EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

April 9, 2024, 5:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. **Discussion Items**

   1.A DISCUSSION - ACEC (AREAS OF CRITICAL ENVIRONMENTAL CONCERN)
   Briefing the Planning Commission on future discussions with the Bureau of Land Management where we will be pursuing an ACEC (Areas of Critical Environmental Concern) between the BLM and the City that would with benefit both parties by the designation.

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 26, 2024 Planning Commission Minutes
   03.26.2024 PC DRAFT Minutes

5. **Status Report**

6. **Action and Advisory Items**

   6.A ACTION ITEM - Election of a Planning Commission Chair and Vice-Chair

   6.B ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat

   Planning Commission review of a request for preliminary plat approval of the Pinnacles multi-family (townhouse) project consisting of a proposed 167 lots/units on 13.2 acres, with 4.58 acres of open space, in the MF1 and MF2 zones. The property is located west of Pony Express Parkway and north of E. Aviator Avenue in Section 02, T6S, R2W Salt Lake Base and Meridian over Utah County parcels: 59:034:0159 and 59:034:0158.

   Pinnacles Multi-family DRC Review

   6.C ACTION ITEM/PUBLIC HEARING - Mountainland Supply Site Plan at 800 E. Split Rock Drive.
   Site plan approval to locate a building supply business on Lot 108 (51:756:0108) and Lot 109 (51:756:0109) of Rush Creek Industrial Phase A, Plat 1, Subdivision.

Mountainland Supply site plan

6.D ORDINANCE/PUBLIC HEARING - CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS

Planning Commission review and recommendation regarding Code amendments to sewer system standards. A public hearing on this item was held at the October 24, 2023, Planning Commission meeting.

15.70.090 Street Lights
15.35.10 Water General
15.35.050 Water Meters and Service Lines
Construction Drawing Details - Combined
15.45.110 Discharging Waste
15.45.100 Sewer Lift Stations
15.45.070 Sewer Laterals
15.45.020 Sewer Pipe

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** **APRIL 9, 2024**
TITLE:	DISCUSSION - ACEC (AREAS OF CRITICAL ENVIRONMENTAL CONCERN)
ITEM TYPE:	Discussion
APPLICANT:	City-Initiated

ACTION ITEM:
No

PUBLIC HEARING:
No

PREPARED BY:
Todd Black, Planning

BACKGROUND:
Given recent attempts with the BLM and SITLA to trade/swap parcels within City limits, City staff is considering options to add additional layers of protection on parcels within the City. An ACEC designation would help to accomplish this goal.

Areas of critical environmental concern (ACECs) are public land units that require special management to protect important and relevant values. ACECs can protect important resources, unique scenic landscapes, and people and property from hazards on public lands. ACECs are proposed and evaluated through land use planning using the best available information and extensive public involvement, and you have a say in how they are managed.

ITEMS FOR CONSIDERATION:
Discussion only

REQUIRED FINDINGS:
non

RECOMMENDATION:
Discussion with the Planning Commission to provide feedback, express concerns, or ask questions.

ATTACHMENTS:

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 26, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Robert Fox, Rod Hess, Brent Strong, and Craig Whiting; and Alternate Commissioner Bryan Free.

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

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Caden Lyon, 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 5:30 p.m.

1. Discussion Items

1.A. Financial Resilience Presentation

Planner Caden Lyon presented the following information regarding financial resilience for municipalities:

- Context of financial resiliency for Eagle Mountain,
- Financial resilience as it pertains to a municipality,
- The necessity for a municipality to be financially resilient, and
- Examples of municipal financial resilience.

Mr. Lyon explained that for the purpose of this presentation, he focused on property tax rather than sales tax and other revenue sources.

1.B. DISCUSSION – Retaining Wall Code Amendments

Senior Planner Robert Hobbs presented the item. Current Eagle Mountain Municipal Code (EMMC) standards only state that retaining walls are not allowed in easements and that they require permits. Where the City lacks zoning code regulations affecting retaining walls, staff has prepared draft language addressing their appearance, composition, height maximums, and tier levels. Retaining walls must comply with building code and have structural engineering where needful and are prohibited in some instances. Prompted by a simplification suggested by Commissioner Hess, further revision removed identifying two types of retaining walls. The City has had issues with retaining walls failing that were never shown on any engineering plans.

Discussion and direction:

- Add additional language to EMMC 17.61.030(D)(1) to further clarify that retaining walls over four feet require a building permit and structural drawings and provide a link to building permit application standards and processes;
- Specify in EMMC 17.61.030(D)(2) when fall barriers are required;
- Concern with the use of inappropriate fill dirt, insufficient compaction, and inadequate footing depths;
- Support of requiring a minimum horizontal distance equal to 1.5 times the average height of the two adjacent retaining walls; and
- Consideration of whether to set a maximum height and number of tiers.

Commissioner Allen adjourned the work session at 6:15 p.m.

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

DRAFT

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

Recently appointed Commissioners, Alternate Commissioner Bryan Free and Commissioner Craig Whiting, introduced themselves.

There were no Declarations of Conflicts of Interest.

4. Approval of Meeting Minutes

4.A. March 12, 2024 Planning Commission Minutes

MOTION: ***Commissioner Hess moved to approve the March 12, 2024 minutes. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

5. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the March 19, 2024 City Council meeting.

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

Mr. Lyon presented the item. The applicant is seeking an exception to accessory dwelling unit (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-foot rear setback. EMMC 17.70.030(D)(3) requires that a detached unit meets the same setbacks as the primary dwelling unit on the property. The applicant is petitioning for a 15-foot rear setback to 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.

Discussion clarified the frontage and setbacks of the primary dwelling in relation to the requested and required ADU setbacks.

City Attorney Marcus Draper clarified that his interpretation is that an ADU must meet the same setback requirements, rather than the exact setback distances, as the primary dwelling unit.

Commissioner Allen opened the public hearing at 6:46 p.m. As there were no comments, he closed the hearing.

DRAFT

Commissioner Fox expressed concern about setting a precedent and feels that an applicant needs a more compelling reason than the desire to better utilize their lot to qualify for an exception.

Commissioner Strong concurred with Commissioner Fox that an applicant should have a compelling, insurmountable reason to qualify for an exception such as limitations due to grading. The building could be relocated to meet the setback requirements.

Commissioner Whiting noted that Municipal Code requires the applicant to provide evidence that the exception will not cause negative impacts on other residents which has not been included in the submission. He would like to have heard from the impacted neighbors as to whether they have invasion of privacy or other concerns with the ADU. He feels that insufficient information has been provided to warrant an exception especially where the ADU could be reoriented to be parallel with the home to preserve more yard useability while still meeting setback requirements.

Commissioner Allen supported the views and concerns of the other Commissioners.

Commissioner Hess verified with staff that the plot plan in the packet presented during the meeting indicates setbacks that would allow the applicant to meet the requirements and the applicant desires to alter that proposal to reduce the rear setback from 25 to 15 feet.

The Planning Commission discussed uncertainty regarding the metrics to use in granting an exception other than the impact on the neighbors. Staff confirmed that the applicant will have the ability to appeal a denial by the Planning Commission to the City Council or to reapply with a materially different application.

MOTION: ***Commissioner Strong moved to deny the Scott Exception to accessory dwelling unit setback standards for Lot 608 Valley View Ranch Phase A Plat 6. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

Mr. Larsen recommended that staff prepare a set of criteria to be used when evaluating exception requests and the Planning Commission agreed.

6.B. ACTION ITEM/PUBLIC HEARING – Oquirrh Mountain Ranch and Eagle Mountain, UT, Central Stake Church Site Plan

Mr. Lyon presented the item. 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, Utah Central Stake chapel site plan for The Church of Jesus Christ of Latter-day Saints. 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.

Wildlife Biologist/Environmental Planner Todd Black indicated the location on the northeast side of the parcel that will be deeded to the City for a trail and wildlife corridor that will connect to the trail system and petroglyph park.

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

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of the site plan for Oquirrh Mountain Ranch and Eagle Mountain, Utah, Central Stake Church with the***

condition that the steeple shall be reduced by 1 ½ feet to meet the 70-foot maximum height requirement. Commissioner Allen seconded the motion.

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

6.C. ACTION ITEM/PUBLIC HEARING – Code Amendment Regarding Food-Grade Oil Recycling and Definitions

Senior Planner David Stroud presented the item. 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. 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 as the Planning Commission and City Council would decide on the appropriate direction.

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 Municipal 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. Junkyard or wrecking yard will also be defined to prevent them from being interpreted as a recycling facility. Junkyards and wrecking yards are currently not allowed in the City and this change would maintain the use as prohibited in all zones.

Nate Walter with LEI Engineers explained the business model for filtering and processing the oil inside the building. Their facilities do not have the capacity to refine the oil to use as fuel. Air scrubbers mitigate odor production and no pollutants are created or released into the air or water. Waste is disposed of offsite. They have not had any complaints regarding noise or pollution at the current facility in Saratoga Springs, but desire to relocate due to encroachment by residential development.

Commissioner Allen opened the public hearing at 7:22 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.10.030 Definitions, 17.40.040 Conditional Uses (Industrial Zone), and 17.53.040 Land Uses (Sweetwater Industrial Overlay). Commissioner Whiting seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

6.D. ACTION ITEM/PUBLIC HEARING – Electronic School Signs

Mr. Hobbs presented the item. The Planning Department 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 Municipal Code, even though about one-half of elementary schools in the City already have them (which are likely unpermitted). 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. Staff determined that the course left to the school to get their desired sign would be to apply to amend Municipal 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.

Commissioner Allen opened the public hearing at 7:38 p.m. As there were no comments, he closed the hearing.

Planning Commissioners requested the following changes to the Municipal Code amendment proposal to be brought back at a future meeting for further consideration:

- Permit one electronic reader board per school on the monument or the wall, not both;
- Clarify appropriate dimming hour restrictions for schools per EMMC 17.80.060(D);
- Create height and width size restrictions for electronic message signs;
- Verify dark sky ordinance compliance requirements for school uses; and
- Establish enforcement procedures.

MOTION: ***Commissioner Hess moved to table amendments to Eagle Mountain Municipal Code 17.10.030 Definitions and 17.80 Sign Regulations and Sign Permits with direction to staff to implement the recommendations made by the Planning Commission to the standards and place the item on the agenda of a future meeting. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

6.E. ACTION ITEM/PUBLIC HEARING – Fence Code Minor Addition

Mr. Hobbs presented the item. The City Council recently approved a rewrite of the City's fence code. In conjunction with that action, the Council asked staff to bring back an ordinance to address how the City measures fence or wall heights. The original amendment would add the following verbiage to EMMC 17.60.120(A), "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."

Mr. Hobbs explained that he spoke with a Councilmember prior to the meeting. The Councilmember recommended the following additional language as a secondary option for height measurement, "from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting single-family development(s)."

The Planning Commission discussed the proposed amendments and advised staff to change the word "single-family" to "residential" and alter the formatting of the additional language to EMMC 17.60.120(A) as follows:

1. Fence or wall height is measured or assessed from either:
    a) 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, or,
    b) from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting residential development(s).

Commissioner Allen opened the public hearing at 7:54 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of an amendment to Eagle Mountain Municipal Code 17.60.120 General fencing provisions as amended and presented in the meeting with the addition of the following language to EMMC 17.60.120(A):***

- ***EMMC 17.60.120(A)(1): "Fence or wall height is measured or assessed from either:"***

- ***EMMC 17.60.120(A)(1)(a): "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, or,"***
- ***EMMC 17.60.120(A)(1)(b): "from the height of the grade of the building/parking pad where such is at a higher grade elevation than any abutting residential development(s)."***

Commissioner Whiting seconded the motion.

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

7. Discussion Items

Commissioner Allen explained that a Planning Commission Chair and Vice Chair will be voted on and appointed by the Commission during the next meeting.

Discussion ensued regarding property ownership requirements and commitments for master development agreements.

8. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for April 9, 2024.

9. Adjournment

MOTION: ***Commissioner Hess moved to adjourn at 8:06 p.m. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

The meeting was adjourned at 8:06 p.m.

Approved by the Planning Commission on April 9, 2024.

_____

Brandon Larsen
Planning Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **APRIL 9, 2024**
TITLE:	ACTION ITEM - Election of a Planning Commission Chair and Vice-Chair
ITEM TYPE:	Motion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brandon Larsen, Planning

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **APRIL 9, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Pinnacles Multi-Family Preliminary Plat
ITEM TYPE:	Preliminary Plat
APPLICANT:	Century Land Development; Focus Engineering, Matt Christensen representing

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

BACKGROUND:
The Pinnacles Development Agreement was signed on November 18, 2021. The entire land area of the Pinnacles development is 161 acres. The approved concept plan for the project intended the property under consideration to be built-out with multi-unit structures. This proposal contains 13.2 acres of property within already approved MF1 and MF2 zoned areas [apparently w/i the GPFLUM "Neighborhood Residential 1" and "Employment Center/Campus" settings]. It is presently proposed to contain 167 townhouse units grouped in 32 buildings containing, variously, 4-6 dwellings each therein.

ITEMS FOR CONSIDERATION:
Preliminary Plat (EMMC § 16.20)

The Project has been reviewed by the DRC Committee and suggested "redline" corrections incorporated into plat drawings (currently in electronic files). The plat's present configuration is not quite in conformance with platting & site plan standards belonging to the MF1 and MF2 zones associated with the pre-approved and amended Pinnacles entitlement documents.

Provided/proposed calculations (from plat Tabulations legend):
Total Acreage -- 13.20 ac
Total Acreage in Lots -- 6.68 ac
Total Acreage in Open Space -- 4.58 ac (6 parcels A-F)
Total Asphalt Area -- 2.84 ac
Total Area in ROW -- 2.33 ac

Regarding MF1 zoned lots:
MF1 Total Lot Count – 80
MF1 Total Acreage -- 6.62 ac
MF1 Total Acreage in Lots -- 3.97 ac
Reqd. Min. Lot Size: n/a

Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: 2-6 units/bldg.
Proposed Composition: ≤ 6 units/bldg. (conforming)
Maximum Gross Density: 10 units/acre
Proposed Gross Density: *12.08 du/ac (not-conforming)*
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm. (max. 1.83 ac)

Regarding MF2 zoned lots:
MF2 Total Lot Count -- 87
Total Acreage in Lots -- 4.24 ac
MF2 Lot Total Acreage in Lots – 2.71
Reqd. Min. Lot Size: n/a
Reqd. Avg. Lot Size: n/a
Allowed Housing Composition: ≤ 12 units/bldg.
Proposed Composition: ≤ 12 units/bldg. (conforming)
Maximum Gross Density: 20 units/acre
Proposed Gross Density: *20.51 du/ac (not-conforming)*
Required Open Space: 1,000 sq. ft./3 bdrm. unit, 750 sq. ft./1&2 bdrm. (max. 2.00 ac)

Other/Notes:

Open Space & Amenities (EMMC §§ 16.35.105 & 17.25.050(I): All open space is intended to be maintained by a future HOA.
Required open space area based on proposed preliminary plan pre-correction(s): 3.83 ac max.
Proposed open space area in plat (both zone areas combined): 4.58 acres (conforming)
Clubhouse and pool area shown in Parcel C. A future site plan will provide details of/for those amenities.

ROW: Right-of-way are intended to be private in the townhouse area. Adequate widths per Title 16 are provided for roads (includes Fire Department specs.)

Screening: n/a

Correspondence: Any correspondence from agencies or the citizenry is hereto attached. Agency comments may express opinions regarding the plat's design.

Parking, landscaping and architectural standards compliance will be evaluated when a site plan for the project is submitted for review to the City. At present, as noted in DRC review comments, lot widths (20') are knowingly an issue -- as the minimum garage width standard

being 22', and some setback non-conformities are noted as existing. See recommendation for Staff reaction to those issues.

REQUIRED FINDINGS:

Plat approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Preliminary Plat Approval review request are iterated in EMMC § 16.20.

RECOMMENDATION:

Table to April 23, 2024, to enable Applicant's engineer to make plat plan page revision(s) to building lot density, lot/building footprint widths and setbacks, etc.

ATTACHMENTS:

Pinnacles Multi-family DRC Review

RBallif 3/13/2024-comment- there is no plan & profile and no street names

DPayne 3/27/2024- No Comment

R. Hobbs -- comments, 4-1-24

tblack--no comment 3-25-24

PINNACLES MULTI FAMILY

PREPARED FOR:

CENTURY COMMUNITIES

LOCATED IN:

EAGLE MOUNTAIN, UT

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

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

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MATT CHRISTENSEN
SURVEY MANAGER: JUSTIN WAPSHOTT

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(303) 957-6677
CONTACT: CHASE TURNER

SEWER NOTES

1. **PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
2. **DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
3. **SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
4. **SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
5. **LATERAL STUBS:**

A. STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.

B. ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL

6. **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 NOTES

1. **VALVES:**

A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)

B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES

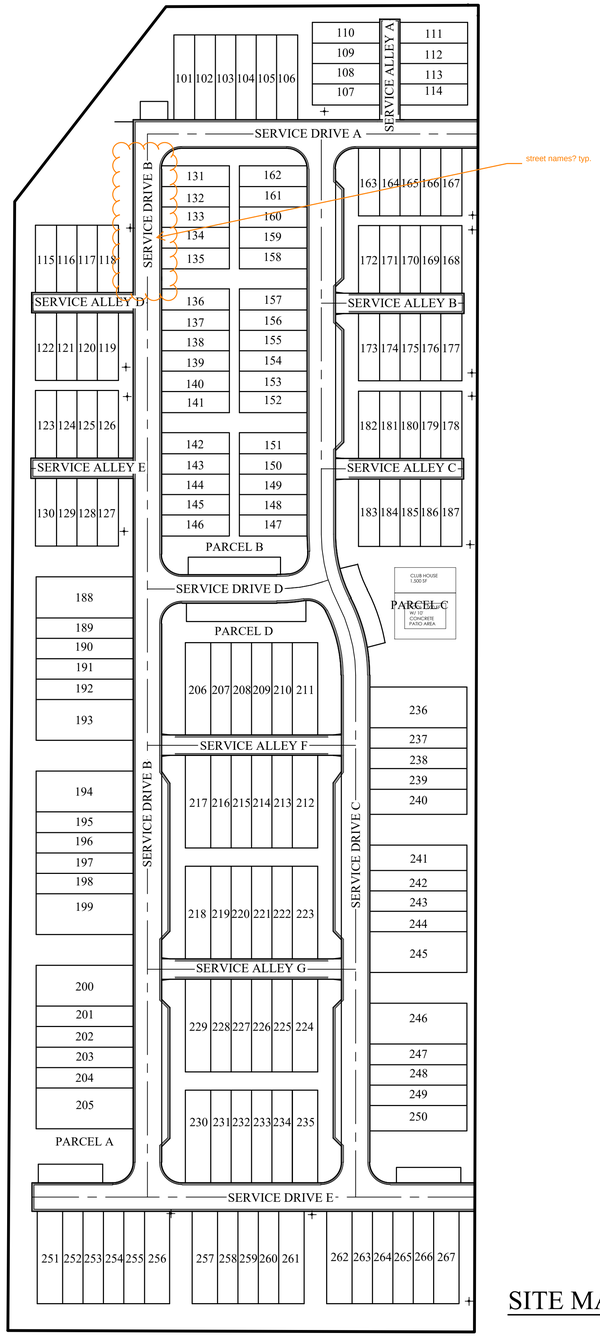
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
5. **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 AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID. 21" INSIDE DIAMETER CAN HDPE.
6. **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.
7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. **HYDRANTS:** HYDRANTS TO BE 5' BURY (MINIMUM)
9. **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.
10. **TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. **WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
12. **VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
13. **WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
14. **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 NOTES

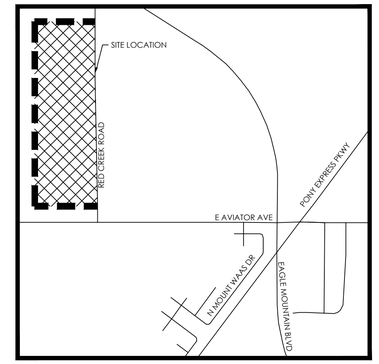
1. **BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM)
2. **ADS:** ALL ADS PIPE TO BE "HP" BRAND
3. **COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION NOTES

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION
2. **UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
3. **COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.



SITE MAP



VICINITY MAP

NTS

Sheet List Table

Sheet Number	Sheet Title
C1	COVER SHEET
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C3	SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	PHASING PLAN
C3.4	HARDSCAPE PLAN
C4	OVERALL GRADING AND DRAINAGE PLAN
C4.1	GRADING AND DRAINAGE PLAN
C4.2	GRADING AND DRAINAGE PLAN
C4.3	GRADING AND DRAINAGE PLAN
C4.4	GRADING AND DRAINAGE PLAN
C4.5	GRADING AND DRAINAGE PLAN
C4.6	GRADING AND DRAINAGE PLAN
C5	SEWER PLAN
C5.1	SEWER PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C7	EROSION CONTROL
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
D1	DETAILS



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

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
3/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
COVER SHEET

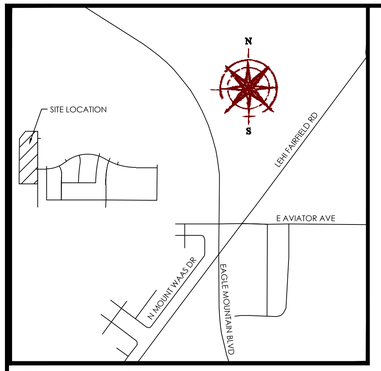
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

COVER SHEET

Scale: 1"=70' | Drawn: MEC
Date: 03/05/24 | Job #: 23-0104
Sheet: C1

Z:_2023\23-0104 pinnacles multi family preliminary\design\23-0104 sheet1.set\23-0104 PINNACLES MULTI FAMILY.dwg



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA

NOTES:

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. PARCELS A, B, C, D, E AND F ARE HEREBY DEDICATED AS COMMON ARE AND TO BE MAINTAINED BY THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.
3. ALL UNITS BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

OVERALL SITE TABULATIONS

- TOTAL # OF LOTS: 167 LOTS
- TOTAL ACREAGE: 13.2 ACRES
- TOTAL ACREAGE IN LOTS: 6.68 ACRES
- TOTAL OPEN SPACE: 4.58 ACRES OR 199,497 SQFT.
- TOTAL AREA IN ROW 2.33 ACRES
- TOTAL ASPHALT AREA 2.84 ACRES
- AVERAGE LOT SIZE: 0.033 ACRES OR 1,440 SQFT.
- LARGEST LOT SIZE: 0.09 ACRES OR 3,800 SQFT
- SMALLEST LOT SIZE: 0.03 ACRES OR 1,320 SQFT
- OVERALL DENSITY: 12.7 LOTS/ACRE

ZONE MF1 SITE TABULATIONS

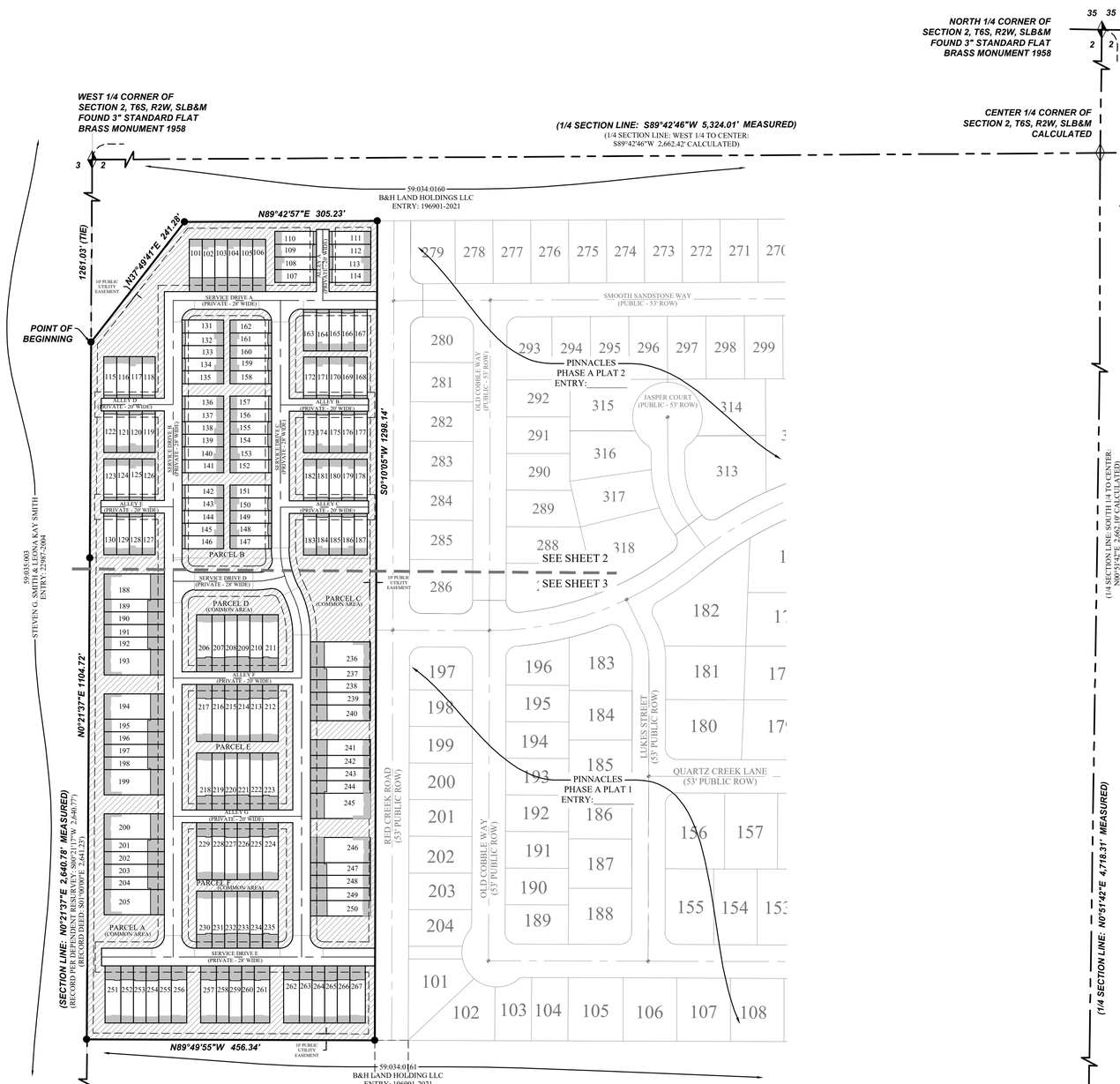
- TOTAL # OF LOTS: 80 LOTS
- TOTAL ACREAGE IN LOTS: 3.97 ACRES
- AVERAGE LOT SIZE: 0.05 ACRES OR 2,164 SQFT.
- LARGEST LOT SIZE: 0.09 ACRES OR 3,800 SQFT
- SMALLEST LOT SIZE: 0.04 ACRES OR 1,810 SQFT
- OVERALL DENSITY: 10 LOTS/ACRE
- TOTAL ACREAGE: 6.62 ACRES

ZONE MF2 SITE TABULATIONS

- TOTAL # OF LOTS: 87 LOTS
- TOTAL ACREAGE IN LOTS: 2.71 ACRES
- AVERAGE LOT SIZE: 0.03 ACRES OR 1,357 SQFT.
- LARGEST LOT SIZE: 0.04 ACRES OR 1,702 SQFT
- SMALLEST LOT SIZE: 0.03 ACRES OR 1,320 SQFT
- OVERALL DENSITY: 16.7 LOTS/ACRE
- TOTAL ACREAGE: 4.24 ACRES

Density is over allowed MF1 & MF 2 standards (see EMC 17.25.040 Table) by 2.08 units/ac in the MF1 area and .51 units/ac in the MF 2 area.

Please quantify the amount of open space in the MF1 area and MF2 areas as separate numbers



N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

SHEET 1 OF 3

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS DATE

COMCAST

_____ APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. _____ DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHT-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

_____ _____ DATE

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____

TITLE _____

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, streets, and easements, to be hereafter known as CENTURY PINNACLES PLAT A PHASE 2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

For Review
03/12/2024 2:09:30 PM

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

DATE

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located on a southerly boundary line of that Special Warranty Deed recorded November 17, 2021 as Entry No. 196901-2021 in the Utah County Recorder's Office; said point also being S00°21'37"W 1,261.03 feet along the Section line from the West Quarter Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence along said Special Warranty Deed the following five (5) courses: (1) N37°49'41"E 241.28 feet; thence (2) N89°42'57"E 305.23 feet; thence (3) S00°10'05"W 1,298.14 feet; thence N89°49'55"W 456.34 feet; thence N00°21'37"E 1104.72 feet to the point of beginning.

Containing 13.20 acres +/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, 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. PURSUANT TO UTAH CODE 10-9A-604(D)(1) THE OWNER HEREBY CONVEYS THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE PINNACLES COMMUNITY ASSOCIATION CORP., WITH A REGISTERED ADDRESS OF 10644 S JORDAN GATEWAY, SUITE 300, SOUTH JORDAN, UTAH 84095.

OWNER(S):

PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20 ____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____

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 STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PINNACLES MULTI FAMILY

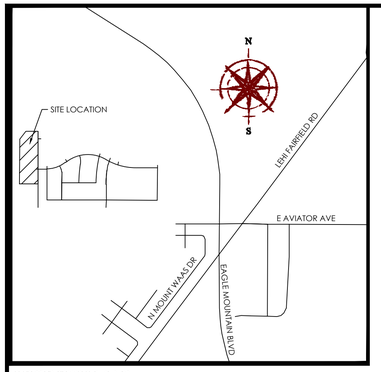
PRELIMINARY PLAT

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



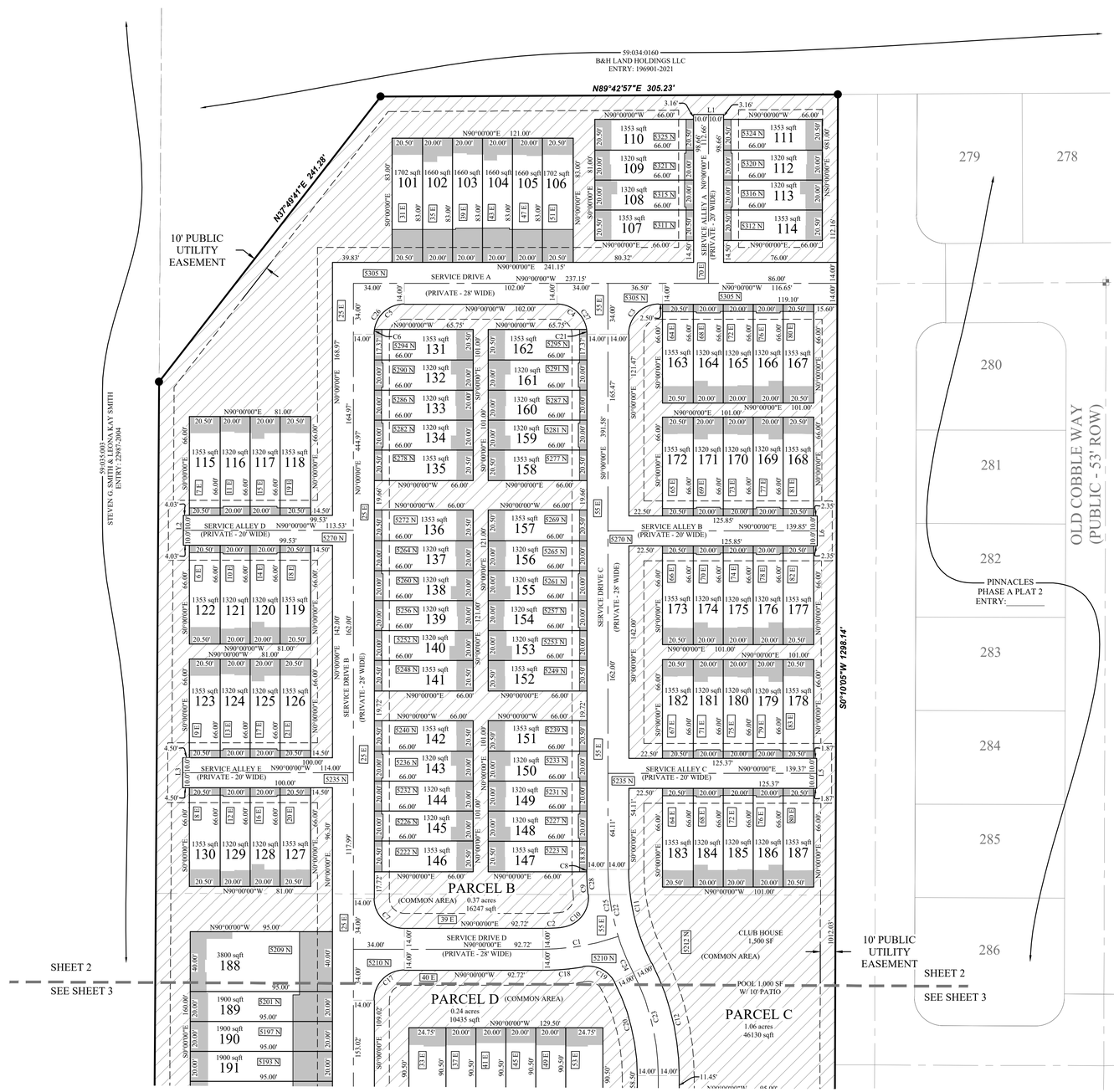
VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C2	136.00	5°04'20"	12.04	N87°27'50"E	12.04
C3	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C4	20.00	80°59'46"	28.27	N49°30'07"W	25.98
C5	20.00	80°59'46"	28.27	S49°30'07"W	25.98
C6	20.00	9°00'14"	3.14	S04°30'07"W	3.14
C7	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C8	234.00	0°24'36"	1.67	N00°00'00"E	1.67
C9	160.00	5°27'22"	15.24	N03°16'43"W	15.23
C10	20.00	90°50'08"	31.71	N39°30'36"E	28.49
C11	136.00	27°22'07"	64.96	S13°41'04"E	64.35
C12	164.00	27°22'07"	78.34	S13°41'04"E	77.60
C13	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C14	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C15	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C16	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C17	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C18	164.00	9°25'44"	26.99	S85°17'08"W	26.96
C19	20.00	70°42'28"	24.68	N63°48'27"W	23.14
C20	136.00	27°22'07"	64.96	N13°41'04"W	64.35
C21	20.00	9°00'14"	3.14	N04°30'07"W	3.14
C22	150.00	27°22'07"	71.65	S13°41'04"E	70.97
C23	150.00	27°22'07"	71.65	N13°41'04"W	70.97
C24	150.00	9°57'47"	26.08	S22°23'14"E	26.05
C25	150.00	17°24'21"	45.57	S08°42'10"E	45.39
C26	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C27	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C28	164.00	5°54'28"	16.91	S02°57'14"E	16.90

	MF1	MF2
FRONT	15'	15'
FRONT GARAGE	22.5'	22.5'
REAR	30' BETWEEN BUILDINGS	
SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
GARAGE SIDE	15' BETWEEN BUILDINGS	20' BETWEEN BUILDINGS
STREET SIDE	15'	15'



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

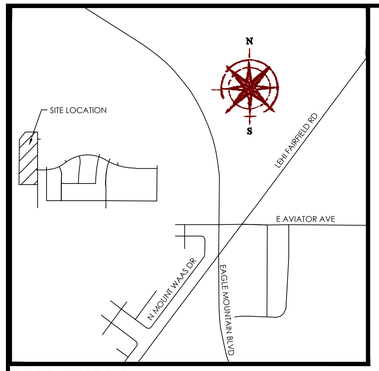


PINNACLES MULTI FAMILY
PRELIMINARY PLAT
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

2_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg



VICINITY MAP
N.T.S

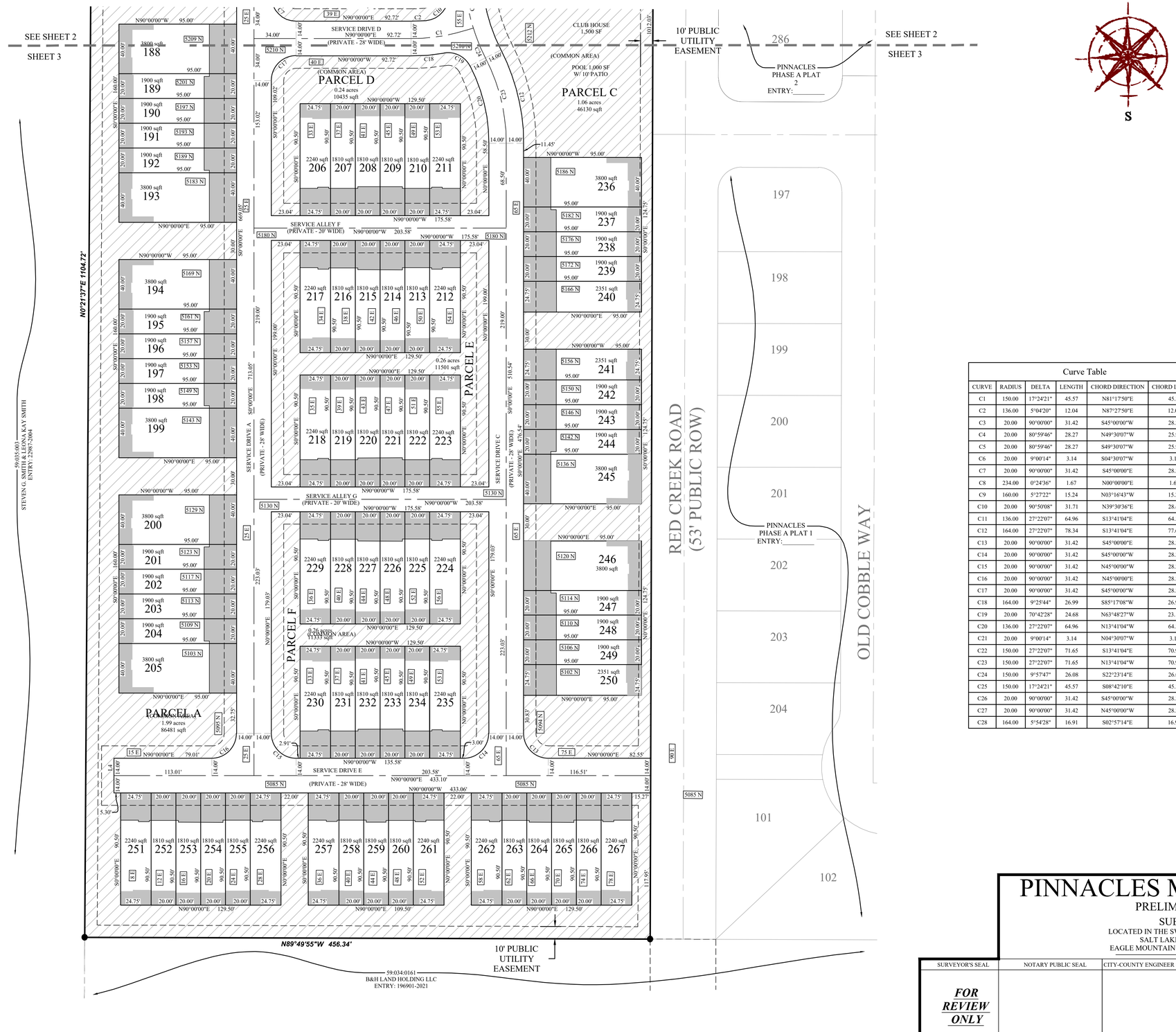
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (CALCULATED)
- BOUNDARY MARKERS
- STREET MONUMENT (TO BE SET)
- COMMON AREA
- LIMITED COMMON

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	150.00	17°24'21"	45.57	N81°17'50"E	45.39
C2	136.00	5°04'20"	12.04	N87°27'50"E	12.04
C3	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C4	20.00	80°59'46"	28.27	N49°30'07"W	25.98
C5	20.00	80°59'46"	28.27	S49°30'07"W	25.98
C6	20.00	9°00'14"	3.14	S04°30'07"W	3.14
C7	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C8	234.00	0°24'36"	1.67	N00°00'00"E	1.67
C9	160.00	5°27'22"	15.24	N03°16'43"W	15.23
C10	20.00	90°50'08"	31.71	N39°30'36"E	28.49
C11	136.00	27°22'07"	64.96	S13°41'04"E	64.35
C12	164.00	27°22'07"	78.34	S13°41'04"E	77.60
C13	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C14	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C15	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C16	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C17	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C18	164.00	9°25'44"	26.99	S85°17'08"W	26.96
C19	20.00	70°42'28"	24.68	N63°48'27"W	23.14
C20	136.00	27°22'07"	64.96	N13°41'04"W	64.35
C21	20.00	9°00'14"	3.14	N04°30'07"W	3.14
C22	150.00	27°22'07"	71.65	S13°41'04"E	70.97
C23	150.00	27°22'07"	71.65	N13°41'04"W	70.97
C24	150.00	9°57'47"	26.08	S22°23'14"E	26.05
C25	150.00	17°24'21"	45.57	S08°42'10"E	45.39
C26	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C27	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C28	164.00	5°54'28"	16.91	S02°57'14"E	16.90

PINNACLES MULTI FAMILY

PRELIMINARY PLAT

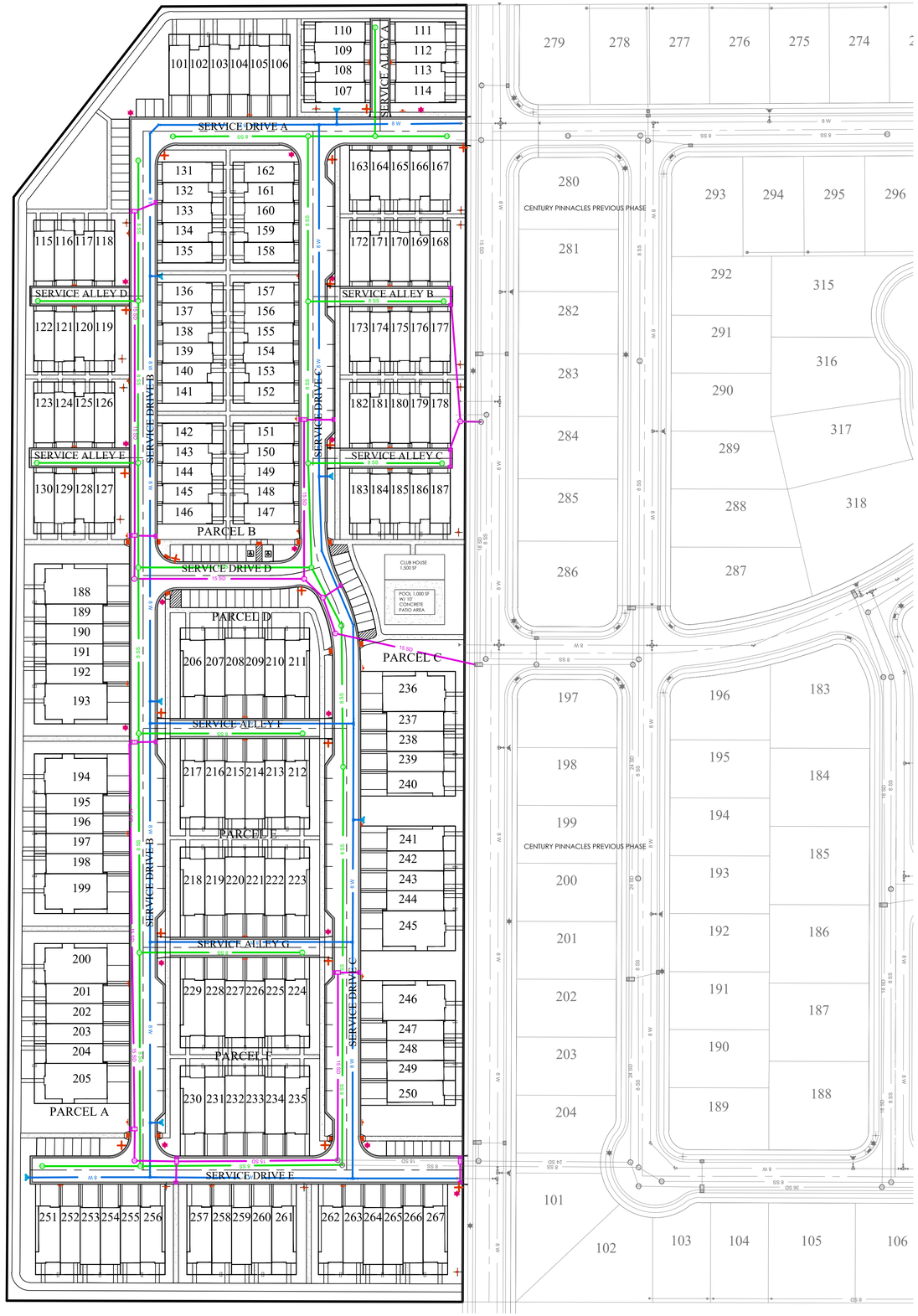
SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
FOR REVIEW ONLY			

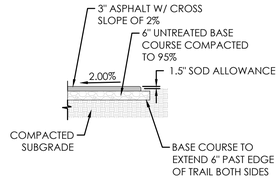
OWNER/DEVELOPER
CENTURY COMMUNITIES
10644 SOUTH JORDAN GATEWAY SUITE 300
SOUTH JORDAN, UTAH 84095
(385)345-4987
CONTACT: ANDREW BURBIDGE

21_2023\23-0104_pinnacles multi family preliminary\design 23-0104\dwg\sheets\C2 FINAL PLAT.dwg

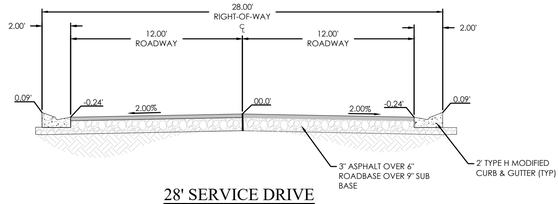


LEGEND

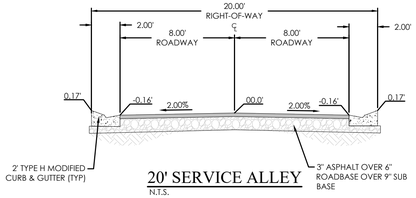
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



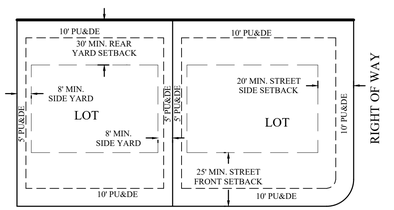
8' ASPHALT TRAIL
N.T.S.



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



RIGHT OF WAY

TYPICAL BUILDING SETBACKS

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N

S

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

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
5/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

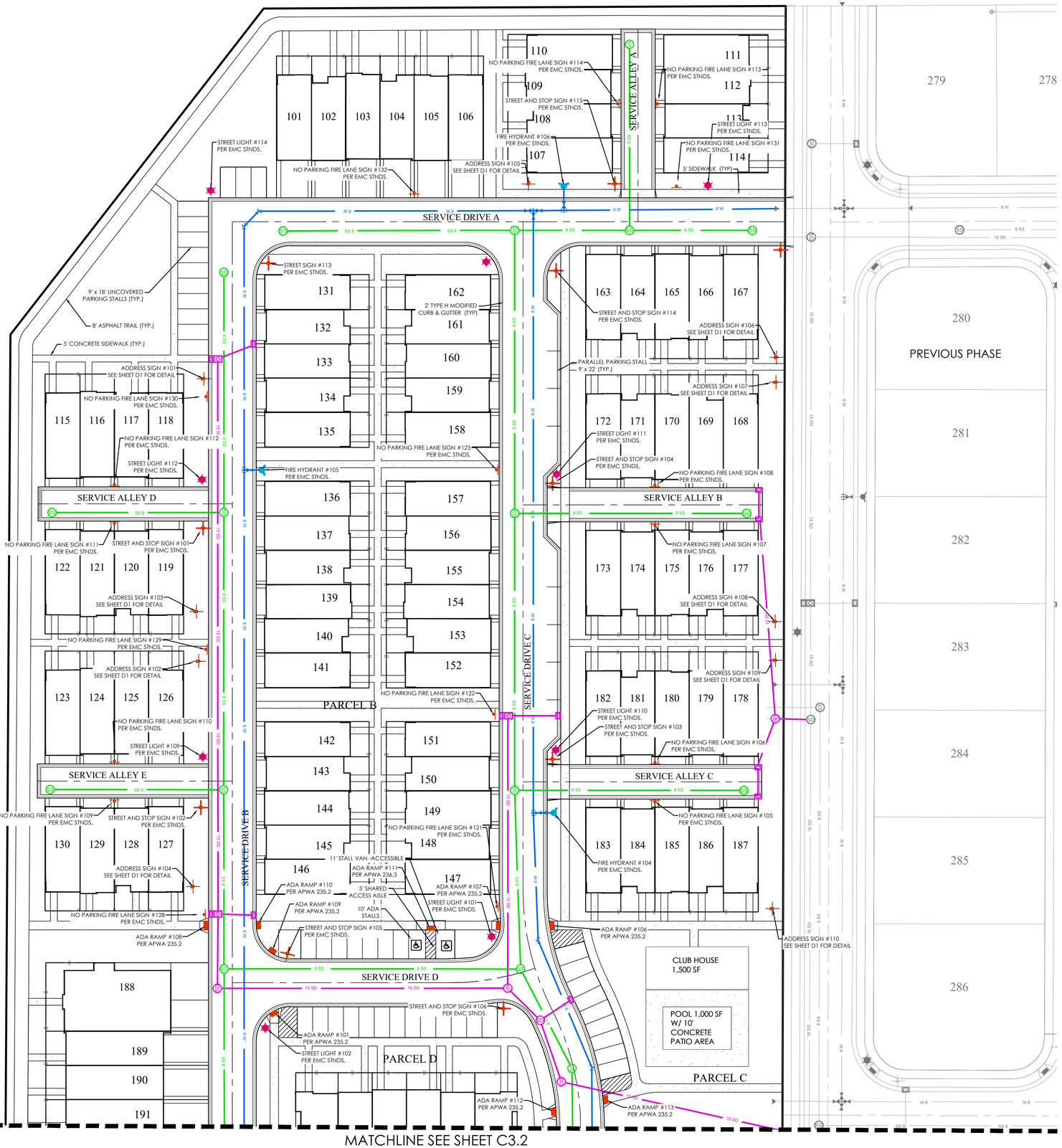
SITE PLAN

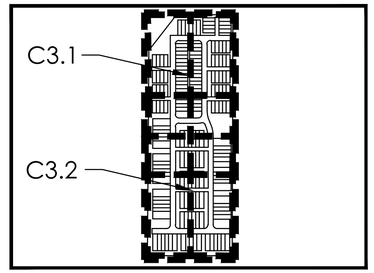
REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\ dwg\sheets\C3 SITE PLAN.dwg

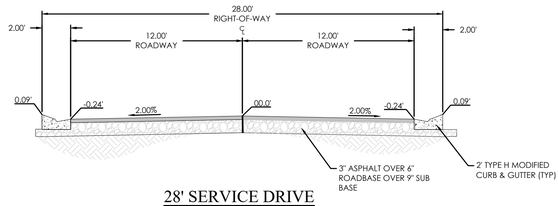




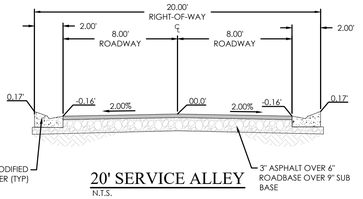
KEY MAP
N.T.S

LEGEND

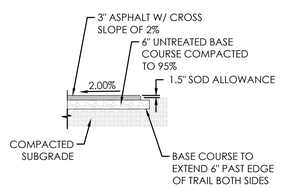
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

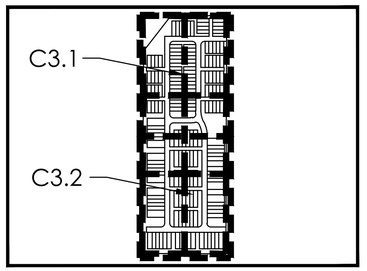
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.1		

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

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheet\C3.1 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.1

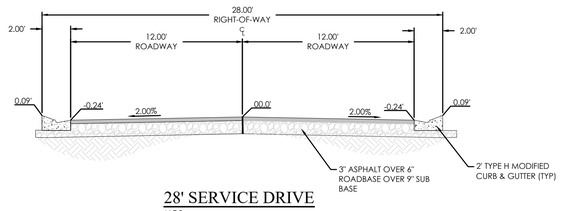




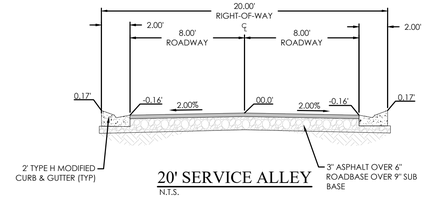
KEY MAP
N.T.S

LEGEND

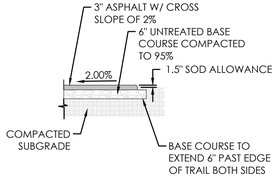
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SITE PLAN

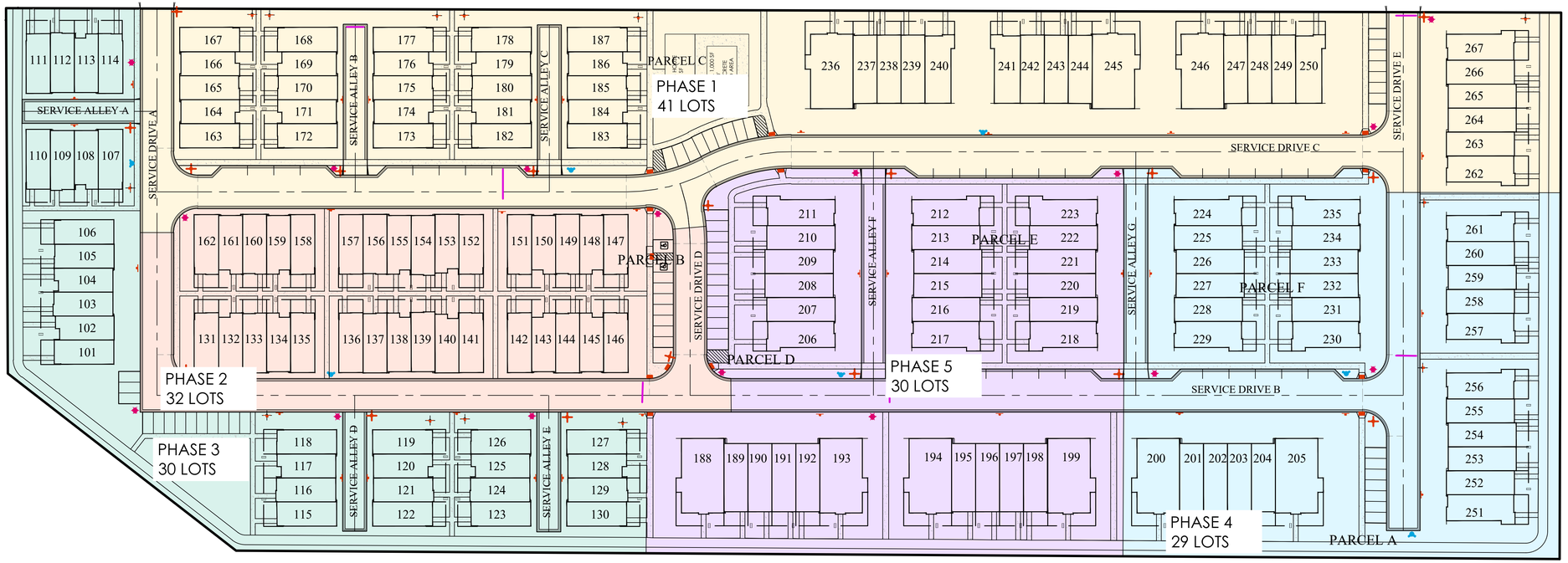
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SITE PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.2		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheets\C3.2 SITE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX SW — XX" SECONDARY WATER
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
PHASING PLAN

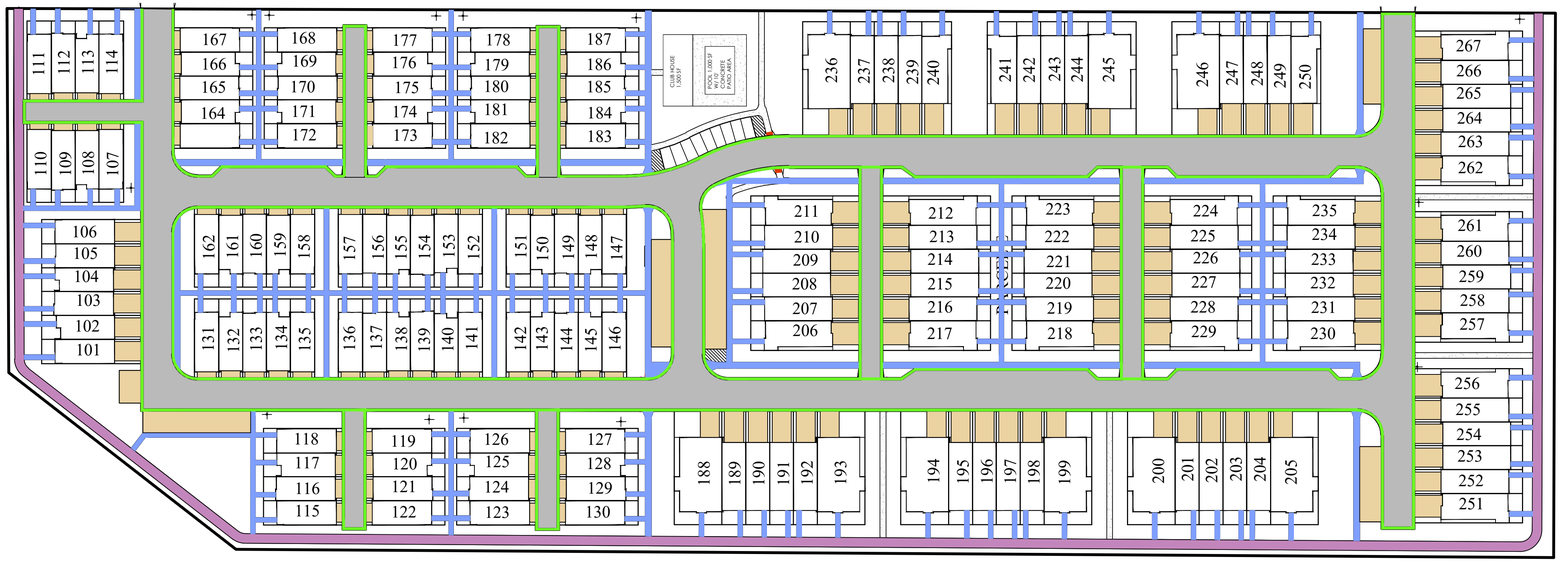
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

PHASING PLAN

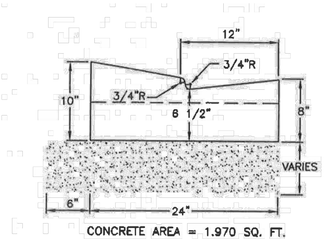
Scale:	1"=50'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.3		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3.3 PHASING PLAN.dwg

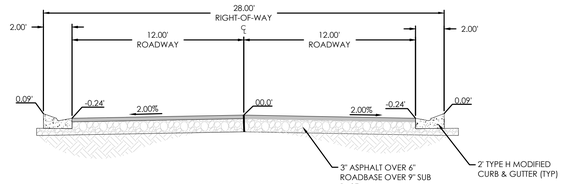


HARDSCAPE LEGEND

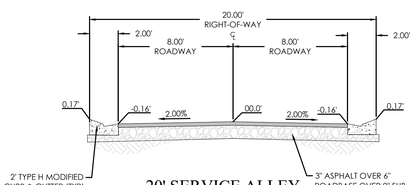
- ROAD ASPHALT (92,910 SF)
- ASPHALT TRAIL (16,490 SF)
- APWA TYPE H C&G OR CITY EQUIVALENT (7,615 LF)
- C&G TRANSITION
- 4" CONCRETE (SIDEWALK) (32,195 SF)
- 6" CONCRETE (SIDEWALK/DRIVEWAY/PARKING STALL) (48,046 SF)



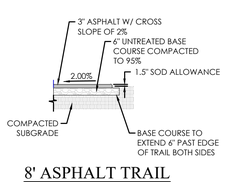
Type H



28' SERVICE DRIVE
N.T.S.



20' SERVICE ALLEY
N.T.S.



8' ASPHALT TRAIL
N.T.S.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
HARDSCAPE PLAN

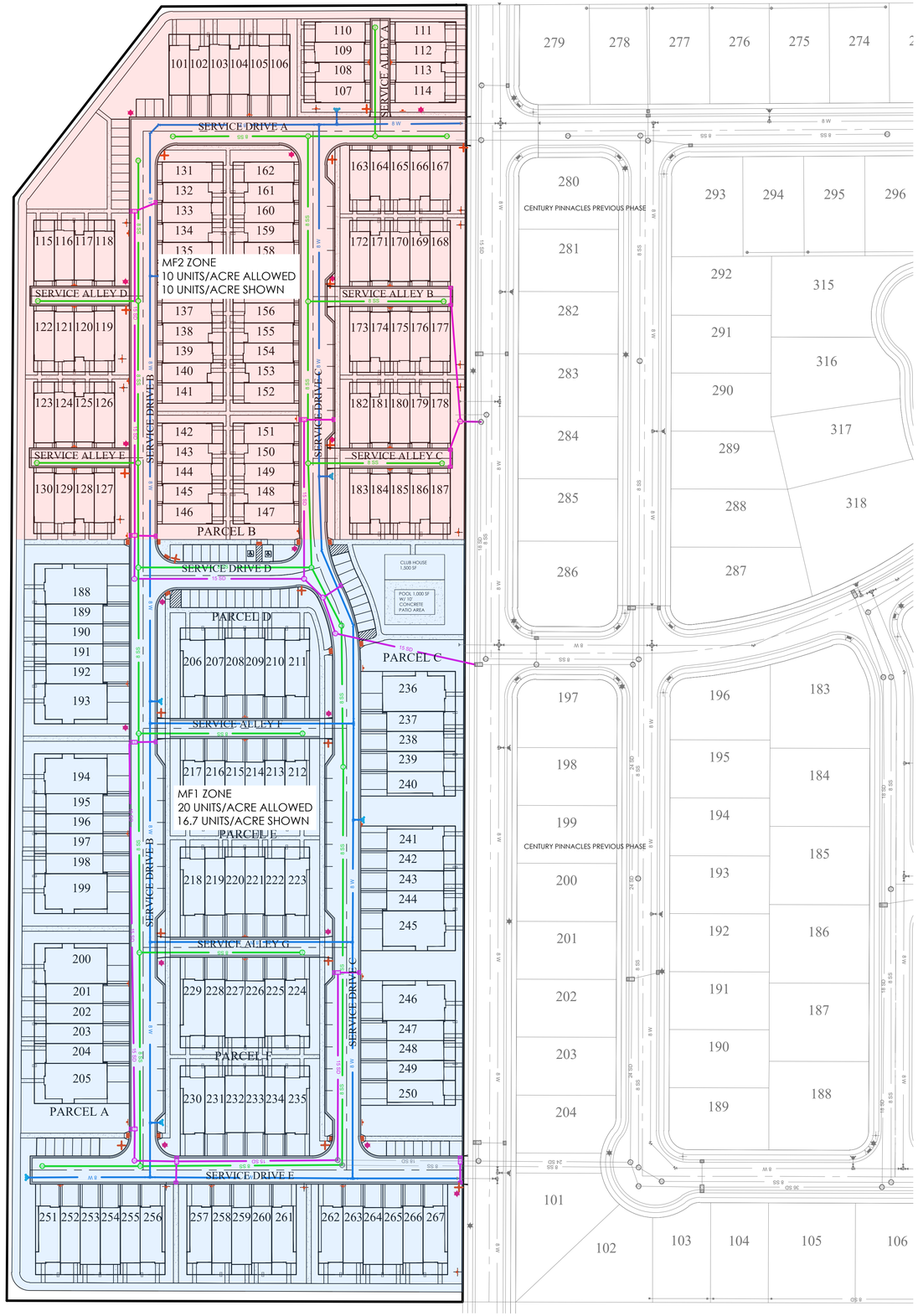
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

HARDSCAPE PLAN

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.4		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheets\C3.4 HARDSCAPE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION

N

S

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

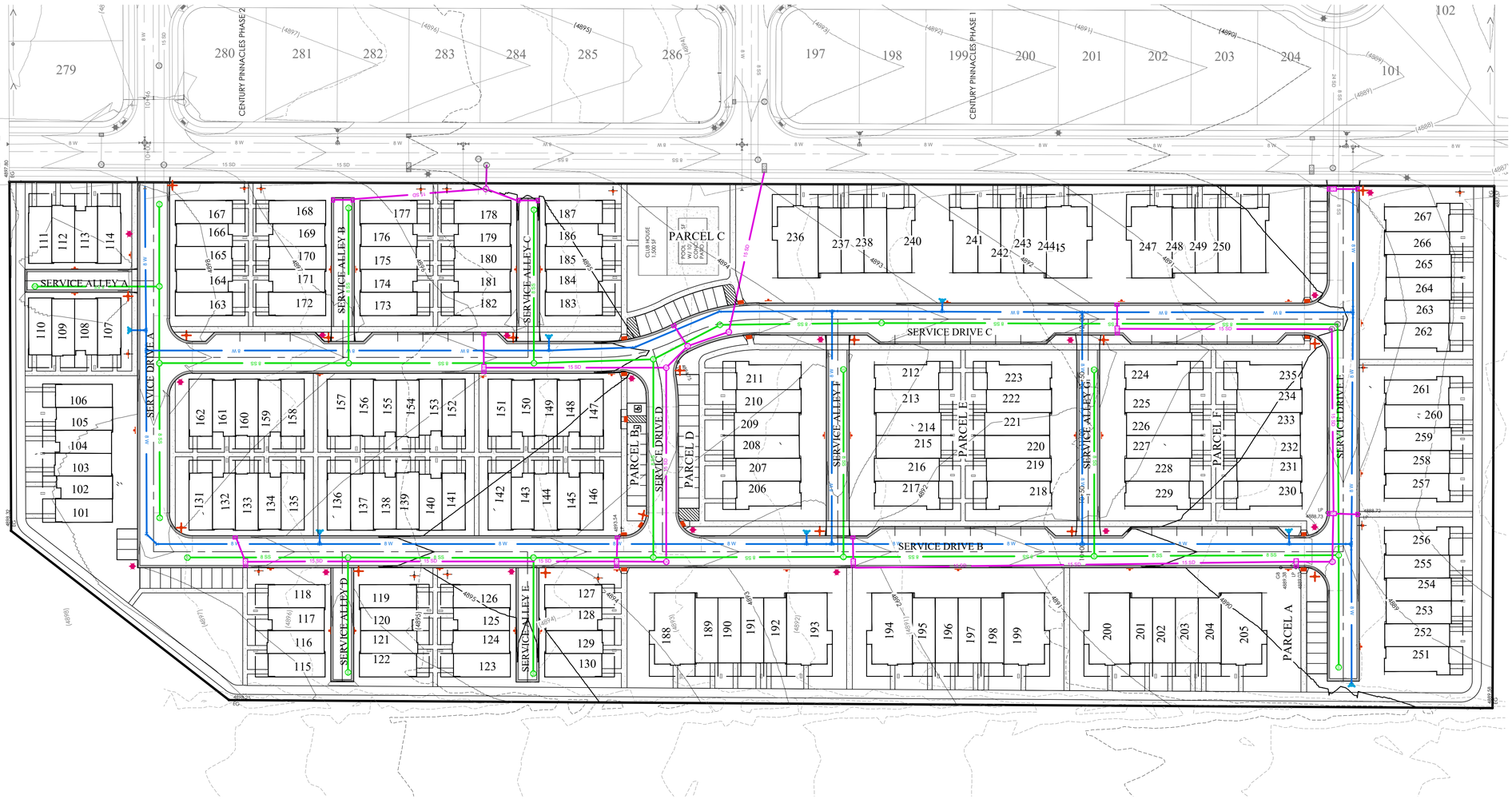
ZONING PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

ZONING PLAN

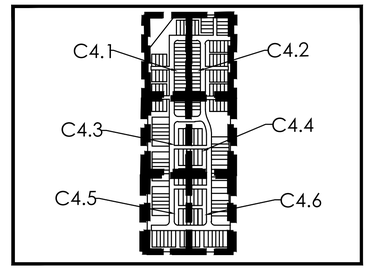
Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C3.5		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C3.5 ZONING PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

OVERALL GRADING AND DRAINAGE PLAN

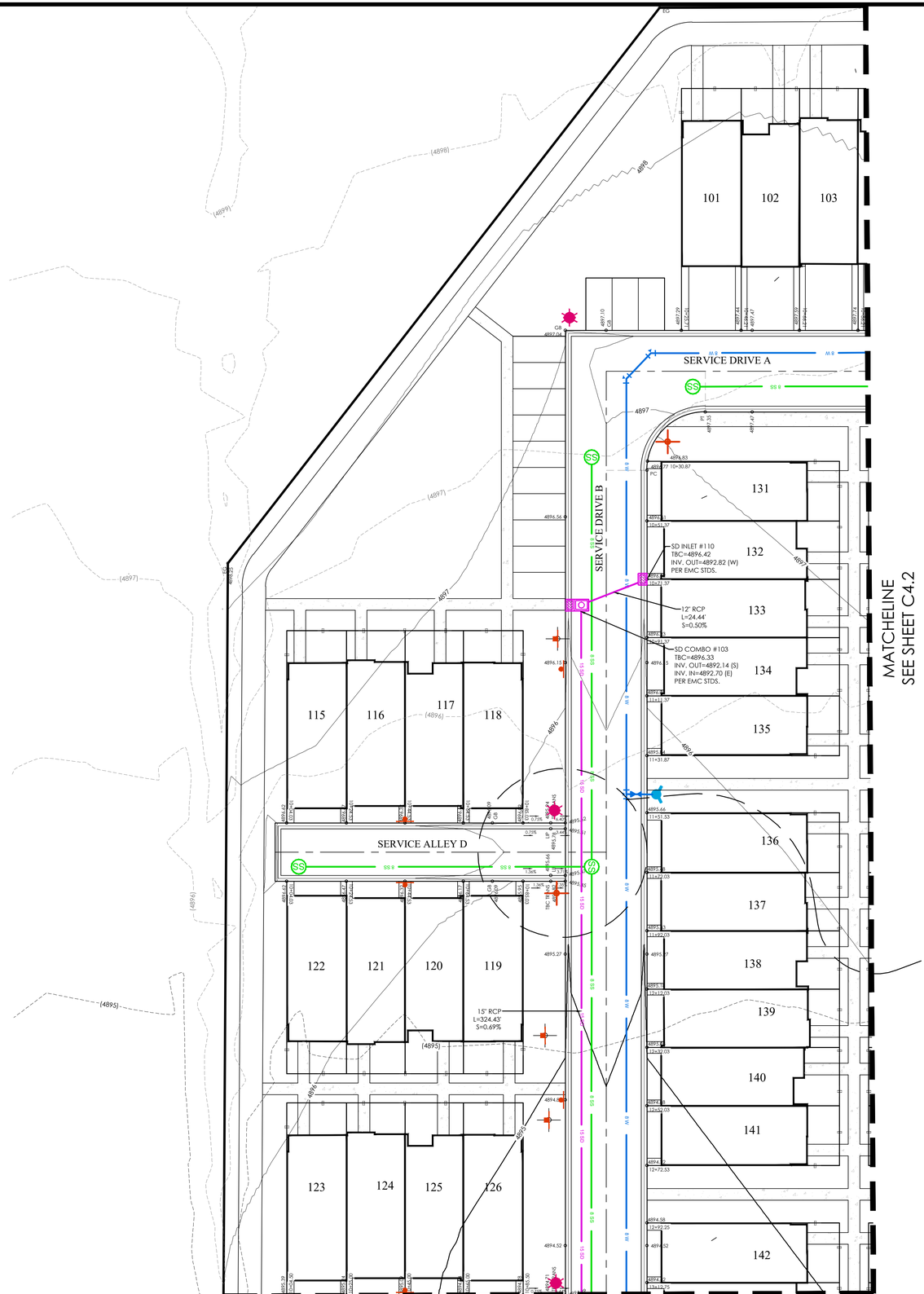
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL GRADING AND DRAINAGE PLAN

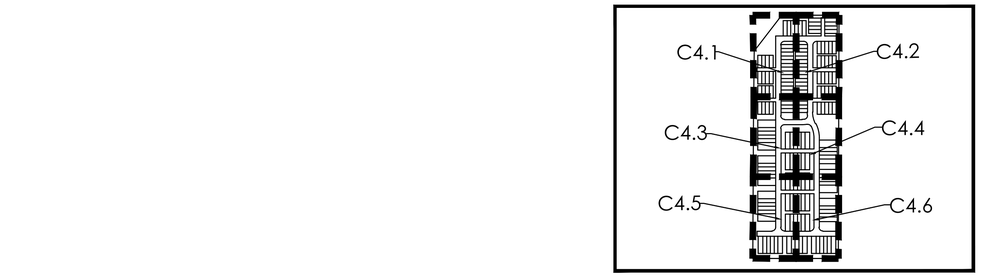
Scale:	1"=50'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4 OVERALL GRADING AND DRAINAGE PLAN.dwg

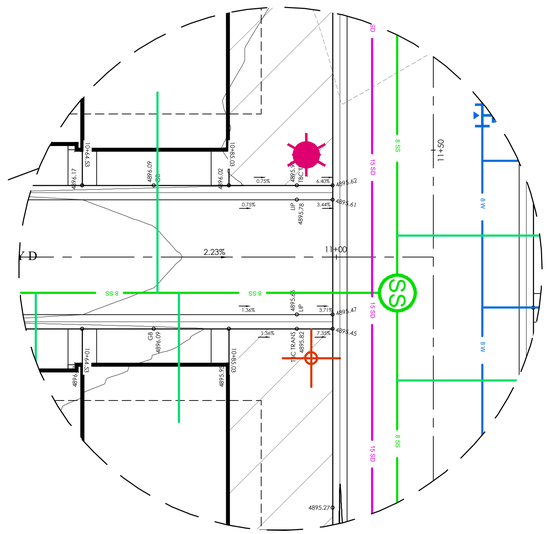


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\ dwg\sheets\C4.1 GRADING AND DRAINAGE PLAN.dwg

MATCHELINE
SEE SHEET C4.1

MATCHELINE
SEE SHEET C4.4

SERVICE DRIVE A

SERVICE ALLEY A

SERVICE ALLEY B

SERVICE DRIVE C

CENTURY PINNACLES

SD INLET #104
TBC=4896.38
INV. OUT=4892.78 (S)
PER EMC STDS.

SD INLET #112
TBC=4896.38
INV. IN=4892.68 (N)
INV. OUT=4892.51 (S)
PER EMC STDS.

12" RCP
L=20.15'
S=0.50%

15" RCP
L=115.48'
S=4.15%

SDMH #107
RIM=4894.99
INV. IN=4887.72 (S)
INV. IN=4887.72 (N)
INV. OUT=4887.72 (E)
PER EMC STDS.

15" RCP
L=20.50'
S=0.50%

EXIST. SDMH #102
RIM=4894.38
INV. IN=4887.61 (W)
INV. IN=4887.61 (N)
INV. OUT=4887.36 (S)

SD COMBO #107
TBC=4896.02
INV. IN=4892.08 (E)
INV. OUT=4891.78 (S)
PER EMC STDS.

12" RCP
L=36.00'
S=0.50%

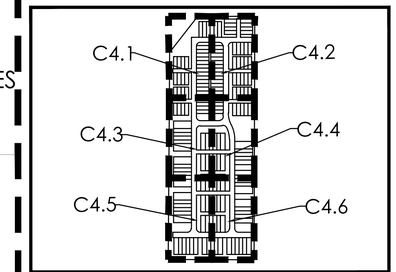
SD INLET #106
TBC=4895.86
INV. OUT=4892.26 (W)
PER EMC STDS.

15" RCP
L=159.38'
S=1.86%

15" RCP
L=28.76'
S=13.03%

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
STATE OF UTAH
2/12/24

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

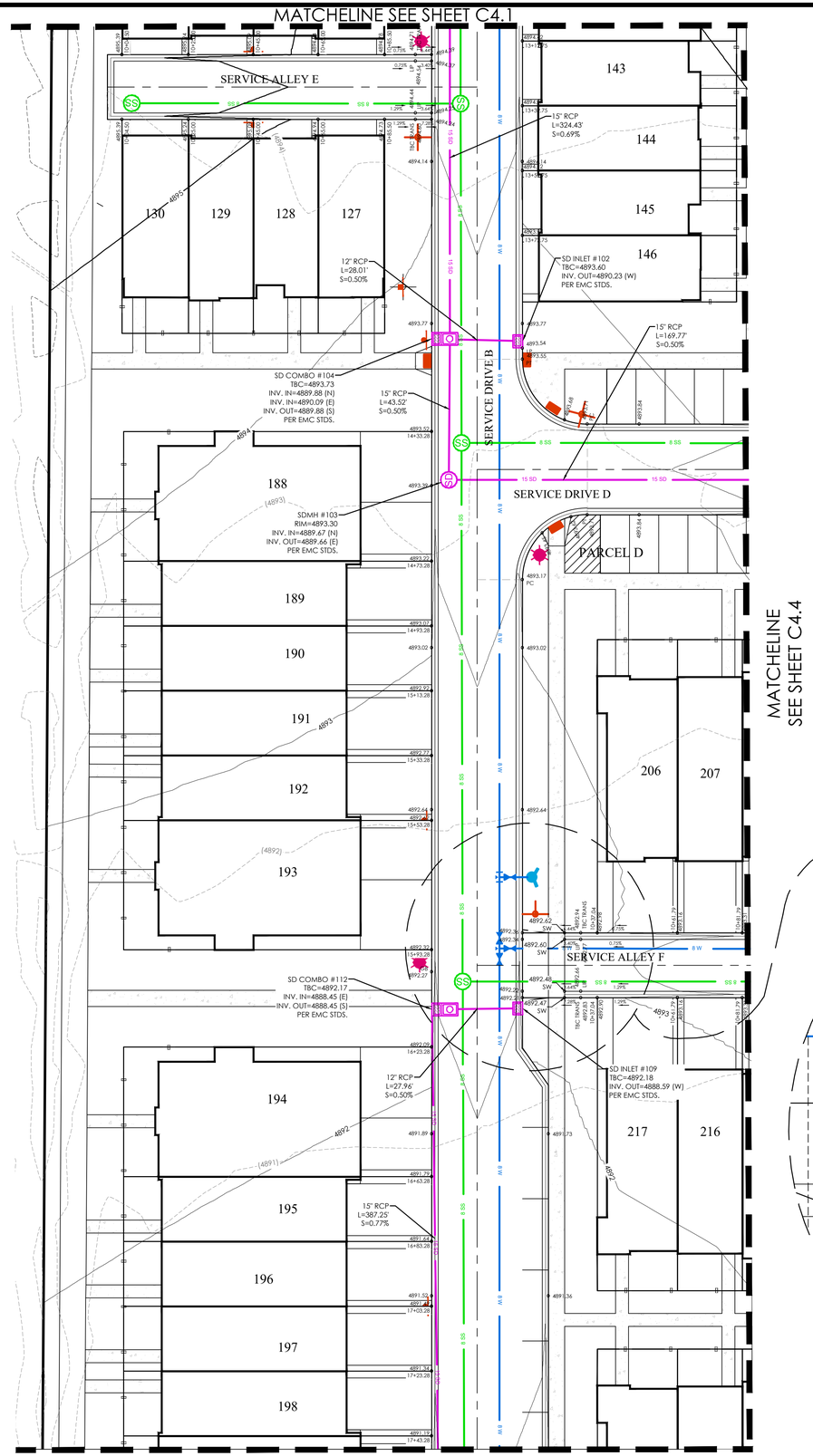
REVISION BLOCK

#	DESCRIPTION	DATE
1	----	---
2	----	---
3	----	---
4	----	---
5	----	---
6	----	---

GRADING AND DRAINAGE PLAN

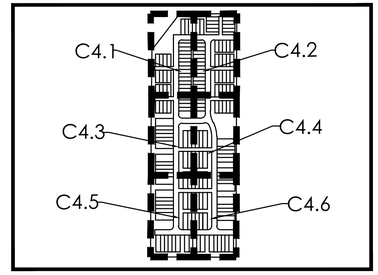
Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.2		

Z:_2023\23-0104 pinnacles multi family preliminary \design 23-0104\dwg\sheet\C4.2 GRADING AND DRAINAGE PLAN.dwg

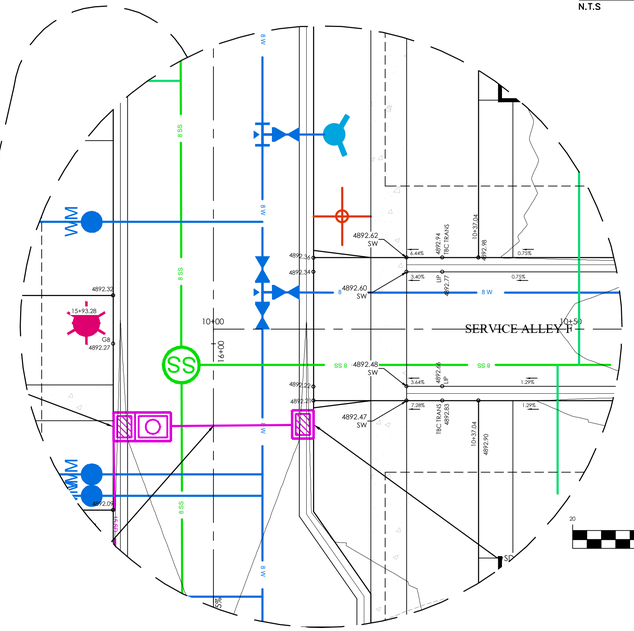


LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S



N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

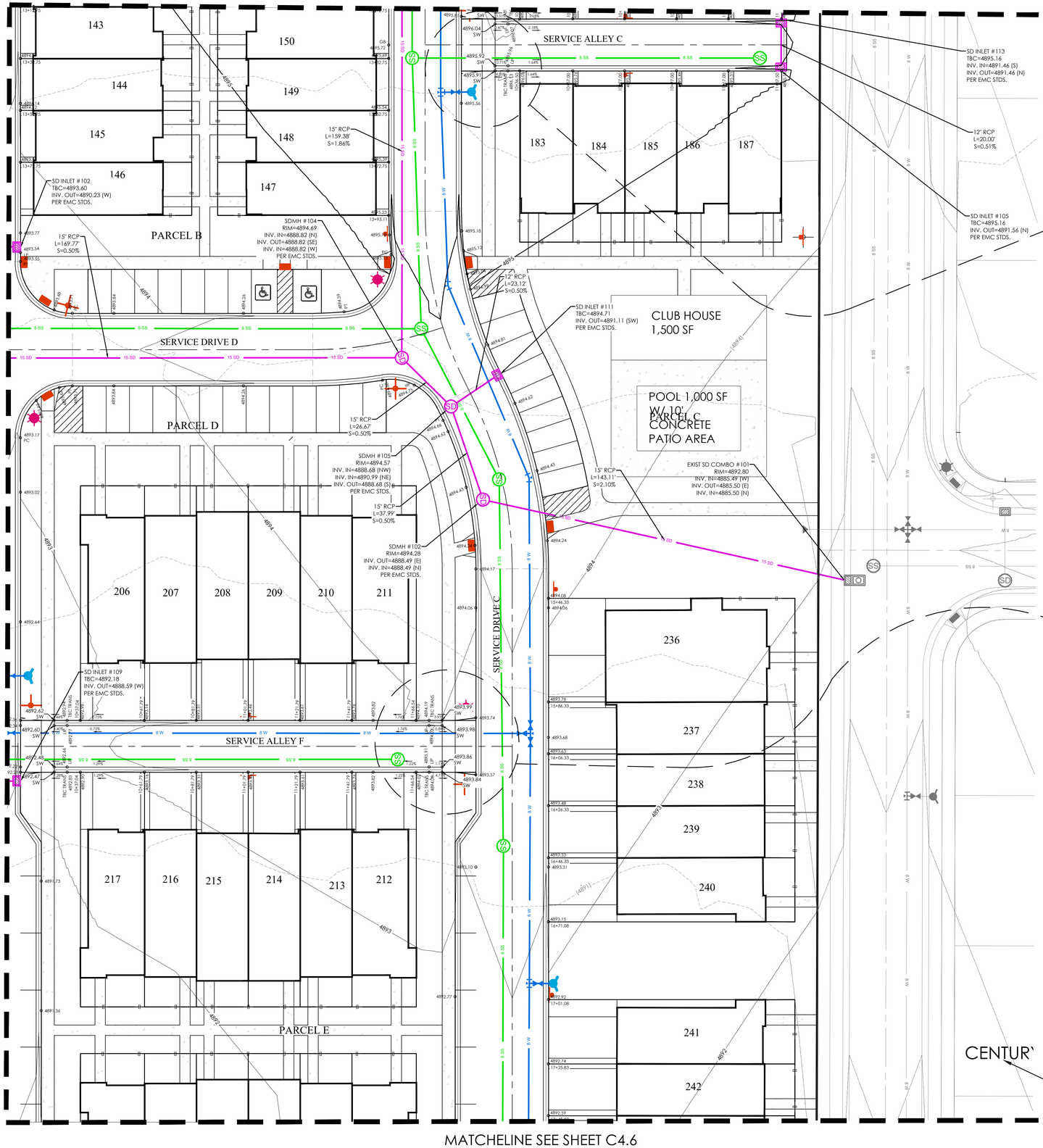
Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.3		

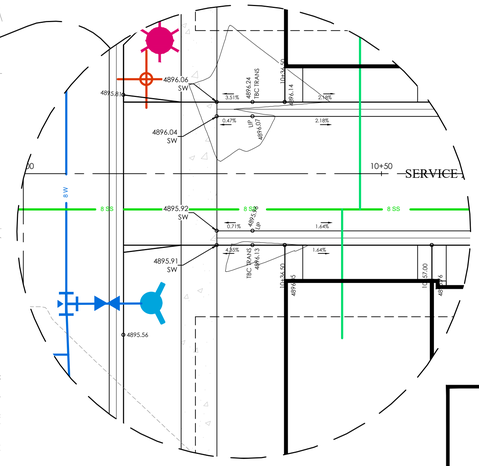
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheet\C4.3 GRADING AND DRAINAGE PLAN.dwg

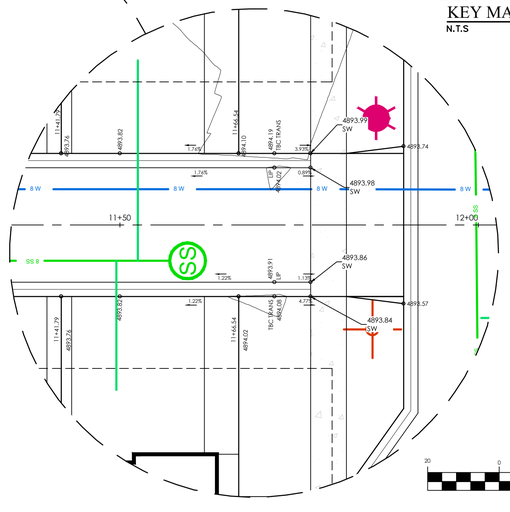
MATCHELINE SEE SHEET C4.2

MATCHELINE SEE SHEET C4.3

MATCHELINE SEE SHEET C4.6

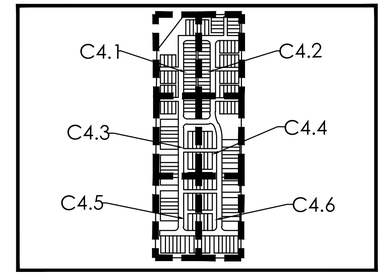






LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK

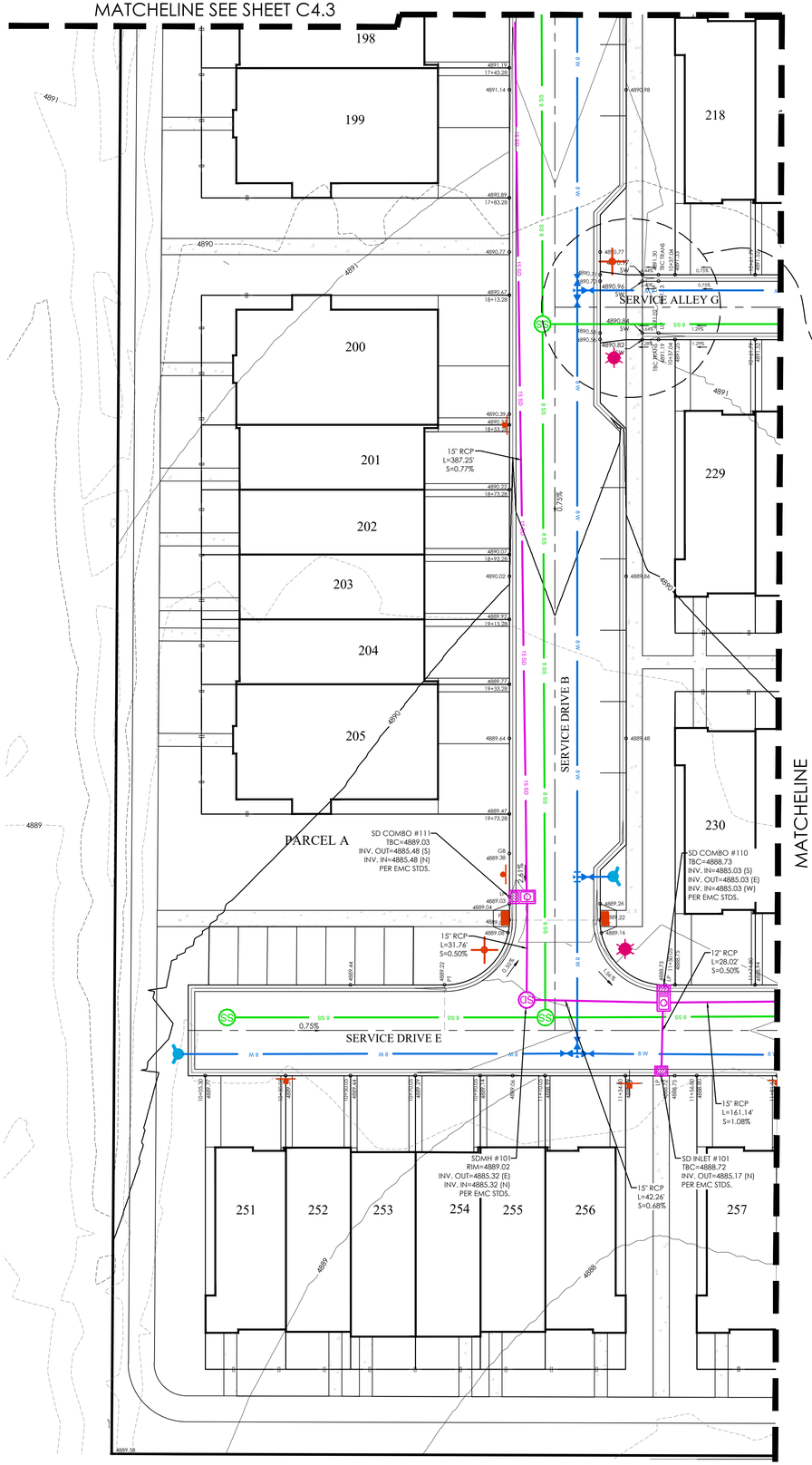
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

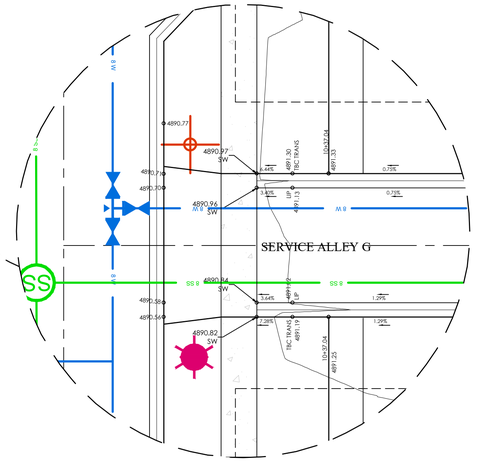
GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.4		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.4 GRADING AND DRAINAGE PLAN.dwg

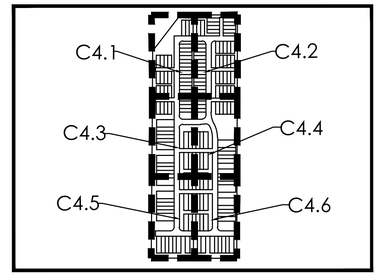
MATCHELINE SEE SHEET C4.3





LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

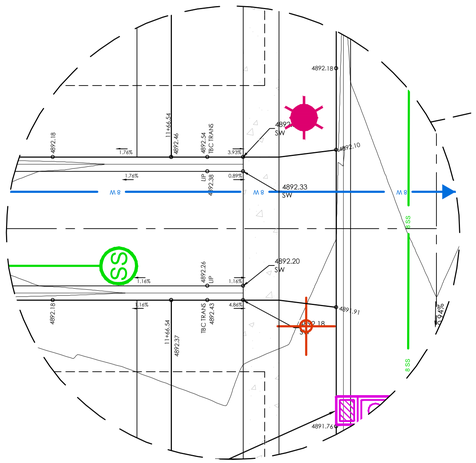
GRADING AND DRAINAGE PLAN

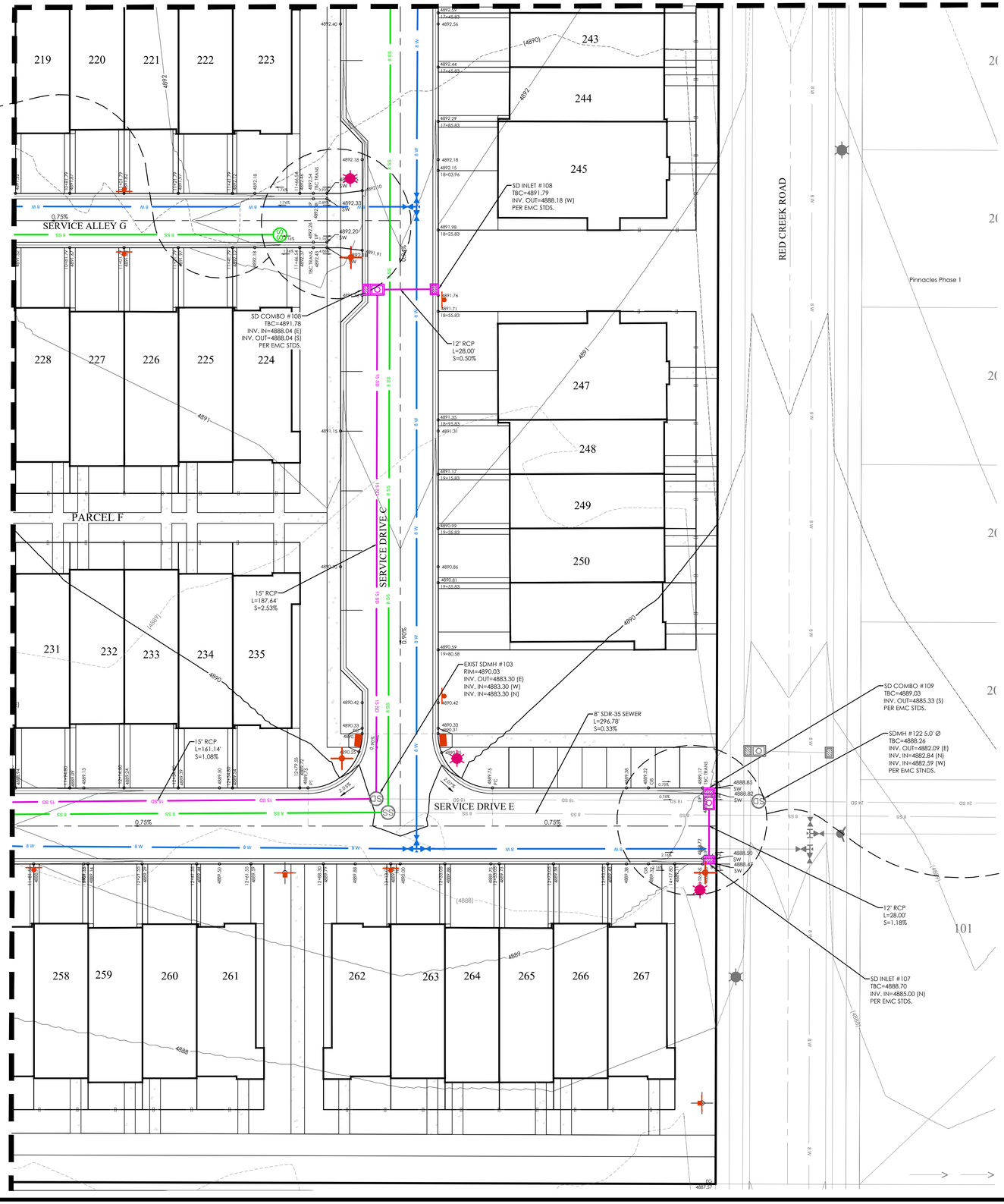
Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.5		

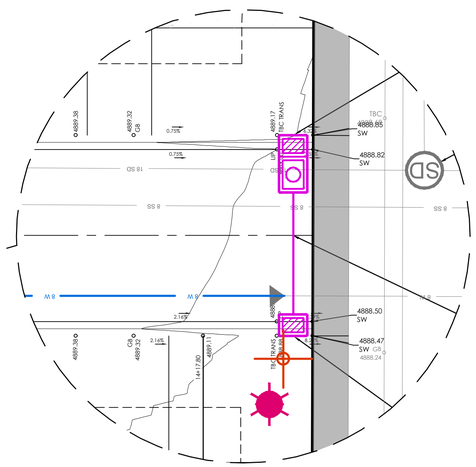
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104 civxp\sheets\C4.5 GRADING AND DRAINAGE PLAN.dwg

MATCHELINE
SEE SHEET C4.4

MATCHELINE
SEE SHEET C4.5

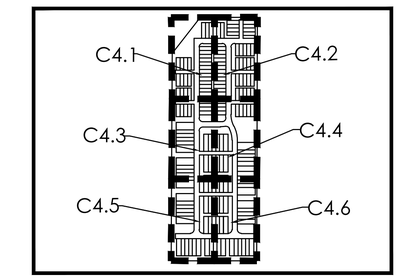






LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9128650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

GRADING AND DRAINAGE PLAN

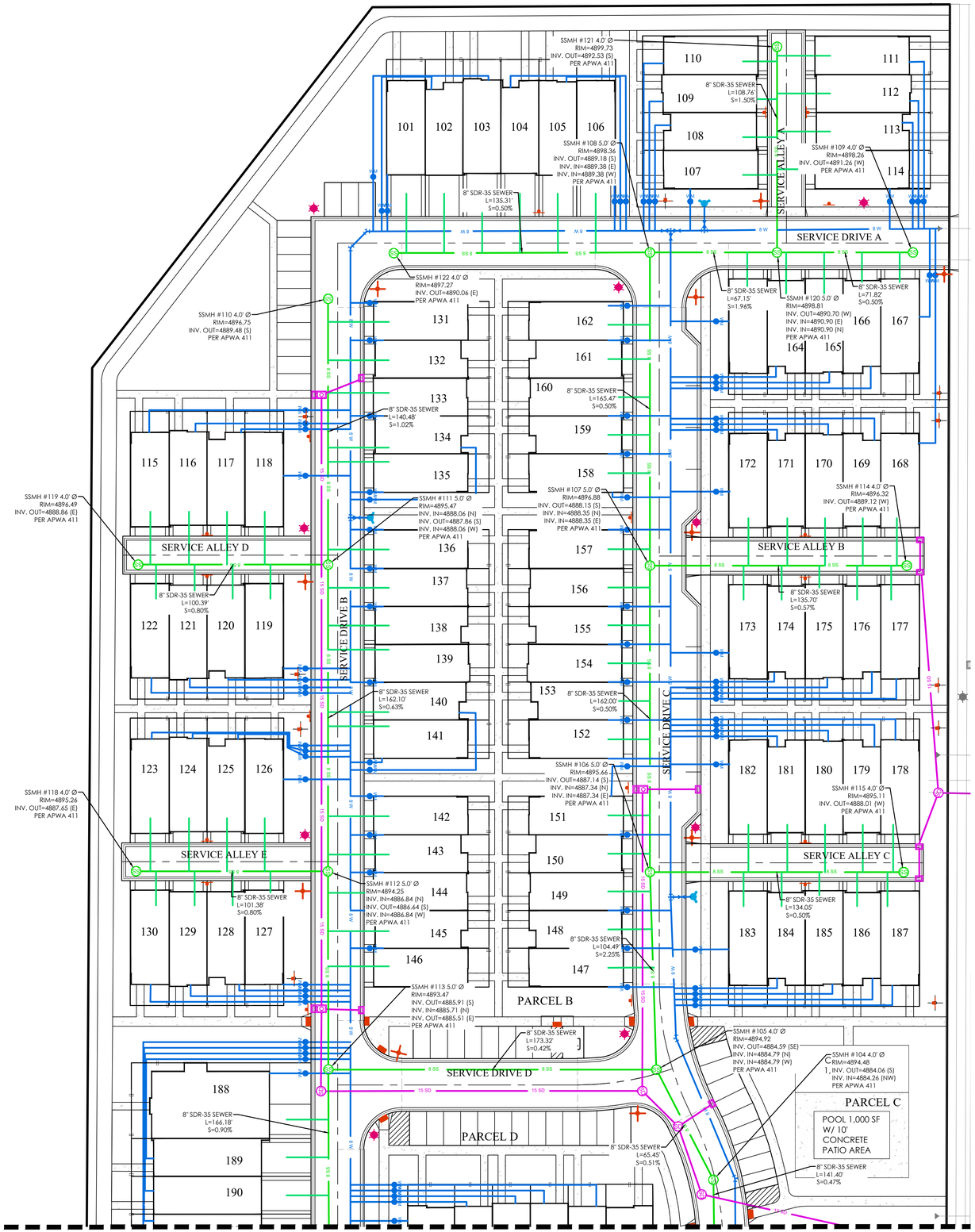
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C4.6		

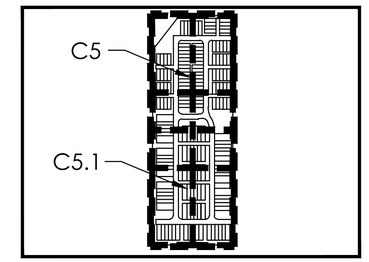
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4.4 GRADING AND DRAINAGE PLAN.dwg



MATCHLINE SEE SHEET C5.1

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SEWER PLAN

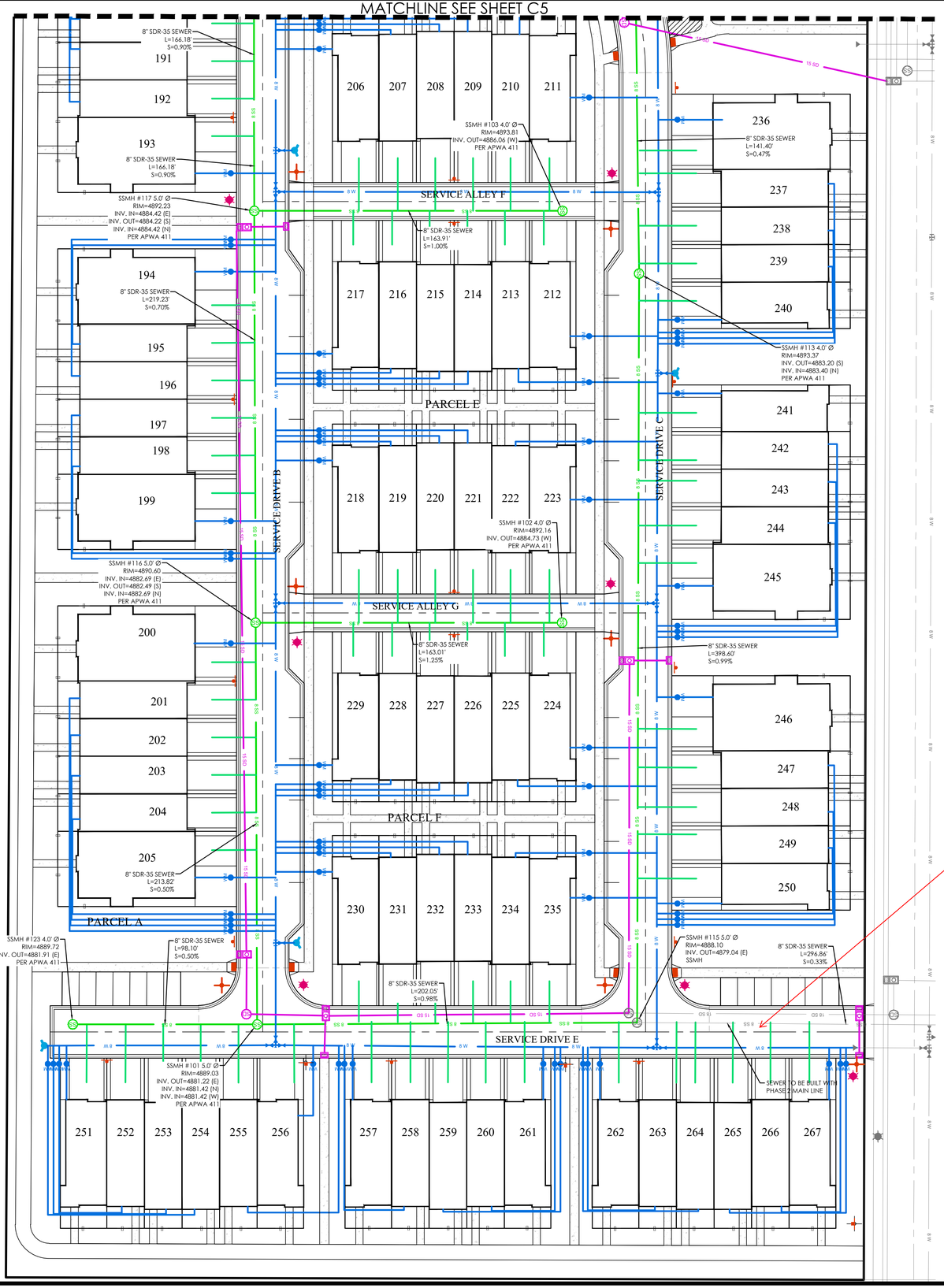
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

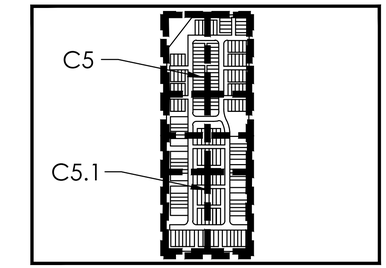
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C5		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C5 SEWER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
SEWER PLAN

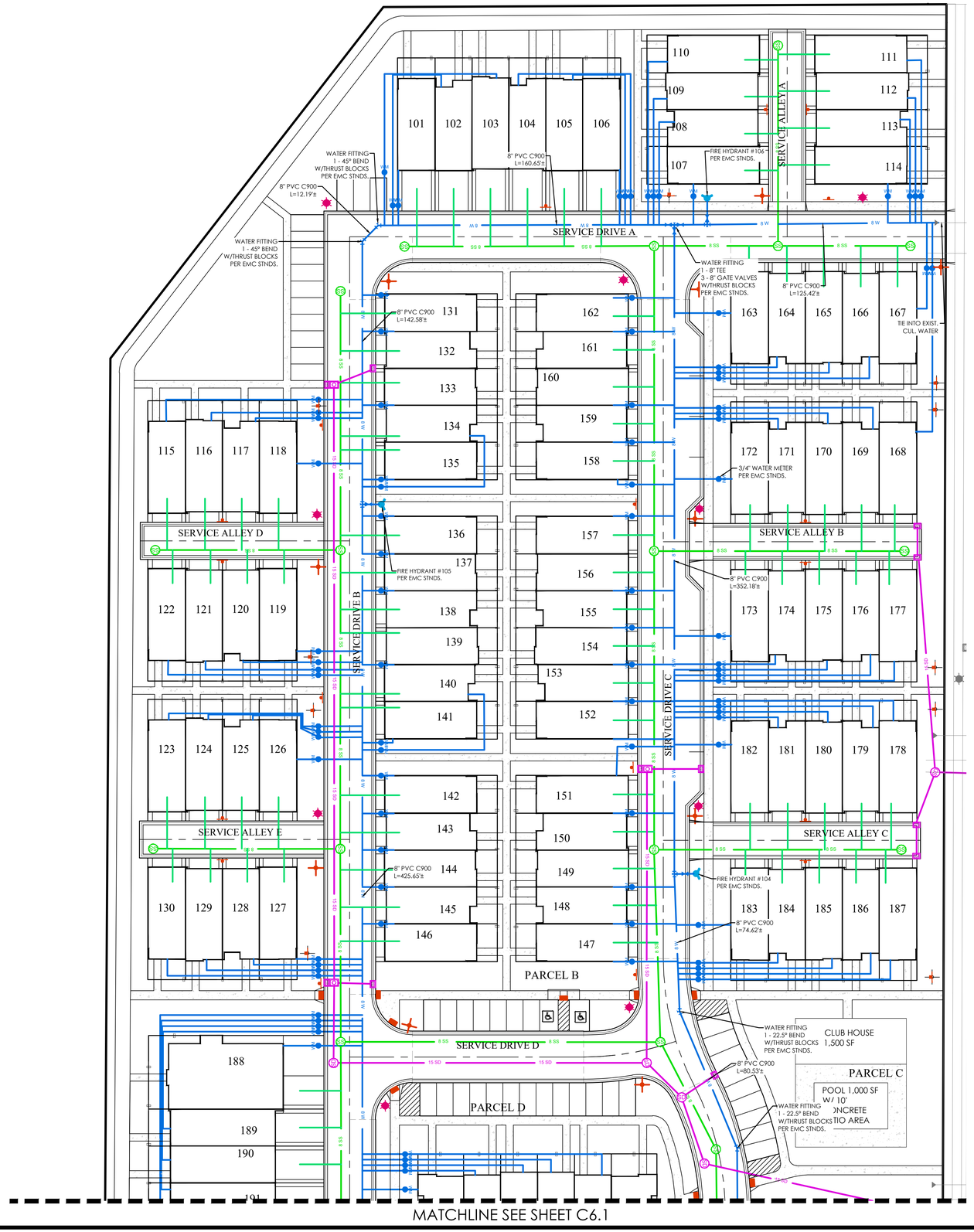
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

SEWER PLAN

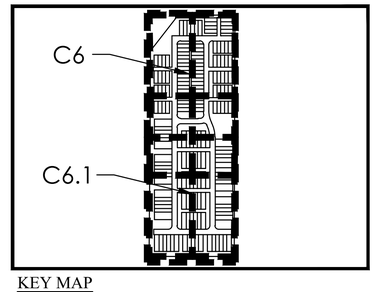
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C5.1		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C5.1 SEWER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S

N
S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
WATER PLAN

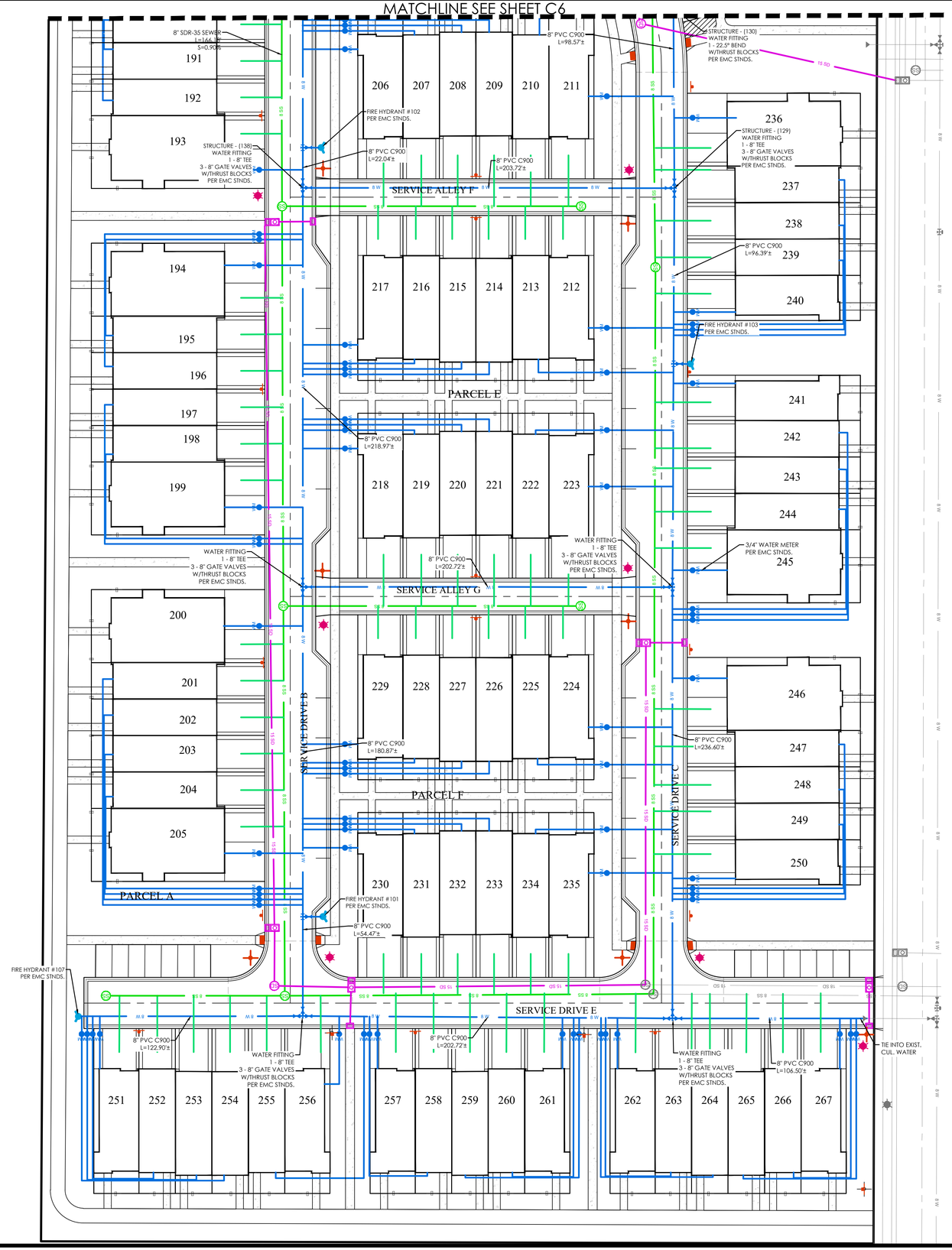
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

WATER PLAN

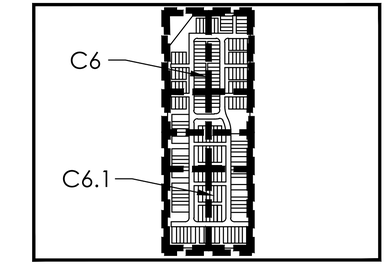
Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C6		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheet\\C6 WATER PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



KEY MAP
N.T.S



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9026650-2202
THOMAS M. ROMNEY
03/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
WATER PLAN

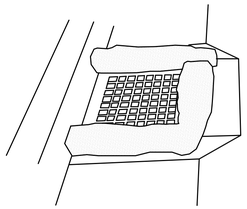
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

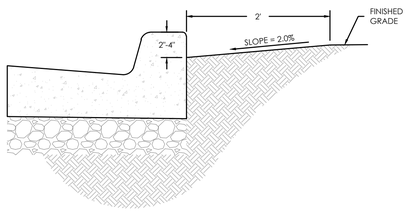
WATER PLAN

Scale:	1"=30'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C6.1		

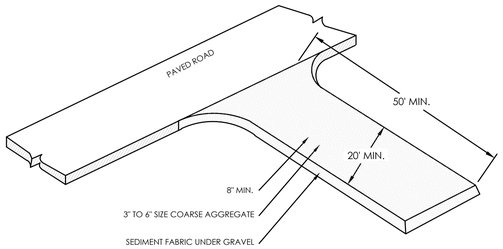
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104 civil\sheets\C6.1 WATER PLAN.dwg



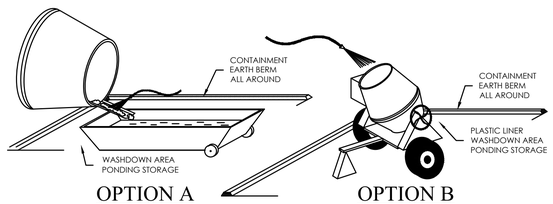
INLET PROTECTION - GRAVEL BAGS
NTS



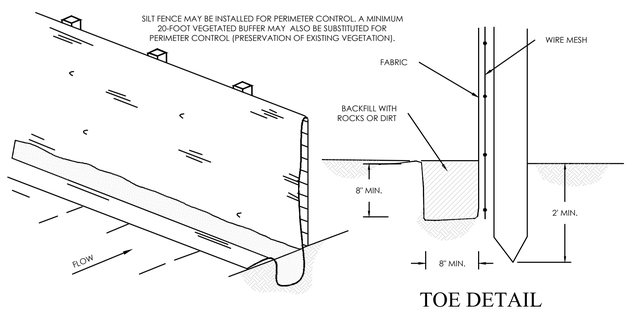
CURB SEDIMENTATION TRAP
NTS



STABILIZED CONSTRUCTION ENTRANCE
NTS

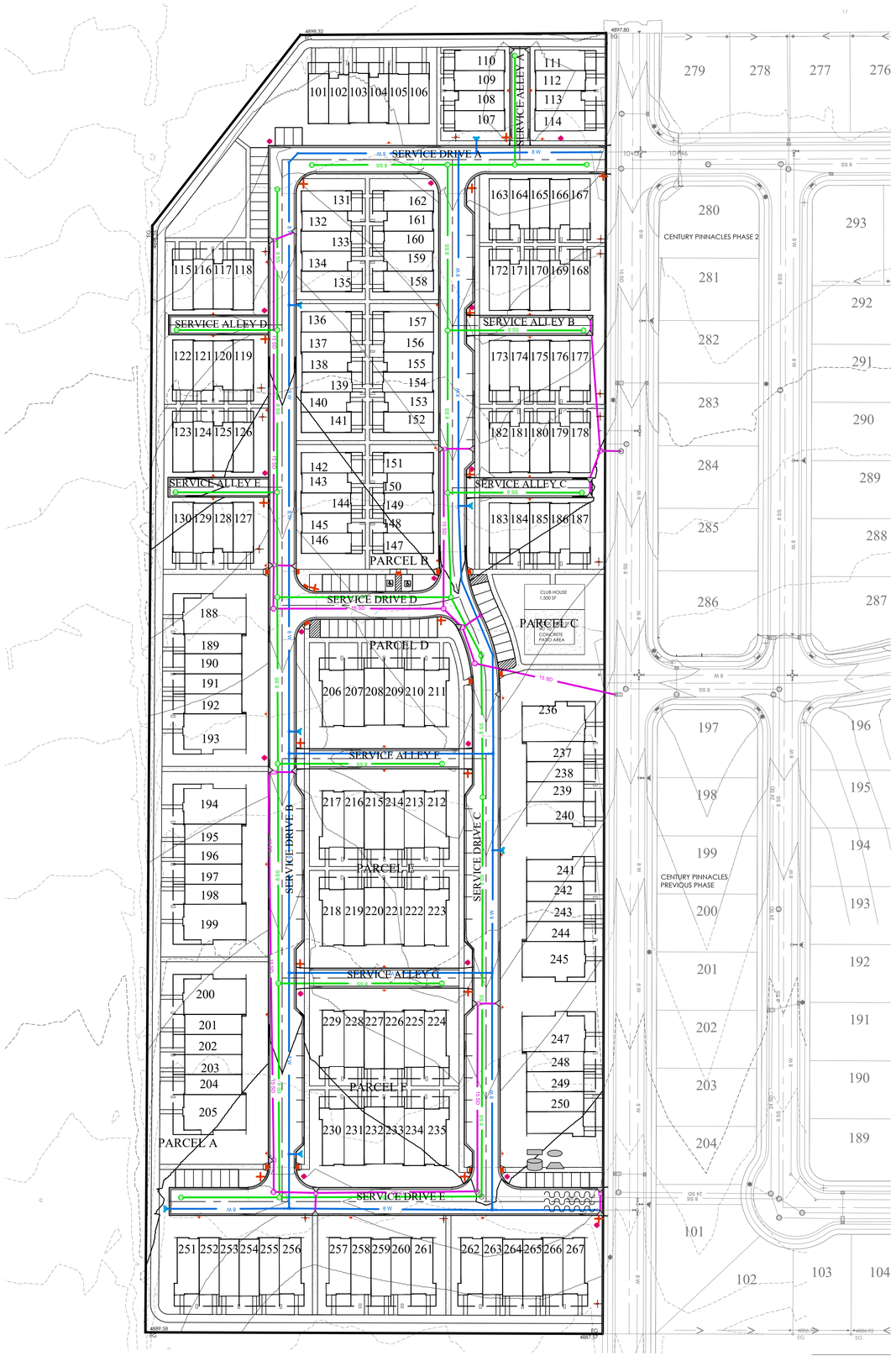


CONCRETE WASTE MANAGEMENT
NTS



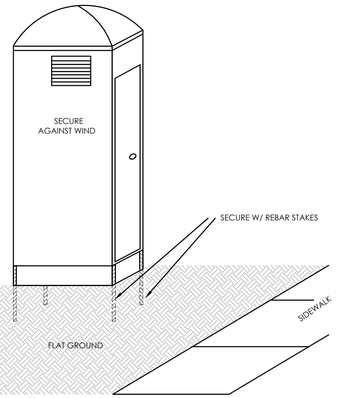
TOE DETAIL

SILT FENCE
NTS



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL



PORTABLE TOILET
NTS



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 9026650-2202
THOMAS M. ROMNEY
8/12/24
STATE OF UTAH

PINNACLES MULTI FAMILY
EAGLE MOUNTAIN, UT
EROSION CONTROL

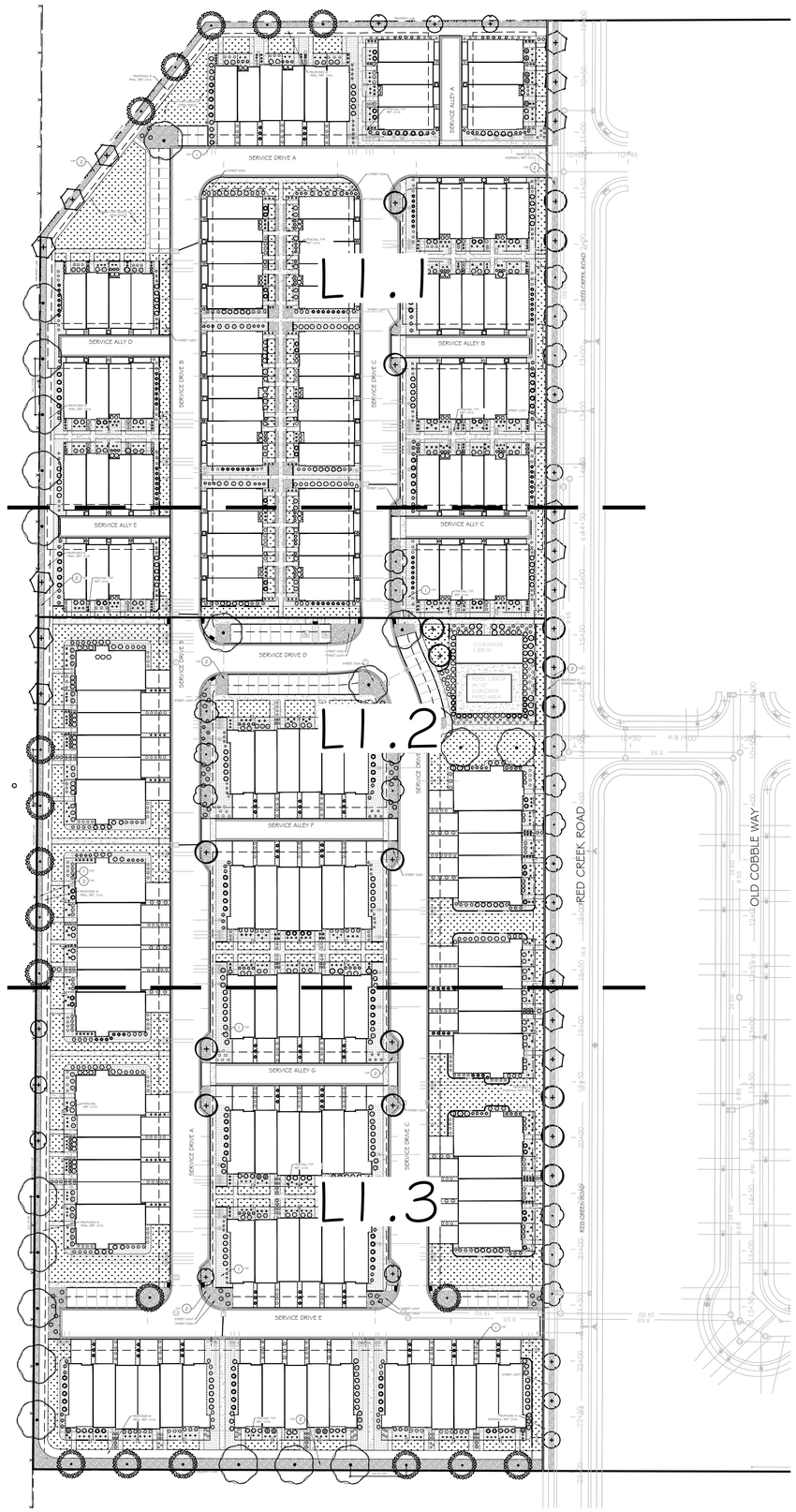
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

EROSION CONTROL

Scale:	1"=60'	Drawn:	MEC
Date:	03/05/24	Job #:	23-0104
Sheet:	C7		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\C4 EROSION CONTROL.dwg



PLANT SCHEDULE

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS	WATER WISE
TREES							
	GM	Acer campestre	Hedge Maple	2" Cal.	18	30'x30'	YES
	AM	Acer x 'Pacific Sunset	Pacific Sunset Maple	2" Cal.	18	25'x30'	NO
	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" Cal.	15	20'x25'	YES
	PK	Prunus serrulata 'Kwanzan'	Kwanzan Japanese Flowering Cherry	2" Cal.	16	15'x20'	NO
	SS	Syringa reticulata	Japanese Tree Lilac	2" Cal.	17	20'x30'	YES
	ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	20	35'x45'	YES
SHRUBS							
	AML	Aronia melanocarpa `Low Scape Hedger`	Dwarf Chokeberry	2 gal.	14	2'x2'	NO
	BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	5 gal.	188	2'x2'	YES
	BDH	Buddleja davidii `Buzz Hot Raspberry`	Hot Raspberry Butterfly Bush	2 gal.	59	3'x4'	YES
	CAB	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal.	89	5'x5'	NO
	CSK	Cornus sericea `Kelseyi`	Kelsey`s Dwarf Red Twig Dogwood	2 gal.	198	2'x2'	NO
	JHB	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	5 gal.	8	6'x1'	YES
	JPM	Juniperus x pfitzeriana 'Monsan' TM	Sea of Gold Pfitzer Juniper	5 gal.	48	4'x3'	YES
	MAC	Mahonia aquifolium `Compacta`	Compact Oregon Grape	5 gal.	77	4'x3'	YES
	POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	95	4'x4'	YES
	PON	Physocarpus opulifolius `Nugget`	Nugget Ninebark	5 gal.	124	4'x5'	YES
	PMM2	Pinus mugo `Mops`	Mugo Pine	5 gal.	15	4'x4'	NO
	PFD	Potentilla fruticosa `Dakota Sunspot`	Dakota Sunspot Bush Cinquefoil	2 gal.	19	4'x3'	YES
	PLC	Prunus laurocerasus `Chestnut Hill`	Chestnut Hill English Laurel	5 gal.	113	4'x4'	YES
	RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	28	6'x3'	NO
	SMN	Salvia nemorosa 'May Night'	May Night Sage	5 gal.	86	2'x2'	YES
	SSS	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	5 gal.	99	4'x4'	NO
	SJD	Spiraea japonica `Double Play Doozie`	Doozie Spirea	2 gal.	138	3'x3'	YES
	SBA	Spiraea x bumalda `Anthony Waterer`	Anthony Waterer Bumald Spiraea	2 gal.	23	4'x4'	
	TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	27	5'x2'	YES
ORNAMENTAL GRASSES							YES
	CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	154	3'x5'	NO
	HSS	Helictotrichon sempervirens `Sapphire`	Sapphire Blue Oat Grass	1 gal.	326	2'x2'	YES
	MSG	Miscanthus sinensis `Gold Bar`	Gold Bar Eulalia Grass	1 gal.	358		YES
	PAH	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	139	3'x2'	
	POK	Pennisetum alopecuroides `Karley Rose`	Karley Rose Fountain Grass	1 gal.	105	3'x3'	YES
PERENNIALS							YES
	HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	132	1.5'x1'	YES
	LSS	Leucanthemum x superbum `Snowcap`	Snowcap Shasta Daisy	1 gal.	12	1.5'x1.5'	
	PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	147	2'x3'	
SYMBOL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**	**REMARKS**	NO
GROUND COVERS							
	PP	Poa pratensis	Kentucky Bluegrass	sod	63,185 sf		

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	CRUSHED DECORATIVE GRAVEL, ROYAL GRAY: SIZE 1".	83,431 sf
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-4".	32,165 sf
3	STEEL EDGING, TBD.	1,469 lf

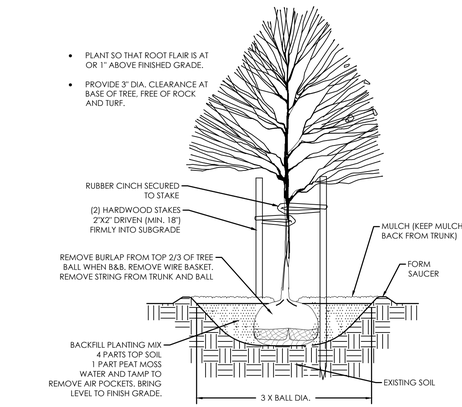
LANDSCAPE NOTES

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. TOP DRESS ALL SHRUB BED AREAS AND OTHER AREAS LABELED ROCK MULCH WITH 4" DEEP OF ROCK MULCH AS SPECIFIED IN THE REFERENCE NOTE SCHEDULE. PLACE ROCK OVER DEWITT PRO-5 WEED BARRIER FABRIC. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
3. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.
4. CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

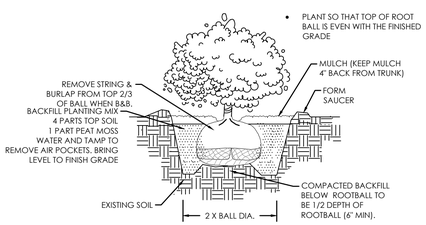
LIVE VEGETATION BREAKDOWN

THE TOTAL LIVE VEGETATION AREA IS CALCULATED BY THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IN ADDITION TO THE TOTAL SQUARE FOOTAGE OF TURF SOD. THE AVERAGE SQUARE FOOTAGE OF PLANTINGS IS CALCULATED BY THE NUMBER OF SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS MULTIPLIED BY 9, THE AVERAGE SQUARE FOOTAGE OF ALL PLANTS.

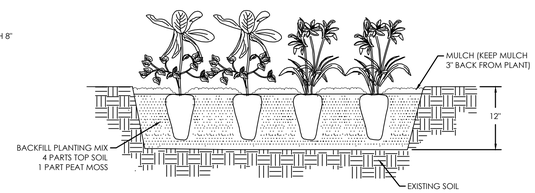
ITEM	AMOUNT	PERCENTAGE %
TOTAL LANDSCAPE AREA	178,892 SF	100%
TOTAL LIVE VEGETATION AREA	25,758 SF	35%



A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN CITY, UTAH

OVERALL LANDSCAPE PLAN

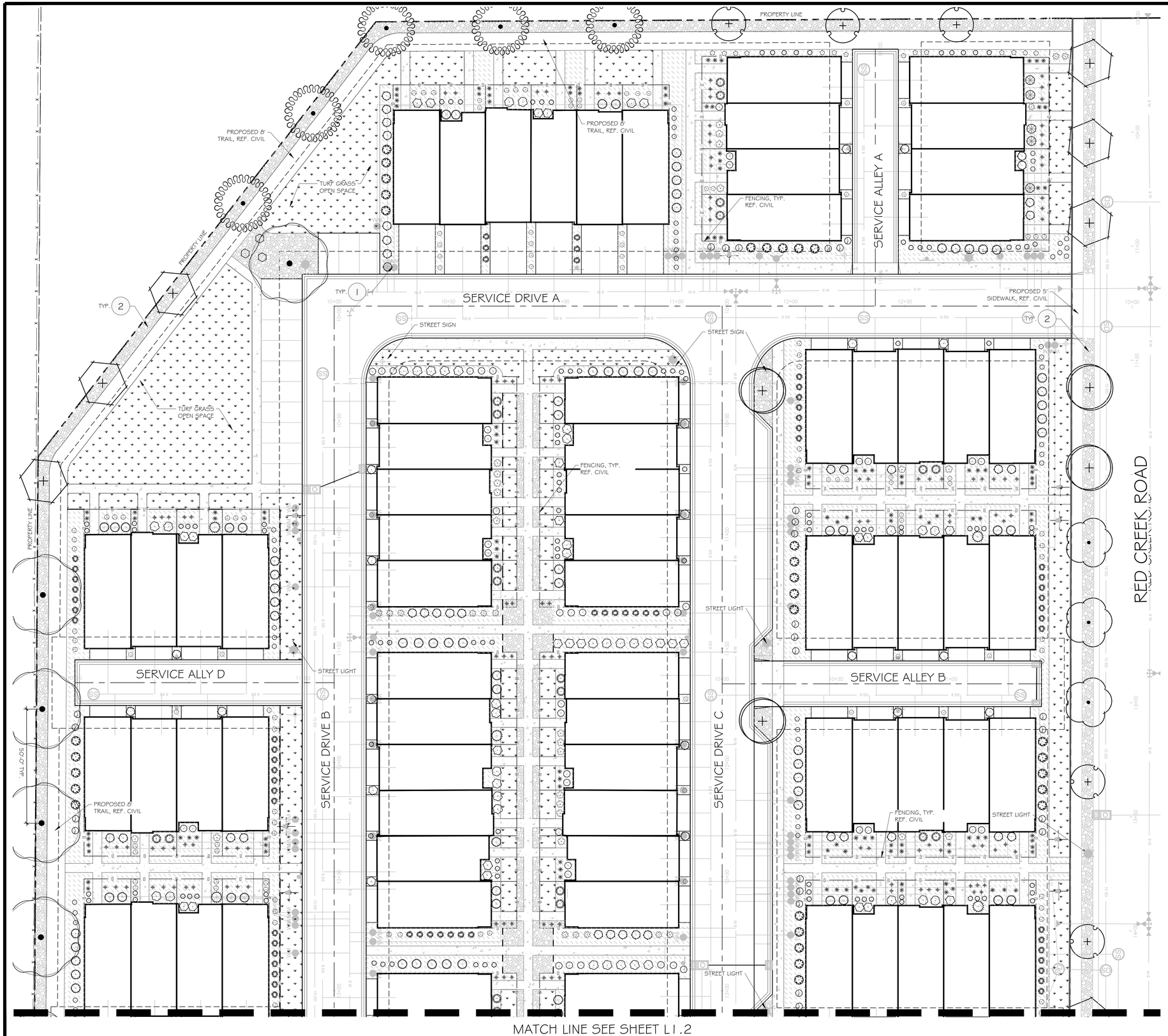
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

OVERALL LANDSCAPE PLAN

Scale: 1"=60'	Drawn: MI/BW
Date: 08/28/2023	Job #: 23-0104
Sheet: L1.0	

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheets\L1.0-L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
GM	Acer campestre Hedge Maple
AM	Acer x 'Pacific Sunset' Pacific Sunset Maple
MS	Malus x 'Spring Snow' Spring Snow Crabapple
PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
SS	Syringa reticulata Japanese Tree Lilac
ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova

SHRUBS	BOTANICAL / COMMON NAME
AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
BGV	Buxus x `Green Velvet` Green Velvet Boxwood
CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
CSK	Cornus sericea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
JPM	Juniperus x pfitzeriana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
PMM2	Pinus mugo `Mops` Mugo Pine
PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
RMW	Rosa Meidiland `White` White Meidiland Rose
SMN	Salvia nemorosa 'May Night' May Night Sage
SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
TME	Taxus x media `Everlow` Everlow Yew

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass

PERENNIALS	BOTANICAL / COMMON NAME
HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

GROUND COVERS	CODE
	PP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROYAL
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"-

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

S

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

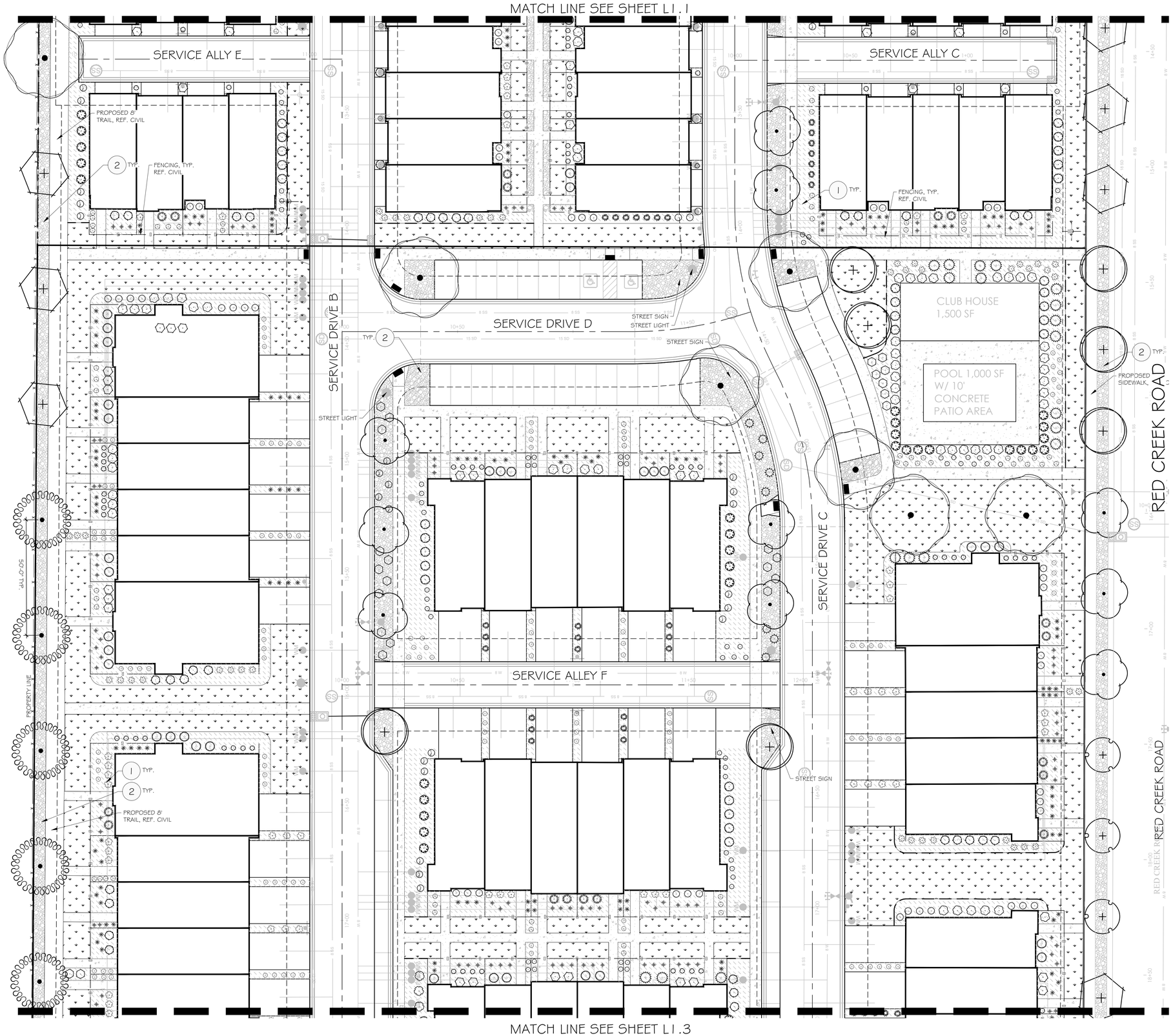
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=20' | Drawn: MI/BW
Date: 08/28/2023 | Job #: 23-0104
Sheet: L1.1

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104.dwg\sheets\L1.0-L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
GM	Acer campestre Hedge Maple
AM	Acer x 'Pacific Sunset Pacific Sunset Maple
MS	Malus x 'Spring Snow' Spring Snow Crabapple
PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
SS	Syringa reticulata Japanese Tree Lilac
ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova

SHRUBS	BOTANICAL / COMMON NAME
AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
BGV	Buxus x `Green Velvet` Green Velvet Boxwood
CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
CSK	Cornus sericea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
JPM	Juniperus x pfitzeriana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
PMM2	Pinus mugo `Mops` Mugo Pine
PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
RMW	Rosa Meidiland `White` White Meidiland Rose
SMN	Salvia nemorosa 'May Night' May Night Sage
SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
TME	Taxus x media `Everlow` Everlow Yew

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass

PERENNIALS	BOTANICAL / COMMON NAME
HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

GROUND COVERS	CODE
	PP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROY#
2	SOUTH TOWN RIVER COBBLE, SIZE: 2"

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

S

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

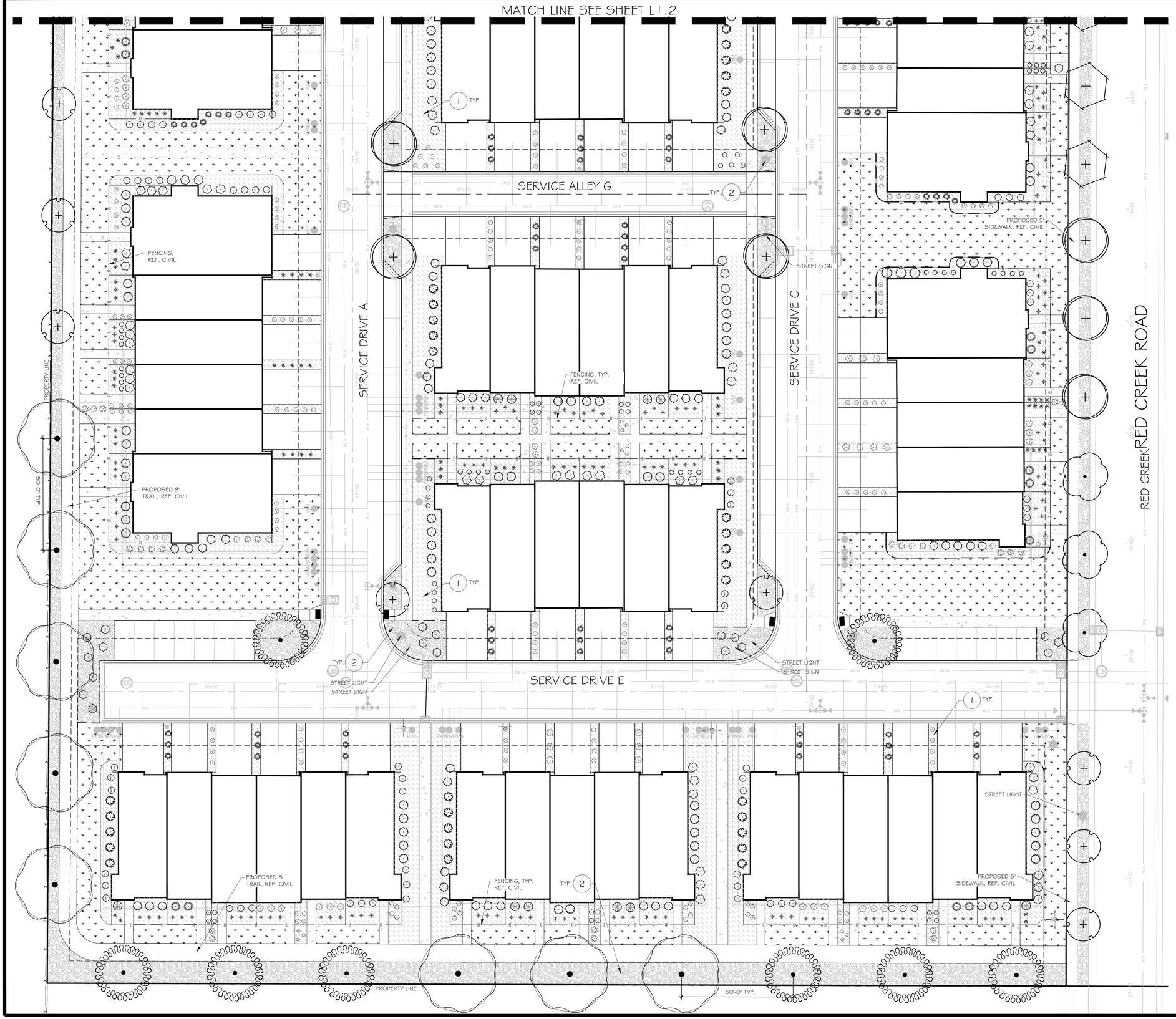
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	MI/BW
Date:	08/28/2023	Job #:	23-0104
Sheet:	L1.2		

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheet\L1.0- L1.XX LANDSCAPE PRELIMINARY PLANS.dwg



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
GM	Acer campestre Hedge Maple
AM	Acer x 'Pacific Sunset Pacific Sunset Maple
MS	Malus x 'Spring Snow' Spring Snow Crabapple
PK	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry
SS	Syringa reticulata Japanese Tree Lilac
ZG	Zelkova serrata `Green Vase` Green Vase Sawleaf Zelkova

SHRUBS	BOTANICAL / COMMON NAME
AML	Aronia melanocarpa `Low Scape Hedger` Dwarf Chokeberry
BTC	Berberis thunbergii `Concorde` Concorde Japanese Barberry
BDH	Buddleja davidii `Buzz Hot Raspberry` Hot Raspberry Butterfly Bush
BGV	Buxus x `Green Velvet` Green Velvet Boxwood
CAB	Cornus alba `Bailhalo` TM Ivory Halo Dogwood
CSK	Cornus sericea `Kelseyi` Kelsey's Dwarf Red Twig Dogwood
JHB	Juniperus horizontalis `Blue Chip` Blue Chip Juniper
JPM	Juniperus x pfitzeriana 'Monsan' TM Sea of Gold Pfitzer Juniper
MAC	Mahonia aquifolium `Compacta` Compact Oregon Grape
POL	Physocarpus opulifolius `Donna May` TM Little Devil Ninebark
PON	Physocarpus opulifolius `Nugget` Nugget Ninebark
PMM2	Pinus mugo `Mops` Mugo Pine
PFD	Potentilla fruticosa `Dakota Sunspot` Dakota Sunspot Bush Cinquefoil
PLC	Prunus laurocerasus `Chestnut Hill` Chestnut Hill English Laurel
RAG	Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac
RMW	Rosa Meidiland `White` White Meidiland Rose
SMN	Salvia nemorosa 'May Night' May Night Sage
SSS	Sorbaria sorbifolia `Sem` Sem Ash Leaf Spirea
SJD	Spiraea japonica `Double Play Doozie` Doozie Spirea
SBA	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Bumald Spiraea
TME	Taxus x media `Everlow` Everlow Yew

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CAK	Calamagrostis x acutiflora `Karl Foerster` Karl Foerster Feather Reed Grass
HSS	Helictotrichon sempervirens `Sapphire` Sapphire Blue Oat Grass
PAH	Pennisetum alopecuroides `Hameln` Hameln Fountain Grass
POK	Pennisetum alopecuroides `Karley Rose` Karley Rose Fountain Grass

PERENNIALS	BOTANICAL / COMMON NAME
HSO	Hemerocallis x `Stella de Oro` Stella de Oro Daylily
LSS	Leucanthemum x superbum `Snowcap` Snowcap Shasta Daisy
PAL	Perovskia atriplicifolia `Little Spire` Little Spire Russian Sage

GROUND COVERS	CODE
	PP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CRUSHED DECORATIVE GRAVEL, ROY-G
2	SOUTH TOWN RIVER COBBLE, SIZE: 2

NOTE:
REFERENCE SHEET L1.0 FOR OVERALL PLANT AND MATERIAL QUANTITIES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

S

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

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

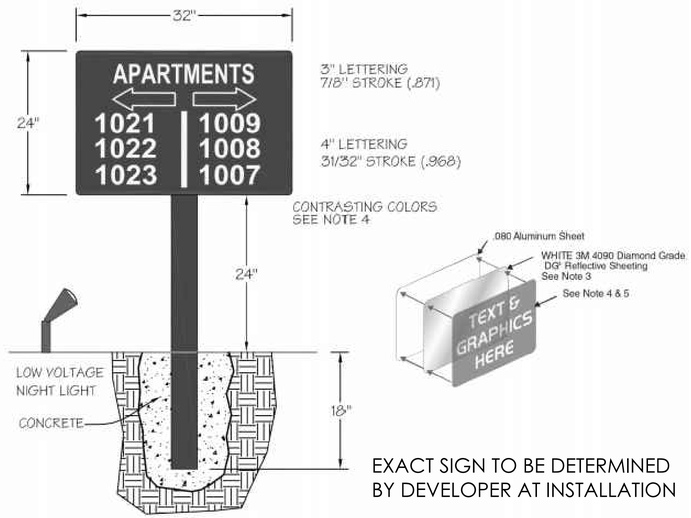
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

LANDSCAPE PLAN

Scale: 1"=20'	Drawn: MI/BW
Date: 08/28/2023	Job #: 23-0104
Sheet: L1.3	

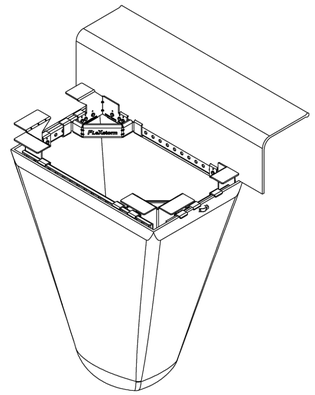
Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\L1.0- L1.XX LANDSCAPE PRELIMINARY PLANS.dwg

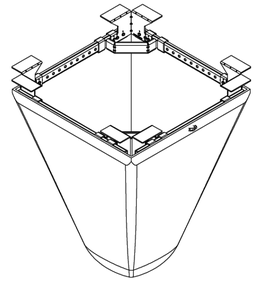
APARTMENT DIRECTIONAL SIGN

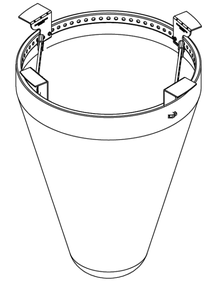


EXACT SIGN TO BE DETERMINED BY DEVELOPER AT INSTALLATION

ADS FLEXSTORM CATCH-IT INLET FILTERS







SQUARE/RECTANGULAR CURB INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SCBFX	2.4
Medium: 65" - 96" Perimeter	62MCBFX	3.5
Large: 97" - 120" Perimeter	62LCBFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLCBFX	7.2

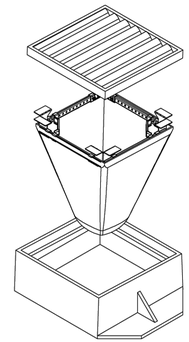
SQUARE/RECTANGULAR INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: Up to 64" Perimeter	62SSQFX	2.4
Medium: 65" - 96" Perimeter	62MSQFX	3.5
Large: 97" - 120" Perimeter	62LSQFX	5.0
Extra-Large: 121" or Greater Perimeter	62XLSQFX	7.2

ROUND INLET FILTER		
Clear Opening Size	Style P/N	Minimum Bypass Flow Rate (CFS)
Small: 10" - 16" Dia.	62SRDFX	1.6
Medium: 17" - 24" Dia.	62MRDFX	2.7
Large: 25" - 36" Dia.	62LRDFX	3.8

SPECIFICATIONS BY NOMINAL SIZE RANGE (MIN. VALUES)			
Nominal Bag Size	Solids Storage (CuFt)	Flow Rate (CFS)*	TSS Removal Rate
Small	1.6	1.2	82%; Large scale 3rd party testing per ASTM D 7351 using 7% concentration
Medium	2.1	1.7	
Large	3.8	2.7	
Extra Large	4.2	3.6	USDA Sandy Loam
*Filter bag at 50% max solids storage capacity			

INSTALLATION INSTRUCTIONS:

1. REMOVE GRATE
2. CLEAN GRATE LEDGE
3. SET INLET FILTER ON LOAD BEARING LEDGE OF STRUCTURE
4. REPLACE GRATE



NOTES:

1. ALL FRAMING IS CONSTRUCTED OF G90 GALVANIZED STEEL.

2. TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZE DRAINAGE STRUCTURE. ADS DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE.

3. UPON ORDERING, CONFIRMATION OF THE INLET SPECIFICATION, PRECAST/FOUNDRY CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE AN INLET FILTER.

4. ALL FILTERS MEET ASTM D8057 SPECIFICATIONS.

5. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.ADSPIPE.COM.

ALL PRODUCTS MANUFACTURED
BY ADVANCED DRAINAGE SYSTEMS
WWW.ADSPIPE.COM
PH. 1-800-821-6710

ADS Our reason is water.™

SIZE	DATE	DWG NO	REV
C	02/06/2023	ADS FLEXSTORM CATCH-IT	A
SCALE N/A		SHEET 1 OF 1	

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

PINNACLES MULTI FAMILY

EAGLE MOUNTAIN, UT

DETAILS

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DETAILS

Scale: 1"=60'	Drawn: MEC
Date: 03/05/24	Job #: 23-0104
Sheet: D1	

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

Z:_2023\23-0104 pinnacles multi family preliminary\design 23-0104\dwg\sheets\D1 - DETAILS.dwg

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **APRIL 9, 2024**
TITLE:	ACTION ITEM/PUBLIC HEARING - Mountainland Supply Site Plan at 800 E. Split Rock Drive.
ITEM TYPE:	Site Plan
APPLICANT:	Matt Cook, RB Construction

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

BACKGROUND:

Mountainland Supply is a business that "...comprise the wholesale distribution of pipe, valves and fittings, plumbing supplies, waterworks piping, turf irrigation supplies, plumbing specialties, enameled ware, china fixtures, showers, water heaters, storage tanks, laundry trays, rubber goods and packing, steel pipe, ductile iron pipe and fittings, PVC pipe, welding fittings and flanges, etc." A new location is desired and the applicant has acquired property in the recently approved/recorded Rush Creek subdivision. The next step is to receive site plan review from the Planning Commission and approval from the City Council.

General Plan: Employment Center/Campus
Zoning: Light Manufacturing/Distribution

ITEMS FOR CONSIDERATION:

Staff redlined each submitted architectural plan as not compliant with EMMC requirements. Other standards required of this site plan are complaint with EMMC. Two sections of EMMC are the architectural issues staff has identified. *17.37.050(B) Architecture and Site Design. All permitted or special uses shall comply with Chapter 17.72 EMMC, Commercial and Multifamily Design Standards. Where more than one structure is built in a complex or project, structures shall have a similar style or theme, including colors, materials, and design elements. It is recognized that the function and use of buildings used for light manufacturing or unique uses may dictate the style and other appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible, at the discretion of the approval authority. 17.72.040 Architectural Standards. The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-*

scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial and multifamily development. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard. Staff has reviewed the plans and has made the determination that the proposed elevations do not comply with the standards contained in EMMC 17.72 Commercial and Multifamily Design Standards, specifically as follows: *17.72.030 Site Design A.1 Commercial Building Orientation. The primary entrance to a commercial building should be oriented toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.* Increased landscaping and architectural elements on street facing facades is needed. *17.72.040 Architectural Standards A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial...structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.* Facades need to consist of all required architectural elements with no facade purposely regulated to secondary status. This zone, and even the Industrial zone, require enhanced architecture. The Sweetwater Industrial Overlay zone relaxes these requirements and this building proposed would be permitted in that zone. *C. Roof Design. The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged.* The structure does contain a sloping roof but no overhanging eaves. Section of parapet are proposed. *D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help...avoid large, featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.* When the elevations are scaled in reference to the footprint, the horizontal articulation of the walls amounts to 6 inches. The building is in essence, a rectangular polygon with vey little articulation. *E.1. Commercial buildings shall incorporate a majority of the following architectural details: reveals,*

canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details. Elevation materials consist of metal wall panels, exposed concrete foundation, cementitious siding, and brick. *F.2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other materials deemed appropriate by the planning commission and city council may be used as accents only.* The west elevation contains a large panelized and featureless surface and two material elements, which one, 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. With that said, the City may approve the site plan based on Code language which permits some flexibility as to the design.

REQUIRED FINDINGS:

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

RECOMMENDATION:

Staff recommends the Planning Commission discuss the site plan and forward a recommendation to the City Council of approval or denial.

ATTACHMENTS:

Mountainland Supply site plan

BERT BRADFORD

WAREHOUSE 2023

109 SPLIT ROCK DRIVE

EAGLE MOUNTAIN, UTAH

PROJECT CONTACTS

OWNER
WOLVERINE VENTURES LLC
946 E 800 N, SUITE C
SPANISH FORK, UTAH 84660
(801) 794-1330

CONTRACTOR
RB CONSTRUCTION
946 E 800 N, SUITE C
SPANISH FORK, UTAH 84660
(801) 794-1330

ARCHITECTURAL
KMA ARCHITECTS, INC.
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 377-5062

STRUCTURAL
MARTY BARBER?

MECHANICAL
OLSEN & PETERSON ENGINEERING
14 EAST 2700 SOUTH
SALT LAKE CITY, UTAH 84115
(801) 486-4646

ELECTRICAL
BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 532-2196

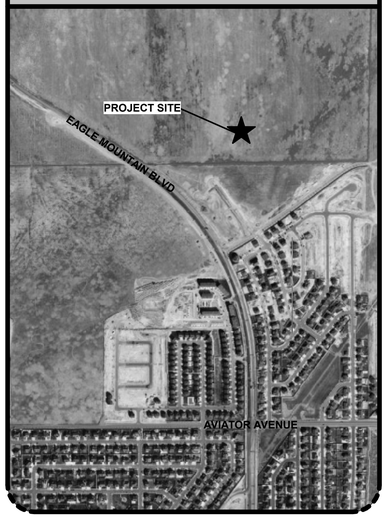
GRAPHIC SYMBOLS

- ENGINEERED FILL
- EARTH
- CONCRETE
- ASPHALT
- BRICK VENEER
- STONE VENEER
- WOOD STUDS
- PLYWOOD
- HARDWOOD
- RIGID INSULATION
- BATT INSULATION
- BLOCKING
- GYPSUM BOARD
- PROPERTY LINE
- WALLTYPE TAG (X)
- DOOR NUMBER (XX)
- WINDOW TYPE (X)
- CEILING HEIGHT (9'-0")
- SHEET NOTE (XX)
- BUILDING ELEVATION MARK
- ROOM NUMBER (XXX)
- DETAIL TAG (X / XXX)
- ELEVATION MARK (X / XXX)
- SECTION MARK (X / XXX)

PROJECT DATA

MAIN FLOOR AREA	59,481 SQ. FT.
MEZZANINE FLOOR AREA	7,067 SQ. FT.
TOTAL FLOOR AREA	66,548 SQ. FT.
INTERNATIONAL BUILDING CODE	- 2021
TYPE OF CONSTRUCTION	- II B
BUILDING OCCUPANCY	- B
SEISMIC DESIGN CATEGORY	- C
SEISMIC OCCUPANCY CATEGORY	- III
WIND EXPOSURE	- C
3 SECOND WIND GUST SPEED	- 120 MPH
ROOF SNOW LOAD	- 33 PSF
ROOF LOADS	
LIVE LOAD	- 20 PSF
DEAD LOAD	- 25 PSF
SOILS REPORT BY	- EARTHTEC ENGINEERING
DATED	- NOV. 2018
ALLOWABLE SOIL BEARING	- 2,500 PSF
FIRE PROTECTION	- 100% FIRE SPRINKLED

VICINITY MAP



INDEX OF DRAWINGS

SITE, LANDSCAPING, AND SPRINKLING

1	-	COVER	7	-	TBC PLAN
2	-	OVERALL BOUNDARY	8	-	AMEND SUBDIVISION PLAT
3	-	OVERALL SITE PLAN	DT-01	-	DETAIL SHEET
4	-	EXISTING TOPOGRAPHY	L1	-	LANDSCAPE PLAN
5	-	GRADING & DRAINAGE PLAN	L2	-	IRRIGATION PLAN
6	-	EROSION CONTROL PLAN	L3	-	LANDSCAPE DETAILS

ARCHITECTURAL

A1.0 -	CODE COMPLIANCE	A4.2 -	BUILDING SECTIONS & DETAILS
A1.1 -	OVERALL MAIN FLOOR PLAN & DETAILS	A5.0 -	DOOR SCHEDULE & TYPES
A1.1A -	MAIN FLOOR AND MEZZANINE PLANS	A5.1 -	DOOR & WINDOW DETAILS
A2.0 -	REFLECTED CEILING PLAN	A6.0 -	ADA SHEET
A2.1 -	ROOF PLAN & DETAILS	A8.0 -	INTERIOR ELEVATIONS
A3.1 -	EXTERIOR ELEVATIONS	A8.1 -	INTERIOR ELEVATIONS & DETAILS
A4.1 -	BUILDING SECTIONS & DETAILS		

STRUCTURAL

PLUMBING AND FIRE PROTECTION

P101 -	MAIN FLOOR PLUMBING PLAN	FP101 -	FIRE PROTECTION PLAN
P102 -	MEZZANINE MECHANICAL PLAN	FP501 -	FIRE PROTECTION DETAILS
P401 -	ENLARGED PLUMBING PLANS		
P501 -	PLUMBING SCHEDULES		
P601 -	PLUMBING DETAILS		
P602 -	PLUMBING DETAILS		

MECHANICAL

M101 -	MAIN FLOOR MECHANICAL PLAN
M102 -	MEZZANINE MECHANICAL & ENLARGED PLANS
M501 -	MECHANICAL SCHEDULES
M601 -	MECHANICAL DETAILS
M602 -	MECHANICAL DETAILS

ELECTRICAL

E001 -	GENERAL NOTES	E301 -	MAIN FLOOR POWER PLAN
E060 -	ELECTRICAL DETAILS	E303 -	MEZZANINE FLOOR POWER PLAN
E100 -	SITE PHOTOMETRIC PLAN	E304 -	MILLWORK ELEVATIONS
E101 -	SITE ELECTRICAL PLAN	E370 -	ELECTRICAL EQUIPMENT SCHEDULE
E102 -	SITE LIGHTING PLAN	E380 -	ONE-LINE DIAGRAM
E200 -	LIGHT FIXTURE NOTES & SCHEDULE	E390 -	PANELBOARD SCHEDULES
E201 -	MAIN FLOOR LIGHTING PLAN	E391 -	PANELBOARD SCHEDULES
E202 -	MEZZANINE LIGHTING PLAN		

NOT FOR CONSTRUCTION

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:48:11 PM 12" = 1'-0"

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
STATE OF UTAH
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: STAFF
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

TITLE

BRADFORD MOUNTAINLAND SUPPLY

SITE PLAN
EAGLE MOUNTAIN, UTAH
FINAL PLAN SET
MARCH 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	GRADING & DRAINAGE PLAN
6	EROSION CONTROL PLAN
7	TBC PLAN
8	AMENDED SUBDIVISION PLAT
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
DT-03	DETAIL SHEET
BMP-01	BEST MANAGEMENT PRACTICES
BMP-02	BEST MANAGEMENT PRACTICES
BMP-03	BEST MANAGEMENT PRACTICES

LAND USE TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
STORAGE YARD=1.85
PARKING LOT/DRIVE AISLES=0.43
BUILDING=1.50

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

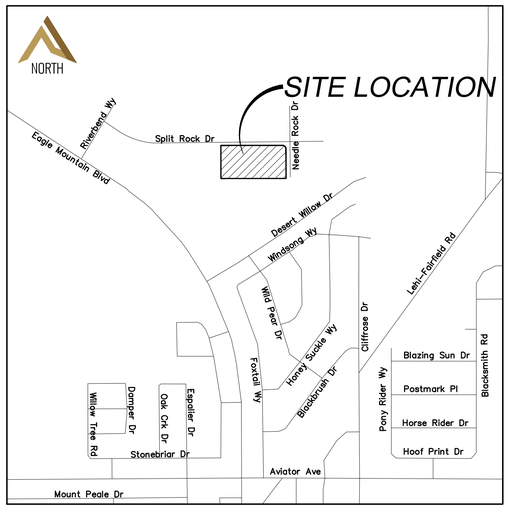
GENERAL NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO EAGLE MOUNTAIN CITY.
5. ALL CONSTRUCTION WILL CONFORM TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS.
6. ALL RECOMMENDATIONS MADE IN GEOTECHNICAL REPORT/STUDY COMPLETED BY GORDON GEOTECHNICAL ENGINEERING INC., DATED OCTOBER 19, 2023, PROJECT NO. 1215-001-23 TO BE FOLLOWED EXPLICITLY DURING CONSTRUCTION BUILDINGS AND SITE IMPROVEMENTS.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BERT BRADFORD
PHONE 801-367-8895
bert@rbconstruction.org



VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
03/18/2024
STATE OF UTAH

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\01-COVER.DWG

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

DATA TABLE
TOTAL ACREAGE=4.18
ACREAGE OF OPEN SPACE/LANDSCAPING=0.40
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION

PARKING TABLE
WAREHOUSE=1 STALL/2K FIRST 20K SF, 1 STALL/4K THEREAFTER
62,355 SF (21 REQUIRED)
OFFICE=1 STALL/300 SF
2,848 SF (10 STALLS)
PARKING REQ'D 31 STALLS
PARKING PROVIDED 31 STALLS

OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

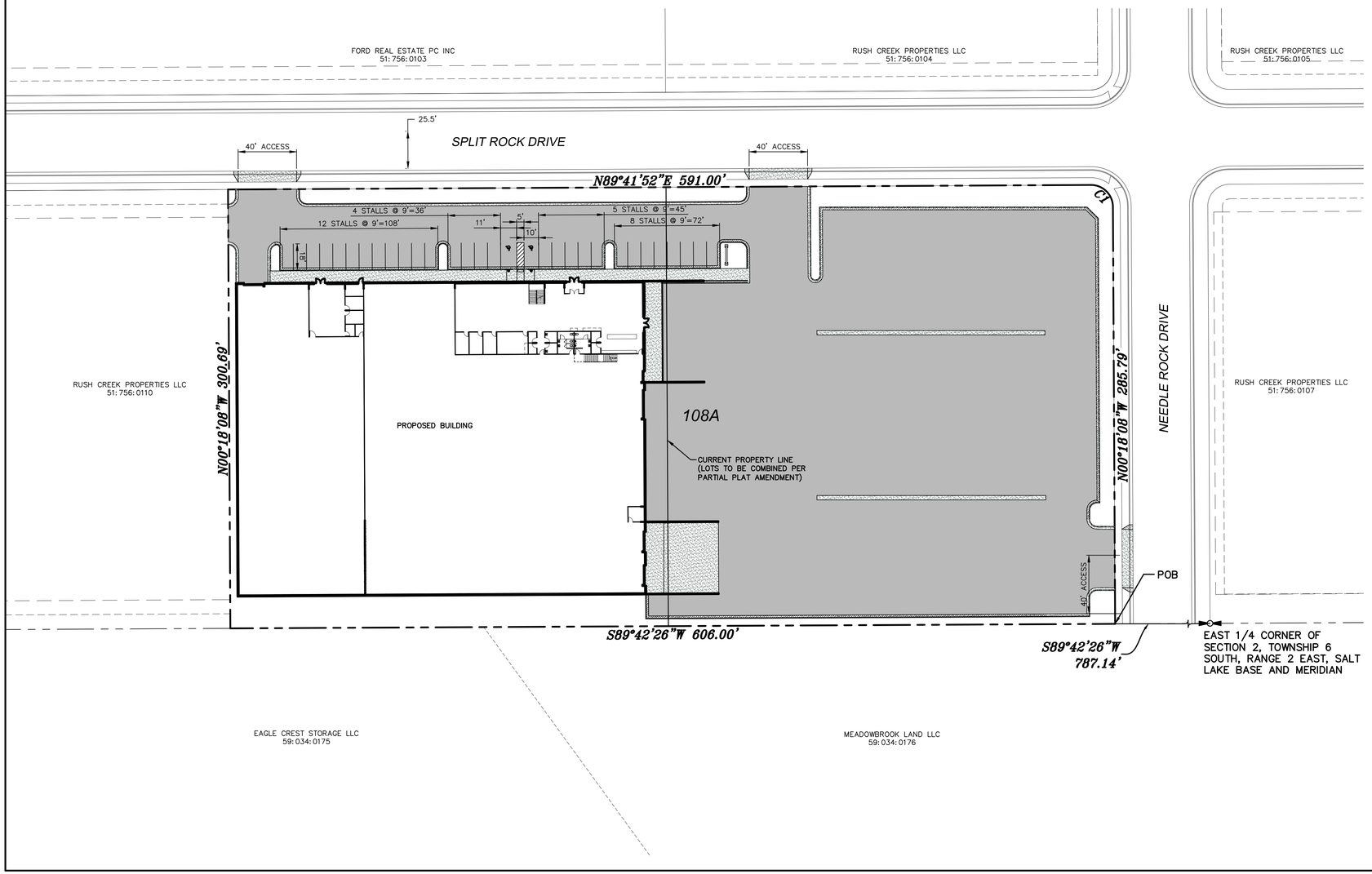
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

AS PLATTED BOUNDARY DESCRIPTION:
ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"





VICINITY MAP
-NTS-

NORTH
0 5 10 20 40 80 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 2

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

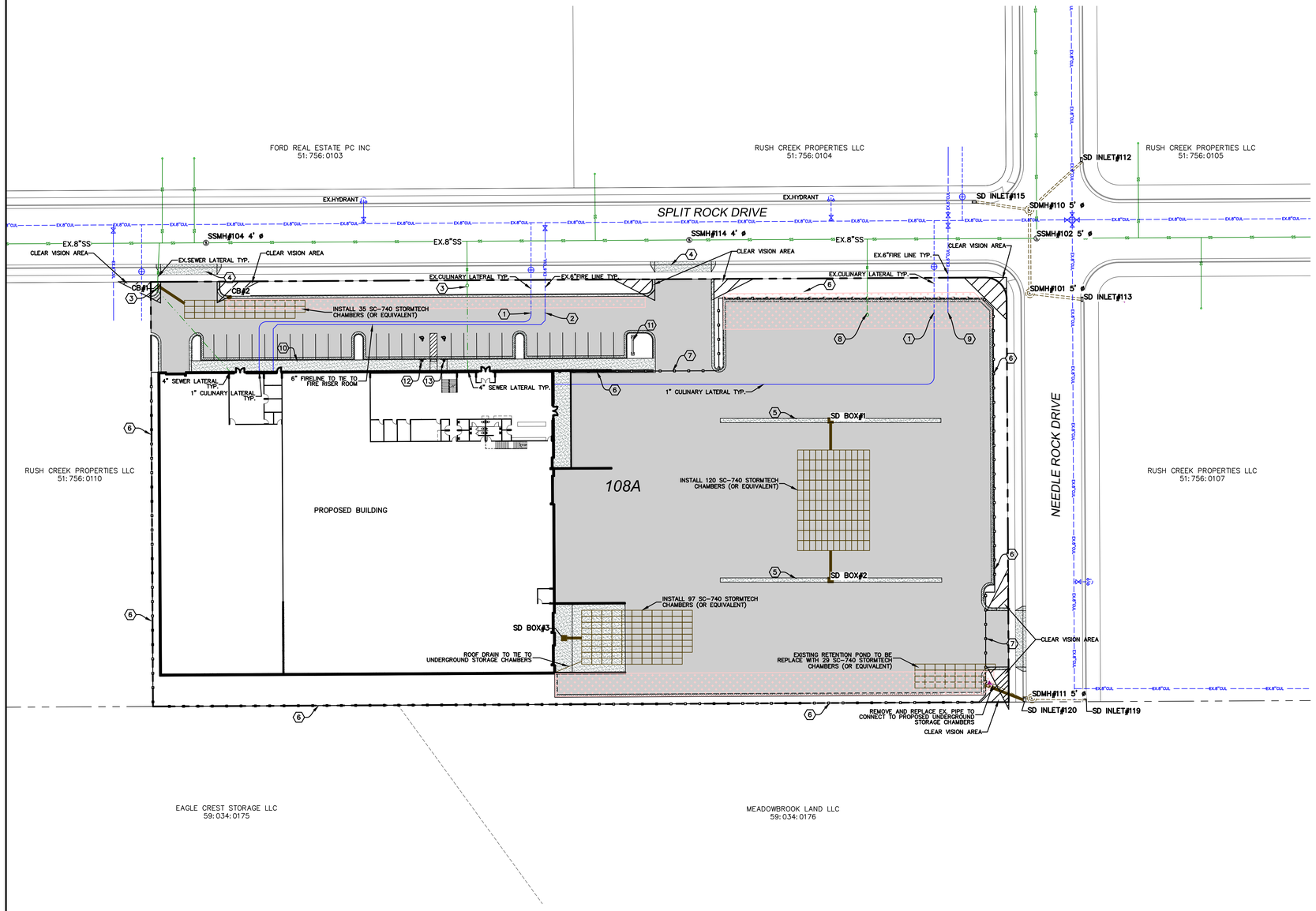
OVERALL BOUNDARY

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
(801) 655-0566

NOT FOR CONSTRUCTION

Z:\2023\23-041 EAGLE MOUNTAIN, BRADFORD\CADD\PRELIMINARY\02-OVERALL BOUNDARY.DWG



GENERAL NOTES:

1. TRASH TO BE STORED WITHIN BUILDING

CONSTRUCTION NOTES:

1. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
2. LOCATE & TIE TO EXISTING 6" FIRELINE.
3. LOCATE & TIE TO EXISTING SEWER LATERAL.
4. CONST. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS.
5. CONST. 3' CROSS GUTTER.
6. INSTALL 6' MASONRY WALL.
7. INSTALL GATE AT DRIVEWAY ENTRANCE. GATE ACCESS TO HAVE KNOX KEY BOX OR PADLOCK INSTALLED FOR FIRE DEPT. ACCESS.
8. EXISTING SEWER LATERAL TO BE ABANDONED.
9. EXISTING FIRELINE TO BE ABANDONED.
10. CONST. ADA RAMP PER EAGLE MOUNTAIN CITY STANDARDS.
11. INSTALL BICYCLE RACK.
12. INSTALL VAN-ACCESSIBLE HANDICAPPED PARKING STALL SIGN.
13. INSTALL HANDICAPPED PARKING STALL SIGN.

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER
- REVERSE LIP CURB
- 4" SNOWFALL SNOW STACKING AREAS

NORTH

5 0 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO. 3

OVERALL SITE PLAN

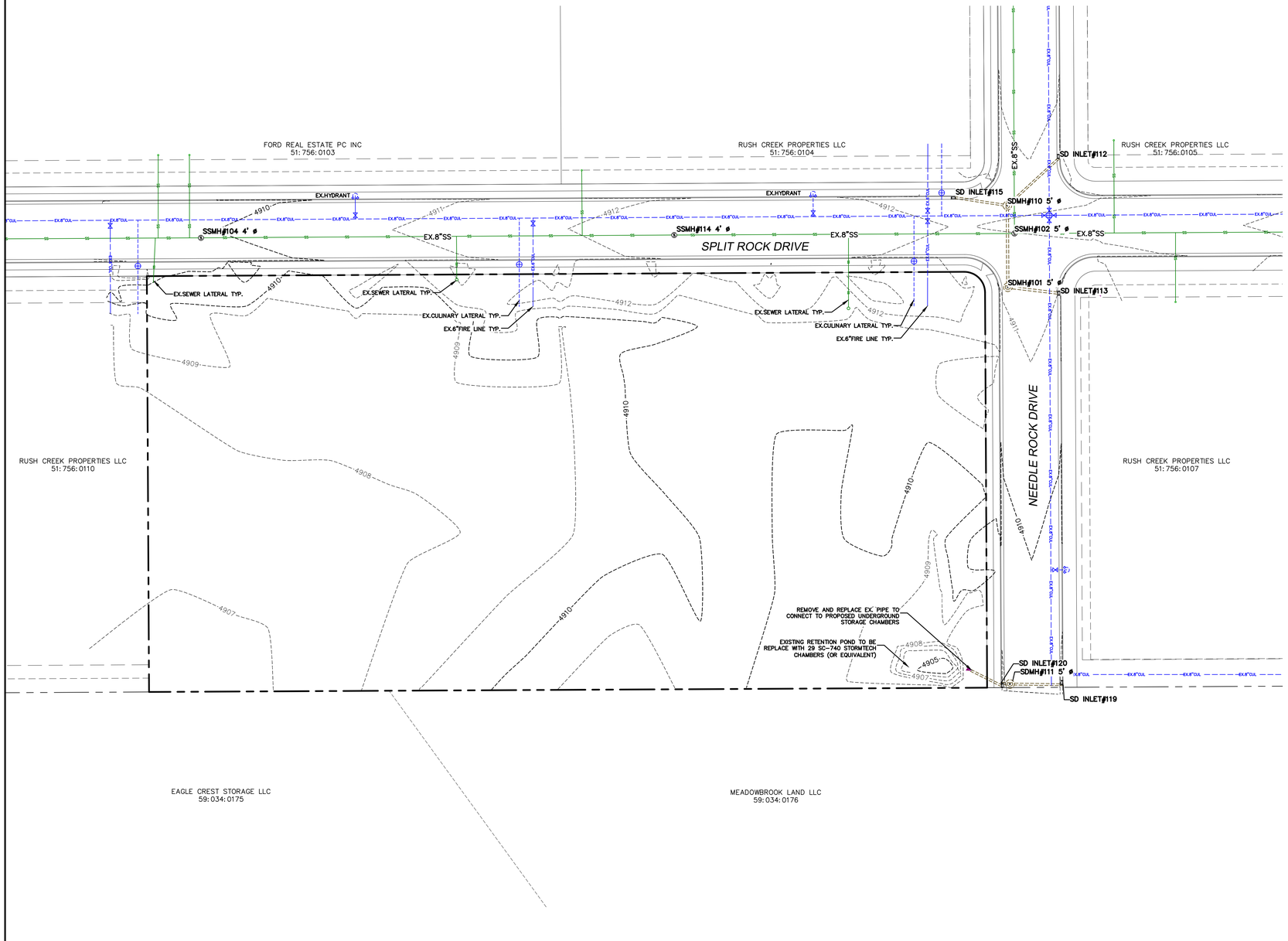
BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
EAGLE MOUNTAIN, UTAH

BRANDON HESS #9255615
1165 800 E, SUITE A
PLEASANT GROVE, UT 84062

NOT FOR CONSTRUCTION

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\03-SITE PLAN.DWG



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 4

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

EXISTING TOPOGRAPHY

BRADFORD MOUNTAINLAND SUPPLY

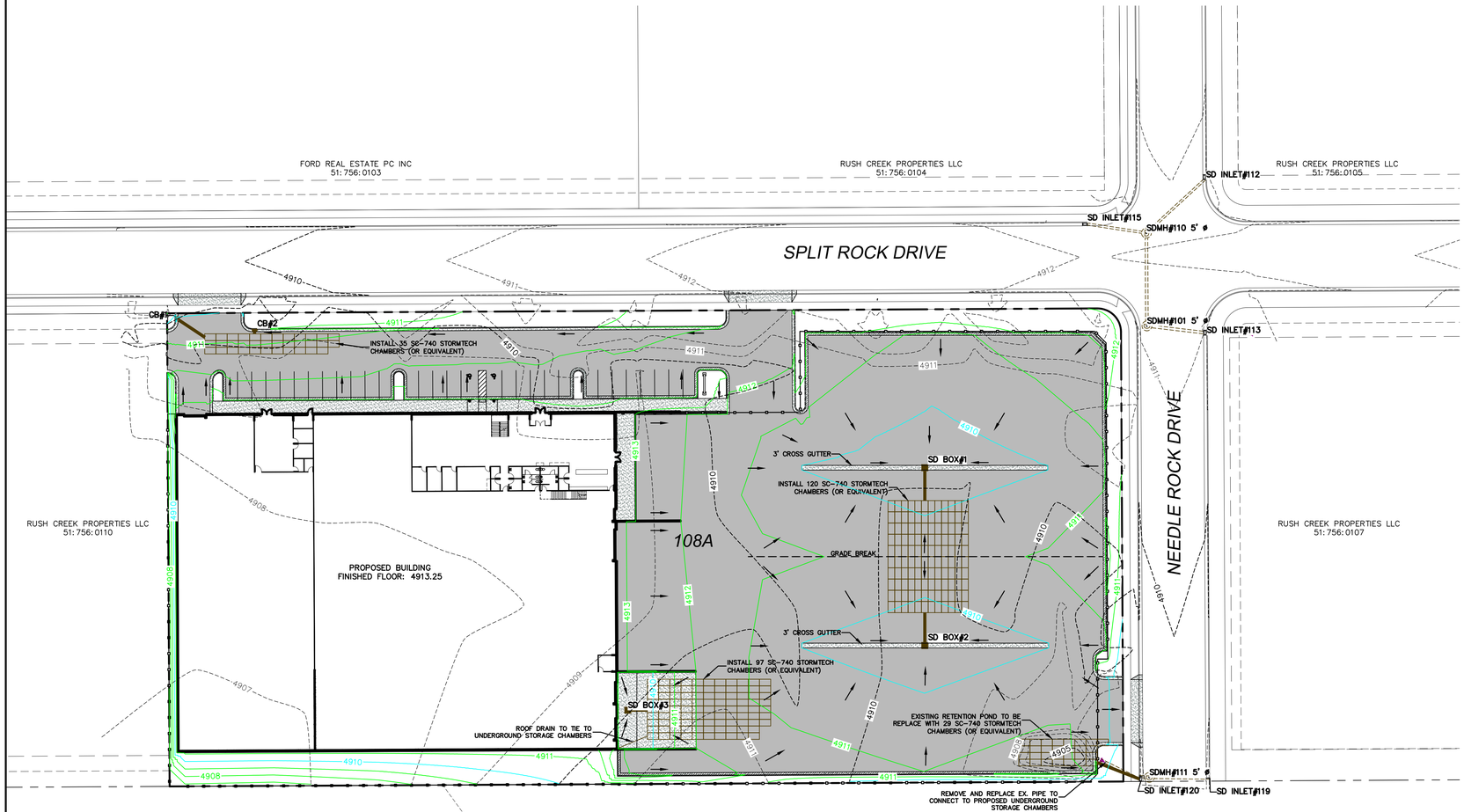
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PARKING AREA CALCULATIONS
TOTAL: 8000 SQFT
LANDSCAPE: 1,000 SQFT (12.5%)

EAGLE MOUNTAIN, UTAH

NOT FOR CONSTRUCTION

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\04-EXISTING TOPOGRAPHY.DWG



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO. 5

NOT FOR CONSTRUCTION

GRADING & DRAINAGE PLAN

EAGLE MOUNTAIN, UTAH

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
BUILDING RESILIENCE
1965 E 800 N, SUITE A
LEHI, UT 84043

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\05-GRADING & DRAINAGE.DWG

STABILIZED CONSTRUCTION ENTRANCE
(STABILIZED TRACK OUT REQUIREMENT: 20'x50', 3" + COBBLE 8" THICK)

CONCRETE WASHOUT
(WASHOUT TO BE PIT LINED WITH IMPERVIOUS SHEETING OR A HARD-SIDED LEAK-PROOF CONTAINER)

DESPRESSED AREA TO CONTAIN TOPSOIL STOCKPILE RUNOFF

MATERIAL STORAGE / STAGING AREA

SILT FENCE

1 PLACE SWPPP SIGN AT ENTRANCE

2 INLET PROTECTION
(INLET PROTECTION TO MEET OR EXCEED ASTM D8057)

FORD REAL ESTATE PC INC
51:756:0103

RUSH CREEK PROPERTIES LLC
51:756:0104

RUSH CREEK PROPERTIES LLC
51:756:0105

SD INLET#112

SD INLET#115

SDMH#110 5' ø

SPLIT ROCK DRIVE

STABILIZED CONSTRUCTION ENTRANCE

SDMH#101 5' ø

SD INLET#113

DUMPSTER/SOLID
WASTE DISPOSAL

NEEDLE ROCK DRIVE

RUSH CREEK PROPERTIES LLC
51:756:0110

SILT FENCE

PROPOSED BUILDING

MATERIAL STORAGE &
STAGING

CONCRETE WASHOUT

TOPSOIL STOCK PILE

PORTABLE TOILETS

SILT FENCE

108A

SD BOX#1

SD BOX#2

SD BOX#3

SILT FENCE

SDMH#111 5' ø

SD INLET#120

SD INLET#119

RUSH CREEK PROPERTIES LLC
51:756:0107

EAGLE CREST STORAGE LLC
59:034:0175

MEADOWBROOK LAND LLC
59:034:0176

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

NORTH

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 6

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

EROSION CONTROL PLAN

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL STRUCTURAL SURVEY

EAGLE MOUNTAIN, UTAH

DRAWING PREPARED UNDER THE SUPERVISION OF:
TYLER E. BOOTH, P.E.
LICENSE NO. 10418446 STATE OF UTAH

NOT FOR CONSTRUCTION

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\06-EROSION CONTROL PLAN.DWG

SPLIT ROCK DRIVE

CB#1
TBC 4910.08
GRATE 4909.58
INV(SE) 4907.20
BOB 4906.20

CB#2
TBC 4910.96
GRATE 4910.46
INV(S) 4907.12
BOB 4906.12

CONST. 21.24 L.F.
15" ADS @ 0.41%

CONST. 1.84 L.F.
15" ADS @ 0.43%

INSTALL 35 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

PROPOSED BUILDING
FINISHED FLOOR: 4913.25

ROOF DRAIN TO TIE TO UNDERGROUND STORAGE CHAMBERS

SD BOX#3
RIM 4909.25
INV(E) 4906.00

CONST. 10.44 L.F.
15" ADS @ 0.60%

SD BOX#4
RIM 4909.25
INV(S) 4906.00

3' CROSS GUTTER

CONST. 18.90 L.F.
15" ADS @ 0.85%

INSTALL 120 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

GRADE BREAK

CONST. 18.90 L.F.
15" ADS @ 0.55%

SD BOX#2
RIM 4909.25
INV(N) 4906.00

INSTALL 97 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

EXISTING RETENTION POND TO BE REPLACE WITH 29 SC-740 STORMTECH CHAMBERS (OR EQUIVALENT)

CONST. 27.43 L.F.
15" ADS @ 0.41%

SD INLET#120
TBC 4909.32
GRATE 4908.82
INV(E) 4903.30
INV(W) 4903.30
BOB 4902.30

PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER
REVERSE LIP CURB

NORTH

(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

SHEET NO. 7

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

TBC PLAN

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

BRIGHAM CITY, UTAH
(435) 800-0566
1466 E 600 N, SUITE A
LOGAN, UTAH 84341

NOT FOR CONSTRUCTION

Z:\2023\23-041 EAGLE MOUNTAIN, BRADFORD\CADD\PRELIMINARY\07-TBC PLAN.DWG

LEGEND

- UTAH COUNTY MONUMENT
- SET 5/8" REBAR & CAP
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CENTERLINE
- XXX X. ADDRESSES
- 1 PROPOSED LOT NUMBERS

DATA TABLE
TOTAL ACREAGE=4.18
TOTAL # OF LOTS=1
ZONING=LMD (LIGHT MANUFACTURING/DISTRIBUTION)

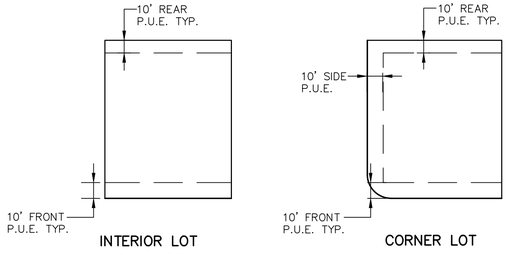
OWNER/DEVELOPER
BERT BRADFORD
(801) 367-8895
bert@rbconstruction.org

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

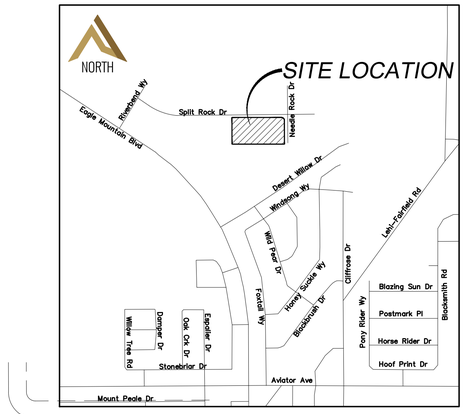
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°18'09"E	90°00'00"



DETAIL - TYPICAL LOT EASEMENT
-NTS-



VICINITY MAP
-NTS-

"RUSH CREEK INDUSTRIAL PHASE A, PLAT 1" LOT 103

"RUSH CREEK INDUSTRIAL PHASE A, PLAT 1" LOT 104

SPLIT ROCK DRIVE
EXISTING PUBLIC RIGHT-OF-WAY

65' ROW

N89°41'52"E 591.00'

C1

795 E

10' P.U.E. TYP.

10' P.U.E. TYP.

"RUSH CREEK INDUSTRIAL PHASE A, PLAT 1" LOT 107

N00°18'08"W 300.69'

1
182,199 SF
4.18 ac.

S00°18'08"E 285.79'

5803 N

NEEDLE ROCK DRIVE
EXISTING PUBLIC RIGHT-OF-WAY

65' ROW

N01°22'37"E 2001.26'

SECTION LINE - BASIS OF BEARING

NORTHEAST CORNER OF SECTION 2, T6S, R2W, SLB&M

10' P.U.E. TYP.

STORM DRAIN EASTEMENT

EAST 66.29'

NORTH 29.32'

S89°42'26"W 606.00'

N89°42'26"E 787.14'

POINT OF BEGINNING

EAST 1/4 CORNER OF SECTION 2, T6S, R2W, SLB&M

EAGLE CREST STORAGE LLC
59:034:0175

MEADOWBROOK LAND LLC
59:034:0176

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR _____ 2-14-24 DATE

BOUNDARY DESCRIPTION

ALL OF LOTS 108 & 109, RUSH CREEK INDUSTRIAL, PHASE A, PLAT 1, A SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 18913 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 108, ALSO BEING LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS ___ DAY OF _____. A.D. 20__.

_____
RUSH CREEK PROPERTIES LLC, BY_____ITS_____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE_____DAY OF_____, A.D. 20__ PERSONALLY APPEARED BEFORE ME_____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT THEY ARE THE_____OF _____AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID_____EXECUTED THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER / EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 20__.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1A

AMENDMENT OF RUSH CREEK INDUSTRIAL PHASE A, PLAT 1 AMENDING LOTS 108 &109
EAGLE MOUNTAIN, UTAH COUNTY, UTAH
CONTAINING 1 LOT AND 4.18 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

NORTH
5 0 10 20 40 80 120
(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

_____
DIRECT COMMUNICATIONS DATE

COMCAST CABLE TELEVISION

COMCAST CABLE TELEVISION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. COMCAST CABLE TELEVISION DOES NOT WARRANT THE LOCATION OF ANY PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT MODIFY, AFFECT, OR WAIVE ANY RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY OR UNDER ANY EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS, OR LAWS, INCLUDING, WITHOUT LIMITATION, ANY LAWS APPLICABLE TO PRESCRIPTIVE RIGHTS. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PROVISION OF TELECOMMUNICATIONS SERVICES OR THE TERMS OF SUCH SERVICES.

BY _____
TITLE _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____ A.D. 20___

BY _____
TITLE _____
DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER

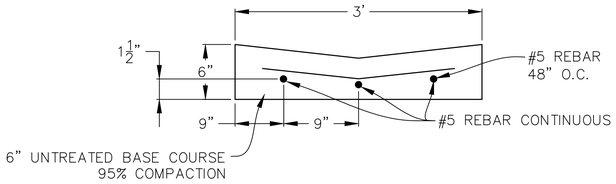
1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THERIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR,
d. ANY OTHER PROVISION OF LAW

_____
ROCKY MOUNTAIN POWER DATE

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
	PROFESSIONAL LAND SURVEYOR STATE OF UTAH DAVID F. HUNT LICENSE NO. 5243543-2201 2-14-24			

Z:\2023\23-041 EAGLE MOUNTAIN_BRADFORD\CADD\PRELIMINARY\08-PARTIAL AMENDMENT_PLAT.DWG

NOT FOR CONSTRUCTION

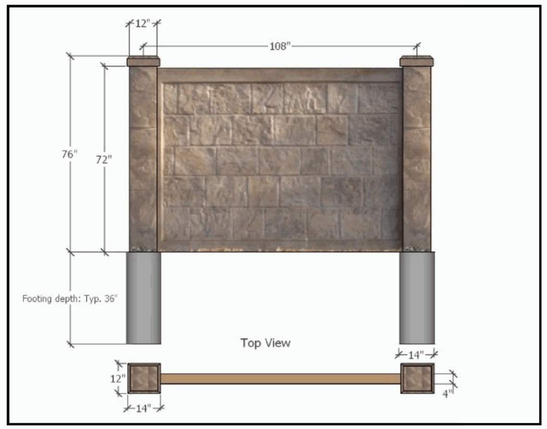


DETAIL - 3' CROSS GUTTER

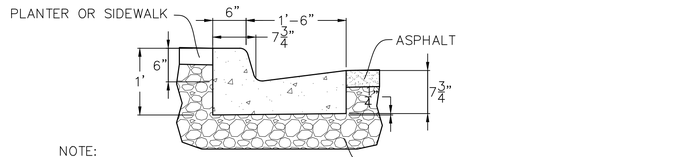
–NTS–

RhinoRock.com
CONCRETE FENCING

RHINOROCK FENCE SPECIFICATIONS

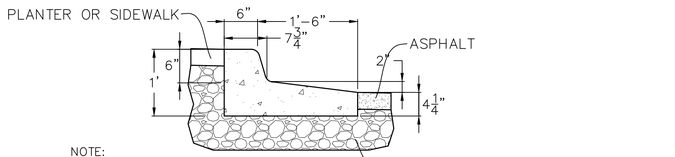


TECHNICAL INFORMATION: RhinoRock Fence Panel		
Dimension of Panel	182 cm x 259 cm	72"x102"
Weight of Panel	105 Kg	230 lbs
Weight per area	21.5kg/m^2	4.9lbs/ft^2
Thickness of Panel	115mm	4.5"
EPS Foam Core thickness	63-95mm	2.5-3.75"
Glass fiber reinforced concrete shell thickness	9mm	5/16"
% glass fiber by volume	4-4.50%	
Compressive Strength of proprietary concrete mix design	4x10^7 N/m^2	5800 psi
Ultimate tensile strength of glass fiber reinforced concrete	9.6x10^6 - 1.4x10^7 N/m^2	1400-2100 psi
Wind load capacity of panel	225 km/h	140mph with 1.6 safety factor
axial load capacity of panel	1644 kg/lineal meter	1100 lbs/lineal foot
moisture absorption of EPS foam core by total immersion	<4%	
Combustibility of glass fiber reinforced concrete shell	Non-combustible	
Freeze/thaw performance	200 freeze thaw cycles with no damage	
Derby, fungus, or mushroom attack	none	
Termite food source	none	



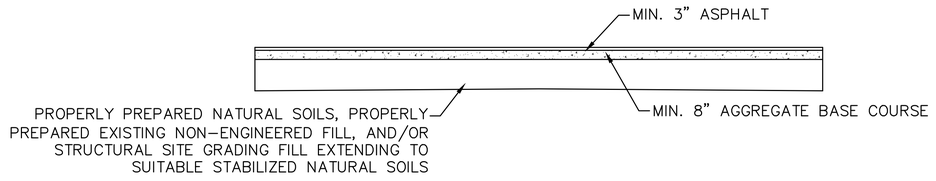
24" STANDARD CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



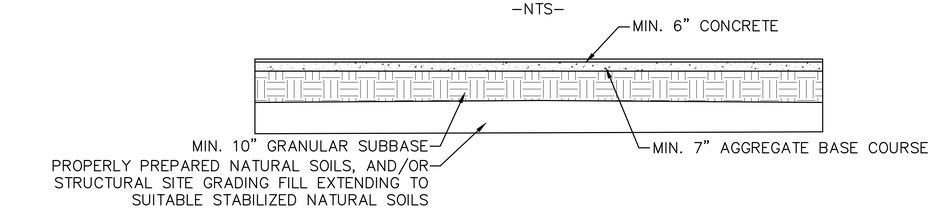
24" REVERSE LIP CURB & GUTTER

FOR USE IN PRIVATE STREETS
–NTS–



PARKING LOTS CROSS SECTION

–NTS–



LOADING/UNLOADING DOCK CROSS SECTION

–NTS–

NOTE:
FOLLOW RECOMMENDATIONS FROM GEOTECHNICAL STUDY
JOB NO. 1215–001–23 DATED OCTOBER 19, 2023 BY
GORDON GEOTECHNICAL ENGINEERING, INC.

SHEET NO. DT-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DETAIL SHEET

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
EAGLE MOUNTAIN, UTAH

BRIGHAM CITY 435-723-5565
1615 E 800 N, SUITE A
BRIGHAM CITY, UT 84302

CONSTRUCTION NOT FOR

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation[1]	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 the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Check plans for pavement subgrade requirements.	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 18" (450 mm) above the top of the chamber. Note that pavement subbase may be part of the 'C' layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Most pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (53 kN). Dynamic force not to exceed 20,000 lbs (89 kN)
(B) **Embedment Stone:** Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	No compaction required.
(A) **Foundation Stone:** Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor.[2, 3]

Please Note:

1. 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".
2. StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
3. Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 1- Inspection Port Detail

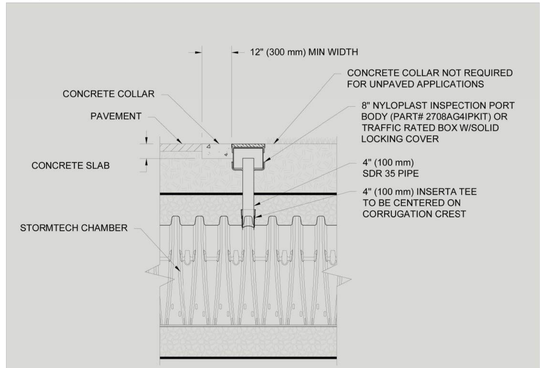
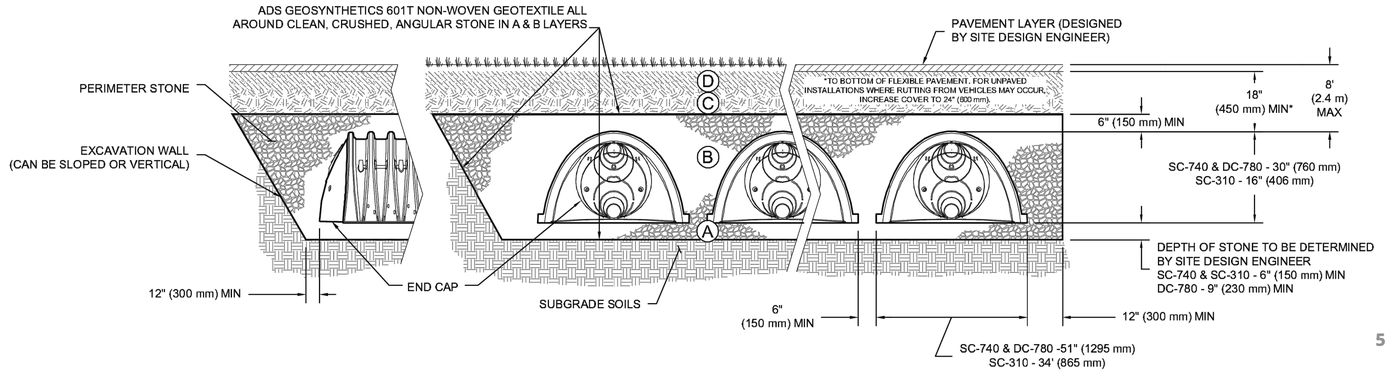


Figure 2 - Fill Material Locations



SHEET NO. DT-02

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NOT FOR CONSTRUCTION

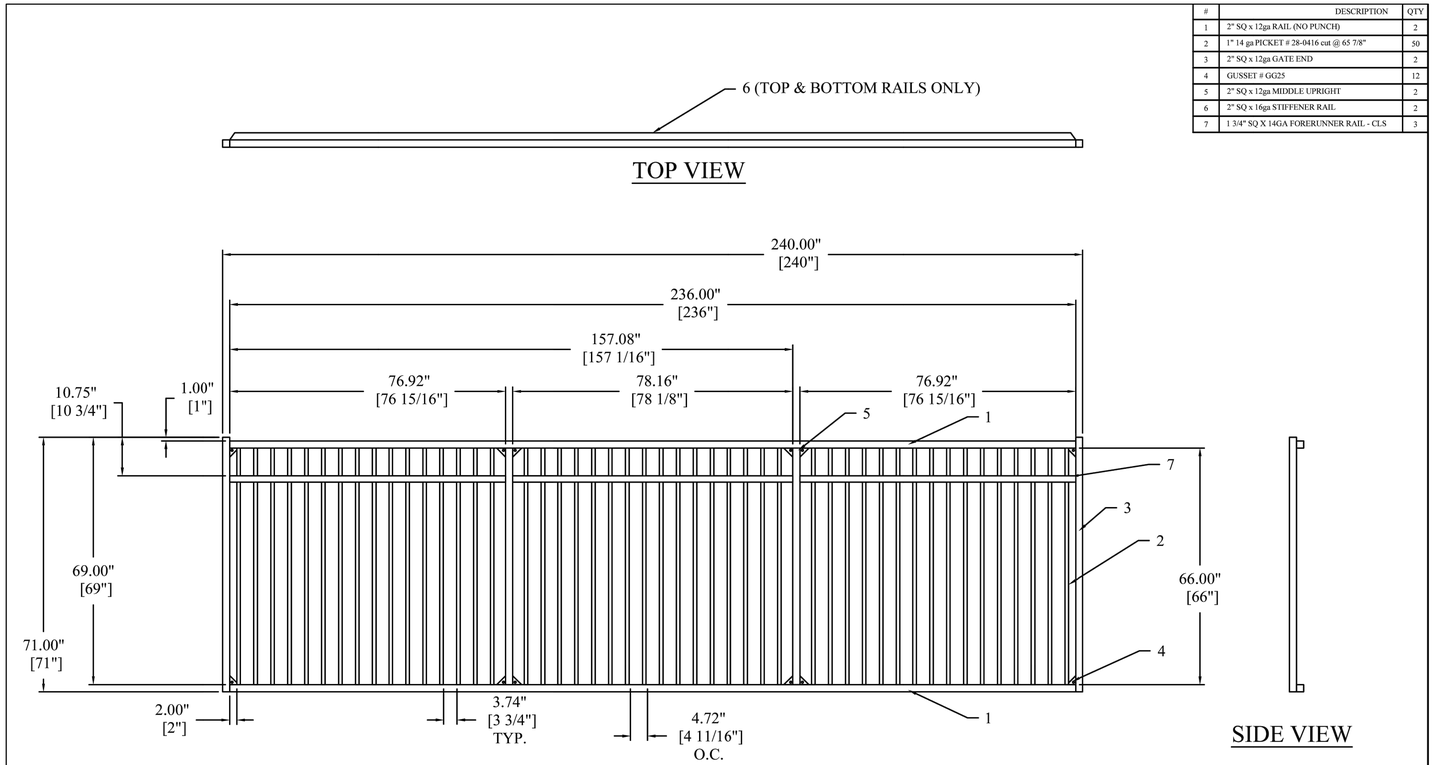
DETAIL SHEET

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
EAGLE MOUNTAIN, UTAH
PHONE: (801) 753-6455
FAX: (801) 753-6455
1020 E. 800 N. SUITE A
AMERICAN FORK, UT 84003

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

#	DESCRIPTION	QTY
1	2" SQ x 12ga RAIL (NO PUNCH)	2
2	1" 14 ga PICKET # 28-0416 cut @ 65 7/8"	50
3	2" SQ x 12ga GATE END	2
4	GUSSET # GG25	12
5	2" SQ x 12ga MIDDLE UPRIGHT	2
6	2" SQ x 16ga STIFFENER RAIL	2
7	1 3/4" SQ X 14GA FORERUNNER RAIL - CLS	3



TOP VIEW

ELEVATION VIEW

SIDE VIEW

Unless Noted Otherwise
X Decimal ± .040
XX Decimal ± .020
XXX Decimal ± .010
XXXX Decimal ± .005
DO NOT SCALE OFF DRAWING
Angular ± 0.5°

PROPRIETARY INFORMATION
This drawing is the proprietary property of AMERISTAR, Tulsa, OK and must not be duplicated or used in whole or in part for the making of drawings, parts or parts to be used or, or harm to, the owner. In accepting this drawing, the recipient agrees to keep the information contained confidential.

REVISION HISTORY

REV	ECN	AUTHOR	DATE	DESCRIPTION

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

TITLE:	MONTAGE II STEEL GATE - SPECIAL	
DATE:	06/03/2021	SHEET: 1 of 1
DRN BY:	KMc	REV: A
DRAWING NO:	13-200-005490	

SHEET NO. DT-03

NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

REVISIONS

DETAIL SHEET

EAGLE MOUNTAIN, UTAH

NOT FOR CONSTRUCTION

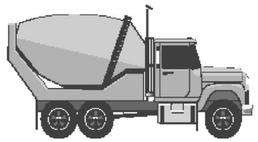
BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE: (801) 495-6655
1432 E. 6000 S. SUITE A
Ogden, UT 84403

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\DT-01.DWG

BMP: Concrete Waste Management — CWM



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

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

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

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

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

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

Adapted from Salt Lake County BMP Fact Sheet

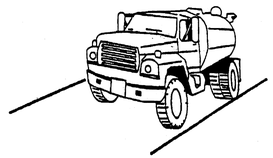
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☒ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☐ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Dust Controls — DC



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

Application:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

Installation/Application Criteria:
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

Limitations:
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil: if excessive amounts of water are used, it may run off, carrying soil with it.

Maintenance:
If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

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

Adapted from Salt Lake County BMP Fact Sheet

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☒ Training

■ High ☒ Medium ☐ Low

BMP: Grading Practices — GP



Soils exposed from land grading activities are very vulnerable to erosion

Description:
Control soil erosion by minimizing the exposure of bare soil to erosive forces. This is done by
1) limiting the amount of land disturbed at one time in preparation for construction
2) limiting the amount of time between the disturbance of soil and protection or stabilization of disturbed soils, and
3) using grading practices to protect exposed soils susceptible to storm water runoff.

Related practices include construction sequencing, preservation of existing vegetation, erosion control practices and sediment control practices.

Approach:
- Limit the area of disturbance to those areas requiring grading. This preserves existing vegetation and reduces the vulnerability of soil to erosion.
- Based on erosion potential and sediment control measures on the site, establish what areas are to be graded at one time.
- An undisturbed buffer zone containing vegetation at the lowest elevation of a construction site can reduce the transport of sediment off site.
- Initiate soil protection measures during the course of work to minimize the length of time soil is exposed to erosive forces.
- Conduct work in stages so that construction or soil stabilization occurs promptly after disturbance of soil.
- Establish a schedule governing the stabilization of disturbed slopes, both in terms of passage of time since commencement and completion of disturbance and in terms of planting season.
- Leaving the surface of the disturbed soil graded in a roughened condition (not smooth) can reduce the quantity and velocity of storm water runoff.
- Prevent storm water runoff from running onto steep slopes from above.
- Avoid long, steep cut or fill slopes that allow runoff water of sufficient quantity or velocity to cut into and erode the slope.

Limitations:
- The specific approach to grading on a particular site depends on the conditions of the site and surrounding land; engineering judgment is required to design the approach best suited for each site.

Maintenance:
- Practices may need to vary from the approved plan if erosion problems appear when storm water runoff occurs.

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

Adapted from Salt Lake County BMP Fact Sheet

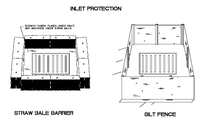
Targeted Pollutants
- ■ Sediment
- ☐ Nutrients
- ☐ Heavy Metals
- ☐ Toxic Materials
- ☐ Oxygen Demanding Substances
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Bacteria & Viruses

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection - Silt Fence or Straw Bale — IPS



Description:
Sediment barrier erected around storm drain inlet.

Application:
Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

Installation/Application Criteria:
- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

Limitations:
- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4-inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

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

Adapted from Salt Lake County BMP Fact Sheet

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

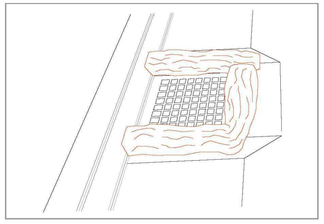
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

BMP: Inlet Protection – Wattle — IP-W

CONSTRUCTION



Description:
Sediment barrier erected around storm drain inlet.

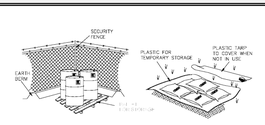
Application:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

Installation/Application Criteria:
- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

Limitations:
- Recommended maximum contributing drainage area of one acre
- Requires shallow slopes adjacent to inlet

Maintenance:
- Inspect inlet protection following storm event and at a minimum of once every 14 days.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage — MS



Description:
Controlled storage of on-site materials.

Application:
- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

Installation/Application Criteria:
- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

Limitations:
- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

Maintenance:
- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Verify that materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

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

Adapted from Salt Lake City BMP Fact Sheet

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

SHEET NO. BMP-01

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

BEST MANAGEMENT PRACTICES

EAGLE MOUNTAIN, UTAH

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
BRIGHAM CITY, UTAH
1450 S 800 W, SUITE A
801.458.5555

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\BMP-01.DWG

BMP: Spill Clean-Up — SCU



Description:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

Application:
All sites

General:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

Methods:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

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

Adapted from Salt Lake County BMP Fact Sheet

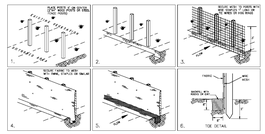
Targeted Pollutants
- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Waste

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☐ O&M Costs
- ☐ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

BMP: Silt Fence — SF



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
- Inlet protection: place fence surrounding catchbasins

Installation/Application Criteria:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

Limitations:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum 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.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ⅓ the height of the fence.

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

Adapted from Salt Lake County BMP Fact Sheet

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ☒ Capital Costs
- ☒ O&M Costs
- ☒ Maintenance
- ☐ Training

■ High ☒ Medium ☐ Low

Stockpile Management (SP) — MM-2

Description

Stockpile management includes measures to minimize erosion and sediment transport from soil stockpiles.



Photograph SP-1 A topsoil stockpile that has been partially revegetated and is protected by silt fence perimeter control.

Appropriate Uses

Stockpile management should be used when soils or other erodible materials are stored at the construction site. Special attention should be given to stockpiles in close proximity to natural or manmade storm systems.

Design and Installation

Locate stockpiles away from all drainage system components including storm sewer inlets. Where practical, choose stockpile locations that that will remain undisturbed for the longest period of time as the phases of construction progress. Place sediment control BMPs around the perimeter of the stockpile, such as sediment control logs, rock socks, silt fence, straw bales and sand bags. See Detail SP-1 for guidance on proper establishment of perimeter controls around a stockpile. For stockpiles in active use, provide a stabilized designated access point on the upgradient side of the stockpile.

Stabilize the stockpile surface with surface roughening, temporary seeding and mulching, erosion control blankets, or soil binders. Soils stockpiled for an extended period (typically for more than 60 days) should be seeded and mulched with a temporary grass cover once the stockpile is placed (typically within 14 days). Use of mulch only or a soil binder is acceptable if the stockpile will be in place for a more limited time period (typically 30-60 days). Timeframes for stabilization of stockpiles noted in this fact sheet are "typical" guidelines. Check permit requirements for specific federal, state, and/or local requirements that may be more prescriptive.

Stockpiles should not be placed in streets or paved areas unless no other practical alternative exists. See the Stabilized Staging Area Fact Sheet for guidance when staging in roadways is unavoidable due to space or right-of-way constraints. For paved areas, rock socks must be used for perimeter control and all inlets with the potential to receive sediment from the stockpile (even from vehicle tracking) must be protected.

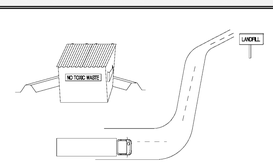
Maintenance and Removal

Inspect perimeter controls and inlet protection in accordance with their respective BMP Fact Sheets. Where seeding, mulch and/or soil binders are used, reseeding or reapplication of soil binder may be necessary.

When temporary removal of a perimeter BMP is necessary to access a stockpile, ensure BMPs are reinstalled in accordance with their respective design detail section.

Stockpile Management	
Functions	
Erosion Control	Yes
Sediment Control	Yes
Site/Material Management	Yes

BMP: Waste Disposal — WD



Description:
Controlled storage and disposal of solid waste generated by construction activities.

Application:
All construction sites.

Installation:
- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Construct compacted earthen berm (See Earth Berm Barrier BMP Fact Sheet), or similar perimeter containment around collection area for impoundment in the case of spills and to trap any windblown trash.
- Use water tight containers with covers to remain closed when not in use. Provide separate containers for different waste types where appropriate and label clearly.
- Ensure all on site personnel are aware of and utilize designated waste collection area properly and for intended use only (e.g. all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

Limitations:
- On-site personnel are responsible for correct disposal of waste.

Maintenance:
- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in covered containers at designated collection areas.
- Check containers for leakage or inadequate covers and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

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

Adapted from Salt Lake City BMP Fact Sheet

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements
- ■ Capital Costs
- ■ O&M Costs
- ☒ Maintenance
- ■ Training

■ High ☒ Medium ☐ Low

SHEET NO. BMP-02

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NOT FOR CONSTRUCTION

BEST MANAGEMENT PRACTICES

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
EAGLE MOUNTAIN, UTAH
BUILDING (435) 445-4555
P.O.BOX 800 / SUITE A
EAGLE MOUNTAIN, UT 84005

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\BMP-01.DWG

EPA United States Environmental Protection Agency

Stormwater Best Management Practice
Concrete Washout

NPDES Permit for Clean Water

Minimum Measure
Construction Site Stormwater Runoff Control

Subcategory
Good Housekeeping/Materials Management

Description of Concrete Washout at Construction Sites

Concrete and its ingredients

Concrete is a mixture of cement, water, and aggregate material. Portland cement is made by heating a mixture of limestone and clay containing oxides of calcium, aluminum, silicon and other metals in a kiln and then pulverizing the resulting clinker. The fine aggregate particles are usually sand. Coarse aggregate is generally gravel or crushed stone. When cement is mixed with water, a chemical reaction called hydration occurs, which produces glue that binds the aggregates together to make concrete.

Concrete washout

After concrete is poured at a construction site, the chutes of ready mixed concrete trucks and hoppers of concrete pump trucks must be washed out to remove the remaining concrete before it hardens. Equipment such as wheelbarrows and hand tools also need to be washed down. At the end of each work day, the drums of concrete trucks must be washed out. This is customarily done at the ready mixed batch plants, which are usually off-site facilities, however large or rural construction projects may have on-site batch plants. Cementitious (having the properties of cement) washwater and solids also come from using such construction materials as mortar, plaster, stucco, and grout.

Construction workers should handle wet concrete and washout water with care because it may cause skin irritation and eye damage. If the washwater is dumped on the ground (Fig. 1), it can run off the construction site to adjoining roads and enter roadside storm drains, which discharge to surface waters such as rivers, lakes, or estuaries. The red arrow in Figure 2 points to a ready mixed truck chute that's being washed out into a roll-off bin, which isn't watertight. Leaking washwater, shown in the foreground, will likely follow similar



Figure 1. *Chute washwater being dumped on the ground*



Figure 2. *Chute washwater leaking from a roll-off bin being used as a washout container*

paths to nearby surface waters. Rainfall may cause concrete washout containers that are uncovered to overflow and also transport the washwater to surface waters. Rainwater polluted with concrete washwater can percolate down through the soil and alter the soil chemistry, inhibit plant growth, and contaminate the groundwater. Its high pH can increase the toxicity of other substances in the surface waters and soils. Figures 1 and 2 illustrate the need for better washout management practices.

Environmental and Human Health Impacts

Concrete washout water (or washwater) is a slurry containing toxic metals. It's also caustic and corrosive, having a pH near 12. In comparison, Drano liquid drain cleaner has a pH of 13.5. Caustic washwater can harm fish gills and eyes and interfere with reproduction. The safe pH ranges for aquatic life habitats are 6.5 – 9 for freshwater and 6.5 – 8.5 for saltwater.

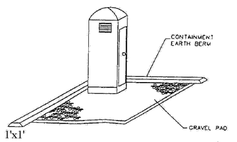
Best Management Practice Objectives

The best management practice objectives for concrete washout are to (a) collect and retain all the concrete washout water and solids in leak proof containers, so that this caustic material does not reach the soil surface and then migrate to surface waters or into the ground water, and (b) recycle 100 percent of the collected concrete washout water and solids. Another

Office of Water, 4203M
www.epa.gov/npdes/pubs/concretewashout.pdf
www.epa.gov/npdes/stormwater/menuofbmps

EPA 833-F-11-006
February 2012

BMP: Portable Toilets — PT



Description:

Temporary on-site sanitary facilities for construction personnel.

Application:

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

Installation/Application Criteria:

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

Objectives

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

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

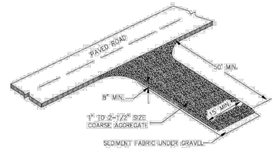
- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

BMP: Stabilized Construction Entrance and Wash Area — SCEWA



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 at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

Installation/Application Criteria:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months).
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- 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.

Objectives

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

Adapted from Salt Lake County BMP Fact Sheet

Targeted Pollutants

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

- ■ High Impact
- ☒ Medium Impact
- ☐ Low or Unknown Impact

Implementation Requirements

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

■ High ☒ Medium ☐ Low

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

SHEET NO. BMP-03

BEST MANAGEMENT PRACTICES

EAGLE MOUNTAIN, UTAH

CONSTRUCTION

NOT FOR CONSTRUCTION

BRADFORD MOUNTAINLAND SUPPLY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
BRINGHURST-FREEMAN-FARMER
1615 E. 8000 S., SUITE A
SANDY, UTAH 84094

Z:\2023\23-041 EAGLE MOUNTAIN BRADFORD\CADD\PRELIMINARY\BMP-01.DWG

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

SURFACE AREAS

PERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
LANDSCAPED AREA (GRASS)	- SQ. FT.	0.000 AC.	0.00 %
ROCKSCAPED AREA (WITH PLANTS)	10143 SQ. FT.	0.233 AC.	5.57 %
ROCKSCAPED AREA	7385 SQ. FT.	0.170 AC.	4.05 %
TOTAL PERVIOUS AREA	17,528 SQ. FT.	0.402 AC.	9.62 %

IMPERVIOUS AREA	AREA (SQ. FT.)	AREA (ACRE)	% OF SITE
BUILDING ROOF AREA	60,191.00 SQ. FT.	1.382 AC.	33.04 %
HARDSCAPE AREA (ASPHALT, CONCRETE)	104,480 SQ. FT.	2.399 AC.	57.34 %
TOTAL IMPERVIOUS AREA	164,671 SQ. FT.	3.780 AC.	90.38 %
TOTAL SITE AREA	182,199 SQ. FT.	4.183 AC.	100 %

TOPSOIL NOTE

EXCAVATION CONTRACTOR PROVIDE AND PLACE TOPSOIL TO THE FOLLOWING DEPTHS:

- 12" MINIMUM AT PLANTED ROCKSCAPED AREAS

EXCAVATION CONTRACTOR TO SPREAD TOPSOIL AFTER SPRINKLER SYSTEM TRENCHING HAS BEEN COMPLETED. THIS IS TO BE COORDINATED WITH THE GENERAL CONTRACTOR.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
	Malus x "Spring Snow"	Spring Snow Crabapple	11	2"	Drought Tolerant Green - White 25'l x 20'w
	Acer ginnala "Flame"	Flame Amur Maple	19	2"	Drought Tolerant Green - Red 20'l x 20'w
	Juniperus squamata 'Blue Star'	Blue Star Juniper	22	2 GAL.	Drought Tolerant Green - Blue 3'l x 4'w
	Prunus cistena	Purpleleaf Sandcherry	11	3 GAL.	Purple - White 8'l x 8'w
	Pinus mugo "Slowmound"	Slowmound Mugo Pine	46	2 GAL.	Drought Tolerant Evergreen 3'l x 4'w
	Caryopteris x clandonensis "Blue Mist"	Blue Mist Spirea	56	2 GAL.	Drought Tolerant Green - Blue 3'l X 4'w
	Rhus armoatica "Gro-Low"	Gro-Low Sumac	11	1 GAL.	Drought Tolerant Green - Red 3'l X 6'w
	Yucca filamentosa "Ivory Tower"	Ivory Tower Yucca	91	1 GAL.	Drought Tolerant GREEN - WHITE 3'l x 3'w
	Calamagrostis x acutiflora "Karl Foerster"	Karl Foerster Feather Reed Grass	97	1 GAL.	Drought Tolerant GREEN - GOLDEN 5'l x 2'w
	LANDSCAPE ROCK "TYPE 1" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)				
	LANDSCAPE ROCK "TYPE 2" (SEE DESCRIPTION BELOW) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER WASATCH SOUTHTOWN COBBLE ROCK (TAN / PINK / ORANGE)				
	LARGE LANDSCAPE BOULDERS 2' & 3' SIZES (COLOR AND TYPE TO BE AS SELECTED BY OWNER) QUANTITY 38				

LANDSCAPE ROCK NOTES "TYPE 1":
(4" MIN. DEPTH)
ROCK TO BE VOID OF CRUSHER FINES
30% - 4"
70% - 3"

LANDSCAPE ROCK NOTES "TYPE 2":
(4" MIN. DEPTH)
ROCK TO BE VOID OF CRUSHER FINES
30% - 1"
70% - 2"

SHEET NOTES:

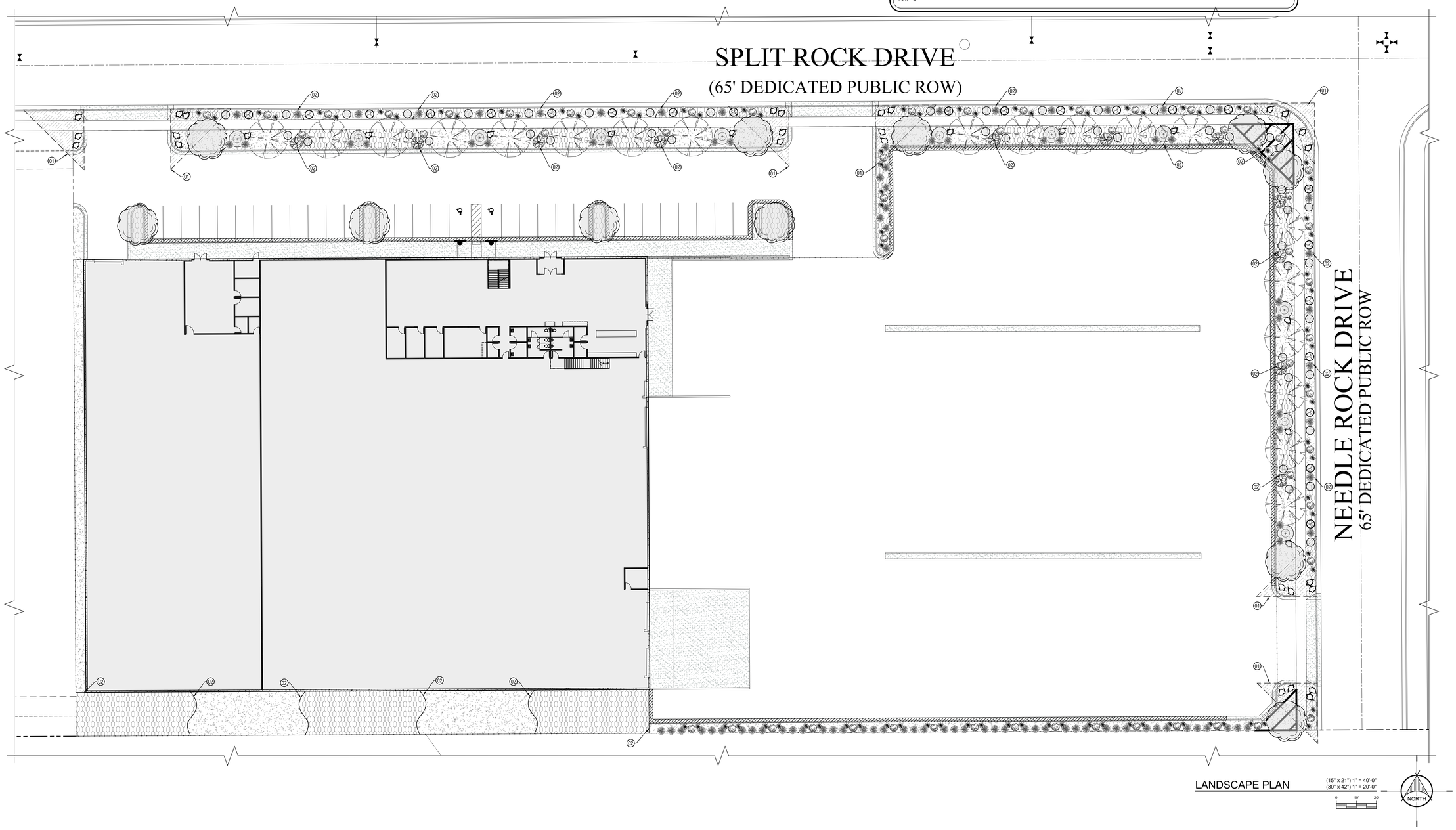
01 - 30'-0" X 30'-0" CLEAR VISION TRIANGLE.

02 - 4" STEEL EDGING.

GENERAL NOTES:

A - TREES TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 1/L3.

B - SHRUBS TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 10/L3.



LANDSCAPE PLAN

(15" x 21") 1" = 40'-0"
(30" x 42") 1" = 20'-0"

0 10' 20'

NORTH

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L1

VALVE SCHEDULE		
SIZE	MANUF.	MODEL NUMBER
1" D.I.	RAINBIRD	XCZ-100-PBR-COM
1.5" D.I.	RAINBIRD	XCZ-150-PBR-COM

SPRINKLER HEAD LEGEND		
SYMBOL	MANUF.	MODEL NUMBER
△	RAINBIRD	DRIP IRRIGATION (SEE NOTES)
⊗	RAINBIRD	33 DRC QUICK COUPLER
▬▬▬	VALVE GROUP AREA	
⊕	ELECTRIC VALVE (SEE VALVE SCHEDULE)	

NOZZLE
PSI 1.5" VALVE SIZE
33 G.P.M.

GENERAL NOTES:

ENTIRE AREA TO BE BLUE STAKED PRIOR TO WORK COMMENCING

CULINARY WATER SYSTEM

MAIN TO BE 1.5" SCH. SCHEDULE 40 PIPE, ALL FITTINGS ON BOTH SIDES OF VALVE ARE TO BE SCH. 80 PVC PIPE FITTINGS. MAIN LINE IS TO BE ROUTED AS SHOWN BY DOTTED LINE. MINIMUM DEPTH OF 3'-0" (OR AS PER CITY REQUIREMENTS) TO TOP OF PIPE. LANDSCAPE CONTRACTOR TO CONNECT TO CULINARY WATER LATERAL (AFTER WATER METER) AS REQUIRED. PROVIDE STOP AND WASTE, SHUT OFF VALVES AND A QUICK COUPLER AT THE POINT OF CONNECTION.

SPRINKLER CONTROLLER

A - RAINBIRD (WATERSENSE) ST8O-2.0 120V CONTROLLER. LOCATE AS PER OWNERS REQUIREMENTS. INSTALL AS PER MANUFACTURER SPECIFICATIONS AND DETAIL 9/L3.

B - TRADITIONAL CONTROL WIRES TO FOLLOW SPRINKLER MAIN LINES AND ARE TO BE 14 GAUGE AS PER MANUFACTURERS SPECIFICATIONS.

PIPING, FITTINGS & TRENCHES

A - ALL LATERAL LINES ARE TO BE SCH. 40 PVC PIPE. SIZE PIPE AS REQUIRED TO KEEP ALL POINTS ON SYSTEM UNDER 5 FPS VELOCITY. MINIMUM PIPE SIZE 1".

B - ALL PIPING IS TO BE GRADED AT A MIN. OF 1% TO DRAINS.

C - PIPE AND WIRE TRENCHING TO FOLLOW INDUSTRY STANDARDS. SEE DETAIL 5/L3.

D - PIPE SLEEVES ARE TO BE INSTALLED AS SHOWN AND ARE TO BE SCH. 40 PVC, PIPE SIZED AS INDICATED. INSTALL PER INDUSTRY STANDARD, SEE DETAIL 6/L3. ALL SLEEVES ARE TO BE SIMILAR IN DEPTH AND LOCATION.

E - ALL FITTINGS ON THE MAIN LINE SIDE OF VALVES ARE TO BE SCH. 80.

F - THE OUTPUT SIDE OF EACH VALVE IS TO HAVE A SLIP FITTING. SEE DETAIL 3/L3.

G - ALL TRENCHES ARE TO BE BACKFILLED WITH CLEAN FILL (NO ROCKS) AND COMPACTED. THE TOP 6 INCHES IS TO BE FILLED WITH HEALTHY TOPSOIL.

H - OWNER IS TO INSPECT ALL OPEN TRENCHES PRIOR TO BACKFILLING.

VALVES & VALVE BOXES

A - GROUP HEADS INTO A VALVE AS INDICATED BY PHANTOM LINE ON DRAWING.

B - LOCATE VALVES IN BOXES NEAR THEIR RESPECTIVE LATERAL LINES AND AVOID GROUPING OF VALVES (2 VALVES MAX. PER BOX). LOCATE A MIN. OF 6" FROM CONCRETE FLATWORK.

C - ALL VALVE BOX TOPS ARE TO BE INSTALLED FLUSH WITH SURROUNDING FINISH GRADE.

D - VALVES ARE TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. SEE DETAIL 3/L3. SIZE AS INDICATED ON DRAWINGS. SEE VALVE SCHEDULE FOR REQUIRED MODELS.

E - SPRAY AND DRIP SYSTEM VALVES ARE TO HAVE RAINBIRD PRS-D PRESSURE REDUCERS AND ARE TO BE SET TO THE PSI INDICATED ON THE SPRINKLER VALVE DESIGNATION.

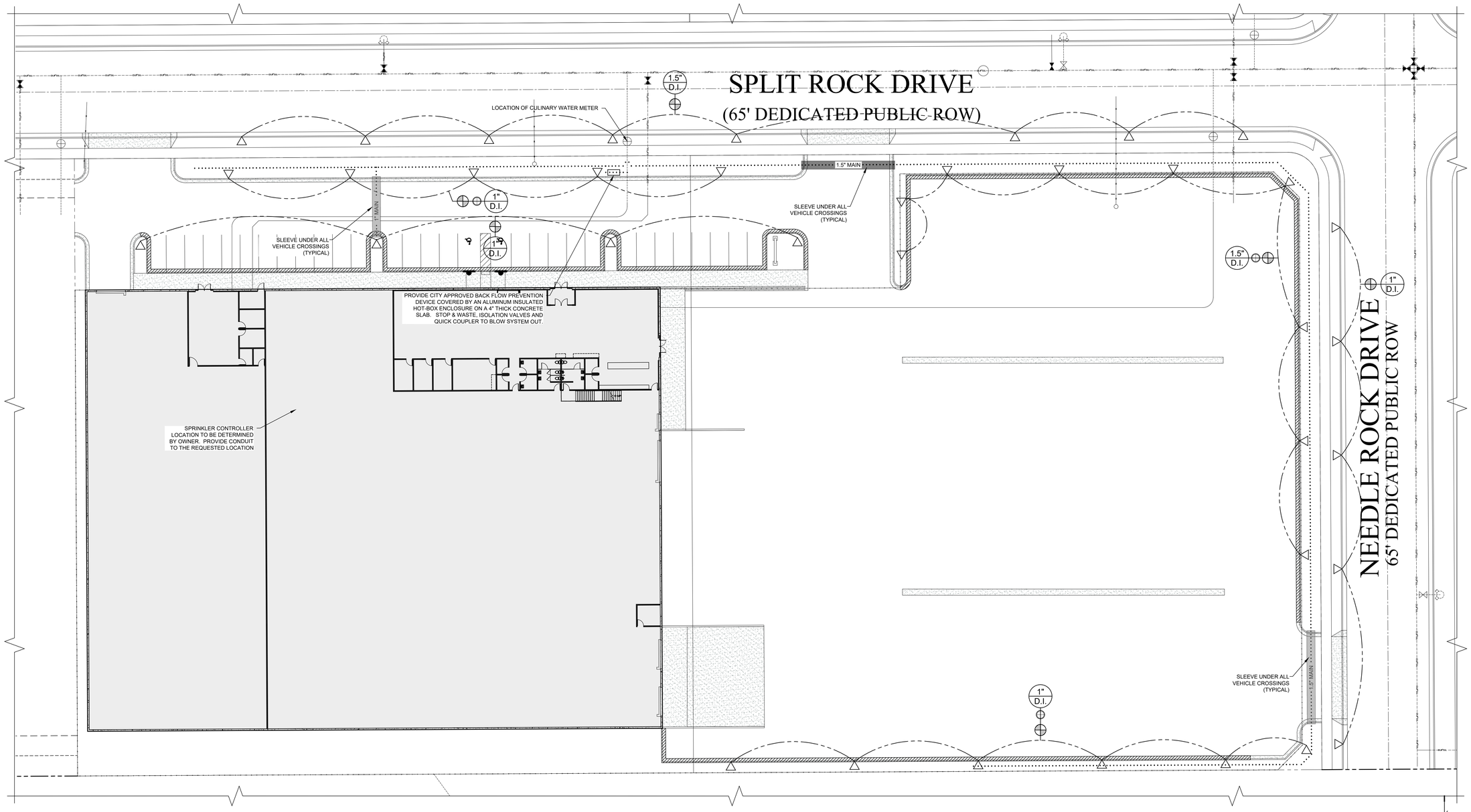
DRIP IRRIGATION

A - (DRIP IRRIGATION) ZONES ARE TO HAVE ALL RECOMMENDED ACCESSORIES (VALVES, FILTERS, PRESSURE REDUCERS, TUBING, EMITTERS, PIPING, FITTINGS, ETC.) AS REQUIRED TO PROVIDE THE APPROPRIATE AMOUNT OF WATER FOR EACH PLANT INDICATED PLAN (SEE LANDSCAPE PLAN), AS WELL AS CAPACITY FOR FUTURE ADDITIONAL PLANTINGS.

B - PROVIDE DRIP SYSTEM POP-UP VISUAL INDICATOR AT EACH DRIP IRRIGATION ZONE.

GENERAL ITEMS

A - AS-BUILT PLANS ARE TO BE SUBMITTED TO OWNER AFTER INSTALLATION, TESTING AND FINE TUNING.



SPRINKLER PLAN (15" x 21") 1" = 40'-0" (30" x 42") 1" = 20'-0"

0 10' 20'

NORTH

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

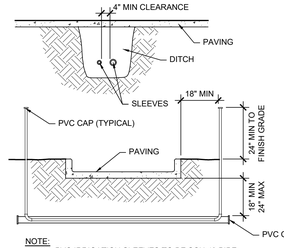
BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE EAGLE MOUNTAIN, UTAH

DRAWN BY: RJW
CHECKED BY: WC
DATE: FEB. 2024
PROJECT #: XXXXXX

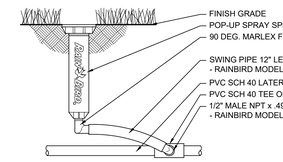
L2

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

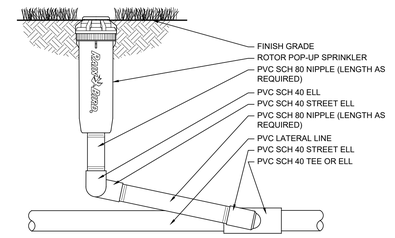


NOTE:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH 40 PIPE.
2 . ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

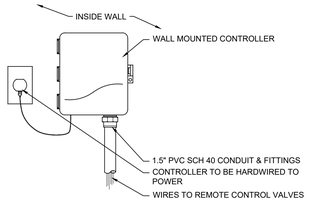
6 SLEEVING
NOT TO SCALE



7 POP-UP SPRINKLER
NOT TO SCALE

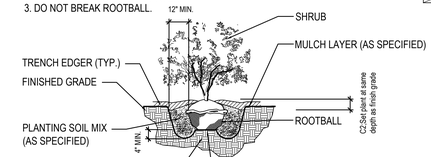


8 POP-UP SPRINKLER
NOT TO SCALE

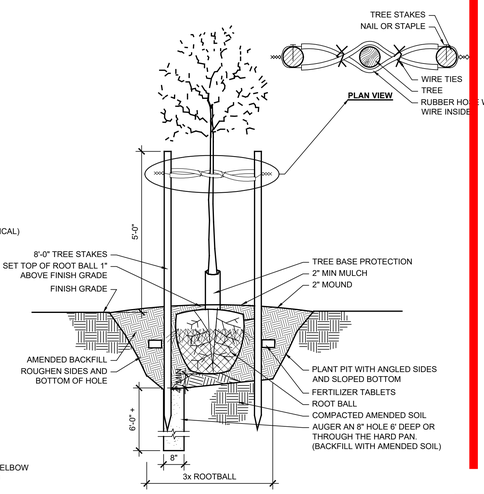


9 HYBRID CONTROLLER
NOT TO SCALE

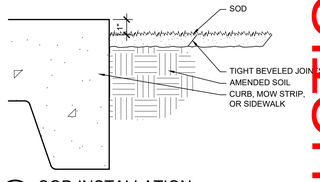
NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHILE BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT BREAK ROOTBALL.



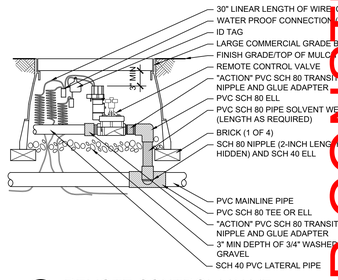
10 SHRUB PLANTING DETAIL
NOT TO SCALE



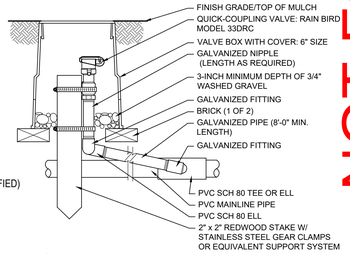
1 TREE PLANTING / STAKING
NOT TO SCALE



2 SOD INSTALLATION
3" = 1'-0"

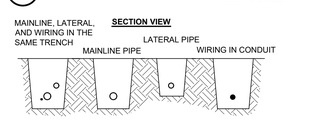


3 REMOTE CONTROL VALVE
NOT TO SCALE



NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

4 QUICK-COUPLING VALVE
NOT TO SCALE



NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

5 PIPE AND WIRE TRENCHING
NOT TO SCALE

NOT FOR CONSTRUCTION

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

BERT BRADFORD

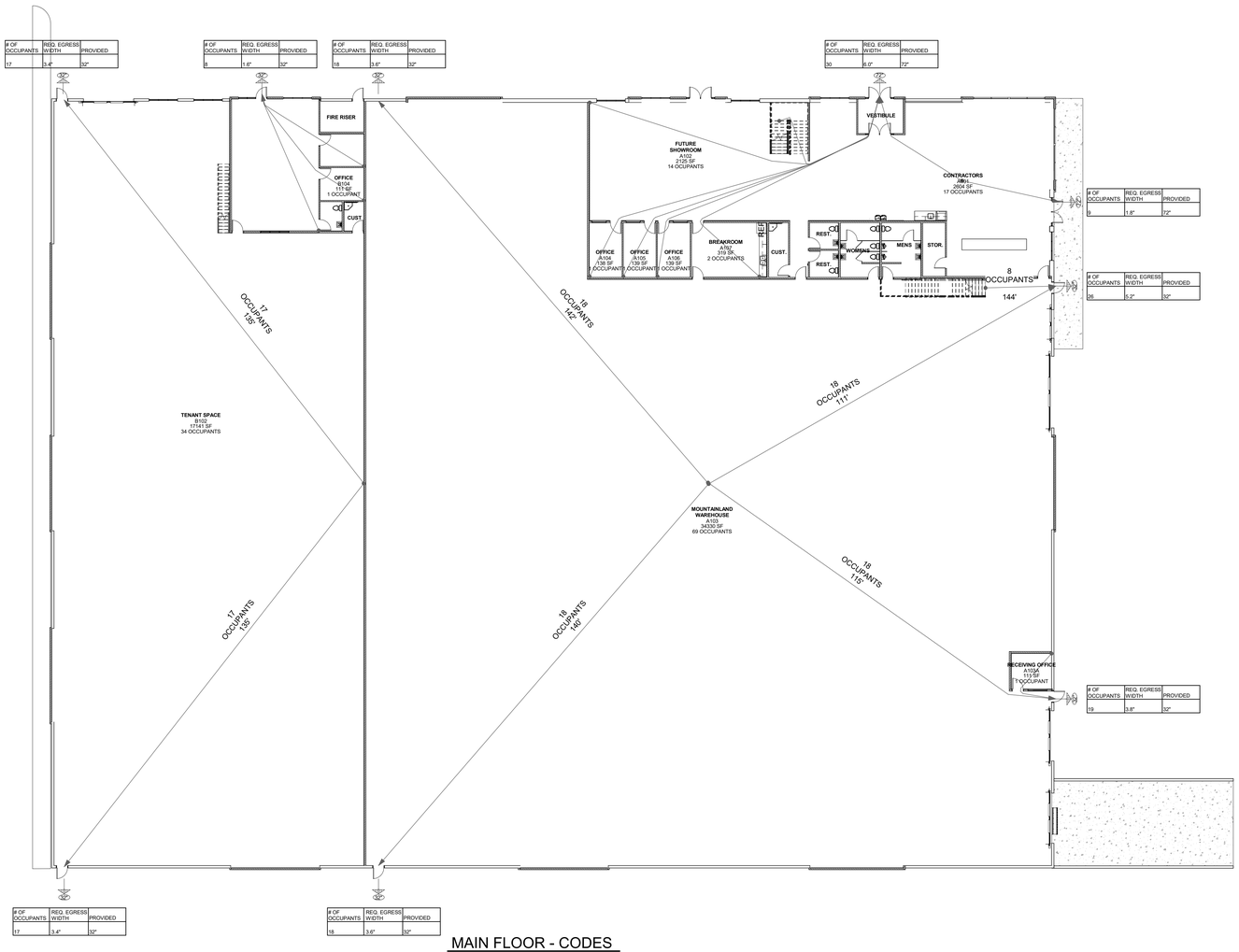
BRADFORD MOUNTAINLAND SUPPLY

EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

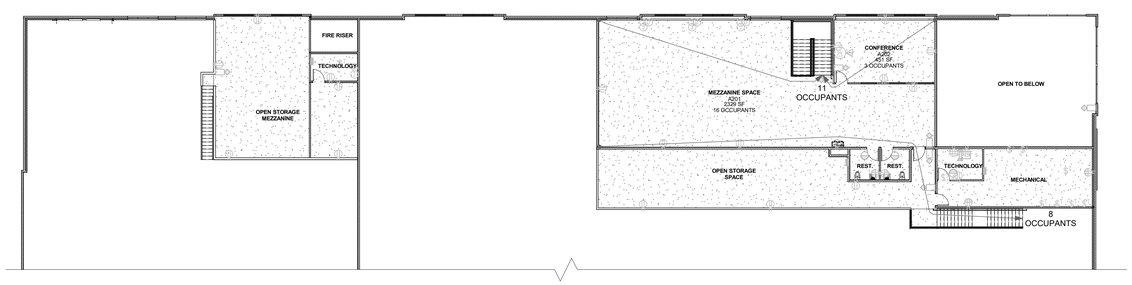
DRAWN BY:	RJW
CHECKED BY:	WC
DATE:	FEB. 2024
PROJECT #:	XXXXXX

L3



MAIN FLOOR - CODES

1/16" = 1'-0"



MEZZANINE FLOOR PLAN

1/16" = 1'-0"

LEGENDS AND SYMBOLS

- ● ● 2 HOUR FIRE AREA SEPARATION WALL
- (20) DOOR OPENING FIRE RATINGS (MINUTES)
- (36") EXIT WIDTH PROVIDED (INCHES)
- (KB) KNOX BOX - SEE SPECS
- (FE) BRACKET MOUNTED FIRE EXTINGUISHER
- COMMON PATH OF EGRESS
- FEC NEW FIRE EXTINGUISHER CABINETS

Statewide Amendments and Additions to the Interntaional Fire Code Incorporated as Part of Sate Fire Code
15A-5-204 Amendments and Additions to IFC related to Fire Protections Systems,
Chapter 9, Section 906.1 Group E: Additional Exception as follows: In new and existing Group E occupancies equipped with quick response sprinklers portable fire extinguishers shall be required only in locations specified in items 2 through 6."

Item #2 - Within 30 feet of commerical cooking equipment.
Item #3 - In areas where flammable or combustible liquads are stored, used, or dispensed.
Item #4 - On each floor of structures under construction, except Group R-3.
Item #5 - Where required by the International Fire Code sections indicate in Table 906.1
Item #6 - Special-Hazard areas, including but not limited to laboratories, computer rooms, and generator rooms, where required by the fire code official.

BUILDING CODES

2021 - INTERNATIONAL BUILDING CODE
2021 - INTERNATIONAL PLUMBING CODE
2021 - INTERNATIONAL MECHANICAL CODE
2021 - INTERNATIONAL ELECTRICAL CODE NFPA 70
2021 - INTERNATIONAL FIRE CODE AND NFPA 13, STANDARD FOR THE INSTALLTION OF SPRINKLER SYSTEMS
2018 - NFPA 101, LIFE SAFETY CODE NFPA AMERICANS WITH DISABLITIES ACT
2021 - INTERNATIONAL ENERGY CONSERVATION CODE
2021 - INTERNATIONAL FUEL GAS CODE
2021 - ANSI. A117.1

BUILDING CRITERIA

BUSINESS AND ACCESSORY AREAS

SQUARE FOOTAGE:	66,548 SQ. FT.
CONSTRUCTION TYPE:	II-B
OCCUPANCY GROUP:	B
NUMBER OF OCCUPANTS:	249

OCCUPANT LOADS

OCCUPANCY	FLOOR AREA PER OCCUPANT
BUSINESS:	150 SQ. FT. GROSS
WAREHOUSE:	500 SQ. FT. GROSS

BUILDING AREA

MAIN FLOOR AREA:	59,481 SQ. FT.
MEZZANINE #201:	4,909 SQ. FT.
MEZZANINE #202:	2,158 SQ. FT.
TOTAL BLDG AREA:	66,548 SQ. FT.

PLUMBING CODE ANALYSIS

2021 IPC CODE INFORMATION

	PROVIDED	Required by Type "B" Occupancy (53)	COMMENTS
Toilets - Men's	3	2	1 per 5
Women's	6	2	1 per 5
Urinals	1	2	
Lavatories	9	2	1 per 5
Drinking Fountains	2	2	1 per 10
Service Sinks	1	1	

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

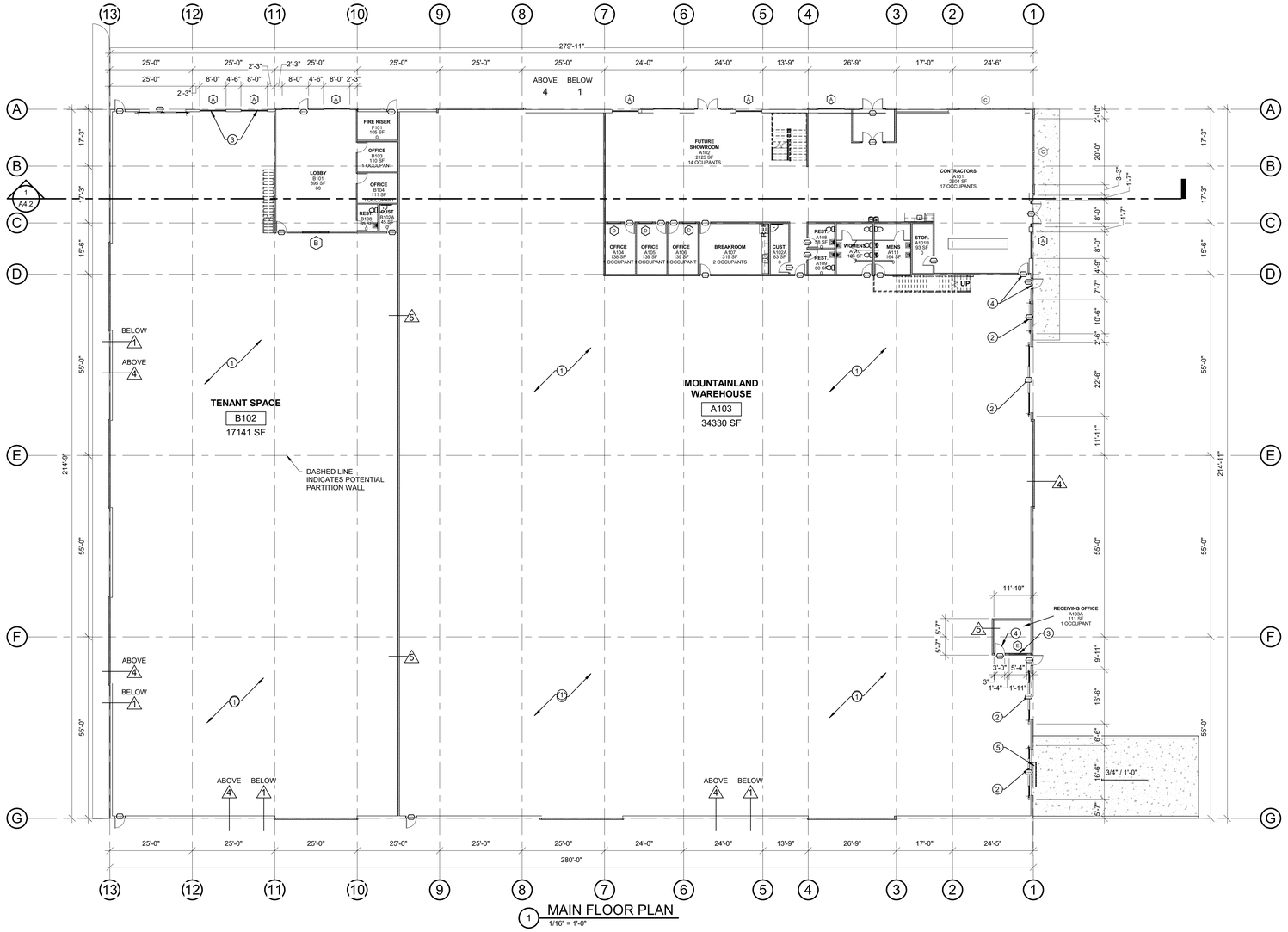
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

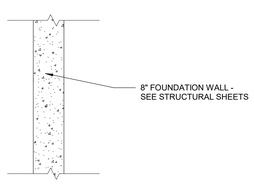
A1.0

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

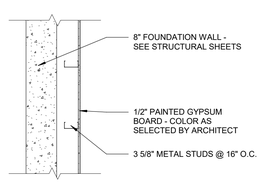
3/21/2024 4:47:53 PM As indicated



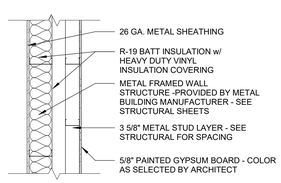
1 MAIN FLOOR PLAN
1/16" = 1'-0"



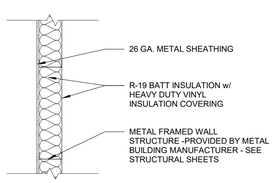
1. WALL TYPE #1
3/4" = 1'-0"



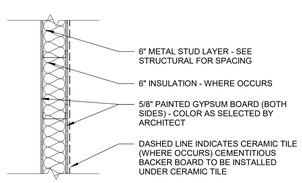
2. WALL TYPE #2
3/4" = 1'-0"



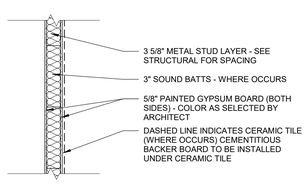
3. WALL TYPE #3
3/4" = 1'-0"



4. WALL TYPE #4
3/4" = 1'-0"



5. WALL TYPE #5
3/4" = 1'-0"



6. WALL TYPE #6
3/4" = 1'-0"

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

5 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS

GENERAL NOTES

A- 1/16TH INCH FLOOR PLAN IS SHOWN FOR REFERENCE AND COORDINATION ONLY - REFER TO 1/8TH INCH FLOOR PLANS AREA 'A' AND AREA 'B' FOR DIMENSIONS AND LAYOUT.

B- ALL FULL HEIGHT WALLS TO BE SEALED WITH FIRE STOP (FIRE SAFING) BETWEEN TOP OF WALL AND ROOF DECKING.

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9460958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A1.1

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:47:54 PM As indicated

SHEET NOTES

1 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

2 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

3 - ALUMINUM WINDOW - SEE WINDOW TYPES.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

SHEET NOTES

5 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

6 - MOP SINK - SEE DETAIL 4/A8.1 AND PLUMBING SHEETS.

7 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

8 - FIRE PROTECTION FIRE RISER - SEE FIRE PROTECTION SHEETS

SHEET NOTES

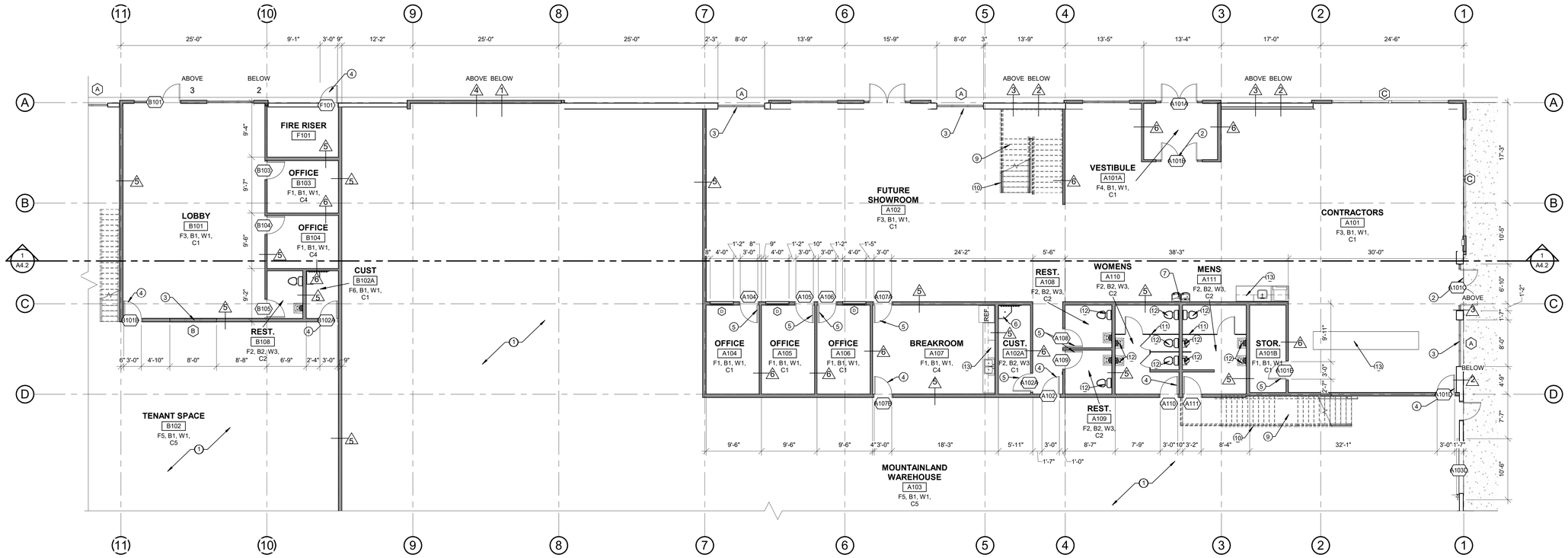
9 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS. FINISHED WITH RUBBER TREADS AND RISERS - SEE SPECS.

10 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

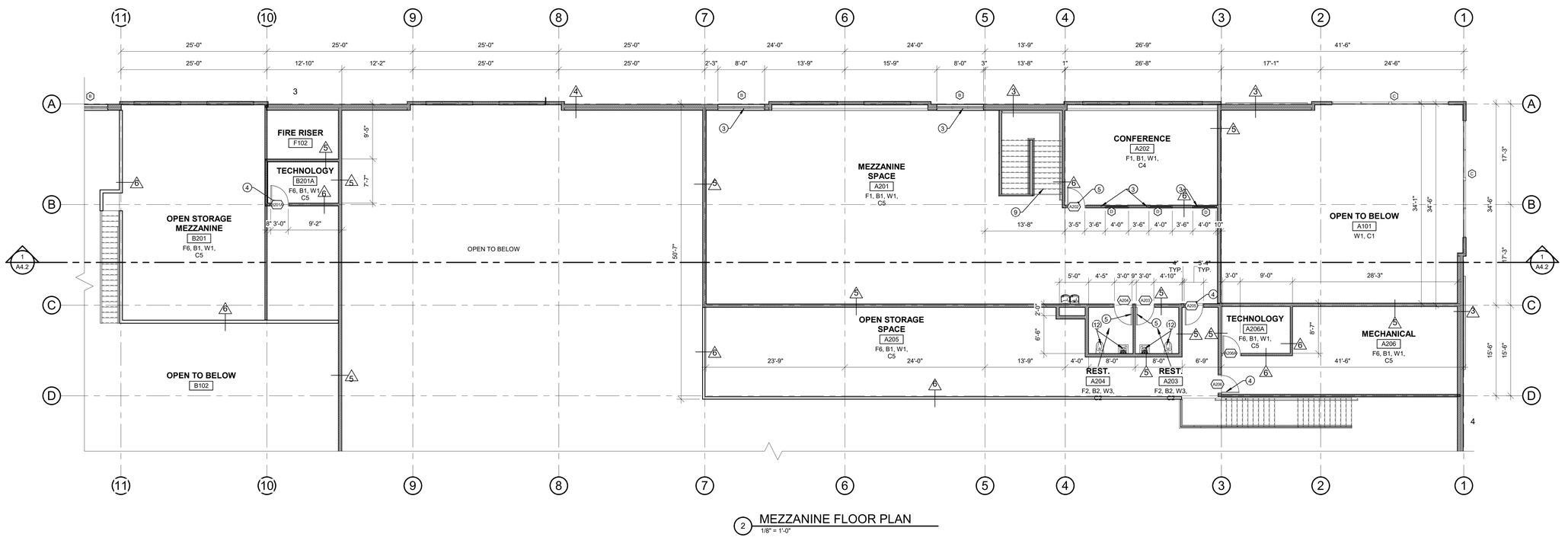
11 - TOILET PARTITIONS - SEE SPECS.

12 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

13 - MILLWORK - SEE INTERIOR ELEVATIONS AND SPECS.



1 MAIN FLOOR PLAN - AREA A
1/8" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

AREA A

GENERAL NOTES

A- ALL PAINTED WALLS AND CEILINGS IN RESTROOMS TO BE EPOXY PAINT.

B- ALL CABINETS TO HAVE FLOORING BASE INSTALLED ON THE TOE-KICKS - CARPET, RUBBER, OR TILE (TYP.)

C- ALL ALUMINUM WINDOWS TO HAVE ROLLING SHADES INSTALLED - SEE WINDOW TYPES AND SPECIFICATIONS.

D- ALL FRAME WALLS TO BE FRAMED TO DECK.

MILLWORK NOTE

CONTRACTOR TO FURNISH PER SPECIFICATIONS AND INSTALL 50'-0" OF EXTRA HARDWOOD TRIM CUT AND FINISHED PER DETAILS. ADDITIONAL HARDWOOD TRIM TO BE INSTALLED AS DIRECTED BY ARCHITECT.

ADA COMPLIANCE NOTE

NEW CONSTRUCTION TO COMPLY WITH CURRENT ADA REQUIREMENTS AS NOTED ON SHEET 7.0. CONTRACTOR TO REFER TO ADA SHEETS WHEN CONSTRUCTING STAIRS, RAILS, PLUMBING FIXTURES, ETC.

CONCRETE FLOOR NOTE

CONTRACTOR TO PREPARE THE NEW CONCRETE FLOORS FOR THE INSTALLATION OF ALL THE FLOOR FINISHES AS REQUIRED BY THE ARCHITECT AND OWNER.

CONCRETE GRINDING NOTE

PROVIDE 1000 SQ. FT. OF CONCRETE FLOOR GRINDING FOR NEW CONSTRUCTION. (THIS APPLIES TO ALL FLOORS OTHER THAN POLISHED CONCRETE FLOOR AREAS.) CONCRETE FLOORS SHALL BE GROUND SMOOTH AND LEVEL TO WITHIN +/- 1/8" WITHIN A 10'-0" RADIUS. THE CONTRACTOR SHALL ALSO PROVIDE A UNIT COST PER SQ. FT. FOR THIS GRINDING. THE CONTRACTOR SHALL ERECT AND MAINTAIN DUST BARRIERS IN THE AREA THE CONCRETE GRINDING IS TAKING PLACE.

FINISH SCHEDULE

FLOORS:

F1 - GLUE-DOWN CARPET TILE - SEE SPECS
F2 - (2"x2") CERAMIC TILE - SEE SPECS
F3 - (18"x24") LAMINATED VINYL TILE (LVT) - SEE SPECS
F4 - HEAVY DUTY ENTRANCE WALK-OFF MAT
F5 - SEALED CONCRETE FLOOR SLAB - SEE SPECS
F6 - EPOXY PAINTED CONCRETE FLOOR SLAB - SEE SPECS

BASE:

B1 - 4" RUBBER BASE - SEE SPECS
B2 - (12"x24") PORCELAIN TILE BASE (FIELD COLOR) - SEE SPECS

WALL:

W1 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
W2 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
W3 - (12"x24") PORCELAIN WALL TILE (FIELD COLOR) - SEE SPECS

CEILING:

C1 - 2'x4" LAY-IN ACOUSTICAL CEILING PANELS
C2 - 5/8" GYPSUM BOARD (TEXTURED & PAINTED) - SEE SPECS
C3 - 5/8" GYPSUM BOARD (TEXTURED & EPOXY PAINTED) - SEE SPECS
C4 - 2'x2" LAY-IN ACOUSTICAL CEILING PANELS
C5 - EXPOSED CEILING STRUCTURE, DUCTWORK, CONDUITS, ETC. TO BE PAINTED

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A1.1A

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:47:56 PM As indicated

SHEET NOTES

CEILING LEGEND		
C1	2'x4' ACCOUSTIC CEILING TILE (TYPE I)	
C2	5/8" GYP. BOARD (TEXTURED AND PAINTED)	
C3	2'x2' ACCOUSTIC CEILING TILE	
C4	EXPOSED FRAMING (PAINTED)	
	CEILING HEIGHT	C1 9'-0"
	LIGHT FIXTURES	
	MECHANICAL DIFFUSERS	

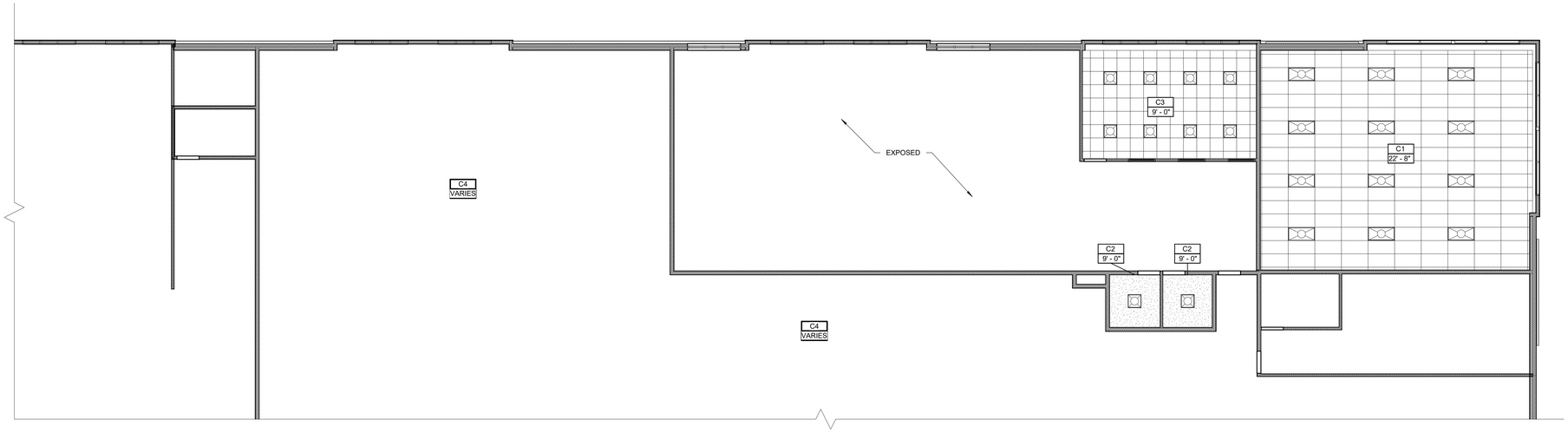
GENERAL NOTES

A - PRIOR TO INSTALLATION OF THE CEILING SYSTEM, ALL MECHANICAL, ELECTRICAL, FIRE PROTECTION AND CEILING SUB-CONTRACTORS SHALL COORDINATE THEIR WORK WITH THE REFLECTED CEILING PLAN. IF ANY CONFLICTS OCCUR, CONSULT THE ARCHITECT FOR VERIFICATION.

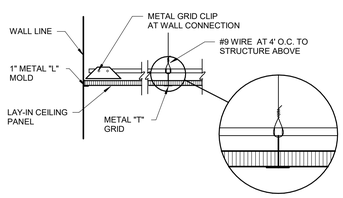
B - ALL CEILING HEIGHTS ARE BASED OFF OF THE FINISHED FLOOR ELEVATION IN THEIR RESPECTIVE AREAS.



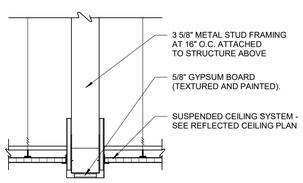
MAIN FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



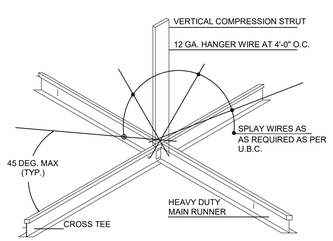
MEZZ. FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



4 LAY-IN CEILING
3/4" = 1'-0"



3 CEILING TRANSITION
1 1/2" = 1'-0"



NOTES:
1. ALL SPAY WIRES TO BE IN LINE WITH ATTACHED COMPONENT.
2. ALL SPLAY WIRES TO BE TAUT AND TIED AT BOTH ENDS W/ MIN. 3 TURNS IN 1"OF RUN.
3. ALL CEILINGS SHALL HAVE VERTICAL COMPRESSION STRUTS AS REQUIRED BY
U.B.C. AND LOCAL BUILDING CODES.
4. ALL CEILINGS SHALL HAVE SEISMIC BRACING AS SHOWN.

5 SEISMIC DETAIL
3/4" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:47:37 PM As indicated

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

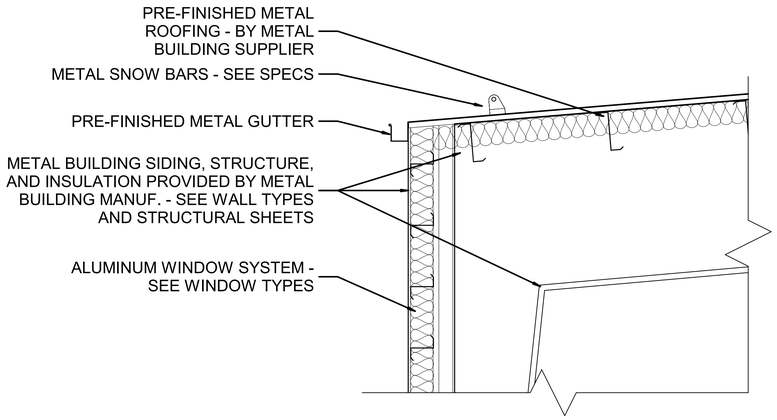
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	ZC
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A2.0

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:47:37 PM As Indicated



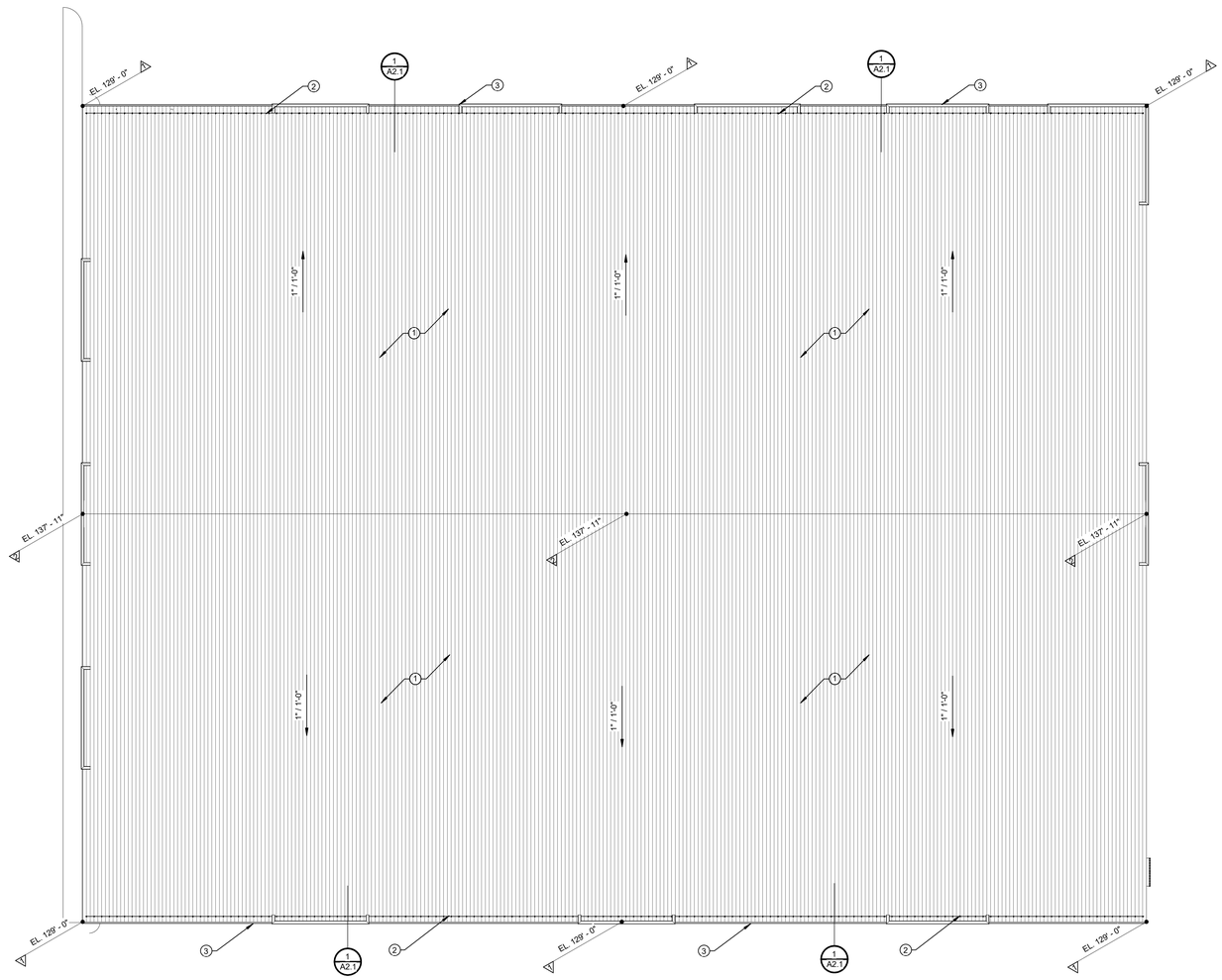
1 ROOF FASCIA
3/4" = 1'-0"

SHEET NOTES

1 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

2 - PRE-FINISHED METAL SNOW BARS.

3 - RAIN GUTTER & DOWNSPOUT



ROOF PLAN
1/16" = 1'-0"

ROOF ELEVATION LEGEND
(NOTED AS ELEVATION)

1 - TOP OF METAL ROOF AT FASCIA

2 - TOP OF METAL ROOF AT RIDGE

STEEL CONTRACTOR NOTE

STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE STEEL FRAME SUPPORT AROUND ROOF PENETRATIONS FOR MECH. EQUIPMENT, DUCTWORK, ETC. AS SHOWN ON ROOF DRAINAGE PLAN AND MECHANICAL DRAWINGS. FOR STEEL SUPPORT DETAILS - SEE STRUCTURAL SHEETS

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A2.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - ALUMINUM WINDOW - SEE WINDOW TYPES.

3 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - DECORATIVE METAL AWNING - SEE SPECS.

6 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

7 - PRE-FINISHED METAL SNOW BARS.

8 - RAIN GUTTER & DOWNSPOUT

9 - MOUNTAINLAND BUILDING SIGNAGE.

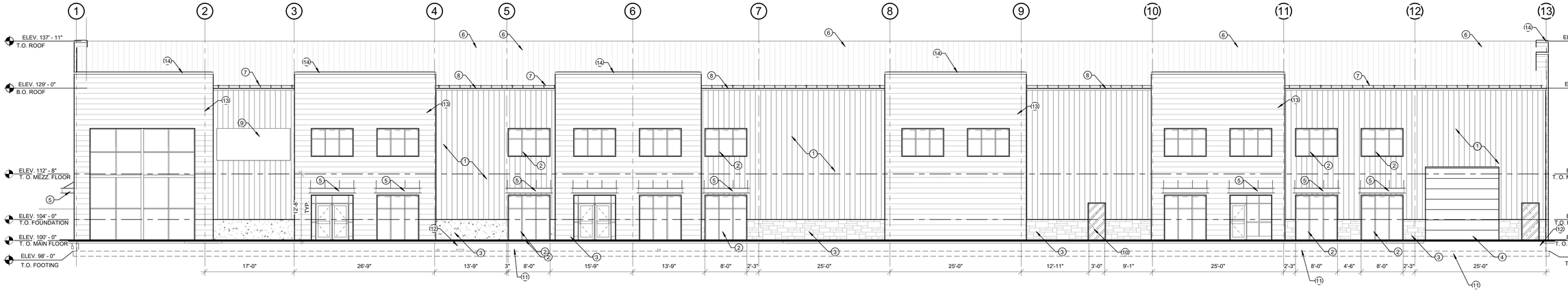
10 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

11 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

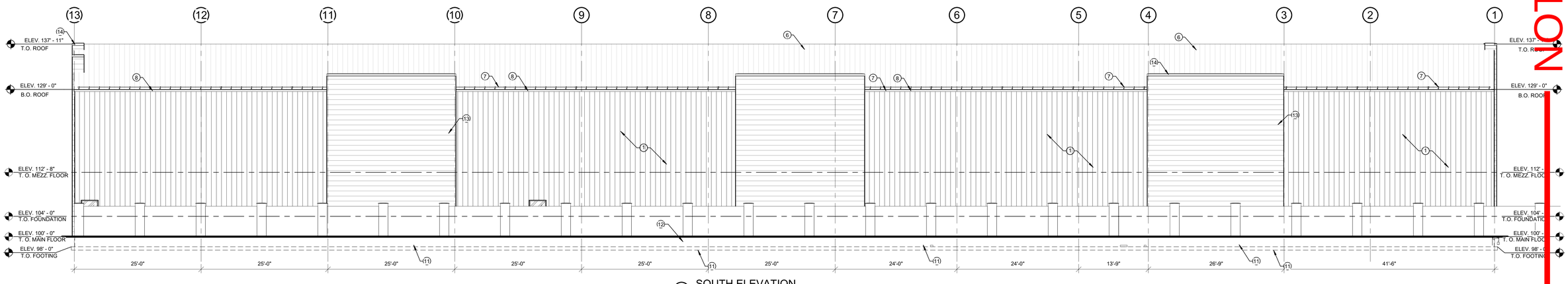
12 - APPROXIMATE EXISTING GRADE

13 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

14 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:47:56 PM 1/8" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A3.1

SHEET NOTES

1 - PRE-FINISHED METAL WALL PANELS FROM METAL BUILDING SUPPLIER - COLOR TO BE SELECTED BY ARCHITECT - SEE SPECS.

2 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

3 - MOUNTAINLAND BUILDING SIGNAGE.

4 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

7 - DECORATIVE METAL AWNING - SEE SPECS.

8 - PRE-FINISHED METAL SNOW BARS.

9 - RAIN GUTTER & DOWNSPOUT

10 - CONCRETE LOADING DOCK - SEE STRUCTURAL AND CIVIL

11 - CONCRETE FOOTINGS AND FOUNDATIONS - SEE STRUCTURAL SHEETS PROVIDED BY METAL BUILDING SUPPLIER.

12 - APPROXIMATE EXISTING GRADE

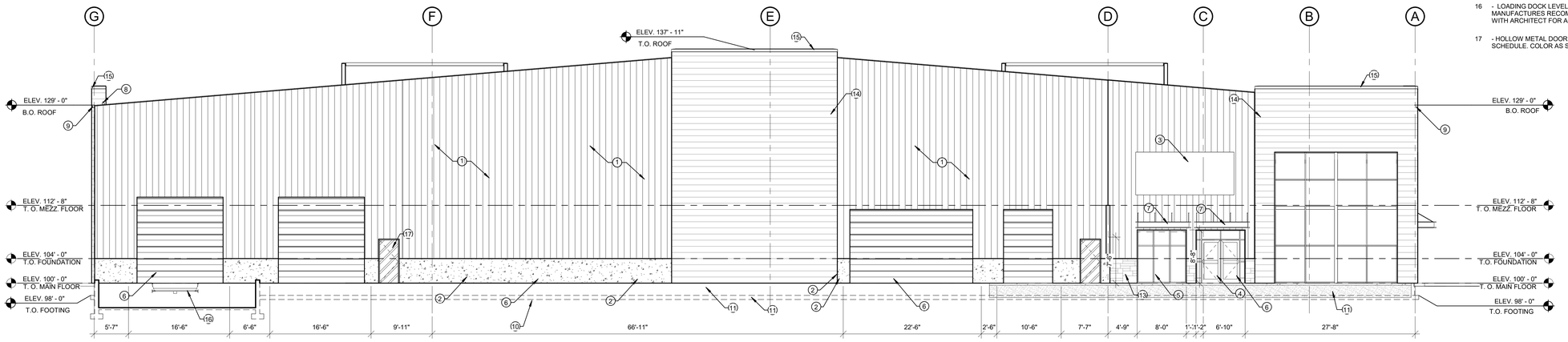
13 - STONE VENEER - AS SELECTED BY ARCHITECT. SEE SPECS.

14 - CEMENTIOUS HARDIE PLANK PANELS - COLOR AS SELECTED BY ARCHITECT.

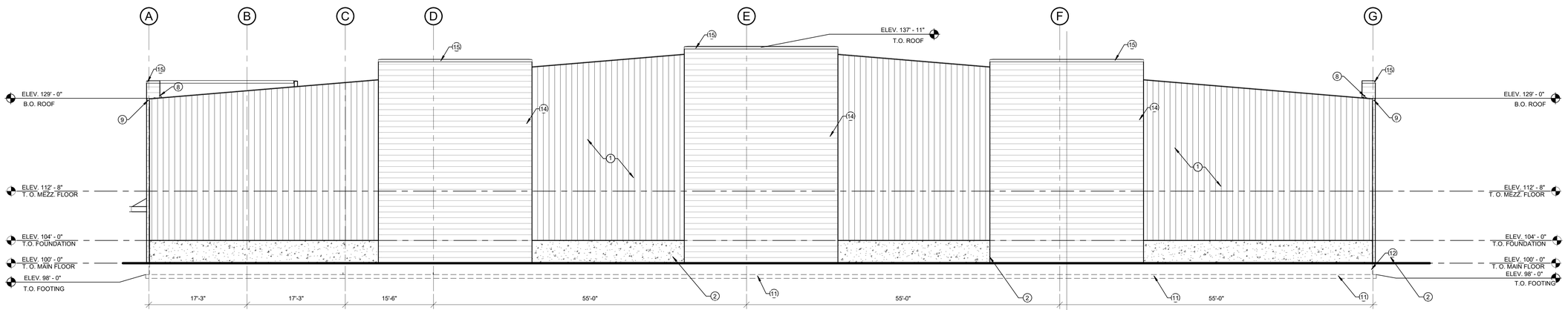
15 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

16 - LOADING DOCK LEVELER TO BE INSTALLED PER MANUFACTURES RECOMENDED INSTALLATION - COORDINATE WITH ARCHITECT FOR ANY CONFLICTS

17 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

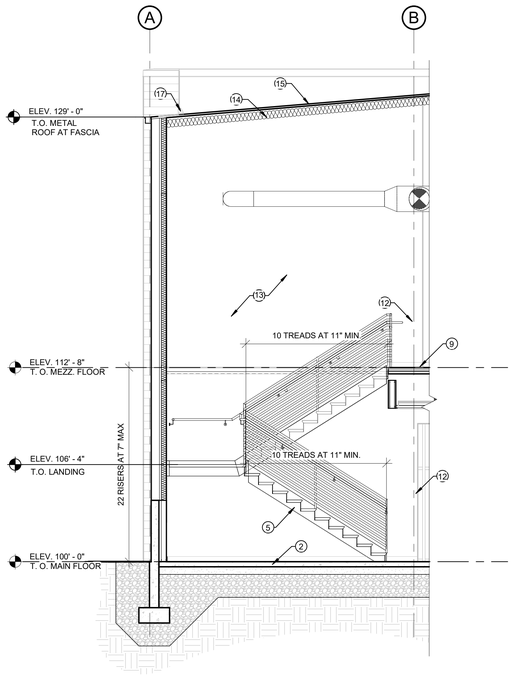
A3.2

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

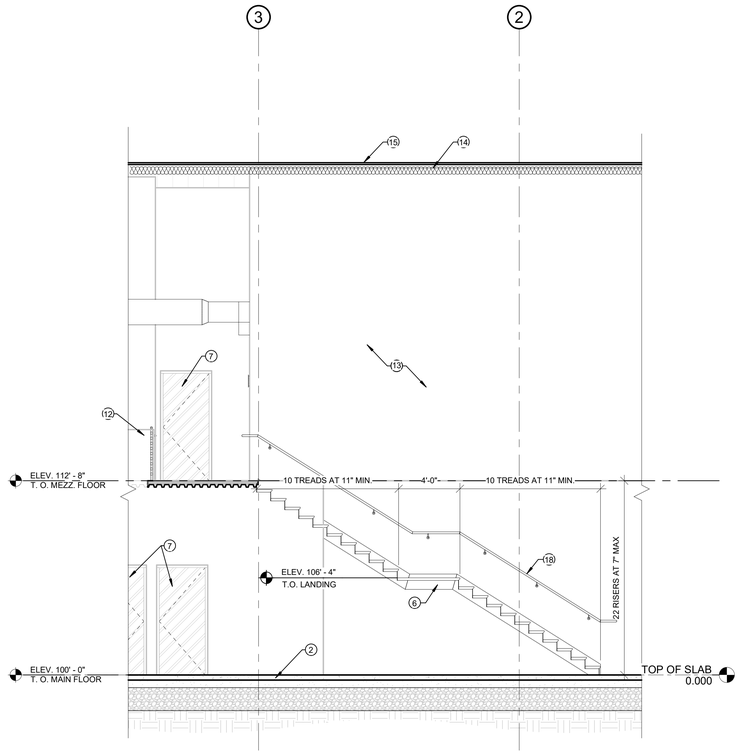
3/21/2024 4:47:39 PM 1/8" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

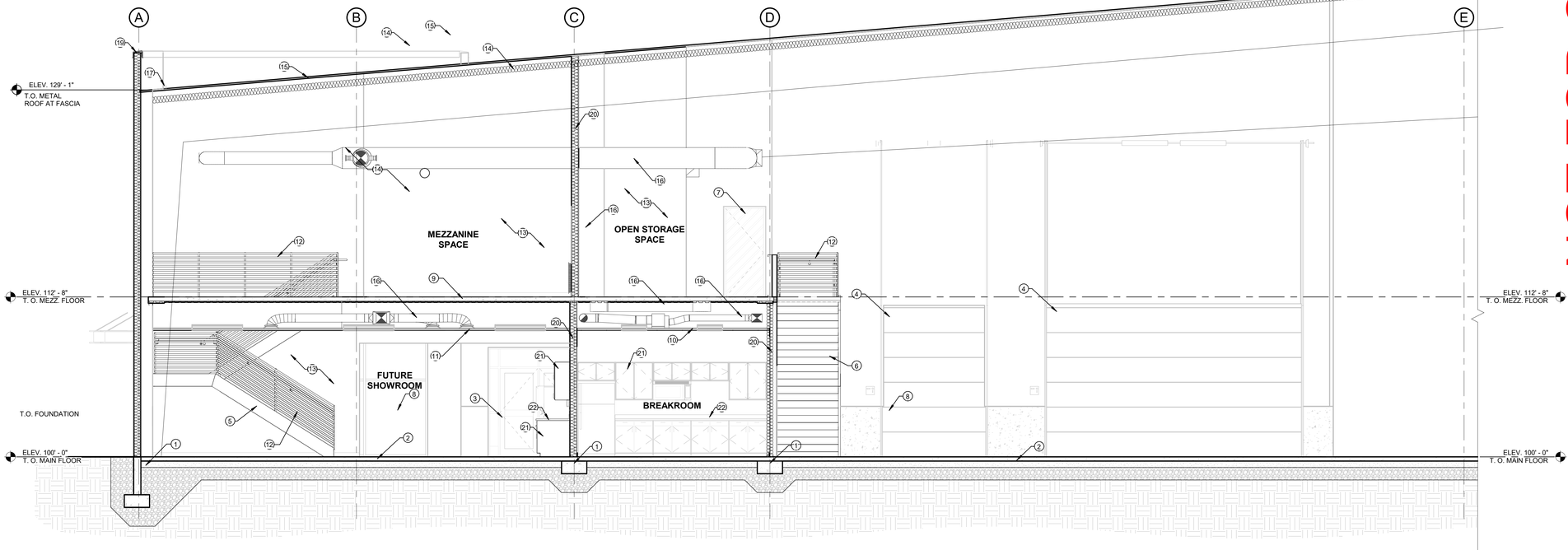
3/1/2024 4:48:00 PM 1/4" = 1'-0"



2 STAIR SECTION 1
1/4" = 1'-0"



3 STAIR SECTOIN 2
1/4" = 1'-0"



1 BUILDING SECTION - MOUNTAINLAND
1/4" = 1'-0"

SHEET NOTES

1 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

2 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS.

3 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

4 - PRE-FINISHED OVERHEAD ROLL-UP DOOR - SEE DOOR TYPES.

5 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS.

6 - STEEL STAIR SYSTEM WITH CONCRETE FILLED PAN TREADS FINISHED WITH RUBBER TREADS AND RISERS.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - EXPOSED ARCHITECTURAL CONCRETE FOUNDATION WALL W/ EXPOSED TIES AND 3/4" V-GROOVE JOINTS

9 - CONCRETE COMPOSITE SLAB - SEE STRUCTURAL SHEETS

10 - COMPOUND CEILING 2'X2' ACT SYSTEM.

11 - COMPOUND CEILING 2'X4' ACT SYSTEM.

12 - STEEL GUARDRAIL - SEE SPECS

13 - TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.

14 - VINYL FACED BUILDING INSULATION PROVIDED BY METAL BUILDING MANUFACTURER

15 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

16 - MECHANICAL DUCTWORK - SEE MECHANICAL SHEETS.

17 - PRE-FINISHED METAL SNOW BARS.

18 - STEEL HANDRAIL - SEE DETAIL 7/A9.14

19 - PRE-FINISHED METAL WALL CAP - COLOR AS SELECTED BY ARCHITECT.

20 - 6" METAL FRAME WALL - SEE WALL TYPES

21 - MILLWORK - SEE SPECS.

22 - PLASTIC LAMINATE COUNTERTOP WITH BACKSPLASH - SEE SPECS.

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: DJH
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A4.1

SHEET NOTES

1 - 18" MIN. UNDER FOOTINGS AND EXISTING GRADE ENGINEERED FILL COMPACTED TO 95% DENSITY

2 - CONCRETE FOOTINGS AND FOUNDATION WALLS - SEE STRUCTURAL SHEETS FOR SIZE AND REINFORCING.

3 - 4" CONCRETE SLAB OVER 6" FREE DRAINING GRAVEL - REINFORCED AS PER STRUCTURAL SHEETS

4 - PRE-FINISHED METAL ROOFING FROM METAL BUILDING SUPPLIER - COLOR AS SELECTED BY ARCHITECT.

5 - EXPOSED METAL BUILDING STRUCTURE - TO BE PAINTED - COLOR SELECTED BY ARCHITECT - SEE METAL BUILDING PLANS & SPECS.

SHEET NOTES

6 - ALUMINUM WINDOW - SEE WINDOW TYPES.

7 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

8 - VINYL FACED BUILDING INSULATION PROVIDED BY METAL BUILDING MANUFACTURER

9 - MECHANICAL DUCTWORK - SEE MECHANICAL SHEETS.

10 - TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.

11 - COMPOUND CEILING 2'X4' ACT SYSTEM.

12 - 6" METAL FRAME WALL - SEE WALL TYPES

SHEET NOTES

13 - CONCRETE COMPOSITE SLAB - SEE STRUCTURAL SHEETS

14 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

15 - ALUMINUM ENTRY SYSTEM WITH AUTOMATIC DOORS - SEE DOOR SCHEDULE, TYPES, AND HARDWARE.

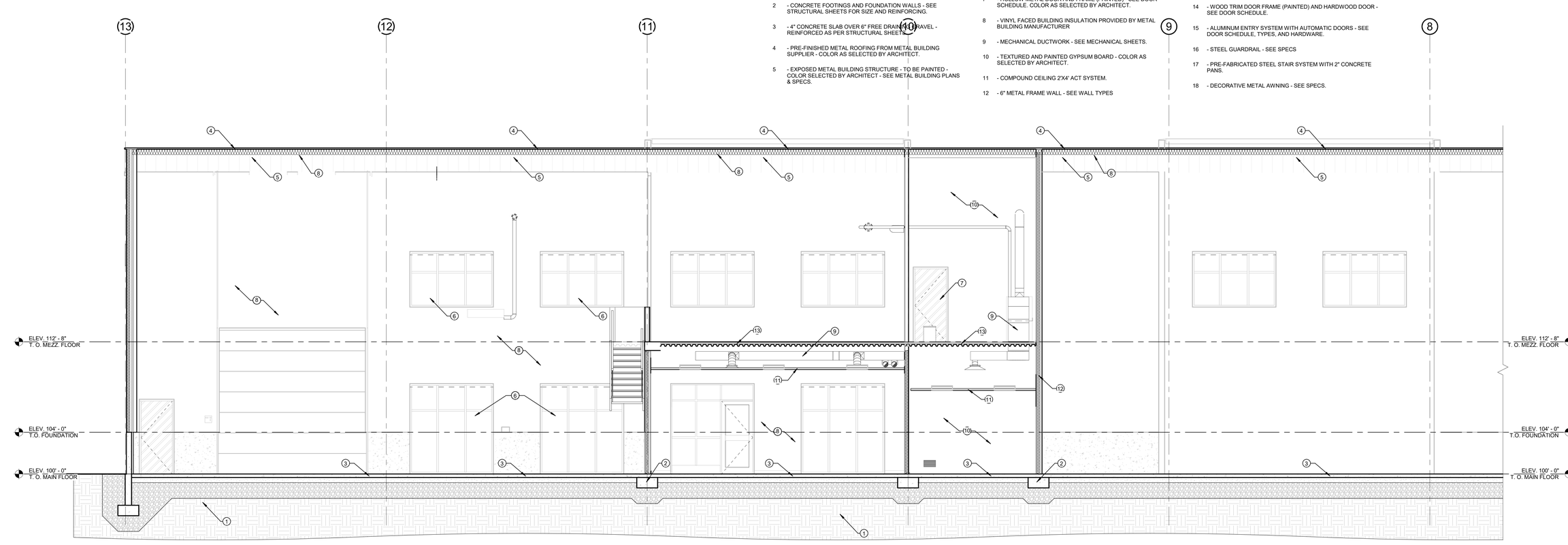
16 - STEEL GUARDRAIL - SEE SPECS

17 - PRE-FABRICATED STEEL STAIR SYSTEM WITH 2" CONCRETE PANS.

18 - DECORATIVE METAL AWNING - SEE SPECS.

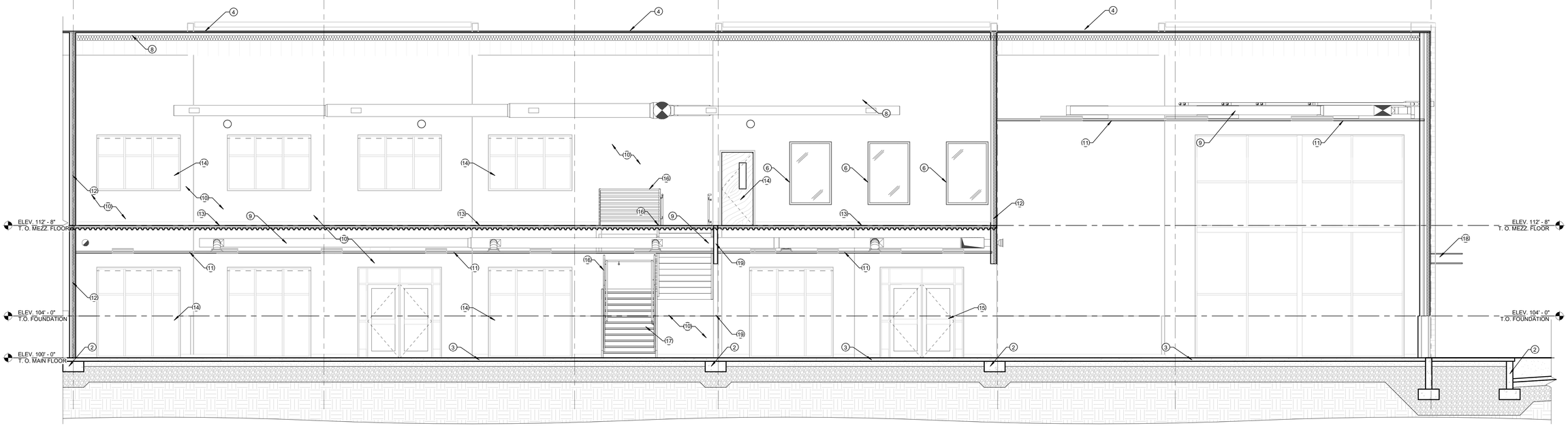
SHEET NOTES

19 - 3 5/8" METAL FRAME WALL - SEE WALL TYPES



7 6 5 4 3 2 1

1 BUILDING SECTION
1/4" = 1'-0"



2 BUILDING SECTION (CONTINUED)
1/4" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: DJH
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A4.2

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/1/2024 4:48:02 PM 1/4" = 1'-0"

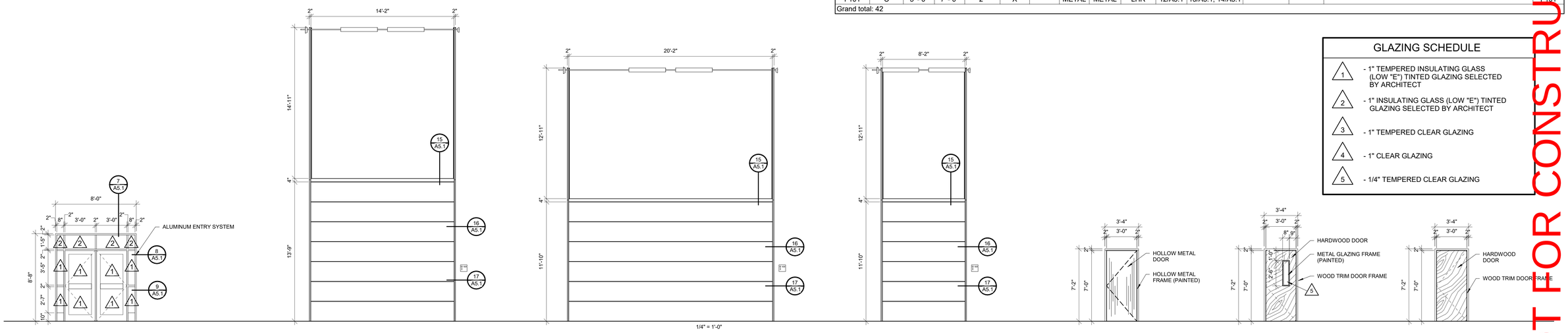
DOOR SCHEDULE

MARK	TYPE	DOOR INFORMATION WIDTH	HEIGHT	THICK	ASSEMBLY SINGLE	PAIR	MATERIAL FRAME	DOOR	HAND	DETAILS HEAD	JAMB	HARDWARE GROUP	LABEL	Comments	MARK
A101A	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	10/A5.1	11/A5.1				A101A
A101B	AL-02	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	5/A5.1	6/A5.1				A101B
A101C	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	7/A5.1	8/A5.1, 9/A5.1				A101C
A101D	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	3/A5.1	4/A5.1				A101D
A101E	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1				A101E
A102	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	3/A5.1	4/A5.1				A102
A102A	A	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	1/A5.1	2/A5.1				A102A
A103A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1				A103A
A103B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RHR	12/A5.1	13/A5.1, 14/A5.1				A103B
A103C	C	3' - 0"	7' - 0"	2"											A103C
A103D	R-01	8' - 0"	12' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1				A103D
A103E	R-02	20' - 0"	12' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1				A103E
A103F	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1				A103F
A103G	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1				A103G
A103H	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	12/A5.1	13/A5.1, 14/A5.1				A103H
A104	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1				A104
A105	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1				A105
A106	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1				A106
A107A	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1				A107A
A107B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1				A107B
A108	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	1/A5.1	2/A5.1				A108
A109	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1				A109
A110	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1				A110
A111	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1				A111
A202	B	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1				A202
A203	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	RH	3/A5.1	4/A5.1				A203
A204	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	3/A5.1	4/A5.1				A204
A205	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1				A205
A206	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1				A206
A206A	A	3' - 0"	7' - 0"	2"	X		WOOD	HDWD	LH	1/A5.1	2/A5.1				A206A
B101	AL-03	8' - 0"	8' - 8"	2"	X		ALUM	ALUM	LHR	10/A5.1	11/A5.1				B101
B101B	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RHR	3/A5.1	4/A5.1				B101B
B102	AL-01	8' - 0"	8' - 8"	2"		X	ALUM	ALUM	LHR/RHR	10/A5.1	11/A5.1				B102
B102A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	RH	3/A5.1	4/A5.1				B102A
B102B	R-03	14' - 0"	14' - 0"		X		METAL	METAL	-	15/A5.1	16/A5.1, 17/A5.1				B102B
B102C	C	3' - 0"	7' - 0"	2"											B102C
B102D	C	3' - 0"	7' - 0"	2"											B102D
B103	B	3' - 0"	7' - 0"	2"											B103
B104	B	3' - 0"	7' - 0"	2"											B104
B105	A	3' - 0"	7' - 0"	2"											B105
B201A	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LH	3/A5.1	4/A5.1				B201A
F101	C	3' - 0"	7' - 0"	2"	X		METAL	METAL	LHR	12/A5.1	13/A5.1, 14/A5.1				F101

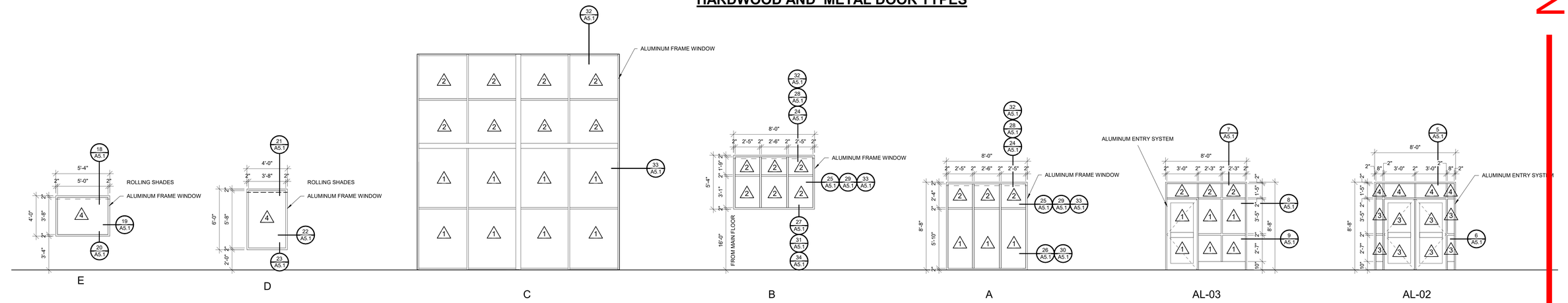
Grand total: 42

GLAZING SCHEDULE

1. - 1" TEMPERED INSULATING GLASS (LOW "E") TINTED GLAZING SELECTED BY ARCHITECT
2. - 1" INSULATING GLASS (LOW "E") TINTED GLAZING SELECTED BY ARCHITECT
3. - 1" TEMPERED CLEAR GLAZING
4. - 1" CLEAR GLAZING
5. - 1/4" TEMPERED CLEAR GLAZING



HARDWOOD AND METAL DOOR TYPES



ALUMINUM WINDOWS TYPES

1/4" = 1'-0"

ALUMINUM ENTRY DOOR TYPES

1/4" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

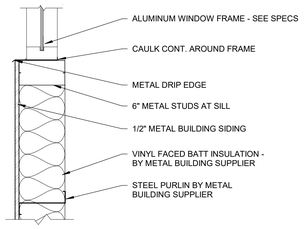
BERT BRADFORD
PROJECT TITLE
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	DJH
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

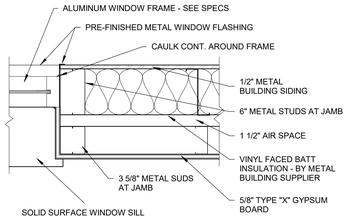
A5.0

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

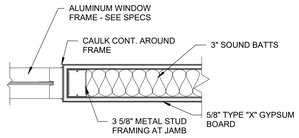
3/21/2024 4:48:04 PM As indicated



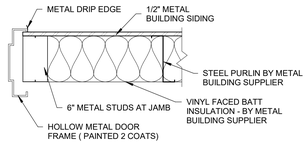
31 WINDOW SILL DETAIL
1 1/2" = 1'-0"



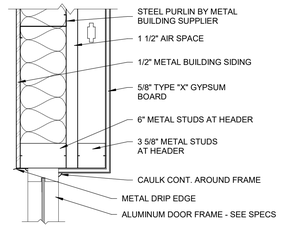
25 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



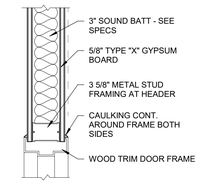
19 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



13 DOOR JAMB DETAIL
1 1/2" = 1'-0"

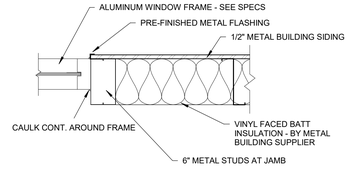


7 DOOR HEAD DETAIL
1 1/2" = 1'-0"

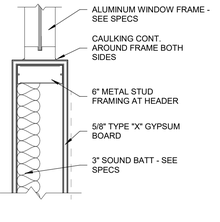


1 DOOR HEAD DETAIL
1 1/2" = 1'-0"

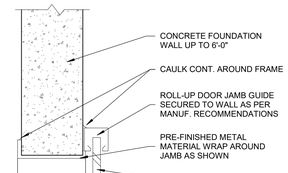
32 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



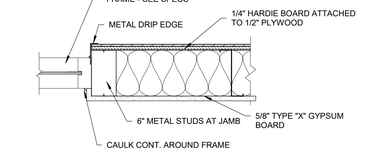
26 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



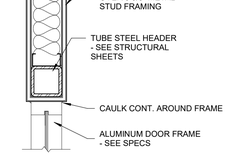
20 WINDOW SILL DETAIL
1 1/2" = 1'-0"



14 DOOR JAMB DETAIL
1 1/2" = 1'-0"

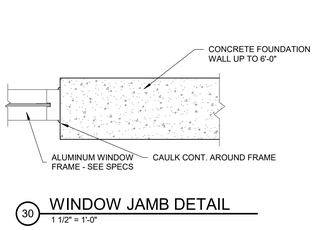


8 DOOR JAMB DETAIL
1 1/2" = 1'-0"

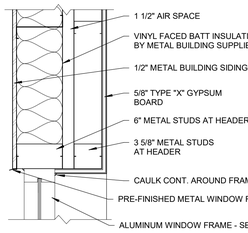


2 DOOR JAMB DETAIL
1 1/2" = 1'-0"

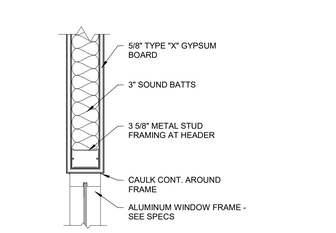
33 WINDOW JAMB DETAIL
1 1/2" = 1'-0"



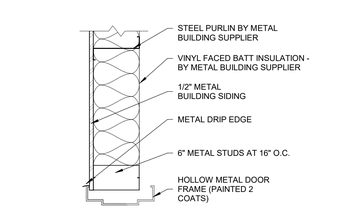
27 WINDOW SILL DETAIL
1 1/2" = 1'-0"



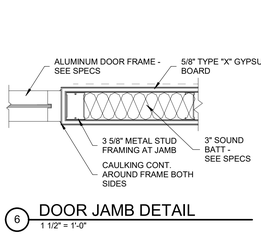
21 WINDOW HEAD DETAIL
1 1/2" = 1'-0"



15 ROLL UP DOOR HEAD DETAIL
1 1/2" = 1'-0"



9 DOOR JAMB DETAIL
1 1/2" = 1'-0"



3 DOOR HEAD DETAIL
1 1/2" = 1'-0"

34 WINDOW SILL DETAIL
1 1/2" = 1'-0"

28 WINDOW HEAD DETAIL
1 1/2" = 1'-0"

22 WINDOW JAMB DETAIL
1 1/2" = 1'-0"

16 ROLL UP DOOR JAMB DETAIL
1 1/2" = 1'-0"

10 DOOR HEAD DETAIL
1 1/2" = 1'-0"

4 DOOR JAMB DETAIL
1 1/2" = 1'-0"

29 WINDOW JAMB DETAIL
1 1/2" = 1'-0"

23 WINDOW SILL DETAIL
1 1/2" = 1'-0"

17 ROLL UP DOOR JAMB DETAIL
1 1/2" = 1'-0"

11 DOOR JAMB DETAIL
1 1/2" = 1'-0"

5 DOOR HEAD DETAIL
1 1/2" = 1'-0"

30 WINDOW JAMB DETAIL
1 1/2" = 1'-0"

24 WINDOW HEAD DETAIL
1 1/2" = 1'-0"

18 WINDOW HEAD DETAIL
1 1/2" = 1'-0"

12 DOOR HEAD DETAIL
1 1/2" = 1'-0"

6 DOOR JAMB DETAIL
1 1/2" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/1/2024 4:48:05 PM 1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	DJH
CHECKED BY:	WC
DATE:	FEB 2024
PROJECT #:	163218

A5.1

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

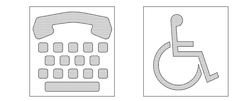
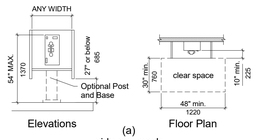

Figure 703.7.2.2

Figure 703.7.2.1

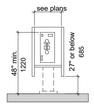

Figure 703.7.2.3


Figure 703.7.2.4

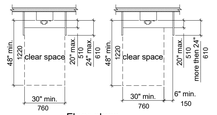


Elevations (a) side approach

Floor Plan



Elevations



Floor plans (b) forward approach

Mounting Heights and Clearances for Telephones

Figure 704.2.1

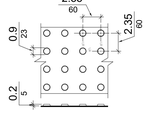
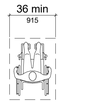
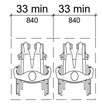


Figure 705.2.1

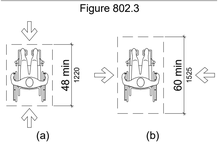


(a) single space



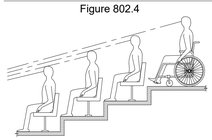
(b) adjacent spaces

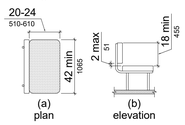
Figure 802.3



(a) (b)

Figure 802.4


Figure 802.9.1



(a) plan (b) elevation

Figure 903.3

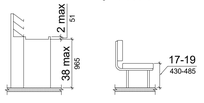


Figure 904.3.2

Figure 903.4

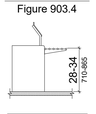
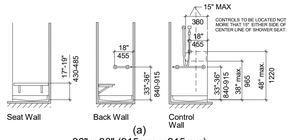
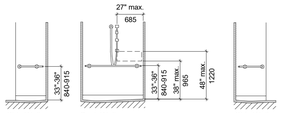


Figure 904.5.2



(a) 36" x 36" (915mm x 915mm) shower stall



NOTE: Shower Head and control area may be on back (long wall as shown) or on either side wall.

(b) 30" x 60" (760mm x 1525mm) shower stall

Figure 608.5.2

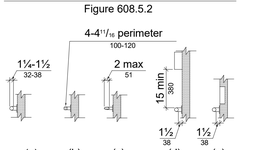


Figure 609.2

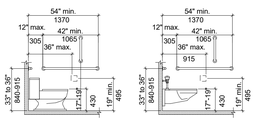


Figure 609.3

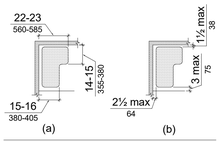


Figure 610.3.2

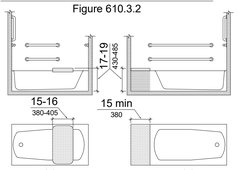


Figure 610.2

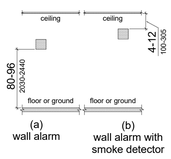


Figure 702.3.3.1

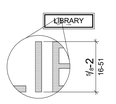


Figure 703.2.3.4

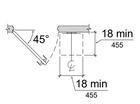


Figure 703.2.7

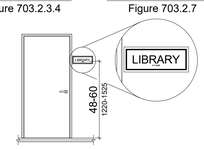


Figure 703.2.6

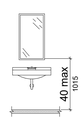


Figure 1102.111.4

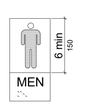


Figure 703.6.1

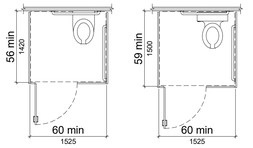


Figure 604.8.1.1

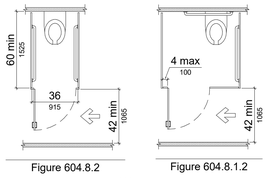


Figure 604.8.2 Figure 604.8.1.2

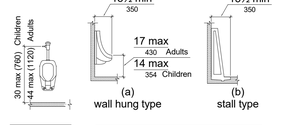


Figure 605.4 Figure 605.2

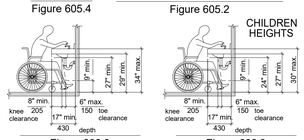


Figure 606.3 Figure 606.3

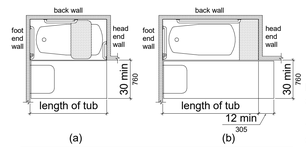


Figure 607.2

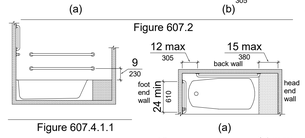


Figure 607.4.1.1

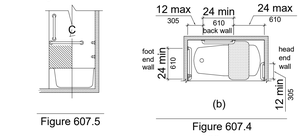


Figure 607.5 Figure 607.4

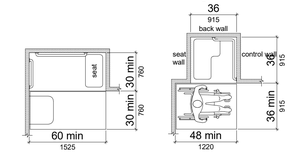


Figure 608.2.2 Figure 608.2.1

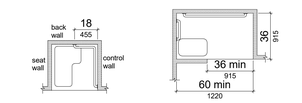


Figure 608.3.1 Figure 608.2.3

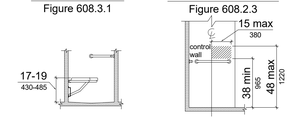


Figure 610.3 Figure 608.5.1

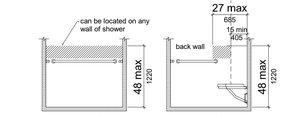


Figure 608.5.2 CONTROLS TO BE LOCATED NOT MORE THAT 15" EITHER SIDE OF CENTER LINE OF SHOWER SEAT.

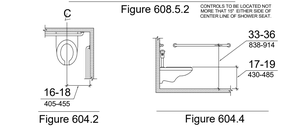


Figure 604.2 Figure 604.4

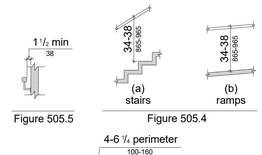


Figure 505.5 Figure 505.4

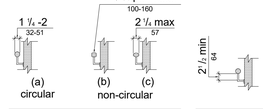


Figure 505.7 Figure 505.6 EXCEPTION b

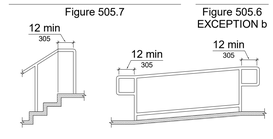
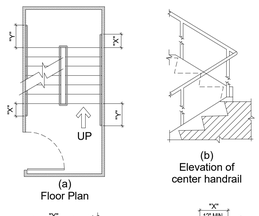


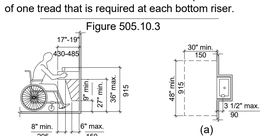
Figure 505.10.2 Figure 505.10.1



Note: "X" is the 12" min. handrail extension required at each top riser.

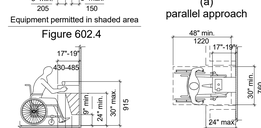
"Y" is the min. handrail extension of 12" plus the width of one tread that is required at each bottom riser.

Figure 505.10.3



Equipment permitted in shaded area

Figure 602.4



CHILDREN HEIGHTS
Equipment permitted in shaded area

Figure 602.4 Figure 602.5

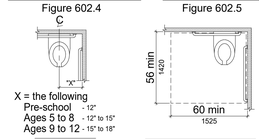


Figure 604.2 Figure 604.3.1

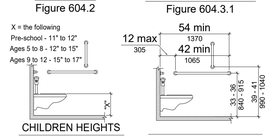


Figure 604.4 Figure 604.5.1

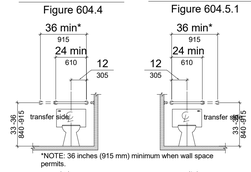


Figure 604.5.2

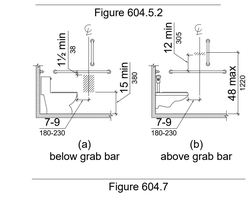


Figure 604.7

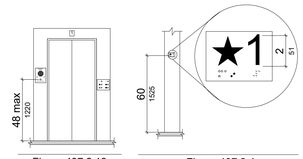


Figure 407.2.13 Figure 407.2.4 Figure 404.2.4.1 Figure 404.2.4.1

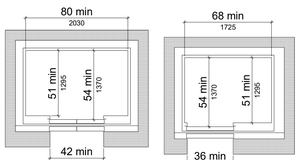


Figure 407.2.8 Figure 407.2.8

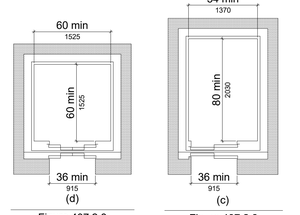


Figure 407.2.8 Figure 407.2.8

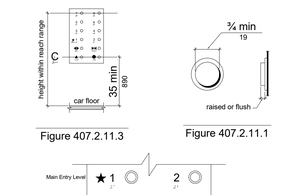


Figure 407.2.11.3 Figure 407.2.11.1

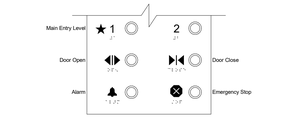


Figure 407.2.11.2

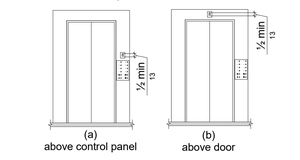


Figure 407.2.12.1

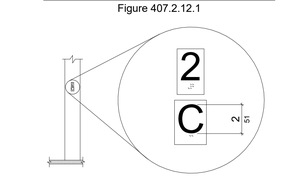


Figure 407.3.5

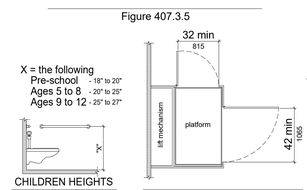


Figure 604.4 Figure 408.2

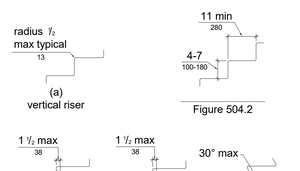


Figure 504.5

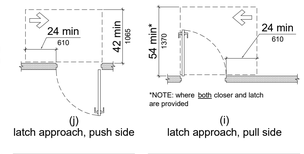


Figure 404.2.4.1 Figure 404.2.4.1

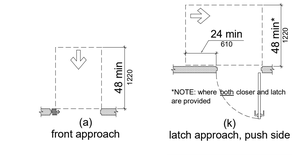


Figure 404.2.4.2 Figure 404.2.4.1

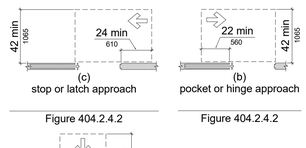


Figure 404.2.4.2 Figure 404.2.4.2

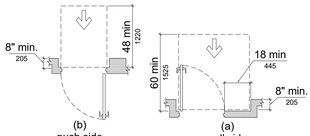


Figure 404.2.4.3 Figure 404.2.4.3

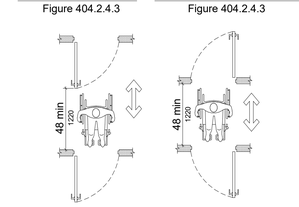


Figure 404.2.6

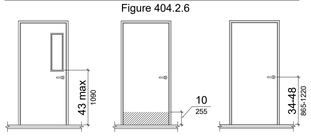


Figure 404.2.11 Figure 404.2.10 Figure 404.2.7

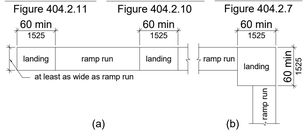


Figure 405.7

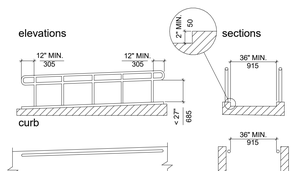


Figure 405.9

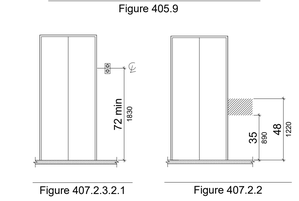


Figure 407.2.3.2.1 Figure 407.2.2

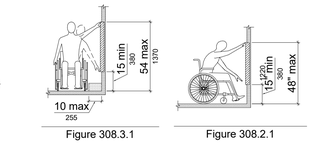


Figure 308.3.1 Figure 308.2.1

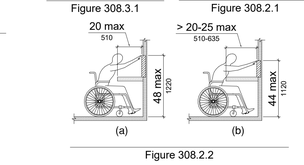


Figure 308.2.2

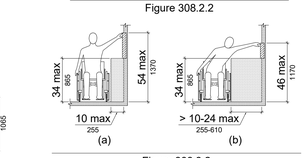


Figure 308.3.2

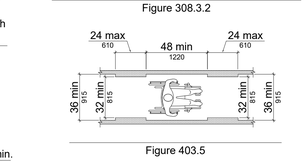


Figure 403.5

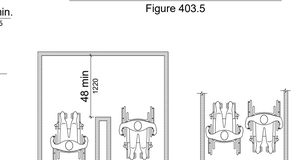


Figure 403.5.1

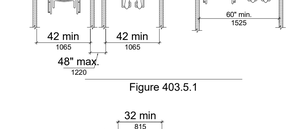


Figure 404.2.2

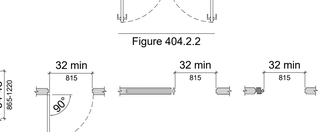


Figure 404.2.3



Figure 404.2.4.1 Figure 404.2.4.1

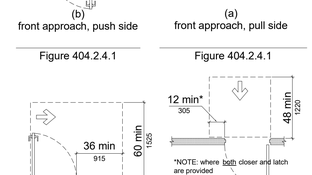


Figure 404.2.4.1 Figure 404.2.4.1

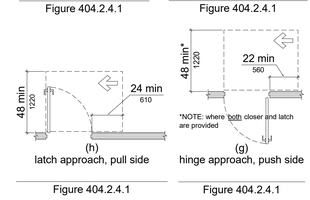
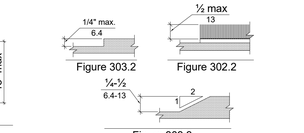
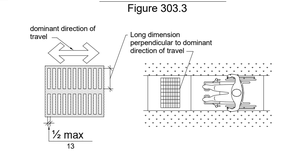
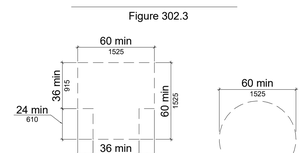
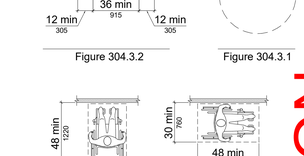


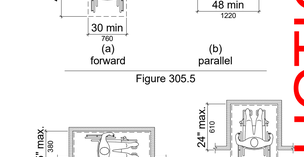
Figure 404.2.4.1 Figure 404.2.4.1











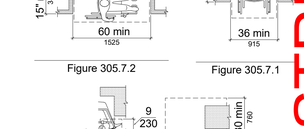


Figure 306.2

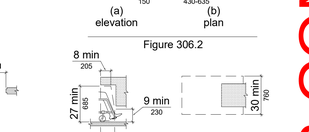


Figure 306.3

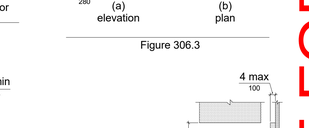


Figure 307.2

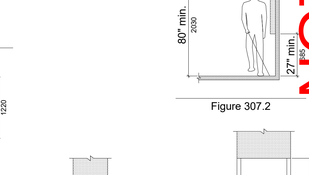


Figure 307.3

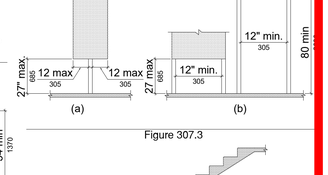


Figure 307.4

NOT FOR CONSTRUCTION

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9469958-0301
LICENSED ARCHITECT

REVISIONS:

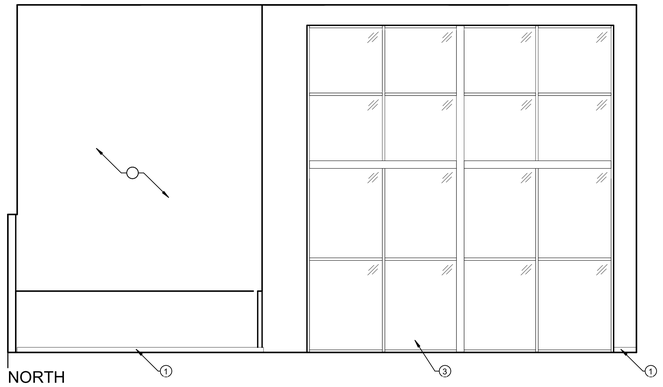
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
BID PACKAGE 2
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: STAFF
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

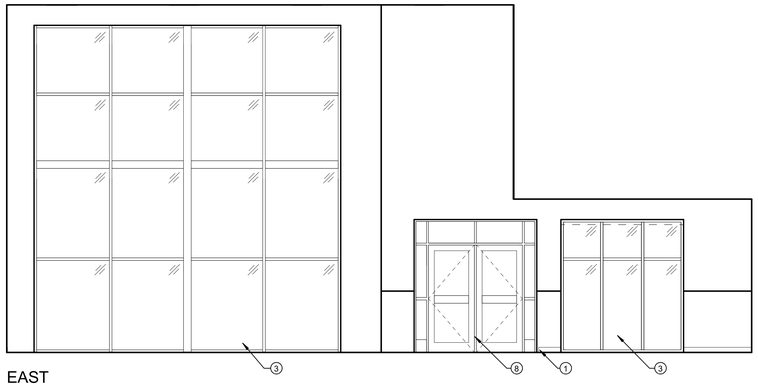
A6.0

3/21/2024 4:48:05 PM 1/4" = 1'-0"

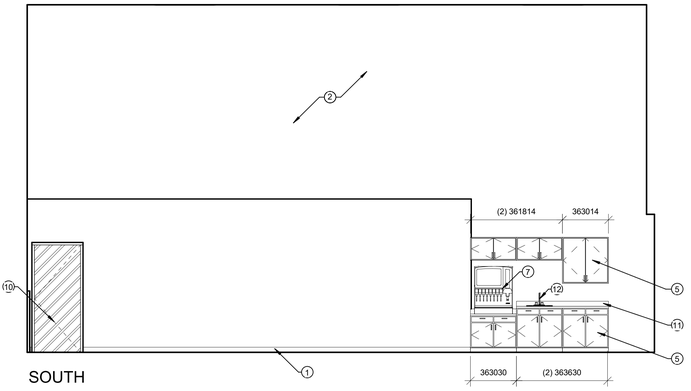
THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT



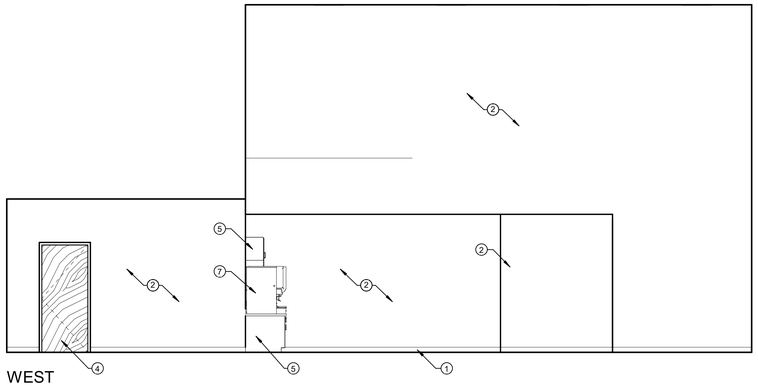
NORTH



EAST

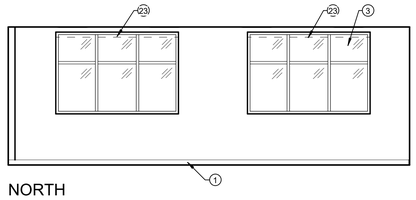


SOUTH

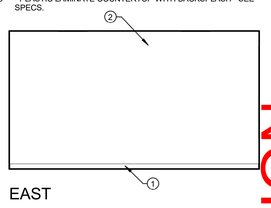


WEST

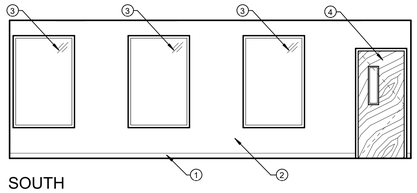
2 CONTRACTORS SPACE
1/4" = 1'-0"



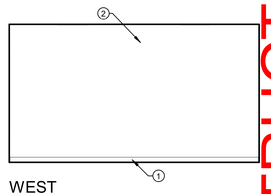
NORTH



EAST

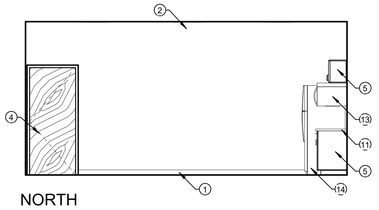


SOUTH

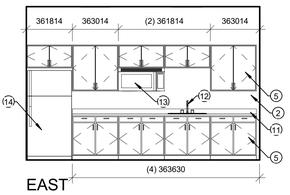


WEST

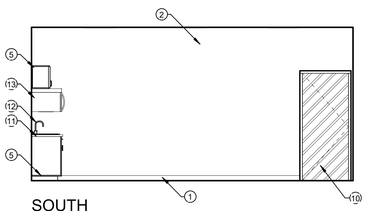
1 CONFERENCE ROOM
1/4" = 1'-0"



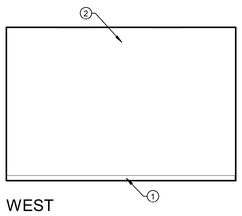
NORTH



EAST

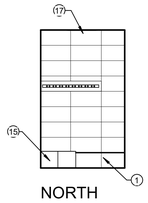


SOUTH

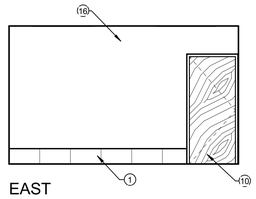


WEST

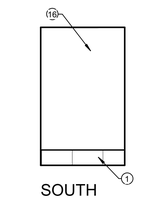
6 BREAK ROOM
1/4" = 1'-0"



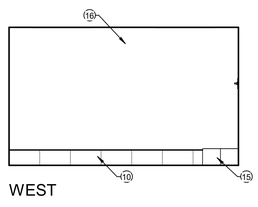
NORTH



EAST

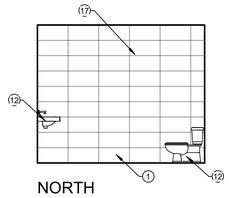


SOUTH

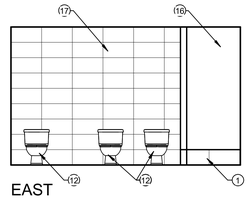


WEST

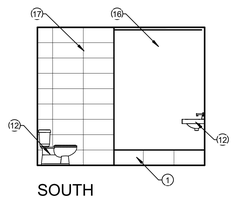
5 CUSTODIAL
1/4" = 1'-0"



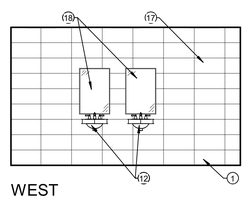
NORTH



EAST

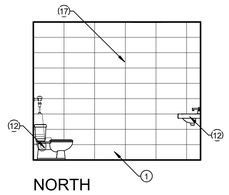


SOUTH

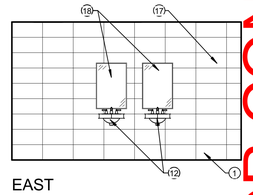


WEST

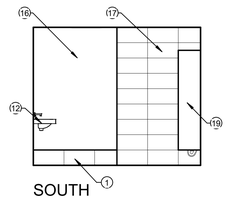
4 WOMENS RESTROOM
1/4" = 1'-0"



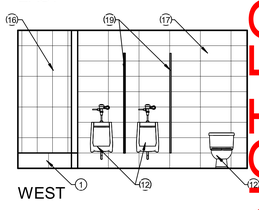
NORTH



EAST

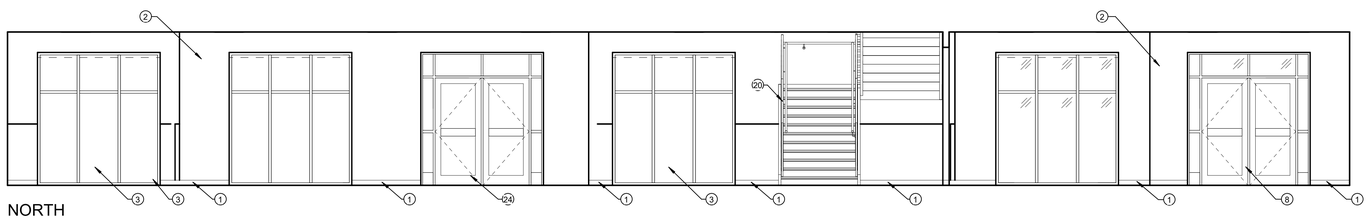


SOUTH

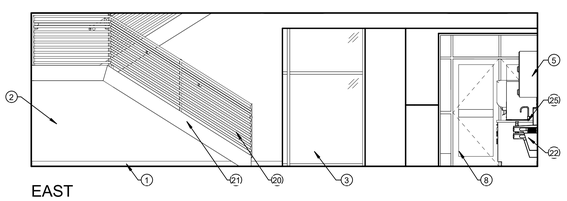


WEST

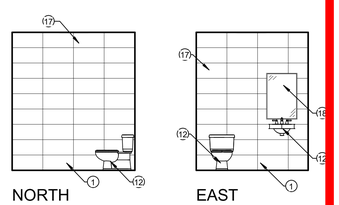
3 MENS RESTROOM
1/4" = 1'-0"



NORTH

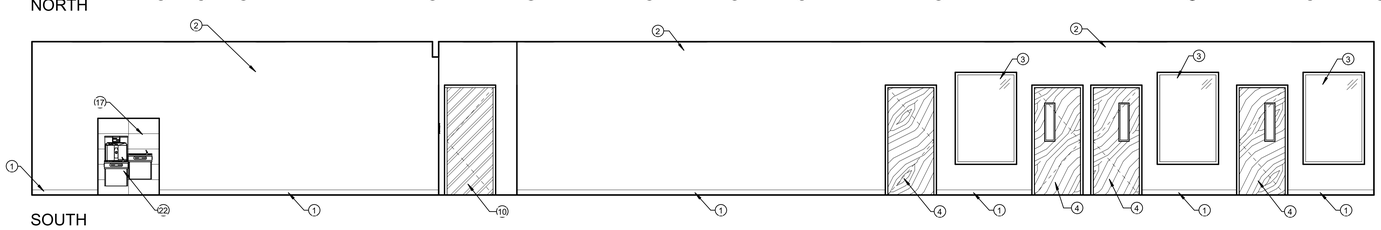


EAST

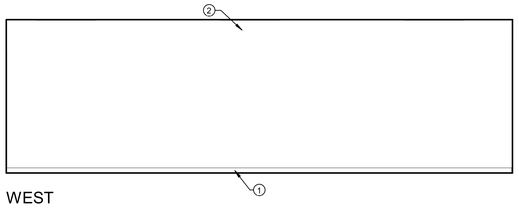


NORTH

EAST

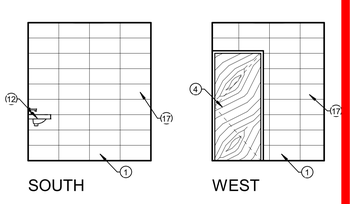


SOUTH



WEST

8 BULL PEN & SHOWROOM
1/4" = 1'-0"



SOUTH

WEST

7 SINGLE RESTROOM
1/4" = 1'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
REGISTERED ARCHITECT

REVISIONS:

PROJECT TITLE

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A8.0

3/7/2024 4:48:19 PM 1/4" = 1'-0"

SHEET NOTES

1 - WOOD TRIM DOOR FRAME (PAINTED) AND HARDWOOD DOOR - SEE DOOR SCHEDULE.

2 - BASE - SEE FINISH SCHEDULE

3 - TEXTURED AND PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.

4 - HOLLOW METAL DOOR AND FRAME (PAINTED) - SEE DOOR SCHEDULE. COLOR AS SELECTED BY ARCHITECT.

5 - ALUMINUM WINDOW - SEE WINDOW TYPES.

6 - PLUMBING FIXTURES - SEE PLUMBING SHEETS

7 - 24"x 36" MIRROR - SEE SPECS

8 - TEXTURED AND EPOXY PAINTED GYPSUM BOARD - COLOR AS SELECTED BY ARCHITECT.

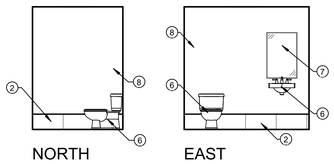
9 - STEEL GUARDRAIL - SEE SPECS

10 - MECHANICAL GRILL - SEE MECHANICAL SHEETS

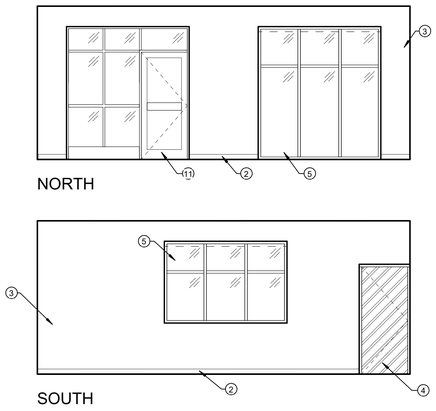
11 - ALUMINUM ENTRY SYSTEM - SEE DOOR SCHEDULE.

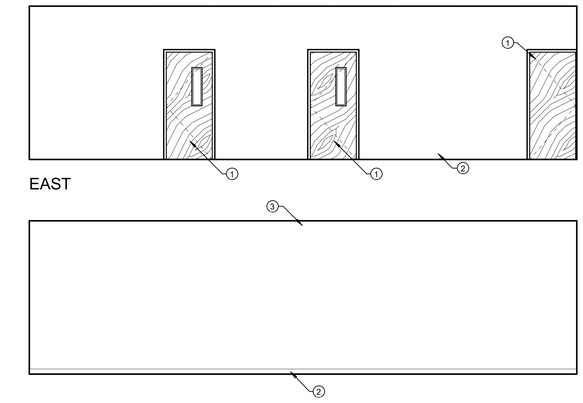
12 - ELECTRICAL WATER COOLER - SEE DETAIL 5/A8.1

13 - ROLLING SHADES - SEE SPECS.

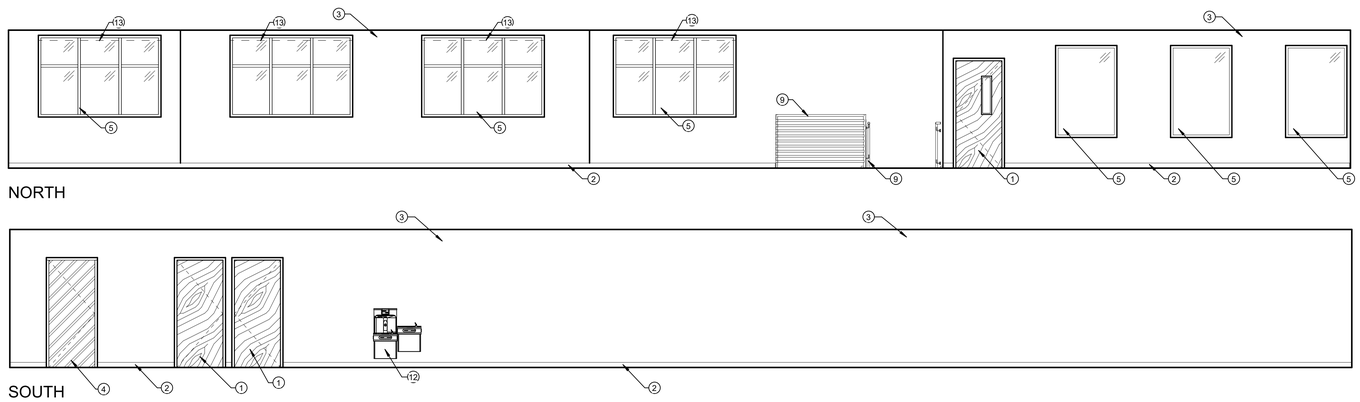


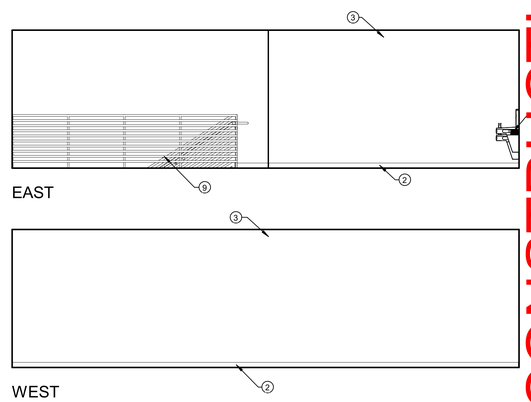
2 TENANT RESTROOM
1/4" = 1'-0"



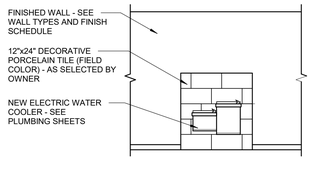


1 TENANT SPACE ENTRY
1/4" = 1'-0"

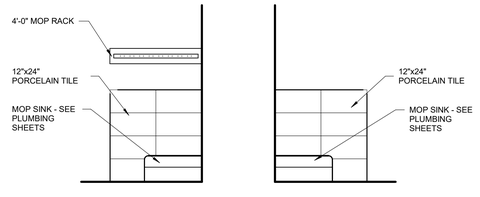




3 SECOND FLOOR OCCUPIED SPACE
1/4" = 1'-0"



5 WATER COOLER DETAIL
1/4" = 1'-0"



4 MOP SINK DETAIL
3/8" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/21/2024 4:45:11 PM As Installed

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

STATE OF UTAH
WESLEY ALLEN CHRISTENSEN
No. 9405958-0301
LICENSED ARCHITECT

REVISIONS:

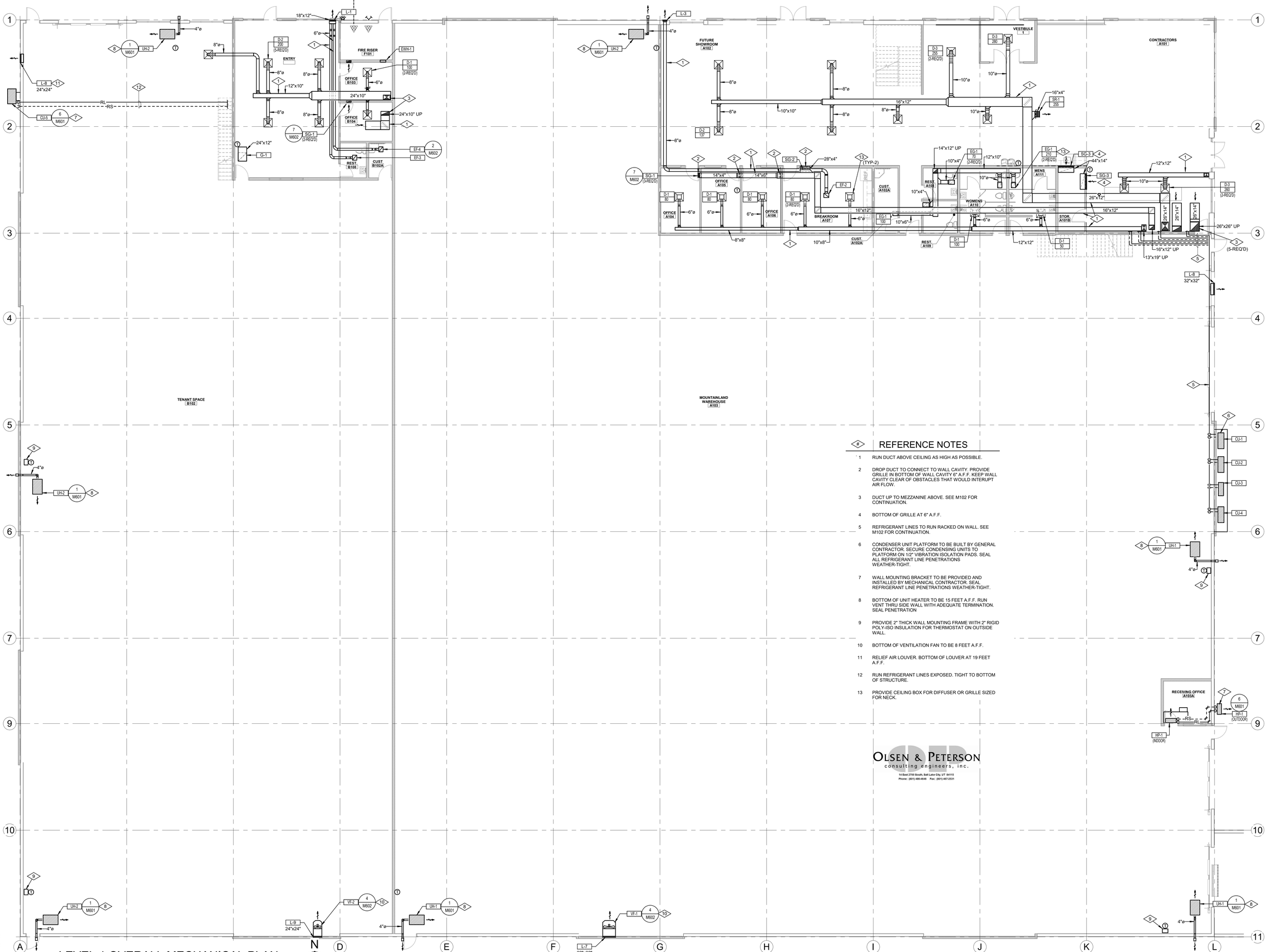
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: ZC
CHECKED BY: WC
DATE: FEB 2024
PROJECT #: 163218

A8.1

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:04:21 PM 1/8" = 1'-0"



REFERENCE NOTES

1. RUN DUCT ABOVE CEILING AS HIGH AS POSSIBLE.
2. DROP DUCT TO CONNECT TO WALL CAVITY. PROVIDE GRILLE IN BOTTOM OF WALL CAVITY 6" A.F.F. KEEP WALL CAVITY CLEAR OF OBSTACLES THAT WOULD INTERUPT AIR FLOW.
3. DUCT UP TO MEZZANINE ABOVE. SEE M102 FOR CONTINUATION.
4. BOTTOM OF GRILLE AT 6" A.F.F.
5. REFRIGERANT LINES TO RUN RACKED ON WALL. SEE M102 FOR CONTINUATION.
6. CONDENSER UNIT PLATFORM TO BE BUILT BY GENERAL CONTRACTOR. SECURE CONDENSING UNITS TO PLATFORM ON 1/2" VIBRATION ISOLATION PADS. SEAL ALL REFRIGERANT LINE PENETRATIONS WEATHER-TIGHT.
7. WALL MOUNTING BRACKET TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. SEAL REFRIGERANT LINE PENETRATIONS WEATHER-TIGHT.
8. BOTTOM OF UNIT HEATER TO BE 15 FEET A.F.F. RUN VENT THRU SIDE WALL WITH ADEQUATE TERMINATION. SEAL PENETRATION
9. PROVIDE 2" THICK WALL MOUNTING FRAME WITH 2" RIGID POLY-ISO INSULATION FOR THERMOSTAT ON OUTSIDE WALL.
10. BOTTOM OF VENTILATION FAN TO BE 8 FEET A.F.F.
11. RELIEF AIR LOUVER. BOTTOM OF LOUVER AT 19 FEET A.F.F.
12. RUN REFRIGERANT LINES EXPOSED. TIGHT TO BOTTOM OF STRUCTURE.
13. PROVIDE CEILING BOX FOR DIFFUSER OR GRILLE SIZED FOR NECK.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

LEVEL 1 OVERALL MECHANICAL PLAN

0 8' - 0" 16' - 0" 32' - 0"

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

NOT FOR CONSTRUCTION

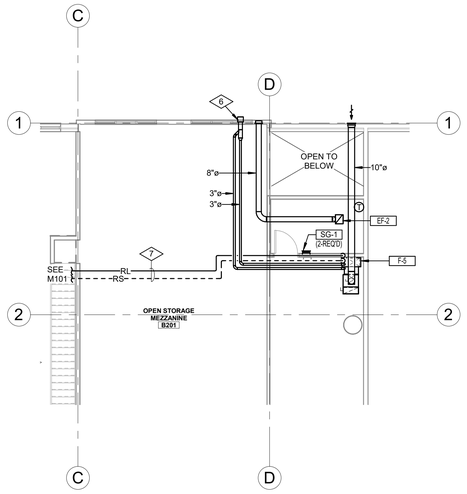
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M101

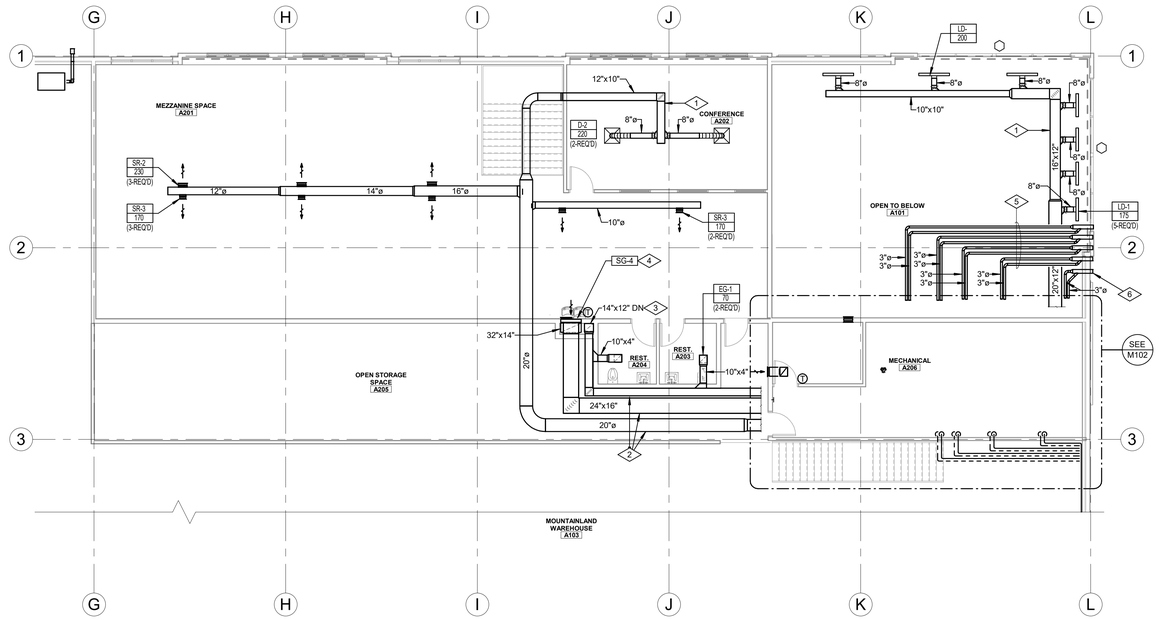


LEVEL 2 MECHANICAL PLAN

N

0 4' - 0" 8' - 0" 16' - 0"

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

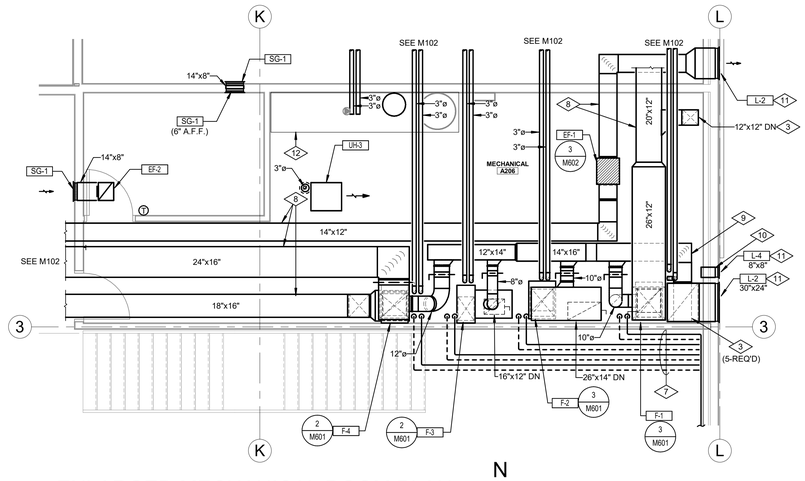


LEVEL 2 OFFICE MECHANICAL PLAN

N

0 4' - 0" 8' - 0" 16' - 0"

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



ENLARGED MECHANICAL ROOM PLAN

N

0 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/4" = 1'-0"

REFERENCE NOTES

#	
1	RUN DUCTWORK ABOVE CEILING AS HIGH AS POSSIBLE.
2	RUN DUCT WORK EXPOSED. TIGHT TO BOTTOM OF STRUCTURE.
3	DROP DUCT TO BELOW. SEE M101 FOR CONTINUATION.
4	BOTTOM OF GRILLE TO BE 6" A.F.F.
5	FURNACE & WATER HEATER VENTS AND COMBUSTION AIR PIPING. TO RUN ABOVE CEILING.
6	FURNACE & WATER HEATER VENTS AND COMBUSTION AIR PIPING TO PENETRATE OUTSIDE WALL AND COMBINE IN CONCENTRIC VENTS KITS. SEAL ALL PENETRATIONS WEATHER -TIGHT.
7	RUN REFRIGERANT LINES EXPOSED, TIGHT TO BOTTOM OF STRUCTURE.
8	RUN DUCTWORK EXPOSED, TIGHT TO BOTTOM OF STRUCTURE.
9	OUTSIDE AIR DUCT.
10	COMBUSTION AIR OPENING.
11	BOTTOM OF LOUVER TO BE 26.5 FEET A.F.F.
12	PROVIDE 4" HIGH CONCRETE HOUSEKEEPING PAD FOR PLUMBING EQUIPMENT.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
STANSBURY, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

#334524-2202
JAMES AUSTIN BURDETT
3/18/2024
UTAH

REVISIONS:

PROJECT TITLE

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE

EAGLE MOUNTAIN, UTAH

DRAWN BY:	N.H.
CHECKED BY:	J.A.B.
DATE:	Mar 18, 2024
PROJECT #:	163218

M102

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:04:23 PM As indicated

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:04:23 PM

EXHAUST FAN SCHEDULE

SYMBOL	AREA SERVED	TYPE	C.F.M	S.P.	R.P.M.	MOTOR	DRIVE	WEIGHT	MAKE & MODEL	NOTES
EF-1	FIRST FLOOR RESTROOMS	IN-LINE	800	0.632"	1424	1/3 H.P. 115/1/60	DIRECT	106	TWIN CITY DSI-100A	(1)(2)(3)
EF-2	MAIN BREAK ROOM	CEILING	200	0.35"	693	1/3 H.P. 115/1/60	DIRECT	--	TWIN CITY T-300H	(1)(4)(5)
EF-3	T.I. RESTROOM	CEILING	75	0.35"	555	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(6)
EF-4	CUSTODIAN CLOSET T.I.	CEILING	100	0.35"	611	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(5)
EF-5	SERVER I.T. ROOM	CEILING	100	0.35"	611	1/6 H.P. 115/1/60	DIRECT	--	TWIN CITY T-150V	(1)(4)(5)

NOTES:

(1) PROVIDE SPEED CONTROLLER AND BACKDRAFT DAMPER.
(2) PROVIDE HANGING HARDWARE AND VIBRATION ISOLATORS.
(3) CONTROL TO OPERATE DURING OCCUPIED HOURS (BY ATC CONTRACTOR). SEE SPECIFICATIONS.
(4) CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTRACTOR.
(5) CEILING MOUNTED EXHAUST FANS TO BE COMPLETE WITH SIGHT TIGHT BAR-TYPE CEILING GRILLE, BACKDRAFT DAMPERS, SPEED CONTROLLER AND FLEXIBLE CONNECTION ON DISCHARGE DUCT.
(6) FAN TO SWITCH WITH LIGHTS AND HAVE A 10 MINUTE DELAY AFTER LIGHTS ARE OFF.

LOUVER SCHEDULE

SYMBOL	SIZE	BLADE DEPTH	LOCATION	TYPE	MAKE & MODEL (1)(2)(3)(4)
L-1	12"W x 16"H	2" DEEP	WEST T.I. OFFICES	CUSTODIAN & RESTROOM EXHAUST	AIROLITE T6482
L-2	24"W x 24"H	4" DEEP	UPPER MECHANICAL ROOM	CUSTODIAN & RESTROOM EXHAUST	AIROLITE K609HP
L-3	12"W x 16"H	2" DEEP	WEST MTNLND SHOWROOM	BREAK-ROOM EXHAUST	AIROLITE T6482
L-4	8"W x 8"H	2" DEEP	UPPER MECHANICAL ROOM	WATER HEATER COMB AIR	AIROLITE T6482
L-5	12"W x 16"H	2" DEEP	UPPER MECHANICAL ROOM	WEST T.I. OUTSIDE AIR	AIROLITE T6482
L-6	30"W x 24"H	4" DEEP	UPPER MECHANICAL ROOM	EAST OFFICES OUTSIDE AIR	AIROLITE K609HP
L-7	32"W x 32"H	4" DEEP	MTNLND WAREHOUSE	VENTILATION FAN	AIROLITE K609HP
L-8	32"W x 32"H	4" DEEP	MTNLND WAREHOUSE	RELIEF AIR	AIROLITE K609HP
L-9	24"W x 24"H	4" DEEP	TENANT WAREHOUSE	VENTILATION FAN	AIROLITE K609HP
L-10	24"W x 24"H	4" DEEP	TENANT WAREHOUSE	RELIEF AIR	AIROLITE K609HP

NOTES:

(1) ALL ALUMINUM CONSTRUCTION, FLANGE FRAME, DRAINABLE, 1/2" MESH STAINLESS STEEL BIRDSCREEN.
(2) ANODIZED WITH COLOR TO BE SELECTED BY ARCHITECT.
(3) COORDINATE EXACT MOUNTING LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
(4) SHEET METAL CONTRACTOR TO PROVIDE INSIDE FLANGE AT WALL PENETRATION.

VENTILATION FAN SCHEDULE

SYMBOL	TYPE	CFM	S.P.	MOTOR		DRIVE	MAKE & MODEL (1)(2)(3)
				H.P.	V/PH		
VF-1	SIDEWALL SUPPLY	2,135	0.375"	1/2	120/1/60	DIRECT	TWIN CITY TCPE 201A
VF-2	SIDEWALL SUPPLY	1,030	0.375"	1/2	120/1/60	DIRECT	TWIN CITY TCPE 181A

NOTES:

(1) FAN TO BE CONTROLLED WITH WALL MOUNTED ON/OFF SWITCH BY DIVISION 26.
(2) PROVIDE MOTORIZED DAMPER. (INTERLOCK TO OPEN WITH FAN OPERATION)
(3) PROVIDE OSHA WALL BOX WITH FAN GUARD, SPEED CONTROLLER, AND WEATHER HOOD.

ELECTRIC WALL HEATER SCHEDULE

SYMBOL	TYPE	CFM	HEATING BTUs	AMPS	POWER	MAKE & MODEL
EH-1	HORIZ.	100	6826	8.3	100 WATT 208/1/60	MARKEL F3052TDWB

NOTES:

(1) TO COME COMPLETE WITH WALL MOUNTING KIT AND INTERNAL THERMOSTAT.

DIFFUSER SCHEDULE

SYMBOL	TYPE	NECK SIZE	LOCATION	AIR PATTERN	MAKE & MODEL (1)
D-1 CFM	SQUARE PLAQUE	6"□	CEILING	4 - WAY	PRICE SPD (2)
D-2 CFM	SQUARE PLAQUE	8"□	CEILING	4 - WAY	PRICE SPD (2)
D-3 CFM	SQUARE PLAQUE	10"□	CEILING	4 - WAY	PRICE SPD
LD-1 CFM	LINEAR DIFFUSER	8"□	CEILING	2 - WAY	PRICE

NOTES:

(1) COLOR TO BE BRIGHT WHITE. PROVIDE FRAME FOR MOUNTING IN LAY-IN OR GYP-BOARD CEILING (SEE ARCHITECTURAL CEILING PLANS).
(2) FACE SIZE TO BE 12"x12". PROVIDE 24"x24" SHEET METAL CEILING MODULE.

REGISTER & GRILLE SCHEDULE

SYMBOL	TYPE	NECK SIZE	LOCATION	SERVICE	AIR PATTERN	MAKE & MODEL (1)(2)
SR-1 CFM	DOUBLE DEFLECTION	16" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520
SR-2 CFM	DOUBLE DEFLECTION	14" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520
SR-3 CFM	DOUBLE DEFLECTION	10" x 4"	SIDEWALL	SUPPLY AIR	4-WAY ADJUSTABLE	PRICE 520
SG-1	LOUVERED	14" x 8"	SIDEWALL	RETURN AIR	N/A	PRICE 535
SG-2	LOUVERED HD	30" x 8"	SIDEWALL	RETURN AIR	N/A	PRICE 93
SG-3	LOUVERED HD	44" x 28"	SIDEWALL	RETURN AIR	N/A	PRICE 93
SG-4	LOUVERED HD	32" x 28"	SIDEWALL	RETURN AIR	N/A	PRICE 93
G-1	LOUVERED	24" x 24"	CEILING	RETURN AIR	N/A	PRICE 535
EG-1 CFM	LOUVERED	10" x 10"	CEILING	EXHAUST AIR	N/A	PRICE 535

NOTES:

(1) COLOR TO BE BRIGHT WHITE. PROVIDE FRAME FOR MOUNTING IN LAY-IN CEILING OR GYP-BOARD SURFACE (SEE PLANS).

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

FURNACE SCHEDULE

SYMBOL	HTG. CAP. BTU/HR (INPUT / OUTPUT) (STAGE 1)	A.F.U.E. % EFFICIENCY	CFM	O/A CFM	EXT. S.P.	ELECTRICAL MCA	ELECTRICAL VOLTAGE	FILTER RACK	MANUFACTURER & MODEL (1)
F-1	100,000 / 93,000	92%	2,000	255	0.5"	12.6	115/1/60	FR-1	CARRIER 59SC2D100 COMFORT +92 (2)
F-2	100,000 / 93,000	92%	2,000	255	0.8"	12.6	115/1/60	FR-1	CARRIER 59SC2D100 COMFORT +92 (3)
F-3	40,000 / 37,000	92%	600	125	0.8"	7.1	115/1/60	FR-2	CARRIER 59SC2D040 COMFORT +92 (4)
F-4	100,000 / 93,000	92%	1,990	340	0.8"	12.6	115/1/60	FR-1	CARRIER 59SC2D100 COMFORT +92 (3)
F-5	60,000 / 56,000	92%	1,200	205	0.8"	7.2	115/1/60	FR-3	CARRIER 59SC2D060 COMFORT +92 (4)

NOTES:

(1) FURNACE TO BE NATURAL GAS FIRED, COMPLETE WITH MATCHING CASED DX COOLING COILS (SEE BELOW), AND SEPARATE CPVC COMBUSTION AND FLUE TO RUN THRU WALL WITH CONCENTRIC WALL PENETRATION KIT.
(2) TOP FLOW, BOTTOM RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.
(3) BOTTOM FLOW, TOP RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.
(4) BOTTOM FLOW, SIDE RETURN, SINGLE STAGE FIRE FURNACE. PROVIDE MATCHING EXTERNAL FILTER RACK AS SCHEDULED.

CONDENSING UNIT AND EVAPORATOR COIL SCHEDULE

SYMBOL	COOLING CAPACITY NOMINAL TONS / TOTAL NET MBH	EFFICIENCY @ ARI	AMBIENT AIR TEMP	CLG. COIL CAP. TONS	CLG. COIL CAP. E.A.T.	ELECTRICAL MCA	ELECTRICAL VOLTAGE	MANUFACTURER	COND UNIT MODEL #	EVAP COIL MODEL # (1)
CU-1	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60
CU-2	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60
CU-3	1.5 / 16.28	15.0 SEER2 12.5 EER2	95°F	1.5	80°F DB 62°F WB	13.6	208/1/60	CARRIER	34SCA518	CNPVP18
CU-4	5.0 / 51.83	13.8 SEER2 11.2 EER2	95°F	5.0	80°F DB 62°F WB	34.6	208/1/60	CARRIER	34SCA560	CNPVP60
CU-5	3.0 / 31.75	15.0 SEER2 12.5 EER2	95°F	3.0	80°F DB 62°F WB	16.5	208/1/60	CARRIER	34SCA536	CNPVP36

NOTES:

(1) FURNACE TO BE NATURAL GAS FIRED, COMPLETE WITH MATCHING CASED DX COOLING COILS (SEE BELOW), AND SEPARATE CPVC COMBUSTION AND FLUE TO RUN THRU WALL WITH CONCENTRIC WALL PENETRATION KIT.

MECHANICAL EQUIPMENT SCHEDULE

UH-1 NATURAL GAS FIRED UNIT HEATER: TO DELIVER 81.6 MBH AT PROJECT ELEV, (120 MBH INPUT/99.6 MBH OUTPUT) 1,537 CFM, HORIZONTAL AIR FLOW, 60 DEG F TEMP RISE, 4" VENT CONNECTION, WALL VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 125
ELECTRICAL: 5.6 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 35"L x 25"H
WEIGHT: 106 LBS
EFFICIENCY: 83%

UH-2 NATURAL GAS FIRED UNIT HEATER: TO DELIVER 71.4 MBH AT PROJECT ELEV, (105 MBH INPUT/87.1 MBH OUTPUT) 1,345 CFM, HORIZONTAL AIR FLOW, 60 DEG F TEMP RISE, 4" VENT CONNECTION, VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 100
ELECTRICAL: 4.3 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 35"L x 25"H
WEIGHT: 101 LBS
EFFICIENCY: 83%

UH-3 NATURAL GAS FIRED UNIT HEATER: TO DELIVER 20.0 MBH AT PROJECT ELEV, (30 MBH INPUT/24.6 MBH OUTPUT) 456 CFM, HORIZONTAL AIR FLOW, 50 DEG F TEMP RISE, 4" VENT CONNECTION, VENT KIT, STEEL CASING, ADJUSTABLE AIR DEFLECTORS, ROOM THERMOSTAT, AND MOUNTING HARDWARE.

MANUFACTURER: REZNOR UDX 30
ELECTRICAL: 1.9 FLA @ 115/1/60 (OCP=15)
SIZE: 27"W x 30"L x 14"H
WEIGHT: 57 LBS
EFFICIENCY: 82%

HP-1 HEAT PUMP: 3/4 NOMINAL TON COOLING, TOTAL NET COOLING CAPACITY 9.5 MBH, TOTAL NET HEATING CAPACITY (@ 5°F) 4.2 MBH, 4 SPEED FAN, 380 CFM. PROVIDE INSULATED FACTORY LINE SET, WIRELESS REMOTE CONTROL WITH LOCKING MOUNT KIT, AND EXTERIOR WALL MOUNTING BRACKET.

INDOOR UNIT (HIGH WALL MOUNTED):
MANUFACTURER: CARRIER 40MAQB09B--1
ELECTRICAL: 0.4 MCA @ 115/1/60 (POWERED THRU OUTDOOR UNIT)
SIZE: 33"W x 8"L x 12"H
WEIGHT: 20 LBS

OUTDOOR UNIT (SIDE DISCHARGE):
MANUFACTURER: CARRIER 38MARBQ09
ELECTRICAL: MCA = 15.0 @ 115/1/60 (MOCP=20)
SIZE: 14"W x 32"L x 22"H
WEIGHT: 83 LBS
EFFICIENCIES: 24.5 SEER / 15.0 EER
3.66 COP (47°F) / 2.82 COP (17°F) / 1.5 COP (5°F)

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER #334524-2202 JAMES AUSTIN BURDETT 3/18/24 UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

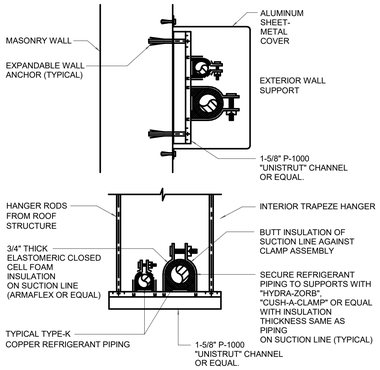
DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M501

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:24:24 PM 12" = 1'-0"

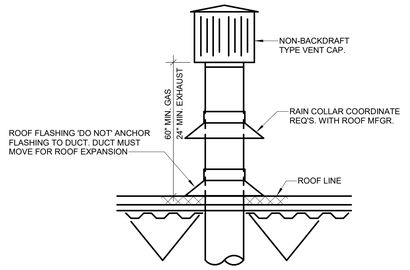
OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531



REFRIGERANT PIPE SUPPORT

SCALE: NTS

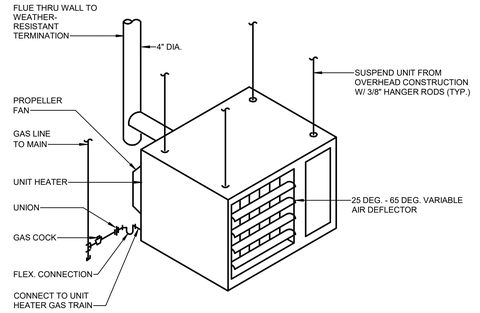
7 / M601



TYPICAL DUCT PENETRATION AT ROOF DETAIL

SCALE: NTS

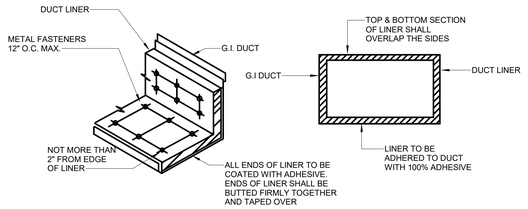
4 / M601



UNIT HEATER PIPING SCHEMATIC

SCALE: NTS

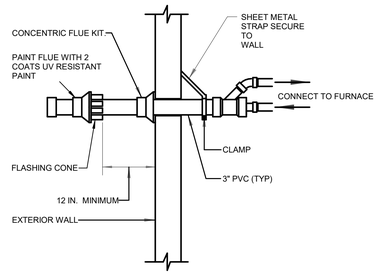
1 / M601



DUCT LINER DETAIL

SCALE: NTS

8 / M601



CONCENTRIC THRU WALL DETAIL

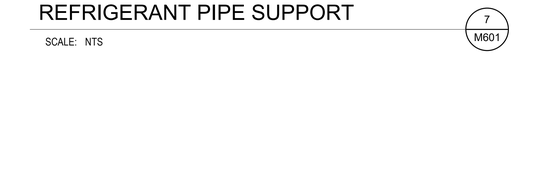
SCALE: NTS

5 / M601

90% FURNACE DETAIL - TOP SUPPLY

SCALE: NTS

2 / M601



FLEX DUCT H.E.T. FITTING DETAIL

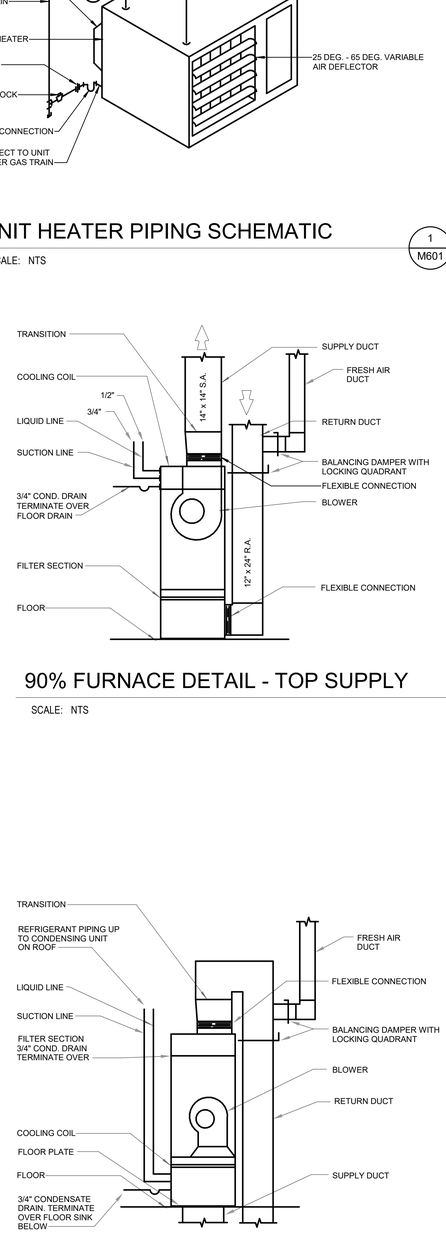
SCALE: NTS

9 / M601

SCHEMATIC REFRIGERANT PIPING DIAGRAM

SCALE: NTS

6 / M601



90% FURNACE DETAIL - BOTTOM SUPPLY

SCALE: NTS

3 / M601

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER #334524-2202 JAMES AUSTIN BURDETT 9/18/2024 UTAH

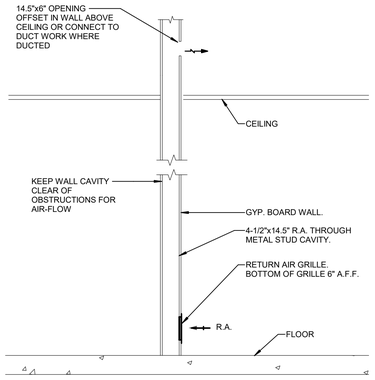
REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M601

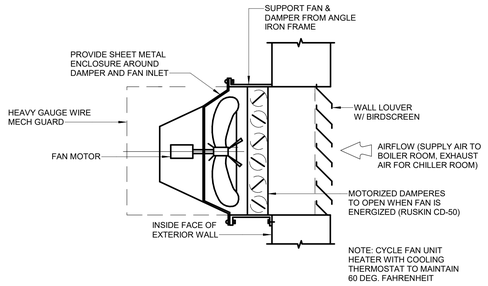
THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER



RETURN AIR DETAIL

SCALE: NTS

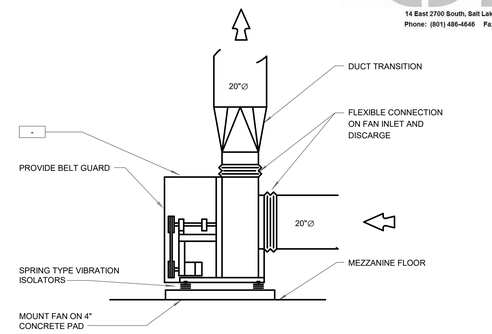
7 / M602



VENTILATION/EXHAUST FAN DETAIL

SCALE: NTS

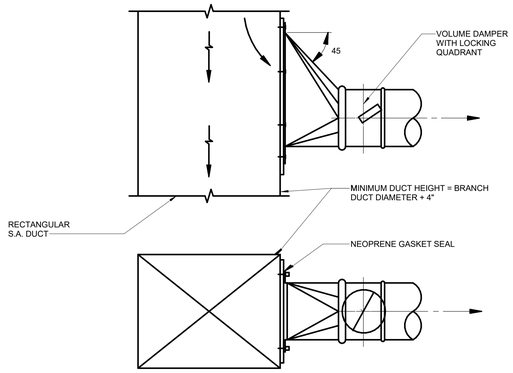
4 / M602



CARBON MONOXIDE EXHAUST FAN DETAIL

SCALE: NTS

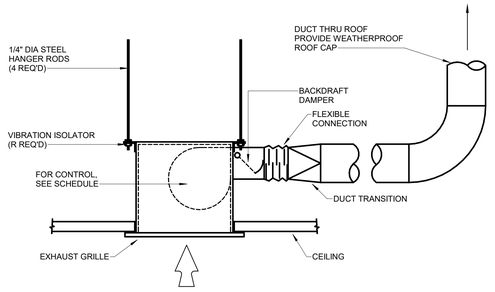
1 / M602



45 DEG. HIGH EFFICIENCY TAKE-OFF

SCALE: NTS

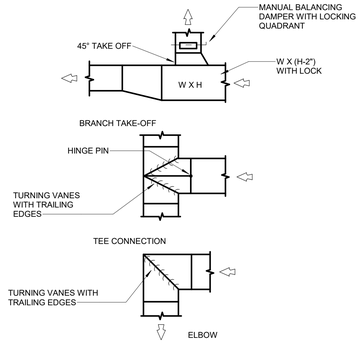
5 / M602



CEILING EXHAUST FAN DETAIL

SCALE: NTS

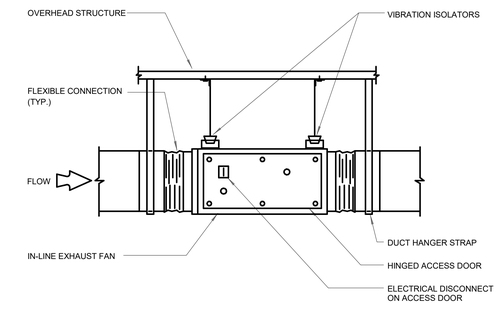
2 / M602



LOW PRESSURE DUCT DETAIL

SCALE: NTS

6 / M602



IN-LINE EXHAUST FAN DETAIL

SCALE: NTS

3 / M602

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER #334524-2202 JAMES AUSTIN BURDETT 9/18/2024 UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

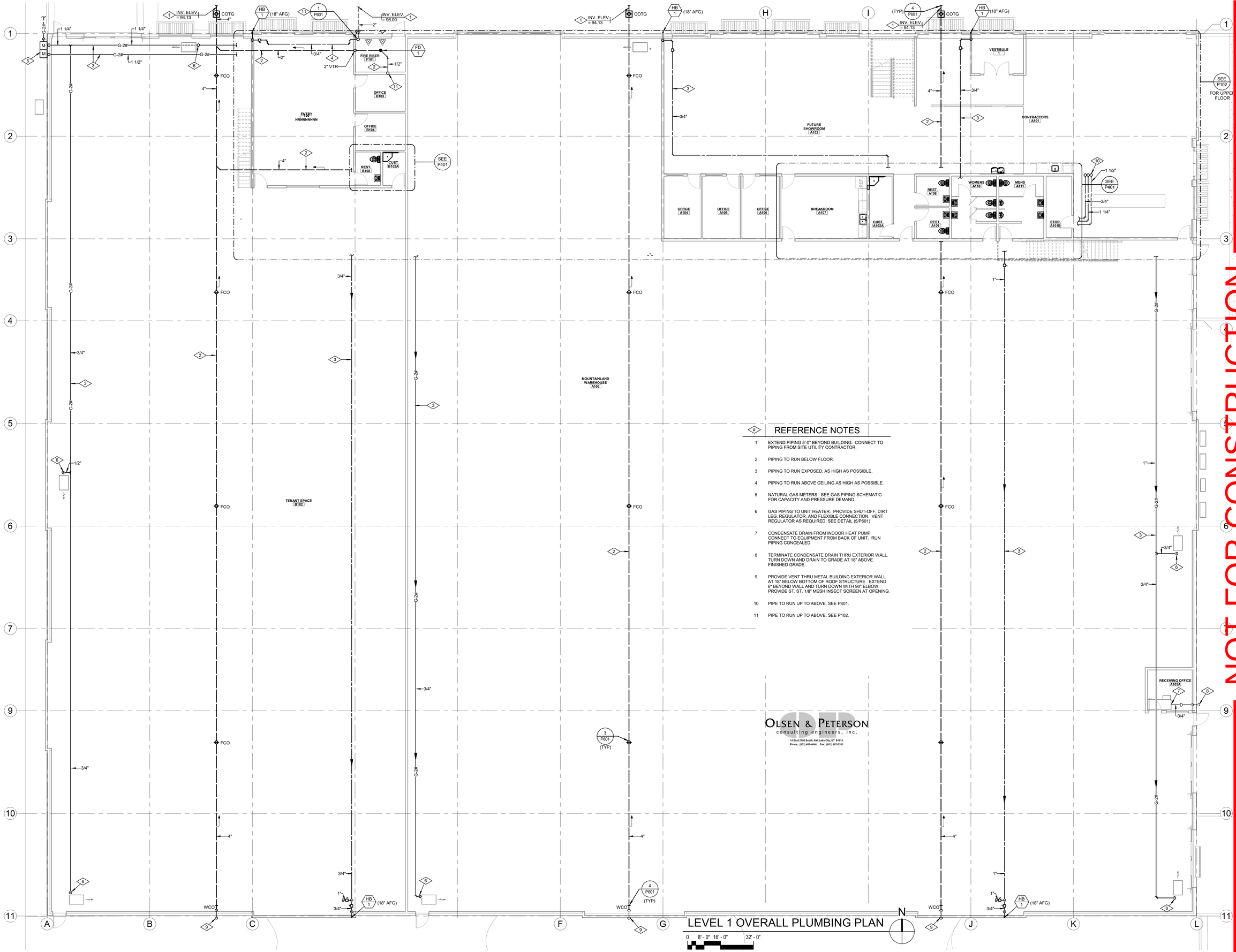
DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

M602

3/19/2024 12:24:24 PM 12" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:24:26 PM 1/8" = 1'-0"



REFERENCE NOTES

#	
1	EXTEND PIPING 5'-0" BEYOND BUILDING. CONNECT TO PIPING FROM SITE UTILITY CONTRACTOR.
2	PIPING TO RUN BELOW FLOOR.
3	PIPING TO RUN EXPOSED, AS HIGH AS POSSIBLE.
4	PIPING TO RUN ABOVE CEILING AS HIGH AS POSSIBLE.
5	NATURAL GAS METERS. SEE GAS PIPING SCHEMATIC FOR CAPACITY AND PRESSURE DEMAND.
6	GAS PIPING TO UNIT HEATER. PROVIDE SHUT-OFF, DIRT LEG, REGULATOR, AND FLEXIBLE CONNECTION. VENT REGULATOR AS REQUIRED. SEE DETAIL (5/P601)
7	CONDENSATE DRAIN FROM INDOOR HEAT PUMP. CONNECT TO EQUIPMENT FROM BACK OF UNIT. RUN PIPING CONCEALED.
8	TERMINATE CONDENSATE DRAIN THRU EXTERIOR WALL. TURN DOWN AND DRAIN TO GRADE AT 18" ABOVE FINISHED GRADE.
9	PROVIDE VENT THRU METAL BUILDING EXTERIOR WALL AT 18" BELOW BOTTOM OF ROOF STRUCTURE. EXTEND 6" BEYOND WALL AND TURN DOWN WITH 90° ELBOW. PROVIDE ST. ST. 1/8" MESH INSECT SCREEN AT OPENING.
10	PIPE TO RUN UP TO ABOVE. SEE P401.
11	PIPE TO RUN UP TO ABOVE. SEE P102.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

LEVEL 1 OVERALL PLUMBING PLAN

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

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER #334524-2202 JAMES AUSTIN BURDETT 3/18/2024 UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY:	N.H.
CHECKED BY:	J.A.B.
DATE:	Mar 18, 2024
PROJECT #:	163218

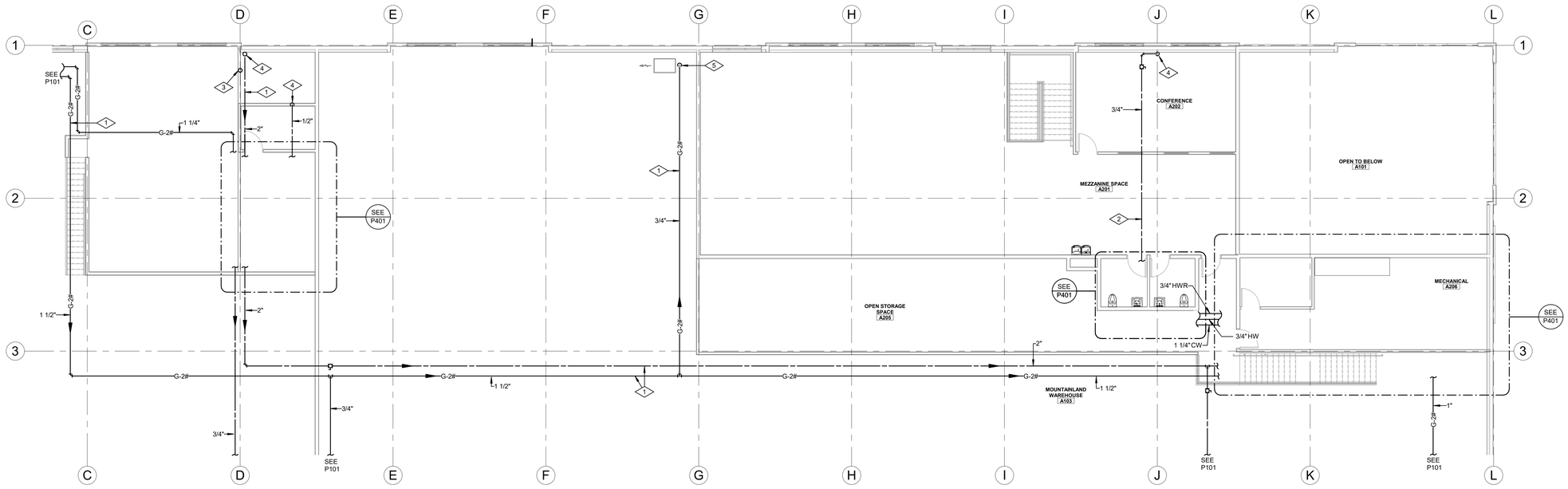
P101

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

REFERENCE NOTES

1	PIPING TO RUN EXPOSED, AS HIGH AS POSSIBLE.
2	PIPING TO RUN ABOVE CEILING AS HIGH AS POSSIBLE.
3	PROVIDE SNOW BREAK HARDWARE ON ROOF FOR VENT THRU ROOF.
4	RUN PIPE TO BELOW. SEE P101.
5	GAS PIPING TO UNIT HEATER. PROVIDE SHUT-OFF, DIRT LEG, REGULATOR, AND FLEXIBLE CONNECTION. VENT REGULATOR AS REQUIRED.



LEVEL 2 SECOND FLOOR PLUMBING PLAN

N

0 4' - 0" 8' - 0" 16' - 0"

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

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

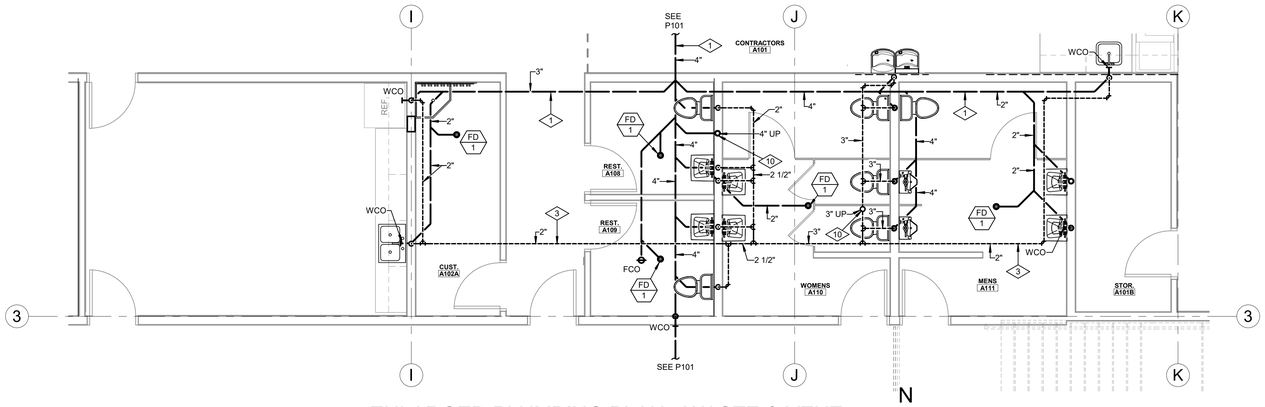
DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P102

3/19/2024 12:24:29 PM 1/8" = 1'-0"

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

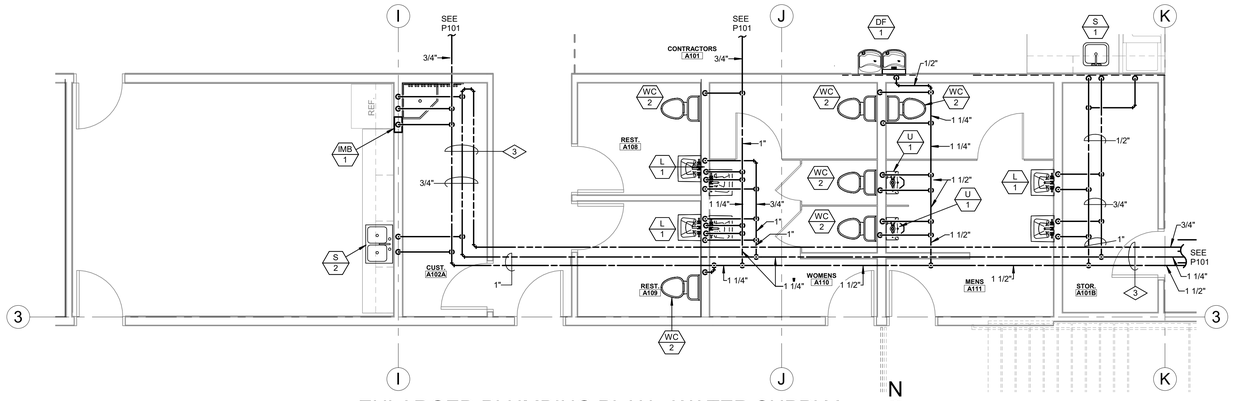
3/19/2024 12:43:3 PM 1/4" = 1'-0"



ENLARGED PLUMBING PLAN - WASTE & VENT

0 2' - 0" 4' - 0" 8' - 0"

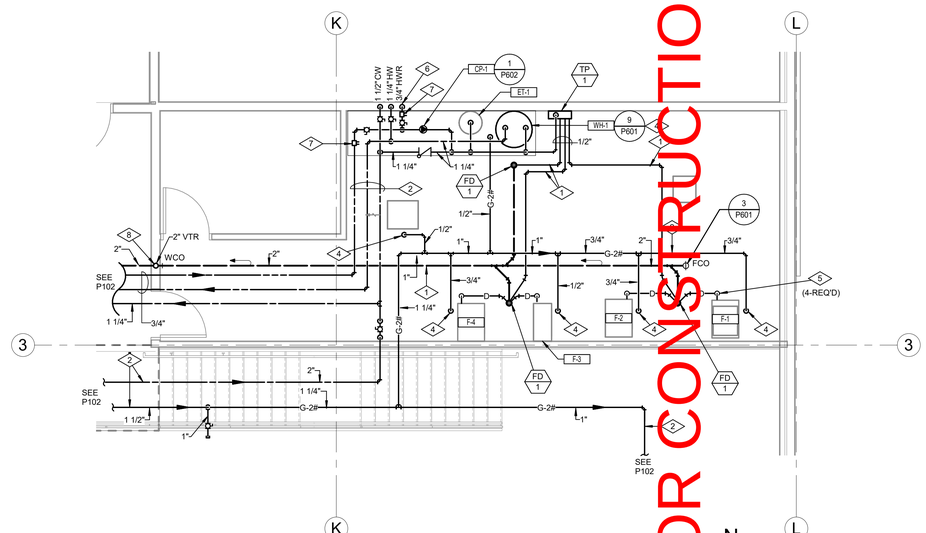
SCALE: 1/4" = 1'-0"



ENLARGED PLUMBING PLAN - WATER SUPPLY

0 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/4" = 1'-0"



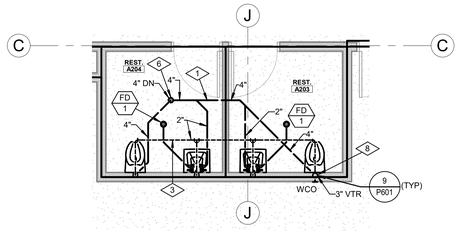
ENLARGED PLUMBING PLAN - MECHANICAL ROOM

0 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/4" = 1'-0"

REFERENCE NOTES

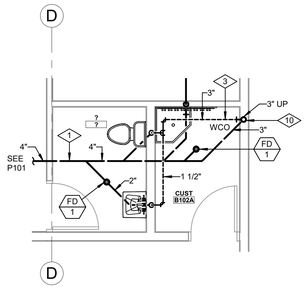
1	PIPING TO RUN BELOW FLOOR.
2	PIPING TO RUN EXPOSED, AS HIGH AS POSSIBLE.
3	PIPING TO RUN ABOVE CEILING AS HIGH AS POSSIBLE.
4	GAS PIPING TO APPLIANCE. PROVIDE SHUT-OFF, DIRT LEG, REGULATOR, AND FLEXIBLE CONNECTION. VENT REGULATOR AS REQUIRED. SEE DETAIL (5/P601).
5	CONDENSATE DRAIN FROM FURNACE. CONNECT TO EQUIPMENT. RUN PIPING TO NEAREST FLOOR DRAIN.
6	PIPE TO RUN DOWN TO BELOW. SEE P101.
7	CALIBRATED BALANCING VALVE. SET TO 1.5 GPM.
8	PROVIDE SNOW-BREAK FOR VENT THRU ROOF.
9	PROVIDE 4" HIGH CONCRETE EQUIPMENT PAD.
10	PIPE TO RUN UP TO ABOVE. SEE P102 OR THIS SHEET FOR CONTINUATION.



ENLARGED RESTROOM PLUMBING PLAN - WASTE & VENT

0 2' - 0" 4' - 0" 8' - 0"

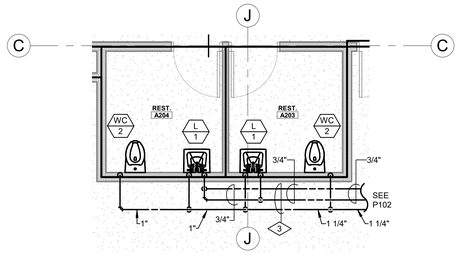
SCALE: 1/4" = 1'-0"



ENLARGED PLUMBING PLAN - WASTE & VENT

0 2' - 0" 4' - 0" 8' - 0"

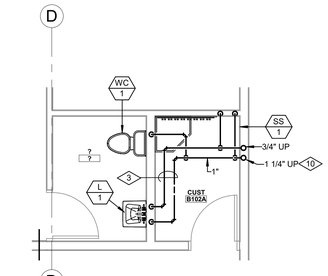
SCALE: 1/4" = 1'-0"



ENLARGED RESTROOM PLUMBING PLAN - WATERS SUPPLY

0 2' - 0" 4' - 0" 8' - 0"

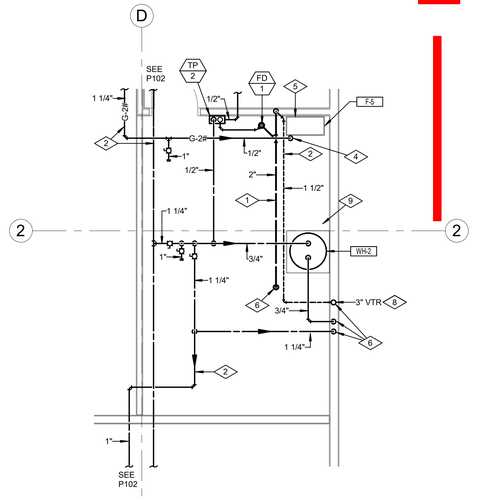
SCALE: 1/4" = 1'-0"



ENLARGED PLUMBING PLAN - WATER SUPPLY

0 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/4" = 1'-0"



ENLARGED PLUMBING PLAN

0 2' - 0" 4' - 0" 8' - 0"

SCALE: 1/4" = 1'-0"

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
STANSBURY, UTAH 84074
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P401

PLUMBING LEGEND

COLD WATER	
HOT WATER	
HOT WATER RE-CIRC	
DRAIN PIPING	D
VENT PIPING	
WASTE PIPING	
NATURAL GAS - 2 PSI	G-2#
BALL VALVE	
BUTTERFLY VALVE	
UNION	
CHECK VALVE	
CALIBRATED BALANCING VALVE	
PIPING DROP	
PIPING RISE	
VENT THRU ROOF	VTR
CO - CLEANOUT	CO
FCO - FLOOR CLEANOUT	FCO
WCO - WALL CLEANOUT	WCO
COTG - CLEANOUT TO GRADE	COTG
ABOVE FINISHED FLOOR	AFF
ABOVE FINISHED GRADE	AFG
DOWN	DN

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	WASTE	VENT	C.W.	H.W.	NOTES (1)
WC 1	WATER CLOSET	4"	2"	1"	--	FLOOR MOUNTED - SENSOR FLUSH VALVE
WC 2	WATER CLOSET (ADA)	4"	2"	1"	--	FLOOR MOUNTED - SENSOR FLUSH VALVE ADA
U 1	URINAL	2"	1 1/2"	1"	--	WALL MOUNTED SENSOR FLUSH VALVE
U 2	URINAL (ADA)	2"	1 1/2"	1"	--	WALL MOUNTED SENSOR FLUSH VALVE - ADA
L 1	LAVATORY (ADA)	1 1/2"	1 1/2"	1/2"	1/2"	WALL MOUNTED, ADA, WITH TEMPERING VALVE
S 1	SINK	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MOUNTED, STAINLESS STEEL, SINGLE COMPARTMENT
S 2	SINK	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MOUNTED, STAINLESS STEEL, DOUBLE COMPARTMENT
SS 1	SERVICE SINK	3"	2"	3/4"	3/4"	FLOOR MOUNTED
DF 1	DRINKING FOUNTAIN (ADA)	1 1/2"	1 1/2"	1/2"	--	DUAL LEVEL WALL MOUNTED ELECTRIC WATER COOLER - WITH BOTTLE FILLER
MB 1	ICE MAKER BOX	--	--	1/2"	--	WHITE POLY BOX WITH 1/4 TURN VALVE
TP 1	TRAP PRIMER	--	--	1/2"	--	ELECTRIC TRAP PRIMER -120/1/60 3 OUTLET MANIFOLD
TP 2	TRAP PRIMER	--	--	1/2"	--	ELECTRIC TRAP PRIMER - 120/1/60 2 OUTLET MANIFOLD
HB 1	HOSE BIBB	--	--	3/4"	--	EXTERIOR NON-FREEZE
HB 2	HOSE BIBB	--	--	3/4"	--	INTERIOR WITH VACUUM BREAKER, EXPOSED, CHROME PLATED, ANTI-SIPHON
FD 1	FLOOR DRAIN	2"	1 1/2"	--	--	W/ DEEP SEAL TRAP

BRANCH WATER LINE SCHEDULE

FIXTURE	FIXTURE UNITS	TOTAL QUANTITY OF FIXTURES SERVED BY A GIVEN PIPE SIZE					
		1/2"	3/4"	1"	1-1/4"	1-1/2"	2"
WATER CLOSET	10	--	--	1	2	3	5
URINAL	5	--	1	2	--	--	--
LAVATORY	2	1	2	4	--	--	--
SINK	1.5	1	2	--	--	--	--
TOTAL FIXTURE UNITS SERVED BY PIPE SIZE		1	3	8	29	81	232

NOTE:
MINIMUM PIPE SIZE TO ANY FIXTURE TO BE 1/2". WHERE PIPE SIZE IS SHOWN ON DRAWINGS, IT SHALL BE FOLLOWED. IN THE EVENT PIPE SIZES ARE NOT SHOWN, THE SIZE OF ANY BRANCH LINE SHALL BE DETERMINED BY USING THIS TABLE. FIND SUM OF TOTAL FIXTURE UNITS ON BRANCH LINE, THEN REDUCE TOTAL BY SUBTRACTING OFF INDIVIDUAL FIXTURE UNITS FOR EACH SUCCESSIVE FIXTURE ALONG THE BRANCH LINE.

PLUMBING EQUIPMENT SCHEDULE

WH-1 WATER HEATER: GAS FIRED, PACKAGED TYPE, 150,000 BTUH INPUT, 116 GALLONS PER HOUR RECOVERY THRU 100°F TEMP. RISE. HEATER SHALL BE 50 GALLON, FACTORY INSULATED HOT WATER STORAGE TANK (GLASS LINED), POWER BURNER. HEATER SHALL BE SUITABLE FOR PVC VENTING, COMPLETE WITH P & T RELIEF VALVE, GAS TRAIN, FACTORY WIRED AND TESTED, UPPER & LOWER LIMIT OPERATING THERMOSTATS, COMBINATION HIGH AND LOW PRESSURE SAFETY CONTROLS, LOW WATER CUT-OFF, & ALL CONTROLS FOR AUTOMATIC OPERATION. SET AT 110°F. (96% THERMAL EFFICIENCY)

MANUFACTURER: AO SMITH
MODEL: CYCLONE Xi MODULATING BTX-100
ELECTRICAL: 5.0 AMPS @ 120/1/60
SIZE: 22" DIAM x 67" H

WH-2 WATER HEATER: ELECTRIC, PACKAGED TYPE, 2.5 KW, 10 GALLON CAPACITY, 10 GALLONS PER HOUR RECOVERY THRU 100°F TEMP RISE, FACTORY INSULATED HOT WATER STORAGE TANK (GLASS LINED),COMPLETE WITH P & T RELIEF VALVE, FACTORY WIRED AND TESTED. SET AT 110°F.

MANUFACTURER: AO SMITH
MODEL: DEL-10S
ELECTRICAL: 2.5 KW @ 120/1/60
SIZE: 18" DIAM x 18" H

EX-1 EXPANSION TANK: BLADDER TYPE, DOMESTIC HOT WATER. 3.2 GALLONS TOTAL VOLUME, 1.9 GALLONS ACCEPTANCE VOLUME. FACTORY AIR CHARGE 55 PSI, 9" DIA. x 15" HIGH, 3/4" SYSTEM CONNECTION, COMPLETE WITH DRAIN COCK, ASME CONSTRUCTION, STEEL SHELL AND HEAVY DUTY BLADDER..

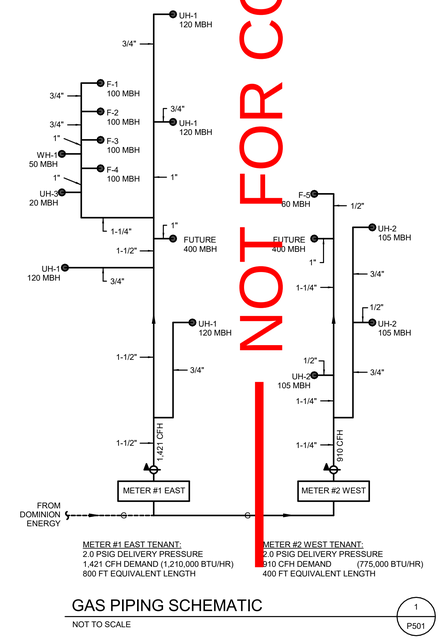
MANUFACTURER: AMTROL
MODEL: ST-8-C

EX-2 EXPANSION TANK: BLADDER TYPE, DOMESTIC HOT WATER. 2.0 GALLONS TOTAL VOLUME, 0.9 GALLONS ACCEPTANCE VOLUME. FACTORY AIR CHARGE 55 PSI, 8" DIA. x 13" HIGH, 3/4" SYSTEM CONNECTION, COMPLETE WITH DRAIN COCK, ASME CONSTRUCTION, STEEL SHELL AND HEAVY DUTY BLADDER..

MANUFACTURER: AMTROL
MODEL: ST-5-C

CP-1 CIRCULATING PUMP: IN-LINE RECIRCULATING, 140 DEG.F. WATER, 5.0 GPM AT 10 FT. HEAD, 1" CONNECTIONS. ALL STAINLESS STEEL CONSTRUCTION.

MANUFACTURER: TACO
MODEL: CARTRIDGE CIRCULATOR 009-SF5
ELECTRICAL: 0.40 HP @ 120/1/60



METER #1 EAST TENANT:
2.0 PSIG DELIVERY PRESSURE
1,421 CFH DEMAND (1,210,000 BTU/HR)
800 FT EQUIVALENT LENGTH

METER #2 WEST TENANT:
2.0 PSIG DELIVERY PRESSURE
910 CFH DEMAND (775,000 BTU/HR)
400 FT EQUIVALENT LENGTH

GAS PIPING SCHEMATIC
NOT TO SCALE
1
P501

NOT FOR CONSTRUCTION

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER #334524-2202 JAMES AUSTIN BURDETT 9/18/2024 UTAH

REVISIONS:

BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH

PROJECT TITLE
109 SPLIT ROCK DRIVE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

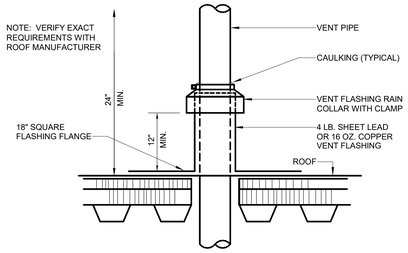
P501

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:24:32 PM

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

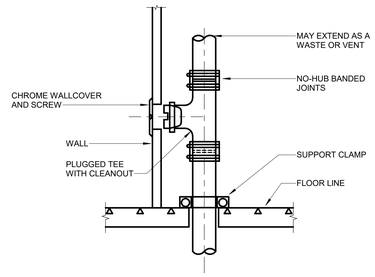
3/18/2024 12:43:3 PM 12" = 1'-0"



VENT THRU ROOF DETAIL

SCALE: NTS

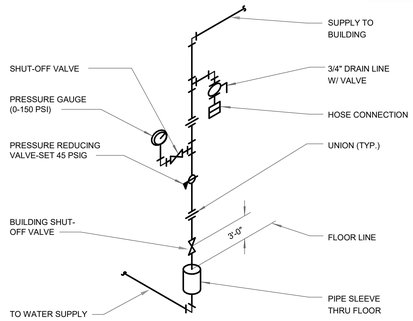
7 / P601



WALL CLEANOUT DETAIL

SCALE: NTS

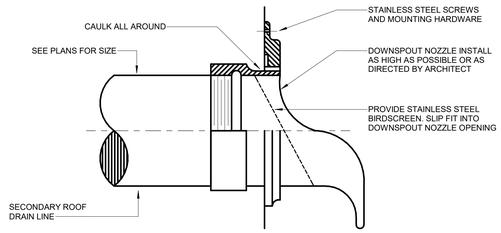
4 / P601



BUILDING WATER CONTROL VALVE DETAIL

SCALE: NTS

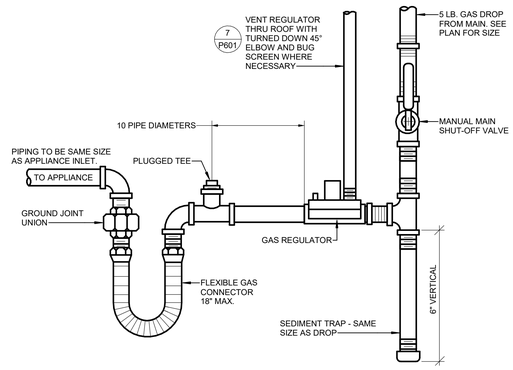
1 / P601



DOWNSPOUT NOZZLE DETAIL

SCALE: NTS

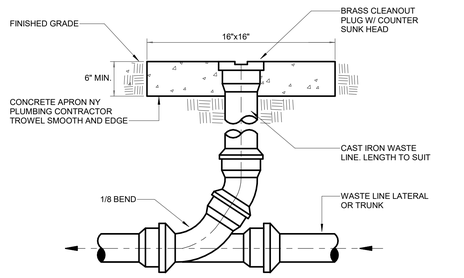
8 / P601



TYPICAL GAS CONNECTION TO EQUIPMENT

SCALE: NTS

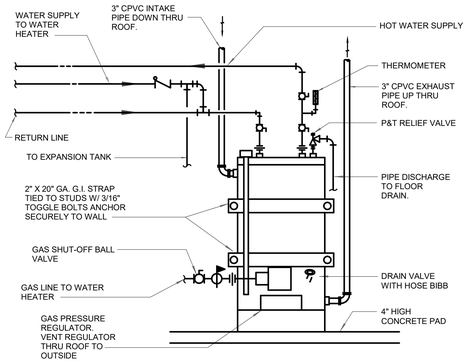
5 / P601



CLEANOUT TO GRADE DETAIL

SCALE: NTS

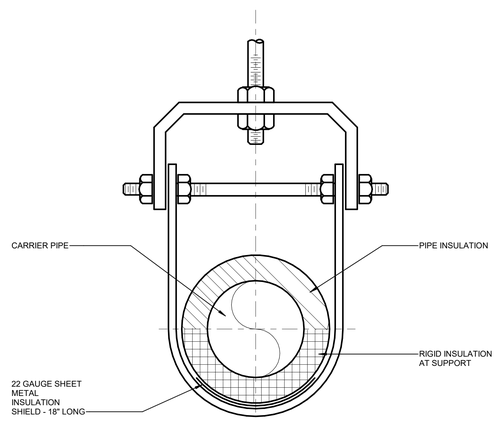
2 / P601



GAS FIRED WATER HEATER DETAIL

SCALE: NTS

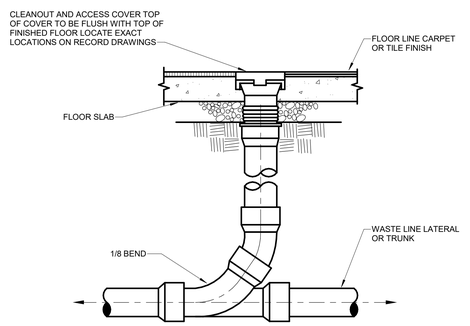
9 / P601



PIPE HANGER DETAIL

SCALE: NTS

6 / P601



FLOOR CLEANOUT DETAIL

SCALE: NTS

3 / P601

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

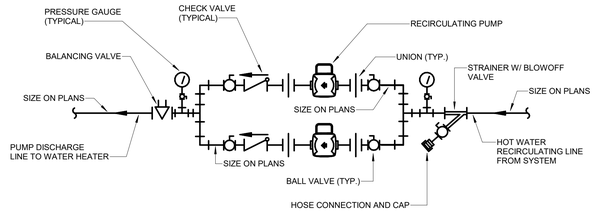
DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P601

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:04:33 PM 12" = 1'-0"

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

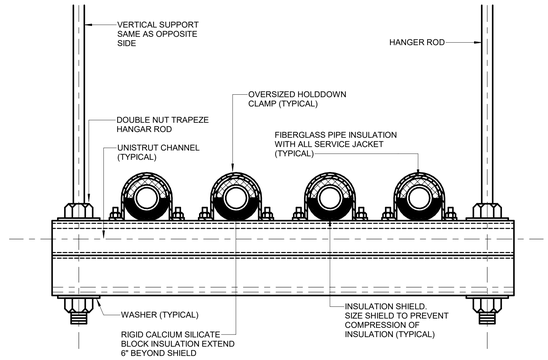


MOUNT ASSEMBLY AT 60" ABOVE FINISHED FLOOR

CIRCULATING PUMP DETAIL

SCALE: NTS

1
P602



TRAPEZE PIPE SUPPORT DETAIL

SCALE: NTS

2
P602

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

REVISIONS:

BERT BRADFORD

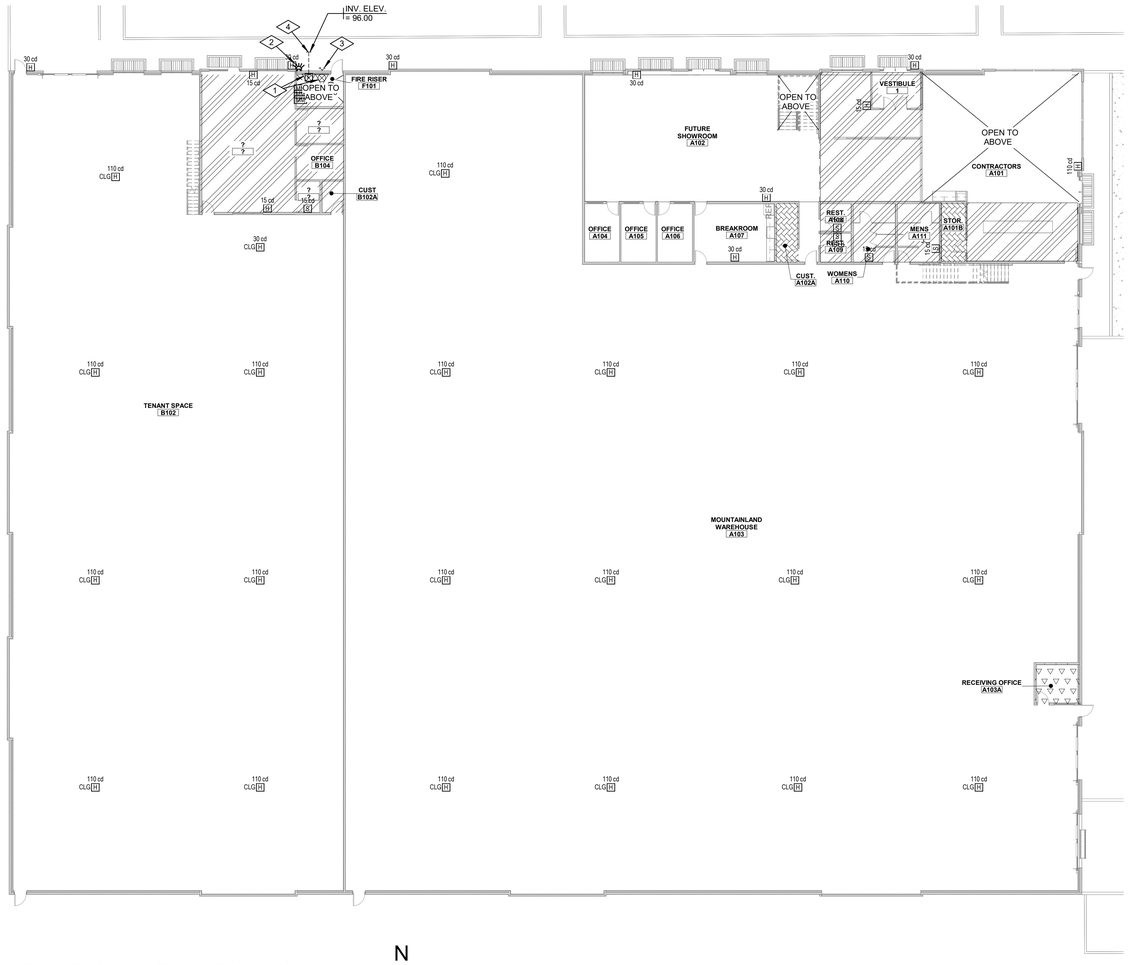
PROJECT TITLE
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

P602

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:04:19 PM As indicated

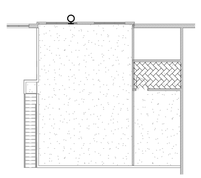


LEVEL 1 FIRE PROTECTION PLAN

0 8' - 0" 16' - 0" 32' - 0"

SCALE: 1/16" = 1'-0"

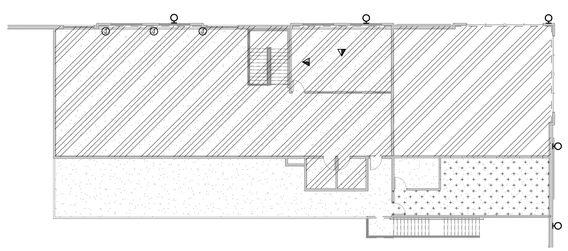
N



LEVEL 2 WEST - FIRE PROTCTION PLAN

0 8' - 0" 16' - 0" 32' - 0"

SCALE: 1/16" = 1'-0"



LEVEL 2 EAST - FIRE PROTCTION PLAN

0 8' - 0" 16' - 0" 32' - 0"

SCALE: 1/16" = 1'-0"

REFERENCE NOTES

1 FIRE RISER LOCATIONS. WEST FIRE RISER TO SERVE ONLY WEST TENANT AREA. EAST FIRE RISER TO SERVE ONLY EAST TENANT AREA.

2 ALARM BELL LOCATION HIGH ON EXTERIOR WALL.

3 SIAMESE FIRE DEPARTMENT CONNECTION LOW ON EXTERIOR WALL.

4 EXTEND PIPE 5'-0" BEYOND BUILDING. FIRE SPRINKLER CONTRACTOR TO CONNECT TO PIPING FROM SITE UTILITY CONTRACTOR. PROVIDE THRUST BLOCK AT ELBOW UP INTO BUILDING.

FIRE PROTECTION LEGEND

NO MARK
- ORDINARY HAZARD, GROUP 1
- EXPOSED STRUCTURE (NO CEILING)
- UPRIGHT BRASS HEADS ON EXPOSED PIPING

- LIGHT HAZARD
- LAY-IN OR GYP. BOARD CEILING (VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS)
- CONCEALED TYPE SPRINKLER HEADS SIMILAR TO VIKING VK4621 INSTALLED TIGHT TO CEILING WITH BRIGHT WHITE COVER PLATE

- ORDINARY HAZARD, GROUP 1
- LAY-IN OR GYP. BOARD CEILING (VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS)
- CONCEALED TYPE SPRINKLER HEADS SIMILAR TO VIKING VK4621 INSTALLED TIGHT TO CEILING WITH BRIGHT WHITE COVER PLATE

- ORDINARY HAZARD, GROUP 2
- EXPOSED STRUCTURE (NO CEILING)
- UPRIGHT ROUGH BRASS HEADS ON EXPOSED PIPING

- LIGHT HAZARD
- EXPOSED STRUCTURE (NO CEILING)
- UPRIGHT BRASS HEADS ON EXPOSED PIPING

FIRE SPRINKLER RISER

SPRINKLER ALARM BELL

WALL MOUNTED SIAMESE FIRE DEPARTMENT CONNECTION

NOTE: CONTRACTOR SHALL COORDINATE ALL PIPING HUNG FROM STRUCTURE WITH REQUIREMENTS OF STRUCTURAL ENGINEER'S DRAWINGS. SEE STRUCTURAL DRAWINGS FOR EARTHQUAKE BRACING DESIGN VALUES.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
STANSBURY PARK, UTAH 84074
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

#334524-2202
JAMES AUSTIN BURDETT
3/19/2024
STATE OF UTAH

REVISIONS:

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

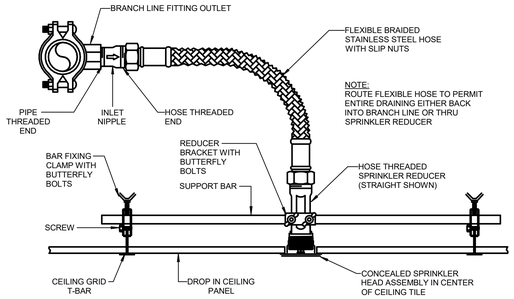
EAGLE MOUNTAIN, UTAH

109 SPLIT ROCK DRIVE

PROJECT TITLE

DRAWN BY: N.H.
CHECKED BY: J.A.B.
DATE: Mar 18, 2024
PROJECT #: 163218

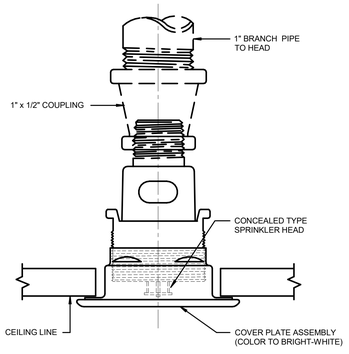
FP101



FLEXIBLE BRANCH LINE DETAIL

NTS

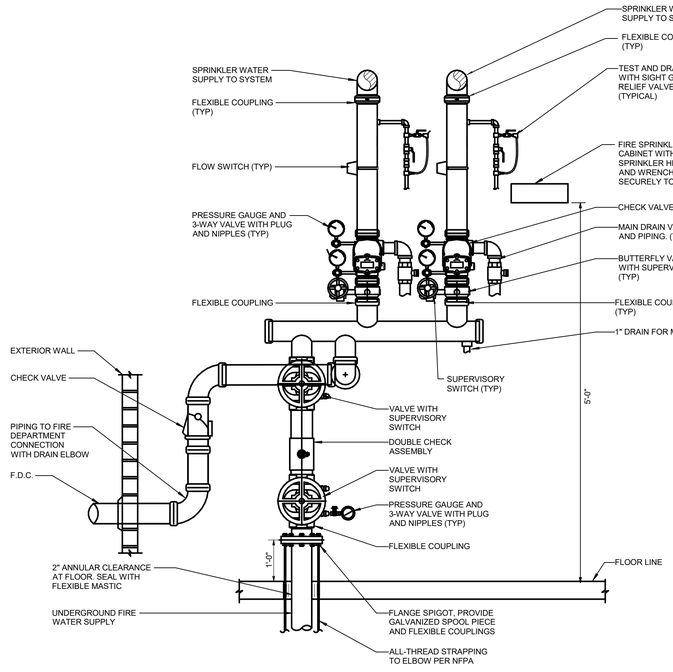
2 / FP501



CONCEALED SPRINKLER HEAD DETAIL

NTS

3 / FP501



DUAL FIRE SPRINKLER RISER DETAIL

NTS

1 / FP501

FIRE PROTECTION NOTES

1. THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE HIS WORK WITH THE ELECTRICAL, SHEET METAL, PLUMBING, AND CEILING CONTRACTORS TO AVOID ANY CONFLICTS IN PIPE ROUTING OR HEAD LOCATIONS.
2. RUN SPRINKLING PIPING AS HIGH AS POSSIBLE IN SPACE ABOVE CEILING AND COORDINATE WITH DUCTWORK.
3. FIRE SPRINKLER PLANS, HYDRAULIC CALCULATIONS AND SEISMIC CALCULATIONS SHALL BE APPROVED BY ALL GOVERNING AGENCIES PRIOR TO SUBMITTING PLANS TO THE ARCHITECT. FIRE SPRINKLER CONTRACTOR TO USE Ss VALUE IN STRUCTURAL DRAWINGS.
4. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE COMPLETE FIRE SPRINKLER SYSTEMS, INCLUDING ALL ITEMS AS REQUIRED OR RECOMMENDED BY ALL GOVERNING AGENCIES.
5. FIRE SPRINKLER SYSTEM SHALL COMPLY WITH N.F.P.A. 13, AND ALL GOVERNING AGENCIES.
6. PIPE SLEEVES THROUGH FIRERATED WALLS, PARTITIONS, AND CEILINGS SHALL BE OF FIRE RATED CONSTRUCTION. SPACE BETWEEN PIPE AND SLEEVE SHALL BE PACKED WITH FIRE SAFE MATERIAL, U.L. LISTED.
7. FIRE SPRINKLER HEADS IN INDIVIDUAL ROOMS TO BE RUN IN STRAIGHT LINES AND COORDINATED WITH CEILING AND LIGHTS.
8. FIRE SPRINKLER CONTRACTOR SHALL COORDINATE HIS LOCATION OF PIPING VERY CAREFULLY WITH THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS APPROVED BY THE ARCHITECT.
9. HEAD GUARDS TO BE PROVIDED IN ACCORDANCE WITH N.F.P.A.
10. FIRE SPRINKLER TEST VALVES TO BE LOCATED IN AREAS CONVENIENT TO MAINTENANCE PERSONNEL, BUT AWAY FROM PUBLIC ACCESS.
11. THE UTAH STATE FIRE MARSHALS OFFICE SHALL BE NOTIFIED (IN WRITING) AT LEAST THREE DAYS IN ADVANCE OF THE FOLLOWING:
    - A. HYDROSTATIC TEST AND FINAL INSPECTION OF OVERHEAD SYSTEMS PRIOR TO INSTALLATION OF CEILINGS.
    - B. FLUSHING OF UNDERGROUND PRIOR TO CONNECTION OF OVERHEAD.
    - C. HYDROSTATIC TEST AND FINAL INSPECTION OF UNDERGROUND PRIOR TO BACKFILLING.
12. CONTRACTOR SHALL FIELD VERIFY ALL PIPE LOCATIONS PRIOR TO FABRICATION OF PIPE SYSTEMS.
13. FIRE PROTECTION DRAWINGS ARE DIAGRAMMATIC ONLY.
14. FIRE PROTECTION CONTRACTOR SHALL COORDINATE ROUTING, HANGING AND BRACING WITH ROOF STRUCTURE. ALL FIRE SPRINKLER PIPING SHALL COMPLY WITH THE FOLLOWING.
    - A. ALL PIPING CONCENTRATED LOADS GREATER THAN 100 POUNDS SUPPORTED BY OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE LOCATED WITHIN 6 INCHES OF JOIST OR GIRDER PANEL POINTS OR THE JOIST OR GIRDER SHALL BE REINFORCED WITH AN ADDITIONAL WEB MEMBER. REFER TO GENERAL STRUCTURAL NOTES AND THE "TYPICAL DETAIL AT ADDITIONAL CONCENTRATED POINT LOAD" ON THE STRUCTURAL DRAWINGS.
    - B. CONCENTRATED POINT LOADS, SINGLE OR MULTIPLE, TOTALING 100 POUNDS OR LESS CAN BE LOCATED AT ANY POINT ALONG THE BOTTOM CHORD OF AN OPEN WEB JOIST OR GIRDER BETWEEN ADJACENT PANEL POINTS WITHOUT MEETING THE REQUIREMENTS ABOVE. A LIMIT OF (4) CONCENTRATED 100# MAXIMUM POINT LOADS PER JOIST OR GIRDER SHALL BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
    - C. JOIST BRIDGING SHALL NEVER BE USED TO SUPPORT HANGING LOADS.
    - D. BRACING OF FIRE SPRINKLER PIPING TO THE BOTTOM CHORD OF JOISTS OR GIRDERS WILL NOT BE ALLOWED IN ANY INSTANCE. ALL LATERAL BRACES MUST CONNECT TO THE TOP FLANGE/TOP CHORD OF THE FRAMING MEMBER ABOVE UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS.
    - E. RESTRAINTS OR LATERAL SWAY BRACES SHALL BE PROVIDED ON BRANCHLINES WHERE PIPING IS NOT SUPPORTED WITHIN 6 IN. OF STRUCTURE. NOTE LOCATIONS ON SHOP DRAWINGS.
15. STEEL ROOF DECKING SHALL NOT BE USED TO SUPPORT LOADS FROM FIRE SPRINKLER ELEMENTS OR EQUIPMENT OF ANY KIND.
16. ALL FIRE SPRINKLER PIPING RUNNING IN OCCUPIED AREAS WITH EXPOSED STRUCTURE SHALL RUN WITH SLOPE OF ROOF DECK.
17. FIRE SPRINKLER CONTRACTOR SHALL COORDINATE ANY CROSSOVERS OR DROPS AT MAIN CORRIDOR TO AVOID CONFLICTS WITH SKYLIGHTS. DROP AND CROSSOVER LOCATIONS SHALL BE VERIFIED WITH PROJECT ARCHITECT PRIOR TO INSTALLATION.
18. ALL FIRE MAINS SHALL RUN ABOVE AREAS WITH CEILINGS. NO MAINS WILL BE ALLOWED IN OCCUPIED AREAS EXPOSED TO ROOF DECK.
19. IN EXPOSED AREAS THE FIRE SPRINKLER CONTRACTOR SHALL COORDINATE PIPING & HEAD LOCATIONS WITH HVAC DUCTWORK, DIFFUSERS AND ALL LIGHTING LAYOUT.
20. FIRE SPRINKLER HEADS IN ALL CORRIDORS SHALL BE INSTALLED AS CLOSE TO THE CENTERLINE OF THE CORRIDOR AS POSSIBLE.
21. FIRE SPRINKLER HEADS SHALL BE INSTALLED IN THE CENTER QUARTER PANEL OF CEILING TILES.
22. ALL SPRINKLER MAINS SHALL RUN THRU TRUSSES OR BETWEEN TRUSSES IN TRUSS SPACE. INSTALLING MAINS BELOW BOTTOM CHORD OF TRUSSES WILL NOT BE ALLOWED.
23. FIRE SPRINKLER CONTRACTOR SHALL CAREFULLY COORDINATE SPRINKLER SYSTEM WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR VARIATIONS IN CEILING TYPE AND CEILING ELEVATION CHANGES.

OLSEN & PETERSON
consulting engineers, inc.
14 East 2700 South, Salt Lake City, UT 84115
Phone: (801) 486-4646 Fax: (801) 467-2531

170 NORTH MAIN STREET
STANSBURY PARK, UTAH 84074
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY:	N.H.
CHECKED BY:	J.A.B.
DATE:	Mar 18, 2024
PROJECT #:	163218

FP501

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF OLSEN & PETERSON CONSULTING ENGINEERS, INC. AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ENGINEER

3/19/2024 12:41:19 PM

SYMBOL LEGEND

NOTES:
1. SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.
2. HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISHED FLOOR.
3. REFER TO DRAWINGS FOR DIRECTIONAL ARROWS.
4. SUBSCRIPT INDICATES FIXTURES TO BE CONTROLLED.
5. NEMA TYPE 'ND' NON-FUSED UNLESS NOTED 'F' (FUSED). USE 'HD' 480 V.
6. HEIGHT MEASURED TO TOP OF THE BOX FROM FINISHED FLOOR.
7. PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.
8. DOUBLE ARROWS INDICATES A DOUBLE FACE UNIT.
9. DEVICES NOTED WITH AN 'A' INDICATE TO COORDINATE WITH MILLWORK SHOP DRAWINGS AND ELEVATIONS FOR HEIGHT.
10. SUBSCRIPT INDICATES NEMA CONFIGURATION.
11. SOLID BOX AROUND DEVICE INDICATES INSTALLED IN FLOOR. DASHED BOX AROUND DEVICE INDICATES INSTALLED IN CEILING.
12. COORDINATE WITH DOOR HARDWARE SUPPLIER.
13. FOR WATER COOLER LOCATION, SEE DIAGRAM R002. FOR ALL OTHER LOCATIONS, MOUNT AT +16" TO BOTTOM OF BOX FROM FINISHED FLOOR, OR AS NOTED.
14. ARROWS SHOWN ON DEVICE INDICATE SENSOR AIMING DIRECTION.
15. CAMERA NUMBERS ARE SHOWN INSIDE THE CAMERA SYMBOL. CAMERA TYPES ARE INDICATED IN TAG.
16. MOUNT ON TRACK OF OVERHEAD DOOR, 6" FROM TOP OF DOOR, UNLESS OVERHEAD DOOR IS A ROLL UP DOOR, THEN MOUNT PER MANUFACTURER'S INSTRUCTIONS.
17. INSTALL DEVICES PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. DASHED LINE INDICATES EQUIPMENT CLEARANCES. ARROW INDICATES FRONT OF RACK.
19. SPEAKER TO BE MOUNTED IN HORIZONTAL POSITION.
20. MOUNTING HEIGHT IS TO BOTTOM OF DISPLAY.

*TYPICAL SYMBOL SCHEDULE. SOME SYMBOLS MAY NOT BE USED ON THIS SET OF DRAWINGS.

STANDARD MOUNTING HEIGHT UNLESS OTHERWISE NOTED ON PLANS

GENERAL

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	ONE CIRCUIT, HOME RUN TO PANEL		
	2 CIRCUIT, HOME RUN TO PANEL		
	3 CIRCUIT, HOME RUN TO PANEL		
	CONDUIT RUN CONCEALED IN WALL OR CEILING		
	CONDUIT RUN CONCEALED IN FLOOR OR GROUND		
	CONDUIT UP		
	CONDUIT DOWN		
	CONDUIT STUB LOCATION	CAP CONDUIT	
	CONDUIT / CIRCUIT CONTINUATION		

SYMBOL	DESCRIPTION	MOUNTING HEIGHT	NOTES
	EQUIPMENT PANEL, SEE DRAWINGS	+72"	6.
	CABLE TRAY	AS NOTED	
	GROUND BUS BAR	+18"	6.
X	LIGHT FIXTURE (LETTER DESIGNATES TYPE)		
X/X	EQUIPMENT NUMBER		
X	ARCHITECTURAL ROOM NUMBER		
X	DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE		
X	DEVICE / EQUIPMENT (TEXT DESIGNATES TYPE) SEE SCHEDULE / LEGEND		

MULTIPLE SYSTEM SYMBOLS

R	RECEPTACLE SWITCH PACK	ABOVE CEILING	
	DUPLEX RECEPTACLE (UPPER OUTLET SWITCH CONTROLLED)	+18" OR AS NOTED	2. 9.
	SIMPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
A	DUPLEX RECEPTACLE		9.
G	5mA GFCI CIRCUIT BREAKER PROTECTED RECEPTACLE		13.
WP	WEATHERPROOF RECEPTACLE	+24" OR AS NOTED	2. 9.
	GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	DUPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9. 11.
	GROUND FAULT INTERRUPTER FOURPLEX RECEPT	+18" OR AS NOTED	2. 9.

J F	JUNCTION BOX ('F' IN FLOOR)	AS NOTED	
	MOTOR OUTLET	TO SUIT EQUIP.	
	PUSHBUTTON	+46"	2.
	NON-FUSED DISCONNECT SWITCH	+60"	5. 6.
F	FUSED DISCONNECT SWITCH	+60"	5. 6.
B	BREAKER DISCONNECT SWITCH	+60"	5. 6.
S	SINGLE POLE SWITCH	+46"	2. 4.
S^T	MANUAL STARTER THERMAL OVERLOAD SWITCH WITH PILOT LIGHT	+46"	2.
	MAGNETIC STARTER	+60"	6. 7.
	MAGNETIC STARTER / DISCONNECT COMBINATION	+60"	6. 7.
VFD	VARIABLE FREQUENCY DRIVE	+66"	6.

LIGHTING

	CEILING LIGHT FIXTURE	CEILING	1.
	WALL LIGHT FIXTURE	AS NOTED	1.
	RECESSED DOWNLIGHT FIXTURE	CEILING	1.
	RECESSED WALL-WASH DOWNLIGHT FIXTURE	CEILING	1.
	LIGHT FIXTURE	AS NOTED	1.
	EGRESS LIGHT FIXTURE	AS NOTED	1.
	AREA LIGHT POLE AND FIXTURE	CONCRETE BASE	1. SEE DIAGRAM
	BOLLARD	CONCRETE BASE	1.
	STEP LIGHT FIXTURE	AS NOTED	1.
	IN-GRADE LIGHT FIXTURE	CONCRETE BASE	1.
	FLOOD OR TRACK FIXTURE	AS NOTED	1.
	CEILING / WALL MOUNTED EXIT LIGHT	CEILING/ AS NOTED	1. 3. 8.
	EMERGENCY LIGHT FIXTURE	AS NOTED	1.
	COMBO EXIT / EMERGENCY LIGHT FIXTURE	AS NOTED	1.
TC	TIME CLOCK	+60"	2.

PP	POWER PACK	ABOVE CEILING	SEE DIAGRAM, SPEC.
RC_X	DIGITAL ROOM CONTROLLER (SUBSCRIPT INDICATES NUMBER OF RELAYS)	ABOVE CEILING	SEE DIAGRAM, SPEC.
EP	EMERGENCY LIGHTING CONTROL UNIT	ABOVE CEILING	SEE DIAGRAM, SPEC.
S^3	THREE-WAY SWITCH	+46"	2. 4.
S^4	FOUR-WAY SWITCH	+46"	2. 4.
S^K	KEY OPERATED SWITCH	+46"	2. 4.
S^P	SWITCH WITH PILOT LIGHT	+46"	2. 4.
S^D	VARIABLE INTENSITY SWITCH	+46"	2. 4.
S^{TM}	TIMER SWITCH	+46"	2. 4.
S	MOMENTARY CONTACT SWITCH	+46"	2. 4.
S_X	LOW VOLTAGE WALLSTATION (SUBSCRIPT INDICATES CONFIGURATION & CONTROL SEQUENCE)	+46"	2. SEE DIAGRAM, SPEC.
	DUAL TECH. CEILING MOUNTED OCCUPANCY SENSOR (PROVIDE WITH ALL PP AND ROOM CONTROLLERS)	CEILING	SEE DIAGRAM, SPEC.
	DUAL TECH. WALL MOUNTED OCCUPANCY SENSOR (SUBSCRIPT D = DIMMING AND DAYLIGHT CONTROL)	+46"	2. 4. SEE DIAGRAM, SPEC.
P	PHOTO-ELECTRIC CONTROL (LOCATE ON ROOF, FACE NORTH)	AS NOTED	MOUNT AS PER MFR.
	DIGITAL DAYLIGHT SENSOR	CEILING	SEE DIAGRAM, SPEC.

POWER

IG	ISOLATED GROUND RECEPTACLE	+18" OR AS NOTED	2. 9.
T	TAMPER-PROOF RECEPTACLE	+18" OR AS NOTED	2. 9.
U	DUPLEX RECEPTACLE WITH USB OUTLET	+18" OR AS NOTED	2. 9.
	CONTROLLED DUPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	FOURPLEX RECEPTACLE EMERGENCY POWER (RED)	+18" OR AS NOTED	2. 9. 11.
	CONTROLLED FOURPLEX RECEPTACLE	+18" OR AS NOTED	2. 9.
	TVSS PROTECTED RECEPTACLE	+18" OR AS NOTED	2. 9.
	SPECIAL PURPOSE OUTLET	+18" OR AS NOTED	2. 10. W/ CAP.
	CORD DROP		SEE DIAGRAM
	CORD REEL		SEE DIAGRAM
	TOMBSTONE RECEPTACLE		
	POWER POLE		
EV EV	SINGLE / DUAL PORT ELECTRICAL VEHICLE CHARGER		

J	PLUGMOLD	+46" OR AS NOTED	2. SEE SPEC.
DP	FLAT PANEL DISPLAY WALL BOX TVSS RECEPT., DATA AND OTHER DEVICES, REFER TO DIAGRAMS	AS NOTED	SEE DIAGRAM, SPEC. 26 2726
CP	CEILING PROJECTION SYSTEM CEILING BOX	ABOVE CEILING	SEE DIAGRAM, SPEC.
C	CLOCK OUTLET	+90"	2.
	DOORBELL CHIME	+90"	2.
FB	FLOOR BOX - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
PT	POKE THRU - SEE SCHEDULE	FLOOR	SEE DIAGRAM, SPEC.
	PANEL BOARD	+72"	6.
	MAIN DISTRIBUTION PANEL		
	TELEPHONE DEMARCATION BOARD		
CLG	EQUIPMENT CEILING RACK	CEILING	
	EQUIPMENT 4-POST RACK / CABINET	AS NOTED	18. SEE SPEC.
	EQUIPMENT 2-POST RACK	AS NOTED	18. SEE SPEC.
M	UTILITY METER / CT CABINET	+72"	6.

TELECOMMUNICATIONS

W	WALL PHONE	+60" OR AS NOTED	2.
	DATA OUTLET, ONE CABLE	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, TWO CABLES	+18" OR AS NOTED	2. 9. 11.
	DATA OUTLET, THREE CABLES	+18" OR AS NOTED	2. 9. 11.
X	DATA OUTLET, "X" INDICATES QUANTITY	+18" OR AS NOTED	2. 9. 11.
	TELEVISION OUTLET	+18" OR AS NOTED	9. 11.

WAP WAP	WIRELESS ACCESS POINT, TWO CABLES SOLID = WALL, DASHED = CEILING	WALL / CEILING	11.
SPL	SPLITTER	ABOVE CEILING	
VIA	VIA	ABOVE CEILING	
BDA	FIBER BDA	ABOVE CEILING	
ANT_{XX}	ANTENNA (PS = PUBLIC SAFETY, COM = CELLULAR/COMMERCIAL)	CEILING	

FIRE ALARM

	BELL	+94"	2.
C	CHIME / STROBE	+94" / CEILING	2.
F	FIRE ALARM MANUAL STATION	+46"	2.
H	FIRE ALARM SIGNAL HORN / STROBE	+94" / CEILING	2.
H CLG	CONCEALED FIRE ALARM HORN / STROBE	CEILING	
H	CONCEALED FIRE ALARM HORN / STROBE WALL	+94"	2.
E	FIRE ALARM SPEAKER / STROBE	+94" / CEILING	2.
E CLG	CONCEALED FIRE ALARM SPEAKER / STROBE	CEILING	
E	CONCEALED FIRE ALARM SPEAKER / STROBE WALL	+94"	2.
S	FIRE ALARM STROBE	+94" / CEILING	2.
S CLG	CONCEALED FIRE ALARM STROBE	CEILING	
S	CONCEALED FIRE ALARM STROBE WALL	+94"	2.
K	FIRE ALARM SPEAKER ONLY	+94" / CEILING	2.
B	FIRE ALARM STROBE WITH BLUE COLORED LENS (CO VISUAL ALARM)	+94" / CEILING	2.
ANN	FIRE ALARM ANNUNCIATOR PANEL	+58"	2. SEE DIAGRAM
V	ASPIRATING SMOKE DETECTION SYSTEM	CEILING	MOUNT AS PER MFR.
B	BEAM DETECTOR		MOUNT AS PER MFR.

S	SMOKE DETECTOR	CEILING	
SC	SMOKE/CARBON MONOXIDE DETECTOR	CEILING	
C	CARBON MONOXIDE DETECTOR	CEILING	
H	HEAT DETECTOR	CEILING	
D	DUCT SMOKE DETECTOR		MTD. IN DUCT
D	FIRE/SMOKE DAMPER		
	DOOR HOLDER	AS NOTED	
FS	FLOW SWITCH		
TS	TAMPER SWITCH		
WF	WATER FLOOD INDICATOR		
	O.S. & Y. VALVE		SEE DIAGRAM
R	FIRE ALARM RELAY OR SECURITY RELAY		
CM	FIRE ALARM CONTROL MODULE		
MM	FIRE ALARM MONITOR MODULE		
TWZ	TWO-WAY COMMUNICATION SYSTEM CONTROL PANEL	+46"	2.
TW	TWO-WAY COMMUNICATION SYSTEM CALL STATION	+46"	2.

SECURITY

### X	IP CAMERA - SEE SCHEDULE	AS NOTED	14. 15.	ES	ELECTRIC DOOR STRIKE	DOOR JAMB	12.
NVR	NETWORK VIDEO RECORDER			DP	DOOR POSITION INTRUSION SWITCH	DOOR JAMB	12.
DC 1	SECURITY SYSTEM DOOR CONTACT	DOOR JAMB		EL	ELECTRIC DOOR LOCK	DOOR JAMB	12.
DC 2	SECURITY SYSTEM GARAGE DOOR CONTACT	+96" OR AS NOTED	17.	RX	ACCESS CONTROL SYSTEM, REQUEST TO EXIT		17.
DB X	DURESS PUSHBUTTON: T = TRANSMITTER, R = RECEIVER, H = HARDWIRED	AS NOTED	17.	EC	ELECTRIC CRASH BAR	DOOR HARDWARE	12.
MD MD	INTRUSION MOTION DETECTOR: SOLID = WALL MOUNTED, DASHED = CEILING		17.	CR	ACCESS CONTROL CARD READER	+46"	2.
GB GB	GLASS BREAK DETECTOR: SOLID = WALL MOUNTED, DASHED = CEILING		17.	BR	ACCESS CONTROL BIOMETRIC READER	+46"	2.
AS AS	ALARM SIREN		17.	KS	KEY OVERRIDE SWITCH	+46"	2.
PI	INTRUSION SYSTEM POP-IT		17.	ICR	INTEGRATED CARD READER AND LOCK	+46"	2.
KP	INTRUSION SYSTEM KEYPAD (ARM/DISARM)	+46"	2.	KCR	KEYPAD CARD READER COMBO	+46"	2.
INT	INTERCOM STATION	+46"	2.	X	MOMENTARY PUSH BUTTON. DR = DOOR RELEASE, LD = LOCKDOWN, PTE = PUSH TO EXIT	AS NOTED	9.
ML	MAGNETIC LOCK			R	SECURITY RELAY		
DH	DOOR HOLD OPEN	AS NOTED	17.	SC SC	SURVEILLANCE CAMERA DATA, ONE CAT6 CABLE DASHED LINE = CEILING MOUNTED NO LINE = WALL MOUNTED	AS NOTED	
F	5 PIN XLR DMX (FEMALE)	AS NOTED		G	GRID IRON JUNCTION BOX	AS NOTED	
M	5 PIN XLR DMX (MALE)	AS NOTED			NETWORK TAP	+16" OR AS NOTED	
P X	PIGTAIL OUTLET BOX, SUBSCRIPT FOR CIRCUIT NUMBER	AS NOTED			ENERGY STATION	+4'-0"	
C X	OUTLET BOX, SUBSCRIPT FOR CIRCUIT NUMBER	+16" OR AS NOTED					

COLOR LEGEND

LIGHTING FIXTURES		POWER DEVICES		AUDIOVISUAL	
LIGHTING DEVICES		TELECOMMUNICATIONS		SECURITY	
POWER EQUIPMENT		FIRE ALARM		NURSECALL	
CABLE TRAY		CONDUIT			

GENERAL NOTES

1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
2. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.
3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION REQUIREMENTS, ETC.) OF ALL EQUIPMENT FURNISHED UNDER ALL DIVISIONS, INCLUDING ALL EXISTING EQUIPMENT TO BE RE-USED. REVIEW ALL SHOP DRAWINGS AND EXISTING EQUIPMENT BEFORE BEGINNING ROUGH-IN.
4. SEE SECTION 265100 (16510) OF THE SPECIFICATION FOR REQUIRED COORDINATION MEETINGS WITH MECHANICAL AND CEILING CONTRACTORS.
5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.
6. SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.
7. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.
8. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT IN OTHER AREAS.
9. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH MASONRY CONTRACTOR.
10. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.
11. CONTRACTOR SHALL VERIFY FURNITURE LAYOUT PRIOR TO ANY FLOORBOX OR POKE-THRU INSTALLATION. COORDINATE EXACT LOCATION OF FLOOR BOX OR POKE-THRU WITH OWNER AND FURNITURE PROVIDER PRIOR TO ROUGH-IN.
12. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING		
MAXIMUM LENGTH	BRANCH CIRCUIT VOLTAGE	
CONDUCTOR LENGTH (FT)	120 VOLT	277 VOLT
<70	MIN. #12 AWG	MIN. #12 AWG
70 - 115	MIN. #10 AWG	MIN. #12 AWG
115 - 170	MIN. #8 AWG	MIN. #10 AWG
170 - 270	MIN. #6 AWG	MIN. #8 AWG
271 - 380	NOTE B	MIN. #8 AWG
>380	NOTE B	NOTE B

A. THESE ARE BASED ON MAXIMUM LENGTH OF CIRCUIT.

B. PERFORM VOLTAGE DROP CALCULATIONS AND PROVIDE CONDUCTOR SIZE TO KEEP BRANCH CIRCUIT VOLTAGE DROP LESS THAN 3% WITH A 15 AMP LOAD.

C. CONTRACTOR SHALL ENSURE THAT THE INSTALLATION OF EACH BRANCH CIRCUIT STAYS WITHIN 3% VOLTAGE DROP FOR A 15 AMP LOAD. IF NECESSARY CONTRACTOR SHALL INCREASE WIRE AND CONDUIT SIZE TO MEET THE STANDARD AT NO ADDITIONAL COST TO OWNER.

ABBREVIATIONS INDEX

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
#	NUMBER	MH	MANHOLE
AC	ALTERNATING CURRENT	MIC	MICROPHONE
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
AIC	AMPS INTERRUPTING CAPACITY	MTG	MOUNTING
AM	AMPS METER	MTR	MOTOR
AMP	AMPERE	N/A	NOT APPLICABLE
ANN	ANNUNCIATOR	NC	NORMALLY CLOSED
ATS	AUTOMATIC TRANSFER SWITCH	NEC	NATIONAL ELECTRICAL CODE
AUX	AUXILIARY	NEMA	NATIONAL ELECT. MANUFAC. ASSOC.
AWG	AMERICAN WIRE GAUGE	NFPA	NATIONAL FIRE PROTECTION ASSOC.
BC	BARE COPPER	N.I.C.	NOT IN CONTRACT
BFG	BELOW FINISH GRADE	NO	NORMALLY OPENED
C	CONDUIT	NTS	NOT TO SCALE
CAB	CABINET	OS & Y	OUTSIDE SCREW & YOKE
CATB	COMMUNITY ANTENNA TELEVISION	PB	PUSHBUTTON
CATV	CABLE TELEVISION	PF	POWER FACTOR
CKT	CIRCUIT	PFR	PHASE FAILURE RELAY
CLG	CEILING	PNL	PANEL
CNTR	CONTRACTOR	PT	POTENTIAL TRANSFORMER
C.O.	CONDUIT ONLY	PVC	POLYVINYL CHLORIDE CONDUIT
CRT	COMPUTER TERMINAL	(R)	RELOCATE
CT	CURRENT TRANSFORMER	RECEP	RECEPTACLE
CU	COPPER	REQ	REQUIREMENT
CW	COMPLETE WITH	RLA	RATED LOAD AMPS
DB	DECIBEL	RMP	ROCKY MOUNTAIN POWER
DC	DIRECT CURRENT	RMS	ROOT MEAN SQUARE
DWG	DRAWING	SE	SERVICE ENTRANCE
(E)	EXISTING	SPEC	SPECIFICATIONS
EC	EMPTY CONDUIT	SPKR	SPEAKER
EG	EMERGENCY GENERATOR	SS	SELECTOR SWITCH
EMT	ELECTRICAL METALLIC TUBING	SW	SWITCH
EX	EXPLOSION PROOF	SWBD	SWITCHBOARD
FACP	FIRE ALARM CONTROL PANEL	SWGR	SWITCHGEAR
FC	FOOT CANDLE	TTB	TELEPHONE TERMINAL BOARD
FT	FOOT	TTC	TELEPHONE TERMINAL CABINET
GFI	GROUND FAULT INTERRUPTER	TV	TELEVISION
GND	GROUND	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UG	UNDERGROUND
HP	HORSE POWER	UPS	UNINTERRUPTED POWER SUPPLY
HZ	HERTZ	V	VOLT (KV-KILOVOLT)
IFC	INTERNATIONAL FIRE CODE	VA/R	VOLT-AMPS/REACTIVE
IG	ISOLATED GROUND	VM	VOLT METER
IMC	INTERMEDIATE METALLIC CONDUIT	W	WATTS
IN	INCH	W/	WITH
J-BOX	JUNCTION BOX	WH	WATTHOUR METER
KV	KILOVOLT	W/O	WITHOUT
KVA	KILOVOLT AMPERES	WP	WEATHERPROOF
KVAR	KILOVARS	XFMR	TRANSFORMER
KW	KILOWATT	XFMR SW	TRANSFER SWITCH
LRA	LOCKED ROTOR AMPS	XP	EXPLOSION PROOF
LTG	LIGHTING	1P	SINGLE-PHASE
MNF	MANUFACTURER	2P	TWO-POLE
MAX	MAXIMUM	3P	THREE-POLE
MB	MAIN BUS	4P	FOUR-POLE
MCC	MOTOR CONTROL CENTER	∅	PHASE
MCM	1000 CIRCULAR MILLS		

SHEET INDEX

E001	ELECTRICAL SYMBOLS AND NOTES
E060	ELECTRICAL DIAGRAMS
E101	SITE PLAN
E102	SITE LIGHTING PLAN
E200	LIGHT FIXTURE INFO
E201	MAIN FLOOR LIGHTING PLAN
E202	MEZZANINE FLOOR LIGHTING PLAN
E301	MAIN FLOOR POWER PLAN
E302	MEZZANINE FLOOR POWER PLAN
E303	MAIN FLOOR POWER PLAN ELEVATIONS
E380	ONE-LINE DIAGRAM
E390	PANELBOARD SCHEDULES
E391	PANELBOARD SCHEDULES

NOT FOR CONSTRUCTION

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2024 8:54:19 AM 12" = 1'-0"

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

PROFESSIONAL ENGINEER JOSHUA JAMESON STATE OF UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
1109 SPLIT ROCK DRIVE

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAR 2019
PROJECT #: 163218

E001

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

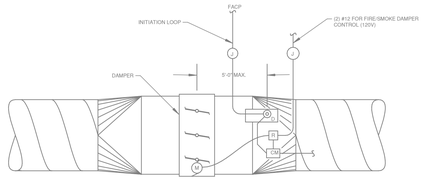


DIAGRAM D012 FIRE/SMOKE/DAMPERS CONNECTION
NTS

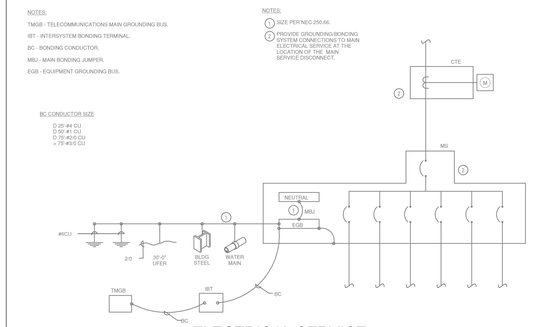


DIAGRAM F023 ELECTRICAL SERVICE GROUNDING/BONDING
NTS

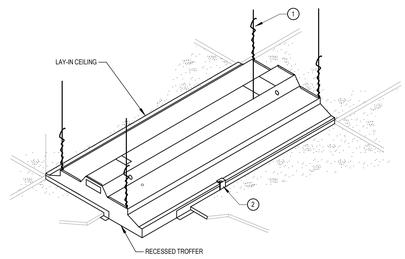


DIAGRAM A001 TYP. RECESSED FIXTURE MOUNTING
NTS

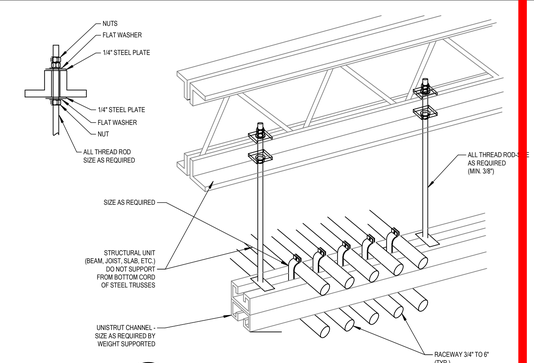
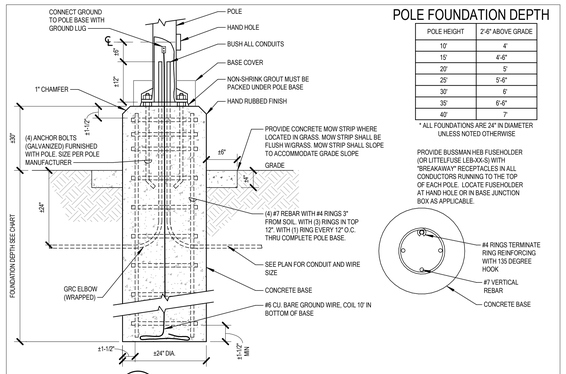


DIAGRAM H001 TYPICAL TRAPEZE CONDUIT RACK
NTS

DIAGRAM Q004 PAD MOUNTED TRANSFORMER (75-500 KVA)
NTS



POLE FOUNDATION DEPTH

POLE HEIGHT	2'-6" ABOVE GRADE
10'	4'
15'	4'-6"
20'	5'
25'	5'-6"
30'	6'
35'	6'-6"
40'	7'

* ALL FOUNDATIONS ARE 24" IN DIAMETER UNLESS NOTED OTHERWISE

PROVIDE BUSSMAN HEB FUSEHOLDER (OR LITTELFUSE LEB-XX-S) WITH "BREAKAWAY" RECEPTACLES IN ALL CONDUCTORS RUNNING TO THE TOP OF EACH POLE. LOCATE FUSEHOLDER AT HAND HOLE OR IN BASE JUNCTION BOX AS APPLICABLE.

DIAGRAM C003 LIGHTING POLE FOUNDATION
NTS

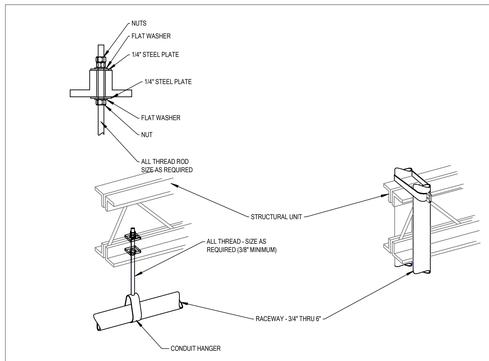


DIAGRAM H003 TYPICAL RACEWAY SUPPORT METHODS
NTS

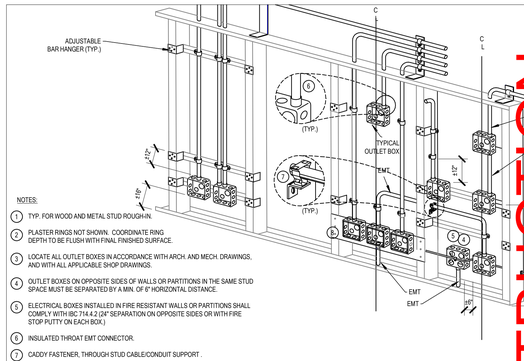


DIAGRAM H004 TYPICAL ROUGH IN REQUIREMENTS
NTS

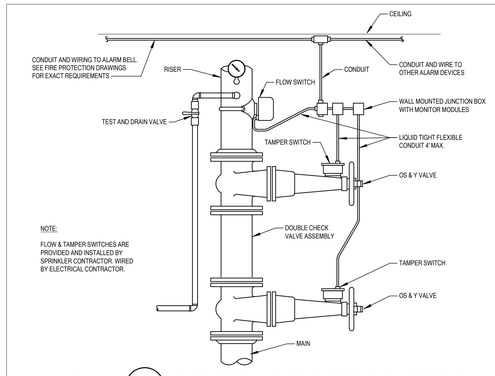


DIAGRAM D001 FIRE SPRINKLER RISER CONNECTION
NTS

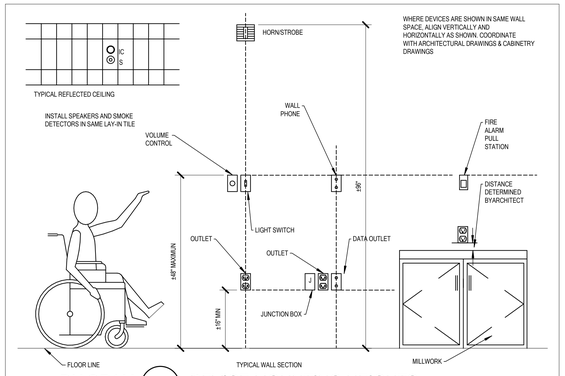


DIAGRAM R001 DEVICE MOUNTING HEIGHTS
NTS

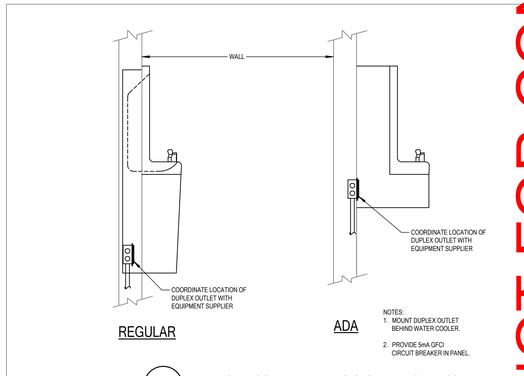


DIAGRAM R002 ELECTRIC WATER COOLER (EWC)
NTS

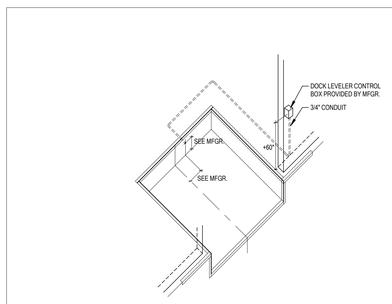


DIAGRAM H021 DOCK LEVELER RACEWAY
NTS

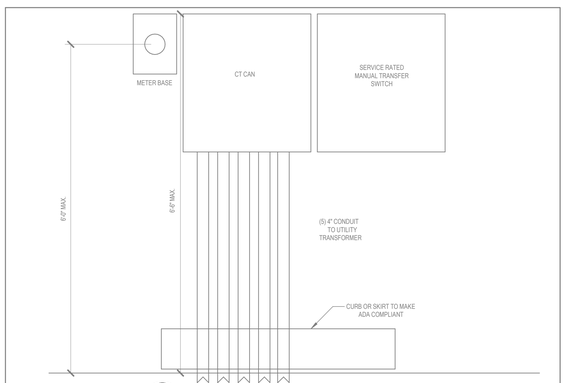


DIAGRAM TA500 ELEVATION VIEW
NTS

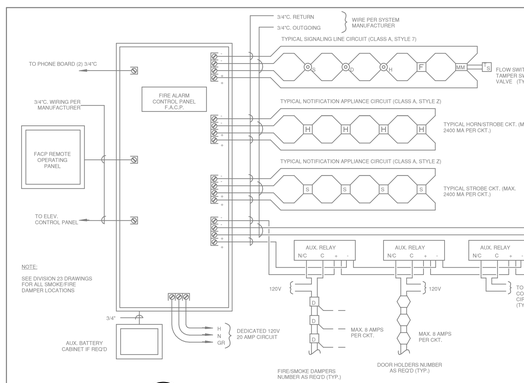


DIAGRAM D002 TYPICAL FIRE ALARM RISER
NTS

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS
PROFESSIONAL ENGINEER
JOSHUA JAMESON
STATE OF UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAR 2019
PROJECT #: 163218

E060

3/19/2026 8:54:21 AM As indicated

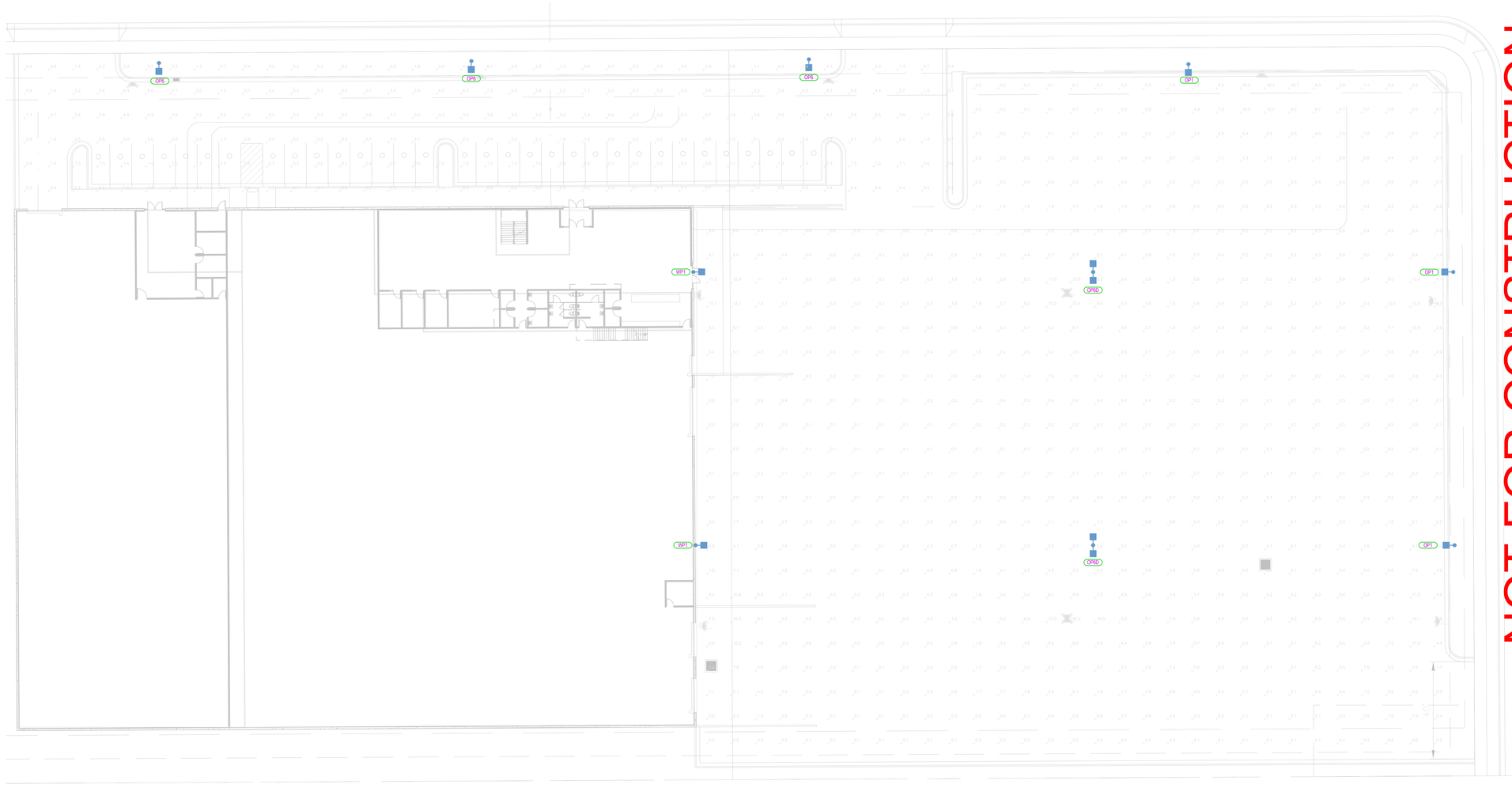
THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2026 8:54:21 AM 1" = 20'-0"

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	ROCKY MOUNTAIN POWER
CONTACT	DEL EDWARDS
PHONE NO.	801-331-6568
EMAIL	Del.Edwards@rockymountainpower.net
WORK ORDER NO.	7120130
TELEPHONE COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X
CABLE TV COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X



SITE PHOTOMETRIC
SCALE = 1" = 20'-0"

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

PROFESSIONAL ENGINEER
JOSHUA JAMESON
STATE OF UTAH

REVISIONS:

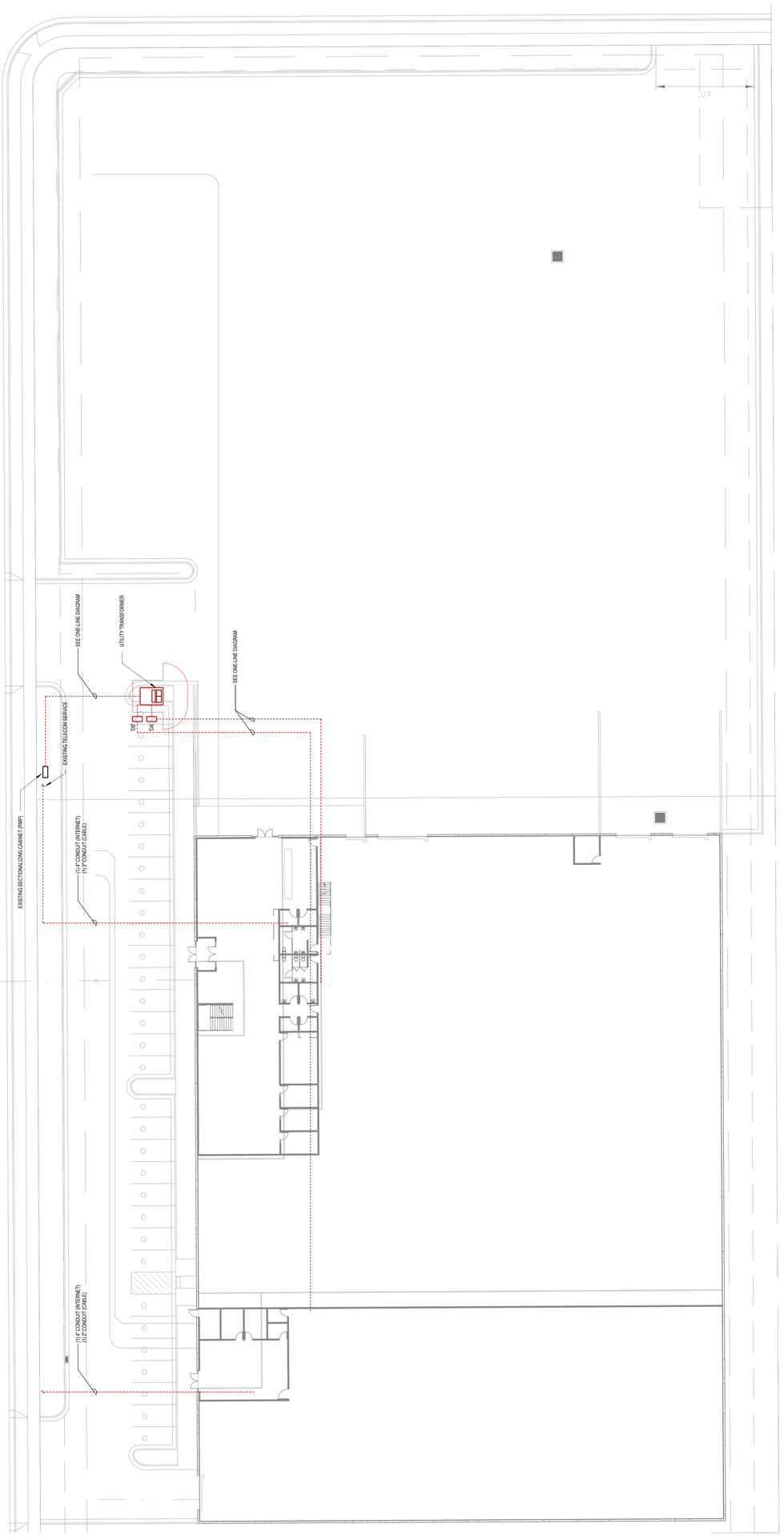
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E100

NOT FOR CONSTRUCTION

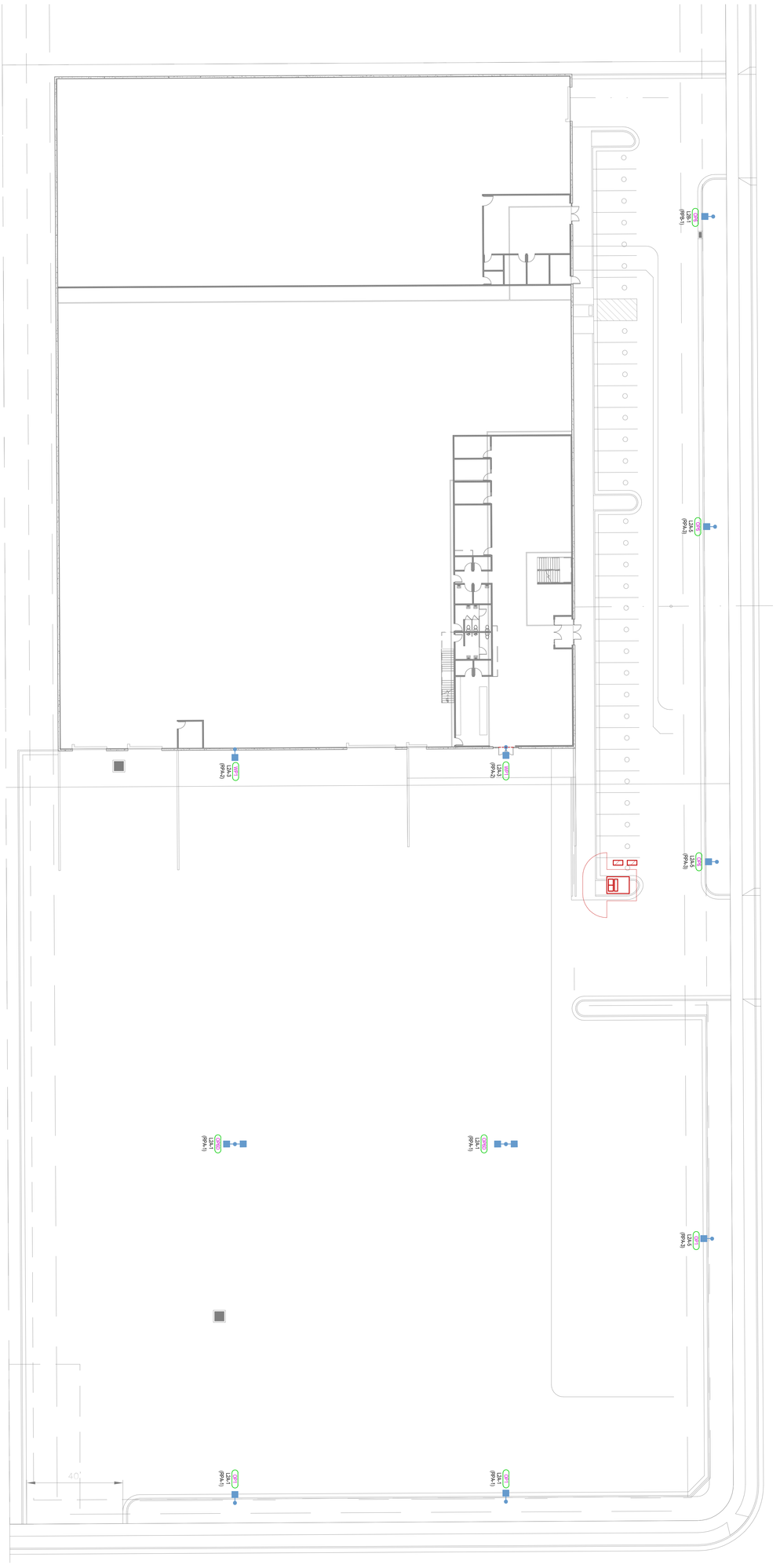
SHEET KEYNOTES


SEE ONE-LINE DIAGRAM
UTILITY TRANSFORMER
SEE ONE-LINE DIAGRAM
EXISTING TELECOM SERVICE
EXISTING SECTIONALIZING CABINET (RMP)
(1) 4" CONDUIT (INTERNET)
(1) 2" CONDUIT (CABLE)
(1) 4" CONDUIT (INTERNET)
(1) 2" CONDUIT (CABLE)
DW
DW
DW

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

SITE LIGHTING PLAN

SCALE = 1" = 20'-0"



SHEET KEYNOTES

NOT FOR CONSTRUCTION

E102

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT # 183218

PROJECT TITLE

BERT BRADFORD

BRADFORD MOUNTAINLAND SUPPLY

109 SPLIT ROCK DRIVE EAGLE MOUNTAIN, UTAH

REVISIONS

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2024 8:54:23 AM 12" = 1'-0"

LIGHT FIXTURE SCHEDULE

LIGHT FIXTURE ABBREVIATION SCHEDULE — PROJECT MANAGER: NATE BEHUNIN

A.F.F.	ABOVE FINISH FLOOR	SCBA	STANDARD PAINTED COLOR AS SELECTED BY THE ARCHITECT
WALL@CLG	WALL MOUNT AT CORNER OF WALL AND CEILING	CFBA	CUSTOM FINISH AS SELECTED BY THE ARCHITECT
CCBA	CUSTOM PAINTED COLOR AS SELECTED BY THE ARCHITECT	SFBA	STANDARD FINISH AS SELECTED BY THE ARCHITECT

LIGHT FIXTURE GENERAL NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR LOCATIONS OF LIGHT FIXTURES AND, CONFIRM CEILING TYPES WITH LIGHT FIXTURE TRIMS. BRING ALL DISCREPANCIES OF LOCATIONS AND QUANTITIES TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO BIDDING.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS AND LOCATIONS OF LIGHT FIXTURES. BRING ALL DISCREPENCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING.
3. REFER TO THE SPECIFICATIONS FOR OTHER LIGHT FIXTURE, FUSING, LED DRIVERS, AND LAMP REQUIREMENTS AND ACCEPTABLE MANUFACTURERS.
4. CONFIRM AVAILABLE MOUNTING DEPTHS OF ALL LIGHT FIXTURES AND COMPARE WITH DEPTHS SHOWN ON SHOP DRAWINGS. BRING ALL POTENTIAL CONFLICT AREAS TO THE ATTENTION OF THE ARCHITECT AND ELECTRICAL ENGINEER PRIOR TO...
5. REFER TO LIGHTING PLANS FOR ALL LINEAR FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF LINEAR FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH.
6. REFER TO LIGHTING PLANS FOR ALL UNDERCABINET FIXTURE LENGTHS. THE CATALOG NUMBER IS BASED ON THE FIXTURE SPECIFIED AND MAY NOT REFLECT THE QUANTITY OR OVERALL LENGTH OF THE UNDERCABINET FIXTURES REQUIRED. CONTRACTOR TO NOTE THAT VARIOUS FIXTURE LENGTHS MAY BE REQUIRED TO ACHIEVE THE OVERALL RUN LENGTH OR TO FIT WITHIN THE MILLWORK. COORDINATE FIXTURE LAYOUT WITH MILLWORK SHOP DRAWINGS PRIOR TO LIGHTING SUBMITTALS.
7. WHEN A CONTRADICTION EXISTS BETWEEN A SPECIFIC MODEL NUMBER AND THE DESCRIPTION, NOTIFY THE ELECTRICAL ENGINEER AND/OR LIGHTING DESIGNER.
8. PRIOR APPROVALS ARE REQUIRED BEFORE BIDDING THE PROJECT AND SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER'S OFFICE AT LEAST (8) EIGHT WORKING DAYS BEFORE THE BID. PRIOR APPROVALS RECEIVED AFTER THIS TIME PERIOD...
9. REFER TO SPECIFICATIONS 20 0500, 26 5100 & 26 5600 (16001, 16510 & 16551).
10. VALUE ENGINEERING CONDUCTED WITHOUT THE DESIGN TEAM IE; ARCHITECT, ENGINEER & LIGHTING CONSULTANT/DESIGNER WILL NOT BE ALLOWED, REVIEWED OR APPROVED.

TYPE	DESCRIPTION	MFR.	CATALOG #	VOLTS	TOTAL WATTS	LAMP TYPE	DELIVERED LUMENS	COLOR TEMP	CRI
F22	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT DGA22	120 V	24 VA	LED	4,000	4000 K	80
F22E	STACK CENTER ELEMENT 2X2 TROFFER, INCLUDE DRYWALL GRID ADAPTER, CURVED OPAL LENS WITH	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP DGA22	120 V	24 VA	LED	4,000	4000 K	80
H1	HIGH BAY IBG SERIES, 24000LM, STANDARD EFFICIENY, ACRYLIC FROSTED LENS, INTEGRATED MOTION, GENERAL DISTRIBUTION, 120-277V, 40K 80CRI	LITHONIA	IBG-24000LM-SEF-AFL-GND-40K-80CRI	120 V	144 VA	LED	24,490	4000 K	80
H1E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
L9	WEDGE2 LED WALL SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM DNATXD	120 V	23 VA	LED	3,126	5000 K	80
L9E	WEDGE2 LED WALL SCONE VISUAL COMFORT OPTIC, P4 PERFORMANCE PACKAGE, 50K 80CRI, VISUAL COMFORT FORWARD THROW, 120-277V, SHIPPED WITH SURFACE MOUNTING BRACKET TEXTURED NATURAL ALUMINIUM FINISH. INCLUDE BATTERY PACK AND PHOTOCELL. MOUNTED 9'-6" A.F.F.	LITHONIA	WDGE2 LED P4 50K 80CRI VF MVOLT SRM E10WH DNATXD	120 V	23 VA	LED	3,126	5000 K	80
OP1	RSX2 LED AREA LUMINAIRE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, 14.5' POLE, 30" CONCRETE BASE, SCBA, HOUSE SIDE SHIELD	LITHONIA	RSX2-LED-P4-50K-MVOLT-SPA-R4-HS	120 V	187 VA	LED	25,329	5000 K	70
OP6	RSX1 LED P4 50K, 14.5' POLE, WITH A 30" CONCRETE BASE, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
OP6D	RSX1 LED P4 50K, 14.5' POLE WITH A 30" CONCRETE BASE, DOUBLE HEADED, R3 RSX1 LED AREA LUMINAIRE, P3 PERFORMANCE PACKAGE, 50K, TYPE 3 WIDE DISTRIBUTION, 120-277V, SQUARE POLE MOUNTED, SCBA	LITHONIA	RSX1-LED-P3-50K-MVOLT-SPA-R3	120 V	109 VA	LED	14,023	5000 K	70
S1	WALL MOUNTED LED STRIP LIGHT, 4FT.	COOPER	4BCLED-L04-36SL-F-UNV-L840-CD1-U	120 V	37 VA	LED	3,600	4000 K	80
S2	4' LED STRIP LIGHT WITH 0-10V DIMMING	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI	120 V	32 VA	LED	3,000	4000 K	80
S2E	4' LED STRIP LIGHT WITH 0-10V DIMMING, EMERGENCY BATTERY	LITHONIA	CLX L48 3000LM SEF RDL WD MVOLT GZ10 40K 80CRI E10WLCP	120 V	32 VA	LED	3,000	4000 K	80
T22	STACK CENTER ELEMENT 2X2 TROFFER,GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	24 VA	LED	4,000	4000 K	80
T22E	STACK CENTER ELEMENT 2X2 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X2 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	24 VA	LED	4,000	4000 K	80
T24	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT	120 V	33 VA	LED	3,163	4000 K	80
T24E	STACK CENTER ELEMENT 2X4 TROFFER, GRID LAY-IN, CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 4000LM 80CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	33 VA	LED	3,163	4000 K	80
T24H	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25' A.F.F., CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT	120 V	42 VA	LED	5,428	4000 K	80
T24HE	STACK CENTER ELEMENT 2X4 TROFFER, HIGH BAY, 25' A.F.F., CURVED OPAL LENS WITH TRIM, 120-277 V, 80 CRI, 3000LM MINIMUM DIMMING 10%, GENERIC 0-10V DIMMING	LITHONIA	STAKP 2X4 5000LM 80 CRI 40K COLT MIN10 ZT MVOLT E10WLCP	120 V	42 VA	LED	5,428	4000 K	80
WP1	RSX2 LED AREA LUMINARE, PERFORMANCE PACKAGE P4, TYPE 4 WIDE, WALL MOUNTING BRACKET, 17' MOUNTING HEIGHT TO TOP OF FIXTURE, SCBA	LITHONIA	RSX2-LED-P4-50K-MVOLT-R4-WBA	120 V	187 VA	LED	25,329	5000 K	70
X1	GREEN EDGE LIT EXIT SIGN SINGLE FACE, EMERGENCY BATTERY	LITHONIA	EDG 1 GMR EL	120 V	3 VA	LED			
X2	GREEN EDGE LIT EXIT SIGN DOUBLE FACE, EMERGENCY BATTERY	LITHONIA	EDG 2 GMR EL	120 V	4 VA	LED			

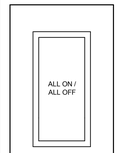
LIGHTING GENERAL SHEET NOTES

1. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR ALL FIXTURE LOCATIONS WITHIN A CEILING G... CEILING GRID. FOR AREAS WITHOUT CEILINGS, FIXTURE LOCATIONS ARE DIAGRAMMATIC. THE INTENT IS T... ALIGN, CENTER, OR SPACE FIXTURES BETWEEN ARCHITECTURAL AND STRUCTURAL ELEMENTS. COORDINATE WITH PAINTING CONTRACTOR FOR PAINTING OF EXPOSED RACEWAY.
2. FIELD VERIFY EXACT FIXTURE LENGTHS FOR CONTINUOUS ILLUMINATION FOR COVES AND LINEAR RUNS. PROVIDE CONTINUOUS ILLUMINATION WITH NO MORE THAN A 1" GAP BETWEEN THE END OF THE EDGE OF THE WALL / CEILING AND THE FIXTURE.
3. ELECTRICAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR PLACEMENT OF FIXTURES WITHIN MECHANICAL ROOMS.
4. ALL ROOM CONTROLLERS AND/OR POWER PACKS SHALL BE INSTALLED IN THE CEILING SPACE DIRECTLY ABOVE THE ENTRY DOOR TO THE SPACE IT IS CONTROLLING.
5. ALL UNDERCABINET LIGHTS MUST BE COORDINATED WITH MILLWORK FOR EXACT LENGTHS. ALL UNDERCABINET LIGHTS SHALL BE COORDINATED WITH MILLWORK SHOP DRAWINGS.
6. PROVIDE 0-10V DIMMING CONDUCTORS FOR ALL AREAS AND/OR ROOMS WHERE 0-10V DIMMING IS INDICATED BY THE RELAY PANEL SCHEDULE AND/OR WALL STATION CONTROL SEQUENCE.
7. SUBSCRIPT ADJACENT TO LIGHT FIXTURE INDICATES CONTROLS, PROVIDE LIGHTING CONTROLS WITH THE REQUIRED NUMBER OF RELAY/DIMMERS. PROVIDE ADDITIONAL RELAY/DIMMERS FOR DAYLIGHT ZONES AS REQUIRED.

LIGHTING SENSOR GENERAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE SENSOR MANUFACTURER FOR PROPER PLACEMENT AND ADJUSTMENT OF OCCUPANCY SENSORS.
2. EACH ZONE SHALL HAVE COVERAGE BY OCCUPANCY SENSOR SUCH THAT NO BLIND SPOT EXIST.
3. UPON COMPLETION OF THE INSTALLATION, THE SYSTEM SHALL BE COMPLETELY COMMISSIONED BY THE MANUFACTURER'S FACTORY AUTHORIZED TECHNICIAN WHO WILL VERIFY ALL ADJUSTMENTS AND SENSOR PLACEMENT TO ENSURE A TROUBLE-FREE INSTALLATION.
4. THE LOCATION AND QUANTITIES OF SENSORS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE ONLY THE ROOMS WHICH ARE TO BE PROVIDED WITH SENSORS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ADDITIONAL SENSORS AS REQUIRED TO PROPERLY COVER THE RESPECTIVE ROOM.
5. PROVIDE DAYLIGHT ZONE CONTROL REQUIREMENTS PER IECC-2015 C405.2.2.3. LOCATE DAYLIGHT SENSOR(S) PER MANUFACTURER'S RECOMMENDATION AND WHERE REQUIRED WITHIN THE ROOM FOR PROPER COVERAGE.
6. PROVIDE OCCUPANCY SENSOR WITH AN ADDITIONAL SET OF DRY CONTACTS FOR HVAC CONTROL AT EACH VAV BOX LOCATION.

WALL STATION 'M1' CONFIGURATION

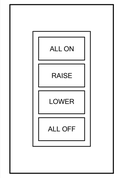


ENGRAVING	PROGRAMMING
ALL ON / ALL OFF	BUTTON TOGGLES LIGHTS ON/OFF

CONTROL SEQUENCE

LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADDITIONAL LIGHT IS NEEDED, BUTTON SHALL RAMP UP LIGHT TO 100%. LIGHTS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED.

WALL STATION 'M4' CONFIGURATION



ENGRAVING	PROGRAMMING
ALL ON	BUTTON TURNS ALL LIGHTS ON
RAISE	BUTTON RAISE ZONE
LOWER	BUTTON LOWERS ZONE
ALL OFF	BUTTON TURNS ALL LIGHTS OFF

CONTROL SEQUENCE

LIGHTING SHALL AUTOMATICALLY COME ON WHEN MOTION IS DETECTED TO 50% IF ADITIONAL LIGHT IS NEEDED, BUTTONS MAY RAMP UP LIGHT LEVELS AS NEEDED. ROOMS SHALL TURN OFF WHEN 20 MINUTES OF NO ACTIVITY IS SENSED

RELAY PANEL SCHEDULE 'RPA'

CABINET SIZE (# OF RELAYS): 16 — **SPARE RELAYS:** 7

MOUNTING: SURFACE — **VOLTAGE:** 120 — **CONTROL CIRCUIT:** P2A-22 — **AIC RATING:** 6601

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RPA-1	L2A-1	No	EXTERIOR LIGHTING	TOD	N	D
RPA-2	L2A-3	No	EXTERIOR LIGHTING	TOD	N	D
RPA-3	L2A-5	No	EXTERIOR LIGHTING	TOD	N	D
RPA-4	L2A-7	No	EXTERIOR LIGHTING	TOD	N	D
RPA-5	1L1A-15	No	WAREHOUSE	OC	N	E
RPA-6	1L1A-17	No	WAREHOUSE	OC	N	E
RPA-7	1L1A-19	No	WAREHOUSE	OC	N	E
RPA-8	1L1A-13	No	BULL PEN/FUTURE SHOWROOM	OC	0-10	E
RPA-9	1L1A-9	No	CONTRACTORS 120	OC	0-10	E

RELAY PANEL SCHEDULE 'RPB'

CABINET SIZE (# OF RELAYS): 8 — **SPARE RELAYS:** 4

MOUNTING: SURFACE — **VOLTAGE:** 120 — **CONTROL CIRCUIT:** P1B-13 — **AIC RATING:** 10000

RELAY	POWER	EMERGENCY	SPACE	CONTROL	DIMMING	PROGRAMMING
RPB-1	L2B-1	No	EXTERIOR LIGHTING	TOD	N	D
RPB-2	1L1B-5	No	WAREHOUSE	OC	N	E
RPB-3	1L1B-7	No	WAREHOUSE	OC	N	E
RPB-4	L2B-3	No	EXTERIOR LIGHTING	TOD	N	D

CONTROL LEGEND

PC	EXTERIOR PHOTOCELL
OC	OCCUPANCY/VACANCY SENSOR
DS	INTERIOR DAYLIGHT SENSOR
MS	EXTERIOR MOTION SENSOR
TC	ANALOG ASTRONOMICAL TIMECLOCK
TOD	TIME OF DAY - SOFTWARE BASED
LWS	LOCAL WALLSTATION

DIMMING LEGEND

N	NONE
0-10	0-10 VOLT DIMMING
DMX	DIGITAL MULTIPLEX (DMX) DIMMING
3WD	3-WIRE DIMMING
ELV	ELECTRONIC LOW VOLTAGE
MLV	MAGNETIC LOW VOLTAGE
DA	DALI DIMMING

PROGRAMMING

A	NIGHT LIGHT; ALWAYS ON.
B	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); PROVIDE 0-10V DIMMING.
C	EGRESS LIGHTING; MASTER CLOCK SCHEDULE (PROVIDED BY OWNER); 0-10V DIMMING.
D	MASTER CLOCK SCHEDULE (PROVIDED BY OWNER).
E	LOCAL WALLSTATION TO ACT AS OVERRIDE FOR AFTER HOURS CONTROL.

GENERAL NOTES

1.	PROGRAM SYSTEM TO MEET THE REQUIREMENTS OF IECC 2015 OR CURRENT ENERGY CODE.
2.	CONFIRM SWITCHING AND PROGRAMMING SCHEME WITH OWNER PRIOR TO PROGRAMMING.
3.	PROGRAM SYSTEM TO INCORPORATE AUTO DAYLIGHT SAVINGS ADJUSTMENTS, ASTRONOMICAL CLOCK WITH OFFSETS, HOLIDAY DATES, AND NETWORK OVERRIDE.
4.	REFER TO WALLSTATION DIAGRAMS FOR FACTORY ENGRAVED LABELING FOR ALL INDIVIDUAL PUSH-BUTTONS. DEVICE AND COVERPLATE COLORS SELECTED BY ARCHITECT.
5.	SUBMIT ALL WALLSTATION LAYOUTS, ENGRAVING AND CONTROL SEQUENCES DURING THE SHOP DRAWINGS REVIEW PROCESS.
6.	PROVIDE RELAY BARRIER FOR VOLTAGE AND POWER SOURCE SEPARATION (EMERGENCY AND NORMAL CIRCUITS, VOLTAGE DIFFERENCES).
7.	PROGRAM NORMAL AND EMERGENCY RELAYS IN RELATED CORRIDORS TO OPERATE TOGETHER.
8.	ALL RELAYS REQUIRING DIMMING AND/OR DAYLIGHT HARVESTING SHALL UTILIZE 0-10V DIMMING. PROVIDE 0-10V DIMMING WIRING AND CONTROLS AS REQUIRED.
9.	PROVIDE A MINIMUM OF (5) SPARE RELAYS.

NOT FOR CONSTRUCTION

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS
PROFESSIONAL ENGINEER
JOSHUA JAMESON
STATE OF UTAH

REVISIONS:

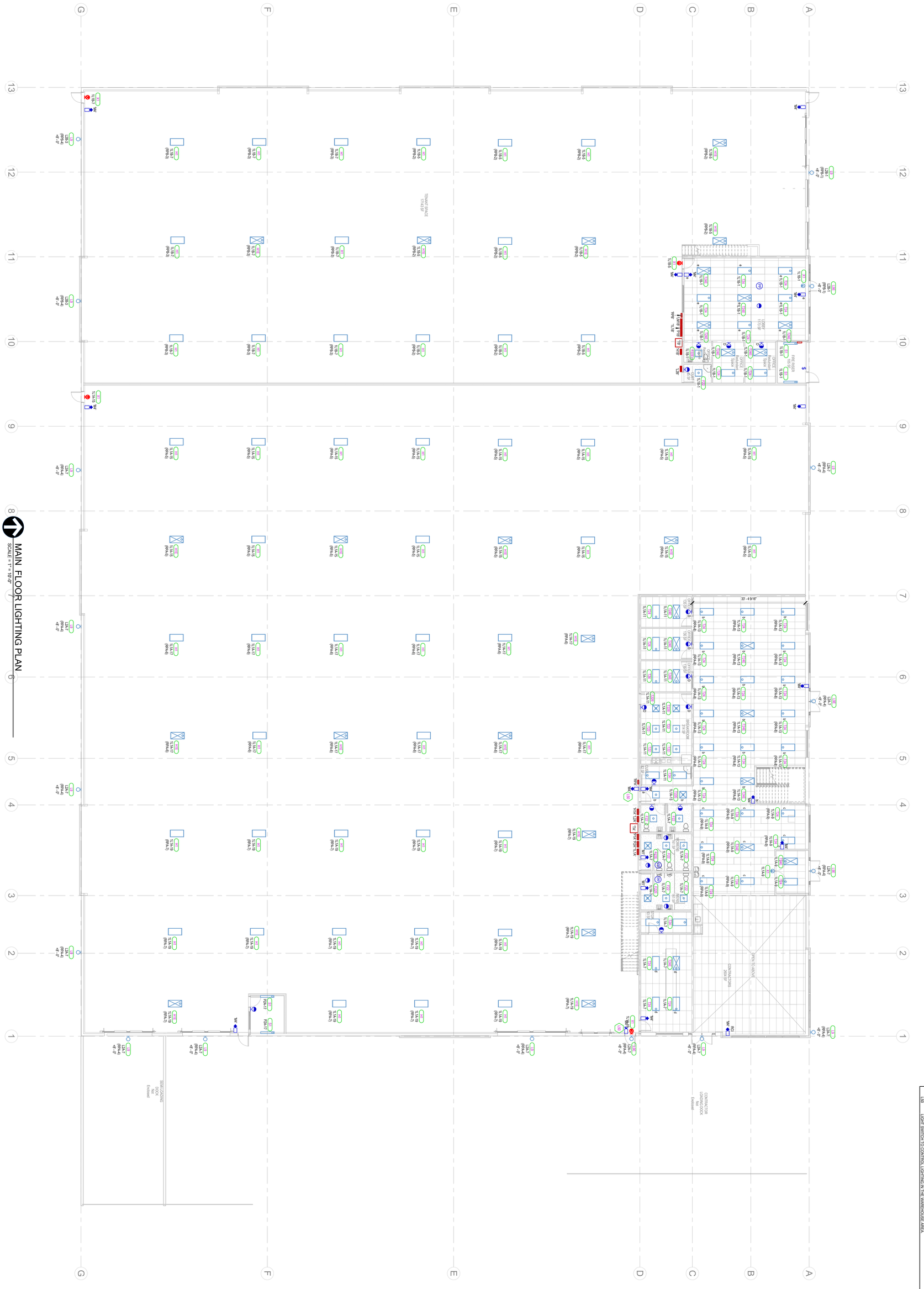
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 163218

E200

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2024 8:54:25 AM 1" = 10'-0"


TENANT SPACE
1,673 SF
OPEN TO ABOVE
CONTRACTORS
2001 SF
33' - 4 9/16"
314 SF
SERVERROOM
SERVER ROOM
SERVER ROOM
SERVER

NOT FOR CONSTRUCTION

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

REVISIONS:

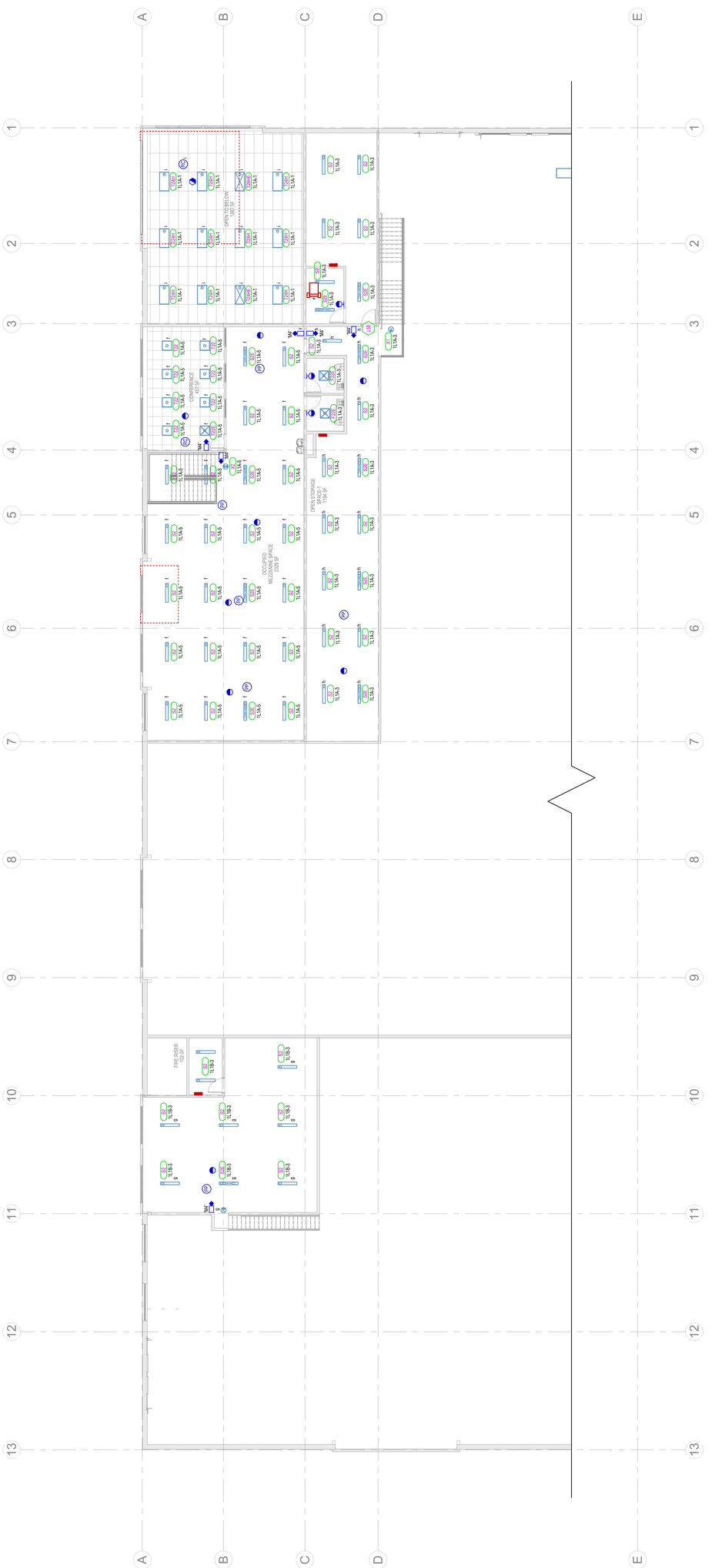
PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE EAGLE MOUNTAIN, UTAH

DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 183218

E202

SHEET KEYNOTES

L50 LIGHT SWITCH TO CONTROL LIGHTING IN THE WAREHOUSE AREA.



THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2024 8:54:28 AM 1" = 10'-0"

NOT FOR CONSTRUCTION

SHEET KEYNOTES

E/5 PROVIDE POWER FOR AUTOMATIC DOOR OPENER.

P4 RUN POWER THROUGH LIGHTING OCCUPANCY SENSOR.

P5 COORDINATE ROUGH IN FOR ALL POWER AND CONTROL WIRING FOR DOCK LEVELER WITH MANUFACTURER PRIOR TO ROUGH IN.


MAIN POWER FLOOR PLAN
SCALE = 1" = 10'-0"
CONTRACTOR LOADING DOCK Not Enclosed
BEN LOADING DOCK Not Enclosed
BULL PEN FUTURE SHOWROOM 2100 SF
CONTRACTORS 2808 SF
LOBBY 1103 SF
FIRE RISER 165 SF
RECEPTION/ OFFICE 1115 SF
OFFICE 3430 SF
TENANT SPACE 1174 SF
OFFICE 135 SF
OFFICE 138 SF
OFFICE 138 SF
OFFICE 138

3/19/2024 8:54:30 AM 1" = 10'-0"

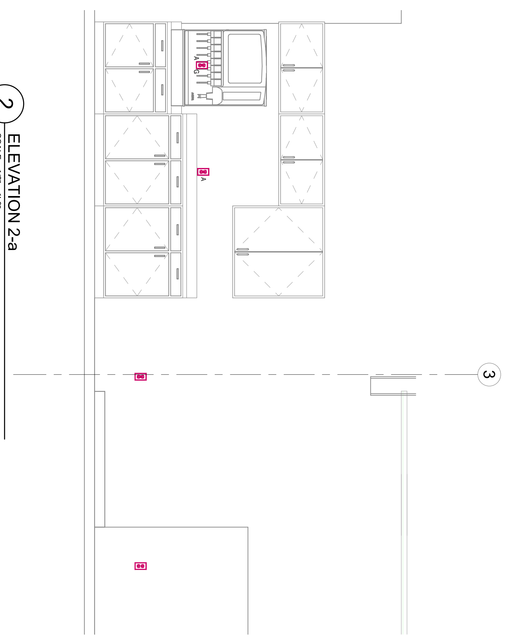
THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT



THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT



3 ELEVATION 3-a
SCALE: 1/2" = 1'-0"



2 ELEVATION 2-a
SCALE: 1/2" = 1'-0"

NOT FOR CONSTRUCTION

E303

DRAWN BY: Author
CHECKED BY:Checker
DATE: MAR 2019
PROJECT # 15221B

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE EAGLE MOUNTAIN, UTAH

REVISIONS:

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2024 8:54:31 AM

EQUIPMENT SCHEDULE

CONNECTION TYPE NOTES:
1. NON-FUSED DISCONNECT SWITCH
2. FUSED DISCONNECT SWITCH
3. BREAKER IN ENCLOSURE
4. MOTOR STARTER WITH THERMAL OVERLOAD
5. MAGNETIC STARTER
6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION
7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION
8. MAGNETIC STARTER/BREAKER COMBINATION
9. REDUCED VOLTAGE STARTER
10. REDUCED VOLTAGE STARTER
11. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
13. THROUGH-WALL SLEEVE/GRILLE WITH MOTOR TYPE
14. SOLID STATE SOFT STARTER

RESPONSIBILITY LEGEND:
A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26(16)
B. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16)
C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26(16)
D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION

CB = CIRCUIT BREAKER

NOTE 1: PER 250.122(A) EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN THE PHASE CONDUCTOR
NOTE 2: MAXIMUM OVERCURRENT PROTECTION SHOWN IS LOCATED AT POWER PANEL. ALL FUSING TO BE SIZED IN ACCORDANCE WITH FUSE MFR RECOMMENDATION FOR MOTOR NAME PLATE RATING.
NOTE 3: ALL EQUIPMENT TO BE RATED FOR THE ENVIRONMENT FOR WHICH IT IS INSTALLED

UNIT	#	DESCRIPTION	ELECTRICAL EQUIPMENT INFORMATION								WIRE			OCPD		REMARKS
			HP	LOAD FLA	LOAD MCA	LOAD VA	VOLTAGE	PHASE	FULL LOAD AMPS	CONDUIT SIZE	SETS	QTY	SIZE	EQ. GROUND	TYPE	AMPS	STARTER/ DISC/ VFD OTHER (SEE NOTES)	
AC	1	AIR HANDLER/ELEVEGER	0.00	0A	0VA	120V	1	10A	9.8A	3/4"	1	2	12	12	CB	25A	4.A	
CP	1	CIRCULATING PUMP	0.00	0A	0VA	120V	1	9.8A	9.8A	3/4"	1	2	12	12	CB	15A	4.A	
CU	1	CONDENSING UNIT	0.00	0A	344A	0VA	1	277A	34*	1	2	8	8	10	CB	60A	2.A	
CU	2	CONDENSING UNIT	0.00	0A	344A	0VA	1	277A	34*	1	2	8	8	10	CB	60A	2.A	
CU	3	CONDENSING UNIT	0.00	0A	133A	0VA	1	103A	34*	1	2	12	12	12	CB	60A	2.A	
CU	4	CONDENSING UNIT	0.00	0A	344A	0VA	1	277A	34*	1	2	8	8	10	CB	60A	2.A	
EF	1	EXHAUST FAN	0.00	0A	0A	0VA	120V	1	9.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	2A	CIRCULATING PUMP	0.00	0A	0A	0VA	120V	1	9.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	2B	CIRCULATING PUMP	0.00	0A	0A	0VA	120V	1	9.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	3	EXHAUST FAN	0.00	0A	0A	0VA	120V	1	5.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	4	EXHAUST FAN	0.00	0A	0A	0VA	120V	1	5.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	5	EXHAUST FAN	0.00	0A	0A	0VA	120V	1	5.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL THRU A WALL MOUNTED ON/OFF SWITCH PROVIDED AND WIRED BY DIV 26 CONTR
EF	6	CIRCULATING PUMP	0.00	0A	0A	0VA	120V	1	9.8A	3/4"	1	2	12	12	CB	15A	4.A	
EH	1	ELECTRIC UNIT HEATER	10.00	83.3A	0A	0VA	240V	1	41.7A	1"	1	2	8	10	CB	100A	3.A	
F	1	FURNACE	0.00	0A	12.5A	0VA	120V	1	10.1A	3/4"	1	2	12	12	CB	20A	4.A	
F	2	FURNACE	0.00	0A	12.5A	0VA	120V	1	10.1A	3/4"	1	2	12	12	CB	20A	4.A	
F	3	FURNACE	0.00	0A	12.5A	0VA	120V	1	10.1A	3/4"	1	2	12	12	CB	20A	4.A	
F	4	FURNACE	0.00	0A	12.5A	0VA	120V	1	10.1A	3/4"	1	2	12	12	CB	20A	4.A	
HP	1A	HEAT PUMP OUTDOOR UNIT	0.00	0A	12A	0VA	120V	1	13.5A	3/4"	1	2	12	12	CB	20A	4.A	POWERS UNIT HP-1B
HP	1B	HEAT PUMP INDOOR UNIT	0.00	0A	0.4A	0VA	120V	1	0.3A	3/4"	1	2	12	12	CB	15A	4.A	POWERED FROM OUTDOOR UNIT HP-1A
OHD	1	OVERHEAD DOOR	1.00	0A	0A	0VA	120V	1	16.0A	3/4"	1	2	12	12	CB	25A	2.A	
OHD	2	OVERHEAD DOOR	1.00	0A	0A	0VA	120V	1	16.0A	3/4"	1	2	12	12	CB	25A	2.A	
OHD	3	OVERHEAD DOOR	1.00	0A	0A	0VA	120V	1	16.0A	3/4"	1	2	12	12	CB	25A	2.A	
OHD	4	OVERHEAD DOOR	1.00	0A	0A	0VA	120V	1	16.0A	3/4"	1	2	12	12	CB	25A	2.A	
OHD	5	OVERHEAD DOOR	1.00	0A	0A	0VA	120V	1	16.0A	3/4"	1	2	12	12	CB	25A	2.A	
UH	1A	NATURAL GAS FIRED UNIT HEATER	0.00	5.6A	0A	0VA	120V	1	5.6A	3/4"	1	2	12	12	CB	15A	4.A	
UH	1B	NATURAL GAS FIRED UNIT HEATER	0.00	5.6A	0A	0VA	120V	1	5.6A	3/4"	1	2	12	12	CB	15A	4.A	
UH	1C	NATURAL GAS FIRED UNIT HEATER	0.00	5.6A	0A	0VA	120V	1	5.6A	3/4"	1	2	12	12	CB	15A	4.A	
UH	2A	NATURAL GAS FIRED UNIT HEATER	0.00	4.3A	0A	0VA	120V	1	4.3A	3/4"	1	2	12	12	CB	15A	4.A	
UH	2B	NATURAL GAS FIRED UNIT HEATER	0.00	4.3A	0A	0VA	120V	1	4.3A	3/4"	1	2	12	12	CB	15A	4.A	
UH	2C	NATURAL GAS FIRED UNIT HEATER	0.00	4.3A	0A	0VA	120V	1	4.3A	3/4"	1	2	12	12	CB	15A	4.A	
UH	3	NATURAL GAS FIRED UNIT HEATER	0.00	1.9A	0A	0VA	120V	1	1.9A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL WITH WALL MOUNTED ON/OFF SWITCH BY DIV 26
VF	1	VENTILATION FAN	0.00	0A	0A	0VA	120V	1	9.8A	3/4"	1	2	12	12	CB	15A	4.A	CONTROL WITH WALL MOUNTED ON/OFF SWITCH BY DIV 26
WH	1	WATER HEATER	0.00	9.6A	0A	0VA	120V	1	9.6A	3/4"	1	2	12	12	CB	15A	4.A	
WH	2	WATER HEATER	0.00	9.6A	0A	0VA	120V	1	9.6A	3/4"	1	2	12	12	CB	15A	4.A	
WH	2	WATER HEATER	0.00	0A	0A	2200VA	120V	1	18.3A	3/4"	1	2	10	10	CB	30A	11.A	CONTROL WITH WALL MOUNTED ON/OFF SWITCH BY DIV 26

NOT FOR CONSTRUCTION

E370

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE EAGLE MOUNTAIN, UTAH

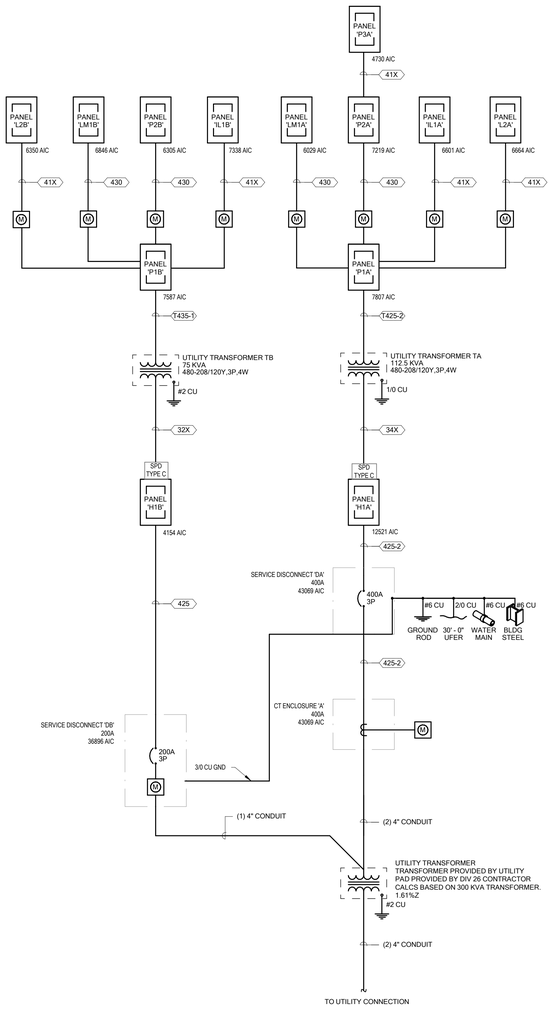
DRAWN BY: Author
CHECKED BY: Checker
DATE: MAR 2019
PROJECT #: 183218

REVISIONS:

KMA ARCHITECTS
170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2026 8:54:33 AM 12" = 1'-0"



1 ONE-LINE DIAGRAM

ALUMINUM CONDUCTOR & O.C. PROT. FOR TRANSFORMER PRIMARY

ALUMINUM XHHW-2 CONDUCTOR & O.C. PROT. FOR TRANSFORMER SECONDARY △ 480-208/120 Y

TRANS KVA	O.C. PROT.	TYPE COND.*	GEC (1)	MIN. Z%	O.C. PROT.	TYPE COND.*	COND. AMPS	SETS	CONDUCTOR (3) QUAN.	CONDUCTOR (3) SIZE	CONDUIT SIZE	BONDING JUMPER (2)
15	30	30	8 CU	3	60	T44-1	70	1	4	4 CU	1-1/2"	8 CU
30	50	36	8 CU	3	100	T41X-1	120	1	4	1/0	2"	8 CU
45	70	34	4 CU	3	175	T44X-1	180	1	4	4/0	2-1/2"	4 CU
75	125	32X	2 CU	3	225	T435-1	250	1	4	350	3"	1/0 AL
112.5	175	34X	2 CU	4	400	T425-2	410	2	4	250	3"	1/0 AL
150	300	350	2/0 CU	4	600	T450-2	620	2	4	500	4"	4/0 AL
225	400	375	2/0 CU	4	800	T440-3	810	3	4	400	4"	4/0 AL
300	600	350-2	3/0 CU	5	1200	T450-4	1240	4	4	500	4"	250 AL
500	800	340-3	3/0 CU	5	1600	T440-6	1620	6	4	400	4"	300 AL
750	1200	350-4	3/0 CU	5	3000	T450-10	3100	10	4	500	4"	750 AL

ALUMINUM CONDUCTOR & O.C. PROT. FOR TRANSFORMER PRIMARY

ALUMINUM XHHW-2 CONDUCTOR & O.C. PROT. FOR TRANSFORMER SECONDARY (200% NEUTRAL) △480-208/120 Y

TRANS KVA	O.C. PROT.	TYPE COND.*	GEC (1)	MIN. Z%	O.C. PROT.	TYPE COND.*	COND. AMPS	SETS	CONDUCTOR (3) QUAN.	CONDUCTOR (3) SIZE	CONDUIT SIZE	BONDING JUMPER (2)
15	30	30	8 CU	3	60	T53-1	53	1	5	3 CU	2"	8 CU
30	50	36	6 CU	3	100	T52X-1	108	1	5	2/0	2-1/2"	6 CU
45	70	34	2 CU	3	175	T530-1	184	1	5	300	3"	1/0 AL
75	125	32X	2 CU	3	225	T550-1	248	1	5	500	4"	1/0 AL
112.5	175	34X	1/0 CU	4	400	T535-2	400	2	5	350	3"	3/0 AL
150	300	350	2/0 CU	4	600	T535-3	600	3	5	350	4"	4/0 AL
225	400	375	2/0 CU	4	800	T535-4	800	4	5	350	4"	4/0 AL
300	600	350-2	3/0 CU	5	1200	T550-5	1240	5	5	500	4"	350 AL
500	800	340-3	3/0 CU	5	1600	T550-7	1736	7	5	500	4"	500 AL
750	1200	350-4	3/0 CU	5	3000	T575-10	3080	10	5	750	4"	750 AL

* SEE SCHEDULE FOR CONDUIT AND WIRE SIZE

NOTES:
1. GROUNDING ELECTRODE CONDUCTOR. (NEC 250.66)
2. SUPPLY SIDE BONDING JUMPER. (NEC 250.102 (C)(1))
3. XHHW INSULATION.

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQUIP. GND COND (AL)
31X	120	2"	3	1/0	XHHW-2	6
41X	120	2"	4	1/0	XHHW-2	6
51X	96	2"	5*	1/0	XHHW-2	6
32X	135	2"	3	2/0	XHHW-2	6
42X	135	2"	4	2/0	XHHW-2	6
52X	108	2"	5*	2/0	XHHW-2	6
33X	155	2"	3	3/0	XHHW-2	6
43X	155	2"	4	3/0	XHHW-2	6
53X	124	3"	5*	3/0	XHHW-2	6
34X	180	2"	3	4/0	XHHW-2	6
44X	180	3"	4	4/0	XHHW-2	6
54X	144	3"	5*	4/0	XHHW-2	6
325	205	2"	3	250	XHHW-2	6
425	205	3"	4	250	XHHW-2	6
525	164	3"	5*	250	XHHW-2	6
330	230	3"	3	300	XHHW-2	6
430	230	3"	4	300	XHHW-2	6
530	184	3"	5*	300	XHHW-2	6
335	250	3"	3	350	XHHW-2	6
435	250	3"	4	350	XHHW-2	6
535	200	3"	5*	350	XHHW-2	6
340	270	3"	3	400	XHHW-2	6
440	270	3"	4	400	XHHW-2	6
540	216	3"	5*	400	XHHW-2	6
350	310	4"	3	500	XHHW-2	6
450	310	4"	4	500	XHHW-2	6
550	248	4"	5*	500	XHHW-2	1
375	385	4"	3	750	XHHW-2	1
475	385	4"	4	750	XHHW-2	1
575	308	4"	5*	750	XHHW-2	1

ALUMINUM CONDUCTOR & CONDUIT SCHEDULE FOR PARALLEL RUNS

TYPE	MAX. O.C. PROT.	COND. AMPS	SETS	CONDUCTOR QUAN.	CONDUCTOR SIZE	CONDUIT SIZE	EQUIP. GND. COND (AL)
325-2	400	410	2	3	250	2-1/2"	2/0
425-2	400	410	2	4	250	2-1/2"	2/0
535-2	400	400	2	5*	350	3"	2/0
350-2	600	620	2	3	500	3"	2/0
450-2	600	620	2	4	500	3"	2/0
535-3	600	600	3	5*	350	3"	3/0
340-3	800	810	3	3	400	2-1/2"	3/0
440-3	800	810	3	4	400	3"	3/0
535-4	800	800	4	5*	350	4"	3/0
375-3	1000	1155	3	3	750	4"	4/0
475-3	1000	1155	3	4	750	4"	4/0
535-5	1000	1000	5	5*	350	4"	4/0
350-4	1200	1240	4	3	500	4"	250
450-4	1200	1240	4	4	500	4"	250
550-5	1200	1240	5	5*	500	4"	250
340-6	1600	1620	6	3	400	4"	350
440-6	1600	1620	6	4	400	4"	350
550-7	1600	1736	7	5*	500	4"	350
475-6	2000	2310	6	4	750	4"	600
475-7	2500	2695	7	4	750	5"	600
475-8	3000	3080	8	4	750	5"	600
475-11	4000	4235	11	4	750	5"	750

NOTES:
IN PARALLEL RUNS SIZE GND. COND. IN ACCORDANCE WITH NEC PARA. 250.122

GND. CONDUCTOR MAY BE DELETED ON SERVICE ENTRANCE CONDUCTORS

* 200% NEUTRAL, DERATED TO 80% BASED ON NEC 310.15.B(5)(C)

** COPPER CONDUCTOR (XHHW)

PROVIDE COMPACT STRANDED ALUMINUM ASSOCIATION 8000 SERIES ALLOY CONDUCTORS.

PROVIDE TERMINATION FOR ALUMINUM ALLOY CONDUCTORS OF HYDRAULIC COMPRESSION TYPE ONLY, LISTED UNDER UL 486-B, MARKED "AL7CU" FOR 75 DEGREE RATED CIRCUITS.

PROVIDE ALL ELECTRICAL EQUIPMENT WITH PROPER SIZING TO ACCOMMODATE ALUMINUM CONDUCTORS. COORDINATE WITH EQUIPMENT SUPPLIER.

COPPER CONDUCTOR & CONDUIT SCHEDULE

TYPE	AMP.	COND. SIZE	CONDUCTOR QUAN.	CONDUCTOR SIZE	INSULATION	EQUIP. GND. COND (CU)
20	30	3/4"	2	10	THHN THWN	10
30	30	3/4"	3	10	THHN THWN	10
40	30	3/4"	4	10	THHN THWN	10
28	40	1"	2	8	THHN THWN	10
38	40	1"	3	8	THHN THWN	10
48	40	1"	4	8	THHN THWN	10
26	55	1"	2	6	THHN THWN	10
36	55	1"	3	6	THHN THWN	10
46	55	1"	4	6	THHN THWN	10
24	70	1"	2	4	THHN THWN	10
34	70	1-1/4"	3	4	THHN THWN	10
44	70	1-1/4"	4	4	THHN THWN	10
23	85	1-1/4"	2	3	THHN THWN	10
33	85	1-1/4"	3	3	THHN THWN	10
43	85	1-1/2"	4	3	THHN THWN	10
32	95	1-1/2"	3	2	THHN THWN	10
42	95	1-1/2"	4	2	THHN THWN	10

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

JOSHUA JAMESON
PROFESSIONAL ENGINEER
STATE OF UTAH

REVISIONS:

NOT FOR CONSTRUCTION

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
109 SPLIT ROCK DRIVE
EAGLE MOUNTAIN, UTAH

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAR 2019
PROJECT #: 163218

E380

PANELBOARD SCHEDULE

PANEL: P2A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OFFICE 114 SF **MAINS:** MLO

BUSSING: ALUMINUM **FED FROM:** P1A

AMP: 225 A

X SUBFEED LUGS
X DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
RECEPT OFFICE 114 SF	20 A	1	6	1	540			1800			2	10	1	20 A	RECEPT Space 2238
RECEPT BULL PEN/ FUTURE...	20 A	1	8	3		180			360		4	10	1	20 A	RECEPT BULL PEN/ FUTURE...
RECEPT OFFICE 114 SF	20 A	1	6	5			720			180	6	10	1	20 A	RECEPT BULL PEN/ FUTURE...
RECEPT CONTRACTORS 250...	20 A	1	12	7	180			540			8	4	1	20 A	RECEPT OFFICE 114 SF
RECEPT CONTRACTORS 250...	20 A	1	12	9		360			540		10	6	1	20 A	RECEPT OFFICE 114 SF
RECEPT CONTRACTORS 250...	20 A	1	12	11			180			180	12	10	1	20 A	RECEPT BULL PEN/ FUTURE...
RECEPT CONTRACTORS 250...	20 A	1	12	13	180			180			14	12	1	20 A	RECEPT OFFICE 120 SF
RECEPT CONTRACTORS 250...	20 A	1	12	15		180			180		16	8	1	20 A	RECEPT BULL PEN/ FUTURE...
RECEPT OFFICE 114 SF	20 A	1	6	17			1196			1000	18	12	1	20 A	RECEPT BREAKROOM...
RECEPT CONTRACTORS 250...	20 A	1	12	19	180			180			20	12	1	20 A	RECEPT CONTRACTORS...
RECEPT BULL PEN/ FUTURE...	20 A	1	12	21		1260					22				
RECEPT CONTRACTORS 250...	20 A	1	12	23			180			1200	24	12	1	20 A	RECEPT CONTRACTORS...
RECEPT CONTRACTORS 250...	20 A	1	10	25	1080			0			26		1	20 A	POWER CONTRACTORS...
RECEPT CONTRACTORS 250...	20 A	1	12	27		180			0		28	--	1	20 A	SPARE
RECEPT CONTRACTORS 250...	20 A	1	12	29			360			0	30	--	1	20 A	SPARE
RECEPT OFFICE 120 SF	20 A	1	12	31	180			0			32	--	1	20 A	SPARE
RECEPT OFFICE 120 SF	20 A	1	12	33		180			0		34	--	1	20 A	SPARE
RECEPT OFFICE 120 SF	20 A	1	12	35			180			0	36	--	1	20 A	SPARE
RECEPT BREAKROOM 209 SF	20 A	1	12	37	180			0			38	--	1	20 A	SPARE
RECEPT OFFICE 120 SF	20 A	1	12	39		720			0		40	--	1	20 A	SPARE
RECEPT OFFICE 120 SF	20 A	1	10	41			720			0	42	--	1	20 A	SPARE
RECEPT BREAKROOM...	20 A	1	12	43	1200			0			44	--	1	20 A	SPARE
					6420	4140	6096	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					56 A	35 A	53 A	**AMPS/PHASE**							16656 VA

AIC RATING 7219 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: H1A **TYPE:** Type 1 **VOLTS:** 480/277 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OFFICE 114 SF **MAINS:** MCB

BUSSING: ALUMINUM **FED FROM:**

AMP: 400 A

___ SUBFEED LUGS
___ DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
X SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
TA	175 A	3	--	1	28429			--			2	--	3	--	SPACE ONLY 100 A
--	--	--	--	3		28160			--		4	--	--	--	--
--	--	--	--	5			29719			--	6	--	--	--	--
SPACE ONLY 100A	--	3	--	7	--			--			8	--	3	--	SPACE ONLY 225 A
--	--	--	--	9		--			--		10	--	--	--	--
--	--	--	--	11			--			--	12	--	--	--	--
SPACE ONLY 100 A	--	3	--	13	--			--			14	--	1	--	SPACE ONLY
--	--	--	--	15		--			--		16	--	1	--	SPACE ONLY
--	--	--	--	17			--			--	18	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	19	--			--			20	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	21		--			--		22	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	23			--			--	24	--	1	--	SPACE ONLY
					28429	28160	29719	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					103 A	102 A	107 A	**AMPS/PHASE**							85808 VA

AIC RATING 12521 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: P1A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OFFICE 114 SF **MAINS:** MCB

BUSSING: ALUMINUM **FED FROM:** TA

AMP: 400 A

___ SUBFEED LUGS
X DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
P2A	225 A	3		1	6420			500			2	12	1	20 A	RPA
--	--	--	--	3		4140			--		4	--	3	--	SPACE ONLY 100 A
--	--	--	--	5			6096			--	6	--	--	--	--
LM1A	225 A	3		7	12794			--			8	--	--	--	--
--	--	--	--	9		15423			--		10	--	3	--	SPACE ONLY 100 A
--	--	--	--	11			14255			--	12	--	--	--	--
L2A	100 A	3		13	1109			--			14	--	--	--	--
--	--	--	--	15		374			--		16	--	3	--	SPACE ONLY
--	--	--	--	17			405			--	18	--	--	--	--
IL1A	100 A	3		19	3886			--			20	--	--	--	--
--	--	--	--	21		2883			0		22	--	1	20 A	SPARE
--	--	--	--	23			4523			0	24	--	1	20 A	SPARE
P3A	100 A	3		25	3720			0			26	--	1	20 A	SPARE
--	--	--	--	27		5340			0		28	--	1	20 A	SPARE
--	--	--	--	29			4440			0	30	--	1	20 A	SPARE
					28429	28160	29719	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					237 A	235 A	248 A	**AMPS/PHASE**							85808 VA

AIC RATING 7807 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: L2A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OFFICE 114 SF **MAINS:** MLO

BUSSING: ALUMINUM **FED FROM:** P1A

AMP: 100 A

___ SUBFEED LUGS
X DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
LIGHTING	20 A	1	12	1	810			0			2	--	1	20 A	SPARE
LIGHTING	20 A	1	12	3		374			0		4	--	1	20 A	SPARE
LIGHTING	20 A	1	12	5			405			0	6	--	1	20 A	SPARE
LIGHTING	20 A	1	12	7	299			0			8	--	1	20 A	SPARE
LIGHTING OFFICE 114 SF	20 A	1	12	9		0			0		10	--	1	20 A	SPARE
SPACE ONLY	--	1	--	11			--			0	12	--	1	20 A	SPARE
SPACE ONLY	--	1	--	13	--			0			14	--	1	20 A	SPARE
SPACE ONLY	--	1	--	15		--			0		16	--	1	20 A	SPARE
SPACE ONLY	--	1	--	17			--			0	18	--	1	20 A	SPARE
SPACE ONLY	--	1	--	19	--			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21		--			0		22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23			--			0	24	--	1	20 A	SPARE
SPACE ONLY	--	1	--	25	--			--			26	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	27		--			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--			--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--			--			32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33		--			--		34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35			--			--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--			--			38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39		--			--		40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41			--			--	42	--	1	--	SPACE ONLY
					1109	374	405	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					9 A	3 A	3 A	**AMPS/PHASE**							1888 VA

AIC RATING 6664 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: LM1A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** MECHANICAL 120HHHHHHHHHHHH **MAINS:** MLO

BUSSING: ALUMINUM **FED FROM:** P1A

AMP: 225 A

___ SUBFEED LUGS
___ DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
EF-5, CIRCULATING PUMP	15 A	1	12	1	1176			1920			2	12	1	60 A	OHD-1, OVERHEAD DOO...
F-1, FURNACE	20 A	1	12	3		1210			600		4	12	1	15 A	W/H-1, WATER HEATER
F-3, FURNACE	15 A	1	12	5			682			228	6	12	1	15 A	UH-3, NATURAL GAS FIRED UNIT...
F-4, FURNACE	20 A	1	12	7	1210			672			8	12	1	15 A	UH-1C, NATURAL GAS FIRED UN...
F-2, FURNACE	20 A	1	12	9		1210			1176		10	12	1	15 A	VF-1, VENTILATION FAN
CP-1, CIRCULATING PUMP	15 A	1	12	11			1176			1920	12	12	1	25 A	ADL-1, AIR BAG DOCK LEVELER
EF-1, EXHAUST FAN	15 A	1	12	13	1176			1920			14	12	1	30 A	OHD-5, OVERHEAD DOO...
CU-1, CONDENSING UNIT	60 A	2	8	15		2879			--		16	--	1	--	SPACE ONLY
--	--	--	--	17			2879			--	18	--	1	--	SPACE ONLY
CU-2, CONDENSING UNIT	60 A	2	8	19	2879			0			20	--	1	20 A	SPARE
--	--	--	--	21		2879			0		22	--	1	20 A	SPARE
CU-3, CONDENSING UNIT	60 A	2	12	23			1132			0	24	--	1	20 A	SPARE
--	--	--	--	25	1132			0			26	--	1	20 A	SPARE
CU-4, CONDENSING UNIT	60 A	2	8	27		2879			0		28	--	1	20 A	SPARE
--	--	--	--	29			2879			0	30	--	1	20 A	SPARE
UH-1A, NATURAL GAS FIRED...	15 A	1	12	31	672			0			32	--	1	20 A	SPARE
UH-1B, NATURAL GAS FIRED...	15 A	1	12	33		672			0		34	--	1	20 A	SPARE
HP-1A, HEAT PUMP OUTDOO...	20 A	1	12	35			1440			0	36	--	1	20 A	SPARE
HP-1B, HEAT PUMP INDOOR...	15 A	1	12	37	38			0			38	--	1	20 A	SPARE
OHD-2, OVERHEAD DOOR	25 A	1	12	39		1920			0		40	--	1	20 A	SPARE
OHD-3, OVERHEAD DOOR	25 A	1	12	41			1920			0	42	--	1	20 A	SPARE
					12794	15423	14255	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					107 A	130 A	121 A	**AMPS/PHASE**							42472 VA

AIC RATING 6029 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: P3A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OPEN STORAGE SPACE-1 120LLLLLLLLL-1 **MAINS:** MLO

BUSSING: ALUMINUM **FED FROM:** P1A

AMP: 100 A

___ SUBFEED LUGS
X DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
								0			2	--	1	20 A	SPARE
POWER OCCUPIED...	20 A	1	10	3		1500			0		4	--	1	20 A	SPARE
POWER OCCUPIED...	20 A	1	10	5			1500			0	6	--	1	20 A	SPARE
POWER OCCUPIED...	20 A	1	10	7	1500			0			8	--	1	20 A	SPARE
RECEPT CONFERENCE ROO...	20 A	1	12	9		1080			0		10	--	1	20 A	SPARE
RECEPT Space 2246	20 A	1	12	11			180			0	12	--	1	20 A	SPARE
RECEPT Space 2246	20 A	1	12	13	180			0			14	--	1	20 A	SPARE
RECEPT MEZZANINE...	20 A	1	10	15		360			0		16	--	1	20 A	SPARE
RECEPT OCCUPIED...	20 A	1	12	17			720			0	18	--	1	20 A	SPARE
RECEPT OCCUPIED...	20 A	1	12	19	180			0			20	--	1	20 A	SPARE
RECEPT	20 A	1	6	21		900			0		22	--	1	20 A	SPARE
RECEPT Space 2247	20 A	1	10	23			540			0	24	--	1	20 A	SPARE
RECEPT OCCUPIED...	20 A	1	10	25	360			--			26	--	1	--	SPACE ONLY
POWER OCCUPIED...	20 A	1	10	27		1500			--		28	--	1	--	SPACE ONLY
POWER OCCUPIED...	20 A	1	10	29			1500			--	30	--	1	--	SPACE ONLY
POWER OCCUPIED...	20 A	1	10	31	1500			--			32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33		--			--		34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35			--			--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--			--			38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39		--			--		40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41			--			--	42	--	1	--	SPACE ONLY
					3720	5340	4440	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					31 A	45 A	38 A	**AMPS/PHASE**							13500 VA

AIC RATING 4730 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: 1L1A **TYPE:** Type 1 **VOLTS:** 120/208 Y **PHASE:** 3 **WIRES:** 4

MOUNTING: SURFACE **LOCATION:** OFFICE 114 SF **MAINS:** MLO

BUSSING: ALUMINUM **FED FROM:** P1A

AMP: 100 A

___ SUBFEED LUGS
X DOOR-IN-DOOR
___ ISO GROUND
___ 200% NEUTRAL
___ SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
Other OPEN TO BELOW 1612...	20 A	1	10	1	880			0			2	--	1	20 A	SPARE
Other	20 A	1	10	3		687			0		4	--	1	20 A	SPARE
Other OCCUPIED MEZZANINE...	20 A	1	8	5			959			0	6	--	1	20 A	SPARE
Other BULL PEN/ FUTURE...	20 A	1	10	7	390			0			8	--	1	20 A	SPARE
LIGHTING CONTRACTORS...	20 A	1	12	9		333			0		10	--	1	20 A	SPARE
EF-2A, EXHAUST FAN	15 A	1	12	11			2280			0	12	--	1	20 A	SPARE
LIGHTING BULL PEN/ FUTUR...	20 A	1	8	13	609			0			14	--	1	20 A	SPARE
LIGHTING	20 A	1	4	15		1863			0		16	--	1	20 A	SPARE
LIGHTING	20 A	1	6	17			1284			0	18	--	1	20 A	SPARE
LIGHTING	20 A	1	6	19	2007			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21		--			0		22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23			--			0	24	--	1	20 A	SPARE
SPACE ONLY	--	1	--	25	--			--			26	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	27		--			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--			--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--			--			32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33		--			--		34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35			--			--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--			--			38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39		--			--		40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41			--			--	42	--	1	--	SPACE ONLY
					3886	2883	4523	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					34 A	24 A	39 A	**AMPS/PHASE**							11292 VA

AIC RATING 6601 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

3/19/2020 8:54:35 AM

170 NORTH MAIN STREET
SPANISH FORK, UTAH 84660
WWW.KMAARCHITECTS.COM

KMA ARCHITECTS

CONSTRUCTION

NOT FOR

PROFESSIONAL ENGINEER
JOSHUA JAMESON
7707810
STATE OF UTAH

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAR 2019
PROJECT #: 163218

E390

PANELBOARD SCHEDULE

PANEL: P1B | **TYPE:** Type 1 | **VOLTS:** 120/208 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TENANT SPACE 120MMMMM | **MAINS:** MLO

BUSSING: ALUMINUM | **FED FROM:** TB | **AMP:** 225 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
IL1B	225 A	3		1	7505			0			2	--	1	20 A	SPARE
--	--	--	--	3		5238			0		4	--	1	20 A	SPARE
--	--	--	--	5			5426			0	6	--	1	20 A	SPARE
P2B	225 A	3		7	3020			--			8	--	1	--	SPACE ONLY
--	--	--	--	9		2340			--		10	--	1	--	SPACE ONLY
--	--	--	--	11			2700			--	12	--	1	--	SPACE ONLY
RPB	20 A	1	12	13	500			--			14	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	15		--			--		16	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	17			--			--	18	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	19	--			--			20	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	21		--			--		22	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	23			--			--	24	--	1	--	SPACE ONLY
SPARE	20 A	1	--	25	0			--			26	--	1	--	SPACE ONLY
SPARE	20 A	1	--	27		0			--		28	--	1	--	SPACE ONLY
SPARE	20 A	1	--	29			0			--	30	--	1	--	SPACE ONLY
SPARE	20 A	1	--	31	0			--			32	--	1	--	SPACE ONLY
SPARE	20 A	1	--	33		0			--		34	--	1	--	SPACE ONLY
SPARE	20 A	1	--	35			0			--	36	--	1	--	SPACE ONLY
SPARE	20 A	1	--	37	0			--			38	--	1	--	SPACE ONLY
SPARE	20 A	1	--	39		0			--		40	--	1	--	SPACE ONLY
SPARE	20 A	1	--	41			0			--	42	--	1	--	SPACE ONLY
					11025	7578	8126	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					93 A	63 A	68 A	**AMPS/PHASE**							25729 VA

AIC RATING 7587 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: P2B | **TYPE:** Type 1 | **VOLTS:** 120/208 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TECHNOLOGY 120KKKKKKKKKKKKK | **MAINS:** MLO

BUSSING: ALUMINUM | **FED FROM:** P1B | **AMP:** 225 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
RECEPT Space 2240	20 A	1	12	1	900			0			2	--	1	20 A	SPARE
RECEPT FIRE RISER 121 SF	20 A	1	12	3		360			0		4	--	1	20 A	SPARE
RECEPT Space 2248	20 A	1	12	5			720			0	6	--	1	20 A	SPARE
RECEPT Space 2243	20 A	1	12	7	540			0			8	--	1	20 A	SPARE
RECEPT Space 2241	20 A	1	12	9		1260			0		10	--	1	20 A	SPARE
RECEPT ENTRY 848 SF	20 A	1	12	11			900			0	12	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	10	13	720			0			14	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	8	15		360			0		16	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	4	17			540			0	18	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	6	19	360			0			20	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	6	21		360			0		22	--	1	20 A	SPARE
RECEPT TENANT SPACE 184...	20 A	1	8	23			540			0	24	--	1	20 A	SPARE
FACP	20 A	1	12	25	500			--			26	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	27		--			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--			--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--			--			32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33		--			--		34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35			--			--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--			--			38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39		--			--		40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41			--			--	42	--	1	--	SPACE ONLY
					3020	2340	2700	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					26 A	20 A	23 A	**AMPS/PHASE**							7560 VA

AIC RATING 6305 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: LM1B | **TYPE:** Type 1 | **VOLTS:** 120/208 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TENANT SPACE 120MMMMM | **MAINS:** MLO

BUSSING: ALUMINUM | **FED FROM:** 1L1B | **AMP:** 225 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
EF-2B, CIRCULATING PUMP	15 A	1	12	1	1176			0			2	--	1	20 A	SPARE
F-5, FURNACE	15 A	1	12	3		691			0		4	--	1	20 A	SPARE
WH-2, WATER HEATER	30 A	1	10	5			2200			0	6	--	1	20 A	SPARE
OHD-4, OVERHEAD DOOR	25 A	1	12	7	1920			0			8	--	1	20 A	SPARE
CU-5, CONDENSING UNIT	60 A	2	12	9		1373			0		10	--	1	20 A	SPARE
--	--	--	--	11			1373			0	12	--	1	20 A	SPARE
UH-2C, NATURAL GAS FIRED...	15 A	1	12	13	516			0			14	--	1	20 A	SPARE
EH-1, ELECTRIC WALL HEATER	15 A	2	12	15		863			0		16	--	1	20 A	SPARE
--	--	--	--	17			863			0	18	--	1	20 A	SPARE
SPACE ONLY	--	1	--	19	--			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21		--			0		22	--	1	20 A	SPARE
UH-2B, NATURAL GAS FIRED...	15 A	1	12	23			516			0	24	--	1	20 A	SPARE
UH-2A, NATURAL GAS FIRED...	15 A	1	12	25	516			--			26	--	1	--	SPACE ONLY
VF-2, VENTILATION FAN	15 A	1	12	27		1176			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--			--	30	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	31	--			--			32	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	33		--			--		34	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	35			--			--	36	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	37	--			--			38	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	39		--			--		40	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	41			--			--	42	--	1	--	SPACE ONLY
					4128	4103	4952	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					34 A	34 A	41 A	**AMPS/PHASE**							13183 VA

AIC RATING 6846 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: H1B | **TYPE:** Type 1 | **VOLTS:** 480/277 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TENANT SPACE 120MMMMM | **MAINS:** MCB

BUSSING: ALUMINUM | **FED FROM:** | **AMP:** 200 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
X SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
TB	125 A	3		1	11025			--			2	--	3	--	SPACE ONLY 100A
--	--	--	--	3		7578			--		4	--	--	--	--
--	--	--	--	5			8126			--	6	--	--	--	--
SPACE ONLY 100A	--	3	--	7	--			--			8	--	1	--	SPACE ONLY
--	--	--	--	9		--			--		10	--	1	--	SPACE ONLY
--	--	--	--	11			--			--	12	--	1	--	SPACE ONLY
SPACE ONLY 100A	--	3	--	13	--			--			14	--	1	--	SPACE ONLY
--	--	--	--	15		--			--		16	--	1	--	SPACE ONLY
--	--	--	--	17			--			--	18	--	1	--	SPACE ONLY
SPACE ONLY 100A	--	3	--	19	--			--			20	--	1	--	SPACE ONLY
--	--	--	--	21		--			--		22	--	1	--	SPACE ONLY
--	--	--	--	23			--			--	24	--	1	--	SPACE ONLY
					11025	7578	8126	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					40 A	27 A	30 A	**AMPS/PHASE**							25729 VA

AIC RATING 4154 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: L2B | **TYPE:** Type 1 | **VOLTS:** 120/208 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TENANT SPACE 120MMMMM | **MAINS:** MLO

BUSSING: ALUMINUM | **FED FROM:** 1L1B | **AMP:** 100 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
LIGHTING	20 A	1	4	1	155			0			2	--	1	20 A	SPARE
LIGHTING	20 A	1	6	3		46			0		4	--	1	20 A	SPARE
SPACE ONLY	--	1	--	5			--			0	6	--	1	20 A	SPARE
SPACE ONLY	--	1	--	7	--			0			8	--	1	20 A	SPARE
SPACE ONLY	--	1	--	9		--			0		10	--	1	20 A	SPARE
SPACE ONLY	--	1	--	11			--			0	12	--	1	20 A	SPARE
SPACE ONLY	--	1	--	13	--			0			14	--	1	20 A	SPARE
SPACE ONLY	--	1	--	15		--			0		16	--	1	20 A	SPARE
SPACE ONLY	--	1	--	17			--			0	18	--	1	20 A	SPARE
SPACE ONLY	--	1	--	19	--			0			20	--	1	20 A	SPARE
SPACE ONLY	--	1	--	21		--			0		22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23			--			0	24	--	1	20 A	SPARE
					155	46	0	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					1 A	0 A	0 A	**AMPS/PHASE**							201 VA

AIC RATING 6350 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

PANELBOARD SCHEDULE

PANEL: 1L1B | **TYPE:** Type 1 | **VOLTS:** 120/208 Y | **PHASE:** 3 | **WIRES:** 4

MOUNTING: SURFACE | **LOCATION:** TENANT SPACE 120MMMMM | **MAINS:** MLO

BUSSING: ALUMINUM | **FED FROM:** P1B | **AMP:** 100 A

SUBFEED LUGS
X DOOR-IN-DOOR
ISO GROUND
200% NEUTRAL
SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	CIR. NO.	A	B	C	A	B	C	CIR. NO.	WIRE SIZE	POLE	AMPS	ITEM
EF-3, EXHAUST FAN	15 A	1	12	1	2168			0			2	--	1	20 A	SPARE
Other	20 A	1	10	3		286			0		4	--	1	20 A	SPARE
LIGHTING	20 A	1	8	5			1143			0	6	--	1	20 A	SPARE
LIGHTING	20 A	1	6	7	1188			0			8	--	1	20 A	SPARE
LIGHTING TENANT SPACE...	20 A	1	12	9		0			0		10	--	1	20 A	SPARE
L2B	225 A	3	12	11			155			0	12	--	1	20 A	SPARE
--	--	--	--	13	46			0			14	--	1	20 A	SPARE
--	--	--	--	15		0			0		16	--	1	20 A	SPARE
LM1B	225 A	3		17			4128			0	18	--	1	20 A	SPARE
--	--	--	--	19	4103			0			20	--	1	20 A	SPARE
--	--	--	--	21		4952			0		22	--	1	20 A	SPARE
SPACE ONLY	--	1	--	23			--			0	24	--	1	20 A	SPARE
SPACE ONLY	--	1	--	25	--			--			26	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	27		--			--		28	--	1	--	SPACE ONLY
SPACE ONLY	--	1	--	29			--			--	30	--	1	--	SPACE ONLY
					7505	5238	5426	**TOTAL (VA)**							**CONNECTED LOAD TOTAL**
					63 A	44 A	45 A	**AMPS/PHASE**							18169 VA

AIC RATING 7338 **AMPS RMS SYSM.**

NOTES:
* PROVIDE 5mA GFCI CIRCUIT BREAKER
** PROVIDE ARC-FAULT CIRCUIT BREAKER

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT
3/19/2026 8:54:37 AM

170 NORTH MAIN STREET
STANSBURY PARK, UTAH 84074
WWW.KMAARCHITECTS.COM
KMA ARCHITECTS

NOT FOR CONSTRUCTION

REVISIONS:

PROJECT TITLE
BERT BRADFORD
BRADFORD MOUNTAINLAND SUPPLY
EAGLE MOUNTAIN, UTAH
109 SPLIT ROCK DRIVE

DRAWN BY: BNA
CHECKED BY: BNA
DATE: MAR 2019
PROJECT #: 163218

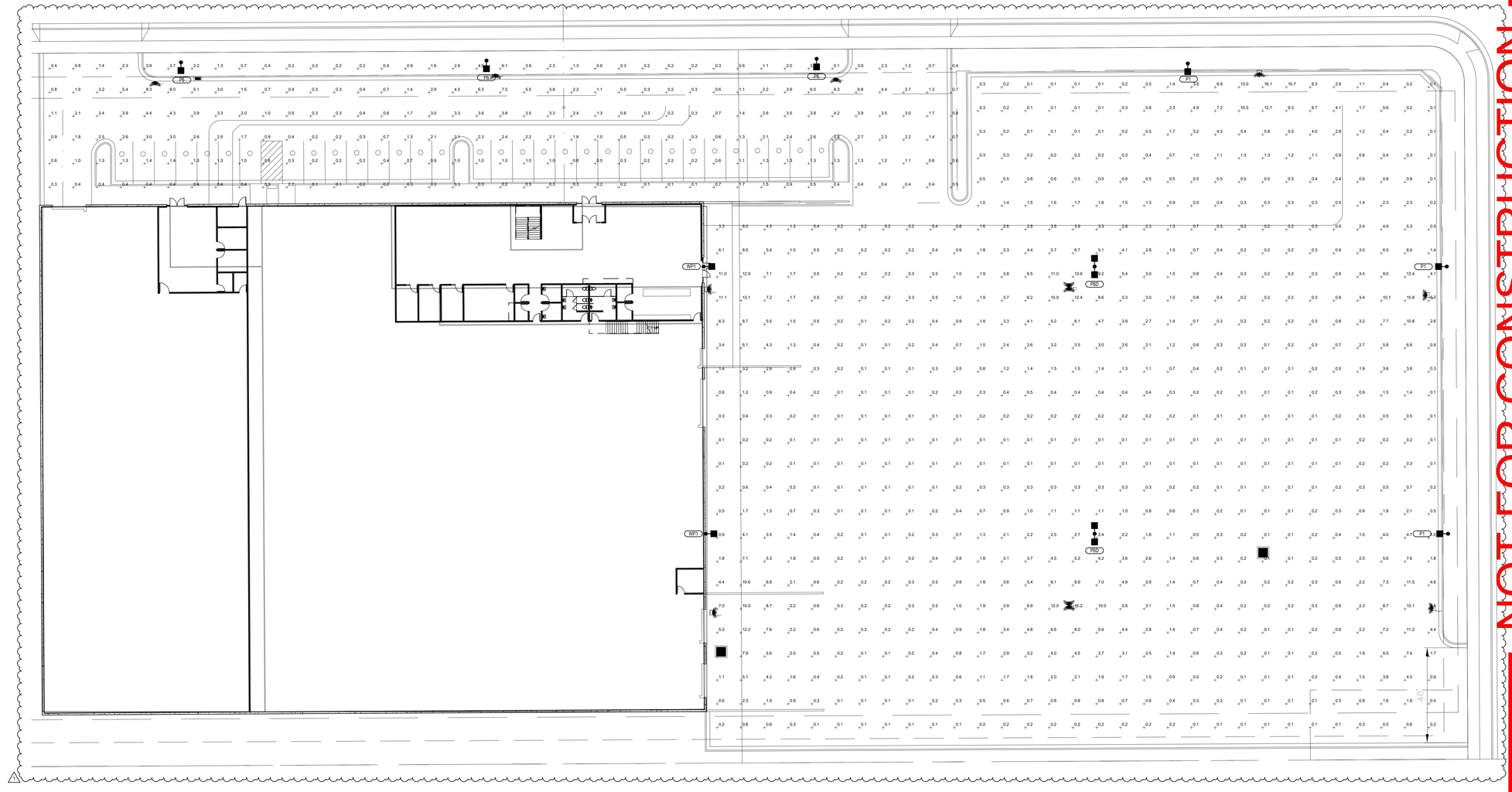
E391

THIS PRINT AND ALL INFORMATION HEREON IS THE PROPERTY OF KMA ARCHITECTS AND SHALL NOT BE USED ON ANY OTHER JOB WITHOUT WRITTEN PERMISSION OF THE ARCHITECT

ELECTRICAL SITE UTILITY COORDINATION

ELECTRICAL SITE UTILITY INFORMATION HAS BEEN COORDINATED WITH THE FOLLOWING UTILITY COMPANY REPRESENTATIVES. VERIFY ALL LOCATIONS, DIMENSIONS, CLEARANCES, REGULATIONS, ETC., PRIOR TO INSTALLATION. NOTIFY ENGINEER OF ANY REVISIONS REQUIRED.

POWER COMPANY	ROCKY MOUNTAIN POWER
CONTACT	DEL EDWARDS
PHONE NO.	801-331-6568
EMAIL	Del.Edwards@rockymountainpower.net
WORK ORDER NO.	7120130
TELEPHONE COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X
CABLE TV COMPANY	X
CONTACT	X
PHONE NO.	X
EMAIL	X



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **APRIL 9, 2024**
TITLE:	ORDINANCE/PUBLIC HEARING - CODE AMENDMENTS TO EMMC TITLE 15 CONSTRUCTION STANDARDS
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	Eagle Mountain City -- Chris Trusty representing

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
n/a	n/a	n/a	n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Chris Trusty, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the Planning Commission advance a positive recommendation to the City Council respecting the proposed Code changes.

BACKGROUND:
Chapter 15.35.10 sets maximum spacing of fire hydrants as 500 feet to comply with fire code. This section also refers to city details and clarifies that references to city details is intended to refer to the most current details.

Chapter 15.45.020 sets maximum spacing standards for separation of sewer manholes of no more than 400 feet to allow better access for cleaning. Also limits pipe material to PVC pipe.

Chapter 15.45.070 Sewer Laterals - limits lateral materials to PVC.

Chapter 15.45.100 Lift Stations - Sets a restriction on using lift stations in areas that could accommodate gravity sewer flow. Also restricts the use of a wet well/ dry well lift station design.

Chapter 15.45.110 Sewage Discharge - Removes an allowance to discharge septic tank waste at the Eagle Mountain City wastewater treatment facility.

Chapter 15.70.90 Street Lights - When updates were made recently to the City code, changes made last year to title 15.70 regarding street lights were not included in the update and erroneously overrode the previous changes regarding spacing. This chapter changes revert

back to the previously adopted standards.

ITEMS FOR CONSIDERATION:

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.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

15.70.090 Street Lights
15.35.10 Water General
15.35.050 Water Meters and Service Lines
Construction Drawing Details - Combined
15.45.110 Discharging Waste
15.45.100 Sewer Lift Stations
15.45.070 Sewer Laterals
15.45.020 Sewer Pipe

15.10.390 Street lighting.

Eagle Mountain City shall contract with an independent consultant for street lighting design. Unless approved otherwise by the city's consultant, street lighting will be installed throughout all developments using the following criteria:

A. Spacing.

1. Street lights will be installed at a minimum spacing of 150 feet and a maximum spacing of 250 feet on arterial and collector streets with alternating sides.

2. Street lights will be installed on rural and local ~~residential~~ streets at a minimum spacing of 250 feet and a maximum spacing of 350 feet with alternating sides. They will be installed at the closest property line to the midpoint between the lights on either side.

B. The locations of street light poles:

1. Street lights will be installed at every intersection, corner, and any bend in the road. The spacing requirements shall be met accordingly once these areas are developed.

2. Shall be a minimum of five feet from any tree, unless written approval is received from the city engineer. Branches may need to be pruned as determined by the engineering inspector in the field at the time of installation.

3. Shall not be installed within five feet from the edge of any driveway.

4. Any structure such as block walls, chain link fences, retaining walls, etc., shall leave a minimum of 18 inches to the face of the street light pole on all sides.

Wherever there is an overhead utility that may conflict with the installation of the street light poles, those conflicts must be resolved between the developer and the utilities involved before the street light bases are installed at no expense to Eagle Mountain City. The resolution must be approved by Eagle Mountain City and Rocky Mountain Power.

6. Street lights placed between corners will be shown on the electrical construction drawing, and will indicate the direction that the street light will be aimed. Street lights at intersections may aim to the center of the intersection or may be set at a 90-degree angle along collector and larger roads.

7. Each street light will be installed so that the street light pole is located 24 inches from the top back of the curb to the center of the pole in a public utility easement or public right-of-way.

8. Street lights shall be located at least 10 feet from fire hydrants.

15.70.090 Underground distribution for new subdivisions.

A. General Requirements. Primary and secondary distribution facilities in all new subdivisions shall be installed underground and at the expense of the subdivider or developer. Such facilities shall be constructed in accordance with the specifications and standards adopted by the utility. The facilities shall be located in easements dedicated to the utility and in locations approved by the utility.

B. Right-of-Way Easements. Before any tracts of land or subdivision lots are sold, necessary right-of-way easements shall be executed between the owner of the entire subdivision or tract of land and the utility. Said easement shall constitute a covenant that shall be a part of, and shall run concurrently with, each and every subsequent deed transfer that involves any parcel of land located within the subdivision. Said covenant shall grant to utility whichever of the following provisions utility deems as being appropriate and necessary.

A suitable perpetual right-of-way easement that will permit the installation, operation, maintenance and replacement of all utility's distribution facilities and appurtenances required to serve every lot or tract of land in the subdivision, including the right of ingress and egress by utility and the right to trim trees and shrubbery, is required.

C. Equipment and Cable Labeling – Tagging and Color Coding. Electrical equipment shall be labeled on the outside of the equipment with unique labels that match the labeling shown on the electrical system drawings. The labels shall be self-adhering and permanent, and use black cutout lettering at least three inches in height. The labels shall be applied in a readily visible location on the front of transformers, and 200-ampere and 600-ampere sectionalizing enclosures. Labels shall be applied in a readily visible location on the front and back of pad-mounted switchgear.

Primary and secondary cables shall be color coded and/or tagged within all equipment. Color coding of primary cable phases shall be provided by applying one or more bands of white tape to the cable, proximate to the cable entrance of 200-ampere load break and 600-ampere dead break elbows, and cable terminations (pot heads or terminators). The phase color coding shall use one white band for Phase A, two white bands for Phase B and three white bands for Phase C. A space of approximately one-half inch shall be left between adjacent white bands.

Tagging of primary and secondary cables shall use write-on tags. Markers used to write on the tags shall have permanent (waterproof) ink. The tags shall indicate the designation of the nearest adjacent equipment from/to which the primary or secondary cable extends. It shall also designate the general direction to the nearest adjacent equipment. The direction designation shall use the directions north (N), south (S), east (E), west (W), northeast (NE), northwest (NW), southwest (SW), and southeast (SE), as applicable.

Tags shall be securely attached to cables using plastic or nylon cable ties to prevent the tags from falling off of the cables. The tags shall be placed near the cable entrance of 200-ampere load break and 600-ampere dead break elbows, and cable terminations (pot heads or terminators).

Tags used for tagging of primary and secondary cables shall be Allflex [phone number: (800) 989-8247] Catalog No. GXF-Y (bags of 100) or GFXY (each) or approved equal.

D. Street Lighting. Street lighting will be installed throughout all developments using the following criteria:

1. Street lights will be installed at all intersections with the only exception being where a four-way intersection has an offset of less than 100 feet.

2. Street lights will be installed with separation as required by Section 15.10.390 EMMC.~~at a minimum spacing of 300 feet and a maximum spacing of 600 feet. They will be installed at the closest property line to the midpoint between the lights on either side.~~

3. Street lights placed between corners will be shown on the electrical construction drawing, and will indicate the direction that the street light will be aimed. Street lights at intersections may aim to the center of the intersection or may be set at a 90-degree angle along collector and larger roads.

~~4. Any street that extends more than 600 feet without an intersection will have a street light at approximately the midpoint.~~

~~5~~4. Each street light will be installed so that the street light pole is located 24 inches from the top back of the curb to the center of the pole in a public utility easement or public right-of-way.

~~6~~5. Streetlights shall be located at least 10 feet from fire hydrants.

~~7~~6. A ground wire shall be connected to the street light pole using NEC-approved methods and a separate ground wire shall be run from the pole base to the closest secondary pedestal or transformer. If the street light is fed from a secondary pedestal, an eight-foot by five-eighths-inch copper-clad ground rod must be installed at the pedestal, and street light ground will be attached to the ground rod using the NEC-approved connector.

~~8~~7. Pole. A 14-foot aluminum street light pole shall be used. The pole shall be manufactured by Holophane and shall be green with base. All bases must be embedded in concrete with a standard bolt pack. The hole shall be 20 inches in diameter and four feet deep unless approved otherwise by the energy department manager.

~~9~~8. Luminaire. The luminaire shall be of a style that is approved by the city in conformance with Chapter 17.56 EMMC.

15.35.010 General.

The installation specifications for water systems shall conform to the APWA Standard Specifications unless noted otherwise in this chapter.

A. Inspection. All pipe used shall be carefully inspected prior to installation. Any or all defective pipe shall be rejected.

B. Minimum Cover. All water mains and service laterals shall have a minimum cover of four feet to the top of the pipe and a minimum of 3' at installation. Maximum cover shall be 6 feet.

C. 12 ga locator wire along water main to setters & fire hydrants.

D. Metallic caution tape place 2' above water main.

E. All valves to be flanged to tees.

F. Valves 12" and above to be butterfly valves.

G. Bolts at the top of fire hydrant barrel to be no lower than 1" above finished grade & no higher than 6" above finished grade.

H. Water services (setters) to be installed prior to bacteria & pressure tests. [Ord. O-03-2010 § 1 (Exh. A § 7.010)].

J. Six (6) inch thick concrete pad around fire hydrants. See detail FH-1 in current Eagle Mountain City details.

K. Maximum spacing of fire hydrants is 500 feet unless approved otherwise by city engineer or his/ her representative.

15.35.050 Water meters and service lines.

Prior to the installation of the water service line, the engineer retained by the developer shall stake out the water meter location and provide the grade at which the lid is to be set.

Minimum service line size is three-quarter inch. All water service lines shall start with a corporation stop at the main and shall be of poly pipe with stiffeners or type “K” copper and meter setters of 21-inch or taller and ~~are~~ braced, with dual unions at bottom of setter and meet height specs in a 21-inch can for water meters. A four-inch ring and lid shall be used and installed with the top of the setter at a depth of not less than 18 inches and not more than 22 inches from the lid of the meter box. Meters ~~two~~ one and a half (1.5) inches and larger shall be placed in vaults (see current Eagle Mountain standard drawing). All meter setters shall have dual check valves. Meter boxes shall be placed ~~between~~ behind the sidewalk when there is no park strip shall be placed 3 feet behind walk to center of can +/- 3 inches ~~line and property line with combination curb, gutter, and sidewalk~~ or in the planter if available so that a fence may be placed on property without interfering with the maintenance and reading of said meter. No meters shall be set in sidewalks or driveways. Meter boxes shall be in good repair and relatively free from obstruction to ensure ease in maintenance and reading (not full of dirt past the base of the meter, having trash present and being badly bent to create a hazard). Damaged boxes shall be replaced. Meter boxes shall be from level to one inch high from the final grade of sidewalk. ~~See detail.~~ See current Eagle Mountain City Standards.

Lids shall have a one-inch hole in the top for the touch-read sensor and read Eagle Mountain Water Meter on lid.

Water service lines shall be minimum ~~one foot~~ 18 inches vertical above the sewer. Water meters shall be located at the centerline of single-family lots unless authorized by the city engineer or his/her designee. On narrow lot subdivisions (lot width less than 50 feet), water laterals are to be located on alternating lot lines, although in no instances shall connections be made to the water main closer than three-foot intervals. Separation between water and sewer mains shall be 10 feet (horizontally) minimum unless authorized in writing by the city engineer or his/her designee.

A separate and independent service lateral for water service shall be provided for every building used as a dwelling, except in cases of undue hardship where the city council deems it necessary to make an exception. The water user shall bear full responsibility for the upkeep and maintenance of all water system lines and fixtures beyond the water meter.

From and after the effective date of the ordinance codified in this chapter, all dwelling units and premises under separate ownership shall be served by individual water meters, except in cases of undue hardship

or in planned unit developments when approved by the city council. [Ord. O-03-2010 § 1 (Exh. A § 7.040)].

STANDARD CONSTRUCTION DRAWING DETAILS

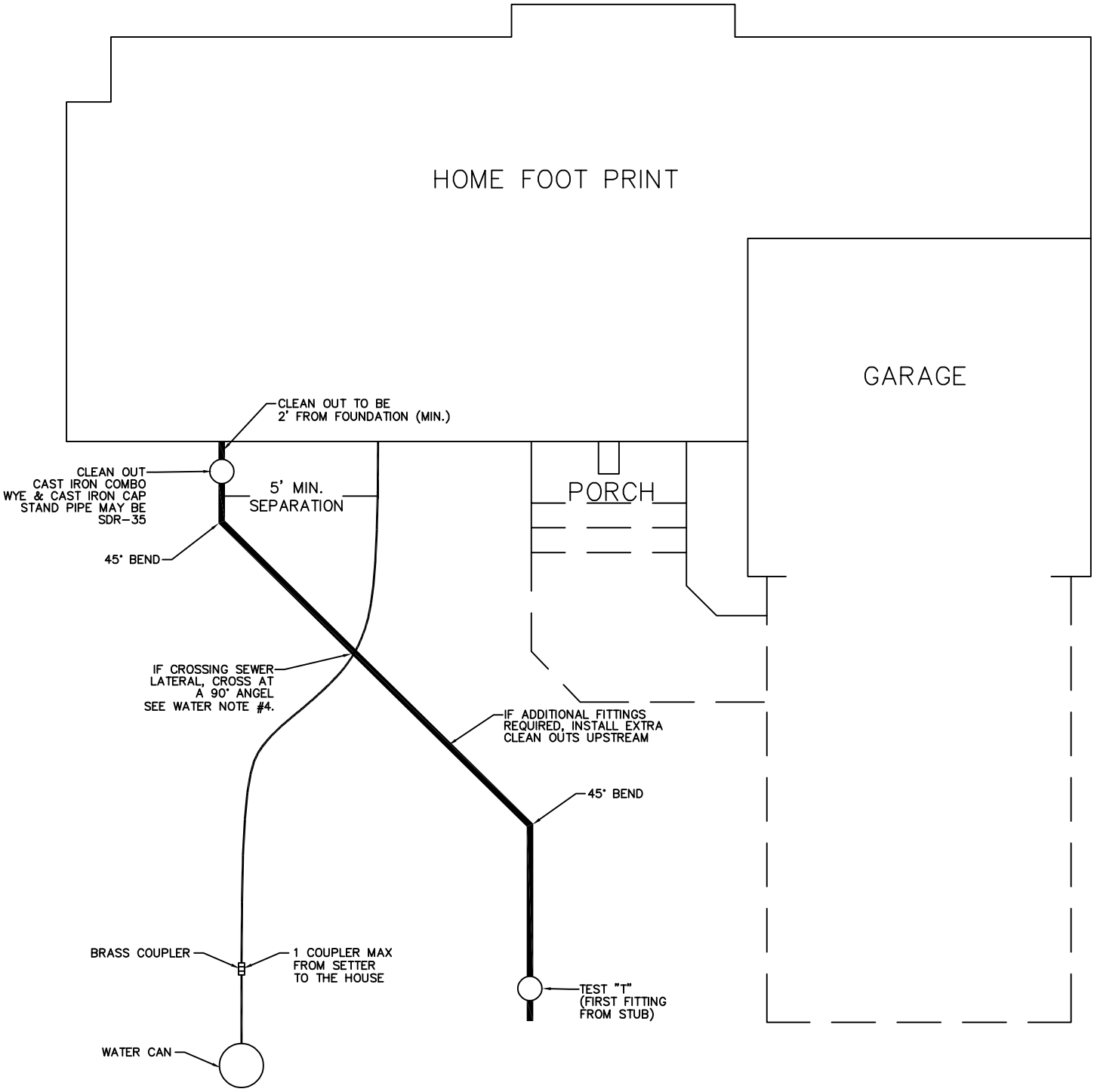
ANY DRAWINGS NOT INCLUDED WILL FOLLOW THE MOST CURRENT APWA UTAH CHAPTER AND EAGLE MOUNTAIN CITY MUNICIPAL CODE

TABLE OF CONTENTS

SHEET - 1. SEWER & WATER CONNECTION TO HOMES
SHEET - 2. SEWER LATERAL SERVICE & CONNECTION
SHEET - 3. WATER CAN RELOCATE
SHEET - 4. 1 1/2" & 2" METER
SHEET - 5. WATER LINE, SETTER, & WATER CAN
SHEET - 6. NO CONCRETE AROUND WATER CAN LID
SHEET - 7. WATER SAMPLING STATION
SHEET - 8. LARGE COMPOUND METER W/2" BYPASS, 3" OR 4" METER
SHEET - 9. LARGE COMPOUND METER W/2" BYPASS, 6" OR 8" METER
SHEET - 10. WATER PRV & VAULT
SHEET - 11. CAST IN PLACE VENT PIPE DETAIL, PRV
SHEET - 12. WATER AIR VAC
SHEET - 13. WATER AIR VAC VENT
SHEET - 14. FIRE HYDRANT & VALVE
SHEET - 15. PI, 1" SINGLE & DUAL SERVICE LATERAL
SHEET - 16. DRIVE APPROACH FOR WATERWAYS
SHEET - 17. ADA FOR DRIVEWAYS
SHEET - 18. ISO BOX WITH SNOUT SHEET 1
SHEET - 19. ISO BOX WITH SNOUT SHEET 2
SHEET - 20. TYPE 'A' CURB BOX PLACEMENT
SHEET - 21. 1 ACRE OR LARGER RESIDENCE & ALL COMMERCIAL SWPPP SIGN
SHEET - 22. SINGLE FAMILY RESIDENCE SWPPP SIGN

DRAWN RSB REVISED -- DATE APRIL 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH 19 96	STANDARD DETAILS FOR DETAILS TABLE OF CONTENTS	DRAWING NO. TC

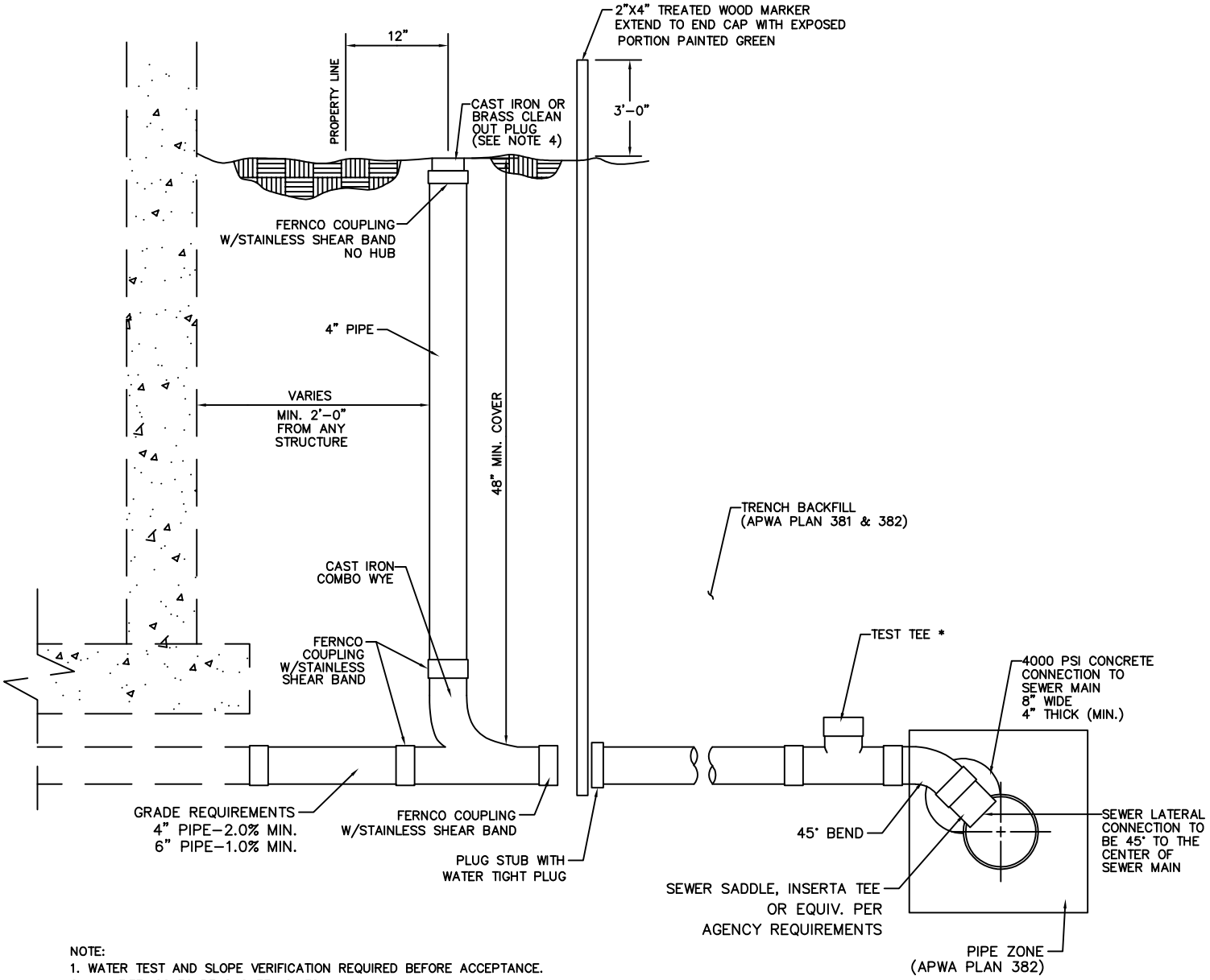
SEWER & WATER CONNECTION TO THE HOME



SEWER NOTES:
1. CLEAN OUTS ARE NOT ALLOWED UNDER ANY PERMANENT SURFACES, BAY WINDOWS, PORCHES, WINDOW WELLS, ETC.
2. WATER TEST REQUIRED.
3. 90° DEFLECTION (MAX.) PER CLEAN OUT.
4. 24" MIN. BETWEEN FITTINGS/BENDS.
5. 2% MIN. SLOPE WITH 4" PIPE.
6. MAXIMUM OF 100' BETWEEN MAIN & 1st CLEAN OUT.
7. 3/4" GRAVEL OR PEA GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" ABOVE THE PIPE (MIN.)
8. LEANING CLEANOUT STAND PIPE OVER 5' NOT ALLOWED.
9. FERNCO COUPLERS WITH STAINLESS SHEAR BANDS ON ALL CAST IRON CLEAN OUTS.

WATER NOTES:
1. 48" MINIMUM COVER ON SERVICE LINE.
2. TAR IS REQUIRED TO SEAL THE HOLE IN THE FOUNDATION.
3. PLACE A-3 SAND AFTER METER ON WATER SERVICE.
4. MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER LINE AND SANITARY SEWER.
5. NO COUPLERS ON CITY SIDE OF THE SETTER UNLESS FOLLOWING WATER CAN MOVE DETAIL.

DRAWN RSB REVISED APRIL 2024 DATE SEPT 2017 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR SEWER & WATER CONNECTION TO HOME	DRAWING NO. 1

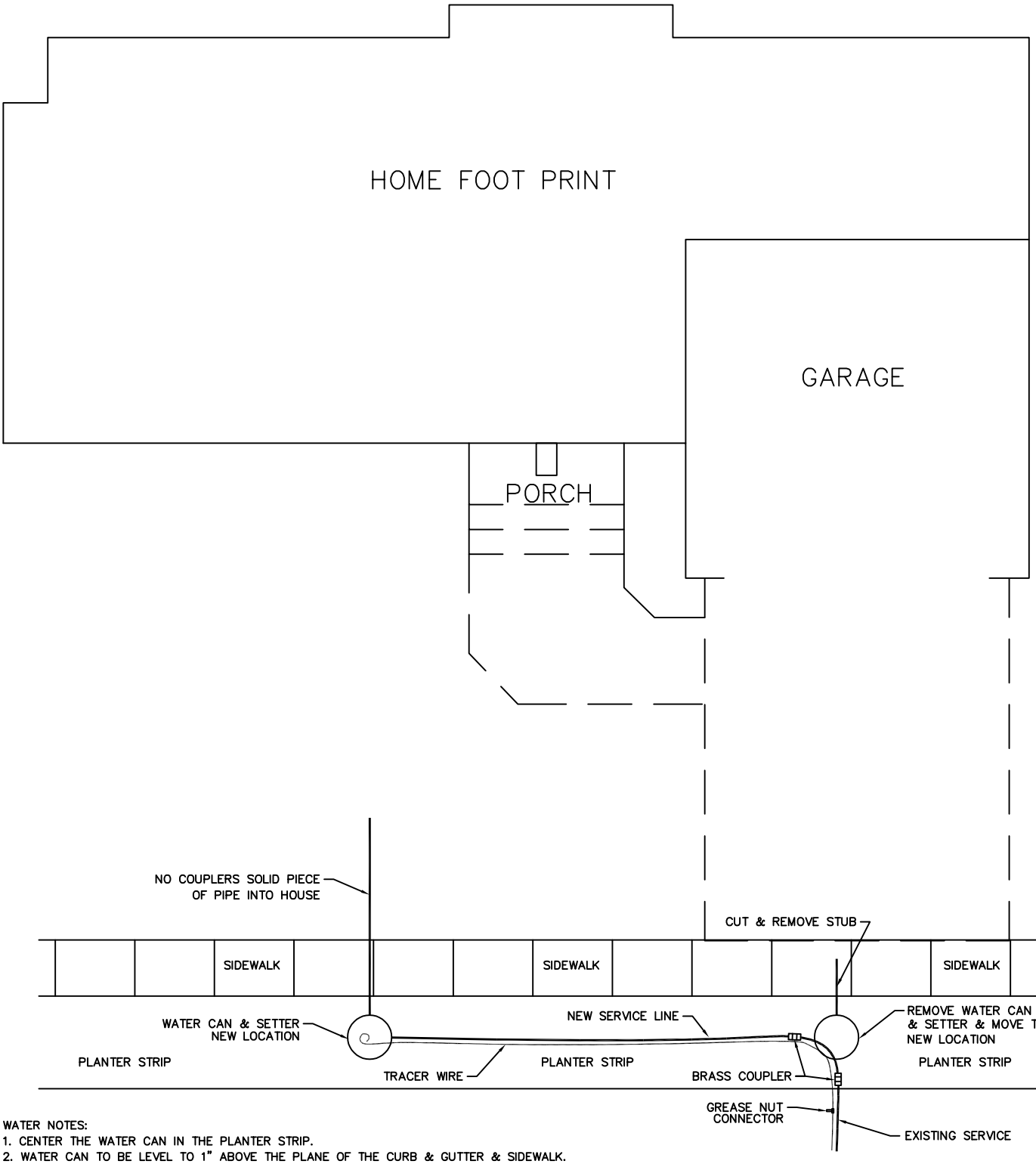


NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN RSB REVISED APRIL 2024 DATE SEPT 2017 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR SEWER LATERAL SERVICE & CONNECTION	DRAWING NO. 2

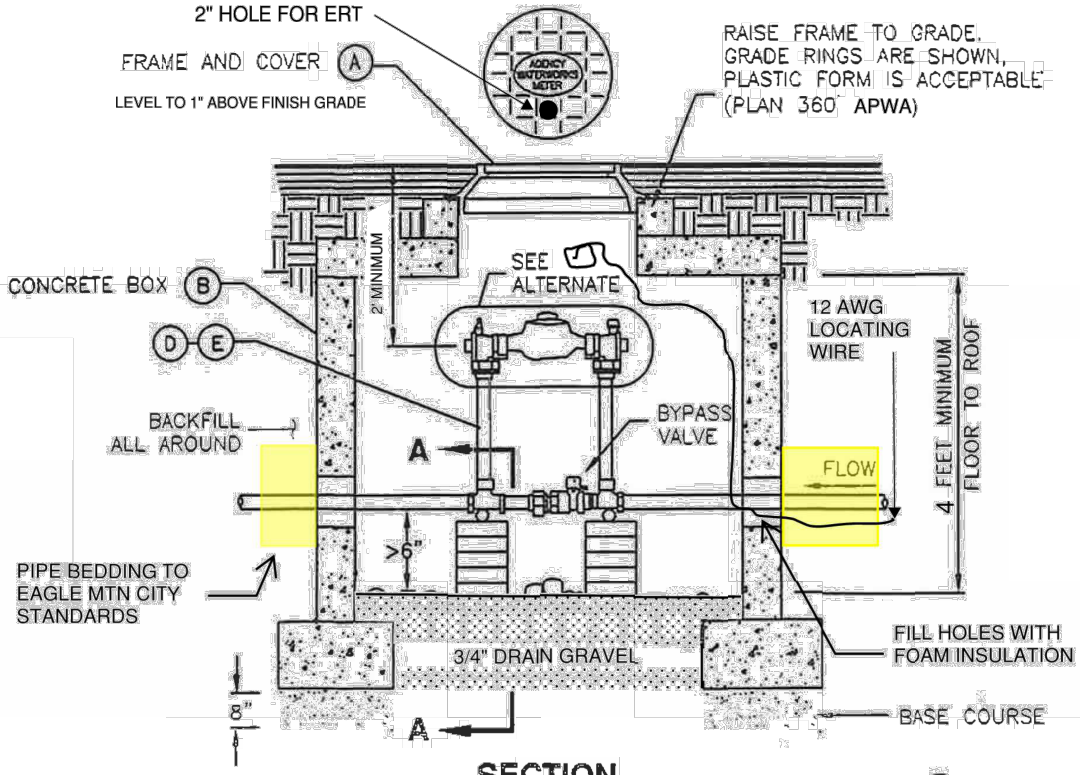
WATER CAN RELOCATE OUT OF DRIVEWAY



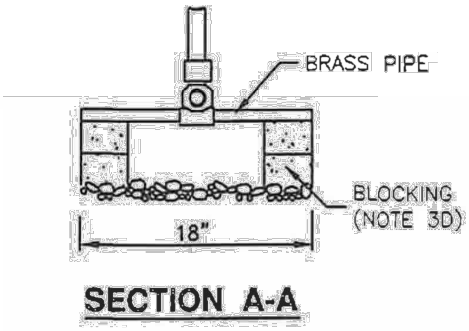
WATER NOTES:

1. CENTER THE WATER CAN IN THE PLANTER STRIP.
2. WATER CAN TO BE LEVEL TO 1" ABOVE THE PLANE OF THE CURB & GUTTER & SIDEWALK. (MONOLITHIC WALK THE CAN NEEDS TO BE A 2% SLOPE FROM THE SIDEWALK EDGE OR 1" ABOVE WALK.)
3. SETTER TO BE CENTERED IN THE WATER CAN AND 18" TO 22" FROM TOP OF SETTER TO TOP OF LID ON RING.
4. WATER CAN LID TO SAY EAGLE MOUNTAIN ON IT WITH 2" HOLE. SEE DETAIL WSC-1 (WATER CAN DETAIL).
5. IF CRIMPING OF THE POLY IS REQUIRED INSTALL COUPLER OVER CRIMPED AREA (1ST COUPLER).
6. BEDDING SAND TO MEET CITY STANDARDS REQUIRED TO BACK OF WALK.
7. BACK FILL WITH E-FILL & TEST TO BACK OF WALK.
8. CONNECT ONTO TRACER WIRE W/GREASE NUT & EXTEND INTO THE WATER CAN W/3' PIGTAIL.

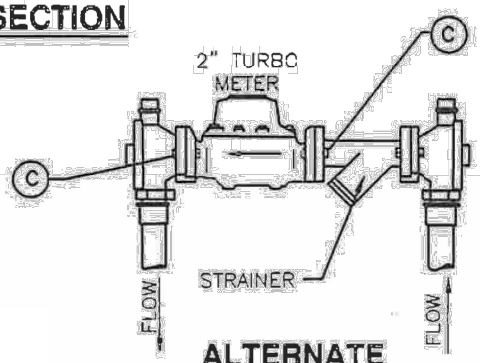
DRAWN RSB REVISED APRIL 2024 DATE SEPT 2017 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR WATER CAN RELOCATE	DRAWING NO. 3



SECTION



SECTION A-A



ALTERNATE

TURBO METER INSTALLATION (NOTE 1A)

NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED. 12" OF RISE WITH GRADE RINGS / FORM MAX.
4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.

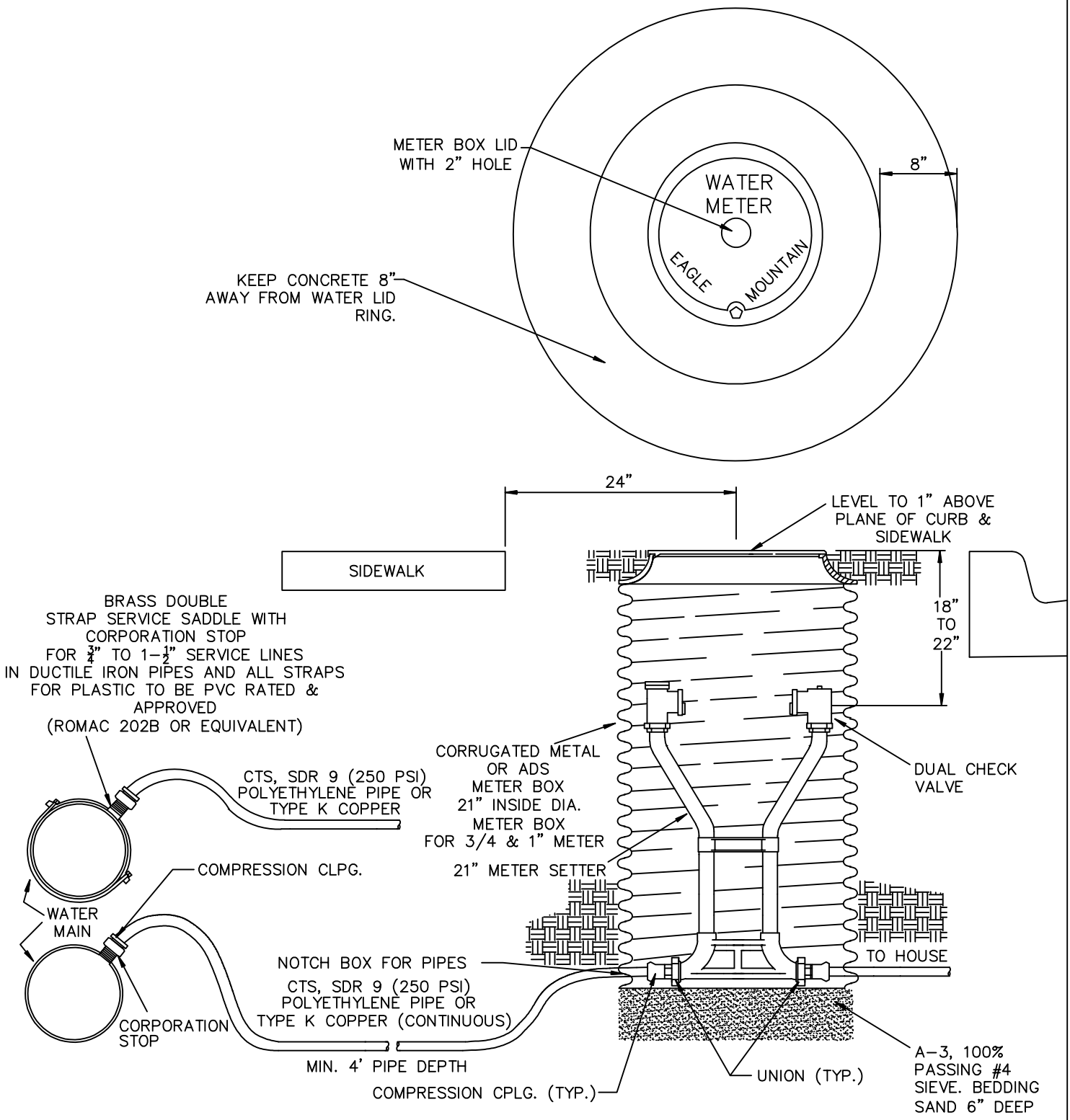
LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502 APWA
(B)		CONCRETE BOX	4' X 4' X 4' MIN.
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter

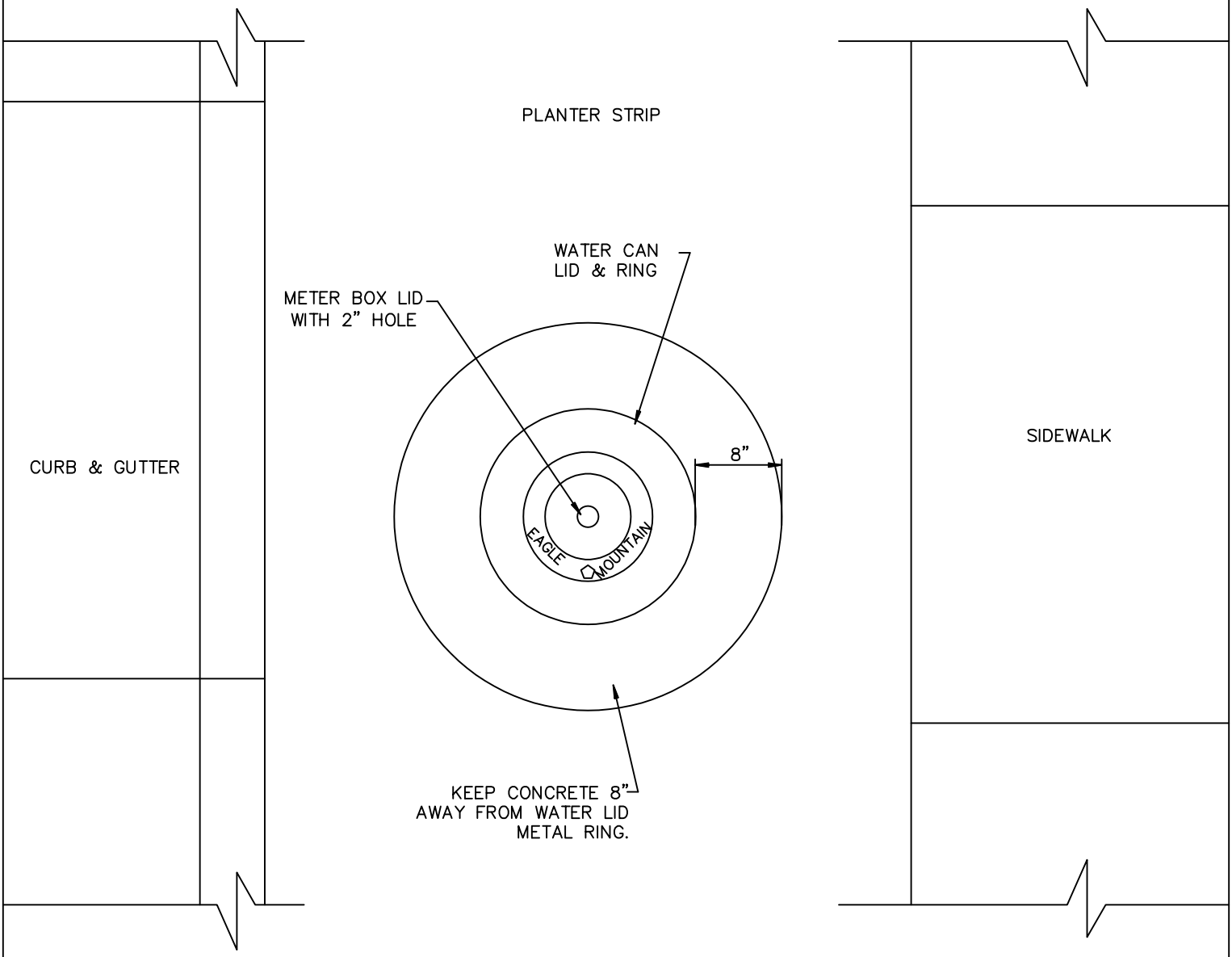
DRAWN RSB REVISED -- DATE APRIL 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR 1 1/2" AND 2" METER	DRAWING NO. 4



WATER SERVICE LINES AND METER BOX

NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

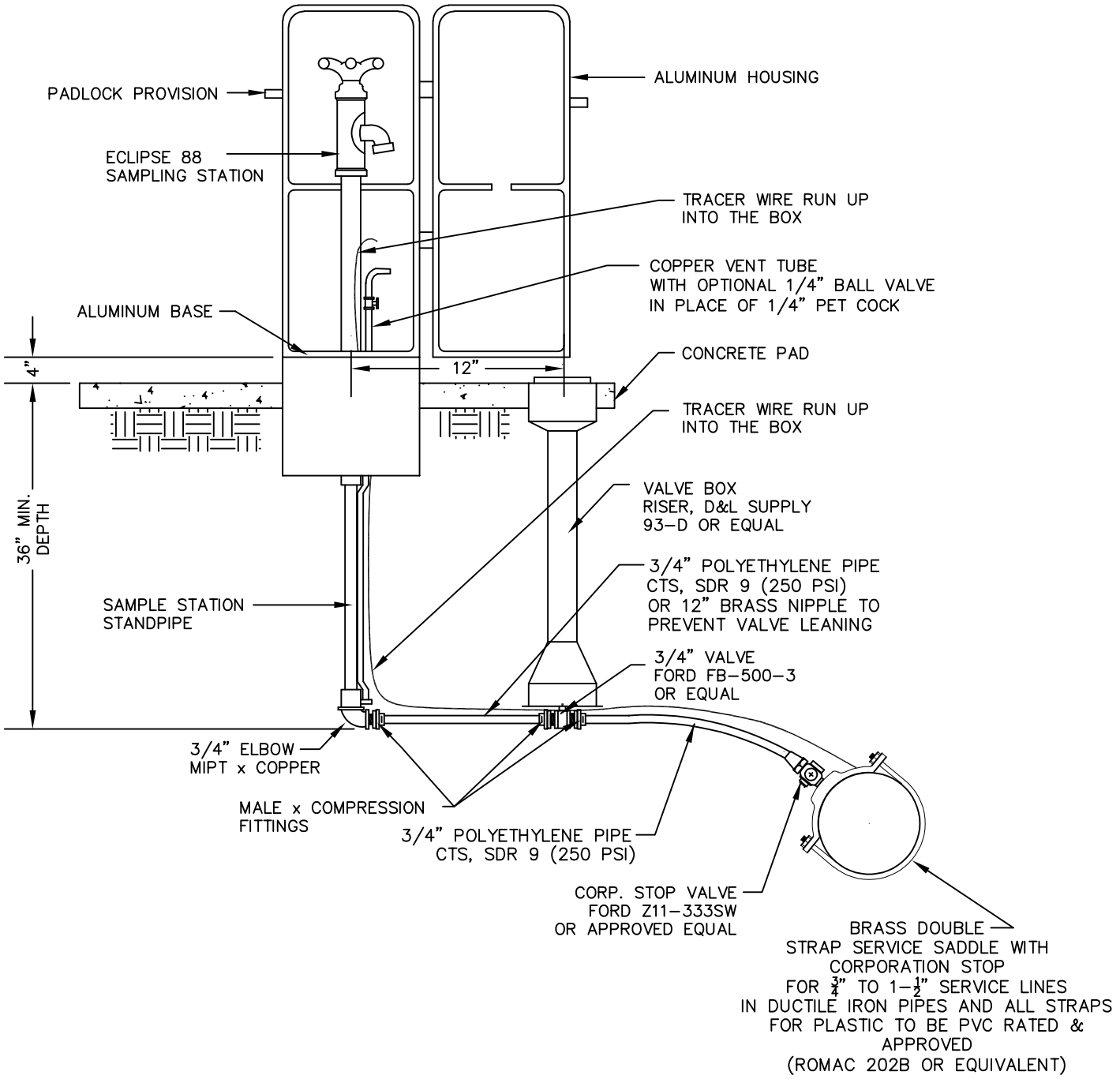
DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR WATER LINE, SETTER & CAN	DRAWING NO. 5



NOTE:

1. WATER CAN TO BE CENTERED IN THE PARK STRIP.

DRAWN RSB REVISED APRIL 2024 DATE JAN 2018 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR NO CONCRETE AROUND WTR CAN LID	DRAWING NO. 6



ONE SAMPLE STATION REQUIRED IN EACH RESIDENTIAL DEVELOPMENT AND A MINIMUM OF ONE SAMPLING STATION PER 100 LOTS.

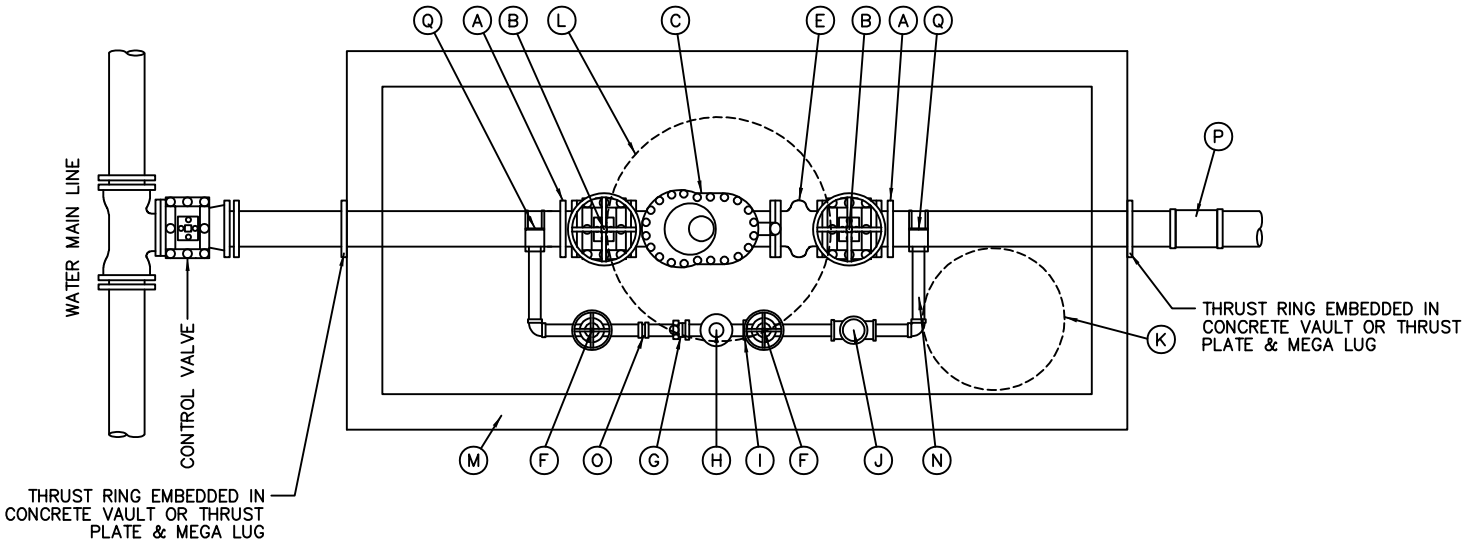
1. LOCATION: Sample stations to be located on a lot line, in the park strips between curb and sidewalk as shown on plan or as directed. Concrete pad to placed around Sampling station from sidewalk to back of curb 4' wide.

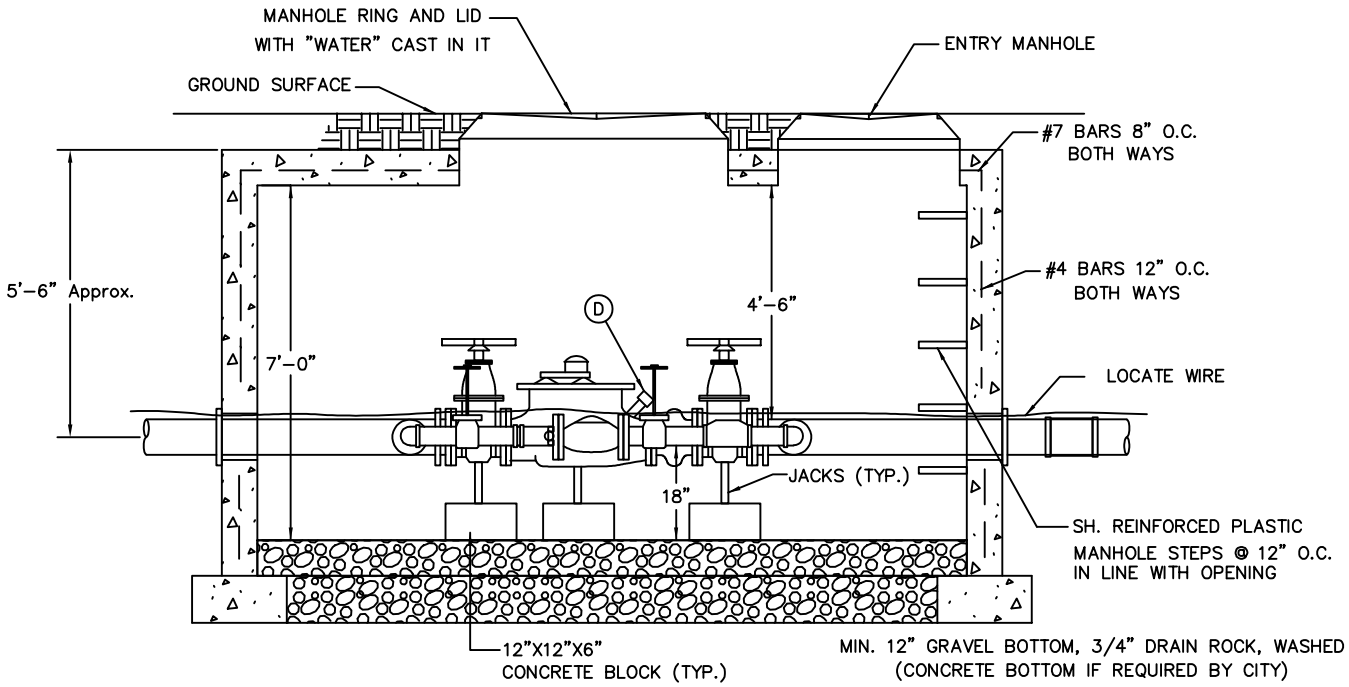
2. INSPECTION: Prior to backfilling around the assembly, secure inspection of installation by ENGINEER.

3. SMALL FITTINGS: Provide brass fittings and nipples if not specified otherwise.

4. A-3 sand required 6" below to the sides & 12" above (min.) of the pipe.

DRAWN RSB REVISED APRIL 2024 DATE MAY 2015 SCALE VARIES	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR WATER SAMPLING STATION	DRAWING NO. 7





LEDGEND

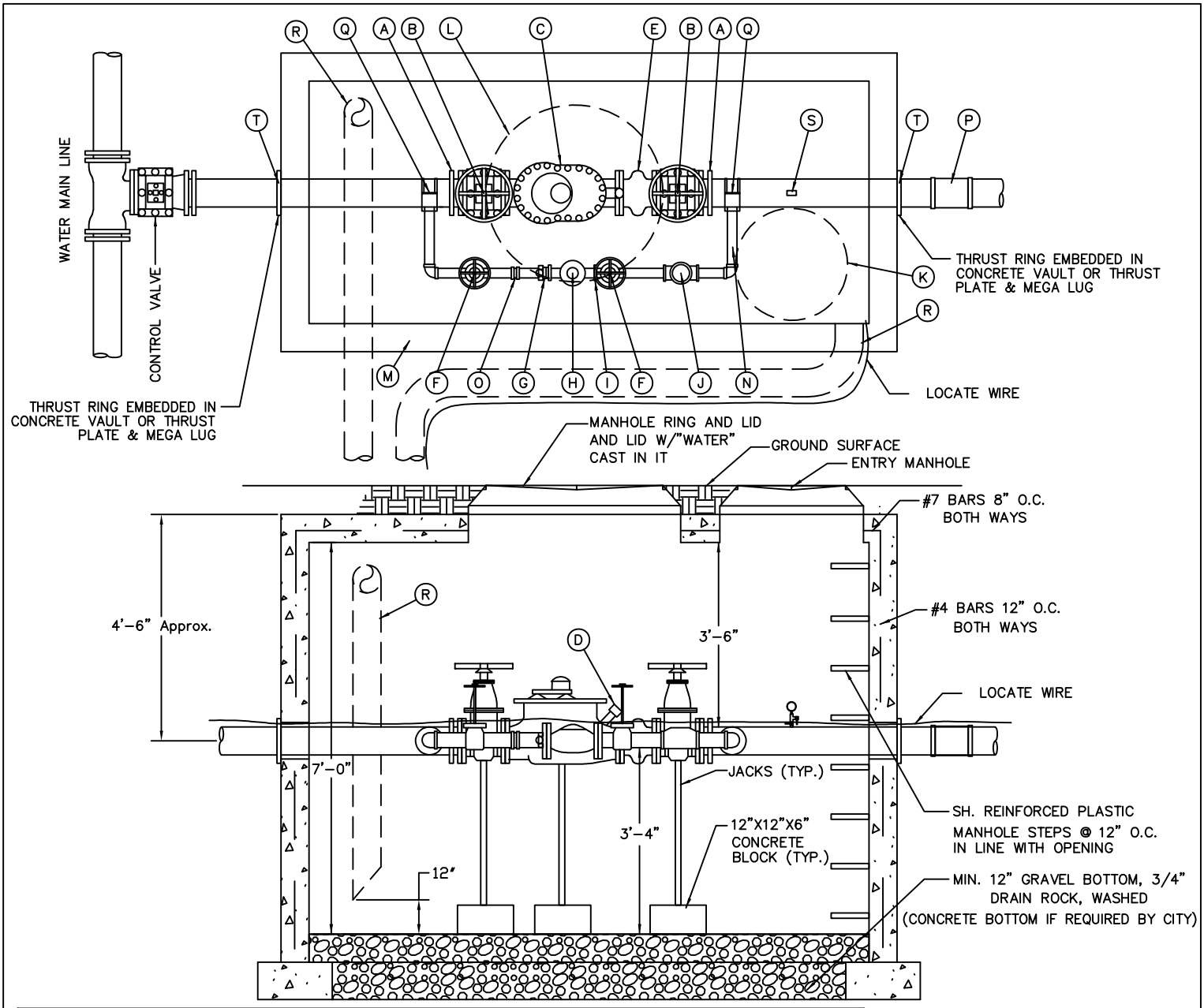
LTR	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		3" OR 4" GATE VALVE WITH HAND WHEEL	
C		3" OR 4" COMPOUND METER	SENSUS OMNI
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	APWA, PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	APWA, PLAN 503
M		CONCRETE BOX (VAULT) DIMENSIONS ONLY	APWA, PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	

* FURNISHED BY AGENCY

NOTE:

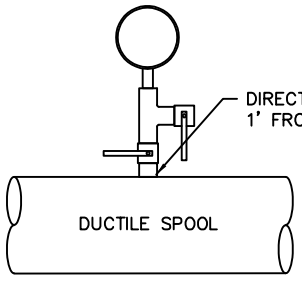
1. ALL 4" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 4" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN RSB REVISED APRIL 2024 DATE MAY 2017 SCALE VARIES	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR LARGE COMPOUND METER W/2" BYPASS 3" OR 4" METER	DRAWING NO. 8



LEDGEND			
LTR		ITEM	DESCRIPTION
A		6" OR 8" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		6" OR 8" GATE VALVE WITH HAND WHEEL	
C		6" OR 8" COMPOUND METER W/INTERNAL STRAINER	SENSUS OMNI C-2
D		2" TEST ASSEMBLY	
E		6" OR 8" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M		CONCRETE BOX (VAULT) DIMENSIONS ONLY	PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	
R		VENT PIPES	
S		3/4" BRASS TEE, 2 BALL VALVES, & OIL FILLED PRESSURE GAUGE	
T		1/4" STEEL PLATE W/MEGA-LUG AGAINST VAULT WALL OR THRUST RING EMBEDDED IN VAULT WALL	

* FURNISHED BY AGENCY

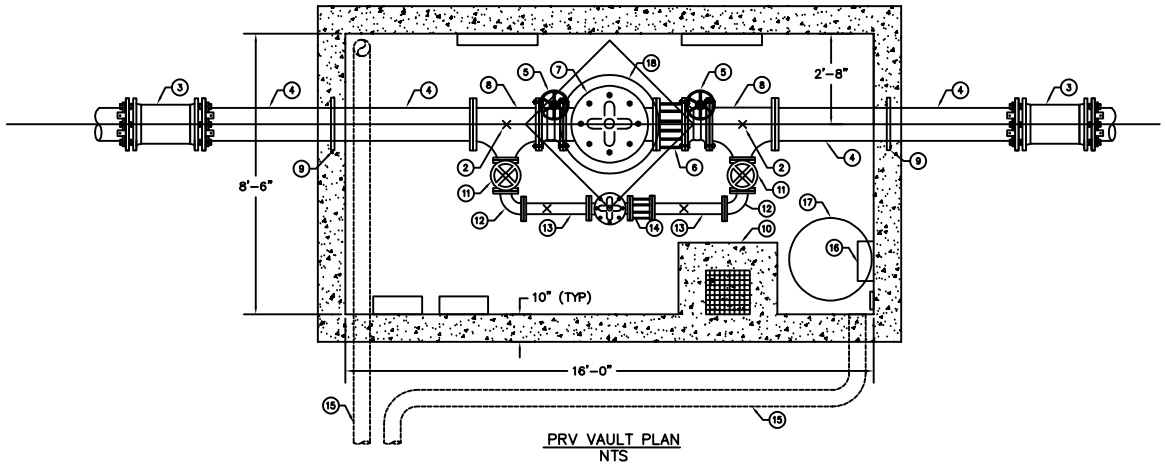


GAUGE DETAIL
SEE LTR "S"

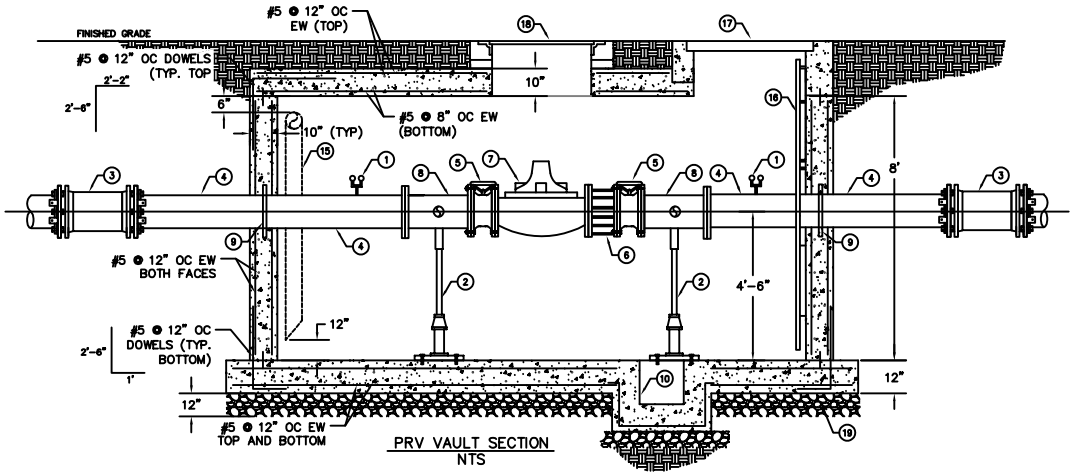
NOTE:

1. ALL 6" OR 8" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 6" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN RSB	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR	DRAWING NO.
REVISED APRIL 2024			LARGE COMPOUND METER W/2" BYPASS 6" OR 8" METER	9
DATE FEB 2020				
SCALE VARIES				



PRV VAULT PLAN
NTS



PRV VAULT SECTION
NTS

VALVE AND EQUIPMENT SCHEDULE				
ITEM	SIZE	DESCRIPTION	QTY	ENDS
1	--	PRESSURE GAGE LIQUID FILLED WITH BRASS VALVE, NIPPLES AND HOSE BIB	2	THREADED
2	--	PIPE SUPPORT	2	--
3	12"	DI LONG BODY SLEEVE WITH MEGALUG FOLLOWERS	2	--
4	12"	DI SPOOL	2	MJXFL
5	12"	200# ANSI FLANGE BUTTERFLY VALVE WITH HANDWHEEL	2	FLANGED
6	12"	DISMANTLING JOINT	1	FLANGED
7	12"	PRESSURE REDUCING VALVE	1	FLANGED
8	12"X4"	TEE	2	FLANGED
9	12"	THRUST RING	2	--
10	16"	16" SQUARE AND DEEP CONCRETE SUMP PIT WITH FIBERGLASS GRATING.	1	--
11	4"	200# ANSI FLANGE BUTTERFLY VALVE WITH HANDWHEEL	2	--
12	4"	90° DIP BEND	2	FLANGED
13	4"	DI SPOOL	2	FLANGED
14	4"	DISMANTLING JOINT	2	FLANGED
15	6"	SCHEDULE 80 PVC PASSIVE VENT PIPING OUT THE SIDE	2	--
16	--	GALVANIZED LADDER	1	--
17	30"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING.	1	--
18	36"	H-20 RATED MANHOLE FRAME, COVER, & GRADE RING. CENTER OVER 12" PRV.	1	--
19	--	UNTREATED BASE COURSE MATERIAL	-	--

NOTE: ALL NUTS AND BOLTS TO BE CORROSION FREE, I.E. STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

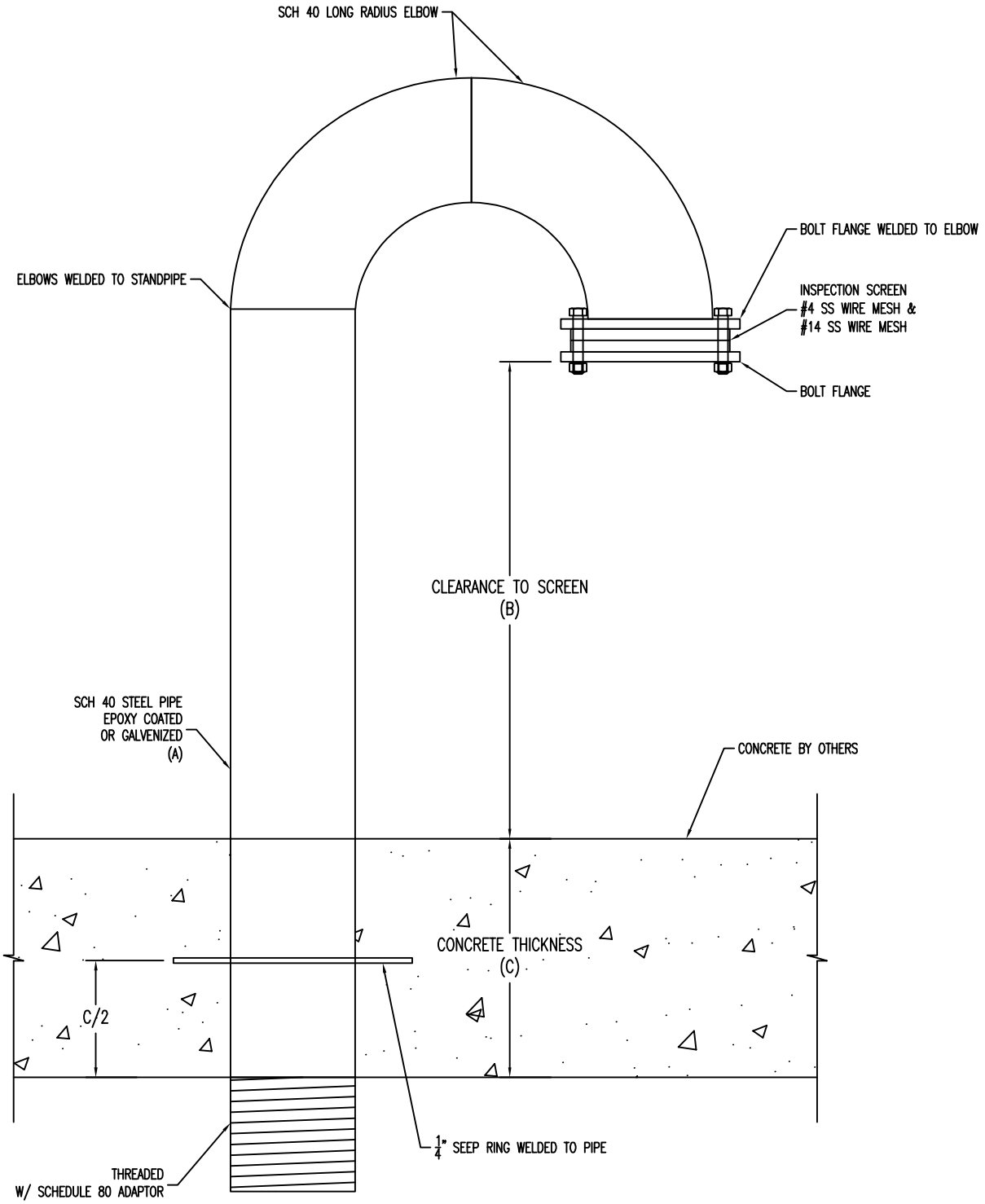
DRAWING NO. 10

STANDARD DETAILS FOR

WATER PRV & VAULT

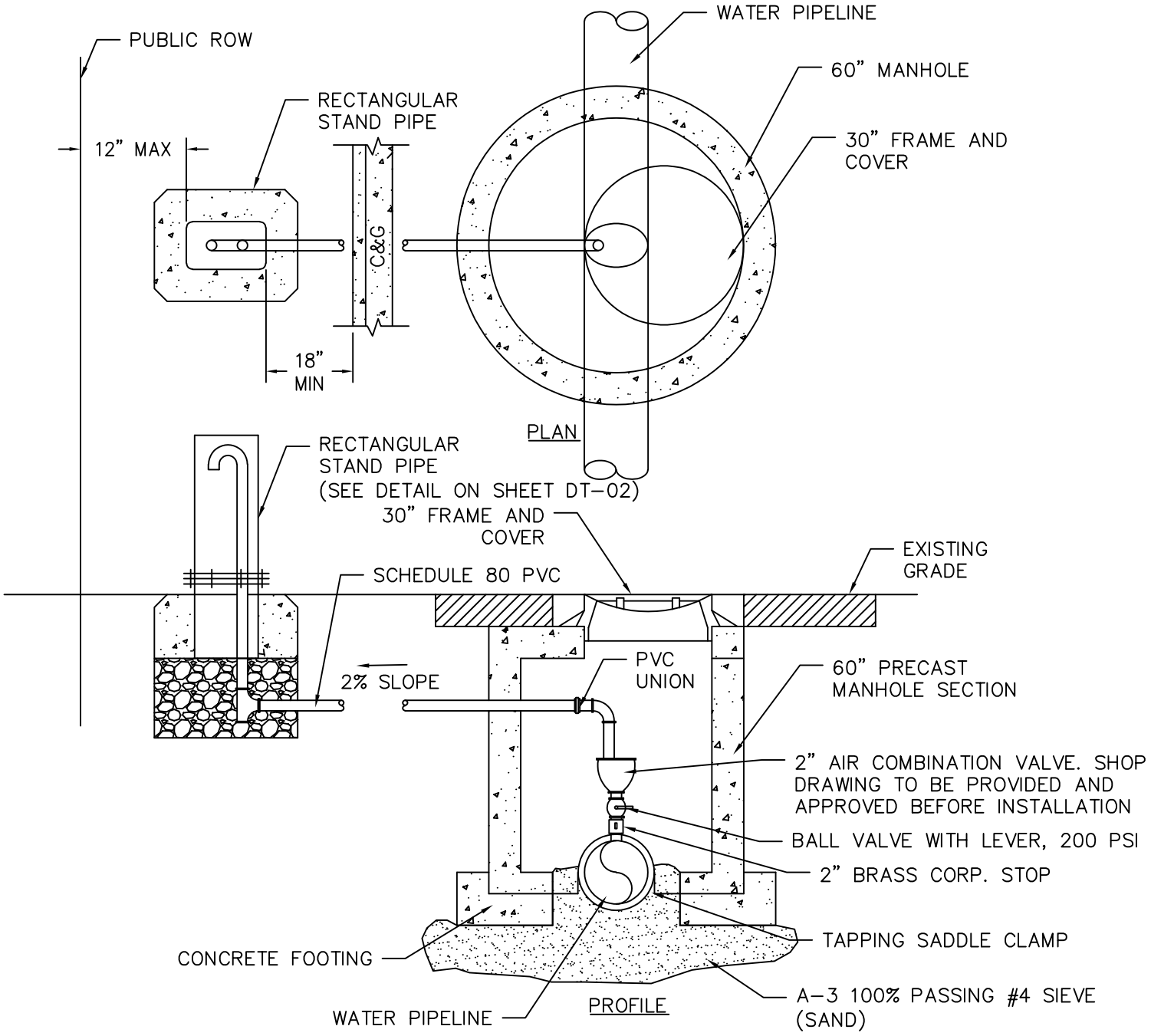
EAGLE MOUNTAIN CITY

DRAWN RSB
REVISED APRIL 2024
DATE MARCH 2016
SCALE VARIES



VENT PIPE DIMENSIONS		
PIPE SIZE (A)	CLEARANCE TO SCREEN (B)	CONCRETE THICKNESS (C)
6"	24"	6"

DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE VARIES	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR CAST IN PLACE VENT PIPE DETAIL	DRAWING NO. 11



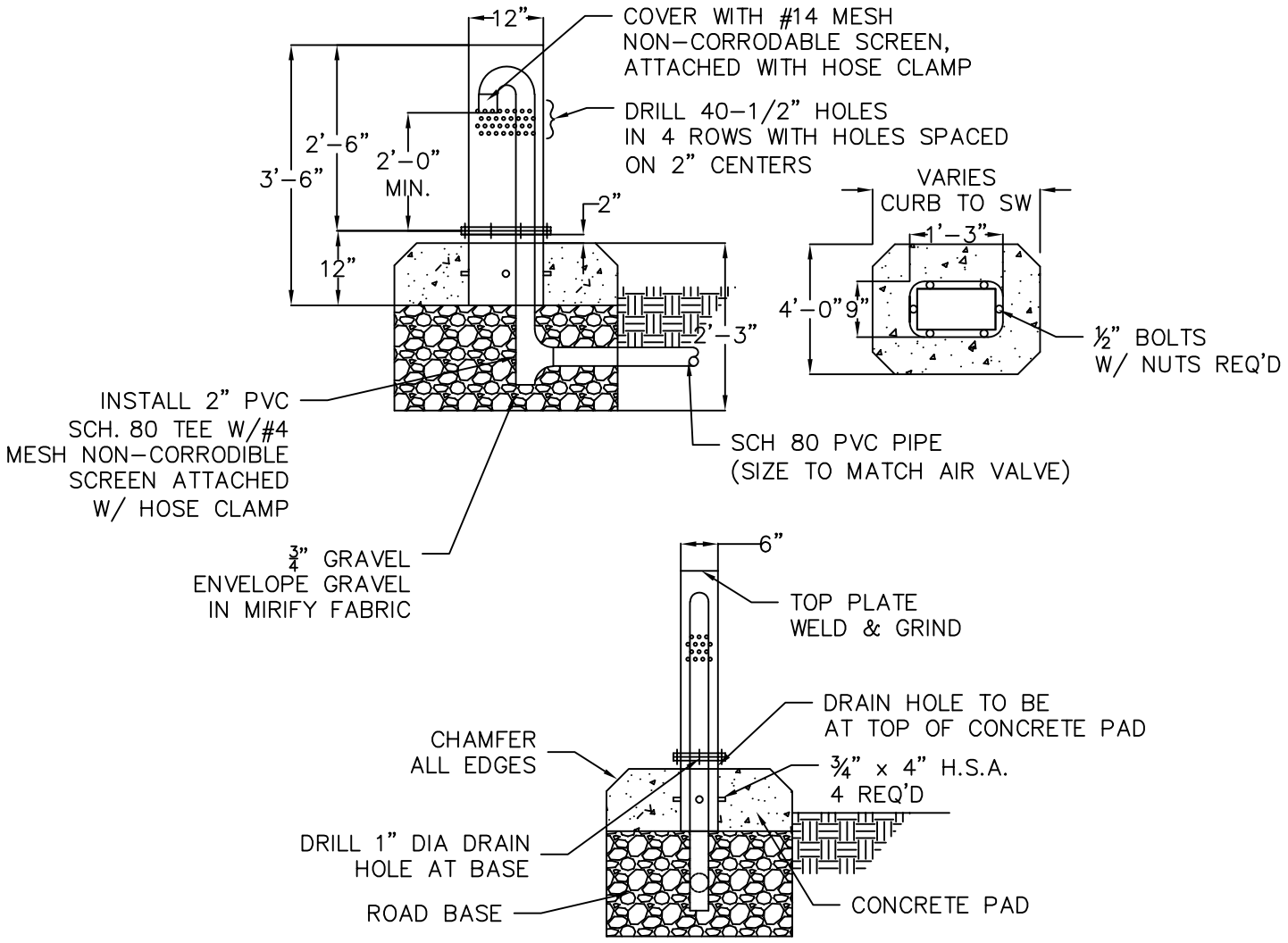
1. AIR VALVE STRUTURE: PLACE AIR VALVE STRUCTURE AT LOCATIONS SHOWN ON PLANS

2. AIR VENT STANDPIPE: LOCATE STAND PIPE BEHIND CURB OR OUTSIDE OF ROADWAY PAVEMENT

3. INSPECTION; PRIOR TO BACKFILLING AROUND ASSEMBLY, SECURE INSPECTION OF INSTALLATION BY PROJECT REPRESENTATIVE

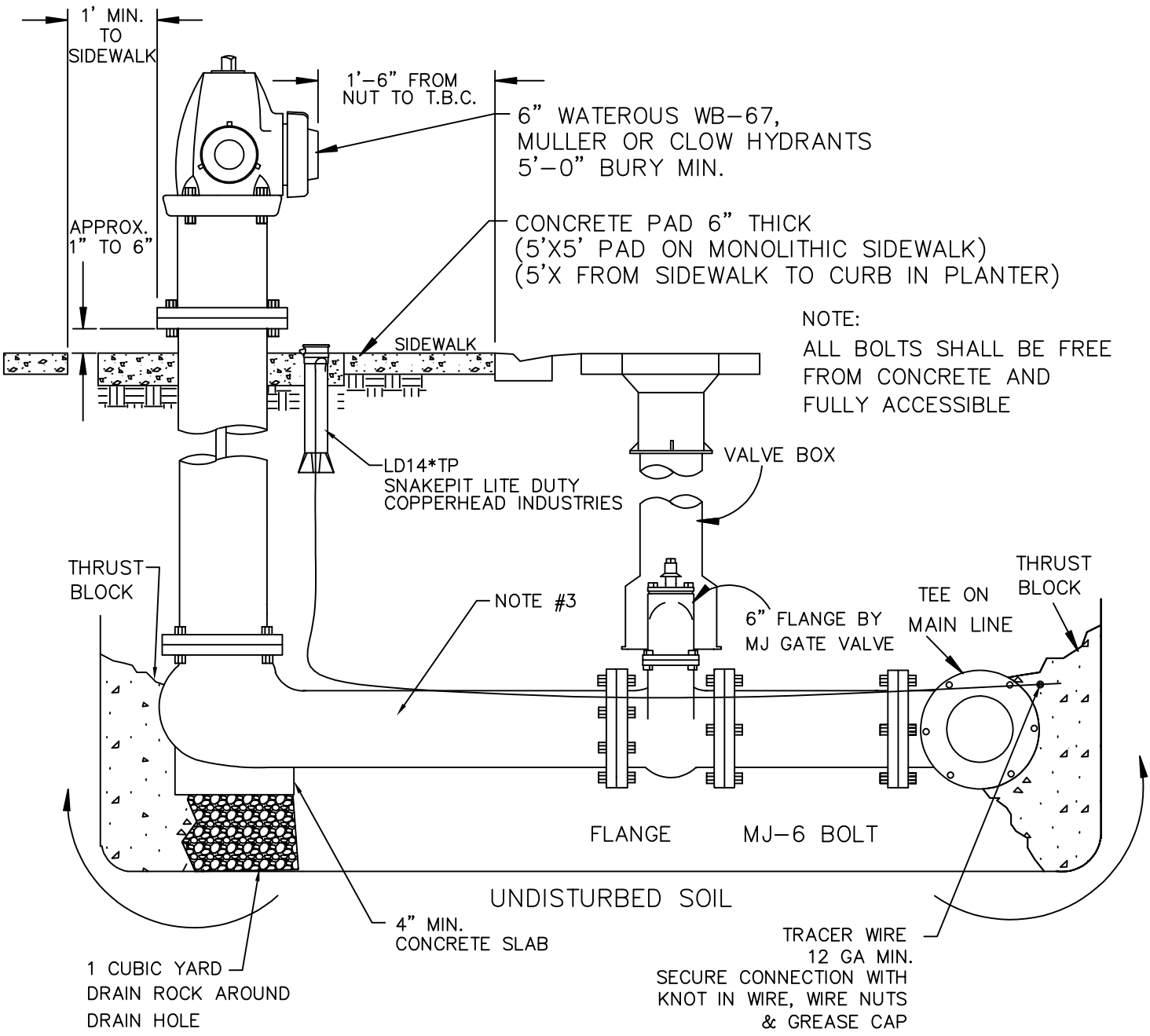
4. BACKFILL: INSTALL AND COMPACT BACKFILL MATERIAL PER SPECIFICATION

DRAWN RSB REVISED APRIL 2024 DATE MARCH 2016 SCALE VARIES	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR WATER AIR VAC	DRAWING NO. 12



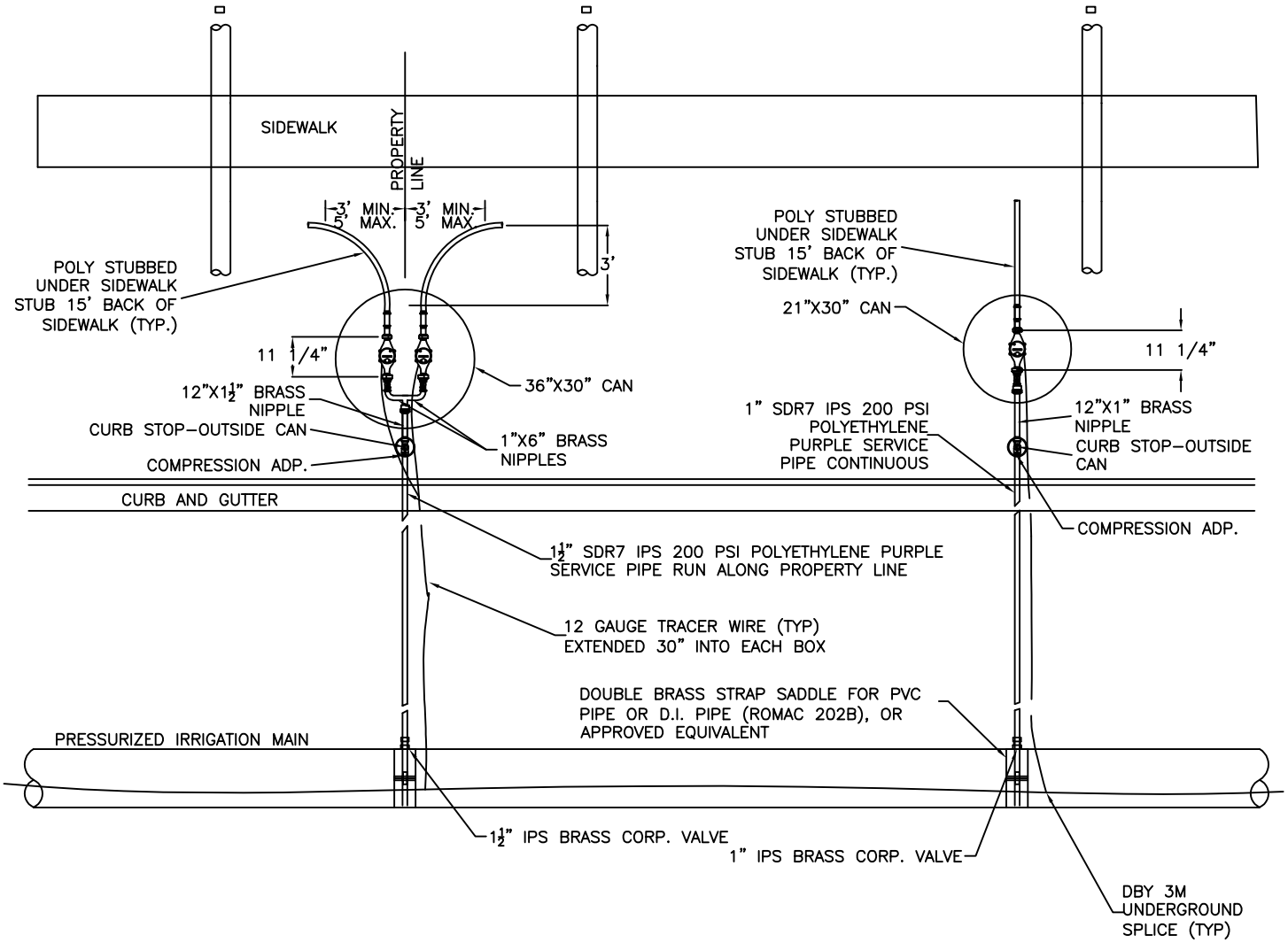
1. LOCATION: LOCATE STANDPIPE BEHIND CURB OR OUTSIDE OF ROADWAY AS SHOWN ON PLANS OR AS REQUIRED
2. INSPECTION: PRIOR TO BOLTING VENT CAP OVER ASSEMBLY, SECURE INSPECTION OF INSTALLATION BY EAGLE MOUNTIAN CITY
3. FABRICATION: FABRICATE FROM 1/4" STEEL PLATE.
4. GALVANIZE: HOT DIP GALVANIZE AFTER FABRICATION

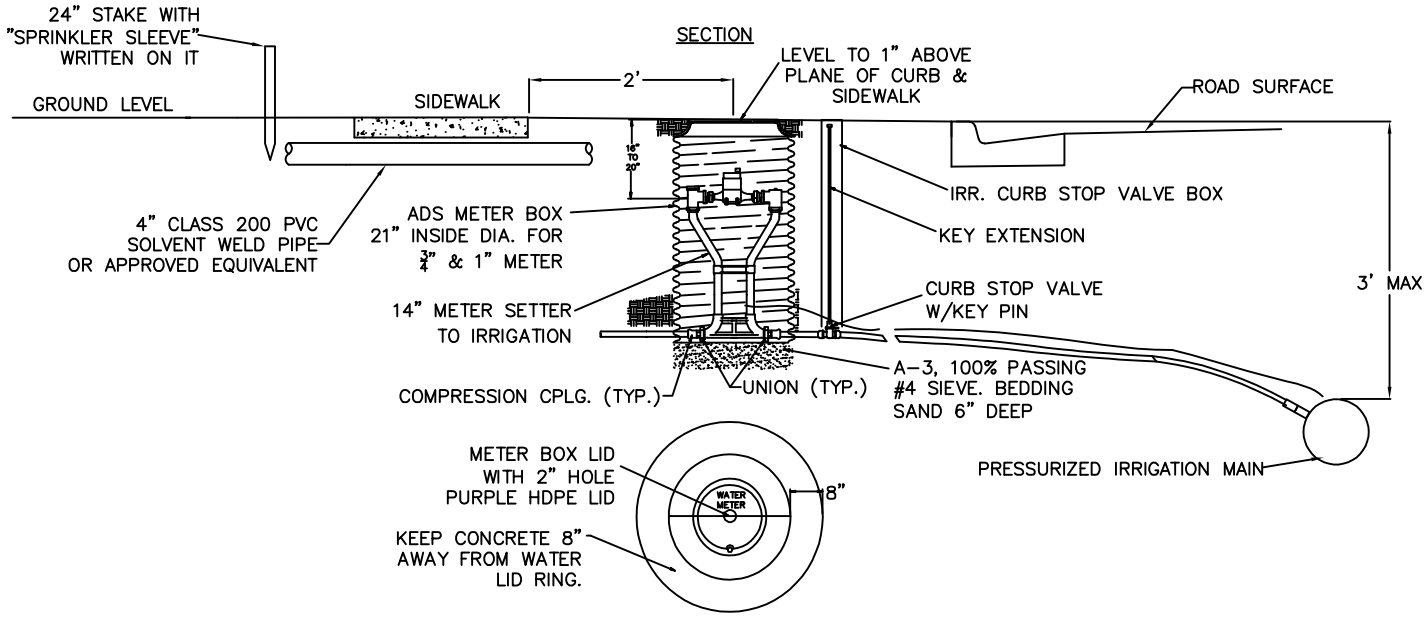
DRAWN RSB REVISED APRIL 2024 DATE MARCH 2016 SCALE VARIES	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR WATER AIR VAC VENT	DRAWING NO. 13



NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR FIRE HYDRANT & VALVE	DRAWING NO. 14

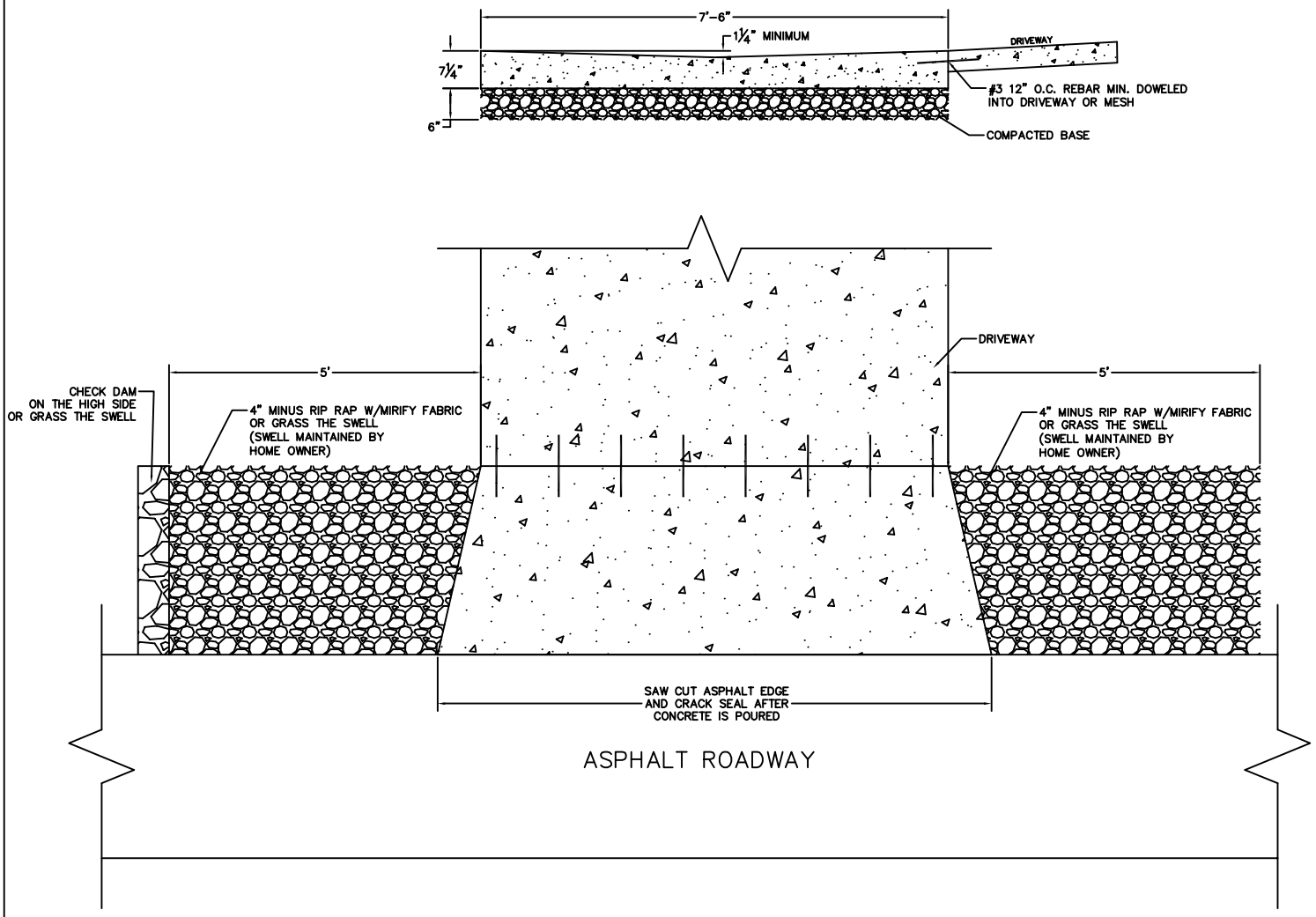




NOTES:

1. STANDARD SERVICE SIZE SHALL BE 1"FOR DUAL SERVICES AND FOR SINGLE SERVICES.
2. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. SERVICE LATERAL SHALL SLOPE TOWARDS PRESSURIZED IRRIGATION MAIN.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. 4" SLEEVE SHALL BE BURIED 1' BELOW GRADE.
7. ¾" & 1" METER INSTALLED BY EAGLE MOUNTAIN CITY.
8. 1½" OR LARGER METER SEE CULINARY VAULT DETAIL.

DRAWN RSB	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR	DRAWING NO.
REVISED APRIL 2024			1" SINGLE & DUAL SERVICE LATERALS	15
DATE NOV 2023				
SCALE N.T.S.				



DRAWN RSB REVISED APRIL 2024 DATE SEPT 2020 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR DRIVE APPROACH WATERWAYS	DRAWING NO. 16

SIDEWALK AGAINST CURB DRIVEWAY REQUIREMENTS FOR ADA COMPLIANCE

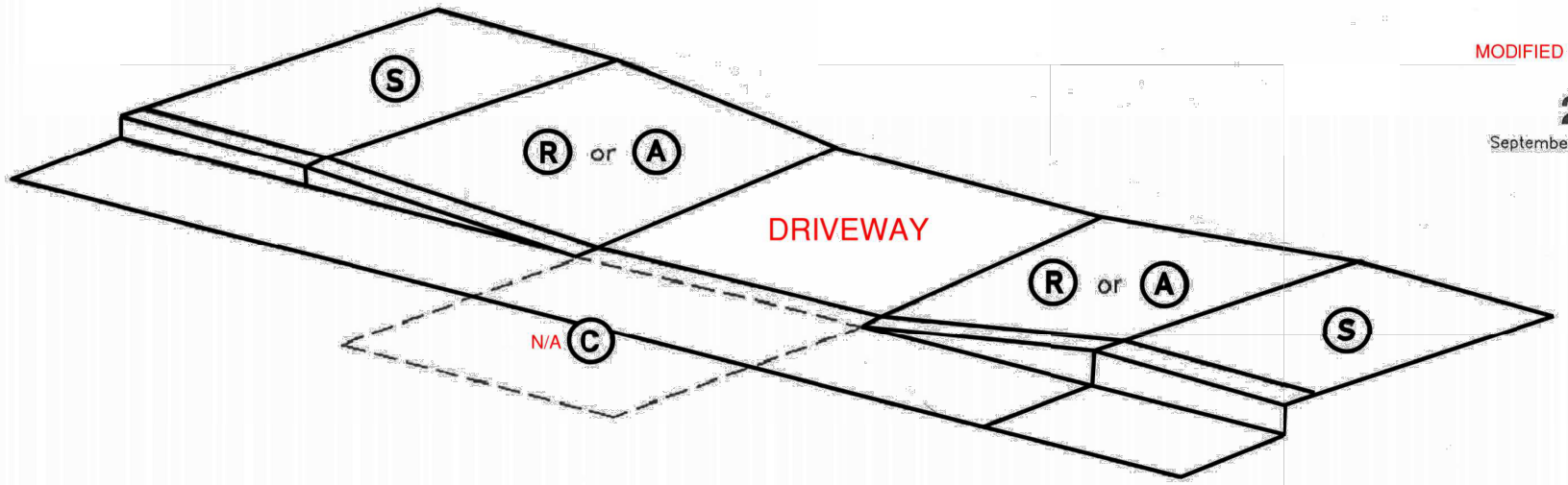
		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
DRIVEWAY		STREET GRADE	2
CURB RAMP	(R)	8.33	2
~~CLEAR SPACE~~	~~(C)~~	~~5~~	~~STREET GRADE~~
SIDEWALK	(S)	STREET GRADE	2
APPROACHE	(A)	8.33	2

N/A

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB

(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE



MODIFIED FROM APWA Plan 236.3 September 2011

EXAMPLE 5

DRAWING NO. 17

STANDARD DETAILS FOR ADA FOR DRIVEWAYS

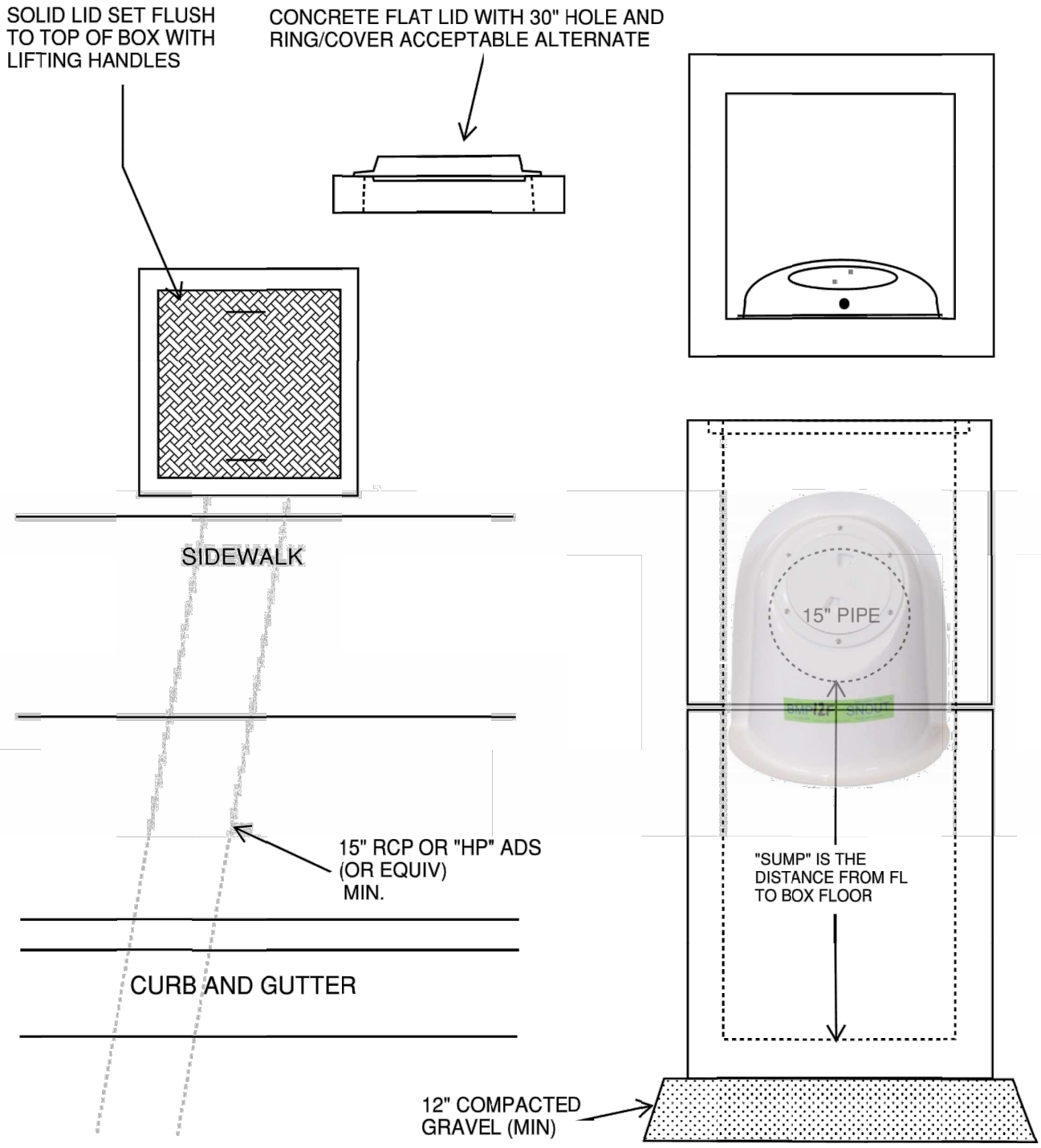
EAGLE MOUNTAIN CITY

DRAWN RSB

REVISED APRIL 2024

DATE MARCH 2024

SCALE N.T.S.



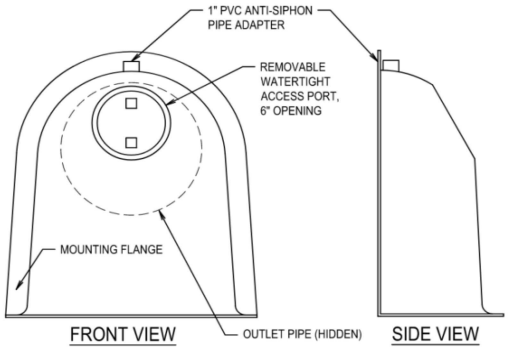
ISOLATION BOX WITH "SNOUT" OIL / WATER SEPARATOR (OR EQUIV)

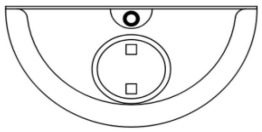
NOTES:

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



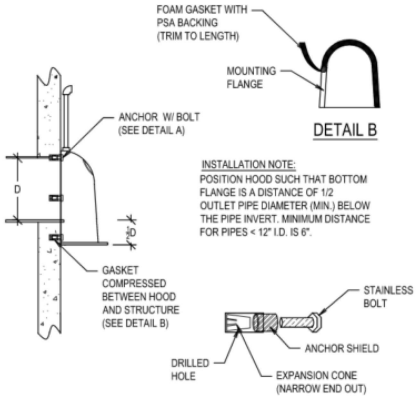
DRAWN RSB REVISED APRIL 2024 DATE MARCH 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR ISO BOX W/SNOUT SHT. #1	DRAWING NO. 18





PLAN VIEW

SNOUT CONFIGURATION



DETAIL A

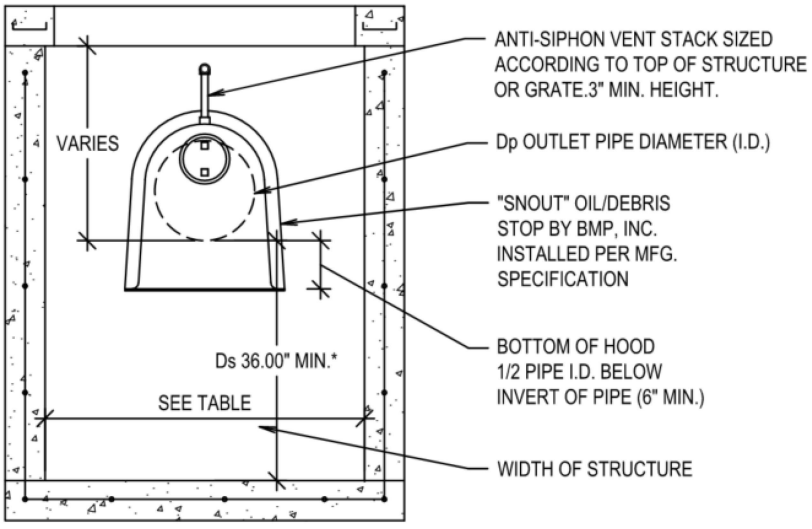
SPECIFICATIONS:

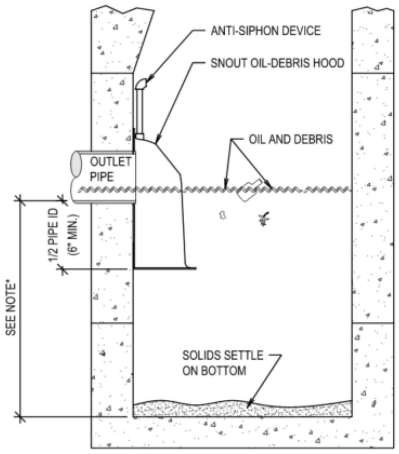
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED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

SIZING EXAMPLES:

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





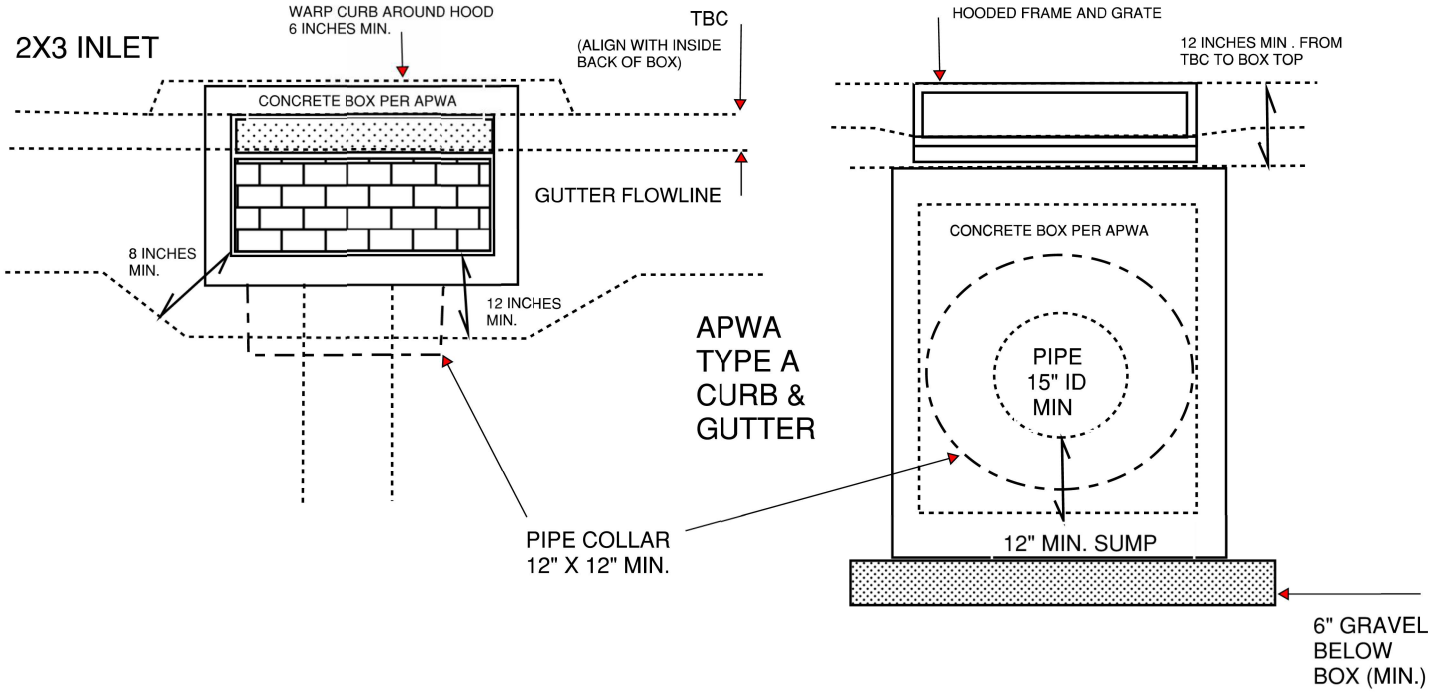
NOTE:
SUMP DEPTH OF 36" MIN. FOR < OR= 12" DIA. OUTLET.
FOR OUTLETS >OR= 15", DEPTH = 2.5 TO 3 X's DIAM.

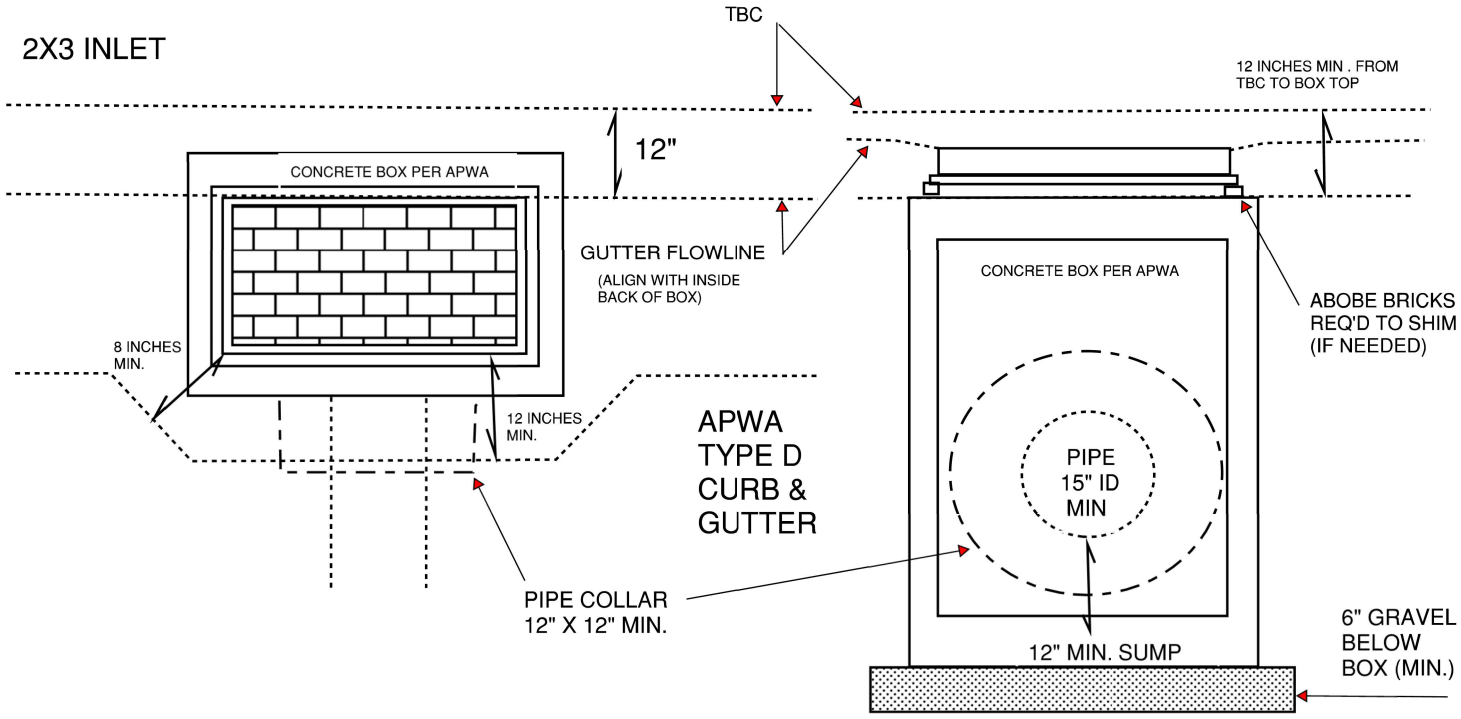
TYPICAL INSTALLATION

US Patent # 6126817

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

DRAWN RSB REVISED APRIL 2024 DATE MARCH 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR ISO BOX W/SNOUT SHT. #2	DRAWING NO. 19

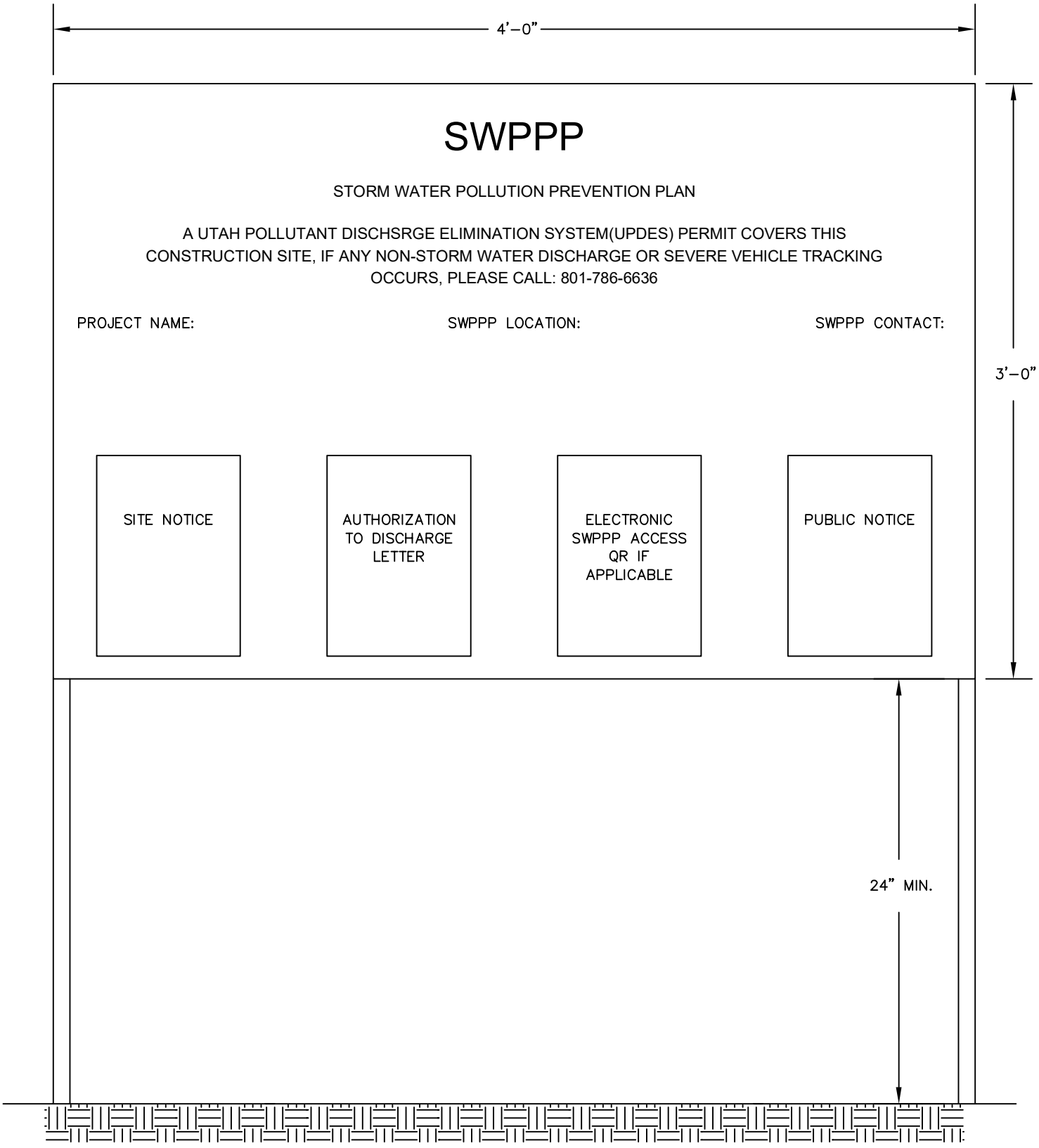




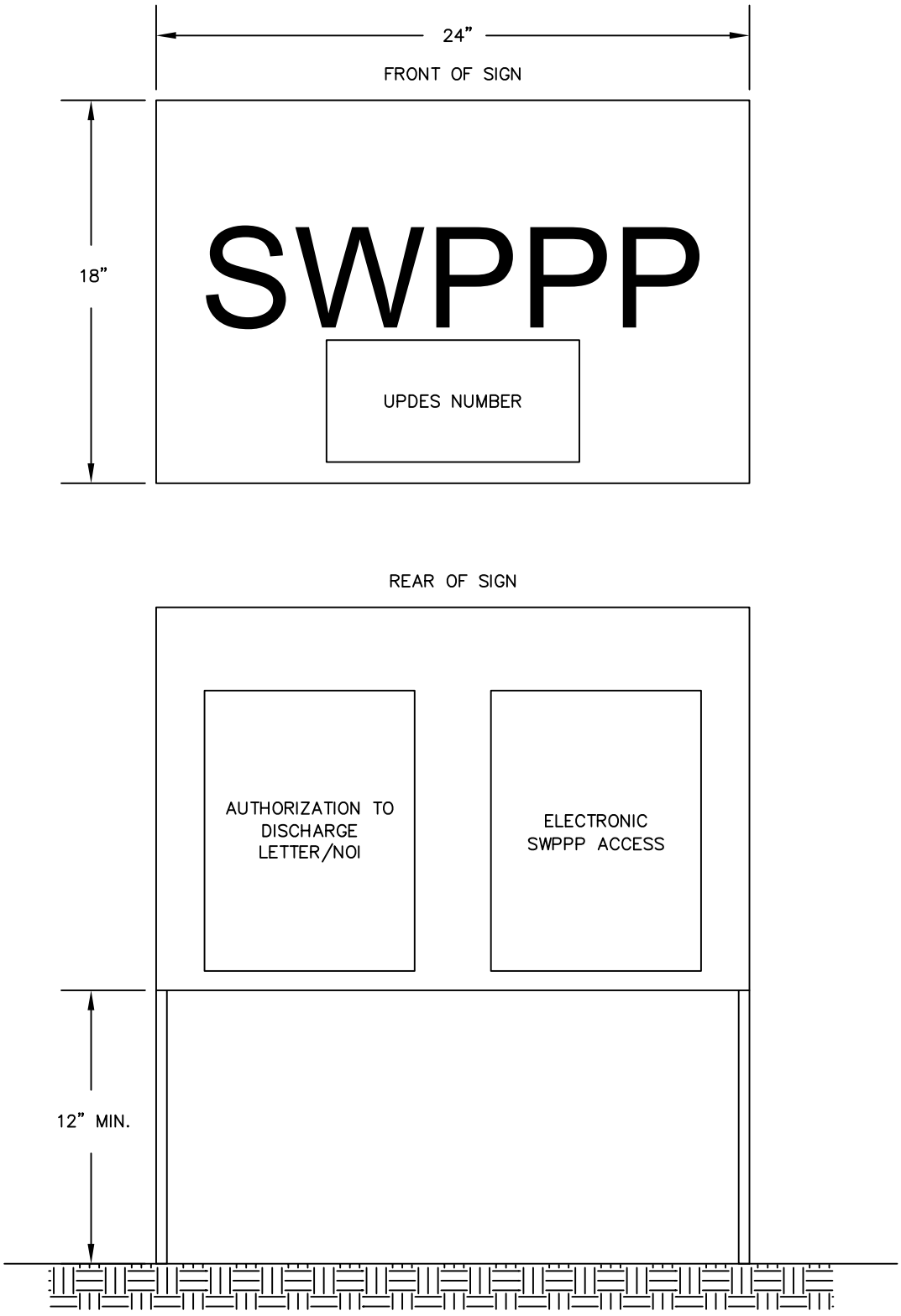
BOX PLACEMENT FOR APWA TYPE A AND D CURB AND GUTTER

NOTES:
1) ALL BOXES MUST BE IN ALIGNMENT TO CURB AND GUTTER AS SHOWN + - 2".
2) CONCRETE BETWEEN FRAME / GRATE AND CONCRETE BOX MUST BE FORMED TO HAVE A SMOOTH SEALED FACE (NO HONEYCOMB).
3) STRUCTURAL SUPPORTS MUST REMAIN IN PLACE (CORNERS AND TOP OF BOX).
4) ALL GRATES TO BE "BICYCLE SAFE".

DRAWN RSB REVISED APRIL 2024 DATE APRIL 2024 SCALE N.T.S.	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR TYPE 'A' CURB BOX PLACEMENT	DRAWING NO. 20



DRAWN RSB REVISED APRIL 2024 DATE MAY 2022 SCALE VARIES	EAGLE MOUNTAIN CITY		STANDARD DETAILS FOR 1 ACRE OR LARGE RESIDENCE AND ALL COMMERCIAL SWPPP SIGN	DRAWING NO. 21



DRAWN RSB REVISED APRIL 2024 DATE MAY 2022 SCALE VARIES	EAGLE MOUNTAIN CITY	EAGLE MOUNTAIN UTAH	STANDARD DETAILS FOR SINGLE FAMILY RESIDENCE SWPPP SIGN	DRAWING NO. 22

15.45.110 Discharging waste from cesspools and septic tanks at sewage treatment plant.

It shall be unlawful for any person, firm or corporation to discharge the waste material collected and gathered in cleaning cesspools or septic tanks at any place within the corporate limits of the city, ~~except at the designated site created for such purposes at the sewage disposal treatment plant of Eagle Mountain City~~. Illegal discharges may result in fines up to $2,480. [Ord. O-03-2010 § 1 (Exh. A § 9.110)]

15.45.100 Sewer lift stations.

Sewer lift stations that are required in a development shall be designed by the developer's engineer according to city standards and the design shall be submitted to the city engineer or his/her designee for review prior to starting construction. Lift stations will be the ~~screw-type~~ overwatch type design, will have standby power, telemetry, and will be designed for regional areas, not individual subdivisions. ~~Where applicable, a dry well/wet well design may be used as approved by the city engineer. Lift stations required for individual subdivisions will not be maintained by the City and will be the responsibility of the land owner or HOA to maintain.~~ Sewer lift stations will not be allowed if gravity flow can be accommodated. [Ord. O-03-2010 § 1 (Exh. A § 9.100)].

15.45.070 Sewer laterals.

Service lines shall be constructed of substantial materials approved by the Utah Plumbing Code for the particular application. Minimum pipe size shall be four-inch diameter. Sewer lateral cleanouts may not be placed under any permanent structures, including porches or bay windows. Any cleanouts exposed to vehicular traffic shall have traffic rated triangular covers.

All sewer laterals shall be connected to ~~concrete sewer mains by use of the tapping tee (cast iron), a wax bowl ring and then secured with plumber's tape and concrete or~~ a wye connection, any other material or method requested to be used will need approval by city engineer or designee. ~~Connections to PVC shall use tapping tees~~. Sewer laterals to extend 12 feet beyond property line and marked with a two-inch by ~~two~~ four-inch board at the end and a two-inch "S" stamped on the face of the curb and gutter. Any bend in a service line between the main line and the property line greater than 22.5 degrees needs to have a cleanout. No 90-degree bends are allowed. No laterals will be allowed to connect to manholes. The minimum cover of sewer laterals is three feet six inches at the property line. [Ord. O-03-2010 § 1 (Exh. A § 9.070)].

15.45.020 Sewer pipe.

~~Nonreinforced concrete, reinforced concrete, and~~ PVC piping shall be used with Eagle Mountain City under the specifications and conditions in the respective pipe sections, any other material requested to be used will need approval by city engineer or designee. Sanitary sewer shall be located on the south or west side of the street, five feet from the centerline. Water mains shall be minimum ~~one foot~~ 18" vertical above the sewer. Separation between water and sewer mains shall be 10 feet (horizontally) minimum unless authorized in writing by the city engineer or his/her designee. Maximum spacing of sewer manholes shall not exceed 400 feet. [Ord. O-03-2010 § 1 (Exh. A § 9.020)].

Sewer mains shall be owned and maintained by the City and includes all mainlines and manholes. Laterals extending from the home and connecting to the mainline are private and are the responsibility of the homeowner to maintain or correct failures should they occur regardless of the location relative to the right of way.