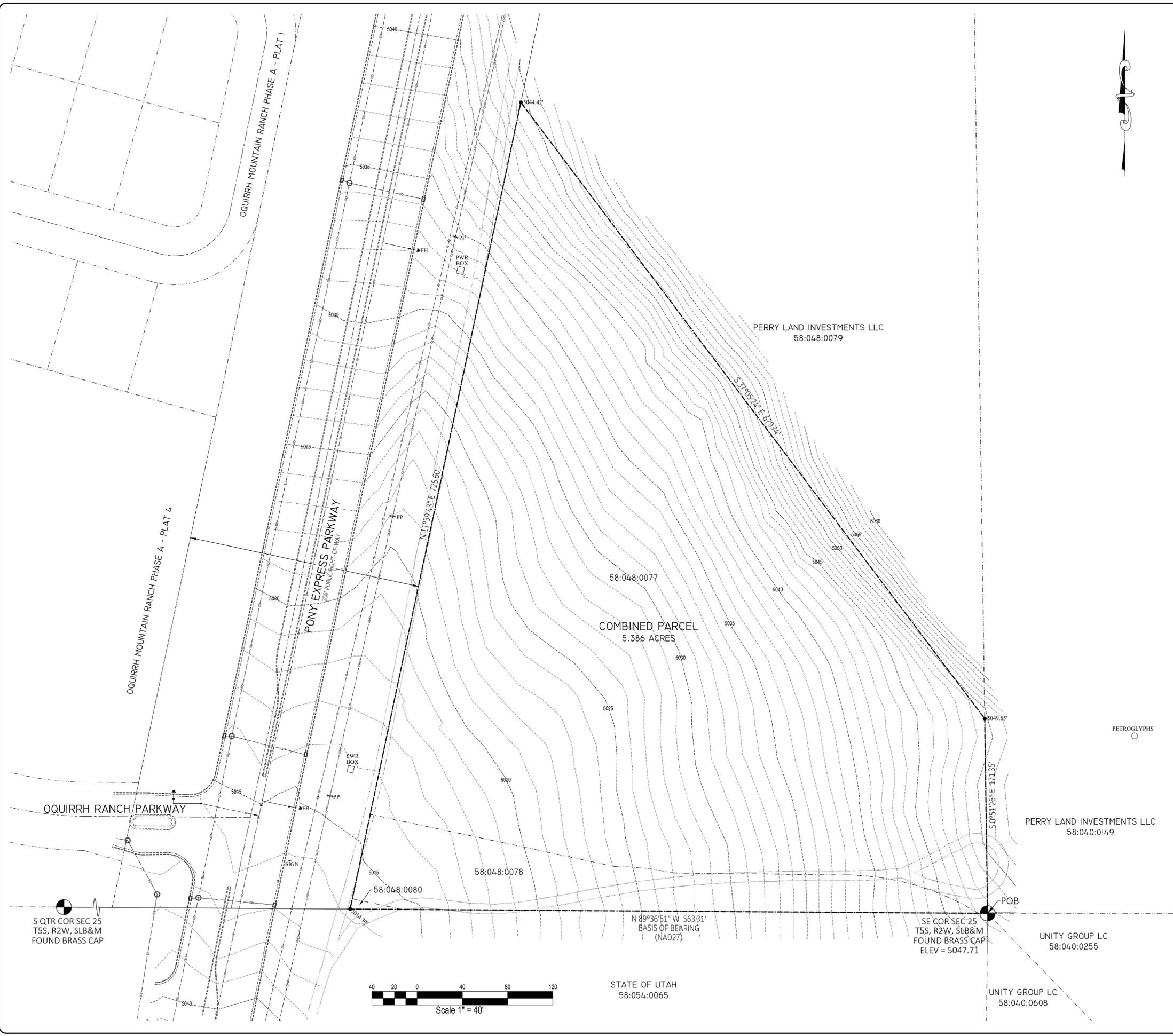
DRAWING INDEX			
General	G101	Cover Sheet	Landscaping LS100 Dimension Plan
Site Development	1 of 1	Survey	LS101 Dimension Plan
	C001	Context Site Plan	LS200 Planting Plan
	C201	Grading and Drainage Plan North	LS201 Planting Plan
	C202	Grading and Drainage Plan South	LS202 Landscape Legend and Notes
	C203	Utility Plan	LS300 Irrigation Design
	C203	Erosion Control Plan	LS301 Irrigation Plan
	C204	Oquirrh Ranch Parkway Plan/Profile	LS400 Planting Details
	C205	Oquirrh Ranch Parkway Plan/Profile	LS500 Irrigation Details
	C206	Erosion Control Plan	LS501 Irrigation Details
	C207	Stormtech Details	Architectural A201 Building Elevations
	C301	Electrical Site Plan	A202 Building Elevations
	C302	Electrical Site Illumination Plan	
	C303	Electrical Site Plan Details	
	C401	Architectural Site Plan	
	C411	Enlarged Architectural Site Plans	
	C412	Enlarged Architectural Site Plans	
	C413	Enlarged Architectural Site Plans	
	C414	Enlarged Architectural Site Plans	
	C415	Enlarged Architectural Site Plans	
	C501	Site Details	
	C502	Site Details	
	C503	Site Details	
	C504	Site Details	
	C511	Stair Sections	
	C811	Pavilion Plans Views	
	C812	Pavilion Plan Views	
	C813	Pavilion Section and Detail Views	
	C814	Pavilion Roof Views and Details	
	ST101	Storage Building	

Revisions	Mark	Date	Description

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title
COVER SHEET

Sheet
G101



COMBINED DESCRIPTION

Beginning at the Southeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°36'51" West along section line 563.31 feet; thence North 11°59'43" East along the easterly right-of-way line of Pony Express Parkway 725.60 feet; thence South 37°05'24" East 679.74 feet; thence South 00°51'26" East along section line 171.35 feet to the point of beginning.
Area = 5.386 Acres

RECORD DESCRIPTIONS

Parcel 58:048:0077
Beginning at the Southeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°36'41" West along section line 8.14 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the left 123.12 feet through a central angle of 31°04'32" (chord bears North 73°50'57" West 121.61 feet); thence North 89°23'13" West 152.70 feet; thence along the arc of a 262.00 foot radius curve to the left 52.05 feet through a central angle of 11°22'56" (chord bears North 83°41'45" West 51.96 feet); thence North 78°00'17" West 221.13 feet; thence North 11°59'43" East along the easterly right-of-way line of Pony Express Parkway 640.43 feet; thence South 37°05'14" East 679.81 feet; thence South 00°51'16" East 171.35 feet to the point of beginning.

Parcel 58:048:0078
Beginning at a point located North 89°36'41" West along section line 8.14 feet from the Southeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°36'41" West along section line 509.34 feet; thence North 78°00'17" West 44.90 feet; thence North 11°59'43" East along the easterly right-of-way line of Pony Express Parkway 76.00 feet; thence South 78°00'17" East 221.13 feet; thence along the arc of a 262.00 foot radius curve to the right 52.05 feet through a central angle of 11°22'56" (chord bears South 83°41'45" East 51.96 feet); thence South 89°23'13" East 152.70 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the right 123.12 feet through a central angle of 31°04'32" (chord bears South 73°50'57" East 121.61 feet) to the point of beginning.

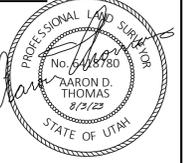
Parcel 58:048:0080
Commencing North 3.48 feet and West 517.34 feet from the Southeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base & Meridian; running thence North 89°36'51" West 45.96 feet; thence North 11°59'43" East 9.25 feet; thence South 78°00'17" East 45.02 feet to the point of beginning.

SURVEYOR'S NARRATIVE

The Basis of Bearing for this survey is North 89°36'51" West along Section Line from the Southeast Corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian to the South Quarter Corner of said Section 25. Both monuments were located as shown on county tie sheets. This Basis of Bearing (NAD27) was chosen as it matched the description of parcel 58:048:0080 as well as the subdivisions (Oquirrh Mountain Ranch) located west of Pony Express Parkway. Matching the westerly subdivision definitions helps define the 206 foot road right-of-way. The descriptions of parcels 58:048:0077 and 58:048:0078 have been rotated 0°00'10" to match the Basis of Bearing. The purpose of this survey was to determine an overall boundary and locate existing improvements to facilitate the design of future improvements.

SURVEYOR'S CERTIFICATION

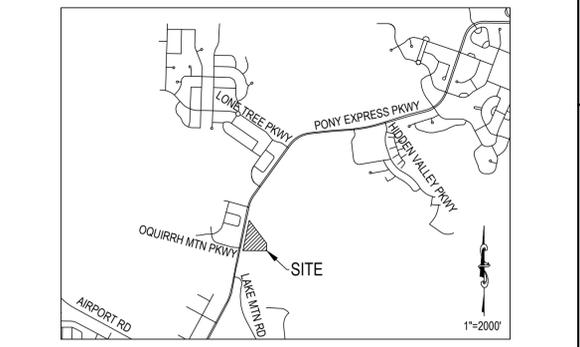
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that in August 2023, I made a survey of the property described on this plat. This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.



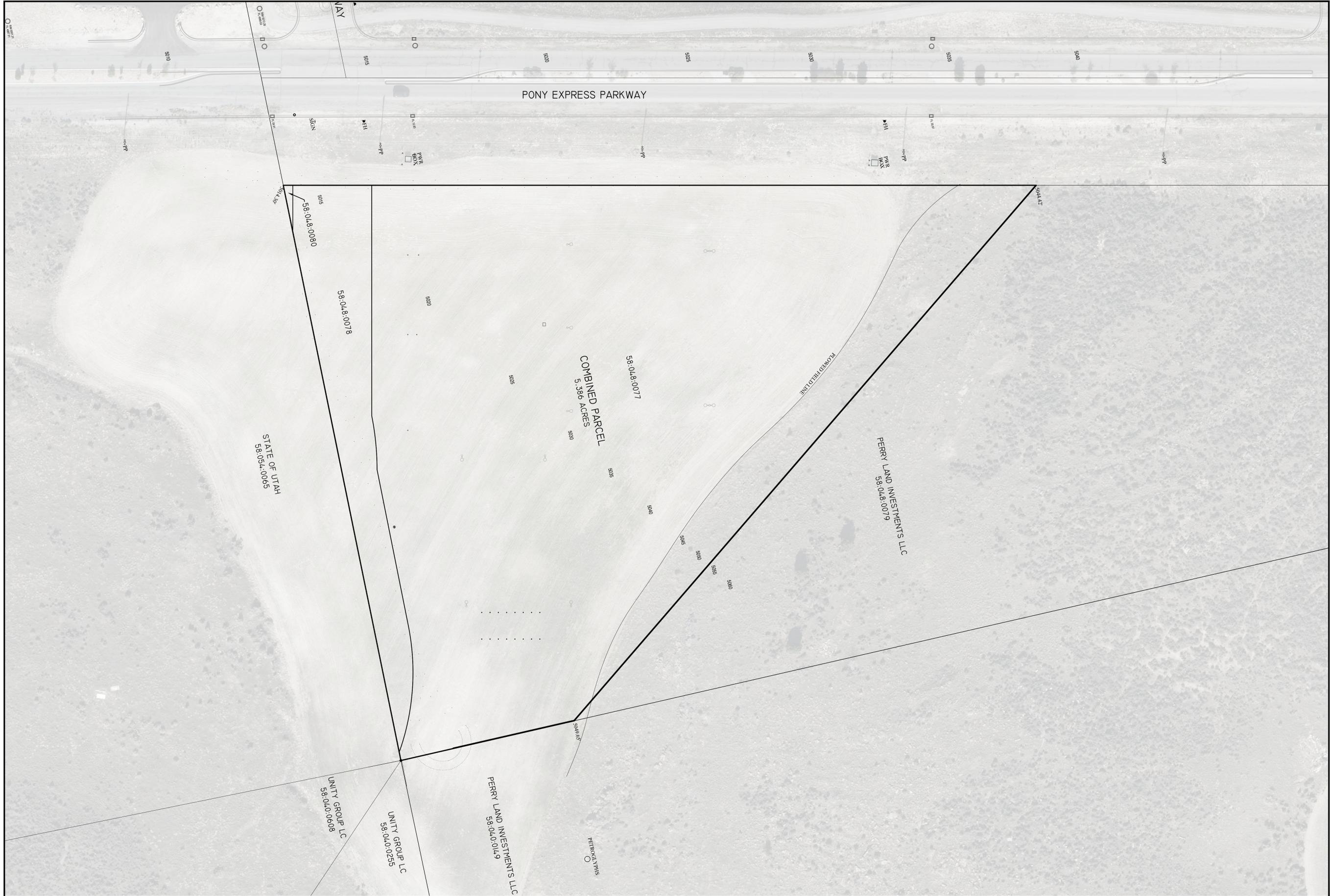
PLAT LEGEND

---	BOUNDARY
---	TITLE LINES
---	CENTERLINE ROAD
---	CONCRETE
---	FENCE LINE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER LINE
---	POWER LINE
---	GAS LINE
---	CONTOUR LINE

VICINITY MAP



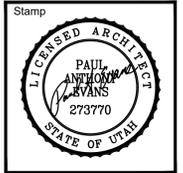
SHEET:	1 OF 1
	AUG. 3, 2023
DATE:	
SCALE:	1"=40'
EAGLE MOUNTAIN UT CENTRAL HERITAGE 23-2	
PROJECT #50036272010101	
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SLB&M	
SURVEYOR:	UTAH
	UTAH
COUNTY:	UTAH
	EAGLE MOUNTAIN
ADDRESS #:	OQUIRRH MOUNTAIN PARKWAY & PONY EXPRESS PARKWAY
CITY:	
SURVEYOR:	AZTEC ENGINEERING
	732 N. 780 W. AMERICAN FORK, UT. 84003 aztecengineering@gmail.com
CLIENT:	THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE



CONTEXT SITE PLAN
SCALE: 1" = 40'-0"



evans + associates architecture
11576 south 1300 street, suite 103b, draper, utah, 84020
Phone: 801-933-9612 Fax: 801-933-9613



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

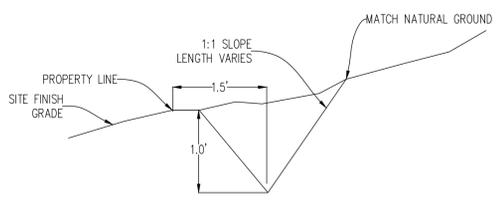
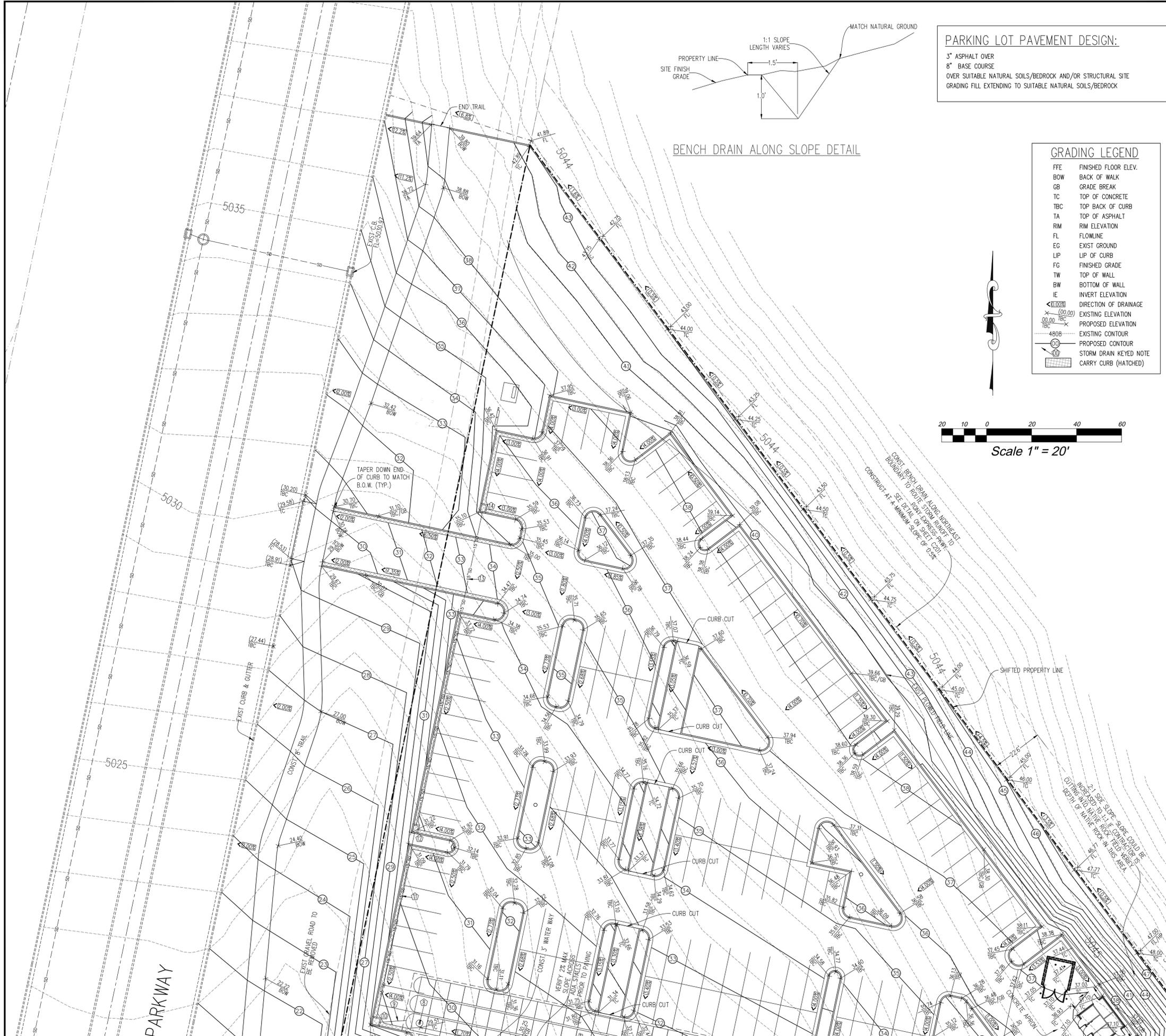
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date	Description

Project Number: 23-34
Plan Series: Heritage 23-2
Property Number: 500-3627-22010101
Date: August 30, 2023

Sheet Title:
CONTEXT SITE PLAN

Sheet:
C001

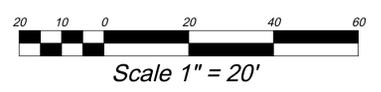


BENCH DRAIN ALONG SLOPE DETAIL

PARKING LOT PAVEMENT DESIGN:
 3" ASPHALT OVER
 8" BASE COURSE
 OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
 GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
LIP	LIP OF CURB
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
← 0.00%	DIRECTION OF DRAINAGE
○ (00.00)	EXISTING ELEVATION
○ (00.00)	PROPOSED ELEVATION
— 4808	EXISTING CONTOUR
○ (10)	PROPOSED CONTOUR
—	STORM DRAIN KEYED NOTE
—	CARRY CURB (HATCHED)

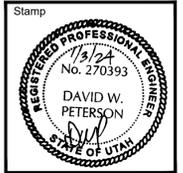


- STORM DRAIN KEYED NOTES**
- CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
 - CONST. 43.4 L.F. 15" RCP @ S=0.5%
 - CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
 - CONST. 40.0 L.F. 15" RCP @ S=0.4%
 - CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
 - CONST. STORMTECH UNDERGROUND STORAGE SYSTEM WITH (60) MC-7200 CHAMBERS W/ (6) END CAPS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 12" ABOVE CHAMBERS AND 9" OF STONE UNDER SYSTEM. SYSTEM STORES 16,730 CUBIC FEET. TOP OF GRAVEL=5028.00, TOP OF CHAMBERS=5027.00, 15" IE INTO CHAMBERS=5024.73, BOTTOM OF CHAMBERS=5022.00, BOTTOM OF GRAVEL=5021.25. INSTALL PER STORMTECH STANDARD DETAILS AND SPECIFICATIONS. OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
 - CONST. ISOLATOR ROW
 - CONST. INSPECTION PORT
 - CONST. 12.1 L.F. 15" ADS HP STORM PIPE @ S=4.6%
 - CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT TYP 18" OVER OUTLET, TBC=5029.04, GRATE=5028.54, 15" IE THRU=5025.29, BOTTOM OF BOX=5022.16
 - CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=2.6%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.22, GRATE=5030.72, 15" IE THRU=5027.47
 - CONST. 142.0 L.F. 15" ADS HP STORM PIPE @ S=2.1%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5035.10, GRATE=5034.60, 15" IE OUT=5030.45
 - CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=2.1%
 - CONST. 3'X3' CATCH BASIN W/ SNOOT TYPE 18" OVER OUTLET, RIM=5031.73, 15" IE THRU=5025.74, BOTTOM OF BOX=5022.61
 - CONST. 20.8 L.F. 15" ADS HP STORM PIPE @ S=0.7%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.18, GRATE=5030.68, 15" IE THRU=5025.89
 - CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=0.8%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5030.74, GRATE=5030.24, 8" IE IN=5026.60, 15" IE OUT=5026.60
 - CONST. 48.0 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5032.83, GRATE=5032.33, 15" IE THRU=5025.99
 - CONST. 51.6 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.39, GRATE=5030.89, 15" IE THRU=5026.09
 - CONST. 102.9 L.F. 15" ADS HP STORM PIPE @ S=0.2%
 - CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5029.55, GRATE=5029.05, 8" IE IN=5026.30, 15" IE OUT=5026.30
 - CONST. 42.9 L.F. 8" ADS N-12 PIPE @ S=0.7%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5029.75, BASE OF GRATE=5029.50, 8" IE THRU=5026.59
 - CONST. 63.0 L.F. 8" ADS N-12 PIPE @ S=0.7%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.02
 - CONST. 80.2 L.F. 8" ADS N-12 PIPE @ S=0.7%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.56
 - CONST. 64.6 L.F. 8" ADS N-12 PIPE @ S=0.7%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.00
 - CONST. 46.3 L.F. 8" ADS N-12 PIPE @ S=2.5%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5027.75
 - CONST. 15.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.25
 - CONST. 37.5 L.F. 8" ADS N-12 PIPE @ S=0.9%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.90
 - CONST. 69.7 L.F. 8" ADS N-12 PIPE @ S=0.9%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.25
 - CONST. 53.9 L.F. 8" ADS N-12 PIPE @ S=0.9%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5026.75
 - CONST. 22.9 L.F. 8" ADS N-12 PIPE @ S=2.8%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.38
 - CONST. 62.1 L.F. 8" ADS N-12 PIPE @ S=1.0%
 - CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.25, BASE OF GRATE=5030.00, 8" IE OUT=5028.00
 - CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
 - CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503
 - CONST. 4" PERFORATED ADS PIPE PLACED AT THE BOTTOM & BEHIND LOWEST ROW OF BLOCK (SEE KEYSTONE BLOCK WALL DESIGN REPORT)
 - 4" PERFORATED PIPE TO CROSS UNDER WALL & TRANSITION TO A SOLD 4" PIPE
 - CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
 - 4" PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
 - CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WEAR ENTIRE VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
 - CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
 - CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.
- *YARD DRAIN INLET PROTECTION NOTE: SEE DETAIL B/C503

BENCHMARK
 SOUTHEAST CORNER,
 SEC 25, T5S, R2W,
 SLB&M, (FOUND BRASS CAP)
 BENCHMARK ELEV = 5047.71



MATCHLINE - SEE SHEET C202



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7022 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number
 23-84
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

Sheet Title
GRADING & DRAINAGE PLAN NORTH

Sheet
C201



MATCHLINE - SEE SHEET C201

FFE=5031.50

QUIRRH RANCH PARKWAY

STORM DRAIN KEYED NOTES

- CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
- CONST. 43.4 L.F. 15" RCP @ S=0.5%
- CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
- CONST. 40.0 L.F. 15" RCP @ S=0.4%
- CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
- CONST. STORMTECH UNDERGROUND STORAGE SYSTEM WITH (60) MC-7200 CHAMBERS W/ (6) END CAPS. INSTALL 9" OF STONE BETWEEN CHAMBERS, 12" ABOVE CHAMBERS AND 9" OF STONE UNDER SYSTEM. SYSTEM STORES 16,730 CUBIC FEET. TOP OF GRAVEL=5028.00, TOP OF CHAMBERS=5027.00, 15" IE INTO CHAMBERS=5024.73, BOTTOM OF CHAMBERS=5022.00, BOTTOM OF GRAVEL=5021.25. INSTALL PER STORMTECH STANDARD DETAILS AND SPECIFICATIONS. OTHER STORM WATER CHAMBERS ARE ALLOWED; HOWEVER, THEY ARE TO BE SUBMITTED TO EXCEL ENGINEERING TO BE REVIEWED, AND FOUND TO COMPLY WITH ALL PERTINENT DESIGN PARAMETERS PRIOR TO APPROVAL AND INSTALLATION.
- CONST. ISOLATOR ROW
- CONST. INSPECTION PORT
- CONST. 12.1 L.F. 15" ADS HP STORM PIPE @ S=4.6%
- CONST. 3'X3' CATCH BASIN (NO FACE INLET) W/ SNOOT TYP 18" OVER OUTLET, TBC=5029.04, GRATE=5028.54, 15" IE THRU=5025.29, BOTTOM OF BOX=5022.16
- CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=2.6%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.22, GRATE=5030.72, 15" IE THRU=5027.47
- CONST. 142.0 L.F. 15" ADS HP STORM PIPE @ S=2.1%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5035.10, GRATE=5034.60, 15" IE OUT=5030.45
- CONST. 48.3 L.F. 15" ADS HP STORM PIPE @ S=2.1%
- CONST. 3'X3' CATCH BASIN W/ SNOOT TYPE 18" OVER OUTLET, RIM=5031.73, 15" IE THRU=5025.74, BOTTOM OF BOX=5022.61
- CONST. 20.8 L.F. 15" ADS HP STORM PIPE @ S=0.7%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.18, GRATE=5030.68, 15" IE THRU=5025.89
- CONST. 84.0 L.F. 15" ADS HP STORM PIPE @ S=0.8%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5030.74, GRATE=5030.24, 8" IE IN=5026.60, 15" IE OUT=5026.60
- CONST. 48.0 L.F. 15" ADS HP STORM PIPE @ S=0.2%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5032.83, GRATE=5032.33, 15" IE THRU=5025.99
- CONST. 51.6 L.F. 15" ADS HP STORM PIPE @ S=0.2%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5031.39, GRATE=5030.89, 15" IE THRU=5026.09
- CONST. 102.9 L.F. 15" ADS HP STORM PIPE @ S=0.2%
- CONST. 2'X3' CATCH BASIN (NO FACE INLET), TBC=5029.55, GRATE=5029.05, 8" IE IN=5026.30, 15" IE OUT=5026.30
- CONST. 42.9 L.F. 8" ADS N-12 PIPE @ S=0.7%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5029.75, BASE OF GRATE=5029.50, 8" IE THRU=5026.59

STORM DRAIN KEYED NOTES

- CONST. 63.0 L.F. 8" ADS N-12 PIPE @ S=0.7%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.02
- CONST. 80.2 L.F. 8" ADS N-12 PIPE @ S=0.7%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.56
- CONST. 64.6 L.F. 8" ADS N-12 PIPE @ S=0.7%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.00
- CONST. 46.3 L.F. 8" ADS N-12 PIPE @ S=2.5%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5027.75
- CONST. 15.5 L.F. 8" ADS N-12 PIPE @ S=1.0%
- CONST. 37.5 L.F. 8" ADS N-12 PIPE @ S=0.9%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE OUT=5028.25
- CONST. 37.5 L.F. 8" ADS N-12 PIPE @ S=0.9%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.90
- CONST. 69.7 L.F. 8" ADS N-12 PIPE @ S=0.9%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.25
- CONST. 53.9 L.F. 8" ADS N-12 PIPE @ S=0.9%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5026.75
- CONST. 22.9 L.F. 8" ADS N-12 PIPE @ S=2.8%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.50, BASE OF GRATE=5030.25, 8" IE THRU=5027.38
- CONST. 62.1 L.F. 8" ADS N-12 PIPE @ S=1.0%
- CONST. 10" NYLOPLAST DRAIN BASIN WITH BLACK DOMED GRATE*, TOP OF MULCH=5030.25, BASE OF GRATE=5030.00, 8" IE OUT=5028.00
- CONST. 6" ADS @ S=1% MIN. CONNECT TO DRAIN BASIN OR INTO PIPE WITH INSERTA TEE (SEE PLAN VIEW)
- CONST. DOWNSPOUT COLLECTION BOX, SEE DETAIL A/C503
- CONST. 4" PERFORATED ADS PIPE PLACED AT THE BOTTOM & BEHIND LOWEST ROW OF BLOCK (SEE KEYSTONE BLOCK WALL DESIGN REPORT)
- CONST. PERFORATED PIPE TO CROSS UNDER WALL & TRANSITION TO A SOLID 4" PIPE
- CONST. 4" SOLID ADS PIPE THAT CONNECTS INTO 2'X2' SUMP BOX
- CONST. PERFORATED PIPE TO CROSS UNDER UPPER WALL AND CONNECT INTO 4" PERFORATED PIPE FOR LOWER WALL
- CONST. 2'X2' SUMP BOX W/ NO CONCRETE BOTTOM (BOTTOM OF BOX TO DRAIN DIRECTLY INTO GRAVEL), 2" OF GRAVEL TO BE INSTALLED AROUND AND UNDER SUMP BOX. WRAP ENTIRE VOLUME OF GRAVEL IN FILTER FABRIC, GRATE=5018.00, TOP OF GRAVEL=5016.00, 4" IE IN=5015.00, BOTTOM OF BOX SIDES=5014.00, BOTTOM OF GRAVEL=5012.00
- CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
- CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.

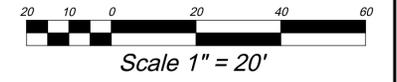
*YARD DRAIN INLET PROTECTION NOTE: SEE DETAIL B/C503

GRADING LEGEND

- FFE FINISHED FLOOR ELEV.
- BOW BACK OF WALK
- GB GRADE BREAK
- TC TOP OF CONCRETE
- TBC TOP BACK OF CURB
- TA TOP OF ASPHALT
- RIM RIM ELEVATION
- FL FLOWLINE
- EG EXIST GROUND
- LIP LIP OF CURB
- FG FINISHED GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- IE INVERT ELEVATION
- Direction of DRAINAGE
- EXISTING ELEVATION
- PROPOSED ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM DRAIN KEYED NOTE
- CARRY CURB (HATCHED)

PARKING LOT PAVEMENT DESIGN:

- 3" ASPHALT OVER
- 8" BASE COURSE
- OVER SUITABLE NATURAL SOILS/BEDROCK AND/OR STRUCTURAL SITE
- GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS/BEDROCK



BENCHMARK
SOUTHEAST CORNER,
SEC 25, T5S, R7W,
S1/4B4 (FOUND BRASS CAP)
BENCHMARK ELEV = 5047.71



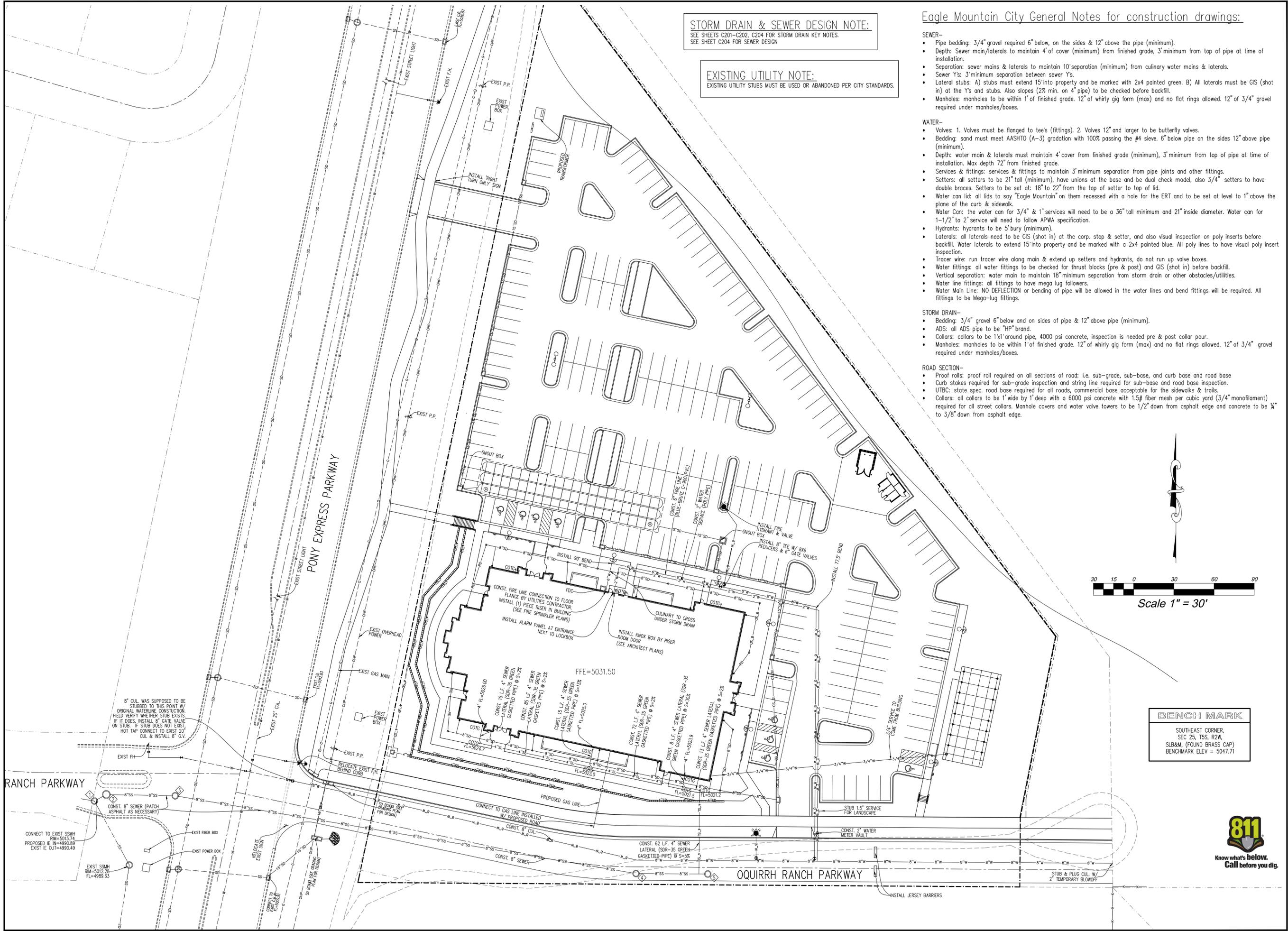
A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description

Project Number: 23-84
Plan Series: Heritage 23-2
Property Number: 500-3627-22010101
Date: August 30, 2023

Sheet Title:
GRADING & DRAINAGE PLAN SOUTH
Sheet:
C202



STORM DRAIN & SEWER DESIGN NOTE:
 SEE SHEETS C201-C202, C204 FOR STORM DRAIN KEY NOTES.
 SEE SHEET C204 FOR SEWER DESIGN

EXISTING UTILITY NOTE:
 EXISTING UTILITY STUBS MUST BE USED OR ABANDONED PER CITY STANDARDS.

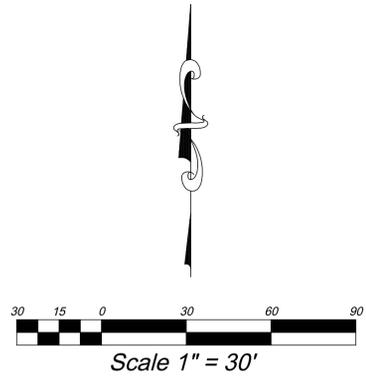
Eagle Mountain City General Notes for construction drawings:

- SEWER-**
- Pipe bedding: 3/4" gravel required 6" below, on the sides & 12" above the pipe (minimum).
 - Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
 - Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
 - Sewer Ys: 3' minimum separation between sewer Ys.
 - 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 Ys and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

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

- STORM DRAIN-**
- Bedding: 3/4" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be "HP" brand.
 - Collars: collars to be 1x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
 - Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of 3/4" gravel required under manholes/boxes.

- ROAD SECTION-**
- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base
 - Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
 - UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
 - Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be 1/2' down from asphalt edge and concrete to be 3/4" to 3/8" down from asphalt edge.



BENCH MARK
 SOUTHEAST CORNER,
 SEC 25, T5S, R2W,
 SLB&M, (FOUND BRASS CAP)
 BENCHMARK ELEV = 5047.71



A New Building for
**Oquirrh Mountain Ranch &
 Eagle Mountain UT Central Stake**
 7022 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
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 OF LATTER-DAY SAINTS**

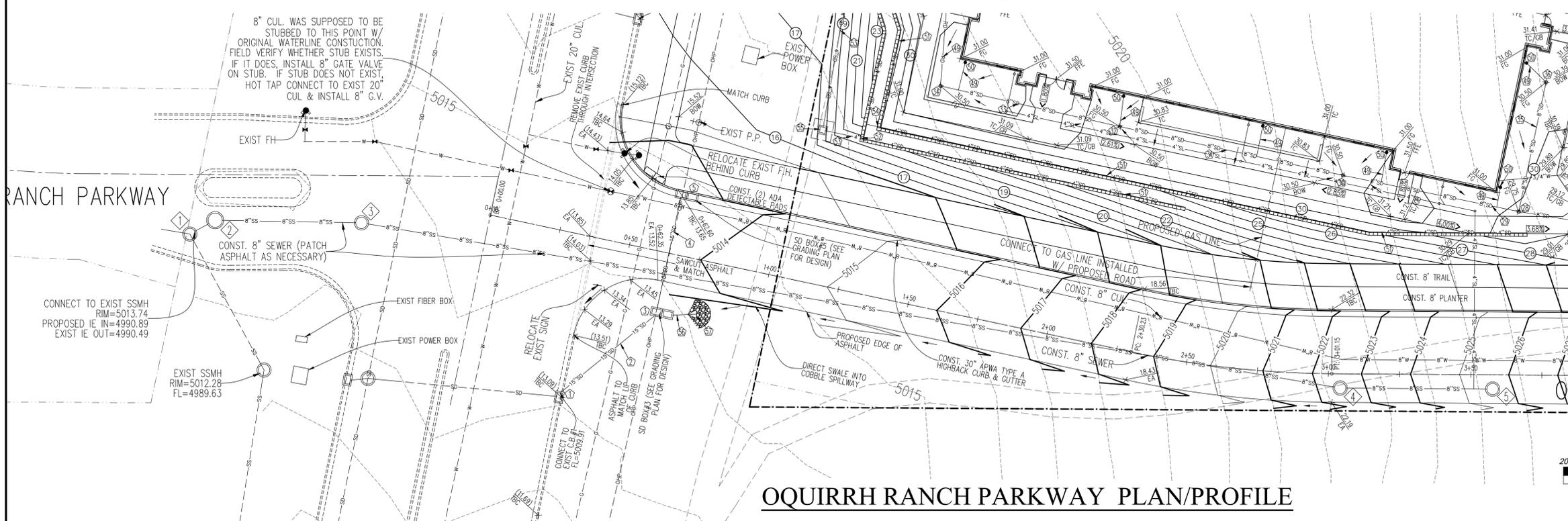
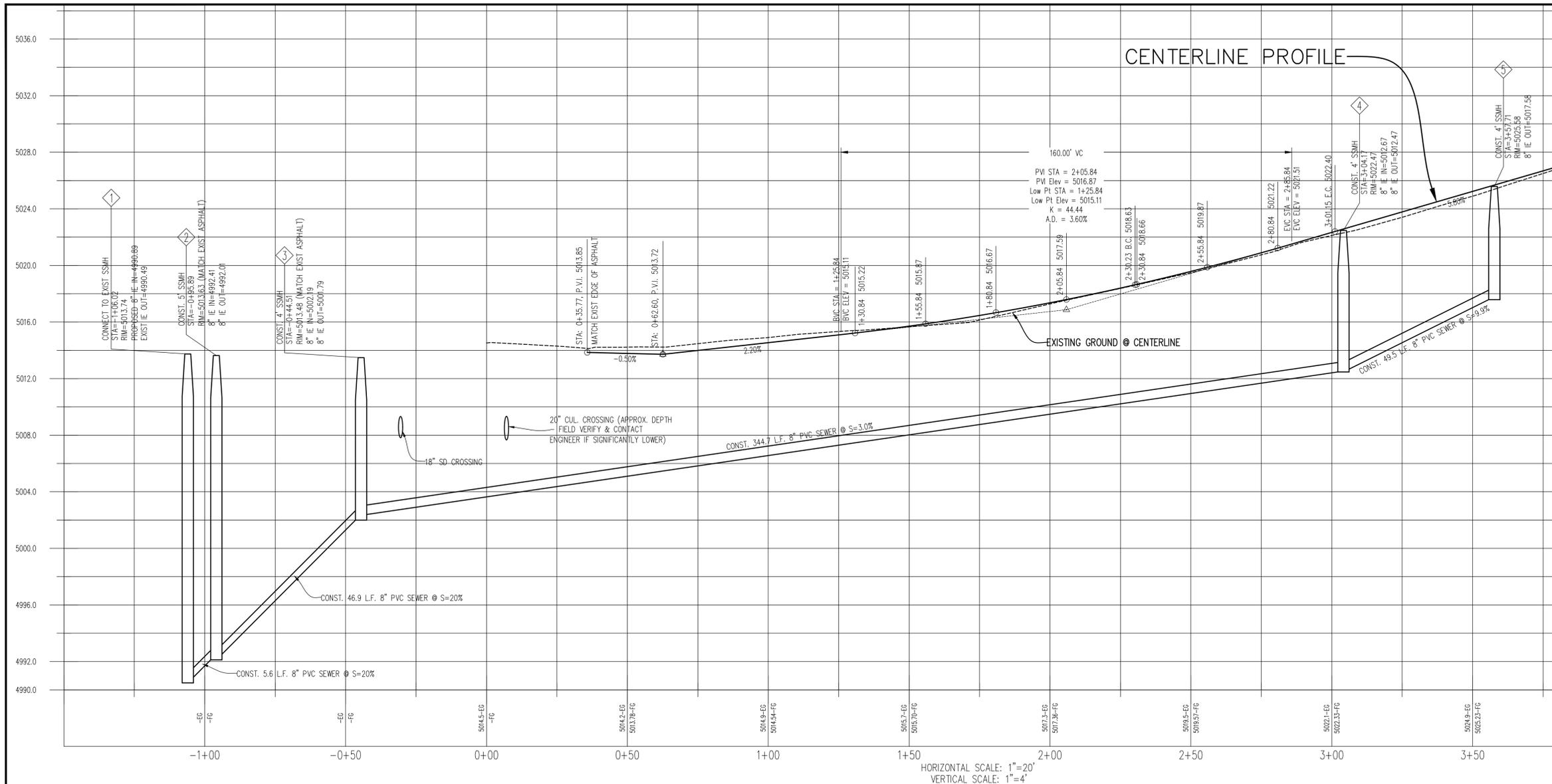
Revisions	Date	Description

Project Number
 23-34
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

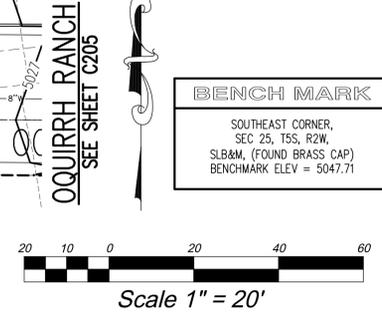
Sheet Title
**UTILITY
 PLAN**

Sheet
C203

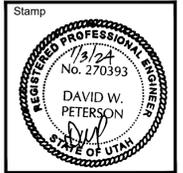




- STORM DRAIN KEYED NOTES**
1. CONNECT TO EXIST CATCH BASIN, EXIST GRATE=5012.59, PROPOSED 15" IE IN=5009.91, EXIST 15" IE OUT=5009.91
 2. CONST. 43.4 L.F. 15" RCP @ S=0.5%
 3. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET) PLACED FOR FUTURE ROAD WIDENING, TBC=5013.65, GRATE=5013.15, 15" IE THRU=5010.13
 4. CONST. 40.0 L.F. 15" RCP @ S=0.4%
 5. CONST. DOUBLE 2'X3' CATCH BASIN (NO FACE INLET), TBC=5013.65, GRATE=5013.15, 15" IE OUT=5010.29
 - 6-55. SEE GRADING PLAN KEYED NOTES
 56. CONST. 8.7 L.F. 15" ADS HP STORM PIPE @ S=33%
 57. CONST. FLARED-END SECTION, FL=5013.0, INSTALL COBBLE RIP-RAP AROUND FLARED-END SECTION.



OQUIRRH RANCH PARKWAY PLAN/PROFILE



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7062 North Pony Express Parkway
 Eagle Mountain, Utah 84005

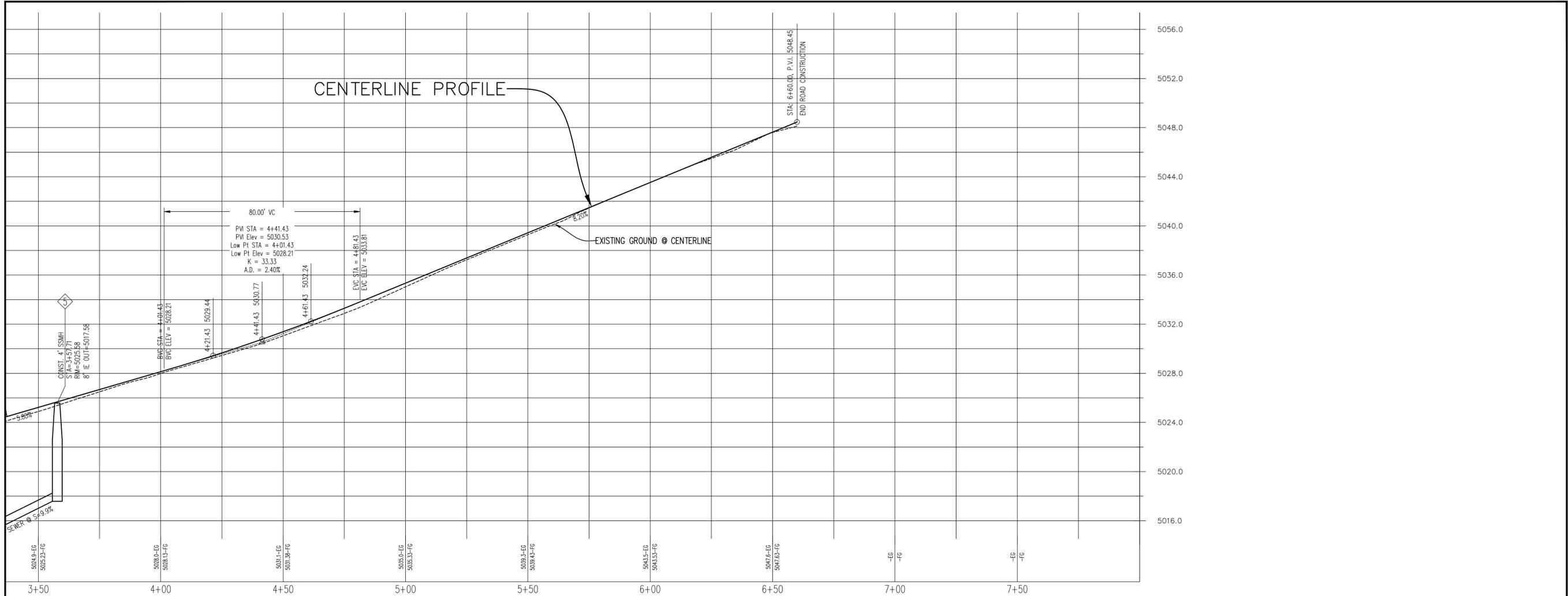
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description

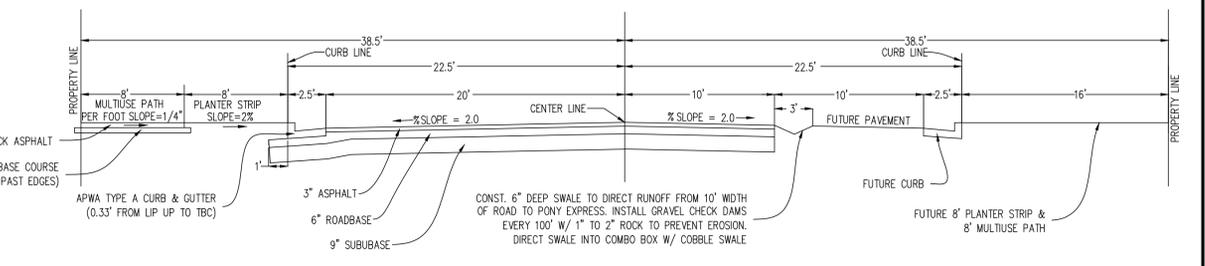
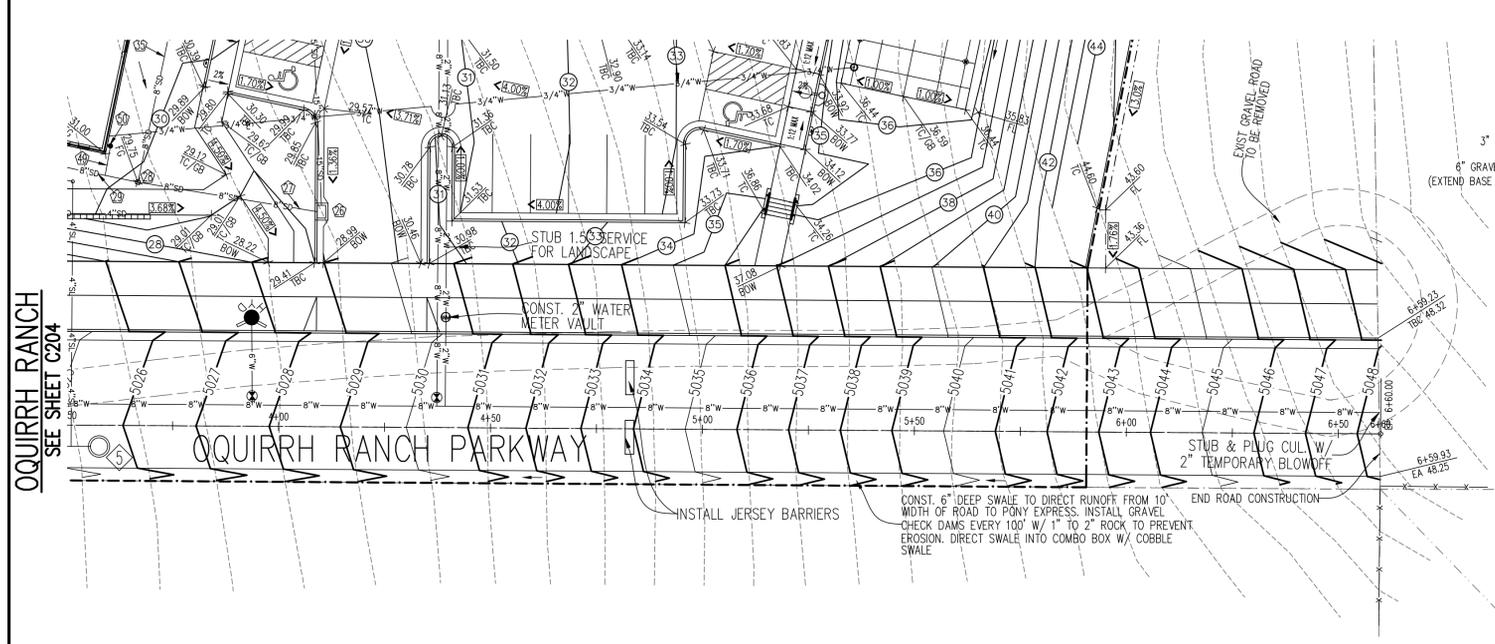
Project Number: 23-84
 Plan Series: Heritage 23-2
 Property Number: 500-3627-22010101
 Date: August 30, 2023

Sheet Title:
OQUIRRH RANCH PARKWAY PLAN/PROFILE

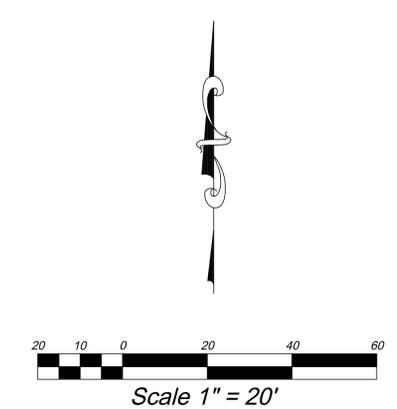
Sheet:
C204



HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=4'



TYPICAL 77' STREET SECTION
SCALE: NONE
APPLIES TO OQUIRRH RANCH PARKWAY



BENCHMARK
SOUTHEAST CORNER,
SEC 25, T5S, R2W,
SL&M, (FOUND BRASS CAP)
BENCHMARK ELEV = 5047.71

OQUIRRH RANCH PARKWAY PLAN/PROFILE

OQUIRRH RANCH
SEE SHEET C204



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
7062 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

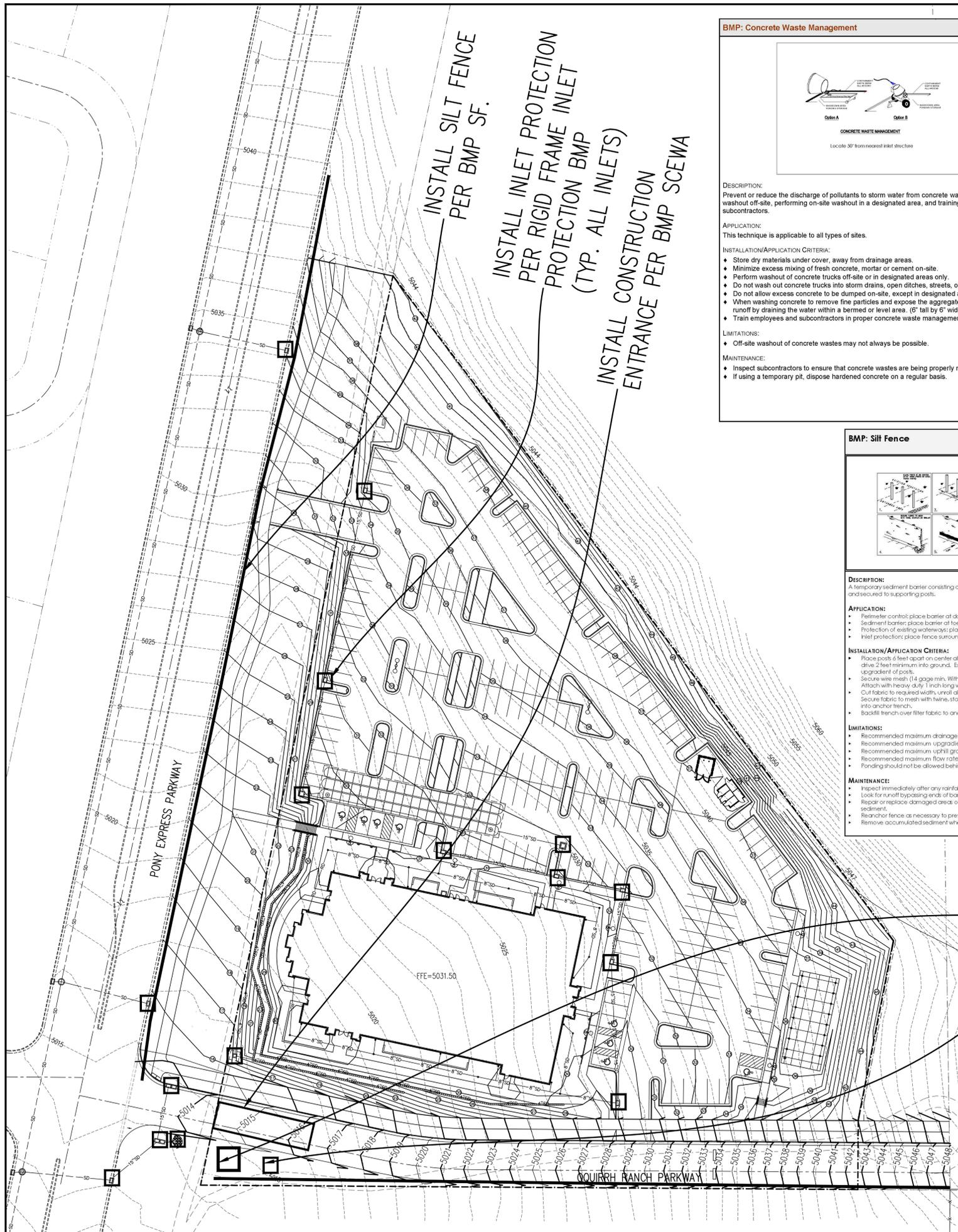
Revisions	Description

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Sheet Title:
OQUIRRH RANCH PARKWAY PLAN/PROFILE

Sheet:
C205





BMP: Concrete Waste Management CWM Construction

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

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

INSTALLATION/APPLICATION CRITERIA:

- ◆ Store dry materials under cover, away from drainage areas.
- ◆ Minimize excess mixing of fresh concrete, mortar or cement on-site.
- ◆ Perform washout of concrete trucks off-site or in designated areas only.
- ◆ Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- ◆ Do not allow excess concrete to be dumped on-site, except in designated areas.
- ◆ When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (8' tall by 6' wide).
- ◆ Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- ◆ Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- ◆ Inspect subcontractors to ensure that concrete wastes are being properly managed.
- ◆ If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Stabilized Construction Entrance and Wash Area SCEWA

OBJECTIVES

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

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:
At any point of ingress or egress of a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Clear and grub area and grade to provide maximum slope of 2%.
- ◆ Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- ◆ Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- ◆ Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- ◆ Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

LIMITATIONS:

- ◆ Requires periodic top dressing with additional stones.
- ◆ Should be used in conjunction with street sweeping on adjacent public right-of-way.
- ◆ Must be situated such that waste water does not run off site.

MAINTENANCE:

- ◆ Inspect daily for loss of gravel or sediment buildup.
- ◆ Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- ◆ Repair entrance and replace gravel as required to maintain control in good working condition.
- ◆ Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

TARGETED POLLUTANTS

- ◆ Sediment
- ◆ Nutrients
- ◆ Toxic Materials
- ◆ Oil & Grease
- ◆ Roadable Materials
- ◆ Other Waste

IMPLEMENTATION REQUIREMENTS

- ◆ Capital Costs
- ◆ O&M Costs
- ◆ Maintenance
- ◆ Training

High Medium Low

BMP: Portable Toilets PT

OBJECTIVES

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

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Locate portable toilets in convenient locations throughout the site.
- ◆ Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- ◆ Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.
- ◆ Stake toilets to prevent them from tipping.

LIMITATIONS:
No limitations.

MAINTENANCE:

- ◆ Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- ◆ Regular waste collection should be arranged with licensed service.
- ◆ All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

TARGETED POLLUTANTS

- ◆ Sediment
- ◆ Nutrients
- ◆ Toxic Materials
- ◆ Oil & Grease
- ◆ Roadable Materials
- ◆ Other Waste

IMPLEMENTATION REQUIREMENTS

- ◆ Capital Costs
- ◆ O&M Costs
- ◆ Maintenance
- ◆ Training

High Medium Low

BMP: Silt Fence SF

OBJECTIVES

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

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- ◆ Perimeter control: place barrier at downgradient limits of disturbance
- ◆ Sediment barrier: place barrier at toe of slope or soil stockpile
- ◆ Protection of existing waterways: place barrier near top of stream bank
- ◆ Hill protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- ◆ Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- ◆ Secure wire mesh (1/4 gage min. With 4 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- ◆ Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- ◆ Backfill trench over filter fabric to anchor.

LIMITATIONS:

- ◆ Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- ◆ Recommended maximum upgradient slope length of 150 feet
- ◆ Recommended maximum uphill grade of 2:1 (50%)
- ◆ Recommended maximum flow rate of 0.5 cfs
- ◆ Ponding should not be allowed behind fence

MAINTENANCE:

- ◆ Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- ◆ Look for runoff bypassing ends of barriers or undercutting barriers.
- ◆ Repair or replace damaged areas of the barrier and remove accumulated sediment.
- ◆ Re-anchor fence as necessary to prevent shortcutting.
- ◆ Remove accumulated sediment when it reaches 1/2 the height of the fence.

TARGETED POLLUTANTS

- ◆ Sediment
- ◆ Nutrients
- ◆ Toxic Materials
- ◆ Oil & Grease
- ◆ Roadable Materials
- ◆ Other Waste

IMPLEMENTATION REQUIREMENTS

- ◆ Capital Costs
- ◆ O&M Costs
- ◆ Maintenance
- ◆ Training

High Medium Low

ASTM D8057 Requirements

- > Filter system consists of rigid frame and removable geosynthetic bag
- > Filter bag sized to meet treatment flow rate of the drainage location
- > Bag maintains shape to be extracted when completely filled with sediment
- > Rigid frame capable of supporting full load of sediment with grate removed
- > Frame does not interfere or elevate grate by more than 1/8"
- > Bypass flow exceeds design flow of drainage location
- > Filter bag achieves >80% filtration efficiency per ASTM D7351 OR ASTM D5141

Installation Instructions:

1. Remove grate from the drainage structure
2. Clean stone and dirt from ledge (lip) of drainage structure
3. Drop the inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
4. Replace the grate and confirm it is not elevated more than 1/8"

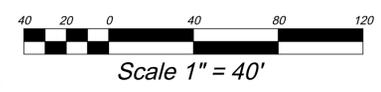
Maintenance Guidelines:

1. Empty the sediment bag if more than half filled with sediment and debris
2. Remove the grate, engage the lifting points, and lift filter from the drainage structure
3. Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
4. Alternatively, an industrial vacuum can be used to collect sediment from filter bag

Eagle Mountain City
RIGID FRAME INLET PROTECTION
STANDARD DETAIL DRAWING

INSTALL LINED CONCRETE WASHOUT AREA PER BMP CWM. CONTRACTOR TO ENSURE THAT ALL EXCESS CONCRETE HAS BEEN REMOVED FROM THE SITE & NOT BURIED IN THE SOIL.

INSTALL PORTABLE TOILET PER BMP PT



BENCHMARK
SOUTHEAST CORNER,
SEC 25, T5S, R2W,
SLB&M, (FOUND BRASS CAP)
BENCHMARK ELEV = 5047.71

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
 2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
 3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCEWA.
 4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
 5. INSTALL INLET PROTECTION ON INLETS ON-SITE. SEE RIGID FRAME INLET PROTECTION DETAIL.
 6. THE SITE IS TO BE WATERED AT LEAST TWICE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
 7. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
 8. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
 9. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
 10. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

Revisions	Description
Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title
EROSION CONTROL PLAN



MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE RESIDENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER; 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/IN. THE ARCH IS DEFINED IN SECTION 6.2 OF ASTM F2418 AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL, BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE. AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.50 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

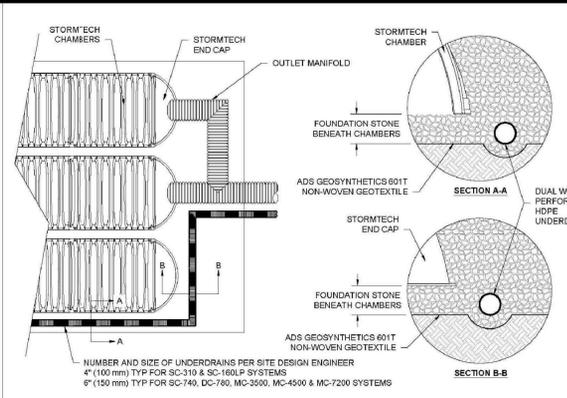
- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS AND PRESERVE ROW SPACING.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M43 DESIGNATION (OR #3 OR #4).
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF 'FLEXSTORM CATCH IT' INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

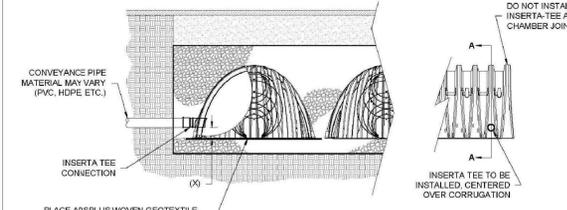
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRE DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE 'STORMTECH MC-7200 CONSTRUCTION GUIDE'.
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE 'DUMP AND PUSH' METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-852-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



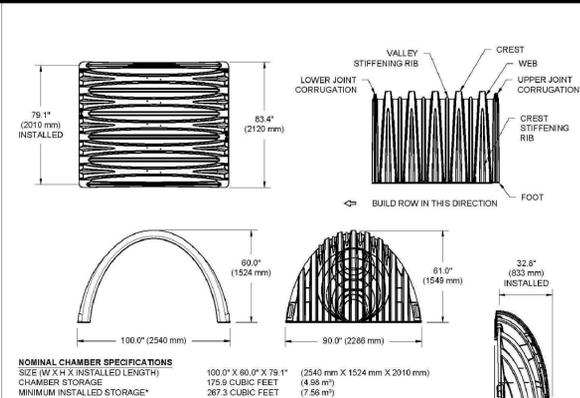
5 UNDERDRAIN DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (K)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-5500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

6 INSERTA-TEE SIDE INLET DETAIL



PART #	STUB	B	C
MC7200EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC7200EPP06B	---	---	0.88" (22 mm)
MC7200EPP06T	8" (200 mm)	40.50" (1029 mm)	---
MC7200EPP06B	---	---	1.01" (26 mm)
MC7200EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC7200EPP10B	---	---	1.33" (34 mm)
MC7200EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC7200EPP12B	---	---	1.52" (39 mm)
MC7200EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC7200EPP15B	---	---	1.70" (43 mm)
MC7200EPP18T	---	29.38" (746 mm)	---
MC7200EPP18B	---	---	1.97" (50 mm)
MC7200EPP24T	24" (600 mm)	23.05" (585 mm)	---
MC7200EPP24B	---	---	2.28" (57 mm)
MC7200EPP24BW	---	---	2.35" (59 mm)
MC7200EPP28BW	---	---	3.25" (83 mm)
MC7200EPP42BW	---	---	3.55" (90 mm)

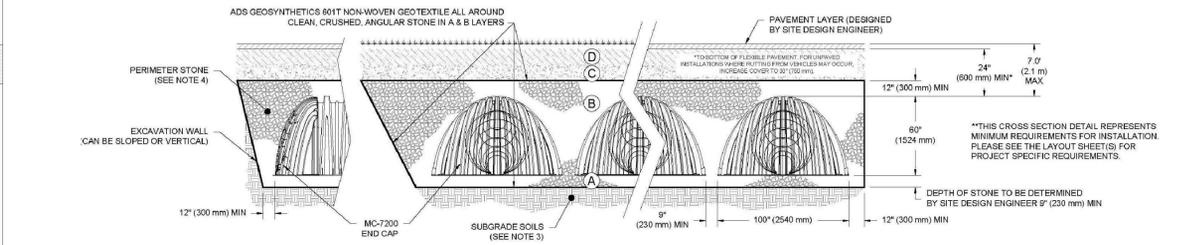
NOTE: ALL DIMENSIONS ARE NOMINAL.

2 MC-7200 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERS WITH A VIBRATORY COMPACTOR.
 - WHERE FILL SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY BANKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT² (7% AND B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-7200 CROSS SECTION DETAIL

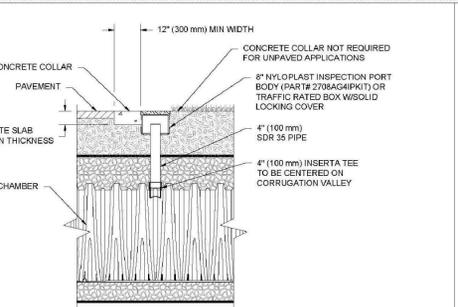
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLON/PLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEX/STORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STAIR ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JET/VAC PROCESS
- A FIXED CURVE CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JET/VAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS, RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

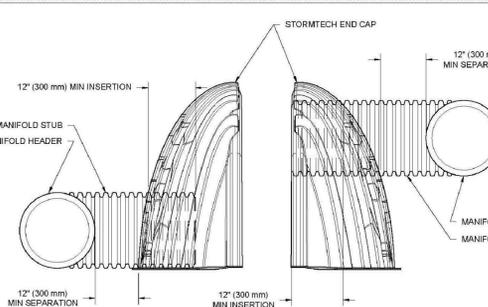
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-7200 ISOLATOR ROW PLUS DETAIL



NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY FOR A PROPER FIT IN END CAP OPENING.

4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

7 MC-SERIES END CAP INSERTION DETAIL

DATE: _____ PROJECT NO: _____ NOT TO SCALE

DRAWN: _____ REVIEWED: _____ REV: _____

MC-7200 STANDARD DETAILS

StormTech[®] Chamber System
#88-852-2684 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET

Revisions	Mark	Date	Description

Project Number: 23-54
Plan Series: Heritage 23-2
Property Number: 500-3627-22010101
Date: August 30, 2023

Sheet Title: STORMTECH DETAILS

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11576 south state street, suite 103b, draper, utah 84020
phone 801-933-9612 fax 801-933-9613

Stamp
REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
702 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

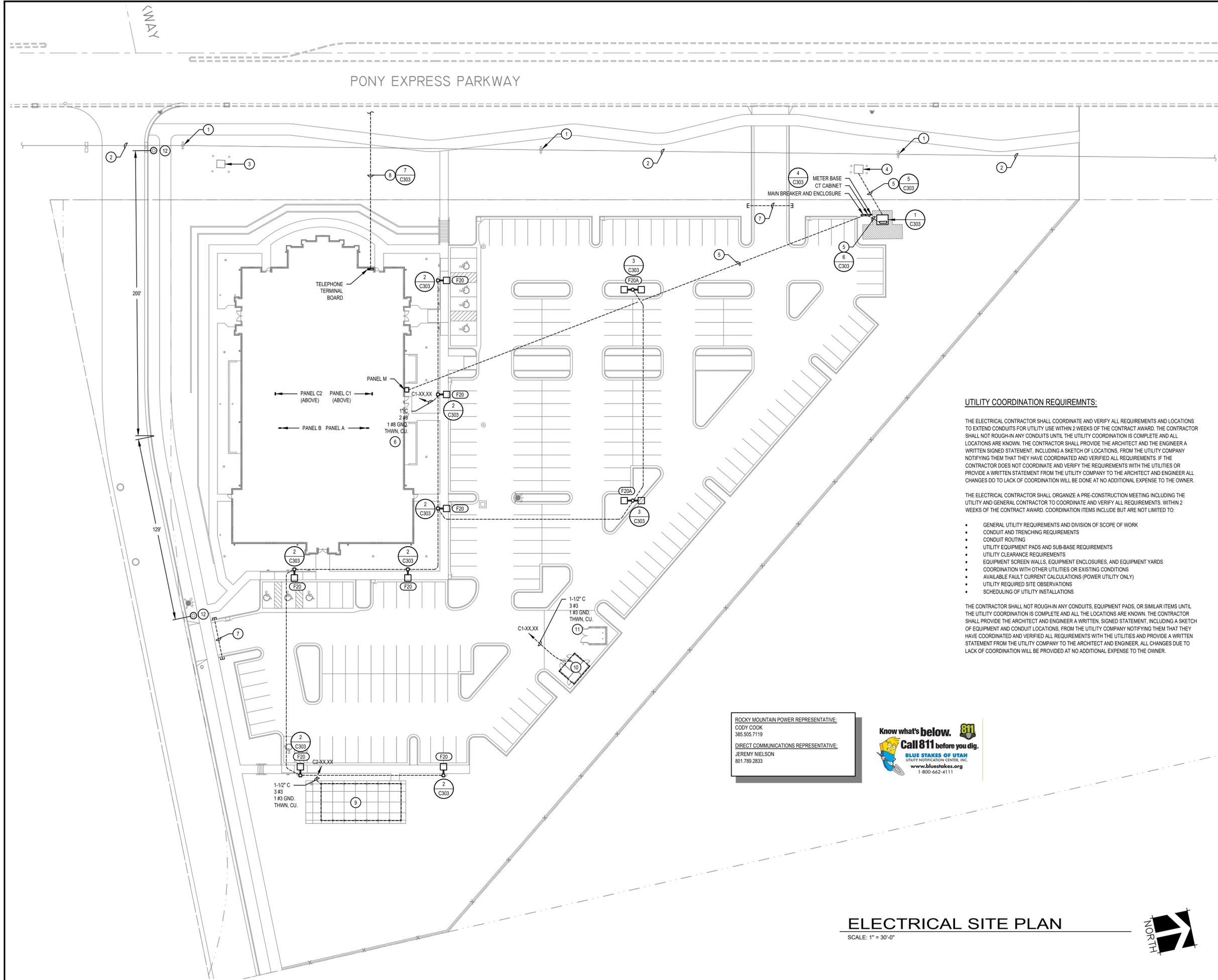
Mark	Date	Description

Project Number: 23-54
Plan Series: Heritage 23-2
Property Number: 500-3627-22010101
Date: August 30, 2023

Sheet Title: STORMTECH DETAILS

Sheet
C207

* SEE KEYED NOTES ON C201 FOR STORMTECH SYSTEM DESIGN.



- GENERAL NOTES**
- ALL CONDUITS THAT ARE ROUGHED-IN UNDER THE SLAB SHALL BE PLACED UNDER THE VAPOR BARRIER.
 - ALL BELOW GRADE CONDUITS AND LIGHT POLE CONDUITS SHALL BE PLACED BELOW THE GRAVEL BASE. DO NOT INSTALL CONDUIT ON TOP OF GRAVEL, DIRECTLY BELOW THE SIDEWALK / BUILDING SLAB OR WITHIN THE GRAVEL BASE.
- UTILITY REQUIREMENTS**
- BURY CONDUITS PER UTILITY REQUIREMENTS. REFER TO SHEET C303 FOR TYPICAL TRENCHING REQUIREMENTS.
 - VERIFY AND COMPLY WITH ALL ROCKY MOUNTAIN POWER, AND DIRECT COMMUNICATIONS REQUIREMENTS.
 - INCLUDE IN BID ALL LINE EXTENSION FEES, UNDERGROUND FEES, AND ALL MISC. FEES CHARGED BY ROCKY MOUNTAIN POWER AND DIRECT COMMUNICATIONS.
- EXTERIOR LIGHTING CONTROLS**
- ALL NONESSENTIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 P.M. OR FOR AS LONG AS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL DAYLIGHT THE FOLLOWING DAY.
- KEYED NOTES**
- EXISTING ROCKY MOUNTAIN POWER POLE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.
 - EXISTING ROCKY MOUNTAIN POWER OVERHEAD LINE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.
 - EXISTING ROCKY MOUNTAIN POWER GROUND SLEEVE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION.
 - EXISTING ROCKY MOUNTAIN POWER SWITCHGEAR TO REMAIN IN PLACE. COORDINATE ALL REQUIREMENTS WITH ROCKY MOUNTAIN POWER PRIOR TO ANY WORK BEING DONE.
 - REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR REQUIREMENTS.
 - ROUTE THROUGH LIGHTING CONTROL PANEL. SEE DIAGRAM ON SHEET E607 FOR ADDITIONAL INFORMATION.
 - TWO (2) 4" CONDUIT SLEEVES.
 - EXTEND ONE (1) 4" CONDUITS WITH TRUE TAPES FROM THE TELEPHONE TERMINAL BOARD TO THE LOCATION SHOWN. UTILIZE LONG SWEEP ELBOWS. COORDINATE EXACT STUB LOCATION AND ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO ANY ROUGH-IN.
 - PROVIDE ALL REQUIRED CONDUIT, BRANCH CIRCUITS, EIGHT (8) LIGHT FIXTURES (F28), FOUR (4) RECEPTACLES WITH WEATHERPROOF COVERS, LOCKABLE NON-FUSED, NEMA 3R, 30A, 2 POLE DISCONNECT AND 0-60 MINUTE TIMER SWITCH WITH WEATHERPROOF FOR LIGHTING CONTROLS FOR PAVILION. REFER TO THE PAVILION DRAWINGS FOR LOCATIONS, QUANTITIES AND OTHER REQUIREMENTS. SEE E601 FOR FIXTURE REQUIREMENTS.
 - REFER TO ELECTRICAL DRAWINGS FOR STORAGE BUILDING ELECTRICAL REQUIREMENTS.
 - SEAL CONDUITS AS REQUIRED SO WATER DOES NOT RUN BACK INTO THE BUILDING FROM THE STORAGE BUILDING.
 - NEW EAGLE MOUNTAIN CITY STREET LIGHT TO BE FURNISHED AND INSTALLED BY BLACK AND MCDONALD. ALL ASSOCIATED COSTS OF THE STREET LIGHT INSTALLATION TO BE INCLUDED IN THE CONTRACTOR BID. CONFIRM ALL REQUIREMENTS WITH BLACK AND MCDONALD PRIOR TO THE BID.

UTILITY COORDINATION REQUIREMENTS:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND VERIFY ALL REQUIREMENTS AND LOCATIONS TO EXTEND CONDUITS FOR UTILITY USE WITHIN 2 WEEKS OF THE CONTRACT AWARD. THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS. IF THE CONTRACTOR DOES NOT COORDINATE AND VERIFY THE REQUIREMENTS WITH THE UTILITIES OR PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER ALL CHANGES DO TO LACK OF COORDINATION WILL BE DONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL ORGANIZE A PRE-CONSTRUCTION MEETING INCLUDING THE UTILITY AND GENERAL CONTRACTOR TO COORDINATE AND VERIFY ALL REQUIREMENTS. WITHIN 2 WEEKS OF THE CONTRACT AWARD. COORDINATION ITEMS INCLUDE BUT ARE NOT LIMITED TO:

- GENERAL UTILITY REQUIREMENTS AND DIVISION OF SCOPE OF WORK
- CONDUIT AND TRENCHING REQUIREMENTS
- CONDUIT ROUTING
- UTILITY EQUIPMENT PADS AND SUB-BASE REQUIREMENTS
- UTILITY CLEARANCE REQUIREMENTS
- EQUIPMENT SCREEN WALLS, EQUIPMENT ENCLOSURES, AND EQUIPMENT YARDS
- COORDINATION WITH OTHER UTILITIES OR EXISTING CONDITIONS
- AVAILABLE FAULT CURRENT CALCULATIONS (POWER UTILITY ONLY)
- UTILITY REQUIRED SITE OBSERVATIONS
- SCHEDULING OF UTILITY INSTALLATIONS

THE CONTRACTOR SHALL NOT ROUGH-IN ANY CONDUITS, EQUIPMENT PADS, OR SIMILAR ITEMS UNTIL THE UTILITY COORDINATION IS COMPLETE AND ALL THE LOCATIONS ARE KNOWN. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND ENGINEER A WRITTEN SIGNED STATEMENT, INCLUDING A SKETCH OF EQUIPMENT AND CONDUIT LOCATIONS, FROM THE UTILITY COMPANY NOTIFYING THEM THAT THEY HAVE COORDINATED AND VERIFIED ALL REQUIREMENTS WITH THE UTILITIES AND PROVIDE A WRITTEN STATEMENT FROM THE UTILITY COMPANY TO THE ARCHITECT AND ENGINEER. ALL CHANGES DUE TO LACK OF COORDINATION WILL BE PROVIDED AT NO ADDITIONAL EXPENSE TO THE OWNER.

ROCKY MOUNTAIN POWER REPRESENTATIVE:
 CODY COOK
 385.505.7119

DIRECT COMMUNICATIONS REPRESENTATIVE:
 JEREMY NIELSON
 801.789.2833



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"



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 240 East Morris Ave. Suite 200
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Stamp
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 DAVID P. WHITTON
 No. 264397
 STATE OF UTAH
 2023/12/14

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 7000 North Pony Express Parkway
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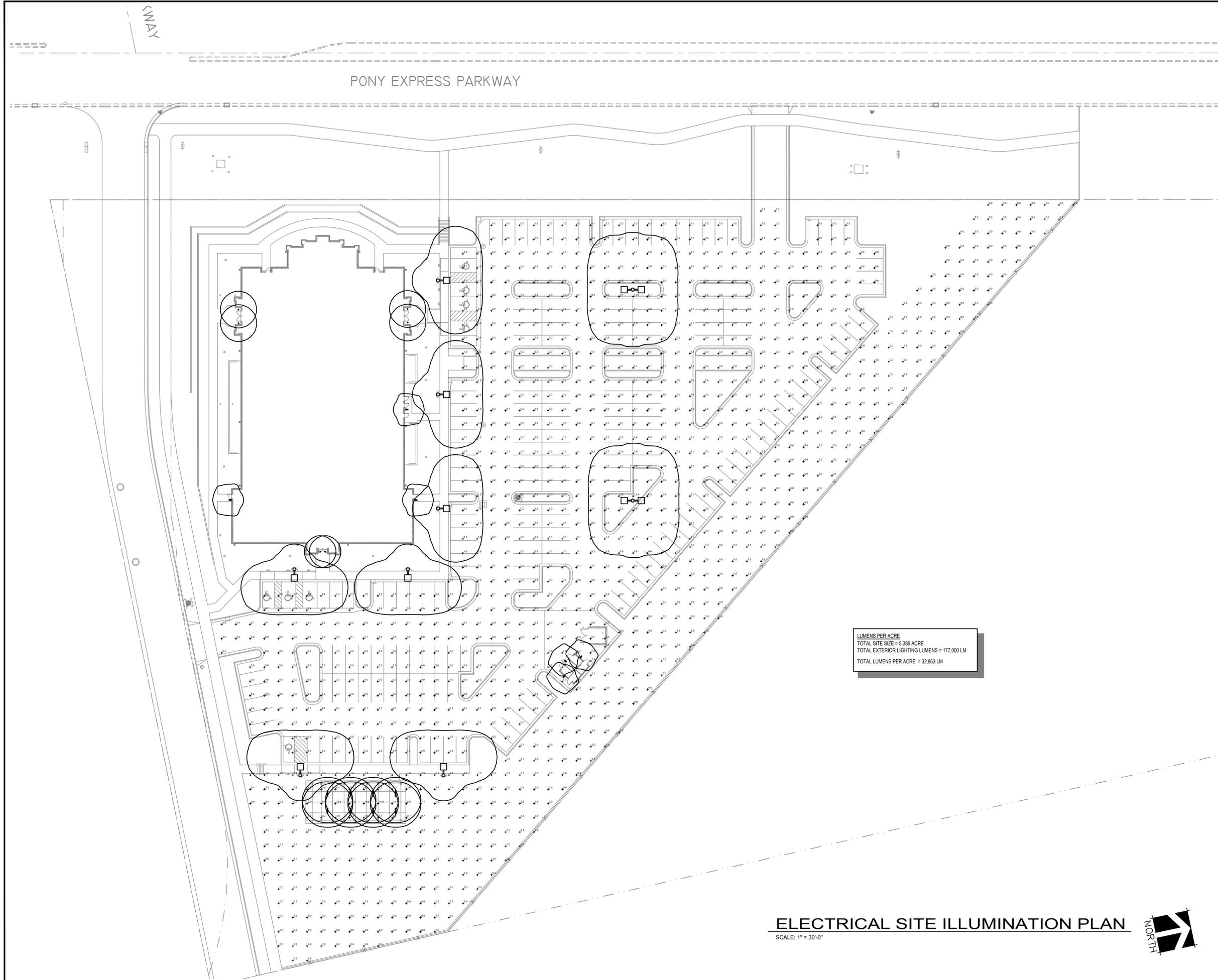
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Mark	Date

Project Number
 23-84
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 Heritage 23-2
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Sheet Title
 ELECTRICAL SITE PLAN

Sheet
C301



LUMENS PER ACRE
 TOTAL SITE SIZE = 5.386 ACRE
 TOTAL EXTERIOR LIGHTING LUMENS = 177,000 LM
 TOTAL LUMENS PER ACRE = 32,863 LM

ELECTRICAL SITE ILLUMINATION PLAN
 SCALE: 1" = 30'-0"



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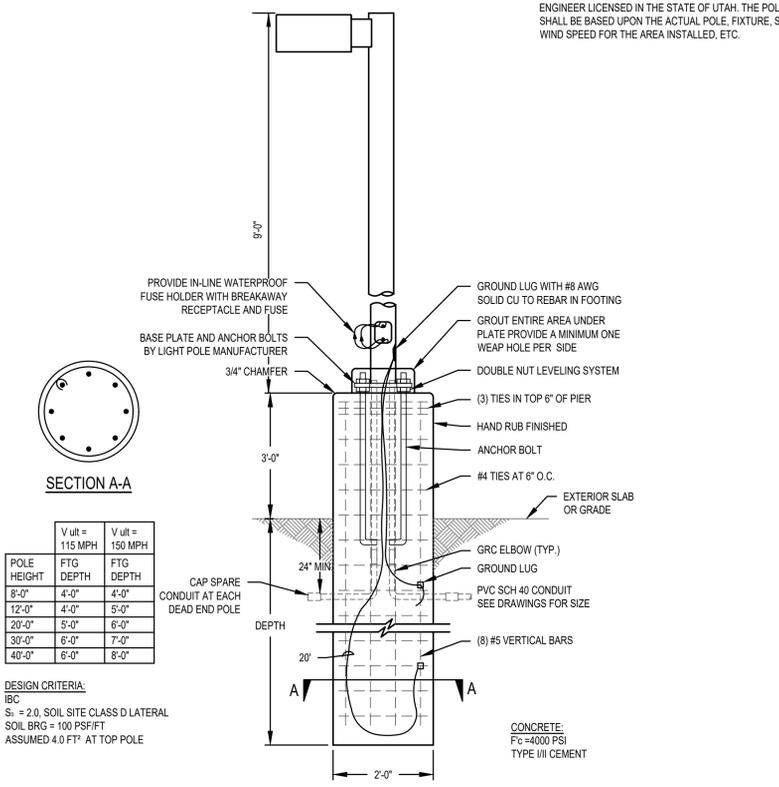
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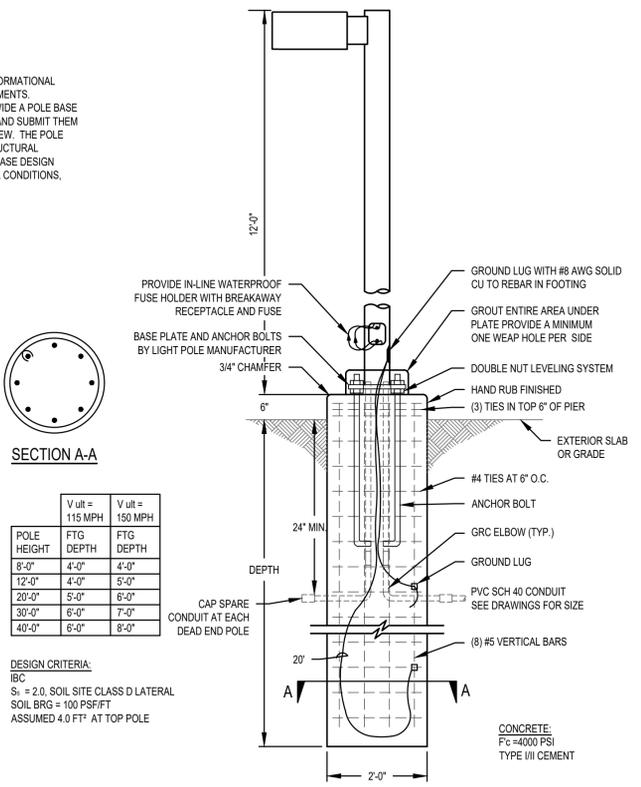
Sheet Title
 ELECTRICAL SITE
 ILLUMINATION PLAN

Sheet
C302

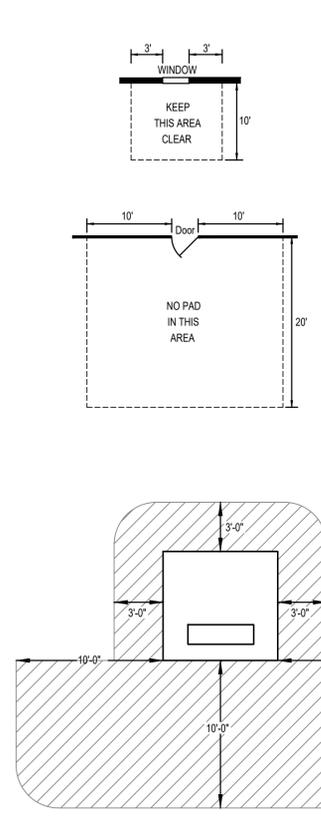
NOTE:
 DESIGN SHOWN FOR CONCRETE POLE BASES IS FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A POLE BASE DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE POLE BASE DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE POLE BASE DESIGN SHALL BE BASED UPON THE ACTUAL POLE, FIXTURE, SOIL CONDITIONS, WIND SPEED FOR THE AREA INSTALLED, ETC.



3 BOLTED LIGHT POLE BASE DETAIL - PARKING AREA
 SCALE: NONE



2 TYPICAL POLE BASE DETAIL
 SCALE: NONE



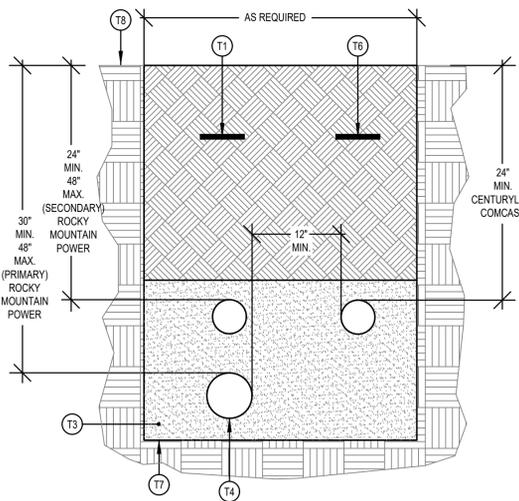
1 ROCKY MOUNTAIN POWER TRANSFORMER PAD DETAIL
 SCALE: NONE

TRENCHING KEYED NOTES: T#

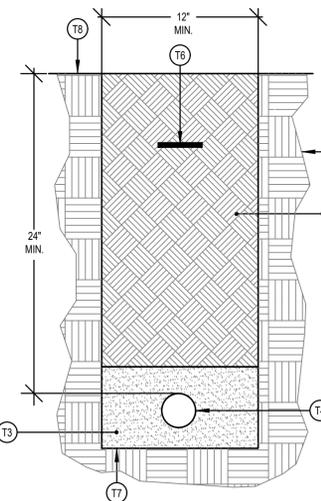
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED ELECTRIC CONDUITS BELOW" DIRECTLY OVER POWER CONDUITS 6" MINIMUM BELOW GRADE.
- CLEAN BACKFILL CONTAINING NO ROCKS LARGER THAN 4" DIA.
- BACKFILL MATERIAL WITHIN 4" TO 6" OF CONDUIT SHALL PASS THROUGH A 3/4" SIEVE FRAME OR SAND WITHOUT ANY SHARP OR FOREIGN OBJECTS.
- ALL CONDUITS SHOWN SHALL BE SCHEDULE 40 PVC.
- UNDISTURBED EARTH.
- MARKER TAPE WITH TRACER WIRE LABELED, "CAUTION BURIED DATA/COMMUNICATION CONDUIT BELOW" DIRECTLY OVER DATA/COMM CONDUITS.
- TRENCHES SHALL BE A UNIFORM DEPTH FOR ENTIRE LENGTH OF TRENCH SO CONDUITS CAN SIT FLAT (HORIZONTAL) WITH THE GROUND.
- FINISHED GRADE.

TRENCHING GENERAL NOTES:

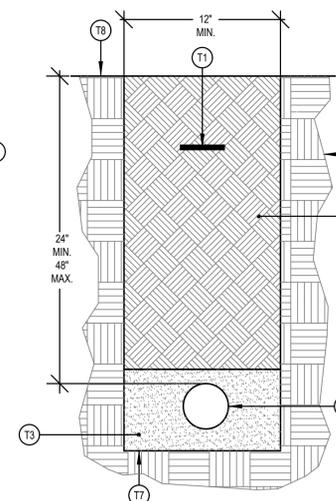
- PROVIDE PULL 1/4" NYLON ROPES IN ALL CONDUITS.
- HORIZONTAL AND VERTICAL SEPARATION BETWEEN CONDUIT SHALL BE MAINTAINED BY INSTALLING HIGH IMPACT SPACERS WITH HORIZONTAL INTERVALS OF EIGHT FEET.
- ALL MARKER TAPE SHALL CONTAIN #10 TRACER WIRE.
- REFER TO THE ROCKY MOUNTAIN POWER SIX STATE ESR MANUAL FOR ADDITIONAL INFORMATION.
- VERIFY ALL REQUIREMENTS WITH DIRECT COMMUNICATIONS PRIOR TO TRENCHING.



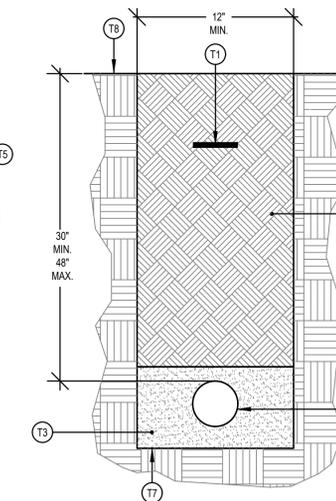
8 TRENCH DETAIL - JOINT USE
 SCALE: NONE
 ROCKY MOUNTAIN POWER / DIRECT COMMUNICATIONS (JOINT USE)



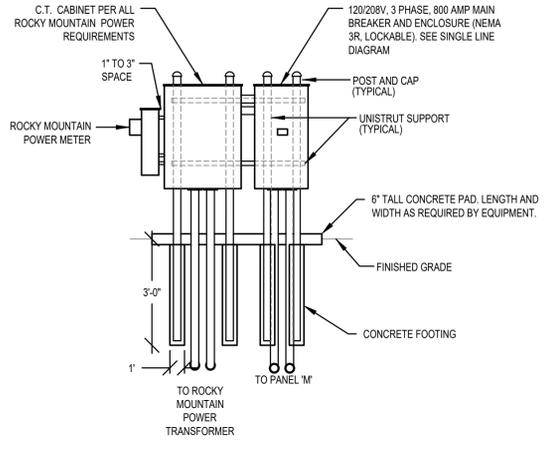
7 TRENCH DETAIL
 SCALE: NONE
 DIRECT COMMUNICATIONS



6 TRENCH DETAIL
 SCALE: NONE
 ROCKY MOUNTAIN POWER (SECONDARY POWER)



5 TRENCH DETAIL
 SCALE: NONE
 ROCKY MOUNTAIN POWER (PRIMARY POWER)



4 CT CABINET/METER AND MAIN BREAKER MOUNTING DETAIL
 SCALE: none

NOTE:
 DESIGN SHOWN FOR CONCRETE CONCRETE PAD AND FOOTING ARE FOR INFORMATIONAL PURPOSES ONLY TO CONVEY THE NECESSARY REQUIREMENTS. ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CONCRETE PAD / FOOTING DESIGN AND ASSOCIATED STRUCTURAL CALCULATIONS AND SUBMIT THEM TO THE ENGINEER AS A DEFERRED SUBMITTAL FOR REVIEW. THE CONCRETE PAD / FOOTING DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. THE CONCRETE PAD / FOOTING DESIGN SHALL BE BASED UPON THE PANELBOARD SIZE / WEIGHT, SOIL CONDITIONS, ETC.

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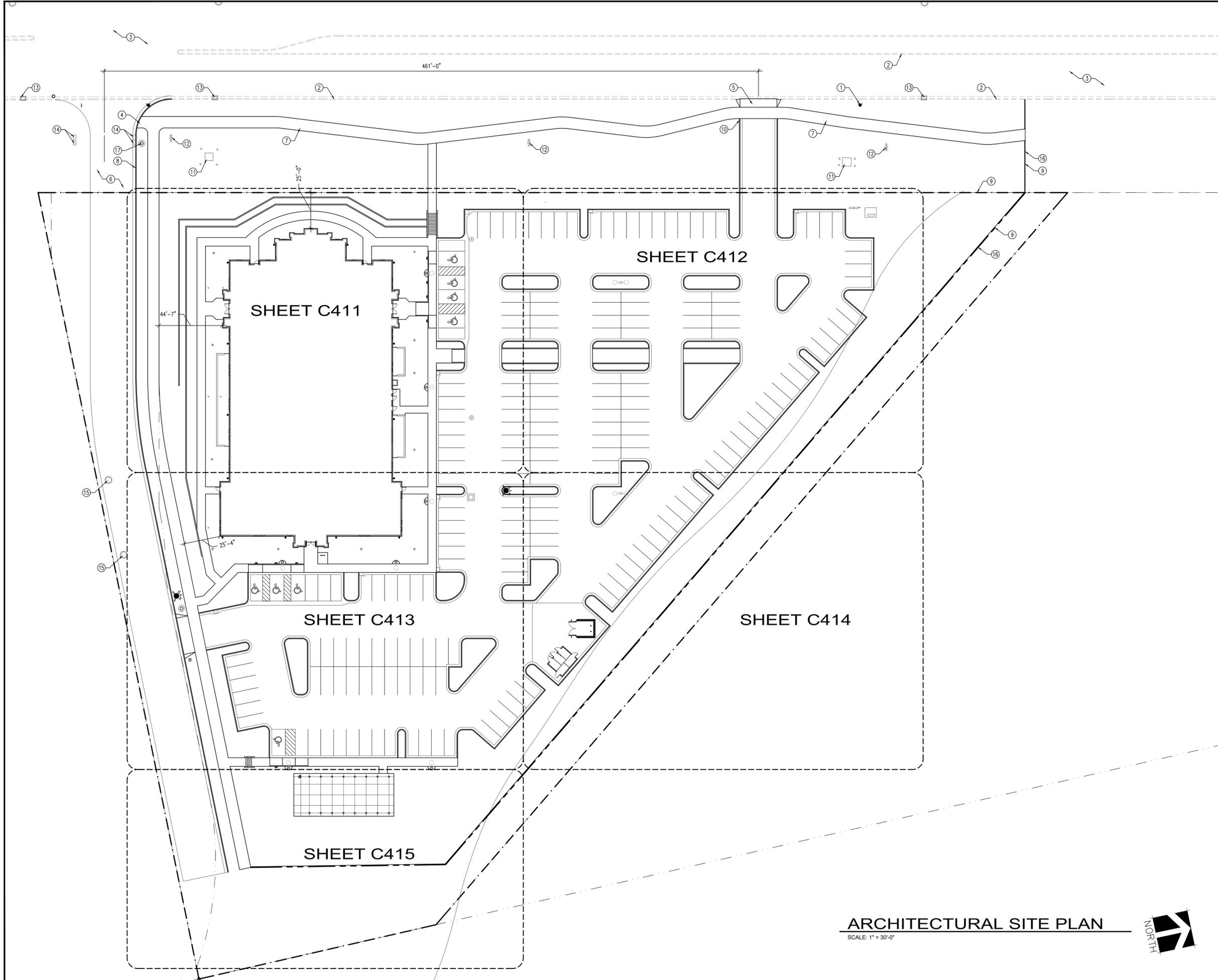
Project for:
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Sheet Title
 ELECTRICAL SITE PLAN
 DETAILS

Sheet
 C303



GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. ALL ADA ACCESSIBLE SIDEWALK RAMP WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. ANY DISTURBED AREA OUTSIDE OF CONSTRUCTION LIMITS/PROPERTY LINE ON ADJACENT LANDOWNERS IN UNDEVELOPED LOTS, WILL NEED TO BE RE-VEGETATED WITH EAGLE MOUNTAIN CITY SEED MIX.

SITE INFORMATION

TOTAL PARCEL AREA: 203,275 sf / 4.667 AC

BUILDING AREAS

- CHAPEL: 24,076 sf
- PAVILION: 1,462 sf
- STORAGE BUILDING: 236 sf

IMPERVIOUS AREAS (ON-SITE)

- WALKS, PADS, APRONS: 15,842 sf
- CURB AND GUTTER (LF): 3,499 lf
- ASPHALT: 74,436 sf

LANDSCAPE AREA: SEE LANDSCAPE PLAN

TOTAL PARKING SPACES REQUIRED

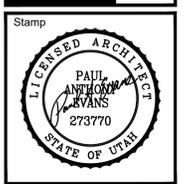
- 1 STALL PER 20 S.F. CHAPEL
- 3,067 sf / 20 sf = 154 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED

- REGULAR: 200
- ACCESSIBLE: 7
- VAN ACCESSIBLE: 1
- TOTAL SPACES PROVIDED: 208

KEYED NOTES

1. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
3. EXISTING ASPHALT PAVING TO REMAIN; PROTECT DURING CONSTRUCTION
4. CONCRETE ADA RAMP, LANDING, TRUNCATED DOME PER EAGLE MOUNTAIN CITY STANDARDS
5. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS; SAWCUT AND REMOVE EXISTING CONCRETE CURB AND GUTTER AS NECESSARY
6. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
7. 8'-0" WIDE MEANDERING ASPHALT TRAIL; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
8. CONCRETE CURB AND GUTTER; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. EXISTING ELECTRICAL EQUIPMENT TO REMAIN; PROTECT DURING CONSTRUCTION
12. EXISTING POWER POLE TO REMAIN; PROTECT DURING CONSTRUCTION
13. EXISTING STORM DRAIN CATCH BASIN TO REMAIN; PROTECT DURING CONSTRUCTION
14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
15. SANITARY SEWER MANHOLE; SEE UTILITY PLAN
16. 6" CONCRETE MOW STRIP
17. LIGHT POLE; SEE ELECTRICAL



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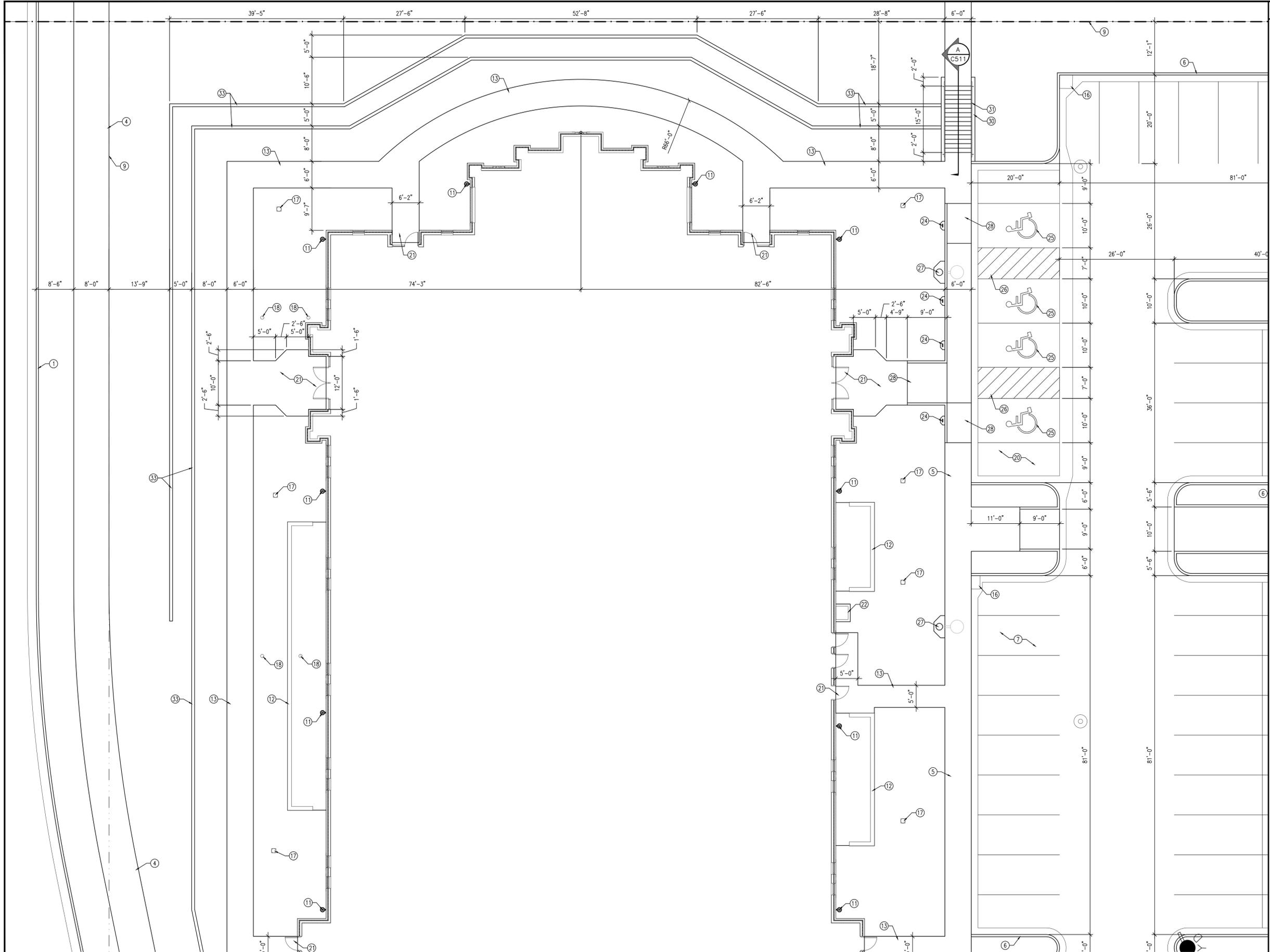
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ARCHITECTURAL SITE PLAN

Sheet:
C401

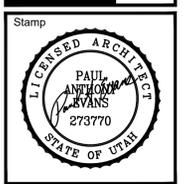
ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"





- KEYED NOTES**
1. CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
 2. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
 3. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
 4. CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
 5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE C/C501
 6. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
 7. ASPHALT PAVEMENT; SEE A/C502
 8. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
 9. PROPERTY LINE
 10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
 11. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
 12. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
 13. CONCRETE WALK; SEE A/C501
 14. TRANSFORMER; SEE ELECTRICAL
 15. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
 16. STORM DRAIN NYLOPLAST CATCH BASIN; SEE C201 AND C503
 17. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
 18. CLEAN OUT TO GRADE; SEE C203 AND K/C502
 19. WATER METER; SEE C202
 20. CONCRETE PAVEMENT; SEE D/C502
 21. CONCRETE ENTRY; TYPICAL; SEE H/C501
 22. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
 23. ACCESSIBLE STALL SIGNAGE; SEE B/C502
 24. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
 25. PAINTED ACCESSIBLE SIGN
 26. PAINTED ACCESSIBLE AISLE
 27. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
 28. CONCRETE ACCESSIBLE RAMP; K/C501
 29. BIKE RACK WITH CONCRETE PAD; SEE J/C502
 30. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
 31. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
 32. 6'-0" HIGH VINYL FENCE; SEE G/C502
 33. KEYSTONE RETAINING WALL; SEE -/-
 34. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
 35. DUMPSTER ENCLOSURE; SEE C/C504
 36. BOLLARD; C/C502
 37. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
 38. DRINKING FOUNTAIN; SEE UTILITY PLAN
 39. FIRE HYDRANT; SEE UTILITY PLAN



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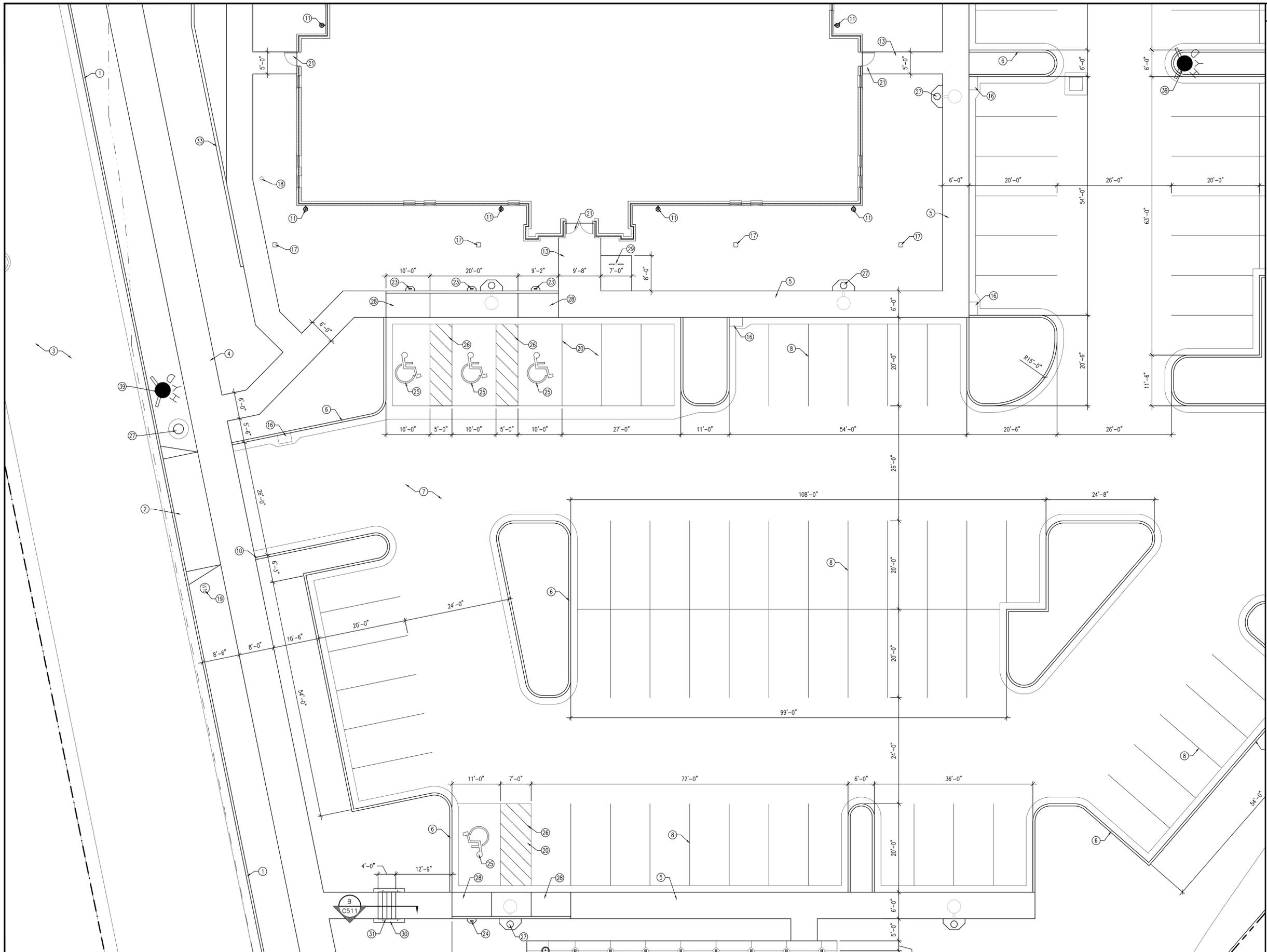
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Sheet Title
ENLARGED SITE PLAN

Sheet
C411

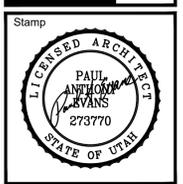
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"





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 24. PAINTED ACCESSIBLE SIGN
 25. PAINTED ACCESSIBLE ASISL
 26. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
 27. CONCRETE ACCESSIBLE RAMP; K/C501
 28. BIKE RACK WITH CONCRETE PAD; SEE J/C502
 29. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
 30. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
 31. 6" CONCRETE MOW STRIP
 32. KEYSTONE RETAINING WALL; SEE -/-
 33. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
 34. DUMPSTER ENCLOSURE; SEE C/C504
 35. BOLLARD; C/C502
 36. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



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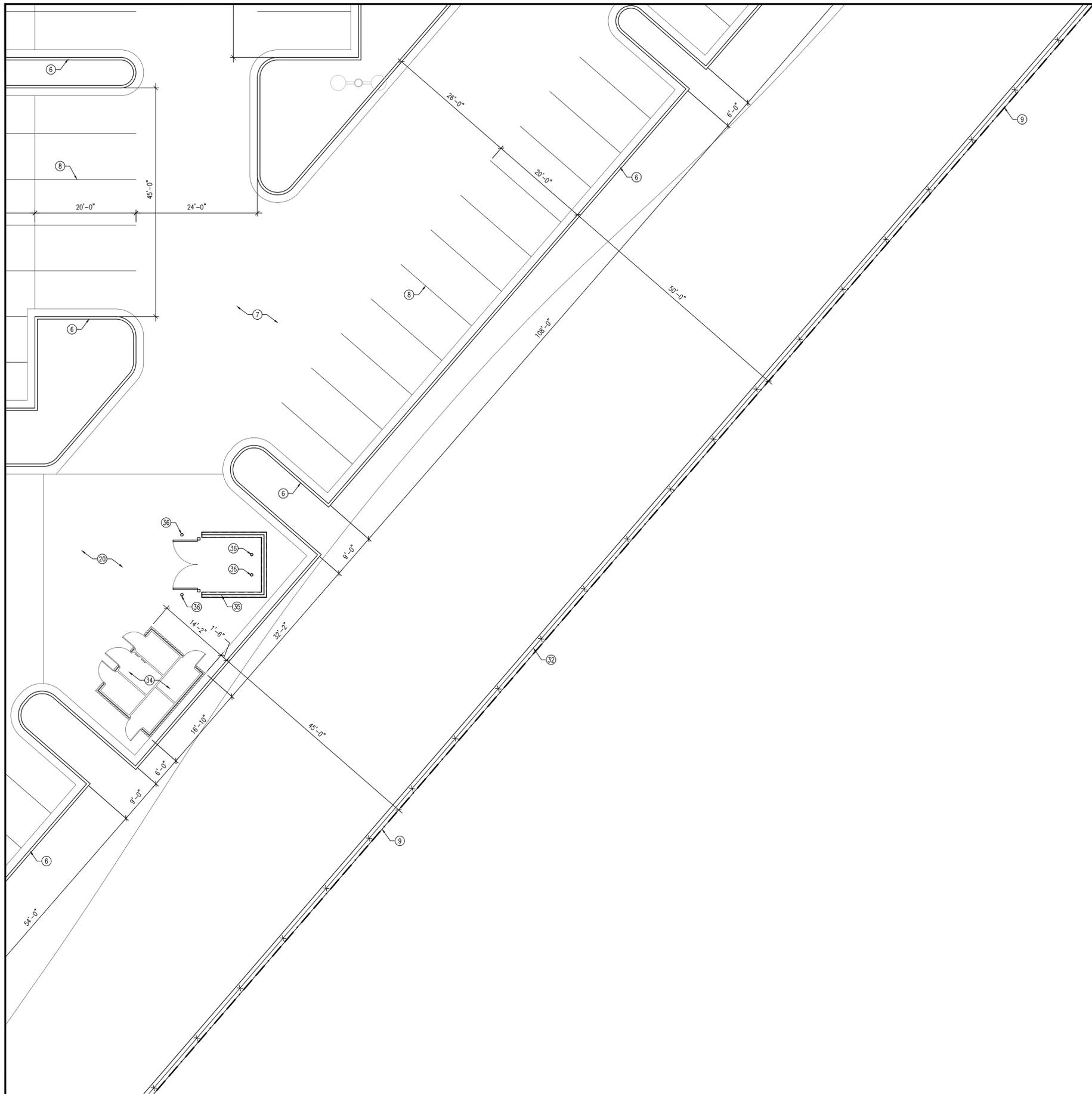
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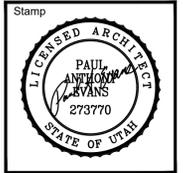
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5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7. ASPHALT PAVEMENT; SEE A/C502
8. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13. CONCRETE WALK; SEE A/C501
14. TRANSFORMER; SEE ELECTRICAL
15. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16. STORM DRAIN CATCH BASIN; SEE C201 AND C503
17. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18. CLEAN OUT TO GRADE; SEE C203 AND K/C502
19. WATER METER; SEE C202
20. CONCRETE PAVEMENT; SEE D/C502
21. CONCRETE ENTRY; TYPICAL; SEE H/C501
22. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23. ACCESSIBLE STALL SIGNAGE; SEE B/C502
24. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25. PAINTED ACCESSIBLE SIGN
26. PAINTED ACCESSIBLE AISLE
27. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28. CONCRETE ACCESSIBLE RAMP; K/C501
29. BIKE RACK WITH CONCRETE PAD; SEE J/C502
30. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32. 6'-0" HIGH VINYL FENCE; SEE G/C502
33. KEYSTONE RETAINING WALL; SEE -/-
34. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35. DUMPSTER ENCLOSURE; SEE C/C504
36. BOLLARD; C/C502
37. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
38. DRINKING FOUNTAIN; SEE UTILITY PLAN
39. FIRE HYDRANT; SEE UTILITY PLAN



A New Building for
**Oquirrh Mountain Ranch &
 Eagle Mountain UT Central Stake**

Project for:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

Mark	Date	Description

Project Number
23-84
 Plan Series
Heritage 23-2
 Property Number
500-3627-22010101
 Date
August 30, 2023

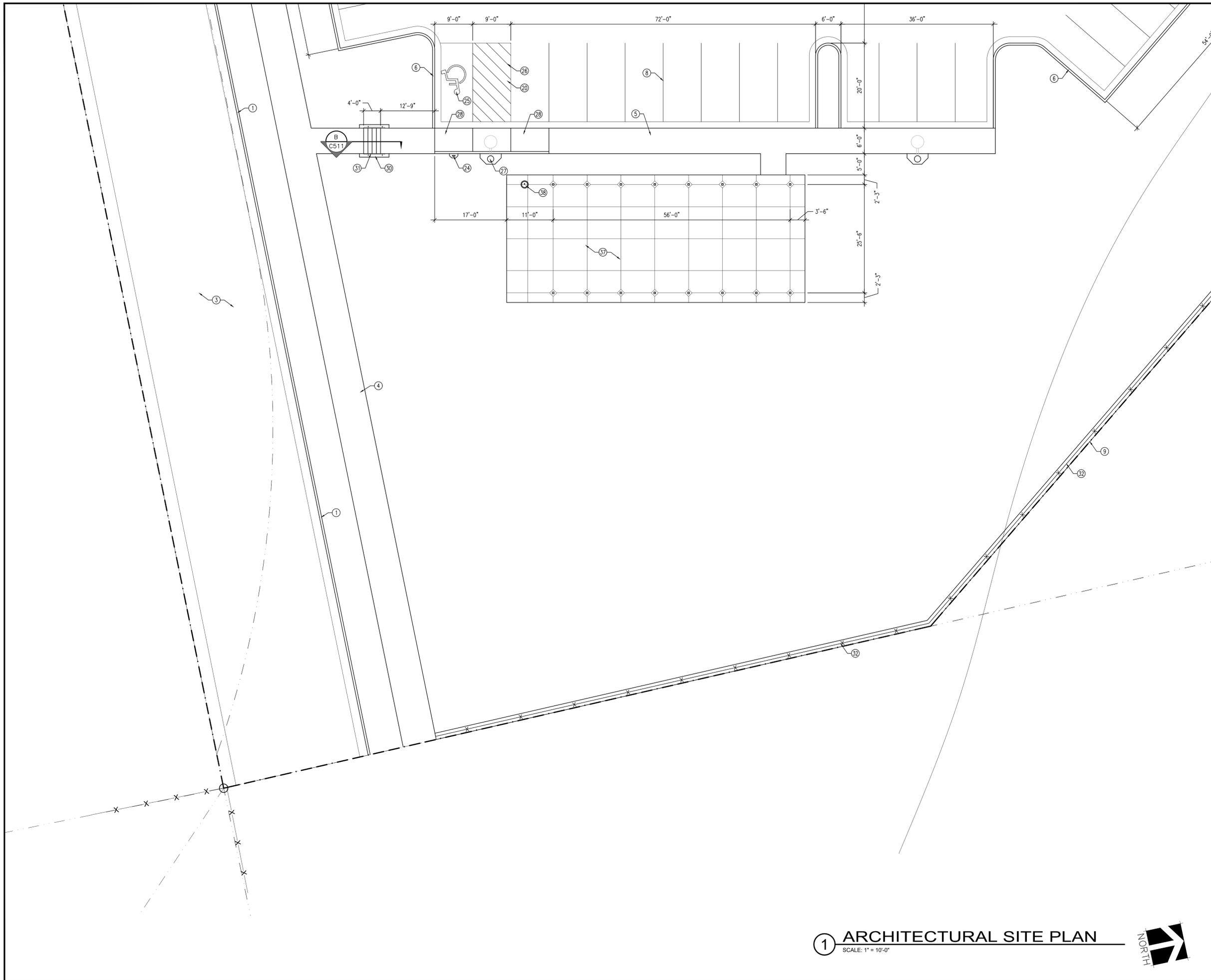
Sheet Title

 ENLARGED SITE PLAN

Sheet
C414

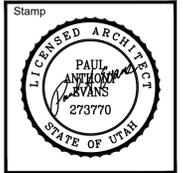
1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"





KEYED NOTES

1. CONCRETE CURB AND GUTTER PER EAGLE MOUNTAIN CITY STANDARDS
2. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
3. ASPHALT PAVING; INSTALL PER EAGLE MOUNTAIN CITY STANDARDS
4. CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
5. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
6. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
7. ASPHALT PAVEMENT; SEE A/C502
8. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
9. PROPERTY LINE
10. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
11. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
12. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
13. CONCRETE WALK; SEE A/C501
14. TRANSFORMER; SEE ELECTRICAL
15. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
16. STORM DRAIN CATCH BASIN; SEE C201 AND C503
17. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
18. CLEAN OUT TO GRADE; SEE C203 AND K/C502
19. WATER METER; SEE C202
20. CONCRETE PAVEMENT; SEE D/C502
21. CONCRETE ENTRY; TYPICAL; SEE H/C501
22. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
23. ACCESSIBLE STALL SIGNAGE; SEE B/C502
24. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
25. PAINTED ACCESSIBLE SIGN
26. PAINTED ACCESSIBLE AISLE
27. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
28. CONCRETE ACCESSIBLE RAMP; K/C501
29. BIKE RACK WITH CONCRETE PAD; SEE J/C502
30. 10" CONCRETE MOW STRIP; TYPICAL BOTH SIDES
31. 1 1/2" STAINLESS STEEL HANDRAIL; TYPICAL BOTH SIDES
32. 6'-0" HIGH VINYL FENCE; SEE G/C502
33. KEYSTONE RETAINING WALL; SEE -/-
34. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
35. DUMPSTER ENCLOSURE; SEE C/C504
36. BOLLARD; C/C502
37. PAVILION WITH CONCRETE PAD; SEE PAVILION DRAWINGS
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39. FIRE HYDRANT; SEE UTILITY PLAN



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Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

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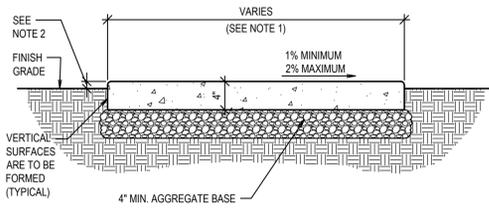
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Sheet Title
ENLARGED SITE PLAN

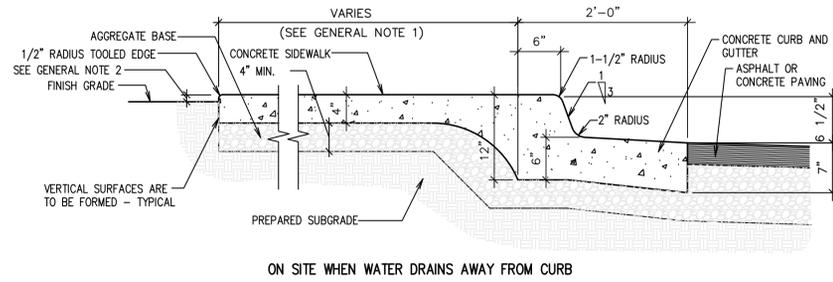
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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

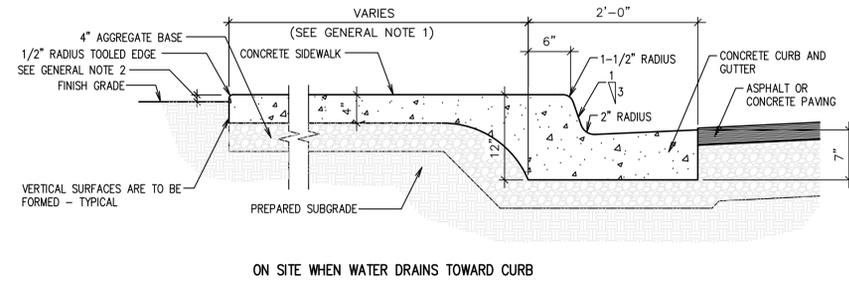




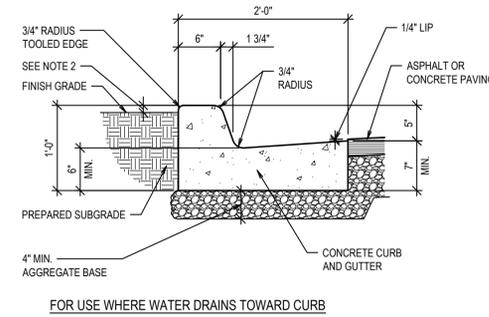
A SIDEWALK DETAIL
SCALE: N.T.S.



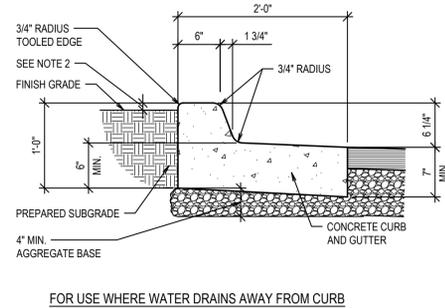
B INTEGRAL SIDEWALK, CURB AND GUTTER
SCALE: N.T.S.



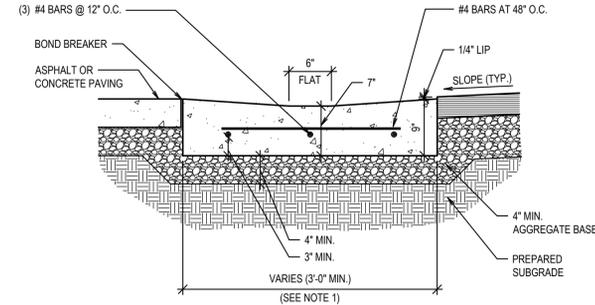
C CURB AND GUTTER - IN FLOW
SCALE: N.T.S.



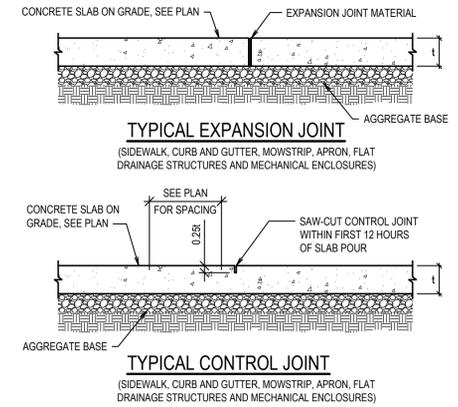
D CURB AND GUTTER - OUT FLOW
SCALE: N.T.S.



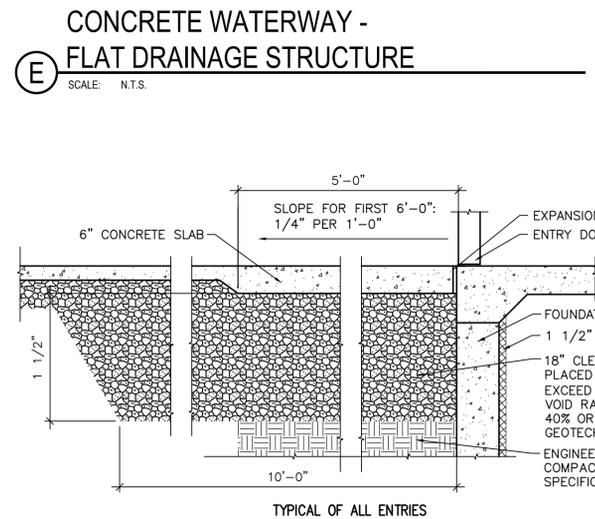
E CONCRETE WATERWAY - FLAT DRAINAGE STRUCTURE
SCALE: N.T.S.



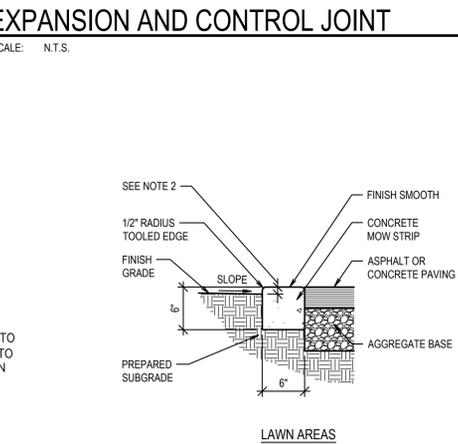
F EXPANSION AND CONTROL JOINT
SCALE: N.T.S.



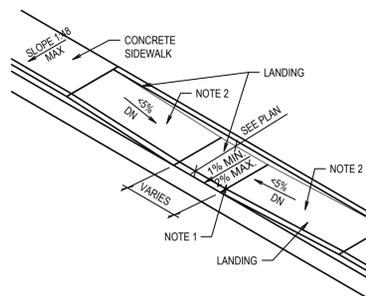
G CURB TRANSITION
SCALE: N.T.S.



H ENTRY DETAIL
SCALE: N.T.S.



I MOW STRIP
SCALE: N.T.S.

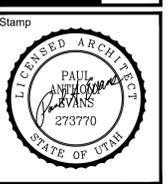


J ACCESSIBLE SLOPED WALK DETAILS
SCALE: N.T.S.

- NOTES:**
- UNLESS REQUIRED OTHERWISE BY THE AUTHORITY HAVING JURISDICTION, USE A LIGHT BROOM FINISH ON RAMPS AND LANDINGS TO MATCH THE FINISHES ON THE SIDEWALKS.
 - 5% (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
 - ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
 - CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.
 - COUNTER SLOPES OF ADJOINING GUTTERS AND PAVING ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 1:20 (5%), ALTHOUGH CODE ALLOWS A 1/12H (8.33%) SLOPE.

GENERAL NOTES

- SEE SITE PLAN FOR APRON, MOW STRIP AND SIDEWALK LOCATIONS AND WIDTHS.
- 1" PRIOR TO SEEDING, 2" PRIOR TO SODDING AND 4" IN PLANTING AREAS.
- EXPANSION JOINT MATERIAL SHALL BE RECESSED 1/4" WHERE SEALANT IS NOT APPLIED, AND 1/2" WHERE SEALANT IS APPLIED.
- EXTERIOR CONCRETE: USE 4,500 PSI MIN. IF EXPOSED TO FREEZE-THAW CYCLES AND/OR DE-ICER SALTS. USE 3,000 PSI MIN. OTHERWISE EXCEPT USE 4,000 PSI AT CONCRETE PAVING.
- CONTRACTOR TO INSTALL EXPANSION AND CONTROL JOINTS AS REQUIRED PER THE SPECIFICATIONS.
- ALL AGGREGATES SHALL SATISFY ASTM AND DEPARTMENT OF TRANSPORTATION STRENGTH AND DURABILITY REQUIREMENTS. GRANITE AGGREGATES ARE PREFERRED BUT HIGH QUALITY LIMESTONE AGGREGATES ARE ACCEPTABLE. SEE SPECIFICATION.
- ALL REINFORCING BARS ARE TO BE EPOXY COATED, IN CONCRETE CURBS, GUTTERS, SIDEWALKS, PAVING, BASINS.



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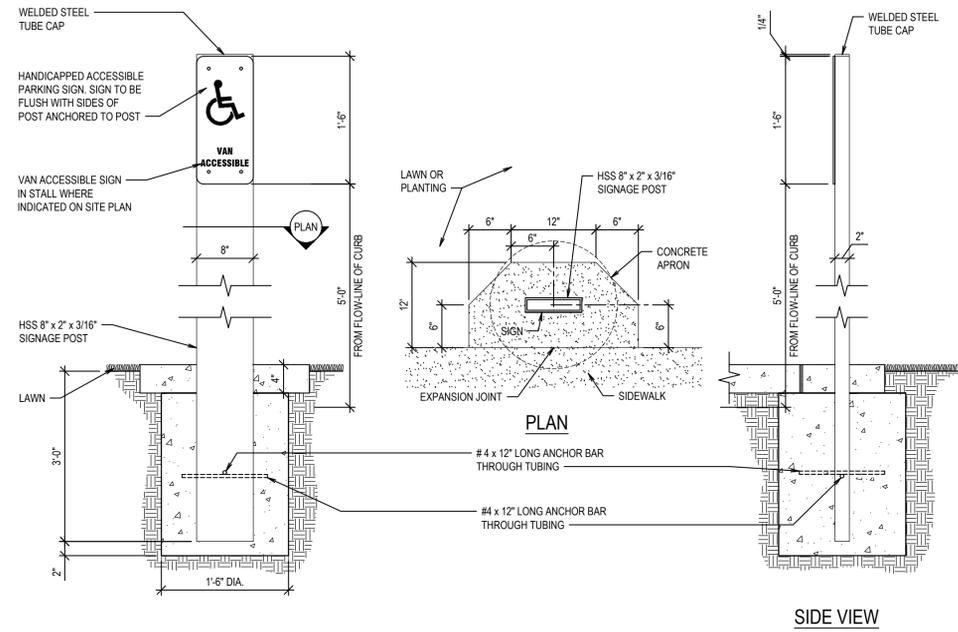
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Date	Mark

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23-84
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Heritage 23-2
Property Number
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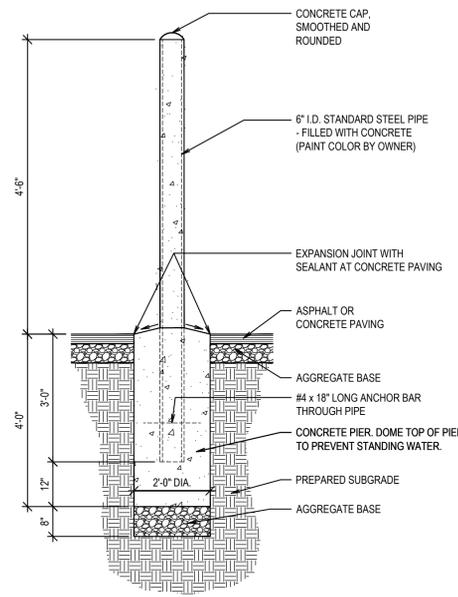
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C501



(B) ACCESSIBLE STALL SIGN (TRAFFIC SIGNAGE)

SCALE: N.T.S.

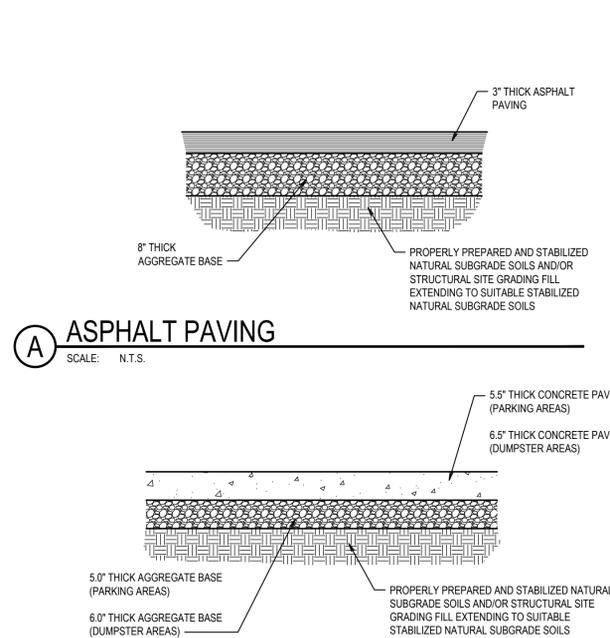
STEEL PER DIVISION 05
INSTALL PER DIVISION 03



(C) CONCRETE BOLLARD

SCALE: N.T.S.

STEEL PER DIVISION 05
INSTALL PER DIVISION 03

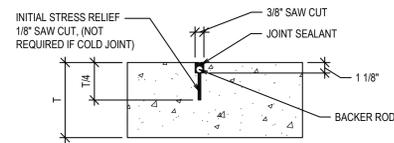


(A) ASPHALT PAVING

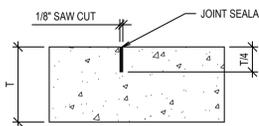
SCALE: N.T.S.

(D) CONCRETE PAVING

SCALE: N.T.S.



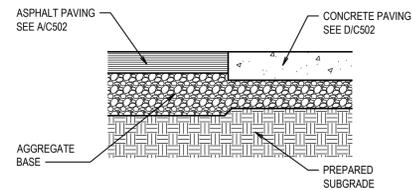
TYPE A CONTROL JOINT IN CONCRETE PAVING



TYPE B CONTROL JOINT IN CONCRETE PAVING

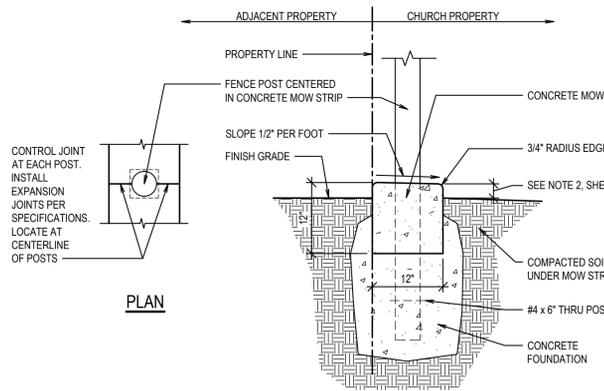
(E) CONCRETE PAVING JOINT DETAILS

SCALE: N.T.S.



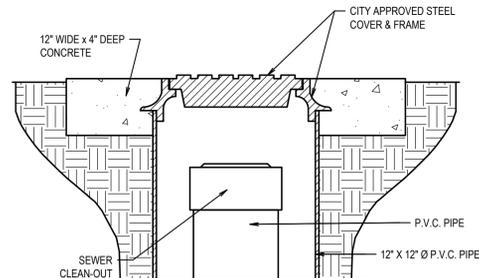
(F) JOINT BETWEEN ASPHALT AND CONCRETE PAVING

SCALE: N.T.S.



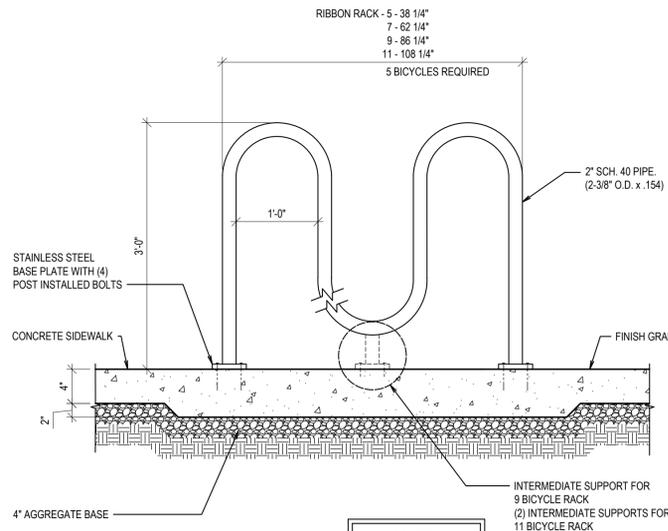
(G) MOW STRIP AT FENCE

SCALE: N.T.S.



(H) SEWER CLEAN-OUT

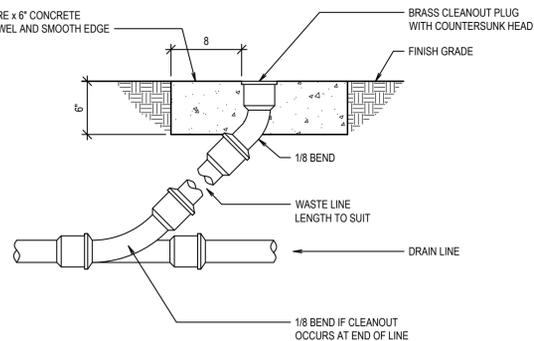
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(J) BICYCLE RACK DETAIL

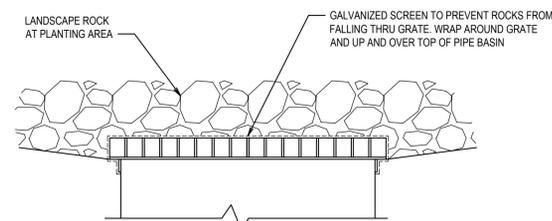
SCALE: N.T.S.

BID PER DIVISION 05
INSTALL PER DIVISION 03



(K) CLEAN-OUT

SCALE: N.T.S.



(L) AREA DRAIN SCREEN AT ROCK MULCH

SCALE: N.T.S.

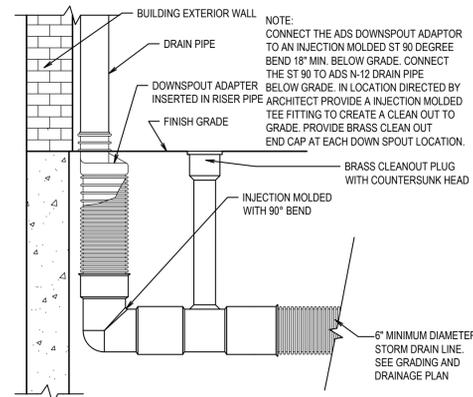
NOTE: (DIAMETER OF BASIN DETERMINED BY NUMBER OF PIPES IN AND OUT)

Revisions	Description	Date	Mark

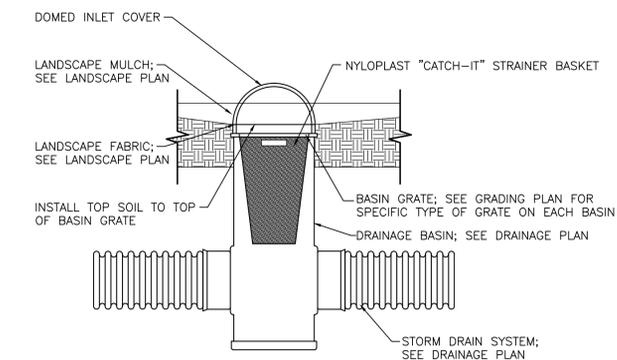
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SITE DETAILS

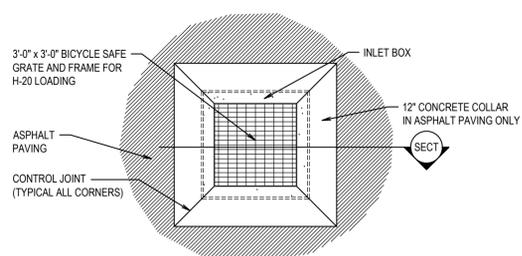
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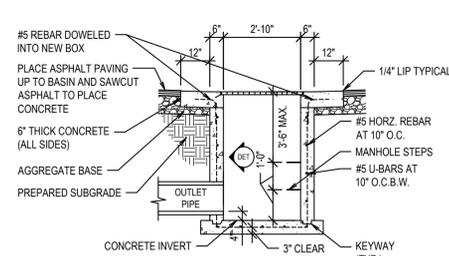
A ROOF DRAIN CONNECTION
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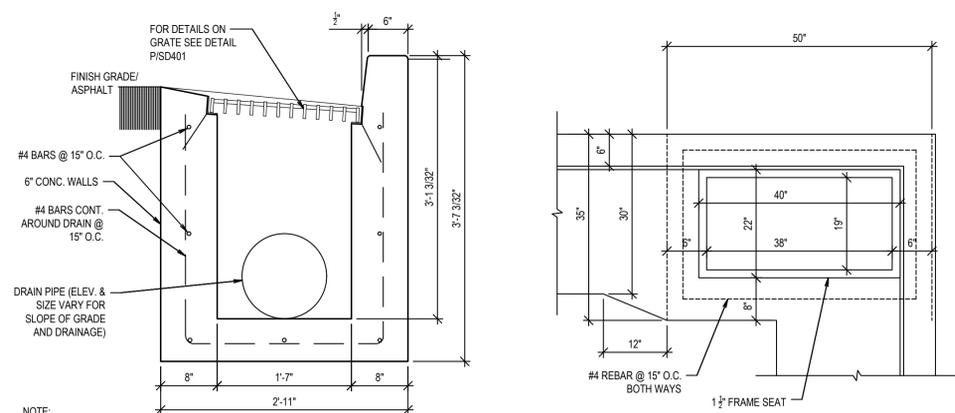
B AREA NYLOPLAST DRAIN BOX
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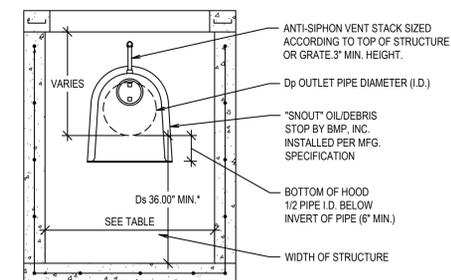
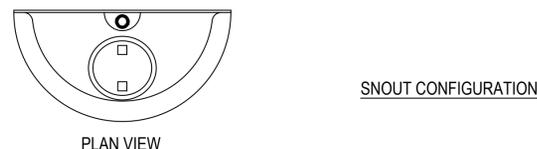
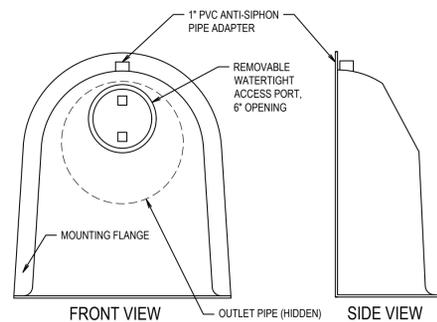
C INLET BOX IN ASPHALT WITH 12" CONCRETE COLLAR
SCALE: N.T.S.



D SNOOT OIL-WATER DEBRIS SEPARATOR
SCALE: N.T.S.



E STORM GRATE AND DRAIN DETAILS
SCALE: N.T.S.

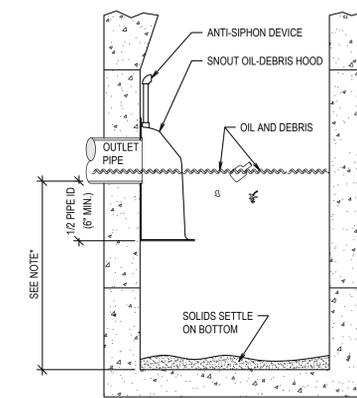
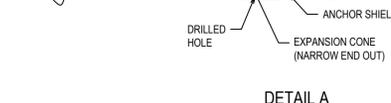
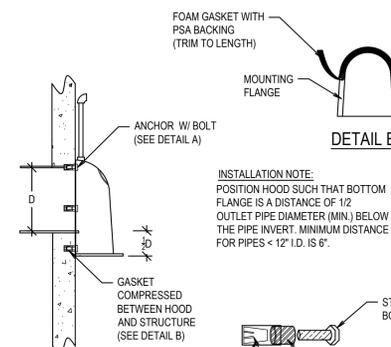


-sizing examples:

OUTLET HOLE SIZE	SNOOT SIZE	STRUCTURE SIZE
11.9" O.D. OR LESS	12 F or R	R FITS 36"-48" DIAM STRUCTURE
12.0"-17.9" O.D.	18 F or R	R FITS 48"-60" DIAM STRUCTURE
18.0"-23.9" O.D.	24 F or R	R FITS 48"-60" DIAM STRUCTURE
24.0"-29.9" O.D.	30 F or R	R FITS 60"-72" DIAM STRUCTURE
30.0"-47.9" O.D.	48 F	
30.0"-53.9" O.D.	54R/72	FITS 72" DIAM STRUCTURE ONLY
48.0"-95.9" O.D.	96 F	

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

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



NOTE: SUMP DEPTH OF 36" MIN. FOR < OR = 12" DIA. OUTLET. FOR OUTLETS > OR = 15", DEPTH = 2.5 TO 3 X'S DIAM.

US Patent # 6126817

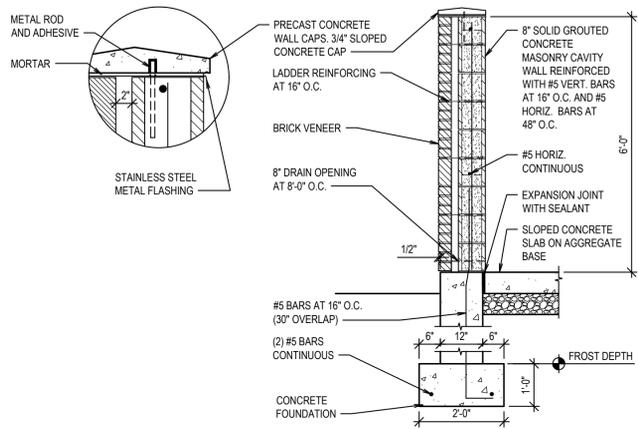
HOOD SPECIFICATION FOR CATCH BASINS AND WATER QUALITY STRUCTURES		
DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/00	NONE
	DRAWING NUMBER	SP-SN

Revisions	Description	Date	Mark

Project Number
23-54
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Heritage 23-2
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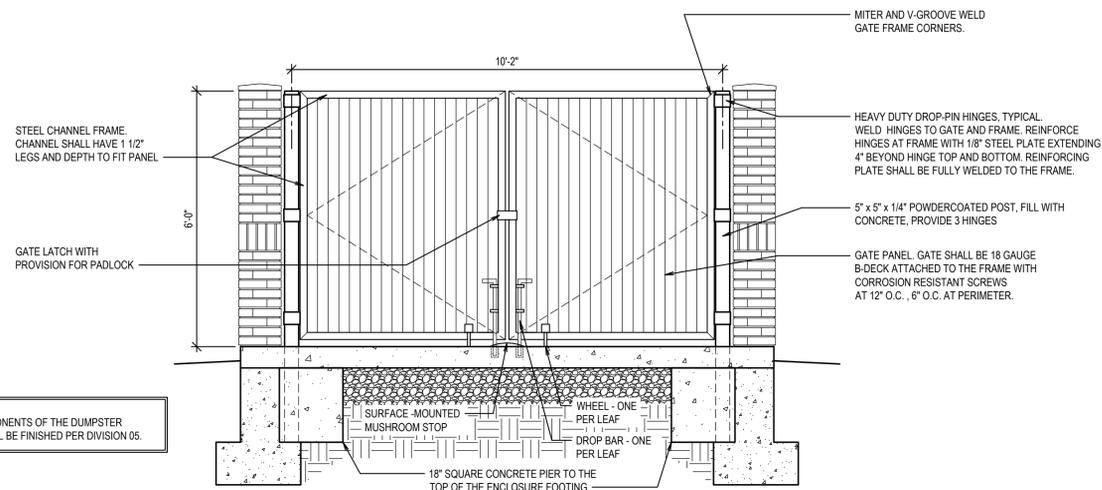
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SITE DETAILS

Sheet
C503

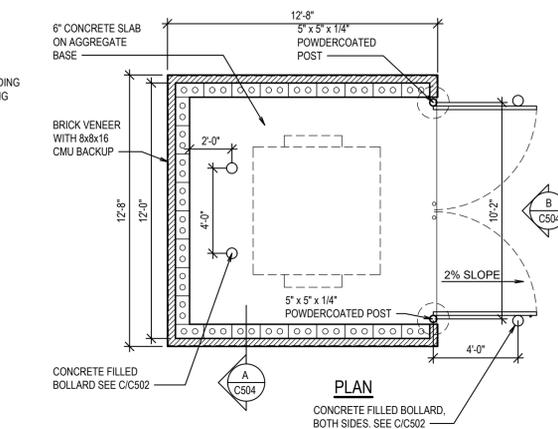


A MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.

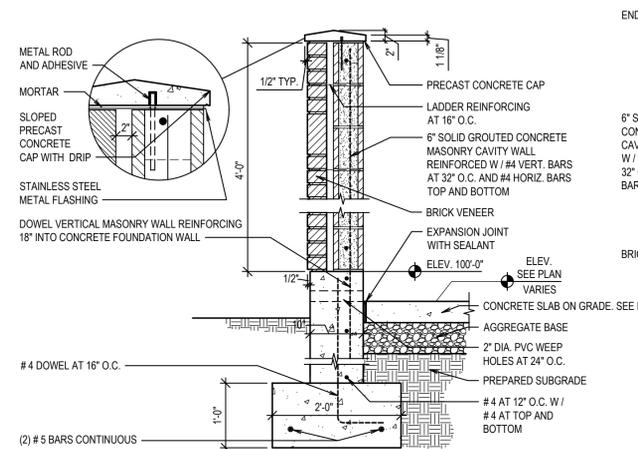
NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.



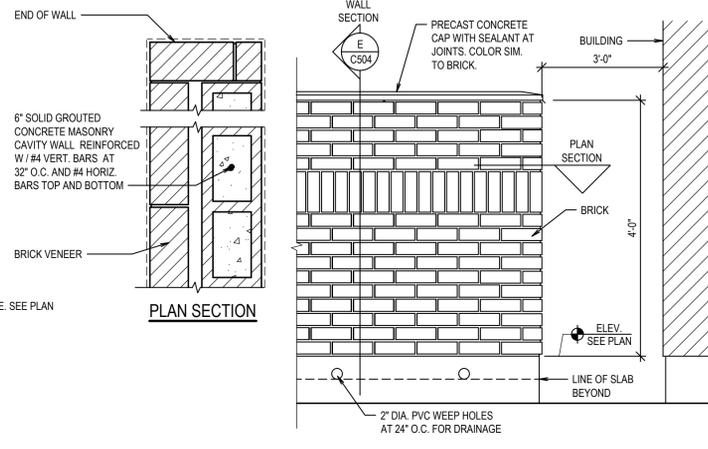
B MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



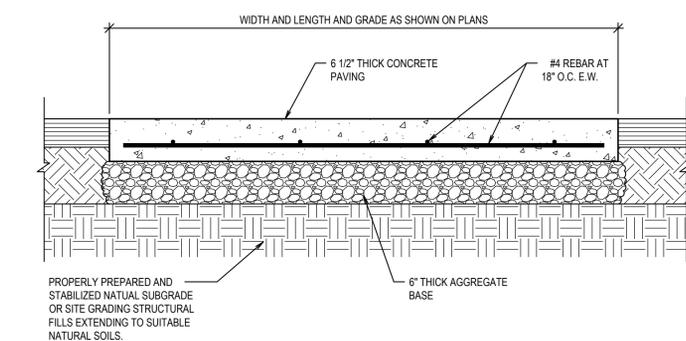
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



E MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S.



F MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.

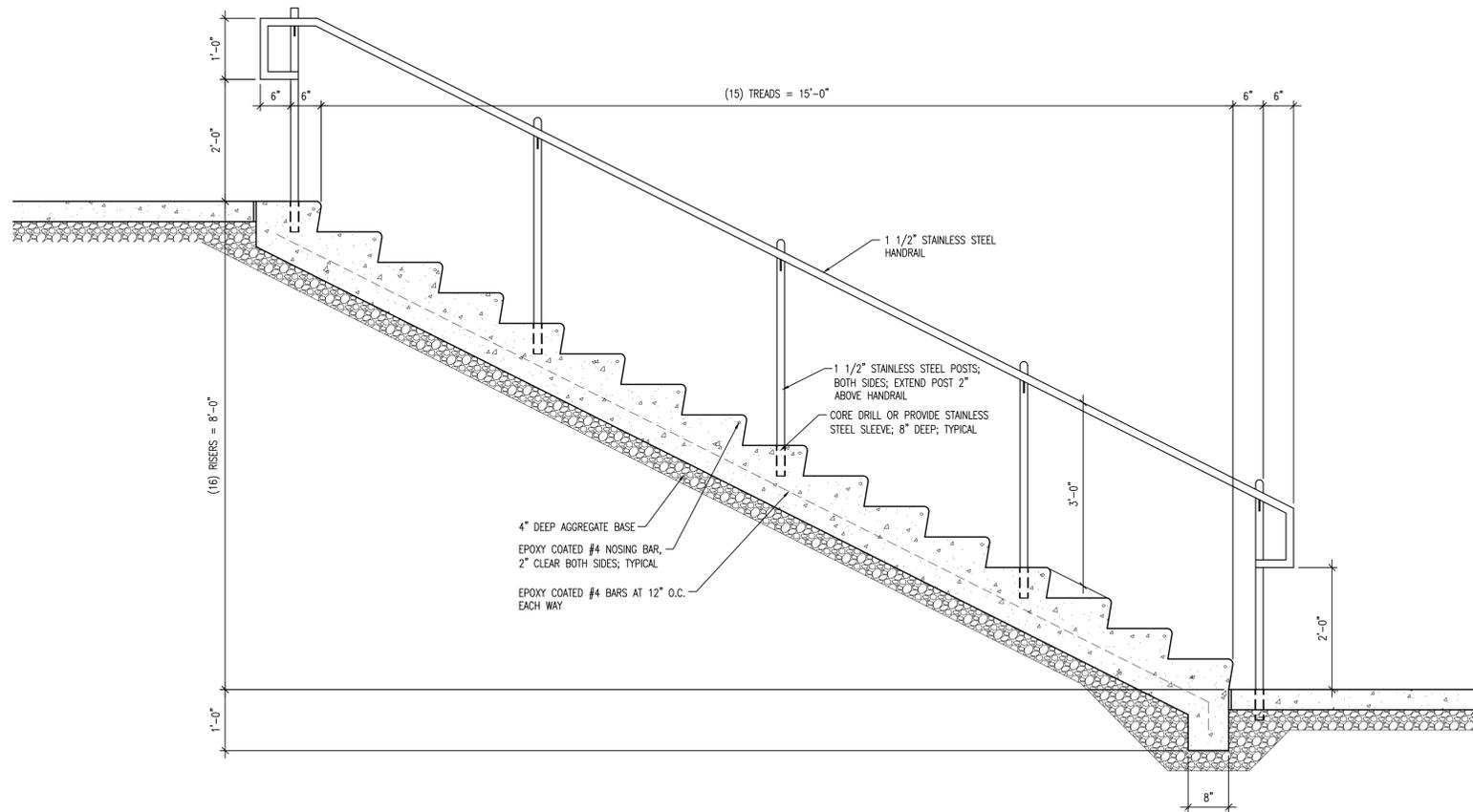


G DUMPSTER PAD SECTION
SCALE: N.T.S.

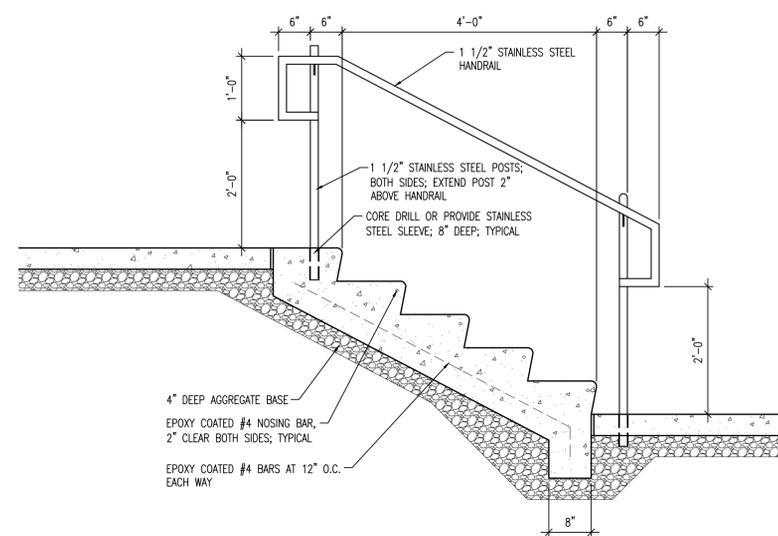
Revisions	Description	Date	Mark

Project Number	23-84
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

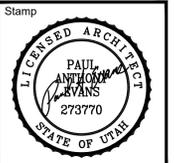
Sheet Title	SITE DETAILS
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A STAIR SECTION
SCALE: 3/4" = 1'-0"



B STAIR SECTION
SCALE: 3/4" = 1'-0"



A New Building for
**Oquirrh Mountain Ranch &
Eagle Mountain UT Central Stake**
7000 North Pony Express Parkway
Eagle Mountain, Utah 84003

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Mark	Date	Description

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

Sheet Title

STAIR SECTIONS

Sheet

C511

DESIGN CRITERIA:

1. 2021 INTERNATIONAL BUILDING CODE WITH STATEWIDE AMENDMENTS
2. TYPE OF CONSTRUCTION: TYPE II-B.
3. BUILDING USE: ASSEMBLY A-3
4. BUILDING OCCUPANCY CATEGORY: II
5. BUILDING HEIGHT: PER PLANS
6. BUILDING VOLUME: 19,800 CU. FT.
7. NO. OF OCCUPANTS: 120
8. ROOF DEAD LOAD - 11 PSF PLUS FRAMING WEIGHT
 - a. SHINGLES AND FELT: 3.5 PSF
 - b. DIAPHRAGM SHEATHING: 2.3 PSF
 - c. WOOD DECK: 4.0 PSF
 - d. MISCELLANEOUS: 1.2 PSF
9. ROOF LIVE LOAD - 20 PSF
10. SNOW LOAD
 - a. $P_g = 35$ PSF (GROUND SNOW LOAD)
 - b. $P_f = 0.7 * P_g * C_e * C_t * I_s = 27$ PSF (ROOF SNOW LOAD)
 - 4) BUILDING ELEVATION: 4847 3FT
 - c. $P_s = P_f C_s$
 - 1) $C_s = 1.0$ FOR A 4:12 PITCH
 - 2) $P_s = 27$ PSF
11. WIND LOAD (ULTIMATE)
 - a. $V_3s = 102$ MPH
 - b. EXPOSURE: C
 - c. $W = 1.00$
12. SEISMIC LOAD (ULTIMATE)
 - a. $I_e = 1.00$
 - b. $S_s = 0.8$
 - c. $S_1 = 0.31$
 - d. $S_d = 0.7$
 - e. $S_d1 = 0.37$
 - f. $D_0 = 1.25$
 - g. $C_d = 2.5$
 - h. SITE CLASS: D
 - i. SEISMIC DESIGN CATEGORY: D
 - j. $R = 1.25$ (CANTILEVERED STEEL COLUMNS)
 - k. EQUIVALENT LATERAL FORCE PROCEDURE
 - l. $C_s = 0.56$
13. ALLOWABLE SOIL BEARING PRESSURE:
 - a. 2500 PSF
 - b. ALLOWABLE FOUNDATION AND LATERAL PRESSURE = 100 PSF/FT BELOW NATURAL GRADE (TABLE 1806.2 OF 2021 IBC).
 - c. USE CONSTRAINED CONDITIONS FOR CONCRETE PIERS
 - d. COORDINATE ALL SITE GRADING AND SOIL WORK WITH THE SOILS REPORT.

PAVILION CONSTRUCTION SEQUENCE NOTES:

1. VERIFY PERMIT REQUIREMENTS BEFORE SIGNING CONTRACTS.
 - a. BUILDING PERMIT
 - b. PLANNING OR CONDITIONAL USE PERMIT
 - c. OBTAIN REQUIRED USE PERMIT
2. REMOVE ALL VEGETATION, ROCKS, OUTCROPPINGS, AND TREES FROM LOCATION OF PAVILION SLAB. STRIP 6" OF TOP SOIL.
3. LEVEL PAVILION BUILDING AREA. AVOID GRADING THAT ALLOWS WATER TO DRAIN TOWARD PAVILION.
4. DIG COLUMN CAISSONS.
5. PLACE COLUMN CAISSON FORMS AND SET REINFORCING STEEL.
6. SET COLUMN ANCHOR BOLTS USING PLYWOOD TEMPLATE OF APPROXIMATELY THE SAME SIZE AS COLUMN BASE PLATE TO INSURE BOLT LOCATION ACCURACY.
7. PLACE CONCRETE IN CAISSON FORMS FROM BOTTOM OF PIER UP TO A LEVEL 1-1/2" BELOW BOTTOM OF COLUMN BASE PLATE. LET CONCRETE CURE 7 DAYS.
8. SET HSS COLUMNS OVER PRE-SET ANCHOR BOLTS ALLOWING COLUMNS TO REST ON LEVELING NUTS AND 1/4"x 3" PLATE WASHERS. LEVELING NUTS ARE TO BE USED TO SET COLUMNS PLUMB AND TRUE AND AT CORRECT BEARING HEIGHT TO RECEIVE GLU-LAM BEAMS.
9. AFTER COLUMNS ARE SET PLUMB AND TRUE, VERIFY ACCURACY OF DIMENSIONS BETWEEN COLUMNS AND SECURE COLUMNS IN PLACE USING 1/4"x 3" PLATE WASHERS UNDER NUTS, TIGHTEN NUTS WITH ADDITIONAL 1/4 TURN PAST SNUG.
10. THE WEIGHT OF GLU-LAM BEAMS IS APPROXIMATELY 500 POUNDS EACH. SOME FORM OF MECHANICAL HOIST IS RECOMMENDED FOR SETTING BEAMS ON TOP OF STEEL TUBE COLUMNS.
11. NOTCH A 1"x 1" HOLE AT TOP OF BEAMS NEAR CENTER PEAK FOR ELECTRICAL CONDUIT TO PASS THROUGH.
12. LIFT GLU-LAM BEAMS AND SET EACH END IN THE COLUMN SADDLE PLATES.
13. ANCHOR BEAMS IN SADDLES WITH (8) SIMPSON SDS25112 WOOD SCREWS.
14. ONCE GLU-LAM BEAMS ARE SET AND SECURELY BOLTED, ADEQUATELY BRACE EACH BEAM USING 2x LUMBER TO PREVENT BEAMS FROM OVERTURNING UNTIL ROOF DECK AND ROOF SHEATHING ARE SECURELY ANCHORED IN PLACE.
15. SET 2x8 TONGUE AND GROOVE ROOF DECK WITH COMMON OR RING SHANK NAILS IN ACCORDANCE WITH SUPPLIERS' RECOMMENDATIONS.
16. INSTALL 2x6 FASCIA BOARD AROUND ENTIRE ROOF PERIMETER. ALIGN TOP OF FASCIA BOARD WITH TOP OF ROOF DECKING.
17. INSTALL WOOD ROOF SHEATHING OVER 2x8 TONGUE AND GROOVE ROOF DECK AT 45 DEGREES AS SHOWN IN ROOF DIAPHRAGM DETAIL.
18. LAY 30 POUND FELT UNDERLAYMENT OVER ENTIRE ROOF STARTING AT FASCIA DRIP EDGE, OVERLAP EACH ROLL 6" AS FELTS ARE LAID UP TO RIDGE.
19. INSTALL PRE-FINISHED METAL DRIP EDGING ON ALL PERIMETER EDGES OF ROOF.
20. INSTALL FIBERGLASS SHINGLES OVER ROOF UNDERLAYMENT AND PRE-FINISHED METAL DRIP EDGING. FOLLOW MANUFACTURER'S INSTRUCTIONS.
21. PLACE NON-SHRINK GROUT UNDER COLUMN BASE PLATES. FINISH NON-SHRINK GROUT EDGES TO 45 DEGREES.
22. PLACE REMAINDER OF CONCRETE SLAB ANY TIME AFTER GLU-LAM BEAMS, ROOF DECKING, AND PLYWOOD ROOF SHEATHING ARE SECURELY IN PLACE.
23. FINISH TOP SURFACE OF CONCRETE SLAB WITH A LIGHT BROOM FINISH.
24. AS SOON AS CONCRETE HAS CURED ENOUGH TO SUPPORT AN EARLY ENTRY SAW (4-6 HOURS AFTER PLACEMENT), CUT CONTROL JOINTS IN SLAB TOP SURFACE. DEPTH OF CONTROL JOINTS IS TO BE 1" DEEP.
25. INSTALL MEMBRANE CURING ON CONCRETE SLAB.
26. ALLOW CONCRETE SLAB TO CURE A MINIMUM OF 7 DAYS BEFORE PROCEEDING WITH REMAINDER OF PAVILION WORK.
27. ALL STEEL COLUMNS, SADDLES, BOLTS, AND BASE PLATES TO BE POWDER COATED TOUCH-UP FINISH PAINTING BY OTHERS.
28. STAIN ALL EXPOSED WOOD.

SITE PREPARATION:

1. REMOVE ALL ORGANIC MATERIAL AND TOPSOIL FROM PAVILION AREA. VERIFY SUITABILITY OF SUBGRADE. FOUNDATIONS ARE TO BE ON UNDISTURBED, NATURAL SOIL OR ENGINEERED FILL EXTENDING TO SUITABLE UNDISTURBED NATURAL SOILS
2. PLACE FOOTINGS/CAISSONS IN FIRM UNDISTURBED NATURAL SUBGRADE (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
3. COMPACT SUBGRADE AND FILL UNDER CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557 (UNLESS NOTED OTHERWISE BY GEOTECHNICAL REPORT).
4. INSTALL AND COMPACT 6 INCH GRANULAR BASE BENEATH CONCRETE FLOOR SLAB TO 95 PERCENT OF ASTM D-1557.

UTILITIES:(BY OTHERS)

1. INSTALL PLUMBING LINE FOR COLD WATER.
2. INSTALL ELECTRICAL LIGHTS, BOXES, CONDUITS, AND SWITCHES.

SPECIFICATIONS:

SCOPE- ONE EACH 30 FOOT BY 60 FOOT PAVILION WITH MINIMUM 4 INCH THICK CONCRETE SLAB. PROVIDE SHINGLES, ROOFING FELTS, FASCIA, SHEATHING, ROOF FRAMING, BEAMS, SOFFIT, CONNECTION HARDWARE, COLUMNS, CONCRETE SLAB, CONCRETE CAISSONS AND FINISHES TO CONSTRUCT COMPLETE PAVILION.

PAVILION HAS BEEN DESIGNED AS A FREE STANDING, OPEN STRUCTURE. RE-ENGINEER PAVILION IF WALLS ARE ADDED, IF STRUCTURE IS TO ADJOIN ANOTHER STRUCTURE, OR IF OTHER SUCH MODIFICATIONS ARE MADE. PROPERLY BRACE WOOD BEAMS AND MEMBERS UNTIL COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.

CONCRETE:

1. CONCRETE SLAB ON GRADE IS TO BE REINFORCED AND BE 4" MINIMUM THICK. INSTALL WITH CRACK CONTROL JOINTS AS SHOWN. SURFACE IS TO HAVE A BULL FLOAT FINISH AND BE LIGHTLY BROOMED.
2. EDGE OF SLAB IS TO BE THICKENED TO 8" WIDE AND BE REINFORCED WITH (2) #4 CONTINUOUS BARS. LAP SPLICES 24"
3. PROVIDE DEFORMED REINFORCING STEEL BARS CONFORMING TO ASTM A615 WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. SECURELY ANCHOR REINFORCING STEEL, AND PROVIDE CLEARANCES, IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
4. MINIMUM CONCRETE MIX DESIGN REQUIREMENTS:
 - a. COMPRESSIVE STRENGTH OF CONCRETE TO BE 4,500 PSI AT 28 DAYS.
 - b. MAX W/C: 0.45
 - c. 6% (+/-1.5%) AIR ENTRAINMENT.
 - d. CEMENT TYPE II/V
 - e. DESIGNED FOR THE FOLLOWING EXPOSURE CATEGORIES AND CLASSES:
 - e.a. F2, S1 (PER ACI 318 TABLE 4.2.1)
 - f. LIMIT SLUMP TO 4" (+/-1")
5. VERIFY STRENGTH REQUIREMENTS AND CEMENT TYPE REQUIREMENTS WITH THE GEOTECHNICAL EVALUATION REPORT.
6. ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318.
7. SLAB TO BE SEALED WITH WEATHERWORKER J-29A CONCRETE SEALER, BY DAYTON SUPERIOR CORPORATION. INSTALL AS PER MANUFACTURERS INSTRUCTIONS.
8. MEMBRANE CONCRETE CURING: USE CLEAR CURE J7wb BY DAYTON SUPERIOR CORPORATION. FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS.

STRUCTURAL STEEL:

1. ALL STEEL PLATES TO BE ASTM A36
2. STEEL TUBES TO BE ASTM A500, GRADE B, $F_y = 46,000$ PSI
3. ALL WELDING IS TO BE DONE IN ACCORDANCE WITH LATEST AWS STANDARDS. IF WELDS ARE NOT SPECIFIED, ALL WELDS ARE TO DEVELOP THE FULL STRENGTH OF ALL COMPONENT PARTS.
4. ALL BOLTS ARE TO BE ASTM A325 EXCEPT THAT ANCHOR BOLTS ARE TO BE ASTM F1554 GRADE 55.
5. ALL EXPOSED BOLTS ARE TO BE PAINTED TO MATCH STRUCTURE.
6. ALL HOLES IN STEEL TO BE 1/16" LARGER THAN THE DIAMETER OF THE CONNECTING BOLT UNLESS NOTED OTHERWISE.
7. ALL FABRICATED STEEL IS TO BE PRIMED AND FINISH POWDER COATED.

WOOD:

1. GLU-LAM BEAMS:
 - c. SOUTHERN YELLOW PINE
 - e. 2-INCH NOMINAL THICK LAMINATIONS
 - f. 5" MINIMUM WIDTHS
 - g. RESORCINOL ADHESIVE
 - h. DOUBLE PITCHED AND TAPERED
 - i. ARCHITECTURAL APPEARANCE GRADE
 - j. STAIN AND SEAL FINISH
 - k. ROOF PITCH IS TO BE 4 VERTICAL TO 12 HORIZONTAL (4:12)
 - l. MATERIALS, MANUFACTURE AND QUALITY CONTROL OF GLUE LAMINATED BEAMS SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD FOR WOOD PRODUCTS - STRUCTURAL GLUED LAMINATED TIMBER" ANSI/AITC A190.1.
 - m. MEMBERS SHALL BE MARKED WITH AN AITC OR APA/EWS QUALITY MARK AND, IN ADDITION, AN AITC OR APA/EWS CERTIFICATE OF CONFORMANCE SHALL BE PROVIDED TO INDICATE CONFORMANCE WITH ANSI/AITC A190.1.
 - n. FACTORY SEAL BEAMS AND INDIVIDUALLY WRAP FOR PROTECTION IN TRANSIT, STORAGE, AND ERECTION.
 - o. TEMPORARY STORAGE SHALL CONSIST OF LEVELED BLOCKS, WELL OFF GROUND, SEPARATION WITH WOOD STRIPS FOR AIR CIRCULATION AROUND EACH MEMBER, COVER TOP AND SIDES WITH MOISTURE RESISTANT PAPER.
 - p. USE NON-MARRING SLINGS WHEN HANDLING, DRY-IN ROOF AS SOON AS ERECTED.
 - q. PROTECTIVE WRAPPING SHALL REMAIN ON BEAMS UNTIL DECK HAS BEEN INSTALLED AND SHINGLES APPLIED.
2. ROOF FRAMING
 - a. USE GALVANIZED NAILS.
 - b. 2x6 FASCIA: NO. 1 SOUTHERN YELLOW PINE, KILN DRIED, CHROMATED COPPER ARSENATE PRESSURE TREATED (0.4 PCF), SURFACED ON FOUR SIDES, AND STAINED. FASCIA IS TO BE FREE OF ANY GROOVES OR INCISIONS.
 - 1) MITER ENDS OF FASCIA AT CORNERS
 - 2) BUTT FASCIA ONLY AT BEAM ENDS
 - 3) FASTEN FASCIA TO BEAM WITH NOT LESS THAN THREE 16d COMMON, GALVANIZED NAILS AT EACH BEAM JUNCTION AT EAVE AND TO OUTLOOKERS WITH TWO 16d COMMON, GALVANIZED NAILS AT EACH RAKE.
 - c. 2x8 ROOF DECK:
 - 1) DOUGLAS FIR LARCH, SINGLE TONGUED AND GROOVED, SPECIFIED LENGTH, CENTER MATCHED, EDGE VEED TWO SIDES, KILN DRIED, AND STAINED - NO. 2 GRADE
 - 2) DECK FURNISHED IN SPECIFIED LENGTHS SO ALL JOINTS OCCUR OVER BEAMS - RANDOM LENGTH DECK IS UNACCEPTABLE. DECK SHALL BE INSTALLED WITH A 2 SPAN CONDITION, MINIMUM.
 - 3) INSTALL IN ACCORDANCE WITH SUPPLIER'S SPECIFICATIONS USING 16d COMMON OR RING SHANK NAILS. MINIMUM. NAILING SHALL BE FACE NAILED USING (3) NAILS AT EACH BEARING POINT WITH A 4TH NAIL DIAGONALLY THROUGH THE TONGUE OF THE DECKING MEMBER. NAILS MUST PENETRATE 1-1/2 INCHES INTO SOLID WOOD.
 - 4) INSTALL WITH TONGUES UP ON SLOPED ROOFS.
3. ROOF SHEATHING:
 - a. 7/16" THICK PLYWOOD OR ORIENTED STRAND BOARD COMPLYING WITH STANDARD PS-1 OF THE AMERICAN PLYWOOD ASSOCIATION APA/ANSI A199.1. APPROPRIATE APA STAMP IDENTIFYING FOLLOWING REQUIREMENTS: 24/0 SPAN INDEX RATING, EXTERIOR EXPOSURE, 18 PERCENT MAXIMUM MOISTURE CONTENT WHEN FABRICATED.
 - b. INSTALL DIRECTLY OVER WOOD TONGUE AND GROOVE ROOF DECKING IN 4'x8' PANELS AT 45 DEGREES TO DECKING. STAGGER PANEL JOINTS APPROXIMATELY 4'-0" AND GAP JOINTS 1/4 INCH. STAPLE AROUND PERIMETER OF EACH PANEL WITH STAPLES AT 2" O.C. PER LINEAR FOOT. STAPLE WITHIN FIELD OF EACH PANEL WITH (2) ROWS OF STAPLES AT 8" O.C.
 - c. PROTECT SHEATHING WITH 30 POUND FELT IMMEDIATELY AFTER INSTALLATION

ROOF SYSTEM

1. 50 YEAR ASPHALT SHINGLE by OWENS CORNING WITH A LIFETIME WARRANTY
2. PROFILE NOMINAL SIZE: 13"x 39 3/8"
3. EXPOSURE: 5 5/8"
4. COLOR AS PER OWNER FROM MANUFACTURERS STANDARD COLOR SELECTION.
5. INSTALL PER MANUFACTURER'S INSTRUCTIONS
6. PROVIDE EDGE AND TERMINATION DETAIL COMPONENTS AS REQUIRED TO OBTAIN MANUFACTURER'S WARRANTY.

STAIN:

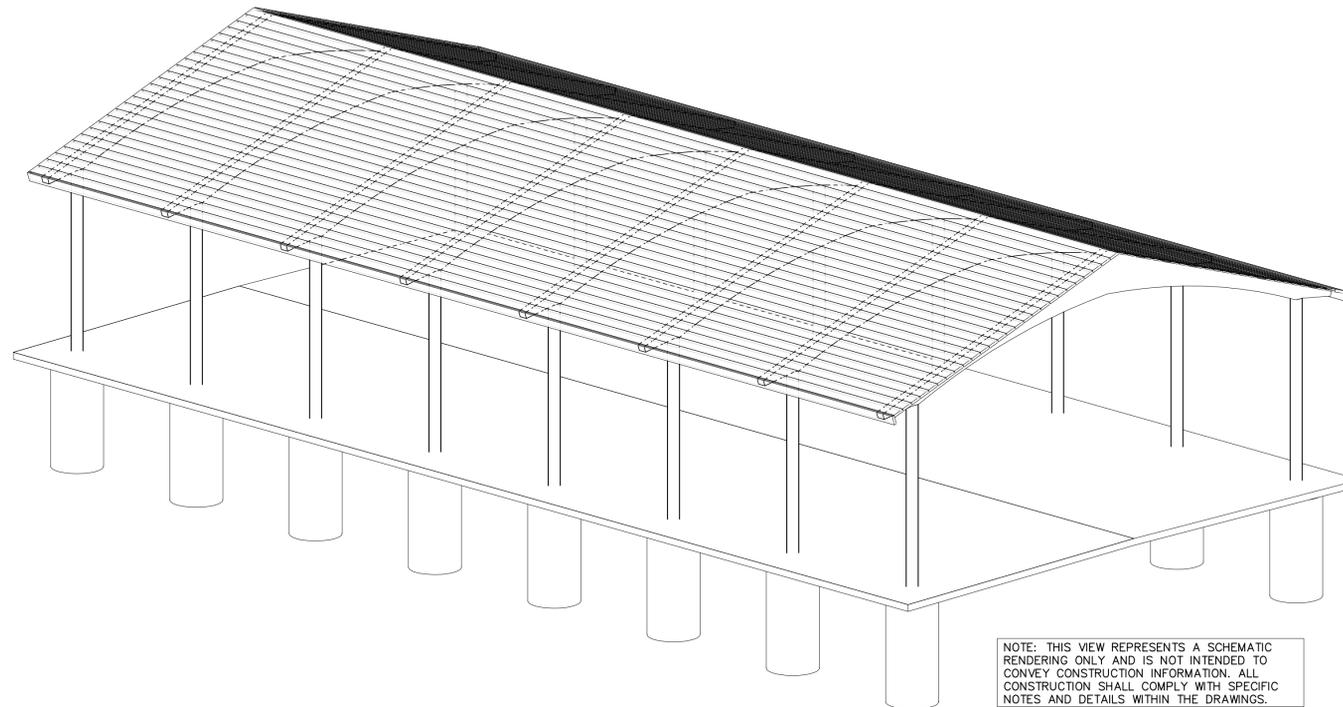
1. BEAMS, DECK, AND FASCIA SHALL BE FACTORY STAINED WITH "OLYMPIC" SEMI-TRANSPARENT STAIN. BEAMS AND FASCIA TO BE STAINED NO. 708 WALNUT, DECK TO BE STAINED NO. 911 CAPE COD GRAY OR AS SELECTED BY OWNER.

ELASTOMERIC JOINT SEALANTS:

1. PROVIDE SIKASIL-728 NS NON-SAG SILICONE SEALANT AT SAW CUT JOINTS AND COLD JOINTS.
2. PROVIDE DOW CORNING 791 SILICONE WEATHERPROOFING SEALANT AT COLUMN/CONCRETE JOINT.
3. CLEAN AND PREPARE SURFACES.
4. USE PROPER PRIMER AND BACKING MATERIALS AS REQUIRED TO INSTALL SEALANTS.
5. PROVIDE MASKING AND TEST STRIPS AS NEEDED.
6. INSTALL ALL RELATED SEALANTS AND MATERIALS AS PER THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

PLUMBING AND ELECTRICAL:(BY OTHERS)

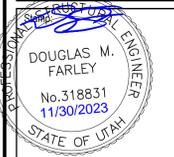
1. COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS WITH ARCHITECTURAL AND CITE PLANS, BY OTHERS.



NOTE: THIS VIEW REPRESENTS A SCHEMATIC RENDERING ONLY AND IS NOT INTENDED TO CONVEY CONSTRUCTION INFORMATION. ALL CONSTRUCTION SHALL COMPLY WITH SPECIFIC NOTES AND DETAILS WITHIN THE DRAWINGS.

Supplier:

SMITH
STEELWORKS



30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

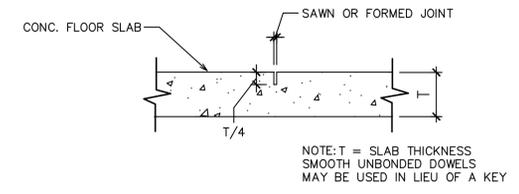
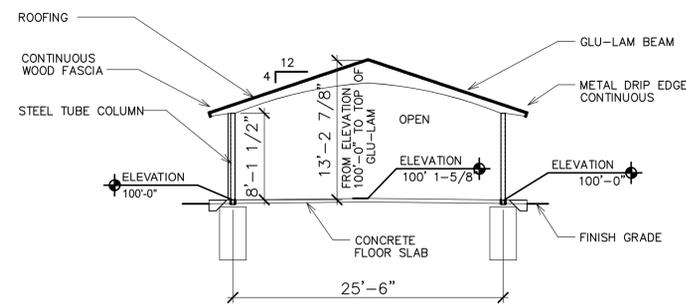
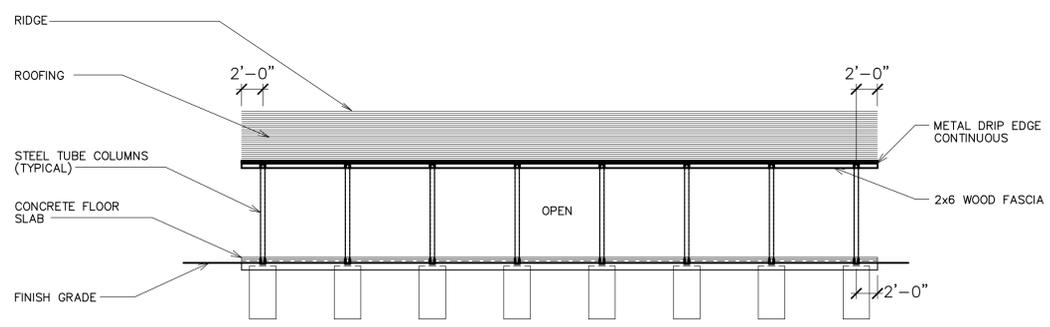
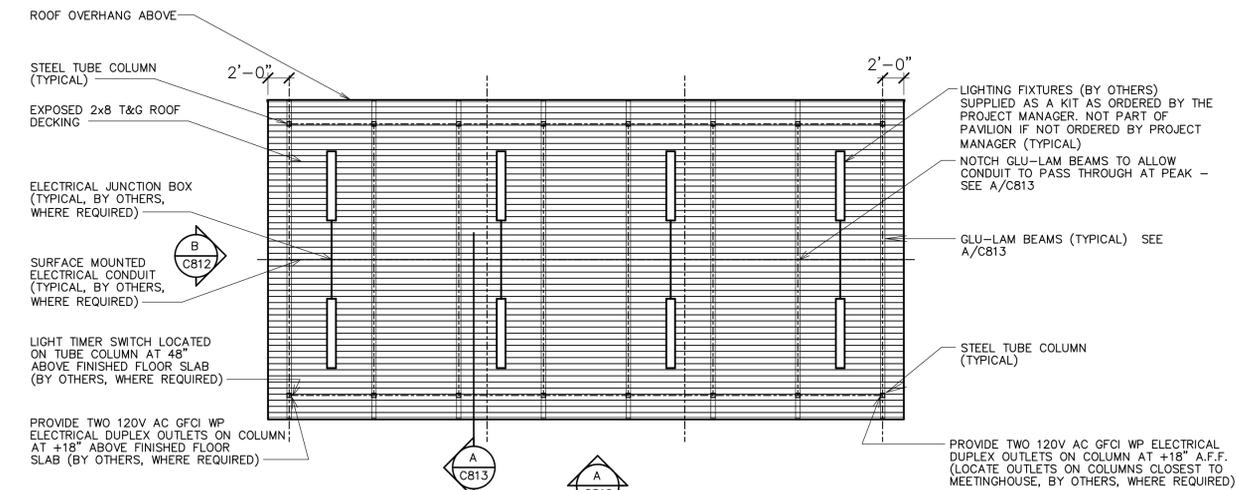
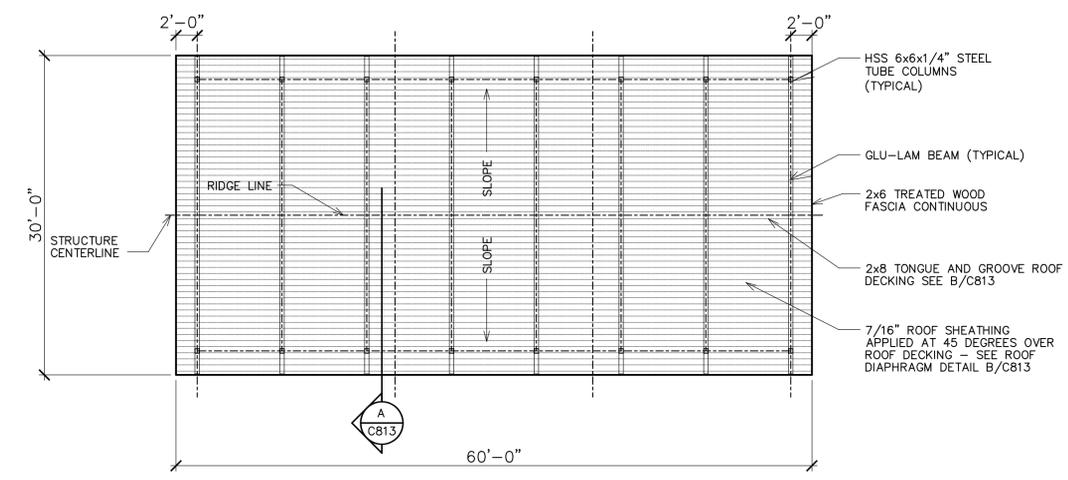
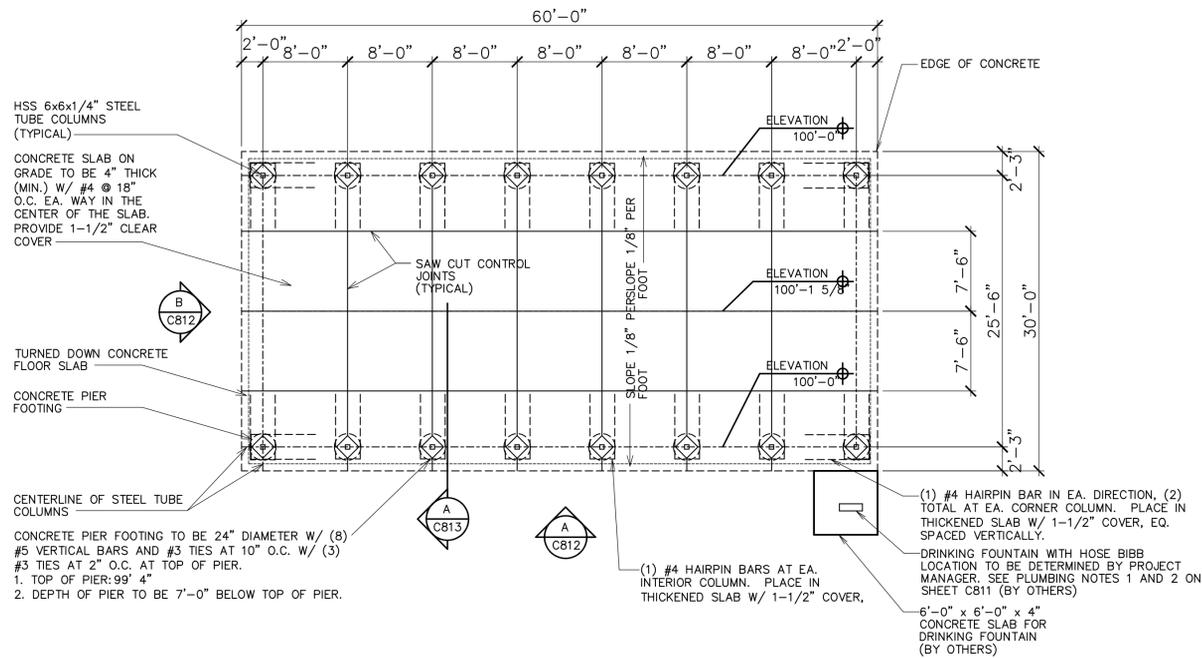
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (mm/dd/yyyy)	Description

Project Number:
Plan Series:
Property Number:

Sheet Title:
PLAN VIEWS

Sheet:
C811



Supplier:

SMITH STEELWORKS

DOUGLAS M. FARLEY
No. 318831
11/30/2023
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

30'x60' Glulam Pavilion
Kit 1 Option A
7020 North Pony Express Parkway
Eagle Mountain, Utah

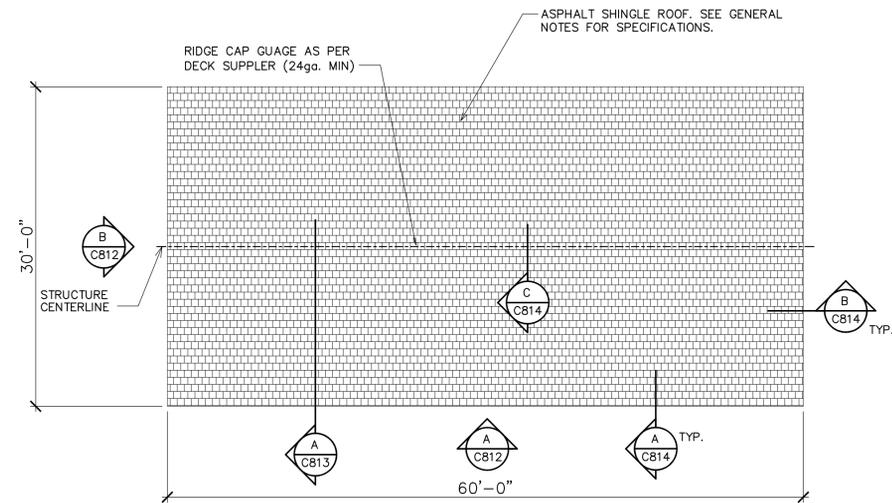
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (year)	Description

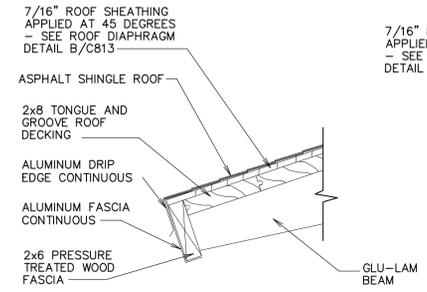
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PLAN VIEWS

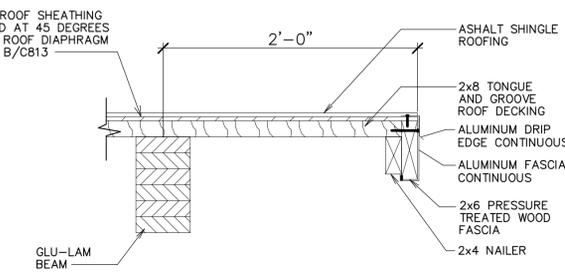
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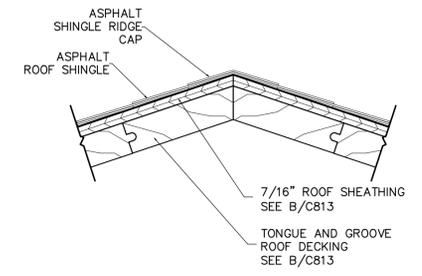
① ROOF PLAN
SCALE: 1/8" = 1'-0"



Ⓐ FASCIA DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓑ RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



Ⓒ RIDGE CAP DETAIL
SCALE: 3" = 1'-0"

Supplier:

SMITH

STEELWORKS

Professional Engineer
 DOUGLAS M. FARLEY
 No. 318831
 11/30/2023
 STATE OF UTAH

30'x60' Glulam Pavilion
 Kit 1 Option A
 7020 North Pony Express Parkway
 Eagle Mountain, Utah

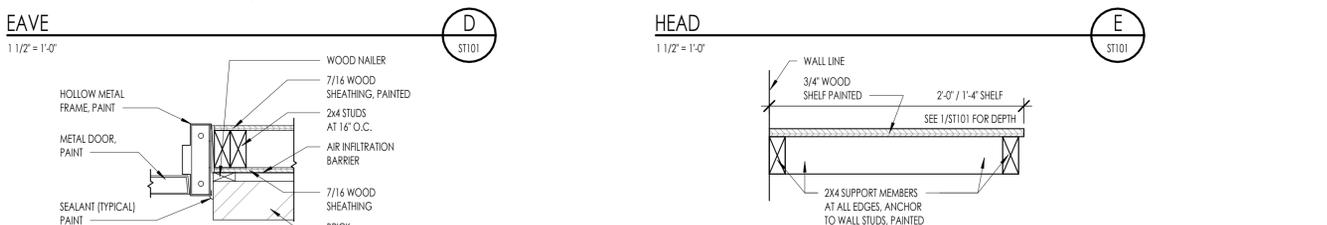
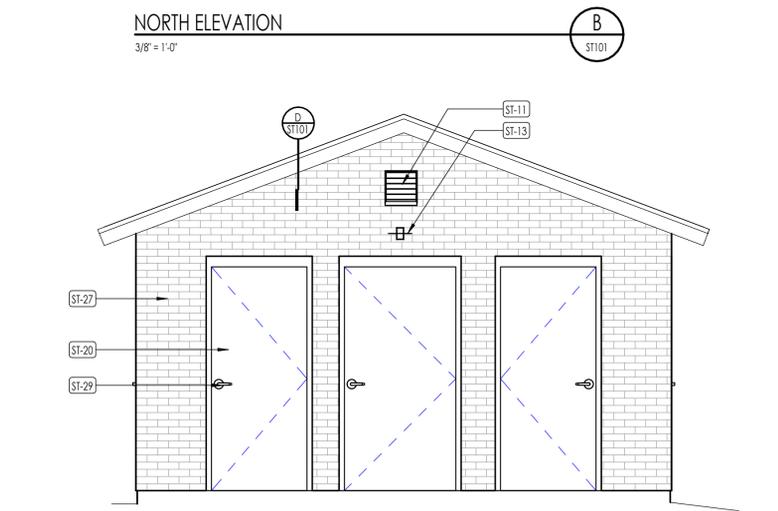
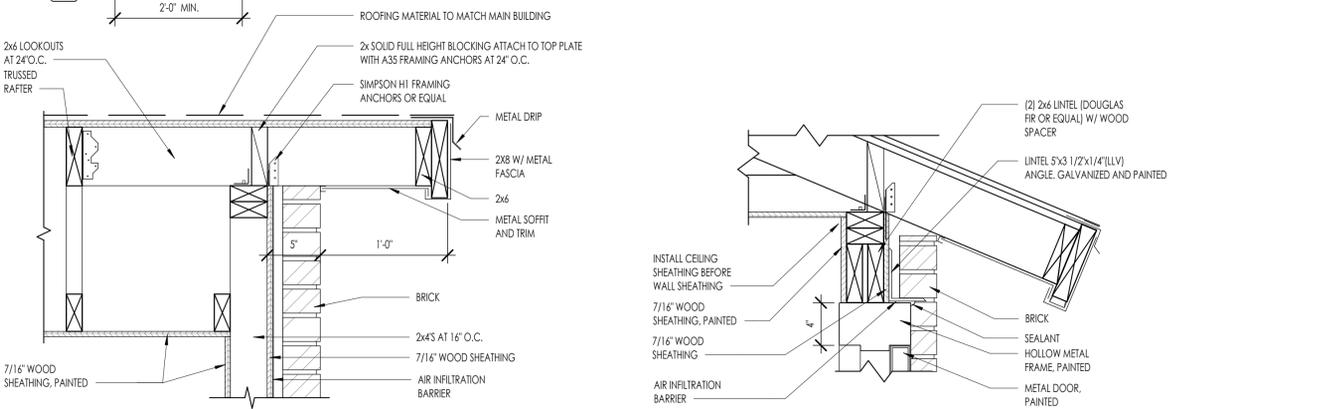
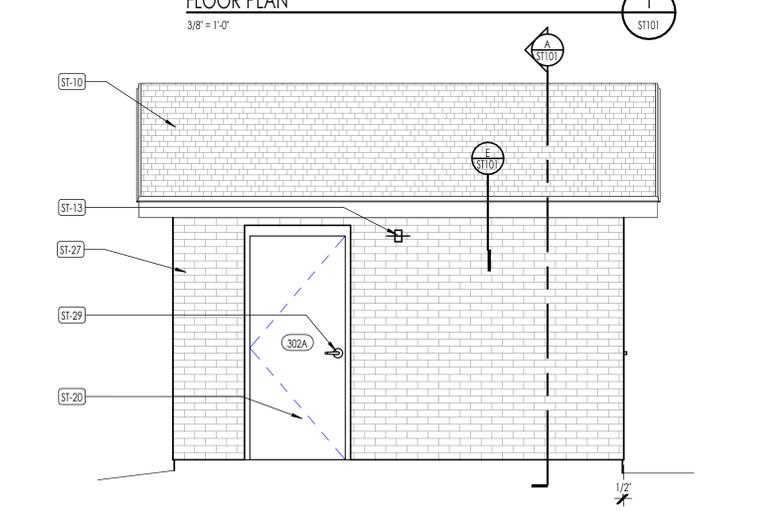
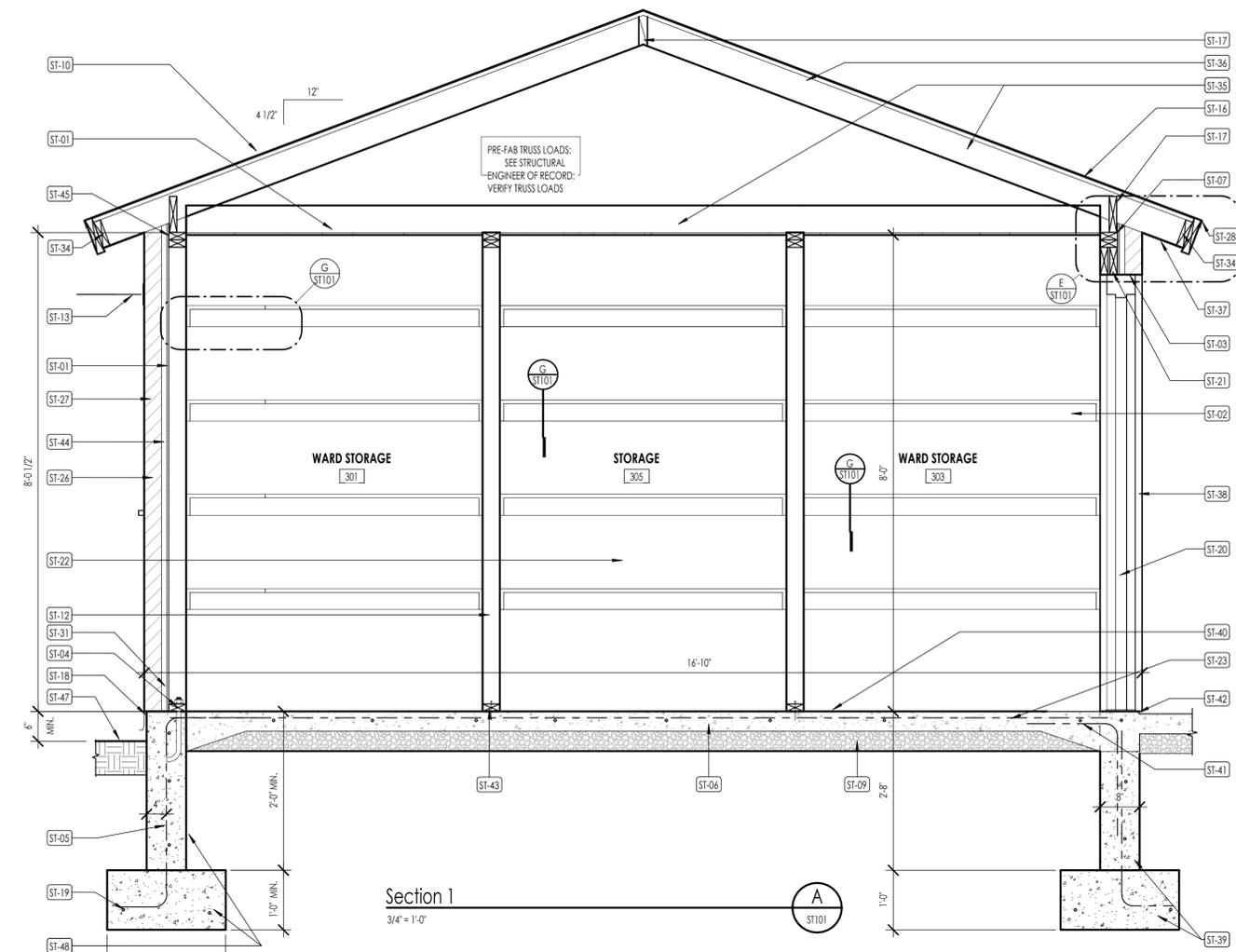
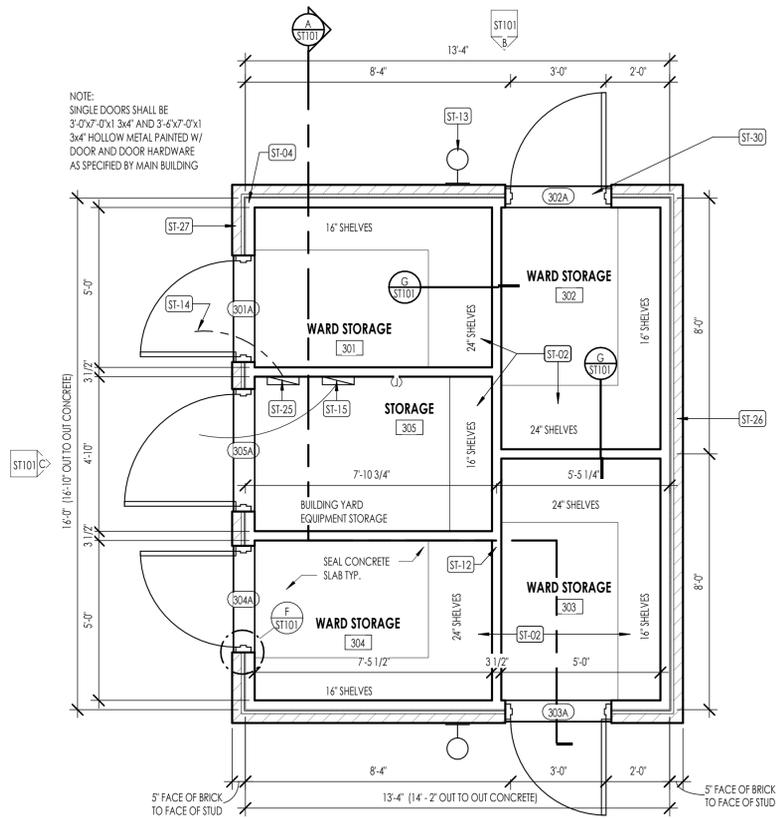
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (mm/dd/yyyy)	Description

Project Number:
 Plan Series:
 Property Number:

Sheet Title:
ROOF VIEWS AND DETAILS

Sheet:
C814



MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DOOR SCHEDULE			FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
								HEAD	JAMB	THRESHOLD				
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101		1	AA8	BUILDING YARD EQUIPMENT STORAGE	
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101		1	AA9	WARD STORAGE	
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101		1	AA10	WARD STORAGE	
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101		1	AA11	WARD STORAGE	
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101		1	AA12	WARD STORAGE	

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
[Concrete Hatch]	POURED IN PLACE CONCRETE
[Wood Stud Hatch]	WOOD STUD WALL
[Roofing Hatch]	ASPHALT ROOFING, SEE SPECIFICATIONS
[Masonry Hatch]	MASONRY VENEER, SEE SPECIFICATIONS

- ### FLOOR PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
#< Key Note Info	#< Key Note Info

KEYNOTE INSTRUCTIONAL

ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 4" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4" (LLV) ANGLE. GALVANIZED AND PAINTED
ST-04	2"x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 32" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORIZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON HI FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2"x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING, SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET. (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12" x 1/6" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS

Revision Schedule

#	Description	Date



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered
Occupancy: S-1, Height (ft): 40, Story: 1, Area (sf): 9,000

Actual height, stories and area
Occupancy: S-1, Height (ft): 11'-9", Story: 1, Area (sf): 214

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant
Occupant Load: 214/300 = 0.71 = 1 occupant

Building is unconditioned - no heating or cooling

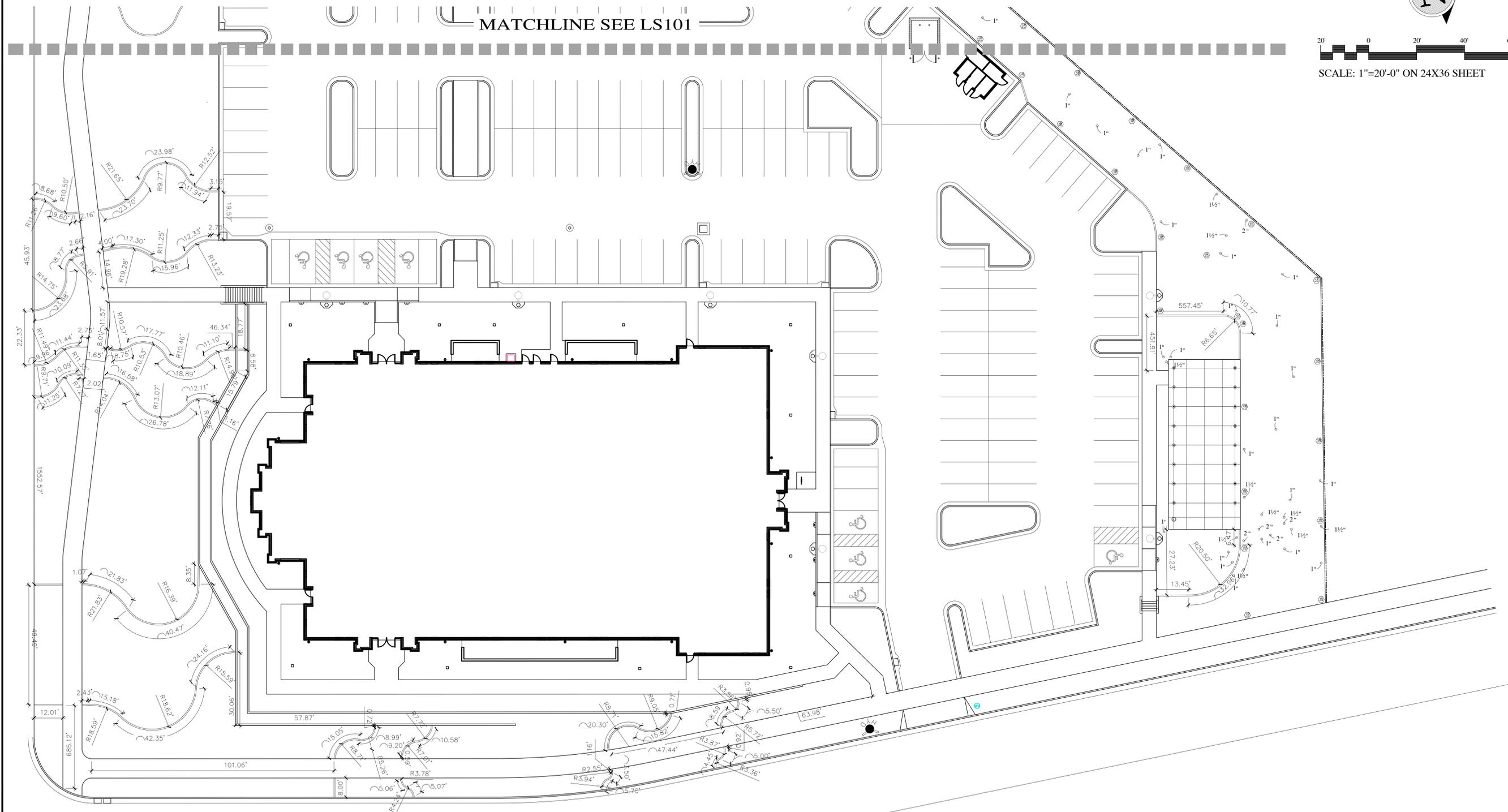
Lakeview &
634 North Duggan Drive
Eagle Mountain, Utah

Project Number: 23-76
Property Number: 501-2693-22010101
September 4, 2023
Storage Building
ST101

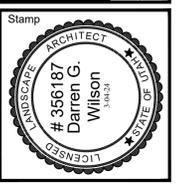


20' 0 20' 40' 60'
 SCALE: 1"=20'-0" ON 24X36 SHEET

MATCHLINE SEE LS101



evans + associates, architecture
 1176 south acadia drive, suite 201, orem, utah 84058
 phone: 801-225-1227 fax: 801-225-8273



A New Building for
**Oquirrh Mountain Ranch &
 Eagle Mountain UT Central Stake**
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

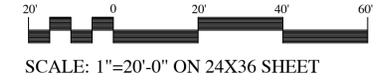
Project for:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

Revisions	Date	Description

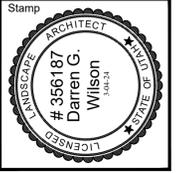
Project Number
 23-84
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

Sheet Title
**DIMENSION
 PLAN**

Sheet
LS100



SCALE: 1"=20'-0" ON 24X36 SHEET



A New Building for
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 Eagle Mountain UT Central Stake**
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

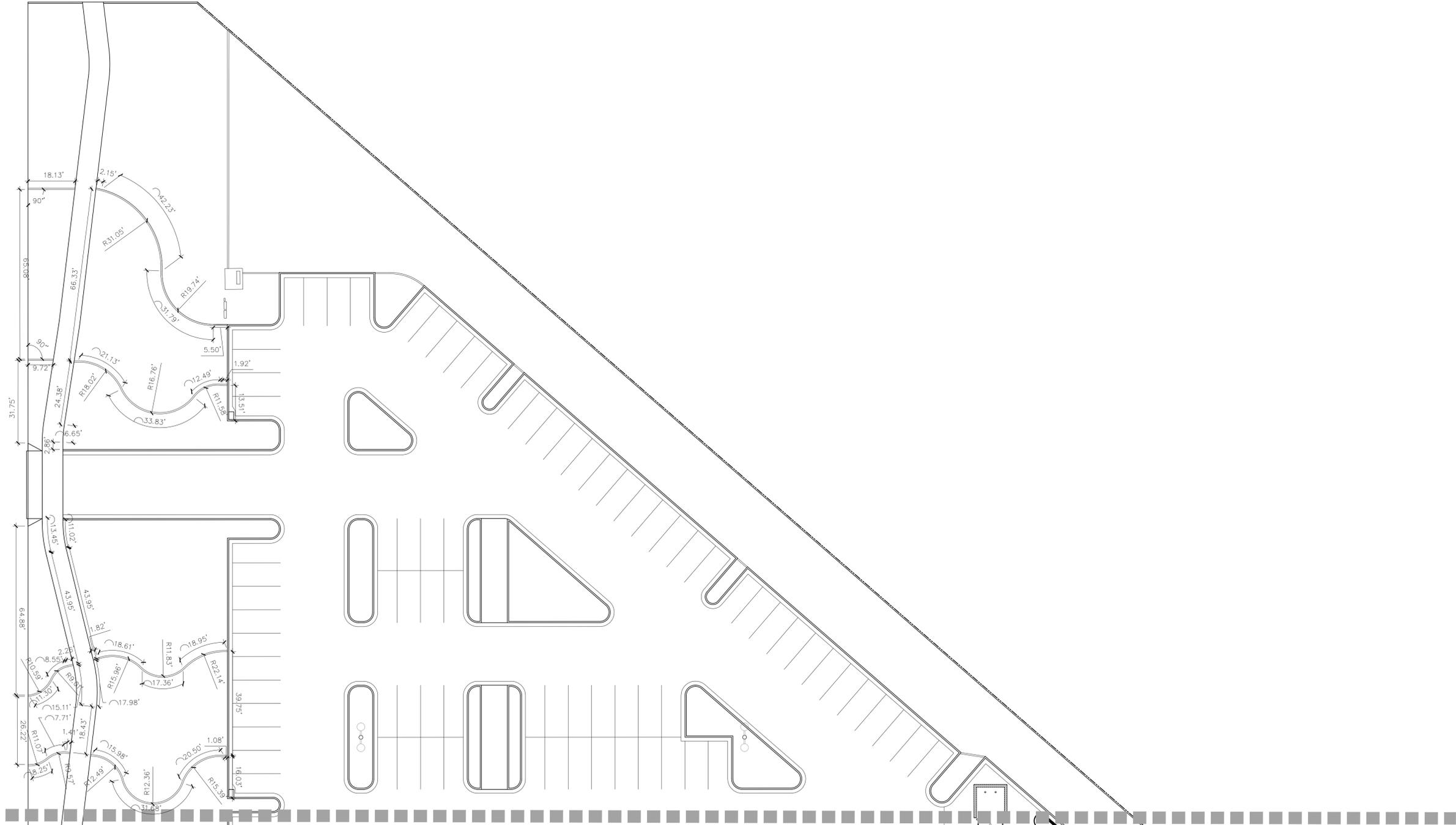
Project for:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

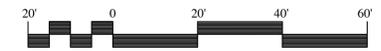
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	August 20, 2018	City Review #01

Project Number
 23-04
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

Sheet Title
**DIMENSION
 PLAN**

Sheet
LS101



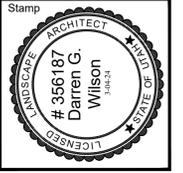


SCALE: 1"=20'-0" ON 24X36 SHEET

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A New Building for
Quirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

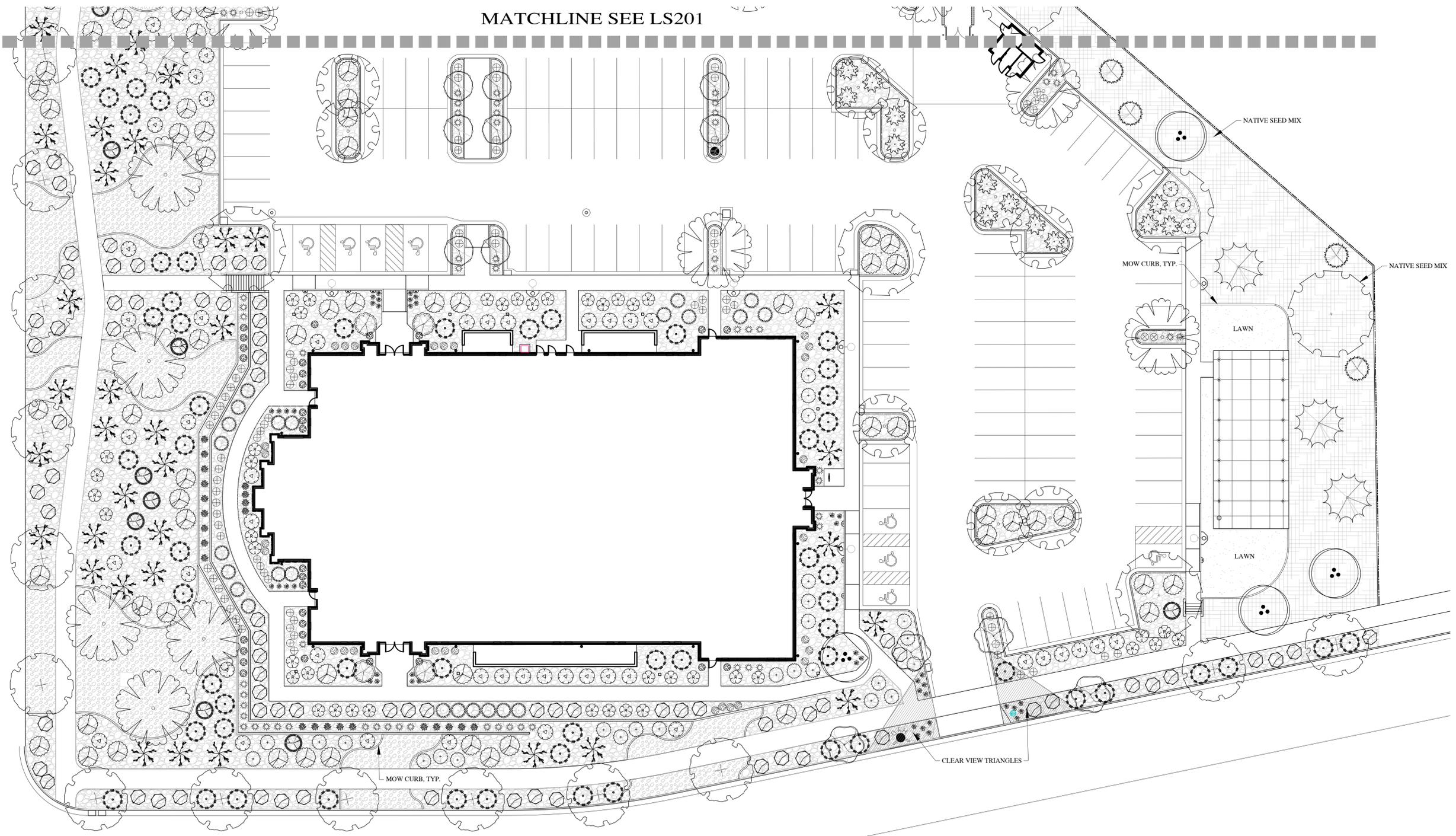
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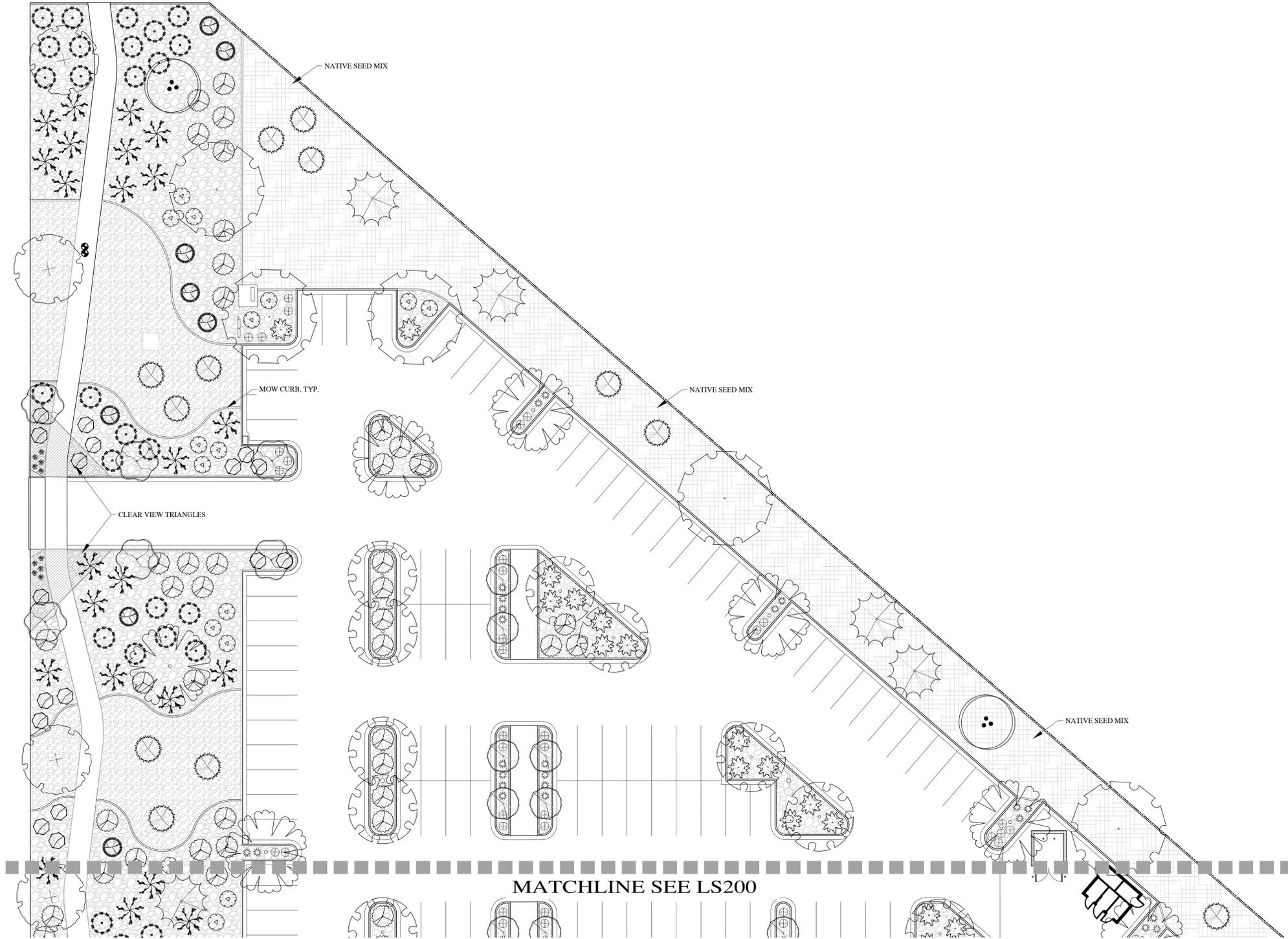
Project Number: 23-84
 Plan Series: Heritage 23-2
 Property Number: 500-3627-22010101
 Date: August 30, 2023

Sheet Title:
PLANTING PLAN

Sheet:
LS200

MATCHLINE SEE LS201





SCALE: 1"=20'-0" ON 24X36 SHEET

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Stamp
 LANDSCAPE ARCHITECT
 # 356187
 Darren G. Wilson
 1/11/21
 LICENSED
 STATE OF UTAH

A New Building for
**Oquirrh Mountain Ranch &
 Eagle Mountain UT Central Stake**
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
 JESUS CHRIST
 OF LATTER-DAY SAINTS**

Revisions	Date	Description

Project Number	23-84
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

Sheet Title
**PLANTING
 PLAN**

Sheet
LS201

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	ACER X TRUNCATUM 'KEITHIFORM' NORWEGIAN SUNSET MAPLE	17	2" CAL.	40' X 25'
	AMELANCHIER 'AUTUMN BRILLIANCE' (MULTI ATM. BRILLIANCE SERVICEBERRY)(CLUMP)	6	2" CAL.	25' X 20'
	CELTIS OCCIDENTALIS 'JFS-KSU1' PRAIRIE SENTINEL HACKBERRY	14	2" CAL.	40' X 12'
	GINKGO BILOBA 'JADE BUTTERFLY' DWARF MAIDENHAIR TREE	4	10 GAL.	12' X 9'
	KOELREUTERIA PANICULATA* GOLDENRAIN TREE	17	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	10	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT' PRINCETON UPRIGHT PAGODA TREE	14	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN' ZELKOVA	10	2" CAL.	40' X 35'

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	PICEA GLAUCA DENSATA* BLACK HILLS SPRUCE	8	8" TALL	40' X 20'
	PINUS NIGRA 'OREGON GREEN' AUSTRIAN BLACK PINE	15	8" TALL	20' X 10'

SHRUB / PERENNIAL / GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	BUDDLEIA X 'BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH	61	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	78	1 GAL.	3' X 5'
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST SPREADING COTONEASTER	24	5 GAL.	1' X 6'
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY	55	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNERMA' DESERT DUSK RED YUCCA	23	5 GAL.	3' X 3'
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP CREEPING JUNIPER	54	5 GAL.	1' X 10'
	JUNIPERUS SABINA 'SCANDIA' SCANDIA JUNIPER	27	5 GAL.	1' X 8'
	MAHONIA REPENS* CREEPING OREGON GRAPE	26	5 GAL.	1' X 6'
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE	30	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY	93	5 GAL.	1.5' X 6'
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	92	5 GAL.	2' X 8'
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND CURRANT	28	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDIE' FIRE RED GROUND COVER ROSES	42	5 GAL.	2' X 5'
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	109	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)	82	5 GAL.	2' X 8'
	SYRINGA MEYERI 'JDB123WHITEHOUSE' PEARL POTION DWARF KOREAN LILAC	16	5 GAL.	5' X 7'

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 1/2" SOUTHTOWNE CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	3" TO 4" OAK CREEK PLUM COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	8" DEPTH	PER PLAN
	KENTUCKY BLUEGRASS, 3 VARIETY MINIMUM. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	NATIVE SEED MIX	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	PRESSURIZED IRRIGATION
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	2% OF TOTAL LANDSCAPE (1,783 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	229,581 SQ.FT.*	5.27 ACRES
TOTAL LANDSCAPE AREA	102,486 SQ.FT.*	44.6%
SHRUBS/GROUND COVER	78,406 SQ.FT.	76%
LAWN AREA	1,783 SQ.FT.	2%
NATIVE SEED AREA	22,297 SQ. FT.	22%
TREES ON SITE	115	
	TOTAL REQ'D = NA	PROVIDED = 115
	DECIDUOUS REQ'D = NA	PROVIDED = 92
	EVERGREEN REQ'D = NA	PROVIDED = 23
	SHRUBS REQ'D = NA	PROVIDED = 840
	DROUGHT TOLERANT REQ'D = NA	DROUGHT TOLERANT PROVIDED = (80%)
ADDITIONAL INFO: 50% VEGETATIVE COVER REQUIRED AT MATURITY		
	- TURF GRASS AREA = 100% COVERAGE	
	- NATIVE SEED AREA = 100% COVERAGE	
	- SHRUB BED AREA = 40% COVERAGE (AVERAGE)	
	- TOTAL SITE AVERAGE = 50.4% COVER AT MATURITY	
* PARK STRIP LANDSCAPE OF 15,446 SQ.FT. NOT INCLUDED IN THIS TOTAL.		

NOTES:

- IMPORTED, SCREENED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS. (NATIVE SEED AREA NOT REQUIRED TO HAVE IMPORTED TOPSOIL). TREES IN NATIVE SEED AREA TO HAVE PLANT PITS 3X WIDTH OF THE ROOTBALL EXCAVATED AND FILLED WITH IMPORTED TOPSOIL AND AMENDMENTS PER SPECIFICATIONS.
- LAWN TO BE A KENTUCKY BLUEGRASS BLEND (MIN. 3 VARIETIES) AND BE IMPLEMENTED AS SOD.
- 6"x6" FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS WELL AS NATIVE SEED AND SHRUB BED AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE CLEAN AND FREE OF DIRT AND DEBRIS. PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

NATIVE SEEDING:

IMPLEMENT THE FOLLOWING SEED, FERTILIZERS, ORGANICS SOIL MEDIA AND MULCH AT THE GIVEN RATES:

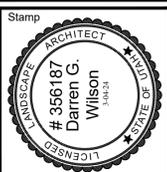
- SEED:
 - ANNUAL RYEGRASS (Lolium perenne spp. Multiflorum) 3.50 LBS. PLS/ACRE
 - PERENNIAL RYEGRASS (Lolium perenne) 3.50 LBS. PLS/ACRE
 - CRESTED WHEATGRASS (Agropyron cristatum 'Fairway') 5.25 LBS. PLS/ACRE
 - SMOOTH BROME (Bromus inermis 'Manchar') 5.25 LBS. PLS/ACRE
 - INTERMEDIATE WHEATGRASS (Thinopyrum intermedium) 5.25 LBS. PLS/ACRE
 - SHEEP FESCUE (Festuca ovina 'Covar') 3.50 LBS. PLS/ACRE
 - STANDARD CRESTED WHEATGRASS (Agropyron desertorum) 3.50 LBS. PLS/ACRE
 - SLENDER WHEATGRASS (Elymus trachycaulus ssp Trachycaulus) 3.50 LBS. PLS/ACRE
 - SANDBERG BLUEGRASS (Poa secunda spp Sandbergii) 1.75 LBS. PLS/ACRE

- SUSTANE 4-6-4 FERTILIZER @ 250 LBS./ACRE
- AM120 STANDARD MYCORRHIZAL INOCULANT @ 20LBS./ACRE
- PROGANIX BIOTIC SOIL MEDIA @ 4,000 LBS./ACRE
- PROMATRIX BFM MULCH @ 3,500 LBS./ACRE

*Products available thru Summit Seeding and Granite Seed Company



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A New Building for
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7000 North Pony Express Parkway
Eagle Mountain, Utah 84005

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Description
Mark	Date

Project Number	23-04
Plan Series	Heritage 23-2
Property Number	500-3627-22010101
Date	August 30, 2023

Sheet Title
**LANDSCAPE
LEGEND**

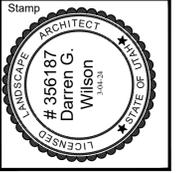
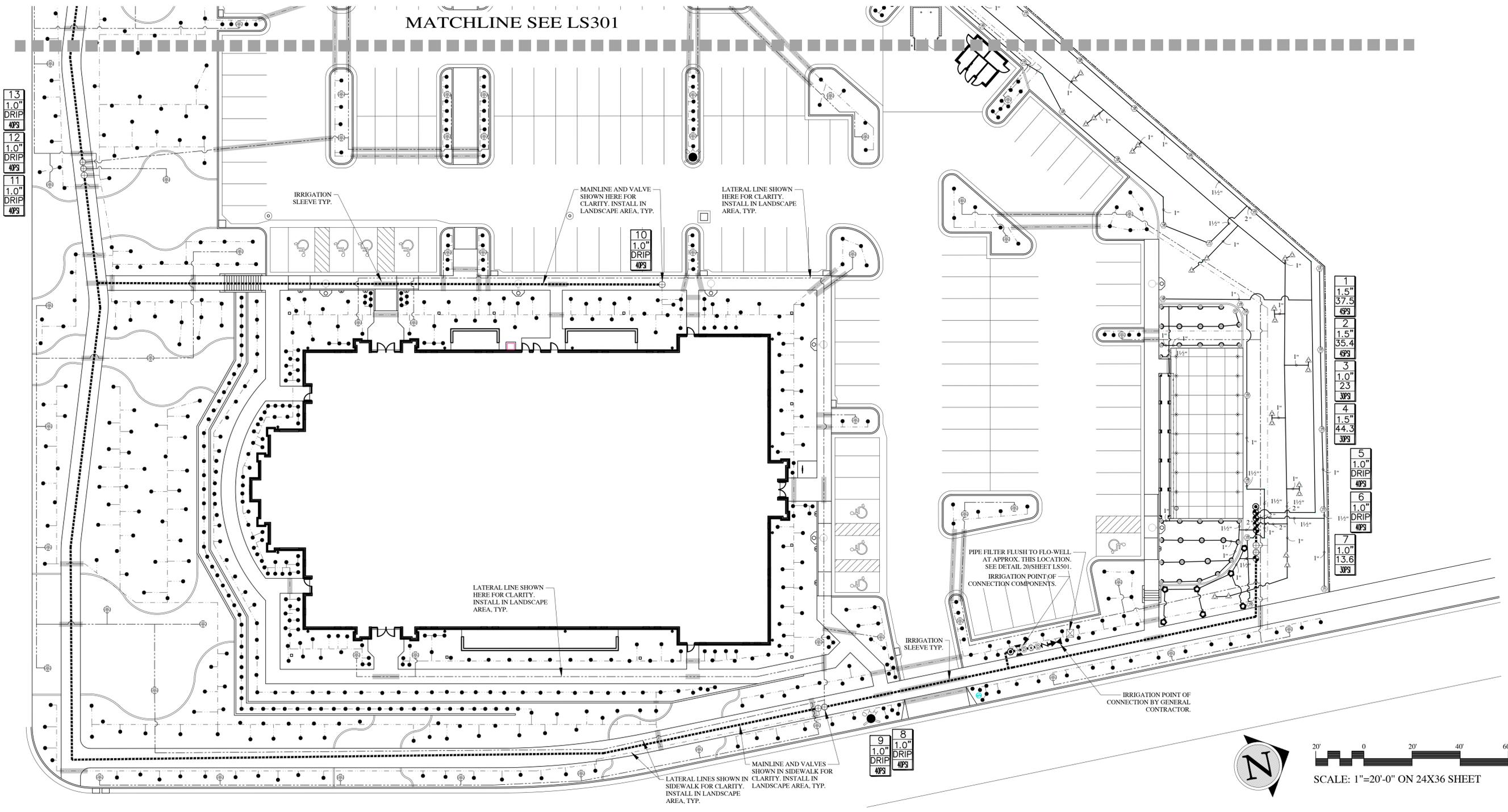
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IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM					DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	F			
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	2.0	15.16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
○	DRIPLINE: NETAFIM TLVCV-09-12	FULL	--	40	--	--	--	--	--	9.12	12.14	
○	RAIN BIRD 1806-SAM-PRS SQ-B BUBBLER	Q	8"	30	5	--	--	--	--	--	18.19	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK AND ASPHALT.
○	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8"	30	26	--	--	--	--	--	18.19	
○	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	Q,H,F,H,E,VAN	10"	30	39	--	--	--	--	1.58	18.19	
○	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	F	12"	30	--	--	--	--	--	2.60	18.19	
○	RAIN BIRD RD-1806-SAM-PRS 18 SERIES POP-UP	VAN	18"	30	--	--	--	--	--	--	18.19	
○	RAIN BIRD RD-1804-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	5"	30	49	--	1.21	--	--	--	18.19	
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25"	45	--	--	1.98	--	--	3.82	22	
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30"	45	1.40	--	2.96	--	--	5.78	22	
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35"	45	1.92	2.46	3.81	--	--	7.58	22	
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)										8,11.20	COORDINATE LOCATION WITH OWNER
○	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC										3	IN 10" RND. VALVE BOX
○	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)										9	IN STRONGBOX ENCLOSURE
○	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE, SIZE PER PLAN										4	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD XGZ-100-PRL-COM PER PLANS (FOR SHRUBS)										17	JUMBO VALVE BOX
○	DRIP CONTROL ZONE KIT: RAINBIRD XGZ-100-PRL-COM PER PLANS (FOR TREES)										17	JUMBO VALVE BOX
○	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR										7	BY GENERAL CONTRACTOR
○	HYDROMETER: NETAFIM LHMTGI-MEL (WITH PE-393 FLOW SENSOR CABLE)										7.10	REFERENCE DETAILS
○	DRAIN VALVE: GRACO WELD TOP										5	REFERENCE DETAILS
○	ISOLATION VALVE										7	REFERENCE DETAILS
○	MAINLINE: 2" SCH. 40 PVC OR OTHERWISE NOTED.										1.2	REFERENCE DETAILS
○	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC										1.2	REFERENCE DETAILS
○	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)										1.2	REFERENCE DETAILS
○	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)										1.2	REFERENCE DETAILS
○	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.										8.11	REFERENCE DETAILS
○	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.										8.11	REFERENCE DETAILS
○	14 GAUGE SOLID COPPER SINGLE STRAND WIRE										1.2,4.8	REFERENCE DETAILS
○	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM										21	REFERENCE DETAILS

IRRIGATION NOTES

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- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
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- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 2" SCH. 40 PVC (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" SCH. 40 PVC UNLESS NOTED ON PLAN. PVC PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX., 1-1/2" PIPE MAX. 30GPM, 2" PIPE MAX. 50 GPM, (DO NOT USE 1/2" PIPE OR 1-1/4" PIPE ON THIS PROJECT). ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
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- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE RAINBIRD XBS OR XT-700 TUBING DRIP PIPE. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" DRIP PIPING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" DRIP PIPING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- CONTRACTOR TO INSTALL RAIN BIRD XFD-09-12 ON-SURFACE DRIP LINE FOR GROUNDCOVERS, FLAGSTONE PLANTINGS AND ANNUAL PLANTING AREAS AS NEEDED. MODIFY DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

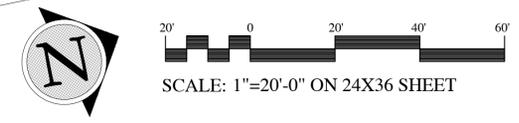
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number: 23-84
 Plan Series: Heritage 23-2
 Property Number: 500-3627-22010101
 Date: August 30, 2023

Sheet Title:
IRRIGATION DESIGN

Sheet:
LS300

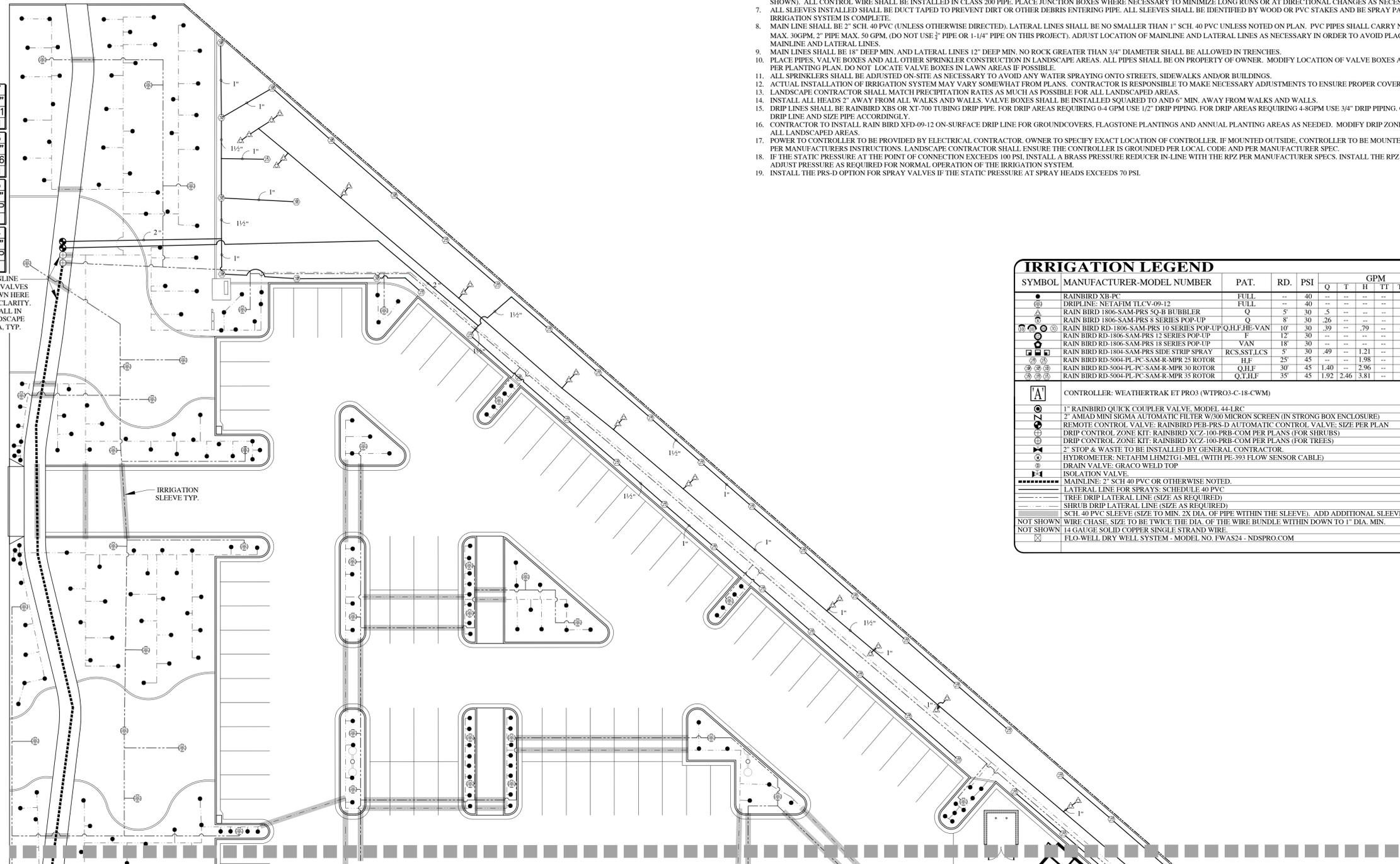


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- 17
1.5"
39.1
4PS
- 16
1.5"
39.6
4PS
- 15
1.0"
DRIP
4PS
- 14
1.0"
DRIP
4PS

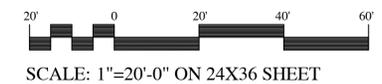
MAINLINE AND VALVES SHOWN HERE FOR CLARITY. INSTALL IN LANDSCAPE AREA, TYP.



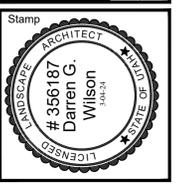
MATCHLINE SEE LS300

IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM							DRIP GPH	DETAILS	REMARKS
					Q	T	H	TT	TQ	F				
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	15.16	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.	
○	DRIP LINE: NETAFIM TL CV-09-12	FULL	--	40	--	--	--	--	--	--	9/12"	12-14	ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, AND ASPHALT.	
△	RAIN BIRD 1806-SAM-PRS 50-B BUBBLER	Q	5'	30	.5	--	--	--	--	--	--	18-19		
○	RAIN BIRD 1806-SAM-PRS 8 SERIES POP-UP	Q	8'	30	.26	--	--	--	--	--	--	18-19		
○	RAIN BIRD RD-1806-SAM-PRS 10 SERIES POP-UP	Q,H,F,HE-VAN	10'	30	.39	--	--	.79	--	--	1.58	18-19		
○	RAIN BIRD RD-1806-SAM-PRS 12 SERIES POP-UP	F	12'	30	--	--	--	--	--	--	2.60	18-19		
○	RAIN BIRD RD-1806-SAM-PRS 18 SERIES POP-UP	VAN	18'	30	--	--	--	--	--	--	--	18-19		
○	RAIN BIRD RD-1806-SAM-PRS SIDE STRIP SPRAY	RCS,SST,LCS	8'	30	.49	--	--	1.21	--	--	--	18-19		
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 25 ROTOR	H,F	25'	45	--	--	--	1.98	--	--	3.82	--	22	
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 30 ROTOR	Q,H,F	30'	45	1.40	--	--	2.96	--	--	5.78	--	22	
○	RAIN BIRD RD-5004-PL-PC-SAM-R-MPR 35 ROTOR	Q,T,H,F	35'	45	1.92	2.46	3.81	--	--	--	7.58	--	22	
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-18-CWM)											8,11,20	COORDINATE LOCATION WITH OWNER	
○	1" RAINBIRD QUICK COUPLER VALVE, MODEL 44-LRC											3	IN 10" RND. VALVE BOX	
○	2" AMIAD MINI SIGMA AUTOMATIC FILTER W/300 MICRON SCREEN (IN STRONG BOX ENCLOSURE)											9	IN STRONGBOX ENCLOSURE	
○	REMOTE CONTROL VALVE: RAINBIRD PEB-PRS-D AUTOMATIC CONTROL VALVE: SIZE PER PLAN											4	JUMBO VALVE BOX	
○	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR SHRUBS)											17	JUMBO VALVE BOX	
○	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											17	JUMBO VALVE BOX	
○	2" STOP & WASTE TO BE INSTALLED BY GENERAL CONTRACTOR											7	BY GENERAL CONTRACTOR	
○	HYDROMETER: NETAFIM LHM2GT1-MEL (WITH PE-393 FLOW SENSOR CABLE)											7,10	REFERENCE DETAILS	
○	DRAIN VALVE: GRACO WELD TOP											5	REFERENCE DETAILS	
○	ISOLATION VALVE											7	REFERENCE DETAILS	
○	MAINLINE: 2" SCH 40 PVC OR OTHERWISE NOTED.											1,2	REFERENCE DETAILS	
○	LATERAL LINE FOR SPRAYS: SCHEDULE 40 PVC											1,2	REFERENCE DETAILS	
○	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)											1,2	REFERENCE DETAILS	
○	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)											1,2	REFERENCE DETAILS	
○	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											1,2	REFERENCE DETAILS	
○	NOT SHOWN WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											8,11	REFERENCE DETAILS	
○	NOT SHOWN 14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1,2,4,8	REFERENCE DETAILS	
○	FLO-WELL DRY WELL SYSTEM - MODEL NO. FWAS24 - NDSPRO.COM											21	REFERENCE DETAILS	



In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
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Eagle Mountain, Utah 84005

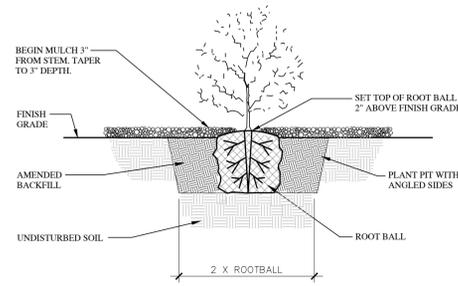
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number
23-84
Plan Series
Heritage 23-2
Property Number
500-3627-22010101
Date
August 30, 2023

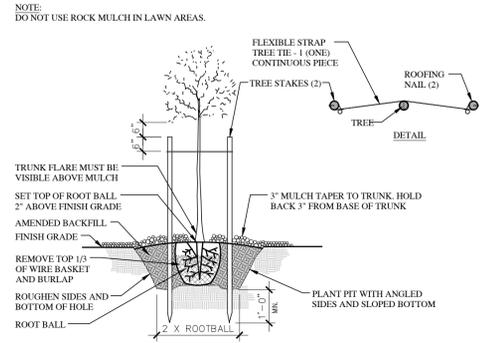
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IRRIGATION PLAN

Sheet
LS301



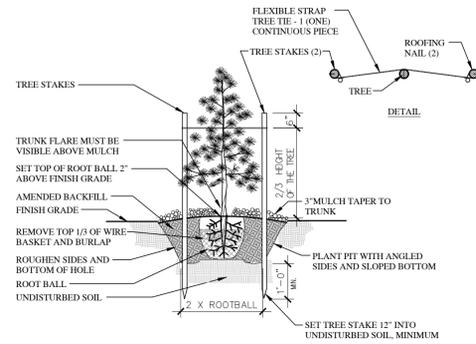
1 SHRUB PLANTING

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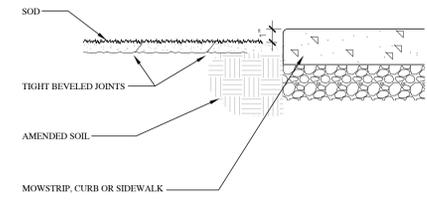
2 TREE PLANTING AND STAKING

SCALE: NTS



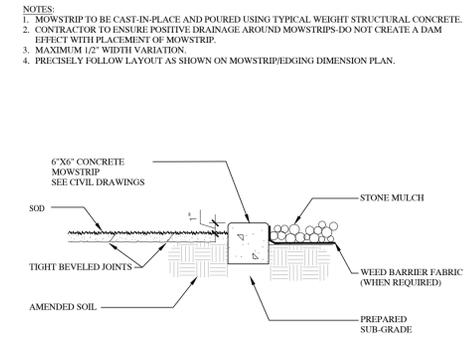
3 CONIFER PLANTING AND STAKING

SCALE: NTS



4 SOD INSTALLATION

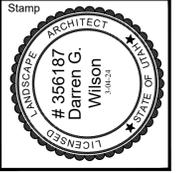
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5 CONCRETE MOWSTRIP

SCALE: NTS

NOTES:
 1. MOWSTRIP TO BE CAST-IN-PLACE AND POURED USING TYPICAL WEIGHT STRUCTURAL CONCRETE.
 2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND MOWSTRIPS-DO NOT CREATE A DAM EFFECT WITH PLACEMENT OF MOWSTRIP.
 3. MAXIMUM 1/2" WIDTH VARIATION.
 4. PRECISELY FOLLOW LAYOUT AS SHOWN ON MOWSTRIP/EDGING DIMENSION PLAN.



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 Eagle Mountain, Utah 84005

Project for:
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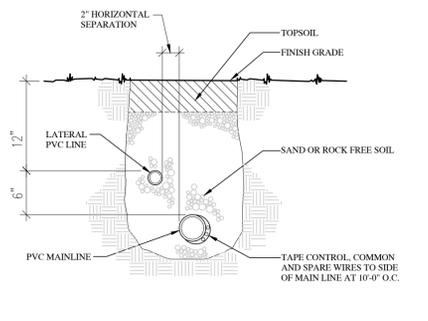
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Project Number: 23-04
 Plan Series: Heritage 23-2
 Property Number: 500-3627-22010101
 Date: August 30, 2023

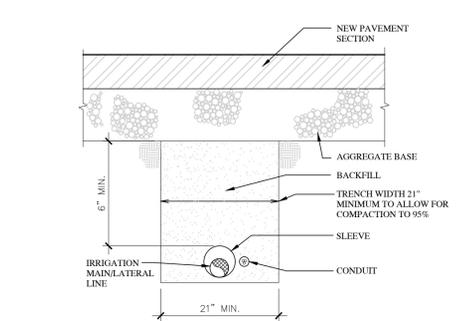
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PLANTING DETAILS

Sheet:
LS400

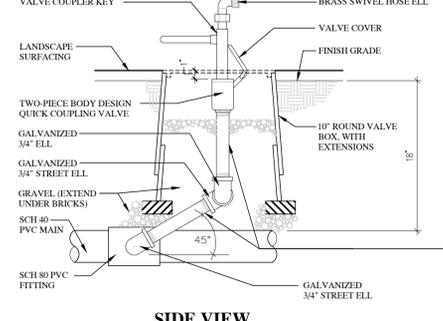




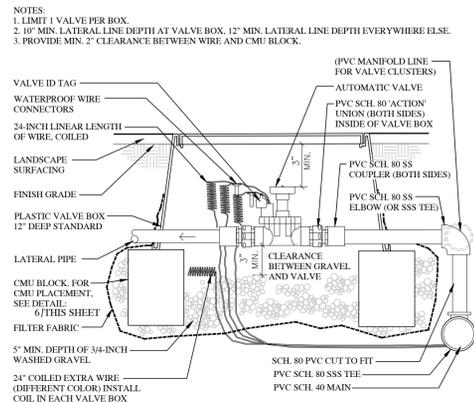
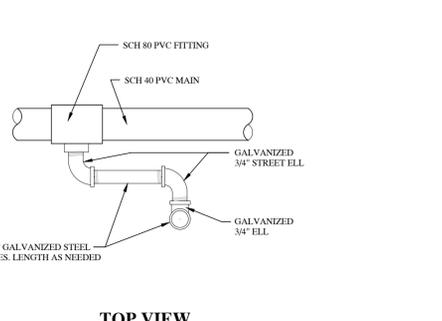
1 TRENCH SECTION - CONVENTIONAL WIRE SYS. SCALE: NTS



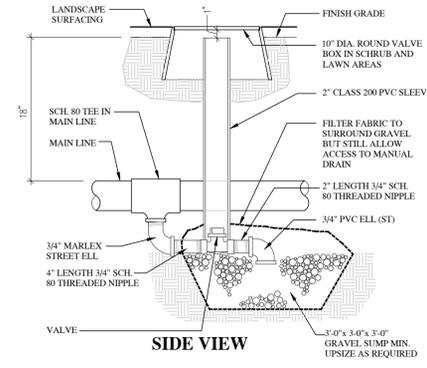
2 MISC. PIPE TRENCH: NEW PAVEMENT AREAS SCALE: NTS



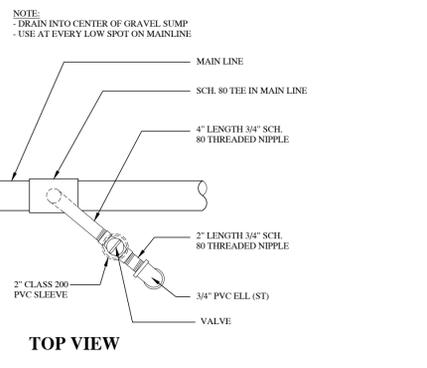
3 QUICK COUPLING VALVE SCALE: NTS



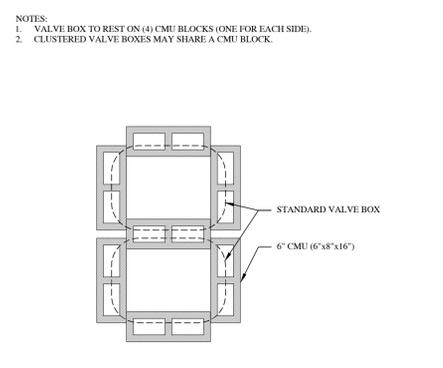
4 AUTOMATIC VALVE - CONVENTIONAL WIRE SCALE: NTS



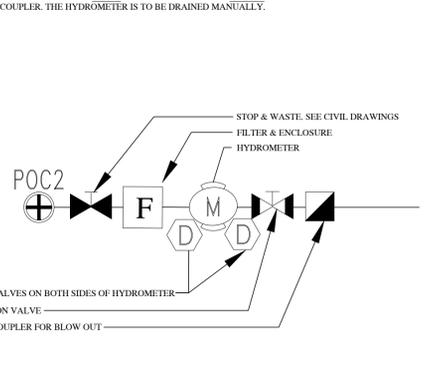
5 MAINLINE MANUAL DRAIN VALVE SCALE: NTS



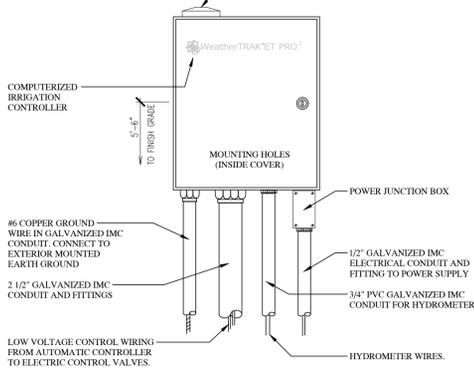
6 CMU PLACEMENT SCALE: NTS



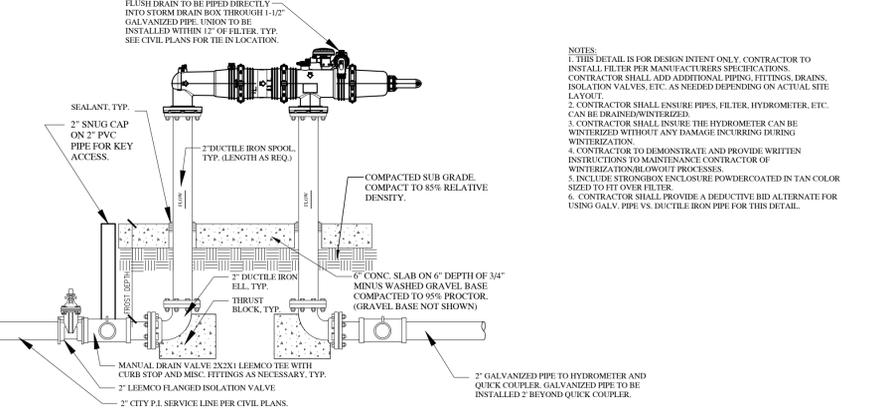
7 POC W/FILTER SCHEMATIC LAYOUT SCALE: NTS



8 SMART CONTROLLER - WEATHER TRAK SCALE: NTS

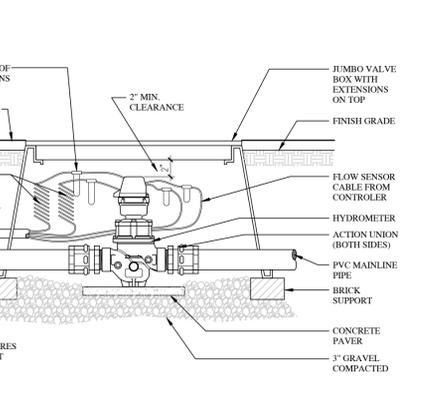


9 2" MINI SIGMA FLANGED FILTER, 300 W/ MICRON SCREEN (IN STRONG BOX ENCLOSURE) SCALE: NTS

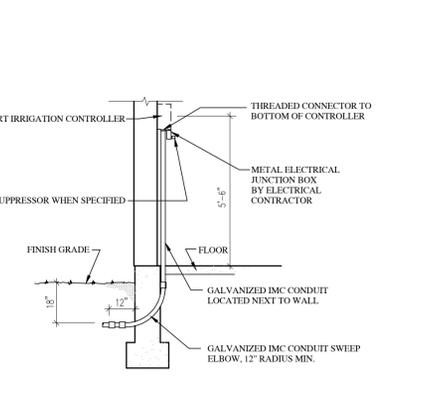


10 HYDROMETER SCALE: NTS

11 IRRIGATION CONTROLLER - INTERIOR MOUNT SCALE: NTS



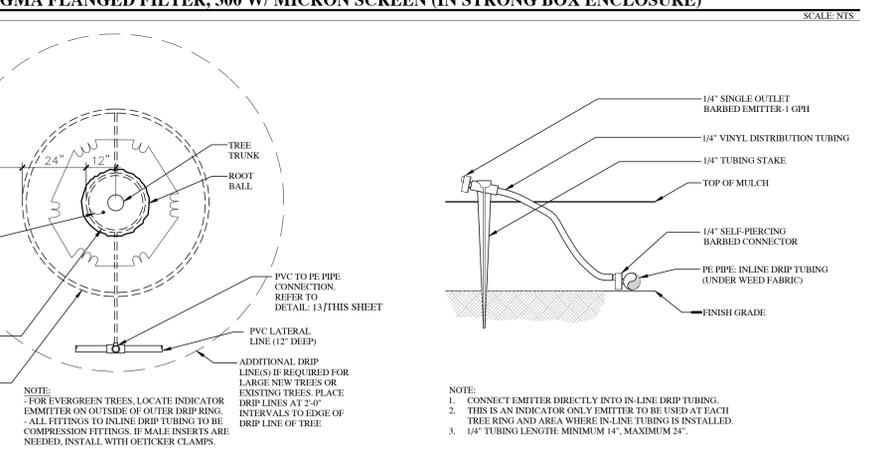
12 TREE DRIP - PLAN VIEW (PLANTER AREAS) SCALE: NTS



13 INDICATOR EMITTER SCALE: NTS

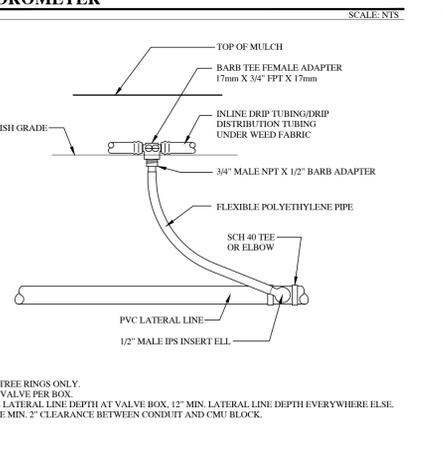


14 PVC TO BE PIPE CONNECTION SCALE: NTS

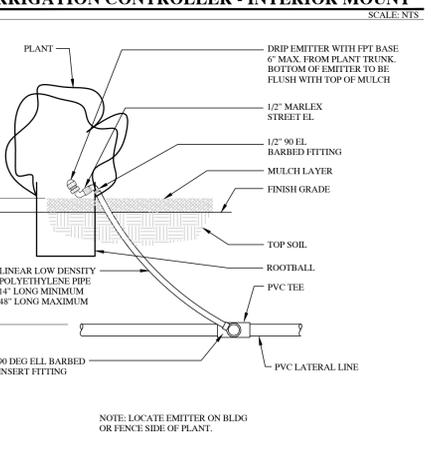


15 DRIP EMITTER INSTALLATION SCALE: NTS

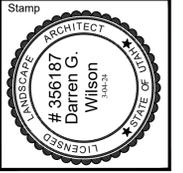
16 PVC TO BE PIPE CONNECTION SCALE: NTS



17 DRIP EMITTER INSTALLATION SCALE: NTS



18 DRIP EMITTER INSTALLATION SCALE: NTS



A New Building for
Oquirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

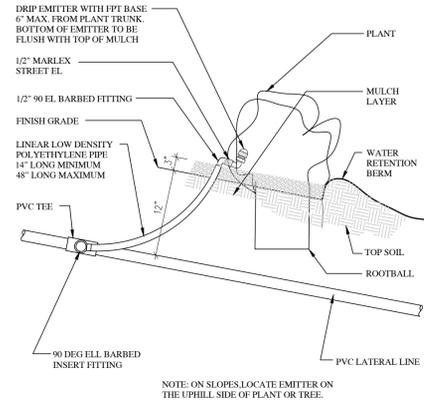
Revisions	Description
Mark	Date

Project Number
 23-04
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

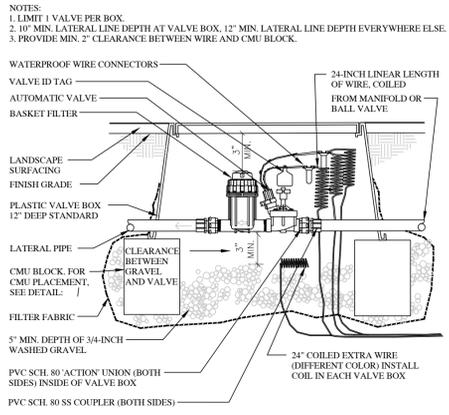
Sheet Title
IRRIGATION DETAILS

Sheet
LS500

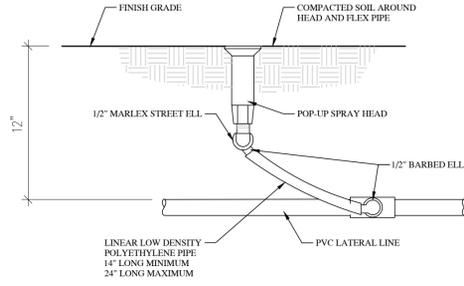




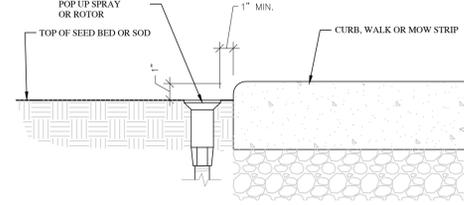
16 DRIP EMITTER - INSTALLATION ON SLOPE SCALE: NTS



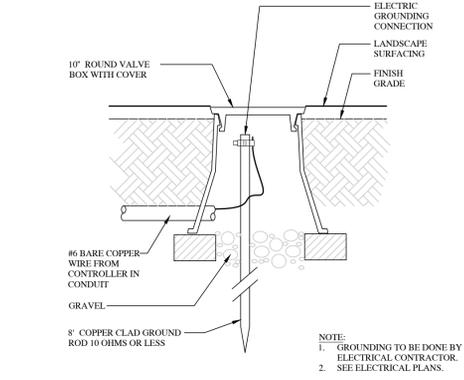
17 DRIP VALVE SECTION - CONVENTIONAL WIRE SCALE: NTS



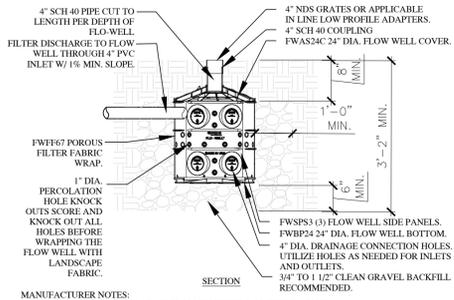
18 SPRAY HEAD ASSEMBLY SCALE: NTS



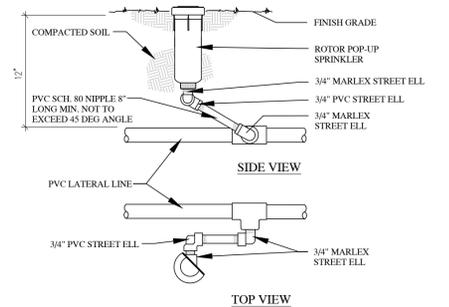
19 SPRAY AND ROTOR HEAD NEXT TO CURB / WALK SCALE: NTS



20 LIGHTNING GROUNDING ROD SCALE: NTS



21 FLO-WELL DRY WELL SYSTEM SCALE: NTS



22 ROTOR POP-UP HEAD SCALE: NTS



A New Building for
Quirrh Mountain Ranch & Eagle Mountain UT Central Stake
 7000 North Pony Express Parkway
 Eagle Mountain, Utah 84005

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Date	Description

Project Number
 23-84
 Plan Series
 Heritage 23-2
 Property Number
 500-3627-22010101
 Date
 August 30, 2023

Sheet Title
IRRIGATION DETAILS

Sheet
LS501

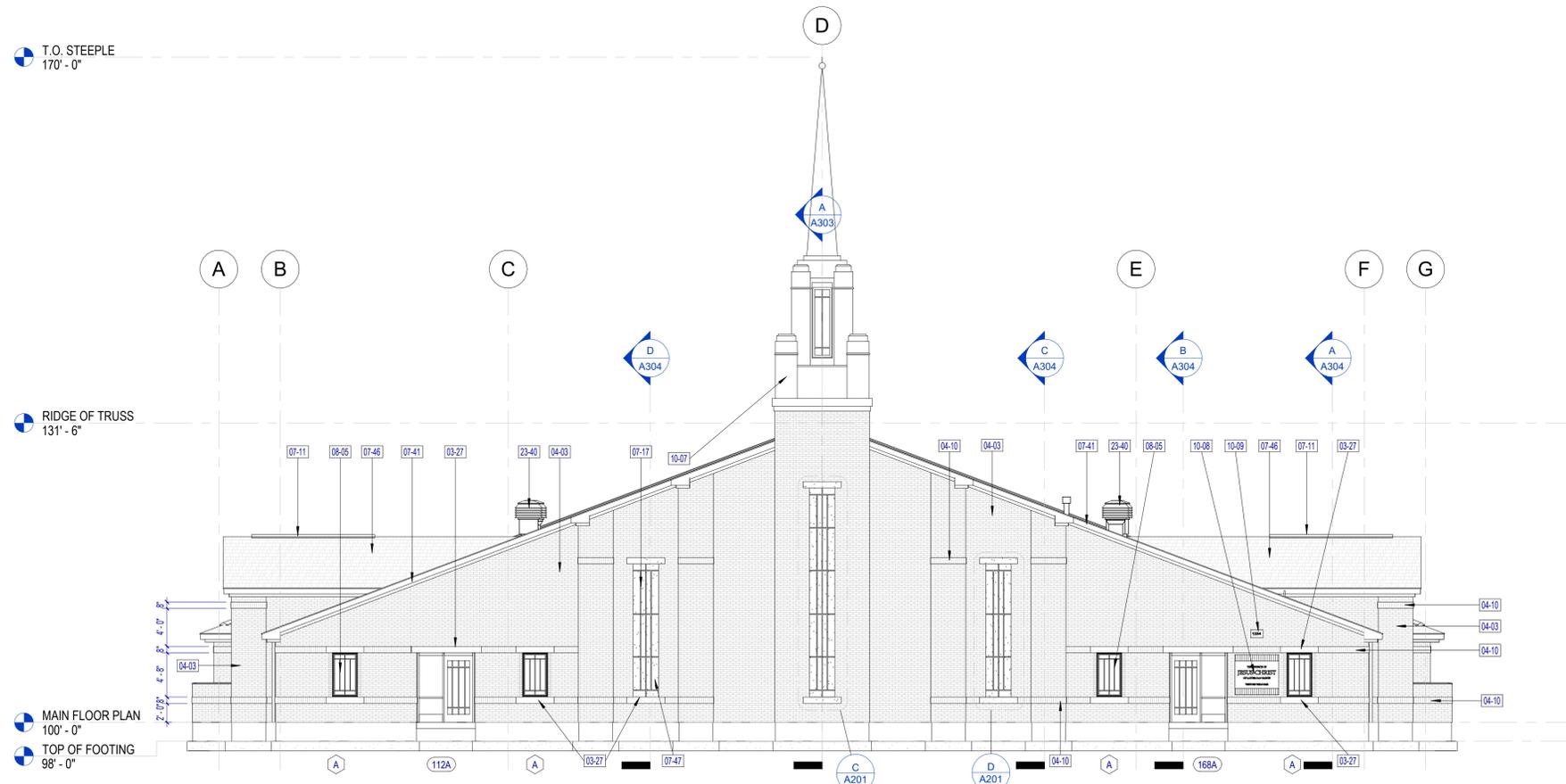


General Notes

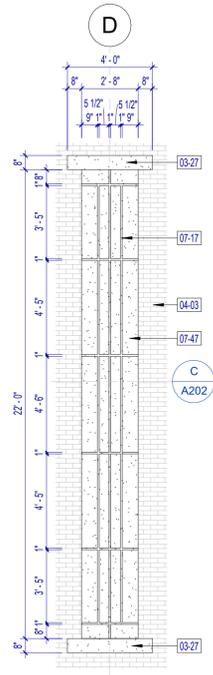
1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

Keyed Notes

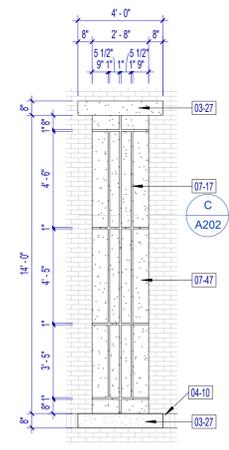
- 03-27 PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
- 03-28 PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
- 04-03 BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
- 04-06 ACCENT BRICK VENEER MASONRY
- 04-10 ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
- 07-11 ALUMINUM RIDGE VENT; SEE B.E./A122
- 07-17 WATER-MANAGED EIFS ARCHITECTURAL SCORING JOINT; SEE DETAILS
- 07-21 ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
- 07-24 ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
- 07-41 ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM. SEE A&D/A122
- 07-46 COMPOSITE ASPHALT SHINGLES. SEE DETAILS & SPECIFICATIONS
- 07-47 WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM. SEE DETAILS & SPECIFICATIONS
- 08-06 VINYL FRAMED FIXED WINDOW. SEE DOOR AND WINDOW SCHEDULES AND DETAILS
- 09-29 5/8" GYPSUM BOARD
- 10-07 ALUMINUM STEEPLE. SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
- 10-08 STONE MEETINGHOUSE SIGN. SEE D&E/A203
- 10-09 BUILDING ADDRESS SIGN. SEE F&G/A203
- 23-40 HVAC PENTHOUSE. SEE MECHANICAL



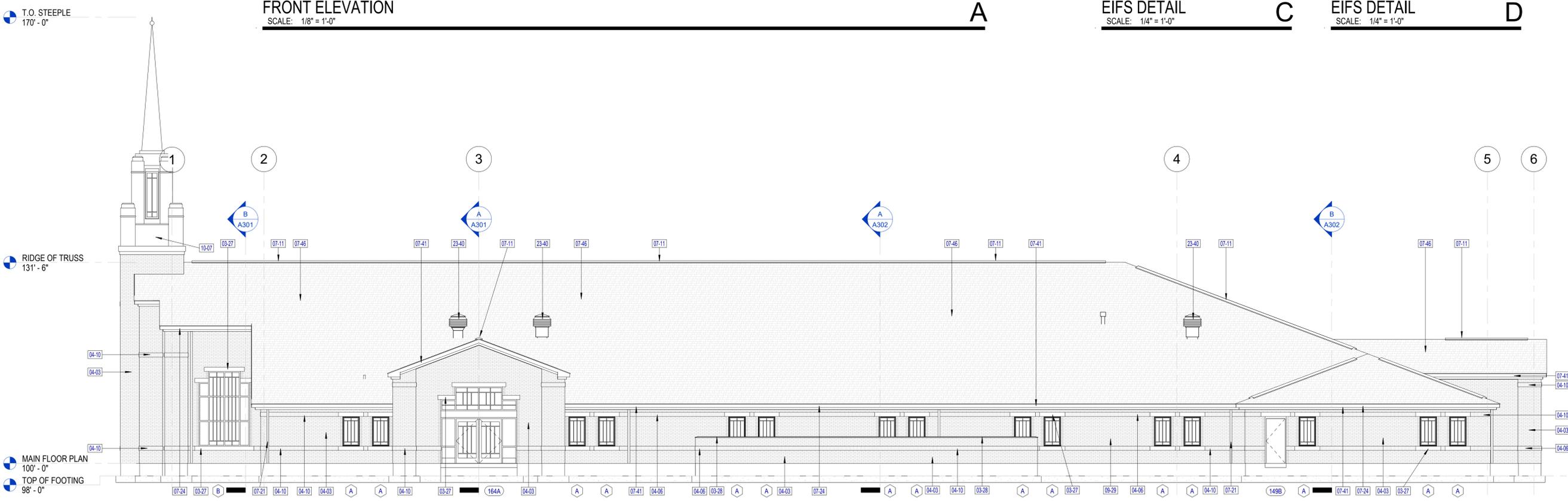
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



EIFS DETAIL C
SCALE: 1/4" = 1'-0"



EIFS DETAIL D
SCALE: 1/4" = 1'-0"



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



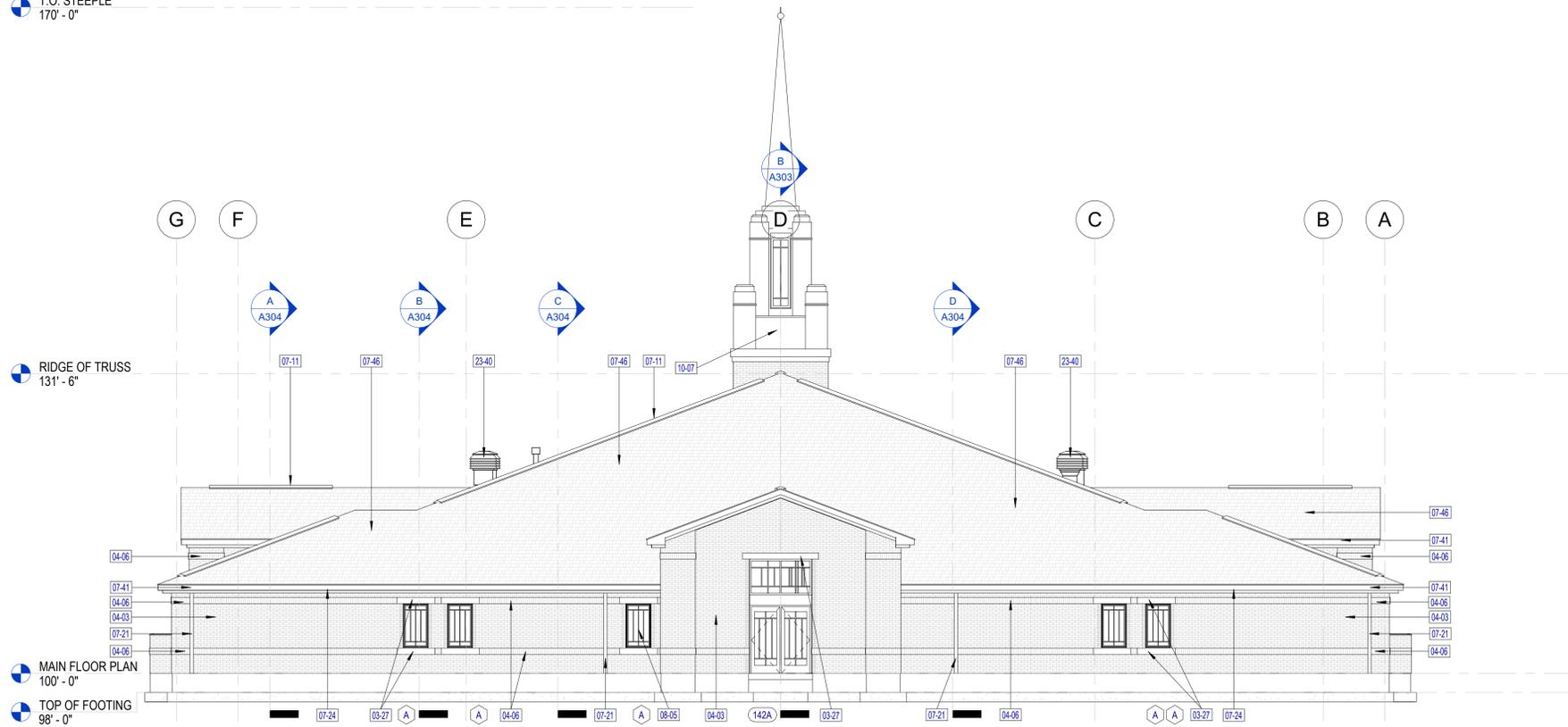
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A New Meetinghouse for
Oquirrh Mountain Eagle Mountain UT Central Stake

Eagle Mountain, Utah
Project Number:
Property Number:
November 22, 2023
Exterior Elevations

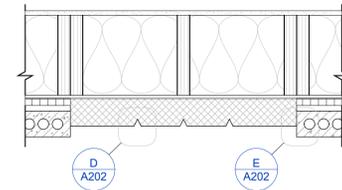
A201

T.O. STEEPLE
170' - 0"



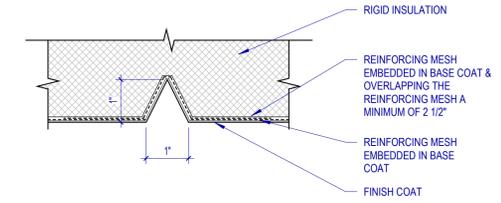
REAR ELEVATION
SCALE: 1/8" = 1'-0"

A



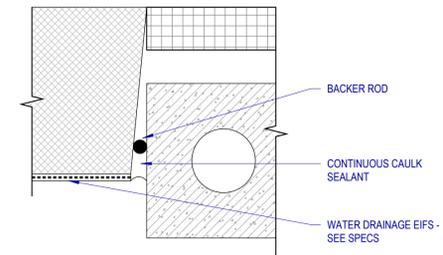
EIFS - SECTION
SCALE: 1" = 1'-0"

C



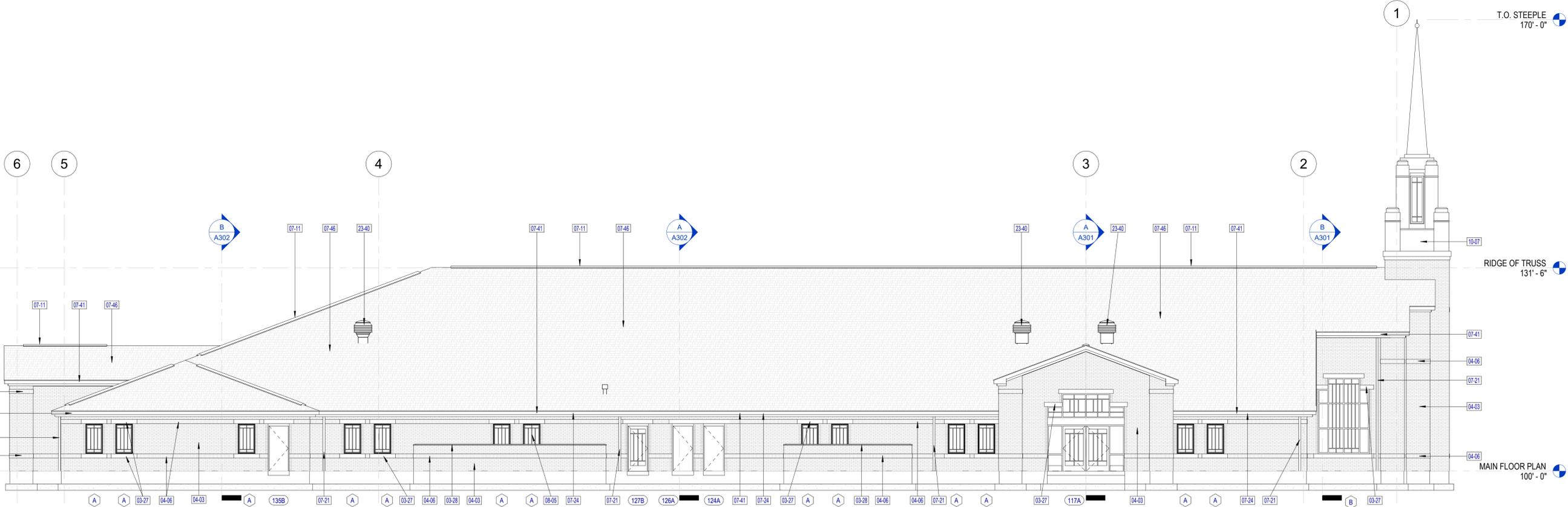
EIFS - ENLARGED REVEAL DETAIL
SCALE: 6" = 1'-0"

D



EIFS - ENLARGED EDGE DETAIL
SCALE: 6" = 1'-0"

E



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

B

General Notes

1. SEE A601 FOR DOOR SCHEDULE.
2. SEE A603 FOR WINDOW TYPES.
3. INSTALL SECONDARY UNDERLAYMENT OVER THE ENTIRE ROOF.

Keyed Notes

- 03-27 PRECAST ARCHITECTURAL CONCRETE; SEE DETAILS
- 03-28 PRECAST ARCHITECTURAL CONCRETE CAP; SEE DETAILS
- 04-03 BRICK VENEER MASONRY; RUNNING BOND; SEE DETAILS
- 04-06 ACCENT BRICK VENEER MASONRY; ACCENT BRICK VENEER MASONRY; SOLDIER COURSE; SEE DETAILS
- 07-11 ALUMINUM RIDGE VENT; SEE B.E.F/A122
- 07-21 ALUMINUM ROOF DOWNSPOUT; SEE DETAILS
- 07-24 ALUMINUM GUTTERS AND DOWNSPOUTS; SEE DETAILS
- 07-41 ALUMINUM SHEET METAL FASCIA, FLASHING & TRIM; SEE A&D/A122
- 07-46 COMPOSITE ASPHALT SHINGLES; SEE DETAILS & SPECIFICATIONS
- 08-05 VINYL FRAMED FIXED WINDOW; SEE DOOR AND WINDOW SCHEDULES AND DETAILS
- 10-07 ALUMINUM STEEPLE; SEE ELEVATIONS, ENLARGED PLANS, SECTIONS AND DETAILS
- 23-40 HVAC PENTHOUSE; SEE MECHANICAL



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A New Meetinghouse for
Oquirrh Mountain Eagle Mountain UT Central Stake

Eagle Mountain, Utah

Project Number:

Property Number:

November 22, 2023

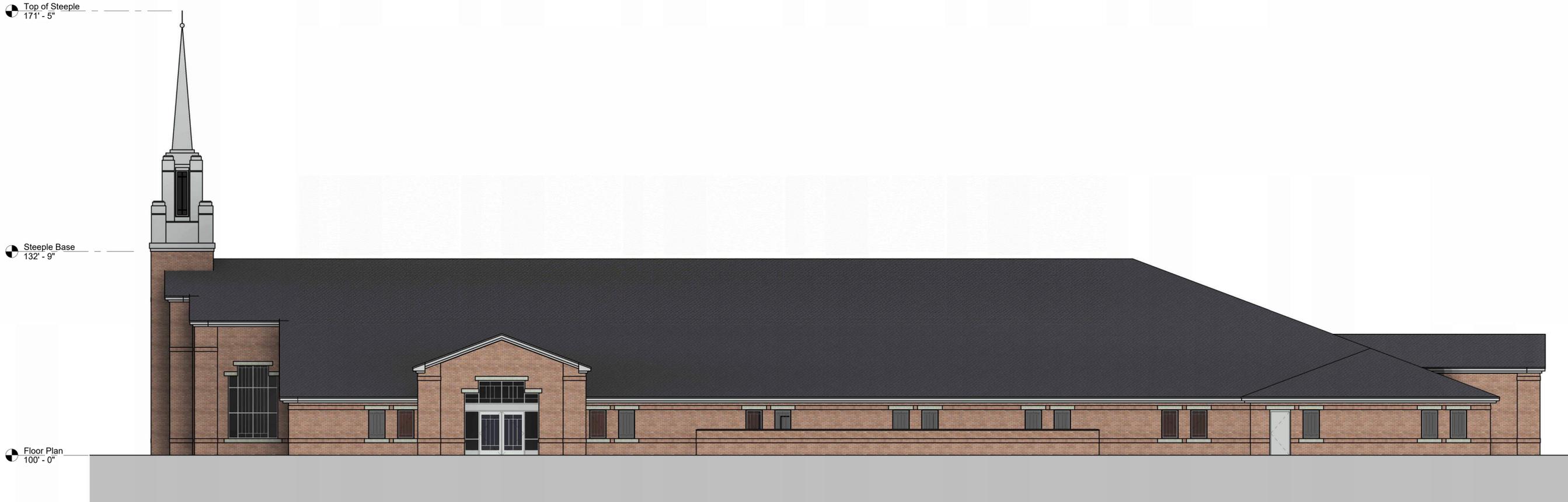
Exterior Elevations

A202



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

1



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

2

Exterior Materials

North Elevation	
Brick Veneer:	1,911 sf / 76.7%
Precast Concrete:	99 sf / 4.0%
Openings:	483 sf / 19.4%
East Elevation	
Brick Veneer:	1,104 sf / 86.5%
Precast Concrete:	32 sf / 2.5%
Openings:	140 sf / 11.0%
South Elevation	
Brick Veneer:	1,957 sf / 78.5%
Precast Concrete:	101 sf / 4.1%
Openings:	435 sf / 17.4%
West Elevation	
Brick Veneer:	2,277 sf / 92.5%
Precast Concrete:	47 sf / 1.9%
Openings:	138 sf / 5.6%
Total	
Brick Veneer:	7,250 sf / 83.1%
Precast Concrete:	279 sf / 3.2%
Openings:	1,196 sf / 13.7%

Revision Schedule

#	Description	Date



Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

A New Building for

Project Number:

Property Number:

May 1, 2023

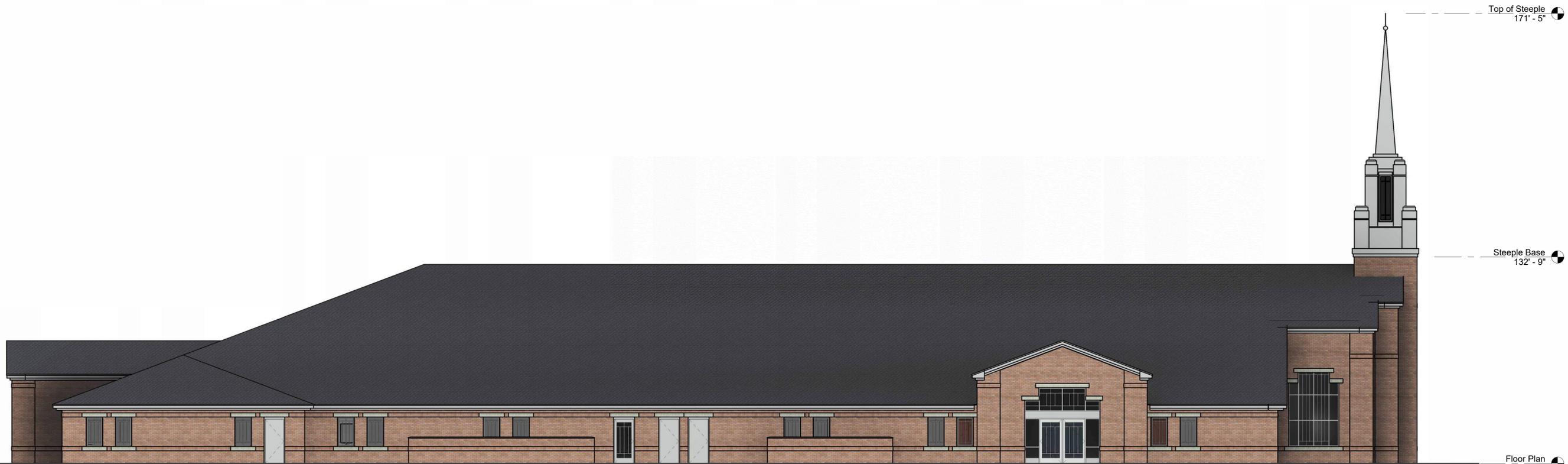
Exterior Elevations

A201



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

1



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

2

Exterior Materials

North Elevation	
Brick Veneer:	1,911 sf / 76.7%
Precast Concrete:	99 sf / 4.0%
Openings:	483 sf / 19.4%
East Elevation	
Brick Veneer:	1,104 sf / 86.5%
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South Elevation	
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Openings:	1,196 sf / 13.7%

Revision Schedule

#	Description	Date



Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

A New Building for

Project Number: _____
 Property Number: _____
 May 1, 2023

Exterior Elevations

A202



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - Code Amendment Regarding Food-Grade Oil Recycling and Definitions
ITEM TYPE:	Ordinance
APPLICANT:	City-initiated on behalf of applicant

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

David Stroud, Planning

BACKGROUND:

A consultant contacted the City regarding where a facility that recycles food-grade oil (oil that is used in restaurants and fit for human consumption) may be located. The land use table does not contemplate that specific use and will default to the "Recycling Facilities" use to identify. Recycling Facilities are not permitted in the Sweetwater Industrial Overlay zone, the consultant's location of interest. Staff informed the consultant that the City would work on an amendment on behalf of the potential user but this should not be taken as complete support of such an amendment. Staff will supply the facts of the request and let the Planning Commission and City Council decide on the appropriate direction.

ITEMS FOR CONSIDERATION:

The land use tables in EMMC identify "Recycling Facilities" as a Conditional Use in the Industrial zone and Not Permitted in the Sweetwater Industrial Overlay zone. However, Recycling facilities are not defined in EMMC. This type of facility can take on several meanings absent of any definitions in the Code.

The proposed changes will add definitions to the Code and list Recycling, Food-Grade Oil, as a Conditional Use in the Industrial zone and a Conditional Use in the Sweetwater Industrial Overlay zone. Recycling Facilities will also be defined as will Junk Yard or Wrecking Yard as this use could be interpreted as a Recycling Facility. As a conditional use, expected impacts can be mitigated by use of additional conditions of approval.

From State Code 10.9a.507: A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. The requirement described above to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require

elimination of the detrimental effects. If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to the City Council regarding the proposed amendments to EMMC regarding recycling facilities.

ATTACHMENTS:

[17.75.082 Food-Grade Oil Recycling](#)

17.10.030 Definitions.

“Junk Yard or Wrecking Yard” means a place where damaged, inoperable, or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled, or handled.

“Recycling, Food-Grade Oil” means oil and similar by-products used in the production and preparation of food for human consumption. Typically, a by-product of restaurants and food manufacturers. Does not include waste oil or grease used in automotive, industrial, or similar that is not safe for human consumption.

“Recycling Facilities” means a facility designed to be a collection point where only recyclable materials are sorted and/or temporarily stored prior to delivery to a permanent disposal site, or shipment to others for reuse, and/or processing into new products. This shall not include Junk Yards or Wrecking Yards.

17.40.040 Conditional Uses (Industrial zone)

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area and special uses as defined in Chapter 17.75 EMMC will be considered: (alphabetized uses)

- A. Automobile gas/service stations;
- B. Automobile sales and/or service;
- C. Automobile and truck repair, including auto body;
- D. Contract construction services establishments;
- E. Commercial and industrial laundries;
- F. Convenience store;
- G. Indoor shooting range – special use;
- H. Laundry and dry cleaning establishments;
- I. Light manufacturing of finished products or parts, including processing, fabrication, assembly, treatment, packaging, and incidental storage of such products. Such uses include, but are not limited to, food, beverages, apparel, textiles, pharmaceuticals, household appliances and plastics;
- J. Motels and hotels;
- K. Moving and storage facilities and businesses;
- L. Other businesses retailing goods and services or rendering personal services for a fee, except as otherwise regulated by the city’s ordinances;
- M. Other manufacturing businesses;
- N. Printing, lithography and publishing establishments;
- O. Recycling facilities;

- P. [Recycling, Food-Grade Oil](#)
- Q. Restaurants and banks (with drive-through service facilities);
- R. Sexually oriented businesses;
- S. Wholesale trade, warehousing, distribution and other operations characterized by the need for large truck and shipping establishments;

[Ord. [O-35-2023](#) § 2 (Exh. A); Ord. [O-04-2022](#) § 2 (Exh. A); Ord. [O-21-2018](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(1) § 8.4)].

17.53.040 Land Uses (Sweetwater Industrial Overlay)

Table 17.53 – Use Table

Permitted (P), Conditional (C), and Prohibited Uses (N)

- Automobile Gas/Service Stations P
- Automobile Sales and/or Service C
- Commercial Animal Farms N
- Communications Facilities and Towers (Limited to 5 Stories) P
- Construction Related Business: Lumber, Hardware, Etc. P
- Contract Construction Service Establishments P
- Convenience Store C
- Distribution Facilities P
- Electronic Data Management Businesses C
- Fitness and Recreation P
- Industrial Parks and Warehouses P
- Laundry and Dry Cleaning Establishments C
- Light Manufacturing and Assembly P
- Manufactured Homes Developments C
- Motels and Hotels C
- Office Buildings Including: Medical, Dental or Professional Offices, Corporate Offices or Corporate Campuses P
- Other Businesses Retailing Goods and Services or Rendering Personal Services for a Fee, Except as Otherwise Regulated by the City’s Ordinances C
- Other Manufacturing Businesses C
- Portable Storage Containers P
- Printing and Publishing Establishments P
- Public and Private Utility Structures or Facilities P
- Public Buildings P
- Public Parks, Plazas, or Squares P
- Recycling Facilities N
- [Recycling, Food-Grade Oil C](#)

Research and Development Uses Including: Medical or Electronic Assembly and
Associated Light Manufacturing P

Restaurants and Banks (with Drive-Through Service Facilities) C

Self-Storage or Mini-Storage Units P

Sexually Oriented Businesses N

Wholesale Trade, Distribution, and Other Operations Characterized by the Need for
Large Truck and Shipping Establishments C



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024**

TITLE:	ACTION ITEM/PUBLIC HEARING - Electronic School Signs
ITEM TYPE:	Ordinance
APPLICANT:	City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

Our office was contacted by Creative Signs & Graphics to ascertain how Black Ridge Elementary School might get permission to have an electronic, wall mounted LED sign. Review of the matter revealed that such signs were currently not allowed by code, that about one-half of elementary schools in the City already have them (which are likely unpermitted), and that exemptions in state law that allow schools to not comply with certain local zoning laws do not provide means to circumvent complying with a community's sign code.

In light of the foregoing, it was determined that the course left to the school to get their desired sign would be to apply to amend City code. The draft amendment language, if passed, will affect all schools (including charter and private) in the City, formalizing their ability to have electronic wall signs and perhaps sanctioning some of the existing signs already on their walls.

ITEMS FOR CONSIDERATION:

Propriety of the standards proposed (e.g., size allowances, brightness controls, etc.); the Planner that worked on this amendment indicated that some parts were replicated from Saratoga Springs' sign code.

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:

Approve or approve with conditions/revisions

ATTACHMENTS:

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.

“Athletic Facility Sign” A sign attached to a fence surrounding and immediately adjacent to an athletic facility and facing only the interior of an athletic facility or a sign included as part of a scoreboard that is an integral part of an athletic facility. For purposes of this Chapter, an athletic facility is defined as a regulation size soccer, football, baseball, or softball field contained within a public park or school facility.

“Electronic Message Sign” means a changeable copy sign, excluding scoreboards for sports fields, consisting of electronically controlled light sources which change the sign copy or graphics, where the copy changes more frequently than once per 24-hour period.

“Scoreboard” means a board on which the score in a game or match is displayed which may include product or team logos.

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

Sections:

- 17.80.010** What this chapter does.
- 17.80.020** Purpose.
- 17.80.030** Sign permit required.
- 17.80.040** Application.
- 17.80.050** Approval process.
- 17.80.060** General provisions.
- 17.80.070** Permitted signs.
- 17.80.080** Off-premises ladder signs.
- 17.80.090** Special events signs.
- 17.80.100** Yard sale temporary signage.
- 17.80.110** Community entrance signs.
- 17.80.120** Exempt signs.
- 17.80.130** Prohibited signs.
- 17.80.140** Nonconforming signs.
- 17.80.150** Sign enforcement.
- 17.80.160** Definitions.
- 17.80.170** Schematics.

17.80.060 General provisions.

...

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be non-illuminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC [17.56.050\(G\)](#). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events and school electronic message centers/reader boards may be permitted by the planning ~~commission~~ director. No sign illumination is permitted within ~~the~~ residential zones of the city unless approved by the planning director, or approved as part of a conditional use permit or master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the city's adopted International Electrical Code, International Building Code and Chapter [17.56](#) EMMC, Outdoor Lighting Standards.

17.80.070 Permitted signs.

...

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. Wall signs shall not take up more than 10 percent of any wall area on which the signs ~~is~~ are located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial and industrial zones, as well as in approved mixed-use projects for commercial, industrial and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of city-controlled public announcement signs and school electronic message centers/reader boards, are not permitted in the city. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign.

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be ~~20~~ 16 feet.
2. Sign Copy. The maximum sign area shall be 160 square feet.
3. Design. All signs on a site shall have consistent materials and design elements.
4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. The specific sign location shall be approved by the planning director or his/her designee.
5. Electronic message centers/reader boards shall also meet these criteria:
 - a. Electronic message boards or reader boards shall not exceed ~~45~~ 32 square feet.
 - b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.
 - c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum

nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign Illumination.

d. Illuminated signage shall not directly face adjacent residentially developed or zoned property -- including property across a street.

Exception:

i. Illuminated signage may face adjacent residentially developed or zoned property if the signage is automatically dimmed by 50 percent so as to not exceed one footcandle as measured one foot from the surface of the sign.

G. School Wall Signs. Wall signs are permitted for public schools, charter schools, and private schools and shall be used, primarily, for informational or civic purposes. Such wall signs may include electronic message centers, reader boards, or other replaceable copy signs and shall comply with the following standards:

1. Wall sign maximum size: Not to exceed 10 percent of any wall area on which the signs are located.

2. Electronic message centers/reader boards criteria:

a. Maximum size: Electronic message boards or reader boards shall not exceed 48 square feet.

b. Brightness intensity: Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC [17.80.060\(D\)](#), Sign Illumination.

c. Illuminated signage shall not directly face adjacent residentially developed or zoned property -- including property across a street.

Exception:

i. Illuminated signage may face adjacent residentially developed or zoned property if the signage is automatically dimmed by 50 percent so as to not exceed one footcandle as measured one foot from the surface of the sign.

H. City approved athletic facility signs shall be permitted in athletic facilities and are subject to the following standards:

1. Orientation: Shall not face outward from the athletic facility but may only face inward toward the interior of the athletic facility, toward the participants and spectators at the athletic facility. No athletic facility sign may be located in such a way or be of such a size

or design that it is clearly and readily readable to motorists traveling on a public right-of-way.

2. May contain off-premise advertising that is not obscene.

3. May contain electronic messaging capabilities.

4. Shall not extend beyond the dimensions of the fence or scoreboard.

5. Shall be maintained and repaired or replaced as necessary.

17.80.160 Definitions.

“Athletic Facility Sign” means a sign attached to a fence surrounding and immediately adjacent to an athletic facility and facing only the interior of an athletic facility or a sign included as part of a scoreboard that is an integral part of an athletic facility. For purposes of this Chapter, an athletic facility is defined as a regulation size soccer, football, baseball, or softball field contained within a public park or school facility.

“Electronic Message Sign” means a changeable copy sign, excluding scoreboards for sports fields, consisting of electronically controlled light sources which change the sign copy or graphics, where the copy changes more frequently than once per 24-hour period.

“Scoreboard” means a board on which the score in a game or match is displayed which may include product or team logos.



EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
MARCH 26, 2024

TITLE:	ACTION ITEM/PUBLIC HEARING - Fence Code Minor Addition
ITEM TYPE:	Ordinance
APPLICANT:	City-initiated

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

PREPARED BY:

Robert Hobbs, Planning

BACKGROUND:

The City Council recently approved a re-write of the City's fence code. In conjunction with that action, they asked Staff to bring back an ordinance to address how the City measures fence or wall heights. That draft is hereto attached.

ITEMS FOR CONSIDERATION:

Policy choice regarding measuring off of finished grade of a property where a fence/wall is proposed -- especially if the property sits higher (grade/elevations) than neighboring lots or parcels.

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:

Recommend approval to the City Council (with any suggested conditions deemed warranted).

ATTACHMENTS:

[Minor follow-up Fence Code Amendment.March 2024](#)

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.
- 17.60.160** Zone transitions.
- 17.60.170** Tables.
- 17.60.180** Diagrams.

17.60.120 General fencing provisions.

A. The standards in this section shall apply universally to fencing, walls, and screens in all zones -- unless specified otherwise. Various fence types are defined in EMMC 17.10.030. A fence permit or authorization via city site plan approval may be required by the city to sanction the placement of a fence or wall or privacy screen. Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same. Fence or wall height is measured or assessed from the height of finished grade of the property whereupon a fence lies, or to which it pertains, to the top of the fence or wall.