



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JULY 22, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION/TRAINING - Review Code Workshop

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. July 8, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule.

BACKGROUND: *(Presented by Community Development Director Brandon Larsen).* Planning Commission review and recommendation of a proposed amendment to the City's Consolidated Fee Schedule to add fees for Site Plan and Minor Plat Amendments.

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code sections 6.05.260, 6.10.080, and creating Chapter 6.15 for establishing standards for alternative animal management plans. It also amends Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c), as well as sections 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050.

BACKGROUND: *(Presented by Planner Steven Lehmitz)* A proposal to amend EMMC 6.05.260, 6.10.080, and create Chapter 6.15 for establishing standards for alternative animal management plans. It also amends 17.65.050, 17.65.100, 17.70.040, 17.70.050, and 17.105.050 to remove exceptions to home business license and accessory dwelling unit standards, as well as eliminating public hearings for variances and land use appeals pursuant to UCA 10-9a-701(5). Tables 17.05.200(a), 17.05.200(b), and 17.05.200(c) are being amended to coincide with the other proposed changes.

7.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.20 Preliminary Plats.

BACKGROUND: (*Presented by Senior Planner David Stroud*). Amending EMMC 16.20 regarding preliminary plat requirements.

- 7.D. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.25 Final Plats.

BACKGROUND: (*Presented by Senior Planner David Stroud*). Amending EMMC 16.25 regarding final plat requirements.

- 7.E. SITE PLAN - Brylee Commercial Lot 3

- 7.F. SITE PLAN - Pony Express Medical

- 7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain, Utah, Amending the Eagle Mountain Municipal Code Chapters 17, 10.030 and 17.120 Legal Non-Conforming Uses/Buildings.

BACKGROUND: (Presented by Senior Planner Robert Hobbs). A proposal to amend Title 17, Chapter 10.030. Definitions by adding varying definitions related to nonconforming uses, buildings, site conditions, etc. and to add a new chapter, 17.120, to establish legal nonconforming use(s) and site situation standards and protections.

ACTION/STATUS: WITHDRAWN - *Staff is withdrawing this item to facilitate re-formatting and section numbering changes. The proposed amendment will then be re-noticed and brought [back] to the Planning Commission.*

8. **DISCUSSION ITEMS**

9. **NEXT SCHEDULED MEETING**

10. **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 accommodations 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 801-789-6611. 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
JULY 22, 2025**

TITLE:	Discussion/Training - Review Code Workshop
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Jason Allen

PRESENTED BY

Jason Allen

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	July 08, 2025 Planning Commission Meeting Minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

No

PREPARED BY

Megan Green, Planning
Secretary

PRESENTED BY

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Draft PC Meeting Minutes 7.8.2025



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

July 8, 2025 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; David Stroud, Senior Planner; Steven Lehmitz, Planner; Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:31 p.m.

1. Discussion Items

- 1.A. DISCUSSION ITEM – Architectural Standards Presented by Senior Planner, David Stroud.
- Two representatives from VCBO presented big changes in the architectural standards.
 - Various architectural terms like building height, ground floor height, horizontal and vertical articulation, and structural bay were explained.
 - The zones being addressed include the Downtown Zone, Commercial Neighborhood Zone, Commercial Community Zone, Commercial Regional Zone, and Business Park Zones.
 - The project vision and goals were reiterated, focusing on creating design standards for commercial and multi-family development that reflect the quality and character of Eagle Mountain.
- 1.B. DISCUSSION ITEM/TRAINING – Review Title 16 and/or 17 Presented by Planning Commissioner, Jason Allen.
- Discussion Item 1.B. was tabled until the July 22 meeting.

Commissioner Allen adjourned the work session at 6:37 p.m.

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

2. Commissioner Allen called the policy session to order at 6:39 p.m.
3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: *Commissioner Hess moved to approve the minutes of the June 24, 2025, Planning Commission Meeting. 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. Status Report

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

7. Action and Advisory Items

7.A. Site Plan Code Amendments, EMMC 17.100

Presentation summary points: The proposed amendments contain two primary changes. The first is regarding how access onto a public street from a parking lot or private drive is measured. This was reviewed by the Planning Commission several months ago with the City Council wanting clarification. The second is adding administrative approval by Staff to review and approve minor site plan amendments. The proposed code lists items that would qualify for administrative site plan approval. If determined a proposal is not minor in nature, the request will be processed as a standard site plan with review by the Planning Commission and final approval by the City Council.

- The addition of a diagram to help clear up any confusion for driveway separation and the process for approving minor site plan amendments at a staff level.

Discussion summary points:

- The criteria for staff-level approval, included changes to exterior finishing materials and building additions that do not exceed 10% of the existing building's square footage.
- The potential for minor changes to be approved by staff and the need for higher standards for larger developments.
- Consideration on the importance of maintaining high-quality standards and the potential for flexible standards based on the use and location of the building.
- Alignment requirements for driveways on opposite sides of the street, and concerns about potential conflicts. David Stroud acknowledges the concern and agrees to look into the engineering standards to clarify the requirements.

Commissioner Allen opened the public hearing at 6:58 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of Item 7.A., Site Plan Code Amendments, EMMC 17.00. 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.

7.B. Amended Preliminary Plat - Marketplace 4

Presentation Summary points: The Marketplace at Eagle Mountain Town Center Development Agreement contains the Master Site Plan which also serves as the preliminary plat. The Applicant has submitted a revised preliminary plat to reconfigure lots in Phase 4. The Macey's lot will also be amended. Four commercial lots and a City storm water parcel exist on the approved preliminary plat along with the amended Macey's lot. Four commercial lots are proposed on the new preliminary plat along with the City storm water plat and Macey's lot. The Agreement states the City and the developer will swap parcels to relocate the storm water basin. The Planning Commission does not act on the property swap. The Master Site Plan contained in the Agreement is not required to be amended.

Applicant's statements summary: Forrest Gaskill explains the minor changes in the development agreement, including the reconfiguration of lots.

Discussion summary points:

- Questions came up about seeding methods, specifically the difference between hydro seeding and broadcast seeding, and the importance of seed incorporation into the soil.
- If native seed is used, it will not grow if hydroseeding.

Commissioner Allen opened the public hearing at 7:07 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Hess moved to recommend approval to the City Council of Item 7.B., Amended Preliminary Plat Marketplace 4, including the condition to correct the minor red lines in the final plat review. 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.

7.C. Animal, Exceptions, Public Hearings, and Appeals Code Amendment

Presentation summary points: Recent situations brought to the City regarding animals have prompted this code amendment to provide clarification and add standards. The ability to seek exceptions to Home Occupation and Accessory Dwelling Unit standards is also being removed. Finally, a recent change to state code (UCA 10-9a-701(5)) requires the City to remove public hearings for Variances and Land Use Appeals.

Discussion summary points: The Planning Commission requests to table item 7C until the next meeting due to a need to renote and fix a conflict with one of the tables. Commissioner Allen moved to table Item 7.C., Animal, Exceptions, Public Hearings, and Appeals Code Amendment, until July 22, 2025, PC meeting.

MOTION: *Commissioner Allen moved to table Item 7.C., Animal, Exceptions, Public Hearings, and Appeals Code Amendment, until the July 22, 2025, meeting. 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.

7.D. Meta/Available Storage Cell Tower Site Plan

Presentation Summary Points: The Applicant is proposing the construction of a 120' telecommunication monopole on the southwest corner of the Available Storage facility (2681 N Pony Express Parkway, Parcel No. 34:685:0001). A 50'x50' area would be fenced around the monopole, allowing for other necessary structures.

Applicant's statements summary: Sandra Layton from Atlas Towers presented the proposal, highlighting the benefits of the tower for Verizon Wireless and emergency services, and compliance with federal regulations.

Discussion summary points:

- The Storage Cell Tower will be built in an industrial zone, galvanized steel color, behind a black chain link fence and will not be visible from the street.
- It is properly zoned for a wireless communication facility. The parcel also meets setbacks.
- The nearest existing tower is 2.5 miles away.
- The facility will fully comply with federal regulations, including those of the FAA and FCC.

Commissioner Allen opened the public hearing at 7:21 p.m. As there were no comments, he closed the hearing.

MOTION: *Commissioner Whiting moved to recommend approval to the City Council of Item 7.D., Meta/Available Storage Cell Tower Site Plan. 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.

8. Discussion Items

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for July 22, 2025.

10. Adjournment

MOTION: *Commissioner Hess moved to adjourn the meeting at 7:16 p.m. 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.

The meeting was adjourned at 7:16 p.m.

Approved by the Planning Commission on _____

Commented [BL1]: You are doing a great job with the minutes!

Commented [GU2R1]: Do I need to put anything in the Discussion items? I noticed you had it book marked. There weren't any discussion items really. Lmk what you think.

Commented [GU3R1]: Nope. I'm not sure how it got bookmarked.

Brandon Larsen
Planning Director

DRAFT



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	Potential income from fine collections.
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen

RECOMMENDATION:

Staff recommends that the Planning Commission advance a positive recommendation concerning the draft code changes to the City Council.

BACKGROUND:

This proposed amendment (attached) to the Consolidated Fee Schedule addresses concerns about illegal dumping, as well as privacy screening and site plan approval follow-through. Neighborhood Improvement has become aware of an issue with illegal dumping of construction and landscape debris in the City. Some of the known sites where this is occurring are near the northeast corner of the intersection of Bobby Wren Blvd. and Pony Express Pkwy., as well as near the intersection of Silver Ridge Rd. and Harvest Crop Dr. (dumping has occurred as recently as April 2025). The City occasionally deals with issues with privacy fence screening that is supposed to be installed around developments, as well as follow-through with required improvements or conditions of approval for site plans.

Staff believes that establishing stiffer fines for illegal dumping and violations related to privacy fence screening and site plan approval follow-through will help to deter bad actors in the future. Violations related to privacy screening and site plans would have a graduating scale, but illegal dumping would have an early and consistent deterrent of \$1000 per violation. Staff believe the establishment and raising of these fines would help to send a clear signal to the development community of the City's desire to maintain a clean, functional, and beautiful city before and after development activities.

This proposal also includes some general clean-up. Some of the language in the subsections of Section 9 of the Consolidated Fee Schedule is cut off from the currently adopted version.

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Eagle Mountain City Consolidated Fee Schedule, Dumping and Privacy Fencing, 7.15.25

9. ORDINANCE ENFORCEMENT FINES

9.1. | SIGN VIOLATIONS

Last Revision: 05/18/2021

First Sign Violation.....Written Warning

Subsequent Sign Violations within 12 Months \$100/sign per day, until ~~in~~

Compliance Rectified

9.2. | PARKING VIOLATIONS; BLOCKING STREETS AND/OR SIDEWALKS ILLEGALLY

Last Revision: 03/21/2023

First Violation*\$25 per Violation

Second Violation w/in 1 yr of 1st offense* \$50 per Violation

Third and Subsequent Violations w/in 1 yr of 1st offense*Vehicle/Trailer Towing at Owner's Expense

**All fines are final after the time for appeal has run or after a decision on appeal. Any final fines not paid within 14 days shall increase by \$25. Any final fines not paid within 28 days shall increase by an additional \$50.*

9.3. | ILLEGAL DUMPING

Last Revision: 08/5/2023

~~First Violation~~.....~~\$250*~~

~~Second-First~~ and Subsequent Violations\$1,000*

**Plus the cost to remove any illegally dumped materials.*

9.4. | ACCUMULATION OF CONSTRUCTION DEBRIS, MUD, ETC. ON CITY STREETS

Last Revision: 03/21/2023

First Notice..... Written Notice with 28-day Warning Period

Second Notice, if not Remedied w/in 5 Days of Warning Period Expiration...\$50/day until ~~in~~Rectified

9.5. | WEEDS AND OTHER REFUSE VIOLATIONS

Last Revision: 03/21/2023

First Notice.....Written Notice with a 10-day Warning Period

Second Notice, if not Remedied w/in 5 Days of Warning Period Expiration...\$50/day until in Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects of

Structures.....Owner's Expense

9.6. | JUNK VIOLATIONS

Last Revision: 03/21/2023

First Notice.....Written Notice with a 28-day Warning Period Second

Notice, if not Remedied w/in 5 Days of Warning Period Expiration.....\$50/day until ~~in~~Rectified

9.7. | PRIVACY SCREENING VIOLATIONS*

Last Revision: 08/5/2025

First Violation..... \$250/day until Rectified

Second Violation..... \$500/day until Rectified

Subsequent Violations.....\$1000/day until Rectified

9.8. | SITE PLAN APPROVAL VIOLATIONS

Last Revision: 08/5/2025

First Violation..... \$250/day until Rectified
Second Violation..... \$500/day until Rectified
Subsequent Violations.....\$1000/day until Rectified

9.79.9. | OTHER VIOLATIONS, NOT OTHERWISE SPECIFIED

Last Revision: 03/21/2023

First Notice..... Written Notice
Second Notice..... \$50/day until Rectified
Abatement.....Owner's Expense

9.89.10. | ADMINISTRATIVE CITATIONS

Last Revision: 03/21/2023

First Offense..... Up to \$100 per Violation
Second Offense.....Up to \$200 per Violation
Third Offense..... Up to \$400 per Violation

9.911. | ADMINISTRATIVE FEE

Last Revision: 03/21/2023

Administrative Fee.....\$50



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Animal, Exceptions, Public Hearings, and Appeals Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Steven Lehmitz, Planner

PRESENTED BY

Steven Lehmitz

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the proposed amendments.

BACKGROUND:

Recent situations brought to the City regarding animals have prompted this code amendment to provide clarification and add standards. The ability to seek exceptions to home business and accessory dwelling unit standards is also being removed. Finally, a recent change to state code (UCA 10-9a-701(5)) requires the City to remove public hearings for variances and land use appeals.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if later recommended for adoption. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Draft Code Amendment

6.05.260 Number of animals.

No person may harbor or possess more than the number of dogs shown in Table 6.05.260(a) or more than four cats, four months of age or older, without acquiring a short-term pet sitting license, kennel license, or a hobby breeder license for such use or facility from the city. Ownership of more than four cats without said licenses must be approved by the animal regulation coordinator for a legitimate business purpose.

Table 6.05.260(a)

Maximum Permitted Number of Dogs by Lot Size					
Dog Size	Lot Size	Dogs Allowed as Pets (No License Required)	Hobby Breeder License*	Short-Term Dog Sitting*	Kennel
Small	Condos/Apartments or Townhomes	2	n/a <u>N/A</u>	2	n/a <u>N/A</u>
Large		2	n/a <u>N/A</u>	2	n/a <u>N/A</u>
Small	Under 5,500 SF	2	4	4	n/a <u>N/A</u>
Large		2	3	3	n/a <u>N/A</u>
Small	5,501 – 8,000 SF	3	4	4	n/a <u>N/A</u>
Large		3	4	4	n/a <u>N/A</u>
Small	8,001 – 21,780 SF	4	6	6	n/a <u>N/A</u>
Large		4	5	5	n/a <u>N/A</u>
Small	21,781 SF – 1 Acre	4	6	6	n/a <u>N/A</u>
Large		4	6	6	n/a <u>N/A</u>
Small	> 1 Acre to < 10 Acres	4	8	8**	n/a <u>N/A</u>
Large		4	8	8**	n/a <u>N/A</u>
Small	> 10 Acres to < 20 Acres	6	12**	12**	As approved by PC
Large		6	12**	12**	As approved by PC
Small	> 20 Acres	8	16**	16**	As approved by PC
Large		8	16**	16**	As approved by u PC
* Total number of dogs allowed on property					
** Additional dogs may be approved by the planning commission					

* Total number of dogs allowed on property

** Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the Planning Commission. If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the approval shall be subject to revocation by the Planning Director or Code Enforcement Officer.

6.10.080 Residential livestock requirements.

A residential property may have a mix of the permitted animals so long as the required fencing area is provided. (Chickens, ducks, and similar fowl are exempted from these regulations and are allowed per EMMC [17.25.030](#), residential land use table.)

Table 6.10.080 – Residential Livestock Requirements*

Animal***	Max. Number Allowed on Lots				Available Fenced Area per Animal	Minimum Lot Size
	1/2 to 0.99 Acre	1 to 1.99 Acres	2 to 2.99 Acres	3 or More Acres		
Horse/Mule	0**	4	8	12	2,500 s.f.	1 Acre**
Buffalo	0	2	4	6	2,500 s.f.	1 Acre
Cattle	2	4	8	12	2,500 s.f.	1/2 Acre
Donkey	2	4	8	12	2,500 s.f.	1/2 Acre
Llama	2	4	8	12	2,500 s.f.	1/2 Acre
Emu/Ostrich	4	8	12	16	500 s.f.	1/2 Acre
Sheep/Goat	4	8	12	16	500 s.f.	1/2 Acre
Pig (all kinds)	2	4	6	8	500 s.f.	1/2 Acre

* Exceptions to these standards must be presented by the property owner through an alternative animal management plan to be heard by the ~~p~~Planning ~~e~~Commission. ~~Approval of the plan by the commission shall be considered a conditional use and shall be subject to all required conditions.~~ If an approved plan is violated or causes situations that become a nuisance to adjoining property owners, the ~~conditional use approval~~ shall be subject to revocation by the ~~Planning Director or e~~Code ~~e~~Enforcement ~~or animal control e~~Officer.

** Two horses/mules allowed on one-half-acre+ properties within the equine overlay zone.

*** Any animal that a reasonable person would define as a half-size (or smaller) of an average adult animal shall count as a half-unit including offspring and miniature animals. Offspring shall not count towards maximum animal numbers until weaned.

Chapter 6.15

ALTERNATIVE ANIMAL MANAGEMENT PLANS

6.15.010 Application.

Individuals may propose an alternative animal management plan to the Planning Commission for their review and approval. Interested persons shall submit an application for an alternative animal management plan on forms prepared by the Planning Director. No alternative animal management plan shall be processed without the submission of the application and all supporting materials (including processing fee) as required by this chapter.

A. Supporting Materials. The alternative animal management plan application shall be submitted with the materials listed in this section. The Planning Director may determine and require that additional items not listed herein be submitted in order to evaluate the alternative animal management plan application.

1. Narrative. A detailed narrative explaining the reasons for an alternative animal management plan proposal.

2. Site Plan. A detailed site plan showing the entirety of the property. Provide locations of animals and their distances from the property lines and all adjacent residential dwellings.

3. Mitigation Plan. A detailed plan that describes mitigation efforts to reduce the impacts caused by animals or animal-related home businesses (i.e. sound, refuse, smell, flies, traffic, parking, etc.)

4. Applicable Photos. Detailed photos of where the animals are being housed, applicable fencing, etc.

5. Fee. The processing fee required by the current consolidated fee schedule approved by the City Council.

6.15.020 Approval process.

The approval process for an alternative animal management plan shall be as follows:

A. Planning Commission Public Hearing. Upon receipt of a completed application and subsequent review by the Planning Director or designee, the application shall be placed on the next available Planning Commission agenda for a public hearing no more than 28 days after a complete application has been submitted. The Planning Director shall cause all

property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the Planning Commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the City offices) within the City at least 10 days prior to the hearing.

B. Planning Commission Review. The Planning Commission will review each application and may approve, approve with conditions, or deny the application based upon findings of facts. The Planning Commission may also defer action if an applicant fails to appear at the Commission meeting or there is insufficient application information provided.

C. City Council Review. The action of the Planning Commission shall be final unless a member of the City Council requests that the alternative animal management plan be reviewed by the City Council within 15 days of the Planning Commission's action. If an alternative animal management plan application is placed upon a City Council meeting for action, the City Council shall be the land use authority.

6.15.030 Determination

The Planning Commission may approve an alternative animal management plan located within an agriculture or single-family residential zone. In approving an alternative animal management plan, the Planning Commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest. The Planning Commission may approve an alternative animal management plan upon determining the following:

A. Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners;

B. General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City general plan.

6.15.040 Considerations and standards.

In reviewing an application for an alternative animal management plan, the Staff and Planning Commission shall review, but not limit their review to, the following considerations and standards. Some considerations and standards may only apply to animal-based home businesses:

A. The Site of the Structures or Use, and in Particular:

1. Adequacy of Site. The adequacy of the site to accommodate the proposed use and all related activities.

2. Screening. The location and possible screening of all outdoor accommodations and activities.

3. Adjoining Uses. The relation of the proposed buildings or use to any adjoining buildings with particular attention to protection of light, air, noise, and odor.

B. Traffic Circulation and Parking:

1. Street. The type of street serving the proposed use in relation to the amount of traffic expected to be generated.

2. Access. The adequacy, convenience, and safety of provisions for vehicular access and parking, including the location of driveway entrances and exits.

3. Truck Traffic. The amount, timing, and nature of associated truck traffic.

C. The Impact of the Proposed Buildings or Use on Surrounding Uses, and in Particular:

1. Impact of Patrons. The number of customers or users and the suitability of the resulting activity level to the surrounding uses and especially to any neighboring uses of public importance such as schools, libraries, playgrounds, religious or cultural meeting halls, and hospitals.

2. Hours of operation.

3. Off-Site Effects. Adequacy of provisions for the control of any off-site effects such as noise, dust, odors, light, or glare, etc.

4. Special Hazards. Adequacy of provisions for protection of the public against any special hazards arising from the intended use.

6.15.050 Optional conditions.

Applicants for alternative animal management plans shall meet all applicable requirements of this title. In addition, the Planning Commission may establish conditions and requirements as part of the approval that address concerns regarding safety for persons and property, health and sanitation, nuisances, master plan proposals, and neighborhood characteristics. Specifically, the Planning Commission may require:

A. Conditions Relating to Safety of Persons and Property.

1. Increased Setbacks. Increased setback distances from lot lines where the Planning Commission determines it to be necessary to ensure the public safety and to prevent nuisances to adjacent properties.

2. Lighting. Limitations and control of the number, location, color, brightness, and height of lighting units used on the property.

B. Conditions Relating to Health and Sanitation.

1. Culinary Water. A guarantee of sufficient culinary water to serve the intended land use and a water delivery system meeting standards adopted by the City Council.

2. Wastewater. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the City Council.

3. Sizing of Utilities. Construction of water mains, sewer mains, and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the vicinity and to provide for an orderly development of land.

C. Conditions Relating to Environmental Issues.

1. Pollution. Processes for the control, elimination, or prevention of land, water, or air pollution; the prevention of soil erosion; and control of objectionable odors and noise.

2. Dust and Erosion. The planting of ground cover or other surfacing to prevent dust and erosion.

D. Conditions Relating to Compliance with the Intent of the General Plan and Characteristics of the Vicinity or Neighborhood.

1. Removal of Incompatible Materials. The removal of structures, debris, or other materials incompatible with the intended characteristics of the applicable zone.

2. Fences and Screening. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure a buffer between adjacent properties.

3. Landscaping. Landscaping to ensure compatibility with the intended characteristics of the applicable zone.

6.15.060 Inspection.

Following the approval of an alternative animal management plan by the Planning Commission, the City Staff shall ensure that site development and uses are conducted in

compliance with the approved plan and any conditions that were applied. Upon request made by City Staff, property owners shall allow, within reasonable hours, an inspection of the property to determine compliance with the approved alternative animal management plan. The Planning Commission may request that alternative animal management plans be placed upon their agenda for review to ensure compliance with the conditions or requirements of approval as necessary. Failure to comply with the conditions or requirements of approval may result in the conditional use permit being revoked.

6.15.070 Noncompliance.

Owners of property where an alternative animal management plan has been approved shall be responsible for their property's compliance with the approval, conditions of approval, and the City's ordinances. Property owners that fail to maintain or violate the approval and City's ordinances may have the conditions of approval revoked by the Planning Commission. Notice shall be given to the property owner that they have 14 days to correct a violation before the approval is revoked.

17.05.200 Tables.

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published in paper – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					
EMMC Titles 16 , Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published in paper – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs)					
Planning Director Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
SIGN REGULATIONS					
Sign Permit – Planning Director Approval	No	No	N/A	N/A	N/A
Model Home Signage	No	No	N/A	N/A	N/A
Directional/Advertising Business Signage	No	No	N/A	N/A	N/A
ANIMAL MANAGEMENT PLANS					
Planning Commission	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners – Post notice in 3 public places	10 Days	N/A
REZONING OF PROPERTY					
Rezoning	Yes	Yes	Published in paper – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
CONDITIONAL USE					
Conditional Use	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
SITE PLAN REVIEW					
Site Plan Review	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
VARIANCES					
Variance	Yes <u>No</u>	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places <u>N/A</u>	10 Days <u>N/A</u>	Perhaps – Check definition of affected entity <u>N/A</u>

NOTES: Posting the agenda for a public meeting on the website (<http://emcity.org> <https://eaglemountain.gov/>) counts as a public place.

* The general plan requires a notice of intent of 10 days to prepare a plan amendment which is mailed or e-mailed to the affected entities.

** Affected entities include but are not limited to: State Planning Coordinator, Automated Geographic Reference Center, Utah Department of Transportation, Utah County, Mountainland Association of Governments, Alpine School District, Timpanogos Special Service District, Saratoga Springs, Fairfield, and Cedar Fort.

Table 17.05.200(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
GENERAL PLAN		
General Plan	Planning Commission	City Council
LAND USE ORDINANCE		

Table 17.05.200(b) Land Use Authority

	Land Use Authority	
	Advisory Body	Land Use Authority
EMMC Title 17 , Zoning	Planning Commission	City Council
EMMC Title 16 , Subdivisions: Requirements and Approvals	Planning Commission	City Council
HOME BUSINESS		
License Official Approval	None	License Official
Planning Commission Approval	License Official	Planning Commission*
ACCESSORY DWELLING UNITS (ADUs)		
Planning Director Approval	None	Planning Director
Planning Commission Approval	Planning Director	Planning Commission*
SIGN REGULATIONS		
Sign Permit – Planning Director	None	Planning Director
Model Home Signage	Planning Commission	City Council
Directional/Advertising Business Signage	Planning Commission	City Council
ANIMAL MANAGEMENT PLANS		
Animal Management Plan	Planning Commission Planning Director	City Council Planning Commission*
REZONING OF PROPERTY		
Rezoning	Planning Commission	City Council
CONDITIONAL USE		
Conditional Use Permit	Planning Director	Planning Commission*
SITE PLAN REVIEW		
Site Plan	Planning Commission	City Council
VARIANCES		
Variance	Planning Director	Planning Commission

* The ~~e~~City ~~e~~Council reserves the right to become the land use authority by requesting that the item be scheduled for review and action by the ~~e~~Council within 15 calendar days of the ~~p~~Planning ~~e~~Council's action. See EMMC [17.05.170](#) for additional details.

Table 17.05.200(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
GENERAL PLAN							
General Plan	City Council	30	District Court	N/A	None	N/A	None
LAND USE ORDINANCE							
EMMC Title 17 , Zoning	City Council	30	District Court	N/A	None	N/A	None
EMMC Title 16 , Subdivisions: Requirements and Approvals	City Council	30	District Court	N/A	None	N/A	None
HOME BUSINESS							
License Official Approval	License Official	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
ACCESSORY DWELLING UNITS (ADUs)							
Planning Director Approval	Planning Director	10	Planning Commission	10	City Council	30	District Court
Planning Commission Approval	Planning Commission	10	City Council	30	District Court	N/A	None
SIGN REGULATIONS							
Sign Permit – Planning Director	Planning Director	10	Planning Commission	10	City Council	30	District Court
Model Home Signage	City Council	30	District Court	N/A	None	N/A	None
Directional/Advertising Business Signage	City Council	30	District Court	N/A	None	N/A	None

Table 17.05.200(c) Appeal Authority

	Land Use Authority	1st Appeal		2nd Appeal		3rd Appeal	
		Days to Appeal	Body	Days to Appeal	Body	Days to Appeal	Body
ANIMAL MANAGEMENT PLANS							
Animal Management Plan	Planning Commission	10	City Council	30	District Court	N/A	None
REZONING OF PROPERTY							
Rezoning	City Council	30	District Court	N/A	None	N/A	None
CONDITIONAL USE							
Conditional Use Permit	Planning Commission	10	City Council	30	District Court	N/A	None
SITE PLAN REVIEW							
Site Plan	City Council	30	District Court	N/A	None	N/A	None
VARIANCES							
Variance	Planning Commission	10	City Attorney	30	District Court	N/A	None
ADMINISTRATIVE DECISIONS							
Nonconforming Use or Structure	Planning Director	10	City Attorney	30	District Court	N/A	None
Vested Rights	Planning Director	10	City Attorney	30	District Court	N/A	None
Administrative Decisions*	Planning Director	10	Planning Commission	10	City Council	30	District Court

*Administrative decisions include but are not limited to: interpretations of this title and the zoning map, etc.

17.65.050 Approval process.

Home business licenses shall be approved by the License official, or designee. Any petition for a minor exception from the standards listed in EMMC [17.65.060](#)(A) through (F) may be approved administratively at the discretion of the License official if the exception does not adversely impact surrounding residents or affect the residential characteristics of the neighborhood, or significantly increase traffic or the demand on utilities. ~~Any other petition for an exception from the standards in this chapter requires approval by the planning commission before the license may be issued or renewed.~~ In addition, any home business currently in operation that constitutes a nuisance may also be required to go before the planning eCommission for continued use of the license and operation of the business. If the planning eCommission denies the continued use of the license, the license shall not be renewed.

17.65.100 Appeals.

Aggrieved applicants may appeal the decision of the license official, or designee, to the planning eCommission within 10 days of the announced decision. In all cases, the appeal board shall ~~conduct a public hearing and~~ review the application of the proposed business. The planning eCommission may approve, approve with conditions, or deny the application of the proposed home business.

Aggrieved applicants may appeal the decision of the planning eCommission to the eCity eCouncil within 10 days of the announced decision. In all cases, the appeal board shall ~~conduct a public hearing and~~ review the application of the proposed business. The eCity eCouncil may approve, approve with conditions, or deny the application of the proposed home business.

Aggrieved applicants of the eCity eCouncil's decision may appeal to district court within 30 days of the announced decision.

17.70.040 Accessory dwelling unit permit.

Any person owning an existing accessory dwelling unit that has not been permitted by the eCity, or any person constructing or causing construction of a residence that has an accessory dwelling unit, or any person remodeling or causing the remodeling of a residence for an accessory dwelling unit, shall obtain an accessory dwelling unit permit from the pPlanning dDivision of the eCity's eCommunity dDevelopment dDepartment. This shall be in addition to any required building permit for the work to be performed. The applicant shall obtain all necessary building permits and pay all applicable fees prior to constructing the ADU, including permits for a basement that was finished previously without a permit. Accessory dwelling units constructed without an approved accessory dwelling unit permit shall be considered illegal until a permit is submitted to and approved by the eCity.

A. Applications. Applicants for an accessory dwelling unit shall submit a complete application and the supporting materials listed in this section to the pPlanning dDivision of the eCommunity dDevelopment dDepartment.

1. Owner Signature. The owner shall sign the application, agreeing to occupy the dwelling (either the primary unit or the ADU), except for bona fide temporary absences, and agreeing to comply with the standards in this chapter.
2. Site Plan. A site plan shall be provided that shows property lines, dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings to property lines, the location of required off-street parking, and utility meters.
3. Floor Plan. A detailed floor plan, to scale, showing the floor in which the accessory dwelling unit will be located, including labels on rooms indicating uses or proposed uses, shall be provided.
4. Evidence of Building Permit. Evidence shall be provided that a building permit was obtained for the building and/or area containing the accessory dwelling unit.
5. Fee. The processing fee required by the current eConsolidated fFee sSchedule approved by the eCity eCouncil shall be paid in full.

B. Planning Director or Designee Approval. The pPlanning dDirector or designee shall approve an accessory dwelling unit application if it is in complete compliance with all the approval criteria standards identified in this chapter. As part of the pPlanning dDirector's or designee's review, inspections may be required by the pPlanning; or bBuilding Divisions, and/or fFire dDepartments.

~~C. Exceptions to Standards. Accessory dwelling unit applications that deviate from the approval criteria may be considered by the planning commission in a public meeting. After conducting a public hearing and reviewing the application, the planning commission may approve, approve with conditions, or deny the application. Applicants requesting exceptions are not guaranteed approval and must provide evidence that the exceptions will not create negative impacts on neighboring properties. Conditions must be connected to the exceptions being requested, and may include increased setbacks, limitations on windows and doors adjacent to abutting property lines, privacy fencing, and additional parking.~~

~~DC.~~ Transfer of Ownership. Upon sale of the home or transfer of ownership, accessory dwelling unit permits shall remain valid so long as the accessory dwelling unit is in compliance with the eCity's ordinances and conditions of approval.

17.70.050 Noncompliance.

Owners of the single-family dwelling where the accessory dwelling unit use has been approved shall be responsible for their property's compliance with the eCity's ordinances and conditions of approval. Property owners who fail to maintain or violate the eCity's ordinances regulating accessory dwelling unit use or conditions upon which approval was contingent may have the accessory dwelling unit permit revoked by the pPlanning dDirector, designee or pPlanning eCommission. Enforcement will occur in accordance with Chapter [4.10](#) EMMC, Article V, Administrative Code Enforcement Hearing Program.

17.105.050 Approval process.

A. Upon receipt of a complete application, the ~~p~~Planning ~~d~~Director shall set a date for the planning commission to consider the request for a variance. ~~Upon receipt of a complete application, the planning director shall schedule the application for a public hearing before the planning commission. The planning director shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the planning commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing.~~

B. Prior to the ~~p~~Planning ~~e~~Commission meeting at which the variance application is scheduled to be heard, the ~~p~~Planning ~~d~~Director shall transmit the application materials together with a written analysis of the variance application, pertinent facts, a review of applicable regulations and a formal ~~s~~Staff recommendation to the ~~p~~Planning ~~e~~Commission.

C. The ~~p~~Planning ~~e~~Commission shall consider the variance request, together with all pertinent facts, applicable regulations and the ~~s~~Staff recommendation and shall take action to approve, approve with modifications, disapprove or request further information prior to rendering a final determination on the variance application.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Preliminary Plat Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Code amendment.

BACKGROUND:

The proposed amendments are primarily to bring City code in-line with changes to state code regarding the land use authority of preliminary plats. State code 10-9a-604.1 prohibits the legislative body of the City from approving a preliminary plat that contains single-family, two-family, or townhome lots/units. A change is also proposed to noticing as we do not require the Applicant to submit stamped envelopes to mail public notices. The City sends out postcard notices and bills the Applicant.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if recommended for adoption. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall forward a recommendation to the City Council regarding the proposed Code amendment.

ATTACHMENTS:

1. 16.20 Preliminary Plats

Chapter 16.20 PRELIMINARY PLATS

Sections:

- [16.20.010 What this chapter does.](#)
- [16.20.020 Purpose.](#)
- [16.20.030 Preliminary plat approval required.](#)
- [16.20.040 Application.](#)
- [16.20.050 Approval process.](#)
- [16.20.060 Expirations and extensions of approvals.](#)

16.20.010 What this chapter does.

This chapter establishes the preliminary plat review and approval process, submittal requirements, and duties of the ~~p~~P~~l~~anning ~~d~~D~~i~~rector, ~~p~~P~~l~~anning ~~e~~C~~o~~mmission and ~~e~~C~~i~~ty ~~e~~C~~o~~uncil regarding the review and processing of preliminary plats. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.1)].

16.20.020 Purpose.

The purpose of the preliminary plat application is to: review the specific layout of the lots created by the subdivision; ensure proper coordination of public and private street systems and circulation; review demand and availability of public utilities; review park and recreation sites; and review project densities. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.2)].

16.20.030 Preliminary plat approval required.

All proposed subdivision plats must receive preliminary plat approval by the ~~p~~lanning ~~c~~ommission and ~~c~~ity ~~c~~ouncil ~~Land Use Authority~~ as shown on Table 16.05.220(b) prior to action on the final plat application. The approved preliminary plat vests the applicant with density for the subdivision, street configuration, and lot layouts.

Approved master development plans that meet the details and requirements of this chapter shall serve as preliminary plats. [Ord. [O-38-2023](#) § 2 (Exh. A); Ord. [O-25-2016](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.3)].

16.20.040 Application.

Only property owners or their duly authorized agents shall make application for a preliminary plat. All applications shall be filed on forms prepared by the ~~p~~P~~l~~anning ~~e~~D~~i~~rector. No preliminary plat application shall be processed without the submission of the completed application and all supporting materials as required by this chapter, including the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The preliminary plat application shall be submitted with the materials listed below. However, the ~~p~~P~~l~~anning ~~e~~C~~o~~mmission or ~~e~~C~~i~~ty ~~e~~C~~o~~uncil may require additional supporting materials, if necessary, to demonstrate that the proposed development complies with this title and EMMC Title 17. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the ~~p~~P~~l~~anning ~~e~~D~~i~~rector.

1. Preliminary Plat. A preliminary plat drawing will be required which shows accurate alignments, boundaries and monuments as certified by a land surveyor registered in Utah. Preliminary plats shall be prepared at a scale no smaller than one inch equals 100 feet. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map. The vicinity and index maps shall appear on the first of the serially numbered sheets. The following data shall be included on the preliminary plat:

- a. A title block showing the name of the proposed development and its location by lot, block, and subdivision, or quarter-quarter section, section, township, range, principal meridian, county, and state;
- b. The name and address of a registered engineer licensed in the state of Utah who prepared the plat, together with a professional registration number;
- c. A north point and scale, including both graphic and written scales;
- d. The exterior boundaries of the proposed development;
- e. The location, nature, and boundaries of existing public streets and public or private easements in or adjacent to the proposed development, and county book and page number references to the instruments establishing the easements;
- f. A vicinity map that locates the proposed development within the ~~e~~C~~i~~ty and its subdivision or section showing major streets, landmarks, and boundaries and recorded names of adjacent or nearby subdivisions;

- g. Existing contours at two-foot intervals. Elevations will be based on National Geodetic Survey area level data;
- h. The layout of streets, their proposed names and grades. Plats ~~should~~ shall not contain lots fronting onto arterial or collector streets. Proposed streets must provide connectivity to adjacent properties under other ownership if within 200 feet;
- i. The location, exterior dimensions to the nearest foot, and number of proposed lots and blocks, or other parcels to be created by the proposed development;
- j. The acreage of each proposed lot or parcel, and a table showing the total number of lots, total acreage of the area proposed for development, the total buildable acreage (excluding slopes greater than 25 percent, major utility corridors, and natural washes), the total acreage in lots, the average lot size, the total acreage in streets, and the total acreage of neighborhood parks, neighborhood squares, and other parcels proposed for dedication to public use or to be held in common by the owners;

PHASE A – PLAT 16 CALCULATIONS

TOTAL ACREAGE:	25.46 ACRES
BUILDABLE ACREAGE:	25.46 ACRES
TOTAL ACREAGE IN LOTS:	17.98 ACRES
PUBLIC RIGHT-OF-WAY:	5.48 ACRES
PAVED ROADWAY AREA WITHIN R.O.W.	3.11 ACRES
TOTAL OPEN SPACE:	2.01 ACRES
TOTAL IMPROVED OPEN SPACE:	2.01 ACRES
AVERAGE LOT SIZE:	6,419 SF/0.15 ACRES
LARGEST LOT SIZE:	15,935 SF/0.37 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	4.79 LOTS/ACRE
TOTAL # OF LOTS:	122 LOTS

PLAT CALCULATIONS

TOTAL ACREAGE:	42.56 ACRES
BUILDABLE ACREAGE:	40.72 ACRES
TOTAL ACREAGE IN LOTS:	16.19 ACRES
TOTAL OPEN SPACE:	18.07 ACRES
TOTAL IMPROVED OPEN SPACE:	3.56 ACRES
AVERAGE LOT SIZE:	8,388 SF/0.19 ACRES
LARGEST LOT SIZE:	16,941 SF/0.39 ACRES
SMALLEST LOT SIZE:	6,592 SF/0.15 ACRES
OVERALL DENSITY:	1.97 LOTS/ACRE
TOTAL # OF LOTS:	84 LOTS

- k. The location of irrigation structures and watercourses within or adjacent to the proposed development;
- l. The location and exterior dimensions of existing and proposed buildings;
- m. The location on each lot of the buildable area when the natural grade is in excess of 25 percent;
- n. Sites, if any, to be reserved, dedicated for parks, playgrounds, schools, churches, public or natural open space or other public purposes, together with proposed ownership of such sites;

o. Sites intended for conditional uses within the underlying zone, such as commercial sites or other business establishments.

B. Landscaping and Parks Plan. A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the size and location of proposed parks and open spaces. The landscaping plan shall include, at a minimum, the following information:

1. The location and dimension of all existing and proposed structures, property lines, easements, parking lots, rights-of-way, amenities, and lighting.
2. The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants and trees.
3. Existing and proposed grading of the site indicating contours at two-foot intervals.
4. Proposed and existing fences and identification of the fencing materials, color, and design.
5. A summary of the total percentage of landscaped areas, domestic turf grasses, and drought-tolerant plant species.
6. A completed parks and open space worksheet, detailing the proposed park equipment/amenities and their associated point values.

C. Ownership Affidavit. An affidavit (certificate of clear title) that the applicant is the owner, the equitable owner, or authorized by the owner in writing to make application for the proposed development.

D. Water Rights. Water rights documentation showing availability of water rights sufficient to serve the development, or acknowledgement in the form of a signed letter that the developer intends and commits to purchase water from the eCity.

E. Utility Plan. A map showing all the proposed locations of utilities including water, sewer, and storm drainage. The gas, electrical and telecommunication lines are not a required element of the preliminary utility plans; however, off-site capacity of these systems shall be provided. The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.

F. Grading, Drainage, and Erosion Plan. A grading, drainage, and erosion plan shall be submitted. The report shall contain the drainage basin map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and subbasin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the report shall contain at a minimum the following information:

1. The existing roadways, drainage ways, vegetation and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour event.
2. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.
3. The subbasin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.
4. A general discussion of how the proposed system conforms to existing drainage patterns and off-site upstream drainage will be collected to protect development.
5. Grading plan showing: soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including the identification of slopes, fill and cut depths, and rock features within 10 feet of post grade soil surface.

G. Easements. The proposed grants of easements to be imposed on any land within the development.

H. Traffic Plan. A traffic report prepared by a licensed traffic engineer showing anticipated trip generation and the level of service provided to SR 73 or other arterial and collector roads.

I. Sign Plan. A signage plan (if signage is being proposed for the project) shall be submitted. The signage plan shall include a site plan drawn to scale showing the proposed location of on-premises and off-premises directional signage and color graphics showing the proposed sign copy, type of sign, and dimensions of signs. Permission from property owners to locate any off-site signs on their property shall be submitted. Signs shall be approved after site plan approval has been granted and through review as a building permit.

~~J. Public Notice. Addressed and stamped envelopes (the city's address will be the return addresses on the envelopes) of property owners located within 600 feet of the proposed preliminary plat area (including a minimum of at least 25 adjacent property owners).~~

J. Public Notice. Prior to the public hearing on a preliminary plat application, the City shall provide notice to property owners located within 600 feet of the proposed plat area, including a minimum of at least 25 adjacent property owners where feasible. Notice shall be provided by postcard, prepared and mailed by City staff at least ten (10) calendar days in advance, in accordance with Utah Code Ann. § 10-9a-207. The applicant shall pay the cost of printing and mailing the postcards

~~K. J.~~ Fee. The processing fee required by the current consolidated fee schedule approved by the ~~e~~City ~~e~~Council. [Ord. [O-20-2018](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-13-2012](#) § 2 (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.4)].

16.20.050 Approval process.

Upon completion of the master development plan or rezoning of property, the developer shall file a completed preliminary plat application, which includes a proposed preliminary plat, all required supporting materials and the required application fee at least 28 calendar days before the ~~p~~Planning ~~e~~Council meeting at which a hearing on the application is requested.

A. Complete Application. The ~~p~~Planning ~~d~~Director shall determine whether the application is complete within seven calendar days after its filing. The ~~p~~Planning ~~d~~Director shall notify the developer of additional materials that are required within one week of the submittal date.

B. Development Review Committee (DRC) Review. The application shall be scheduled for the next available ~~development review committee (DRC)~~ meeting, and the submitted materials provided to ~~city s~~Staff, consultants, or agencies for their review. Review time shall comply with the requirements of Title [10](#), Chapter [9a](#), Utah Code Annotated 1953, as amended. Once the DRC recommends that the project is ready for the ~~p~~Planning ~~e~~Council's review, the ~~p~~Planning ~~d~~Director shall schedule the project for the next available meeting. The DRC includes the department head or assigned representative from each of the following departments or groups: ~~a~~Attorney, ~~b~~Building, ~~e~~Energy, ~~e~~Engineering, ~~f~~Fire, ~~p~~Parks, ~~p~~Planning, ~~p~~Public ~~w~~Works.

C. Staff Report. The ~~p~~P~~a~~nning ~~d~~D~~i~~rector shall prepare, or contract with appropriate professionals for the preparation of, a written report that explains how, in the professional opinion of the ~~p~~P~~a~~nning ~~d~~D~~i~~rector or the contractors, the proposed development complies, or fails to comply, with state statutes, this title or other ~~e~~C~~i~~ty ordinances. Upon completion, but not less than four working days before the scheduled public hearing, a draft report shall be transmitted to the developer and to the ~~p~~P~~a~~nning ~~e~~C~~i~~ty Commission. These reports will also be placed on file for public review with the application materials. In the event that the city contracts with professionals for assistance, the costs of report preparation shall be added to the application fee required for preliminary plats.

Commented [MD1]: Why are we proposing to delete this? While this situation would be unusual, I don't see any benefit to removing it.

D. Public Hearing. The ~~p~~P~~a~~nning ~~d~~D~~i~~rector shall cause all property owners within 600 feet of the boundaries of the proposed application area (including a minimum of at least 25 adjacent property owners and affected entities, if there be any) to be notified by first class mail of the time and place of the public hearing at least 10 days prior to the ~~p~~P~~a~~nning ~~e~~C~~i~~ty Commission meeting. A copy of the public notice of the hearing shall also be posted in three public places (including the ~~e~~C~~i~~ty offices) within the ~~e~~C~~i~~ty at least 10 days prior to the public hearing.

Commented [MD2]: Why are we proposing to delete this? While this situation would be unusual, I don't see any benefit to removing it.

E. Planning Commission Approval. If the proposed development complies with all applicable development requirements and utility standards for the site, is in the public interest and is fully consistent with any applicable master development plan and development agreement previously approved by the ~~e~~C~~i~~ty, and the submission is complete in all respects, the ~~p~~P~~a~~nning ~~e~~C~~i~~ty Commission shall take action on the proposed development application as allowed by this title. The ~~p~~P~~a~~nning ~~e~~C~~i~~ty Commission, as applicable, may approve, recommend approval, or approval with conditions, disapproval based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

F. City Council Approval. As applicable in 16.05.220(b). ~~The~~ ~~e~~C~~i~~ty ~~e~~C~~i~~ty Council shall review the application, consider the ~~p~~P~~a~~nning ~~e~~C~~i~~ty Commission's recommendations, and take action on the proposed development application. The City ~~e~~C~~i~~ty Council may approve, approve with conditions, disapprove based upon findings of facts, or table the application and request further information to resolve any issues or questions prior to approval.

G. Additional Development Processes. Granting of preliminary plat approval by the ~~planning commission (or city council, as applicable)~~ Land Use Authority shall not constitute final acceptance of the subdivision by ~~the planning commission or city council~~ the City, nor shall approval of the preliminary plat relieve the subdivider of the responsibility to comply with all required conditions, ordinances, requirements or policies in order to meet all ~~e~~C~~i~~ty standards. [Ord. O-04-2024 § 2 (Exh. A);

Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 4.5)].

16.20.060 Expirations and extensions of approvals.

Preliminary plat approvals shall expire two years from the date of approval by the ~~planning commission or city council~~ Land Use Authority if a final plat application has not been approved by the ~~eCity council~~ within that time. If the preliminary plat contains more than one phase, this plat will expire if each phased final plat application is not approved within two years of the most recent final plat approval.

A. Extensions of Time. An extension of time may be requested by an applicant for any of the applications listed above with the following requirements:

1. A written, signed request for an extension of time shall be received by the ~~pPlanning dDirector~~ prior to the expiration date of the project.
2. The request for an extension of time shall specify any progress made on the project's conditions of approval and the reasons for the extension request, along with supporting documentation.

B. Criteria for Approving Extensions of Time. It is the responsibility of the applicant to request an extension of time prior to a project's expiration. The ~~eCity~~ is not responsible to remind applicants of expiration dates. The ~~pPlanning dDirector~~ shall approve or deny a request for an extension of time within a reasonable period of time after receiving the request. The ~~pPlanning dDirector~~ may grant up to a single one-year extension of time to any project that meets one of the following criteria:

1. The applicant must have shown a good faith effort to initiate the project by systematically completing predevelopment conditions.
2. The applicant's initiation of development activities is based on an action by the ~~eCity~~ or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control.

C. Appeals. An applicant may appeal the ~~pPlanning dDirector~~'s decision to the ~~pPlanning eCommission~~ within 15 days of the date of the decision. The applicant may then appeal a decision of the ~~pPlanning eCommission~~ to the ~~eCity eCouncil~~ within 15 days of the ~~pPlanning eCommission~~'s decision. In no case shall the ~~pPlanning eCommission~~ or ~~eCity eCouncil~~ approve more than a single one-year extension of time.

D. Resubmitting an Expired Project. A project that has expired may be resubmitted within two years of the expiration date for a fee to cover time and materials, not to exceed 50 percent of the original fee, if the project is substantially similar to the expired plan. The resubmitted project must be in compliance with the current ~~development~~City eCode at the time of resubmittal. [Ord. [O-38-2023](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Final Plat Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Code amendment.

BACKGROUND:

The proposed final plat changes are clean-up items to the code along with adding a few additional standards to what is required on a final plat. To highlight a few of the changes: the final plat to be recorded will contain a note indicating the zone under which the plat was reviewed. Also, street names are proposed to prohibit the use of the cardinal directions of north, south, east and west. This stems from a plat currently under review with a street named South Sister Peak. The South in this case is not the geographical identifier of the location in the City but part of the formal name of the street. This can cause confusion with an address (as an example) of 1234 North South Sister Peak.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if recommended for adoption. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall forward a recommendation to the City Council regarding the proposed Code amendment.

ATTACHMENTS:

1. 16.25 Final Plats

Chapter 16.25

FINAL PLATS

Sections:

- [16.25.010 What this chapter does.](#)
- [16.25.020 Purpose.](#)
- [16.25.030 Final plat approval required.](#)
- [16.25.040 Application.](#)
- [16.25.050 Approval process.](#)
- [16.25.060 Prior to recordation.](#)
- [16.25.070 Security for public improvements.](#)
- [16.25.080 Changing an approved final plat.](#)
- [16.25.090 Vacating or changing a recorded subdivision plat.](#)
- [16.25.100 Expirations and extensions of approvals.](#)

16.25.010 What this chapter does.

This chapter establishes the final plat review and approval process, submittal requirements and duties of the ~~p~~Planning ~~e~~Director regarding the review and processing of final plats. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.1); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.1)].

16.25.020 Purpose.

The purpose of the final plat process is to verify that the final plat and the accompanying construction plans submitted shall conform in all respects to those regulations and requirements set forth in the state statutes, ~~e~~City ordinances and any other applicable regulations before the plat is recorded in the office of the Utah County ~~r~~Recorder. The final plat process is also provided to ensure compliance with the previously approved master development plan and its accompanying agreement and the conditions of previous preliminary plat approvals. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.2); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.2)].

16.25.030 Final plat approval required.

Final plat approval entitles the applicant to recordation of the final plat subject to compliance with the ~~e~~City ordinances for installation of public improvements and dedication of water rights for the plat. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.3); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.3)].

16.25.040 Application.

Only property owners or their duly authorized agents shall make application for a final plat on forms prepared by the ~~p~~P~~l~~anning ~~d~~D~~i~~rector. No final plat application shall be processed without approval or submission of the preliminary plat, the submission of the application, all the supporting materials as required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

A. Supporting Materials. The final plat application shall be submitted with the materials listed below. The ~~p~~P~~l~~anning ~~d~~D~~i~~rector or ~~d~~D~~e~~velopment ~~r~~R~~e~~view ~~e~~C~~o~~mmittee (DRC) members may determine that additional items be submitted in order to properly evaluate the proposed final plat application. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the ~~p~~P~~l~~anning ~~d~~D~~i~~rector.

1. Final Plat. The final plat prepared at a scale of not less than one inch equals 100 feet, with all dimensions shown in feet and decimals thereof, will be required for final approval prior to recordation. Plats of large areas may be prepared on multiple, serially numbered sheets with match lines and an index map, with vicinity and index maps appearing on the first of the serially numbered sheets. Final plats must show trails, roads, sidewalks and other public facilities, which will be deeded to the ~~e~~C~~i~~ty in accordance with the requirements of this title. The ~~e~~C~~i~~ty shall provide a set of standard cross-sections for roads, trails and sidewalks. The final plat submission must conform in all major respects to the preliminary plat as previously reviewed and approved by the ~~planning commission or city council as applicable~~Land Use Authority (unless processed simultaneously). Final plat submissions shall include all information listed below, delineated in permanent ink on ~~waterproof tracing cloth or a~~ Mylar for recordation (which can be submitted after the ~~city council~~Land Use Authority grants final approval) and submitted in an electronic format:

- a. A title block showing the name of the proposed subdivision and its location by quarter-quarter section, section, township, range, principal meridian, city, county, and state;
- b. The name, address, telephone number, stamp, signature and registration number of a land surveyor registered in the state of Utah who prepared or reviewed the final plat;
- c. A north point, and both graphic and written scales;

d. A vicinity map that locates the proposed subdivision within its township and the section, shows major roads and watercourses adjacent to or near the subdivision, and shows the boundaries of and recorded names of adjacent or nearby subdivisions;

e. The point of beginning for the survey, which shall be tied to a section or quarter-section corner, and the location and a description of all existing monuments found during the course of the survey;

f. The location, nature, and boundaries, with bearings and distances, of all existing public ways and public or private easements in or adjacent to the subdivision, including the county book and page number references of the instruments establishing those ways or easements;

g. The exterior boundaries of the subdivision, with all bearings and distances, including curve data for curving boundaries;

h. The location, exterior dimensions, and consecutive number of all lots and blocks, or other parcels created by the subdivision, including bearings and distances and curve data for curving boundaries (with all curve dimensions for boundary lines shown outside any such boundaries);

i. The acreage of each lot and a table showing the total number of lots, total acreage of the subdivided area, the total acreage in lots, the average lot size, the total acreage in streets, and the total acreage of any parcels dedicated to public use or held in common by the lot owners;

PLAT CALCULATIONS	
TOTAL ACREAGE:	42.56 ACRES
BUILDABLE ACREAGE:	40.72 ACRES
TOTAL ACREAGE IN LOTS:	16.19 ACRES
TOTAL OPEN SPACE:	18.07 ACRES
TOTAL IMPROVED OPEN SPACE:	3.56 ACRES
AVERAGE LOT SIZE:	8,388 SF/0.19 ACRES
LARGEST LOT SIZE:	16,941 SF/0.39 ACRES
SMALLEST LOT SIZE:	6,592 SF/0.15 ACRES
OVERALL DENSITY:	1.97 LOTS/ACRE
TOTAL # OF LOTS:	84 LOTS

PHASE A – PLAT 16 CALCULATIONS	
TOTAL ACREAGE:	25.46 ACRES
BUILDABLE ACREAGE:	25.46 ACRES
TOTAL ACREAGE IN LOTS:	17.98 ACRES
PUBLIC RIGHT-OF-WAY:	5.48 ACRES
PAVED ROADWAY AREA WITHIN R.O.W.	3.11 ACRES
TOTAL OPEN SPACE:	2.01 ACRES
TOTAL IMPROVED OPEN SPACE:	2.01 ACRES
AVERAGE LOT SIZE:	6,419 SF/0.15 ACRES
LARGEST LOT SIZE:	15,935 SF/0.37 ACRES
SMALLEST LOT SIZE:	4,400 SF/0.10 ACRES
OVERALL DENSITY:	4.79 LOTS/ACRE
TOTAL # OF LOTS:	122 LOTS

j. The names of all streets and widths and boundaries of all street and trail rights-of-way and utility easements, including bearings and distances and curve data for curving boundaries;

k. Street names shall not contain cardinal directions (North, South, East, West) as this may conflict with the geographical coordinate identifier of the lot or parcel address;

l. Address of all lots and parcels;

~~km.~~ The location and a description of all monuments set during the course of the survey;

~~ln.~~ A signed and dated owner's dedication in the form approved by the ~~eC~~City which includes a complete legal description of the parcel being subdivided, and in which the owners of record dedicate all open space, public ways, utilities and other public spaces to public use;

~~mo.~~ A ~~public notary's~~Notary Public's acknowledgment of the owner's certificate;

~~np.~~ A signed and dated certificate of consent in which all mortgagors, lienholders, and other parties with any real property interest, including the holders of mineral rights, in the property consent to its subdivision;

~~og.~~ A ~~public notary's~~Notary Public's acknowledgment of the certificate of consent;

~~pr.~~ Signature blocks for approval by the ~~eC~~City ~~eC~~Council, ~~eC~~City ~~eE~~ngineer and ~~eC~~City ~~aA~~ttorney;

~~qs.~~ An owner's dedication certificate, notary public's acknowledgement for each signature on the plat, a correct metes and bounds description of all property included within the subdivision, other affidavits, certificates, acknowledgements, endorsements and notarial seals as required by law, this title or by the ~~eC~~City ~~rR~~ecorder or ~~eC~~City ~~aA~~ttorney;

~~rt.~~ A certificate for use by the ~~eC~~County ~~rR~~ecorder in recording ~~the~~ plat after its approval;

~~su.~~ Building envelopes for each lot shall be shown on the final plat;

~~ty.~~ Water rights conforming to the ~~eC~~City's requirements or a public water supply agreement shall be submitted to the ~~eC~~City ~~aA~~ttorney for approval.

w. The zone in which standards were used to review the subdivision plat.

vx. Setbacks on residential plats.

2. Construction Plans. Construction drawings for required public improvements will include the following and are required to be submitted with all final plat applications:

- a. Plan, profile and construction detail drawings prepared by a licensed professional engineer, with his/her signature and seal.
- b. Control data shall be referenced to information contained on eCounty area reference plats.
- c. Elevations shall be tied to an existing Utah County benchmark. Drawings shall show an elevation benchmark for the project.
- d. The drawing scale shall be one inch equals 20 feet horizontal and one inch equals two feet vertical. The vertical scale may be smaller if warranted by unusual circumstances.
- e. Stationing shall increase from left to right.
- f. Centerline data and property line data shall be shown, including details of all curves.
- g. Existing ground profiles shall be shown a minimum of 300 feet each way from the ends of subdivision streets.
- h. All existing and proposed improvements within the project or within 100 feet of the project or adjoining the subdivision shall be shown. This includes curb, gutter, sidewalk and underground pipes and utilities, ditches, canals, fire hydrants, street lights, water valves, etc.
- i. All proposed structures such as manholes, catch basins, clean-outs, etc., shall be shown. If eCity standard structure details exist, they may be referenced in lieu of detail.
- j. All proposed drainage facilities, including pipe and boxes, shall be shown. This includes plan and profile of the system showing the method of drainage water disposal.
- k. All vertical curves and horizontal distances shall be constructed in accordance with AASHTO requirements and standards.

l. Elevations shall be shown on all horizontal and vertical curves at approximately 25-foot intervals and at the points of curvature and points of tangency.

m. The minimum grade for curb and gutter shall be one-half percent identified on all curb returns and cross gutters. Percent of grade shall also be shown on straight grades with elevations at approximately 50-foot intervals with flow arrows to indicate the direction of drainage.

n. All street names shall be shown.

o. Show typical roadway cross-sections.

p. The existing grade elevations shall be shown in the profile.

q. Construction standards and specifications shall be referenced.

r. Road signs and stop signs shall be shown.

3. Landscaping and Irrigation Plan. A landscaping plan, prepared and stamped by a licensed landscape architect, indicating the location, spacing, types and sizes of landscaping elements, sprinkler system plans, existing trees if any, and showing compliance with the landscaping or buffering requirements of the appropriate zoning district. The landscaping plan shall include, at a minimum, the following information:

a. The location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, amenities, and lighting.

b. The plant names (both botanical and common name), location, quantity, and size of all existing and proposed plants. The proposed plan should indicate the size of the plant material at maturation (see Chapter [17.60](#) EMMC for more landscaping standards).

c. The landscaping plan should also exhibit the existing landscaping 20 feet beyond the property lines.

d. Existing and proposed grading of the site indicating contours at two-foot intervals.

e. Plans showing the irrigation system shall also be included in the landscaping plan submittal.

f. Proposed and existing fences and identification of the fencing materials.

g. A summary of the total percentage of landscaped areas, domestic turf grasses, drought-tolerant plant species along with the estimated cost of all the improvements.

h. Make, model number(s), and picture(s) of all proposed structures (playgrounds, pavilions, benches, etc.).

4. Final Utility Plan. Utility plans showing all the utilities including but not limited to water, sewer, and storm drain. The location and size of existing and proposed utility lines and facilities in or adjacent to the proposed development shall also be shown.

5. Grading, Drainage, and Erosion Plan. A grading, drainage, and erosion plan prepared and stamped by a licensed engineer shall be submitted. The report shall contain the drainage basin map and a plan view of the overall storm water system. The grading, drainage, and erosion plan shall address the following issues: description of features and hydrological conditions; drainage basin and subbasin; drainage facility design criteria; infrastructure design criteria; grading plan; and erosion control. Specifically, the report shall contain at a minimum the following information:

a. The existing roadways, drainage ways, vegetation and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour event.

b. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.

c. The subbasin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.

d. A general discussion of how the proposed system conforms to existing drainage patterns and off-site upstream drainage will be collected to protect development.

e. The water quality evaluation showing the water quality shall not be degraded from existing storm water quality including how solids are collected and not allowed to be discharged into downstream waters and how oils and greases are separated from storm water.

f. Maintenance plan and procedure for storm water system; thorough narrative of all charts, graphs, tables or other information included in the report describing how it affects the proposed development.

g. Infrastructure design criteria showing the piping is sized to handle the peak intensity of the 10-year storm event; all detention basins are sized to handle a 100-year storm while discharging at a maximum 10-year, 24-hour historical rate; a 10-foot traffic lane in both directions is maintained at all locations within the development; and that the roadway and infrastructure will handle a 100-year storm event without flooding homes or damaging public property.

h. Grading plan showing soil map depicting unique soil features such as collapsible soil, rock features, etc.; a grading plan showing all cut and fill areas within development including: the identification of slopes; fill and cut depths; and rock features within 10 feet of post-grade soil surface.

i. The grading plan shall also show how the grades will allow water to run off of lot areas without ponding and creating flooding problems for homes.

j. Erosion control shall: show how erosion will be controlled during construction; explain and design such that construction debris and silts will not be collected by storm water system; show and design for all cut and fill slopes will not be eroded and how these areas will be revegetated.

6. Easements. The proposed grants of easement to be imposed on any land within the development.

7. Soils Report. A soils report prepared and stamped by a licensed engineer.

8. Engineer's Estimate. An engineer's estimate prepared by the design engineer, including detailed estimates of park amenities and landscaping improvements.

9. Fee. The processing fee required by the current consolidated fee schedule approved by the ~~e~~City ~~e~~Council. [Ord. [O-20-2018](#) § 2 (Exh. A); Ord. [O-07-](#)

[2014](#) (Exh. A); Ord. [O-13-2012](#) § 2 (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.4); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.4)].

16.25.050 Approval process.

~~Upon completion and approval of a preliminary plat, the developer shall file a properly completed final plat application that includes a proposed final plat and all required supporting materials and the required application fee at least 28 calendar days before the planning commission meeting at which the application is to be reviewed.~~

A. Final Plat Procedure(s). Upon completion and approval of a preliminary plat, the developer shall file a properly completed final plat application that includes a proposed final plat and all required supporting materials and the required application fee.

1. No later than 20 business days after the day on which an applicant submits a complete final plat application the eCity shall complete a review of the application. However, if an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.

2. Review Cycles. During the review process, the eCity may require up to four redline review turnaround cycles. Redline corrections shall be comprehensive and redlines in subsequent review cycles shall specifically address changes in response to the applicant's adjustment to a plan set or phasing plan that adjusts the infrastructure needed for the specific development; however, modifications or corrections necessary to protect public health and safety or to enforce state or federal law may still be added.

Exception: If an applicant makes a material change to a plan set, the municipality has the discretion to restart the review process at the first review of the final application, but only with respect to the portion of the plan set that the material change(s) substantively effect(s).

3. Final Plat Review Redline Process.

a. First Round. If an applicant does not submit/return a revised plan within 20 business days after the eCity requires a modification or correction, the eCity shall have an additional 20 business days to respond to the plans.

b. Final Round. After the applicant has responded to the final review cycle, and the applicant has complied with each modification requested in the eCity's previous review cycle, the eCity may not require additional revisions if the applicant has not materially changed the plan, other than changes that were in response to requested modifications or corrections.

4. Applicant's Written Narrative. In addition to revised plans, an applicant shall provide a written explanation in response to the eCity's review comments, identifying and explaining the applicant's revisions and reasons for declining to make revisions, if any. The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.

5. Disputes. Should a dispute arise respecting the subdivision improvement plans, the eCity shall assemble an appeal panel in accordance with Section [10-9a-508\(5\)\(d\)](#), Utah Code Annotated 1953, to review and approve or deny the final revised set of plans, or, for a dispute arising from the subdivision ordinance review, advise the applicant, in writing, of the deficiency in the application and of the right to appeal the determination to a designated appeal authority.

B. Final Plat Review Authorities.

1. Planning Director's Responsibilities. The pPlanning dDirector shall review the application for completeness and distribute the application materials to the dDevelopment rReview eCommittee (DRC) members for review, comment and recommendation. If the application materials are complete, all required fees are paid and the final plat conforms to the requirements of the applicable master development plan or master development plan agreement and is in compliance with the approved preliminary plat, the DRC shall review the proposed application at its next regularly scheduled meeting when materials may be adequately distributed.

2. City Engineer's Responsibilities. The eCity eEngineer shall review the final plat and construction plans and decide whether or not the submittal complies with the engineering and surveying standards and criteria set forth in this title, the proposed development agreement and all other applicable state statutes and eCity ordinances. The eCity eEngineer shall determine if the survey description is correct and that all easements are correctly described and located on the plat. If the plat conforms to the required standards, the eCity eEngineer shall prepare an estimate of the construction costs for all proposed

public improvements. The eCity eEngineer shall forward this cost estimate to the eCity aAttorney, eCity rRecorder, and pPlanning Directordepartment for inclusion in the final development and improvement collateral. If the final plat and/or construction plans do not comply, the eCity eEngineer shall return the plat to the applicant or the subdivider's engineer with comments.

3. Development Review Committee (DRC) Responsibility. The DRC shall review the final plat to determine whether the plat conforms to the requirements of the preliminary plat, with all requested changes or conditions of approval and any requirements of the master development plan agreement. If the DRC determines that the final plat is in conformity with all requirements and the ordinances of the eCity, the DRC members shall sign off on the approval checklist and the pPlanning dDirector shall prepare a notice of decision to be sent to the applicant and filed with the eCity rRecorder. The DRC includes the department head or assigned representative from each of the following departments or groups: aAttorney, bBuilding, eEnergy, eEngineering, fFire, pParks, pPlanning, pPublic wWorks.

4. City Attorney's Responsibilities. The eCity aAttorney shall review the final plat for compliance with the state statutes and any applicable eCity ordinances, the master development plan, and the conditions of the preliminary plat.

5. City Recorder's Responsibilities. The eCity rRecorder, subsequent to the approval of a final plat by the DRC, shall be responsible to collect original documents and all required signatures on such documents which include, but are not limited to, the original Mmylar plat, improvement collateral, current title report as defined in this chapter, submittal of required water rights (as certified by the eCity eEngineer and eCity aAttorney), submittal of any required fees including recording and inspection fees and any other applicable documents. When all documents and signatures have been collected, the applicant has executed the improvement collateral including the posting of security required, the payment of all outstanding fees for this development or any other business transaction with the eCity has been received, and all other outstanding conditions have been met, the eCity rRecorder shall record the final plat and any other documents that the eCity determines should be recorded with the subdivision. [Ord. [O-38-2023](#) § 2 (Exh. A); Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.5); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.5)].

16.25.060 Prior to recordation.

Prior to recordation, the applicant shall submit the following:

A. Recorded Boundary Survey. A boundary survey that is recorded with Utah County that defines the out boundary of the proposed subdivision.

B. Past Taxes. Documentation that all the taxes for the subject parcel have been paid to the Utah County ~~tax commission~~ Treasurer.

C. Title Report Required. A current title report to be reviewed by the ~~e~~City ~~a~~Attorney. A “current title report” is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than 30 days before the proposed recordation of the final plat.

D. If the plat has not been recorded within 180 days of its approval, a ~~s~~Staff review is required and a fee charged (according to the consolidated fee schedule) to assure that the cost estimates and construction standards are current. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.6); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.6)].

16.25.070 Security for public improvements.

Prior to recordation by the ~~e~~City ~~r~~Recorder of any final plat, the applicant shall either (A) install all required improvements from the construction documents before the final plat is recorded; or (B) comply with the security provisions of this title which require full approved collateral or approved surety in the form of a corporate bond approved by the ~~e~~City ~~a~~Attorney to assure completion of all improvements before building permits are issued by the ~~e~~City. Under option (B) above, the developer shall be required to enter into an improvement collateral agreement. This agreement shall be in a form approved by the ~~e~~City ~~e~~Council and may contain specific provisions approved by the ~~e~~City ~~a~~Attorney and shall include, but not be limited to, provisions that address timing and phasing of construction, time allowed for the completion of required improvements, expiration date, amount of funds to be used, a method and schedule for the release of funds, ~~e~~City access to funds, warranty amounts and period of warranty, maintenance of improvements during bonding and warranty periods and final acceptance of improvements. Improvement collateral requirements shall be recalculated if the subdivision was approved more than 180 days prior to the date of proposed recordation. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.7); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.7)].

16.25.080 Changing an approved final plat.

Minor modifications to an approved final plat may be administratively approved at the discretion of the ~~p~~P~~a~~nn~~i~~ng ~~d~~D~~i~~rector. Major changes require an amendment to the preliminary plat (see Chapter [16.20](#) EMMC for the preliminary plat approval process). Major changes include an increase of lots/units, reduction of improved open space, changes to the general street layout, or any major changes to these elements of the plat. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.8)].

16.25.090 Vacating or changing a recorded subdivision plat.

Proposals to vacate or change a recorded subdivision plat shall follow the process outlined in Chapter [16.55](#) EMMC. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A); Ord. [O-23-2008](#) § 2 (Exh. A § 5.9); Ord. [O-23-2005](#) § 3 (Exh. 1(2) § 5.8). Formerly 16.25.080].

16.25.100 Expirations and extensions of approvals.

Final plat approvals shall expire one year from the date of approval by the ~~e~~ci~~t~~y ~~c~~ou~~n~~ci~~l~~ Land Use Authority if the plat has not been recorded at the ~~e~~C~~o~~un~~t~~y.

A. Extensions of Time. An extension of time may be requested by an applicant with the following requirements:

1. A written, signed request for an extension of time shall be received by the ~~p~~P~~a~~nn~~i~~ng ~~d~~D~~i~~rector prior to the expiration date of the project.
2. The request for an extension of time shall specify any progress made on the project's conditions of approval and the reasons for the extension request, along with supporting documentation.

B. Criteria for Approving Extensions of Time. It is the responsibility of the applicant to request an extension of time prior to a project's expiration. The ~~e~~C~~i~~t~~y~~ is not responsible to remind applicants of expiration dates. The ~~p~~P~~a~~nn~~i~~ng ~~d~~D~~i~~rector shall approve or deny a request for an extension of time within a reasonable period of time after receiving the request. The ~~p~~P~~a~~nn~~i~~ng ~~d~~D~~i~~rector may grant up to a single one-year extension of time to any project that meets one of the following criteria:

1. The applicant must have shown a good faith effort to initiate the project by systematically completing predevelopment conditions.

2. The applicant's initiation of development activities is based on an action by the ~~e~~City or other public agency which has not taken place or was delayed, resulting in a time delay beyond the permit holder's control.

C. Appeals. An applicant may appeal the ~~p~~Planning ~~d~~Director's decision to the ~~p~~Planning ~~e~~Commission within 15 days of the date of the decision. The applicant may then appeal a decision of the ~~p~~Planning ~~e~~Commission to the ~~e~~City ~~e~~Council within 15 days of the ~~p~~Planning ~~e~~Commission's decision. In no case shall the ~~p~~Planning ~~e~~Commission or ~~e~~City ~~e~~Council approve more than a single one-year extension of time.

D. Resubmitting an Expired Project. A project that has expired may be resubmitted within two years of the expiration date for a fee to cover time and materials, not to exceed 50 percent of the original fee, if the project is substantially similar to the expired plan. The resubmitted project must be in compliance with the current ~~d~~Development ~~e~~Code at the time of resubmittal. [Ord. [O-07-2014](#) (Exh. A); Ord. [O-16-2010](#) § 2 (Exh. A)].



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Brylee Commercial Lot 3 Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Bradford Murdock

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Employment Center/Campus / Commercial Regional	1.25

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the Brylee Commercial Lot 3 site plan.

BACKGROUND:

The Applicant requests site plan approval to construct a multi-tenant commercial building in the Commercial Regional zone. The property and adjacent lots are accessed from Eagle Mountain Blvd. by Desert Willow Drive and then a private internal road; Beckman Drive. There is no direct lot access from Eagle Mountain Blvd.

ITEMS FOR CONSIDERATION:

Staff has reviewed the plans and found the proposed development meets the standards of the Commercial Regional zone.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding this site plan.

ATTACHMENTS:

1. Brylee Lot 3 Civil final
2. Brylee Lot 3 Elevations final
3. Brylee Lot 3 Landscaping final
4. Brylee Lot 3 Lighting final

EAGLE MOUNTAIN RETAIL CONSTRUCTION DOCUMENTS

5390 NORTH EAGLE MOUNTAIN BLVD
EAGLE MOUNTAIN, UTAH

PROJECT CONTACTS

PROPERTY OWNER

NORTHPOINT
506 SOUTH MAIN STREET
BOUNTINFUL, UT 84010
CONTACT:
DAVID J MURDOCK
PHONE:(801) 558-5002
EMAIL: MURDOCK0170@MSN.COM

APPLICANT

REALM
ST GEORGE, UTAH
CONTACT: ED WALDVOGEL
PHONE: (801) 440-0293
EMAIL: ED@BUILDREALM.COM

ARCHITECT

SAM J. BRADY ARCHITECTS
200 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84111
CONTACT:
SAM BRADY
PHONE: (801) 595-1752
EMAIL: JAMESZ@HELTDESIGN.COM

PLANNING DEPARTMENT

EAGLE MOUNTAIN CITY
CONTACT: DAVID STROUD
PHONE: (801) 789-6615
EMAIL: DSTROUD@EAGLEMOUNTAIN.GOV

ENGINEERING DEPARTMENT

EAGLE MOUNTAIN CITY
CONTACT: VINCE HOGGE
PHONE: (801) 789-6671
EMAIL: BHOGGE@EAGLEMOUNTAIN.GOV

PUBLIC WORKS DEPARTMENT

EAGLE MOUNTAIN CITY
CONTACT: MACK STRAW
PHONE: (801) 789-6678
EMAIL: MSTRAW@EAGLEMOUNTAIN.GOV

PW / PARKS DEPARTMENT

EAGLE MOUNTAIN CITY
CONTACT: BRAD HICKMAN
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EMAIL: BHICKMAN@EAGLEMOUNTAIN.GOV

FIRE DEPARTMENT

UNIFIED FIRE
CONTACT: DAN DEVOOGD
PHONE: (801) 743-7232
EMAIL: DDEVOOGD@UNIFIEDFIRE.ORG

SURVEYOR

ENSIGN ENGINEERING
45 W 10000 SOUTH SUITE 500
SANDY, UTAH 84070
CONTACT:
PHONE: (801) 255-0529

CIVIL ENGINEER

BISON CIVIL
6301 MOON VALLEY DRIVE
SOUTH JORDAN, UT 84009
CONTACT: RICHARD PIGGOTT, P.E.
PHONE: (801) 865-4212
EMAIL: BISONCIVIL@GMAIL.COM



VICINITY MAP

SCALE: NTS

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0-0	COVER SHEET
C0-1	GENERAL NOTES
C1-0	SITE PLAN
C1-1	SITE DETAILS (NOT PROVIDED)
C2-0	GRADING PLAN
C2-5	DRAINAGE PLAN
C4-0	UTILITY PLAN
C5-0	EROSION CONTROL PLAN
C5-1	EROSION CONTROL NOTES

SITE INFORMATION

SITE LOCATION	5390 N EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH LOT 3
PARCEL NUMBERS	272702-2-046-2004
TOTAL SITE AREA	1.247 ACRES (ACQUIRED FROM BRYLEE NORTH PARCEL MAPS)
EXISTING ZONING	COMMERCIAL REGIONAL
EXISTING USE	VACANT
PROPOSED USE	RETAIL
BUILDING AREA	9,542 S.F.
IMPERVIOUS AREA	36,563.3 S.F.
LANDSCAPE PROVIDED	8,193.7 S.F.
LANDSCAPE PERCENTAGE	15.1%
FRONT	10 FT
SIDE	0 FT
REAR	20 FT
PARKING REQUIREMENTS	1 PER 300 SF FOR RETAIL 1 PER 125 SF FOR RESTRAUNT (DT)
RETAIL	TYPE VB CONSTRUCTION WITH CONSIDERATIONS FOR SQUARE FOOTAGE
PARKING STALLS REQUIRED	44 STALLS MINIMUM 56 STALLS MAXIMUM
PARKING STALLS PROVIDED	57 STALLS
BUILDING RATIOS	2400 SQ FEET OF RESTAURANT = 2400 SF/125 = 20 STALLS 7142 SQ FEET OF RETAIL MIN = 7142 / 300 = 24 STALLS 7142 SQ FEET OF RETAIL MAX = 7142 / 200 = 36 STALLS

REVISIONS:
SITE PLAN

05/01/2025

EAGLE MTH RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

BISON CIVIL
6301 MOON VALLEY DR.
SOUTH JORDAN, UT 84009
801 865-4212
BISONCIVIL@GMAIL.COM

COVER SHEET

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.
C0-0

- NO WORK IS TO BEGIN UNTIL THE WATER DRAWINGS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE PUBLIC WORKS DEPARTMENT. FOLLOWING WATER DRAWING APPROVAL, 48-HOUR NOTICE IS TO BE GIVEN TO THE ENGINEERING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BEFORE 12:00 P.M. THE BUSINESS DAY PRIOR TO AN INSPECTION.
- ALL WORK IS TO CONFORM TO EAGLE MOUNTAIN STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE CULINARY WATER POLICIES & DESIGN CRITERIA MANUAL.
- ALL WORK, EXCEPT AS MODIFIED BY THESE DRAWINGS OR BY NOTE 2, IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE ROAD AND BRIDGE POLICIES & DESIGN CRITERIA MANUALS FOR EAGLE MOUNTAIN.
- A SINGLE PIPE MATERIAL IS TO BE USED THROUGHOUT THE PROJECT, UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- ALL SERVICE LATERALS 2-INCHES IN DIAMETER AND SMALLER IS TO BE COPPER TUBING WITH EAGLE MOUNTAIN APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES ARE TO BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES ARE TO BE LOCATED OUTSIDE OF DRIVEWAYS, GUTTERS, CURBS AND ALLEY GUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY SEWER OR STORM SEWER LINE CROSS:
 - MINIMUM 18-INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE DRAWINGS:
 - ENCASEMENT ALL SANITARY AND OR STORM SEWER PIPE JOINTS(MINIMUM)
 - SLEEAVING WITH POTABLE WATER SUPPLY QUALITY PIPE.
- EACH PROVISION MUST EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE WATER MAIN, A MINIMUM 10-FOOT DISTANCE PERPENDICULAR TO THE EXTERIOR OF MAIN.
- WARNING TAPE AND LOCATABLE TRACER WIRE IS TO BE REQUIRED OVER ALL MAINS, SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN. THIS IS TO INCLUDE ALL SEWER, STORM DRAIN, WATER, AND IRRIGATION LINE.
- ALL WATER FACILITIES ARE TO BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTANCE WATER SAMPLE OBTAINED PRIOR TO CONNECTION TO THE EAGLE MOUNTAIN DISTRIBUTION SYSTEM.
- CONTRACTOR/DEVELOPER IS ALSO RESPONSIBLE FOR INSTALLING THE TEMPORARY CONSTRUCTION WATER HYDRANT AND ¾-INCH & 1-INCH WATER METER AS NEEDED.
- THE CONTRACTOR/DEVELOPER MUST OBTAIN ALL METERS AND PITS 1 INCH AND LARGER FROM EAGLE MOUNTAIN.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE EAGLE MOUNTAIN ENGINEERING DEPARTMENT'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE DRAWINGS.
- APPROVAL OF THESE DRAWINGS FOR THE WATER USED STUB OUT INSTALLATION IS NOT TO BE CONSTRUED AS A COMMITMENT FOR WATER SERVICE TO THIS PROPERTY.

THE FOLLOWING ARE THE REQUIREMENTS THAT SHALL BE MET WHEN THERE IS A WATER-SEWER CROSSING: WHEN PROTECTION OF THE WATER LINE IS CONSIDERED, THE MINIMUM VERTICAL DISTANCE 18-INCHES MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SEWER/STORM LINE. IF THIS DISTANCE CANNOT BE MAINTAINED BECAUSE OF PHYSICAL OBSTRUCTIONS OR THE WATER LINE MUST BE PLACED UNDER THE SEWER/STORM LINE, THE SEWER/STORM LINE MUST BE CONSTRUCTED WITH ANY ON IF THE FOLLOWING:

A. ENCASEMENT WITH 4-INCHES MINIMUM OF CONCRETE OR SLEEVING WITH WATER QUALITY PIPE.

EACH OF THESE PROVISIONS MUST BE EXTENDED FOR 10-FEET ON EITHER SIDES OF THE WATER LINE AT 90 DEGREES TO THE CROSSING

WATER:

1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST ASHTO (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 SET 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: THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 21" TALL MINIMUM AND INSIDEDIAMETER. 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 & 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 UPVALVE BOXES.
11. WATER TIEHOS: 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.

SEWER:

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' OF 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 V'S: 3' MINIMUM SEPARATION BETWEEN SEWER V'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO STUBS 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.

STORM DRAIN:

1. BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ADS PIPE TO BE 4" 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 WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES

GENERAL NOTES

1. THIS SITE PLAN DEVELOPED IN SUPPORT OF A FINAL PLAN APPLICATION FOR EAGLE MOUNTAIN CITY.
2. EXISTING ZONE = LOCATED IN RESIDENTIAL ZONING.
3. SITE ADDRESS = LOCATED JUST NORTH OF MAJOR ST & SEARLE LN INTERSECTION.
4. ALL CONSTRUCTION TO BE IN CONFORMANCE WITH EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
5. SEE STORM DRAINAGE DISCUSSION ON SHEET G-1
6. SURVEYOR = DAVID OR AARON THOMAS, RLS. 801-224-7308
7. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, WASHES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
8. THERE ARE NO SITES PROPOSED TO BE DEDICATED FOR CHURCHES OR SCHOOLS IN THIS PLAT.
9. THERE ARE NO SITES INTENDED FOR CONDITIONAL OR COMMERCIAL USES.
10. TREES LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
11. GEOTECHNICAL REPORT, SOILS TESTS, & PAVEMENT DESIGN ARE PROVIDED AT TIME OF THIS FINAL PLAT SUBMITTAL.
12. CORNER LOTS MAY FACE EITHER STREET DEPENDING ON BUILDERS PREFERENCE.
13. THERE ARE NO EXISTING TREES OR LANDSCAPING FEATURES ON THIS SITE.
14. THERE WILL BE NO ENTRY MONUMENT SIGNS WITH THIS SUBDIVISION.
15. STREET LIGHTING TO COMPLY WITH THE CITY CODE. SEE SECTION 16-35-100 OF THE CITY CODE. SEE LOCATIONS FOR STREET LIGHTS ON PLAN.
16. EAGLE MOUNTAIN WILL OWN THE PROPOSED PUBLIC USE AREAS. THE HOME OWNERS ASSOCIATION WILL MAINTAIN THESE AREAS.
17. BUILDING ENVELOPES AND BUILDING SETBACKS ARE SHOWN THE FINAL PLAT. DETAILS OF CENTERLINE CURVES IN SHOWN ON THE FINAL PLAT.

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER IS TO BE IMMEDIATELY NOTIFIED FOR DIRECTION. CHANGES TO THE "RELEASED FOR CONSTRUCTION" DRAWINGS ARE TO BE APPROVED THROUGH THE CHANGE ORDER PROCESS.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT(S).

6. CONTRACTOR IS TO GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS WITHIN THE HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION AS LISTED IN THE SOILS REPORT.

7. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED EVEN AFTER EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR IS TO MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS IS TO BE IMMEDIATELY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC IS TO BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEMS ARE REQUIRED THAT ARE NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS, AND BARRICADES, ETC.

1. CONTRACTOR SHALL HAVE UTILITIES MARKED BY BLUE STAKES PRIOR TO ANY EXCAVATION ON SITE OR IN LOCALIZED AREAS.
2. CONTRACTOR IS TO TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

1. THE LOCATION OF, AND EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES HAS BEEN DETERMINED TO THE BEST OF THE ENGINEER'S ABILITY, BUT IT SHALL BE THE SOLE DUTY OF THE CONTRACTOR TO VERIFY THE LOCATION OF THE EXISTING UTILITIES AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY DAMAGE DONE TO EXISTING UTILITIES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATIONS OF ALL WASTEWATER LATERALS, TEES AND STUB OUTS. THIS RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEERS PRIOR TO FINAL PAYMENT BEING AUTHORIZED.
3. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED WHERE NECESSARY.
4. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL WASTEWATER LATERALS WITH THE LETTER "S" AT LEAST 2-INCH HIGH ENGRAVED INTO THE CURB.
5. ALL LATERALS TO NEW PIPELINES ARE TO BE TIED INTO MAIN LINE THROUGH USE OF FITTINGS. CUT-IN SADDLES ARE NOT ALLOWED.
6. THE WASTEWATER SYSTEM SHALL BE COMPLETED AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
7. WASTEWATER LINES WILL BE INTERNALLY INSPECTED BY A CONTRACTOR SUBCONTRACTOR AT THE OWNER/DEVELOPER'S EXPENSE.

1. ALL CONSTRUCTION AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE "WEST JORDAN CITY, UTAH CITY CODE"; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY THE INTERNATIONAL BUILDING CODE; THE INTERNATIONAL FIRE CODE; AND ALL LOCAL CITY CODES AND ORDINANCES AS APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES ARE LOCATED ON THE DRAWINGS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY LINES OR SERVICE LATERALS MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND IS TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO IT. THE CONTRACTOR IS TO USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND IS TO BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENT WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE. ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS ARE TO BE REPAIRED OR REPLACED SATISFACTORILY TO THE EAGLE MOUNTAIN ENGINEERING DEPARTMENT AND/OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
4. ALL CONSTRUCTION IS TO BE AS SHOWN ON THE "RELEASED FOR CONSTRUCTION" DRAWINGS. ANY REVISIONS ARE TO HAVE THE PRIOR WRITTEN APPROVAL OF THE ENGINEER THROUGH THE CHANGE ORDER PROCESS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF UNDERGROUND OBSTRUCTIONS AND AVOID DAMAGE AND CONFLICTS. EXPOSE POSSIBLE CONFLICTS IN ADVANCE OF CONSTRUCTION, SUCH AS UTILITY LINES AND DRAINAGE STRUCTURES. CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EACH AND VERIFY CLEARANCE FOR PROPOSED CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF CONFLICTS DISCOVERED OR CHANGES NEEDED TO ACCOMMODATE UNKNOWN OR CHANGED CONDITIONS.
6. THE CONTRACTOR IS TO TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEYING MONUMENTS. ANY MONUMENT DISTURBED IS TO BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS.
7. CONTRACTOR IS TO ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE DRAWINGS.
8. CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER TO ENSURE ADEQUATE ACCESS TO ALLOW THE BUILDING TO REMAIN ACCESSIBLE TO CUSTOMERS DURING ALL CONSTRUCTION ACTIVITIES. MAINTAIN A MINIMUM 10'-0" WIDE ACCESS INTO THE PARKING LOT AT ALL TIMES.
9. CONTRACTOR SHALL PROVIDE BARRICADES, FENCING, ETC., TO PROTECT INDIVIDUALS ACCESSING THE BUILDING FROM ANY CONSTRUCTION AREAS.
10. ANY WORK REQUIRING "NO ACCESS" TO THE PARKING LOT OR BUILDING MUST BE COORDINATED WITH THE BUILDING OWNER AT LEAST 7 DAYS IN ADVANCE AND BE AGREED UPON IN WRITING.
11. CONTRACTOR SHALL REPLACE AT NO COST TO THE OWNER ALL PAVING, SIDEWALK, AND EXISTING AND ANY FACILITIES THAT ARE DAMAGED DURING THE COURSE OF WORK.
12. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS AND LICENSES.
13. TYPE V CEMENT IS TO BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE IS TO BE 4,000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.
14. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
15. EXPANSION JOINTS ARE REQUIRED AT A MAXIMUM 300-FEET SPACING IN EXTRUDED-TYPE CURB AND GUTTER.
16. ASPHALT CEMENT (AC) PAVEMENT IS TO BE ½-INCH ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.
17. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY IS TO BE REMOVED AND REPLACED.
18. SIDEWALK RAMPS ARE TO BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER EAGLE MOUNTAIN STANDARDS. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR AFTER APPROVAL BY THE CITY ENGINEER.
19. CONTRACTOR IS TO PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON THE DRAWINGS.
20. ALL GRADING WORK IS TO CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER, REVIEWED BY THE ENGINEERING DEPARTMENT, AND AS SHOWN ON THESE DRAWINGS.
21. EXACT LOCATION OF ALL SAW CUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY ENGINEER, IF THE LOCATION OF THESE SAW CUT LINES IS NOT CLEARLY SHOWN ON THE DRAWINGS, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
22. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., ARE TO BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS, UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.
23. ALL RETAINING WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL DRAWINGS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS; FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW RETAINING WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DIVISION.
24. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.

[illegible]

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

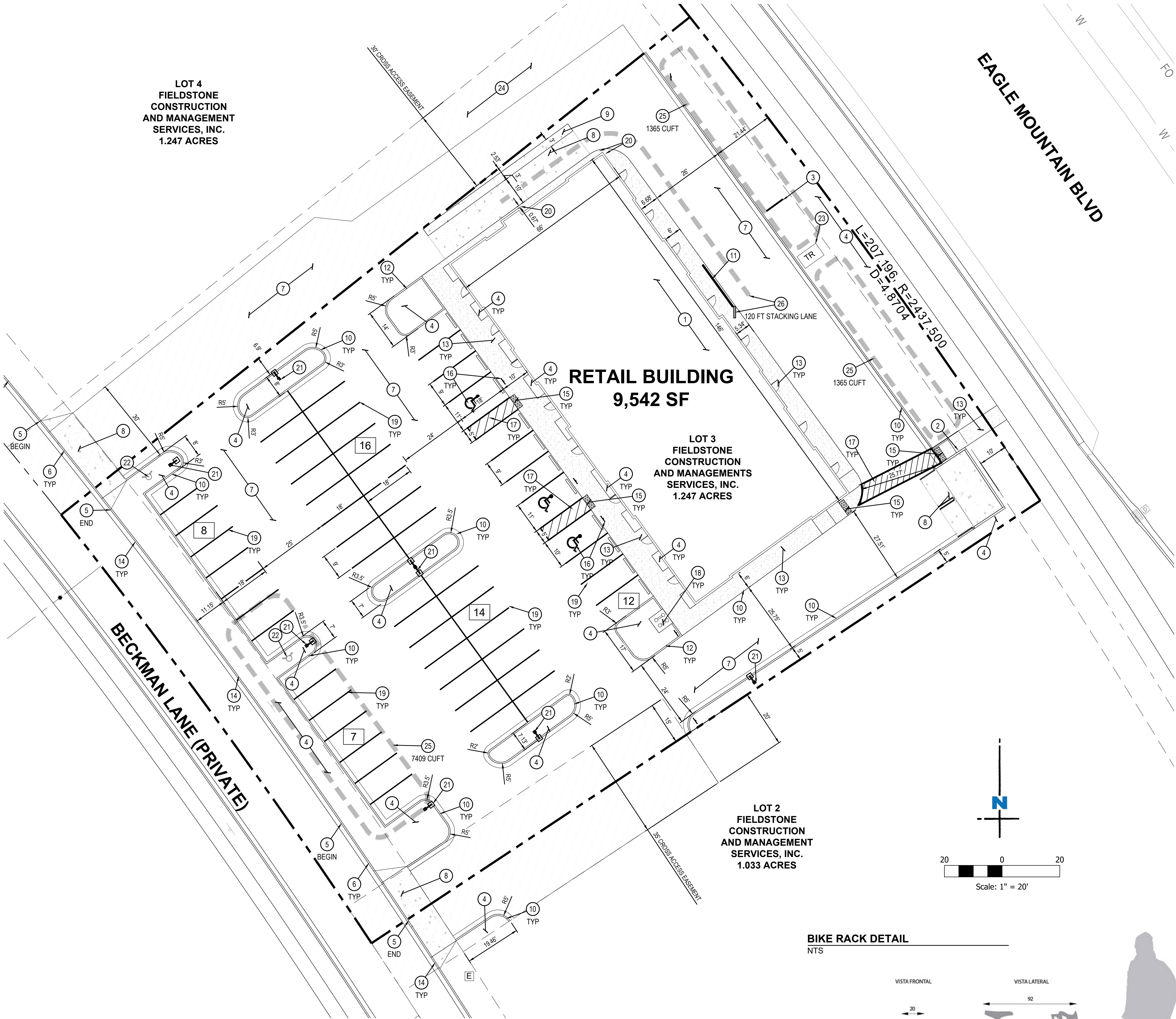


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C0-1



REMARK
BRYLEE NORTH RECORD DRAWINGS 4-22-2025

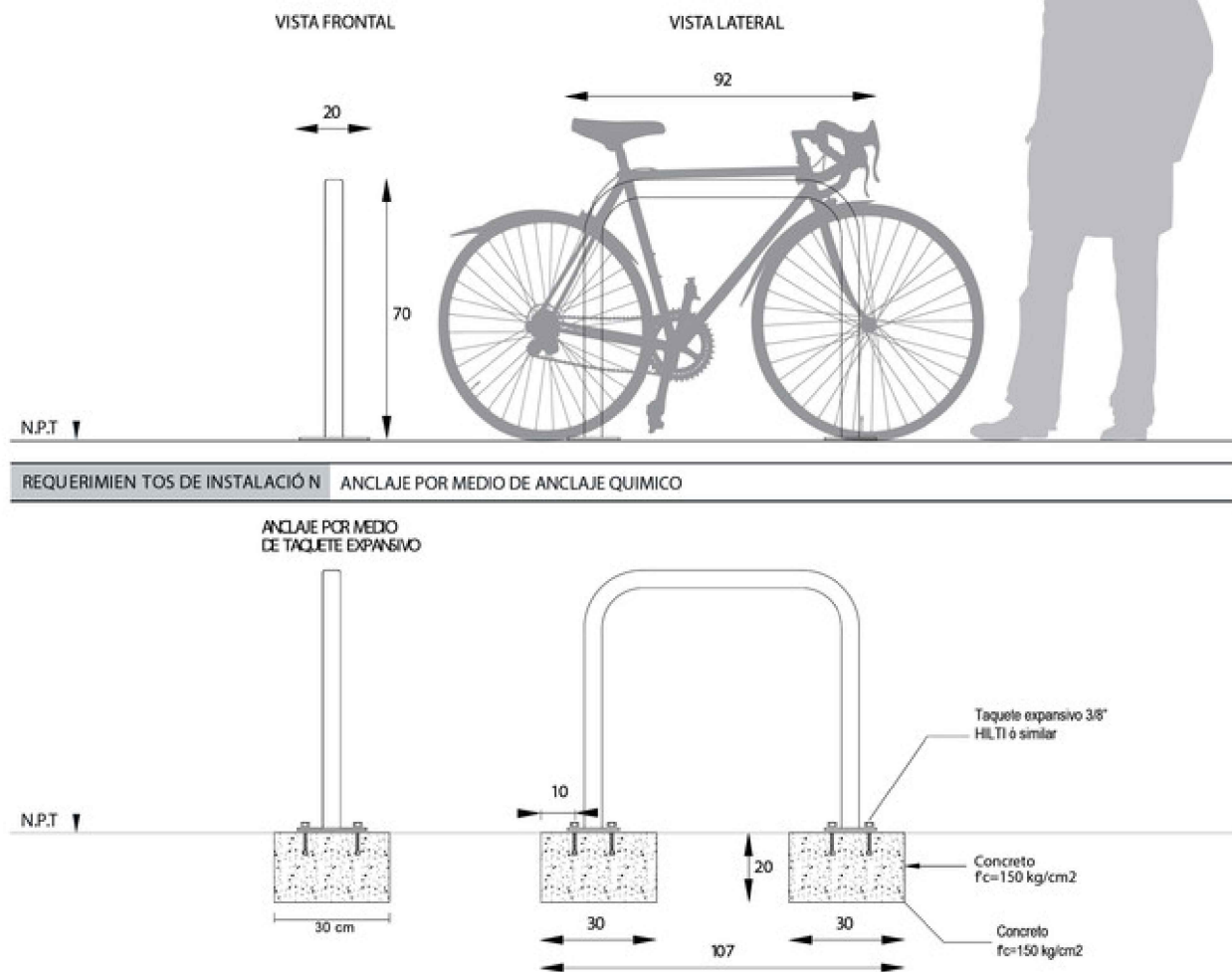
GENERAL DESCRIPTION
OF LOT 3 BRYLEE NORTH PLAT 'A'
TED IN THE SOUTHEAST QUARTER OF SECTION 2
SHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, UTAH

NOTES:
1. RESPONSIBLE FOR ANY
2. L.Y. REQUIRED AS-BUILT DRAWINGS,
3. SITE TESTING, OR CERTIFICATES
ACCEPTANCE FROM THE CITY, UTILITY
MUNICIPALITY.
4. RESPONSIBLE FOR THE PROTECTION OF
5. IN SITE SURVEY MONUMENTATION
6. PROJECT CONSTRUCTION

FLOOD PLAIN NOTE
SITE IS LOCATED WITHIN FLOOD ZONE X

NOTES:
• ALL ADA REQUIREMENTS HAVE BEEN MET.
• REFERENCE GEOTECHNICAL REPORT
REGARDING ALL GEOLOGICAL HAZARD
FINDINGS.

BIKE RACK DETAIL
NTS



SITE PLAN KEY NOTES

1. PROPOSED 9,542 SF (FOOTPRINT) BUILDING, REFERENCE ARCHITECTURAL PLANS.
2. PROPOSED TRASH ENCLOSURE, DETAILS PER ARCHITECTURE PLANS.
3. PROPOSED MONUMENT SIGN, SIGN DETAILS, SIZE AND EXACT LOCATION TO BE SPECIFIED DURING SIGN PERMITTING PROCESS.
4. FURNISH AND INSTALL PROPOSED LANDSCAPING AND IRRIGATION. REFERENCE LANDSCAPING AND IRRIGATION PLANS FOR DETAILS.
5. SAWCUT EXISTING CONCRETE CURB & GUTTER TO NEAREST EXISTING JOINT. SAWCUT AT LIP OF GUTTER, USE EDGE OF CONCRETE ROAD PANEL AS FORM.
6. FULL DEPTH SAWCUT EXISTING ASPHALT (2' MIN WIDTH) TO ACCOMMODATE INSTALLATION OF PROPOSED CURB, GUTTER AND SIDEWALK.
7. FURNISH AND INSTALL STANDARD DUTY ASPHALT PAVEMENT. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION AND DETAIL A3/C1-1.
8. FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT. REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION AND DETAILS.
9. FURNISH AND INSTALL 3' CONCRETE WATERWAY.
10. FURNISH AND INSTALL 6" CONCRETE CURB WITH 1.5' GUTTER SECTION PER TOWN OF SILT STANDARD & SPECIFICATIONS. REFERENCE A1 & A2/C1-1. SEE GRADING & DRAINAGE PLAN FOR INSTALLATION. REFERENCE GRADING PLAN, SHEET C2-0 FOR CATCH/RELEASE GUTTER LOCATIONS.
11. FURNISH AND INSTALL 8" MASONRY SCREEN WALL. SEE ARCHITECTURAL SHEETS.
12. FURNISH AND INSTALL 6" CURB.
13. FURNISH AND PLACE SIDEWALK. PROVIDE TURNOVER EDGE WHERE SHOWN. REF DETAIL A6/C1-1.
14. EXISTING CURB AND GUTTER. PROTECT IN PLACE.
15. FURNISH AND INSTALL ADA DUCTILE IRON DETECTABLE WARNING SURFACE PER STANDARDS & SPECIFICATIONS. REFERENCE DETAILS.
16. PAINT ADA SYMBOL AND INSTALL ADA SIGN, INCLUDE 'VAN' SIGNAGE ON DESIGNATED STALL. REFERENCE DETAILS B1 & B2/C1-1.
17. PAINT 5" SOLID ADA ACCESSIBLE PATH STRIPING; TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
18. FURNISH AND INSTALL BIKE PARKING. REFERENCE THIS SHEET FOR DETAILS.
19. PAINT 4" WIDE SOLID WHITE PARKING STRIPES; TYPICAL AS SHOWN. REFERENCE MUTCD FOR DETAILS AND SPECIFICATIONS.
20. FURNISH AND INSTALL CONCRETE BOLLARD. REFERENCE DETAIL B3/C1-1.
21. FURNISH AND INSTALL SITE LIGHTING. REFERENCE PHOTOMETRIC AND ARCHITECTURAL PLANS FOR DETAILS.
22. FURNISH AND INSTALL PROPOSED FIRE HYDRANT.
23. PROPOSED TRANSFORMER LOCATION.
24. PROPOSED CROSS ACCESS EASEMENT.
25. PROPOSED SNOW STORAGE AREA.
26. PROPOSED MENU BOARD/ORDERBOARD. TENANT TO PROVIDE 120 FEET OF STACKING LANE BETWEEN PICKUP WINDOW AND ORDERBOARD.

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- RIGHT OF WAY
- CENTERLINE
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- PROPOSED ASPHALT/CONCRETE SAWCUT
- PROPOSED PARKING STALL COUNT
- EXISTING STRIPING
- EXISTING CONCRETE CURB & GUTTER
- EXISTING CONCRETE SIDEWALK
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING UTILITY VAULT
- EXISTING UTILITY BOX
- EXISTING STORM DRAIN INLET/ MANHOLE
- EXISTING STREET LIGHT

LITTER MAINTENANCE

AS PART OF TENANT AGREEMENT, TENANTS ARE RESPONSIBLE TO MAINTAIN PARKING LOT LITTER ON SITE AND 15 FEET PAST PROPERTY LINE. THIS INCLUDES THE GUTTER OF EAGLE MOUNTAIN PARKWAY AND BECKHAM LANE. THE INSPECTIONS ARE TO OCCUR TWICE WEEKLY AND DAYS OF STRONG WIND. TENANTS TO INSPECT INLETS FOR DEBRIS ON AND OFFSITE ADJACENT TO THE SITE BI-MONTHLY. OWNER WILL MAINTAIN PROPOER TRASH CONTAINER DISPOSAL ON A REGULAR BASIS SO AS NOT TO EXCEED THE TOP OF CONTAINER.

REVISIONS:	EAGLE MOUNTAIN RETAIL SITE PLAN				
	DATE	BY	CHKD	APPD	DESCRIPTION
05/01/2025					

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3



SITE PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.
C1-0

5/7/2025 8:32 PM



GRADING PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING RIGHT OF WAY
	PROPOSED BUILDING
	PROPOSED CURB & GUTTER (SPILL)
	PROPOSED CURB & GUTTER (CATCH)
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED TOP OF RETAINING WALL ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED MATCH EXISTING ELEVATION
	PROPOSED TOP BACK OF CURB ELEVATION
	PROPOSED TOP OF SIDEWALK
	PROPOSED FLOW LINE OF SWALE
	PROPOSED SLOPE DIRECTION
	EXISTING SLOPE DIRECTION
	PROPOSED STORM DRAIN STRUCTURE
	EXISTING STORM DRAIN STRUCTURE
	PROPOSED ELECTRICAL TRANSFORMER/BOX
	PROPOSED SITE LIGHTING
	EXISTING UTILITY BOX
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT

CONSTRUCTION NOTES:
CONTRACTOR IS RESPONSIBLE FOR ANY JURISDICTIONALLY REQUIRED AS-BUILT DRAWINGS, ON-SITE OR OFF SITE TESTING, OR CERTIFICATES REQUIRED FOR ACCEPTANCE FROM THE CITY, UTILITY PROVIDERS, OR MUNICIPALITY.
CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

SETTLEMENT

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SETTLEMENT OF BACKFILL WHICH MAY OCCUR WITHIN THE CORRECTION PERIOD STIPULATED WITHIN THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL MAKE, OR CAUSE TO BE MADE, ALL REPAIRS OR REPLACEMENTS MADE NECESSARY BY SETTLEMENT WITHIN 30 DAYS AFTER NOTICE FROM THE ENGINEER OR OWNER.

REVISIONS:	05/01/2025	EAGLE MTN RETAIL SITE PLAN
SITE PLAN		

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EAGLE MOUNTAIN RETAIL
5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

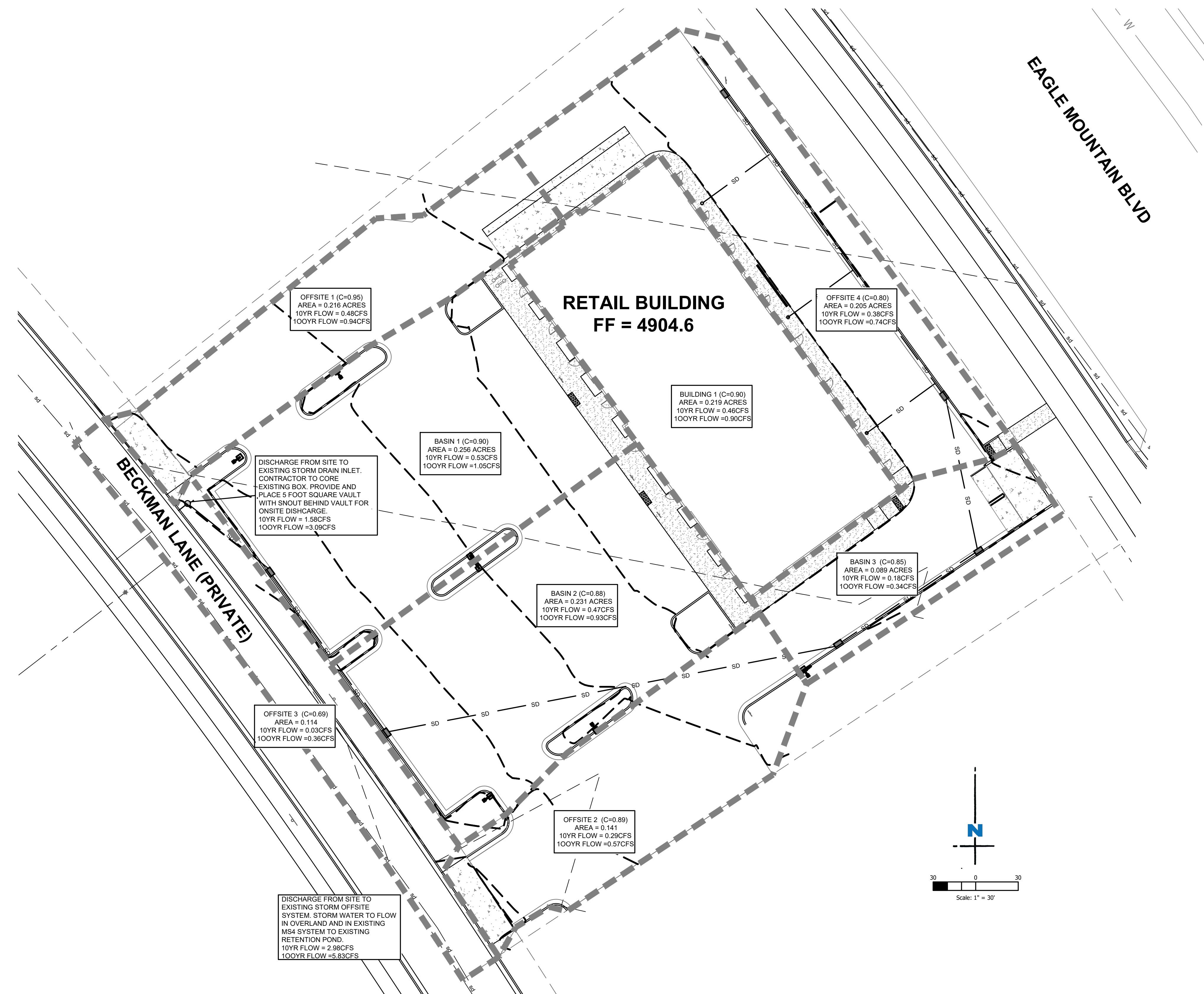
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GRADING PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.
C2-0

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CONSTRUCTION NOTES:
CONTRACTOR IS RESPONSIBLE FOR ANY JURISDICTIONALLY REQUIRED AS-BUILT DRAWINGS, ON-SITE OR OFF SITE TESTING, OR CERTIFICATES REQUIRED FOR ACCEPTANCE FROM THE CITY, UTILITY PROVIDERS, OR MUNICIPALITY.

CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

Area No.	Area	Runoff Coefficient	Length of Overland Flow	Avg. Basin Slope	Time of Concentration	10-Year Intensity	10-Year Peak Flow	100-Year Intensity	100-Year Peak Flow
	A	C	L _o	S _s	T _t	I	Q ₁₀	I	Q ₁₀₀
	(sq ft)		(ft)	(%)	(min)*	(in/hr)	(cfs)	(in/hr)	(cfs)
OS 1	9,409.0	0.95	175	1.8%	10.00	2.33	0.48	4.56	0.94
BASIN 1	11,151.4	0.90	175	1.8%	10.00	2.33	0.53	4.56	1.05
BASIN 2	10,062.4	0.88	185	1.8%	10.00	2.33	0.47	4.56	0.93
BASIN 3	3,876.8	0.85	79	1.8%	10.00	2.33	0.18	4.56	0.34
BASIN 4	8,929.8	0.80	83	1.8%	10.00	2.33	0.38	4.56	0.74
OS 2	6,142.0	0.89	90	1.8%	10.00	2.33	0.29	4.56	0.57
BLDG 1	9539.64	0.90	87	1.8%	10.00	2.33	0.11	4.56	0.90
OS 3	4965.84	0.69	123	1.8%	10.00	2.33	0.03	4.56	0.36
TOTAL	64,076.8	0.87	177	1.8%	10.00	2.33	2.98	4.56	5.83
TOTAL ONSITE	34,020.4			1.8%	10	2.33	1.58	4.56	3.09

Runoff Coefficient Calculations					
Area No.	Total Area (ACRES)	Landscape (SF)	Pavement (SF)	Building (SF)	Runoff Coefficient
OS 1	0.216	-	9,409	-	0.95
BASIN 1	0.256	814	10,338	-	0.90
BASIN 2	0.231	909	9,154	-	0.88
BASIN 3	0.089	521	3,356	-	0.85
BASIN 4	0.205	1,837	7,093	-	0.80
OS 2	0.141	469	5,673	-	0.89
BLDG 1	0.219	-	-	9,542	0.90
OS 3	0.114	1690.18	3,276	-	0.69
TOTAL	1.471	6239.38	48297.74	9542.00	0.87
TOTAL ONSITE	1.0	4,080.7	29,939.7	9,542.0	0.87

Pipe No.	Pipe Roughness N	Pipe Slope (ft/ft)	Pipe Diameter (ft)	Max. Pipe Capacity (cfs)	Areas Contributing (Area No.)	Cont. Areas Q ₁₀ (cfs)	Cont. Areas Q ₁₀₀ (cfs)
1	0.013	0.005	0.67	0.86	BASIN 4	0.38	0.74
2	0.013	0.005	0.67	0.86	BASIN 3-4	0.56	1.09
3	0.013	0.005	1.00	2.52	BASIN 2-4	1.03	2.02
4	0.013	0.005	1.00	2.52	BASIN 1-4	1.57	3.06

REVISIONS:
SITE PLAN

05/01/2025

EAGLE MTN RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH
LOT 3

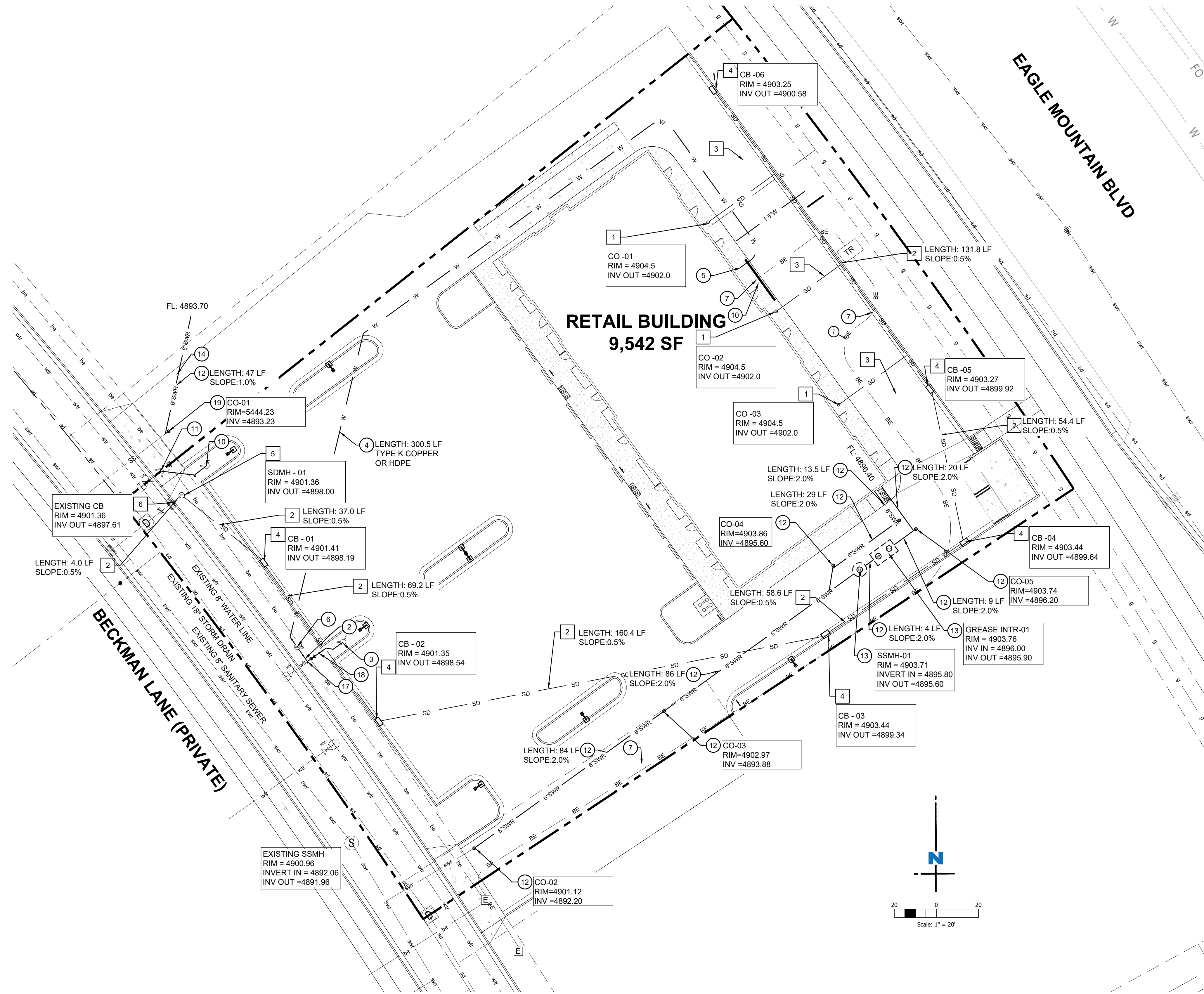
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DRAINAGE PLAN

ENGINEER RP
DESIGNER RP
REVIEWER RP

SHEET NO.
C2-5



CONSTRUCTION NOTES:
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CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ANY EXISTING ON SITE SURVEY MONUMENTATION THROUGHOUT PROJECT CONSTRUCTION

UTILITY PLAN KEY NOTES

- 1 UTILITY CROSSING. FIELD VERIFY INVERTS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- 2 2" CULINARY WATER TAP PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
- 3 FURNISH AND INSTALL FIRE HYDRANT PER EAGLE MOUNTAIN STANDARDS. CONTRACTOR TO CUT AND INSTALL 8" TEE AND 8" C900 WATERLINE. ALL BENDS AND TEES TO HAVE THRUST BLOCKS PER CITY STANDARDS.
- 4 FURNISH AND INSTALL 2" WATER SERVICE LINE PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS. TRENCHING AND BEDDING PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
- 5 2" CULINARY WATER SERVICE CONNECTION AT BUILDING. REFERENCE ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATION AND CONNECTION DETAILS.
- 6 FURNISH AND INSTALL 2" WATER METER PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
- 7 ELECTRICAL SERVICE PROVIDER TO INSTALL 3Ø PRIMARY RISER TO SERVICE IN BUILDING. SEE ELECTRICAL PLANS.
- 8 FURNISH AND INSTALL TELECOM JUNCTION BOX AT BASE OF EXISTING POLE.
- 9 PROPOSED FIBER OPTIC/DATA SERVICE LINE. SIZE, TYPE AND ROUTING TO BE COORDINATED WITH ARCHITECTURAL PLANS AND SERVICE PROVIDER.
- 10 CONTRACTOR TO INSTALL RELOCATED FIRE HYDRANT. CONTRACTOR TO INSTALL PER CITY STANDARDS.
- 11 CONTRACTOR TO REMOVE AND RELOCATE EXISTING FIRE HYDRANT. CONTRACTOR TO INSTALL 8" ELBOW AND THRUST BLOCK PER CITY STANDARDS.
- 12 6" SANITARY SEWER LINE AT 1.0% MIN. FURNISH AND INSTALL CLEAN OUTS AT 100 FT MAXIMUM SPACING
- 13 FURNISH AND INSTALL 1500 GALLON GREASE SEPARATOR WITH SAMPLING MANHOLE PER EAGLE MOUNTAIN STANDARDS.
- 14 EXISTING 6" SANITARY SEWER LATERAL. CONTRACTOR TO VERIFY INVERT ELEVATION PRIOR TO EXTENSION OF SERVICE LINE.
- 15 NOT USED.
- 16 NOT USED.
- 17 CONTRACTOR TO PROVIDE AND INSTALL 8"x8"x8" TEE WITH 8" X 3" REDUCER.
- 18 FURNISH AND INSTALL 8"x6" REDUCER.

DRAINAGE PLAN KEY NOTES

- 1 FURNISH AND INSTALL 6" STORM DRAIN CLEANOUT.
- 2 FURNISH AND INSTALL 12" PVC STORM DRAIN PIPE OR EQUIVALENT. SLOPE PER PLAN (MINIMUM 0.33%). INSTALLATION, TRENCHING AND BEDDING PER CITY DETAILS.
- 3 FURNISH AND INSTALL 30 LF 6" PVC STORM DRAIN PIPE OR EQUIVALENT. SLOPE PER PLAN (MINIMUM 0.33%). INSTALLATION, TRENCHING AND BEDDING PER CITY STANDARDS AND SPECIFICATIONS.
- 4 FURNISH AND INSTALL STORM DRAIN INLET.
- 5 FURNISH AND INSTALL 5' STORM DRAIN VAULT WITH SNOOT.
- 6 CONNECT TO EXISTING CATCH BASIN. CONTRACTOR TO CORE EXISTING WALL.

UTILITY PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED BUILDING
	PROPOSED WATER SERVICE LINE
	PROPOSED FIRE SERVICE LINE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN STRUCTURE
	EXISTING STORM DRAIN LINE
	EXISTING STORM DRAIN STRUCTURE
	PROPOSED FIBER OPTIC SERVICE
	EXISTING FIBER OPTIC MAIN
	PROPOSED ELECTRICAL SERVICE
	PROPOSED ELECTRICAL TRANSFORMER/BOX
	PROPOSED SITE LIGHTING
	EXISTING BURIED ELECTRICAL LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING UTILITY BOX
	EXISTING STREET LIGHT

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/01/2025	EAGLE MTH RETAIL SITE PLAN

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY

EAGLE MOUNTAIN, UTAH

LOT 3

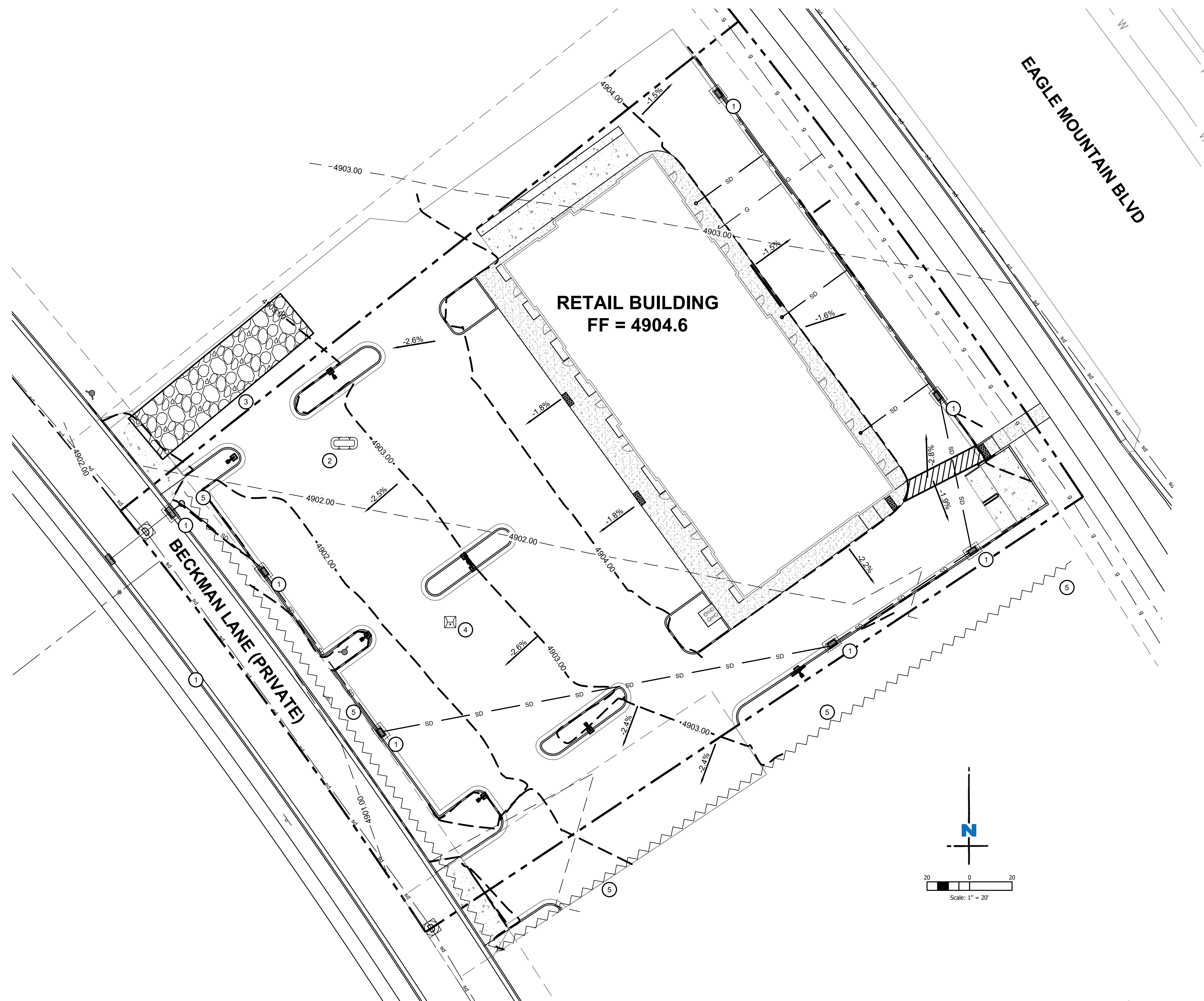
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UTILITY PLAN

ENGINEER	RP
DESIGNER	RP
REVIEWER	RP

SHEET NO.

C4-0

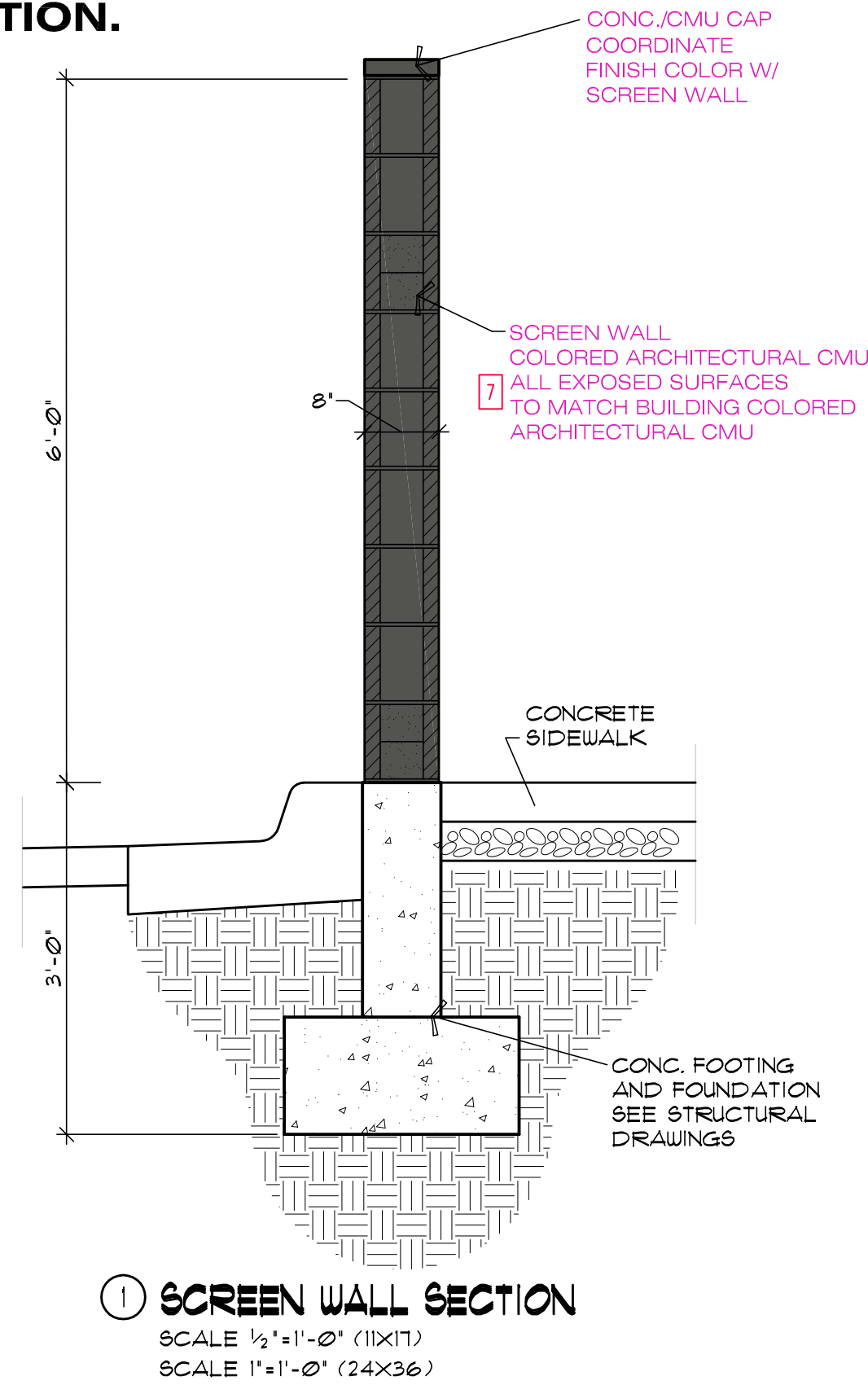


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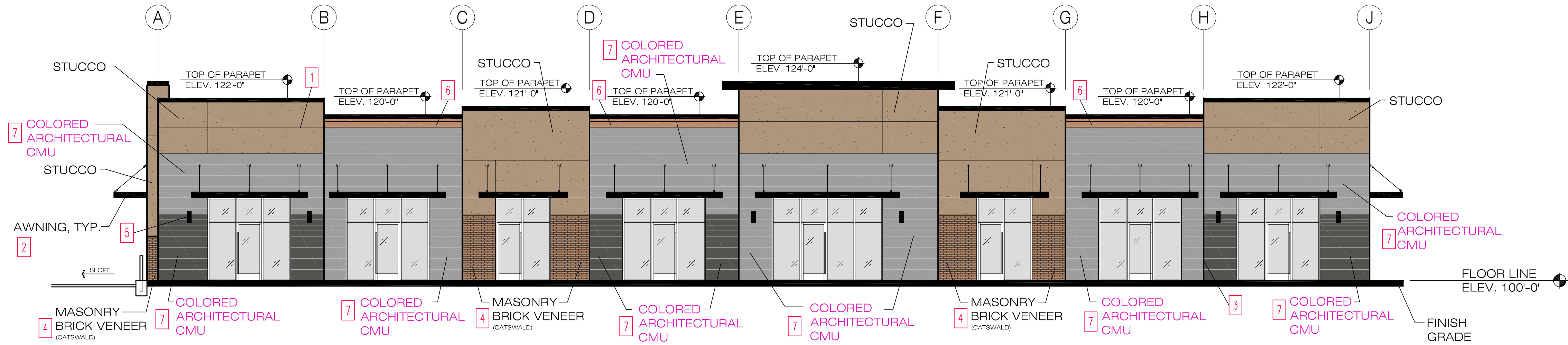
NOTE:
ALL AWNINGS TO BE PROVIDED W/ HEAVY DUTY-GAUGE ALUM. COVER OVER STEEL TUBES W/ SMOOTH CONTINUOUS FINISH. JOINTS AT CORNERS ONLY.
ALL JOINTS AT CORNERS TO BE TIGHT FITTING/ SMOOTH FINISH.
ALL ALUM. TO BE BLACK: GAUGE AND COLOR TO BE APPROVED BY OWNER.

NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM EAGLE MOUNTAIN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF EAGLE MOUNTAIN CITY.
SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.



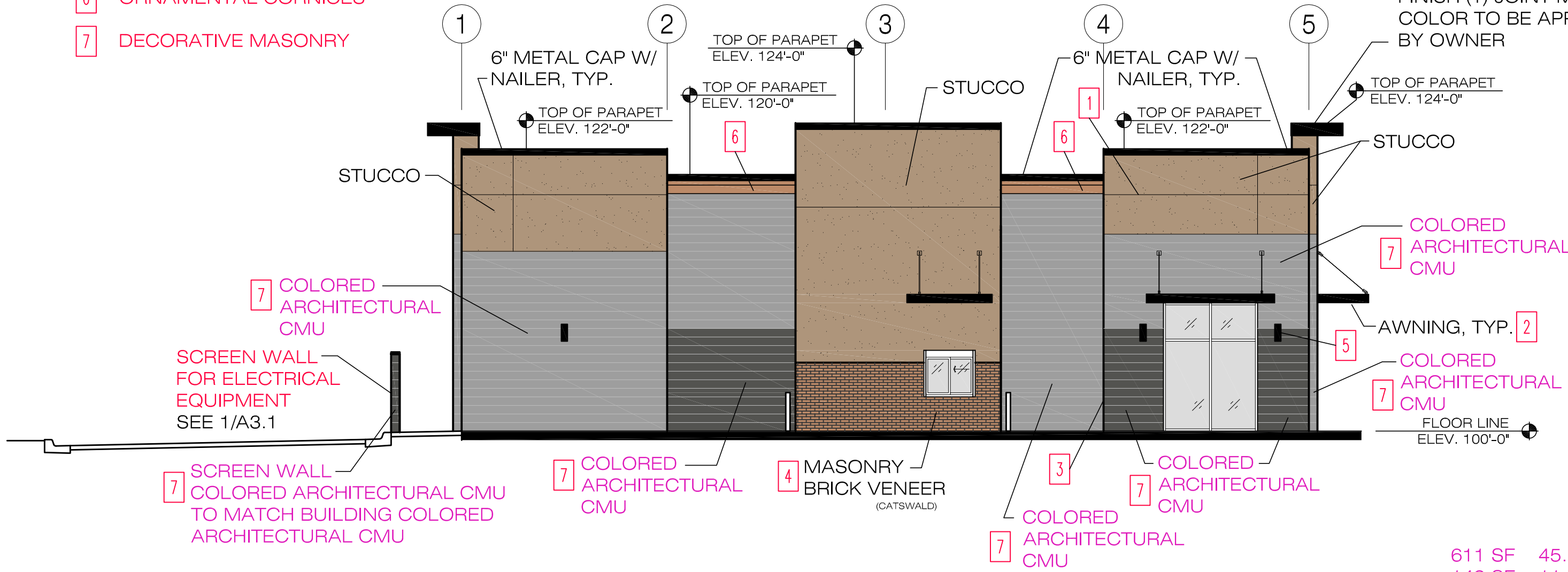
EXTERIOR FENESTRATION NOTE
U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.
U-FACTOR: .38
SHGC RATING: .35
(SOLAR HEAT GAIN COEFFICIENT RATING)



EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.72 COMMERCIAL AND
MULTIFAMILY DESIGN STANDARDS

- 17.72.040 ARCHITECTURAL STANDARDS
- 1 REVEALS
 - 2 AWNINGS
 - 3 POP-OUTS
 - 4 DECORATIVE BRICK
 - 5 ARCHITECTURAL LIGHTING
 - 6 ORNAMENTAL CORNICES
 - 7 DECORATIVE MASONRY

WEST ELEVATION
VISIBLE TO BECKMAN LANE
17.72.040 Architectural standards.
F. Building Materials
2. Stucco may not be used on more than 50 percent of a building.



17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

PARAPET
ALUM. WRAPPED FACIA
W/ SMOOTH CONTINUOUS
FINISH (1) JOINT MAXIMUM
COLOR TO BE APPROVED
BY OWNER

EAGLE MOUNTAIN MUNICIPAL CODE
CHAPTER 17.72 COMMERCIAL AND
MULTIFAMILY DESIGN STANDARDS

17.72.040 ARCHITECTURAL STANDARDS

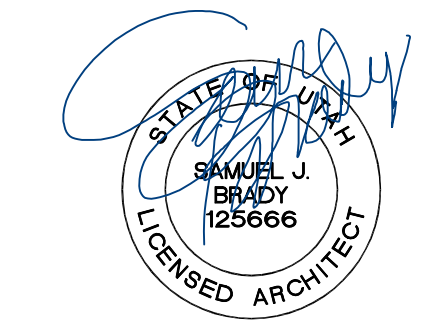
- 1 REVEALS
- 2 AWNINGS
- 3 POP-OUTS
- 4 DECORATIVE BRICK
- 5 ARCHITECTURAL LIGHTING
- 6 ORNAMENTAL CORNICES
- 7 DECORATIVE MASONRY

611 SF 45.16% COLORED ARCHITECTURAL CMU LIGHT GRAY
149 SF 11.01% COLORED ARCHITECTURAL CMU DARK GRAY
75 SF 5.54% MASONRY BRICK VENEER
518 SF 38.29% STUCCO
1,353 SF 100%



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7/15/2025

**5390 NORTH EAGLE MOUNTAIN BLVD
LOT 3**

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

BUILDING ELEVATIONS

PAPER SIZE (11x17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24x36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140131E.dwg

A3.1

**NOTE:
SIGNAGE SHALL BE REVIEWED
UNDER A SEPARATE SIGN
PERMIT APPLICATION.**

Architectural drawing of the East Elevation of a building, showing a cross-section with various materials and structural details. The drawing includes labels for materials like Stucco, Colored Architectural CMU, and Masonry Brick Veneer, as well as structural elements like Parapets and Awning. It also includes a section cut showing internal components like a screen wall for electrical equipment. The drawing is oriented horizontally with a 'SLOPE' arrow pointing right.

Labels and details include:

- 6" METAL CAP W/ NAILER, TYP.
- STUCCO
- TOP OF PARAPET ELEV. 122'-0"
- COLORED ARCHITECTURAL CMU
- TOP OF PARAPET ELEV. 120'-0"
- STUCCO
- TOP OF PARAPET ELEV. 121'-0"
- STUCCO
- TOP OF PARAPET ELEV. 124'-0"
- COLORED ARCHITECTURAL CMU
- TOP OF PARAPET ELEV. 120'-0"
- STUCCO
- TOP OF PARAPET ELEV. 121'-0"
- 6" METAL CAP W/ NAILER, TYP.
- TOP OF PARAPET ELEV. 120'-0"
- STUCCO
- TOP OF PARAPET ELEV. 122'-0"
- STUCCO
- COLORED ARCHITECTURAL CMU
- AWNING, TYP.
- MASONRY BRICK VENEER (CATSWALD)
- SLOPE
- FLOOR LINE ELEV. 100'-0"
- FINISH GRADE
- COLORED ARCHITECTURAL CMU
- COLORED ARCHITECTURAL CMU
- MASONRY BRICK VENEER (CATSWALD)
- COLORED ARCHITECTURAL CMU
- COLORED ARCHITECTURAL CMU
- SCREEN WALL FOR ELECTRICAL EQUIPMENT SEE 1/A3.1
- MASONRY BRICK VENEER (CATSWALD)
- COLORED ARCHITECTURAL CMU
- COLORED ARCHITECTURAL CMU
- SCREEN WALL TO MATCH BUILDING COLORED ARCHITECTURAL CMU
- ALL ELECTRICAL EQUIPMENT PAINTED TO MATCH THE BUILDING APPROXIMATE LOCATION OF ELECTRICAL EQUIPMENT COORD. EXACT LOCATION W/ OWNER + ELECTRICAL + STRUCTURAL ENGINEERING DRAWINGS

EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.72 COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

17.72.040 ARCHITECTURAL STANDARDS

EAST ELEVATION

- 1 REVEALS
- 2 AWNINGS
- 3 POP-OUTS
- 4 DECORATIVE BRICK
- 5 ARCHITECTURAL LIGHTING
- 6 ORNAMENTAL CORNICES
- 7 DECORATIVE MASONRY

[illegible]

- 1 REVEALS
- 2 AWNINGS
- 3 POP-OUTS
- 4 DECORATIVE BRICK
- 5 ARCHITECTURAL LIGHTING
- 6 ORNAMENTAL CORNICES
- 7 DECORATIVE MASONRY

EAST ELEVATION
VISIBLE TO EAGLE MOUNTAIN BLVD

17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

1,447 SF	50.38%	COLORED ARCHITECTURAL CMU LIGHT GRAY
392 SF	13.65%	COLORED ARCHITECTURAL CMU DARK GRAY
205 SF	7.14%	MASONRY BRICK VENEER
828 SF	28.83%	STUCCO
<u>2,872 SF</u>	<u>100%</u>	

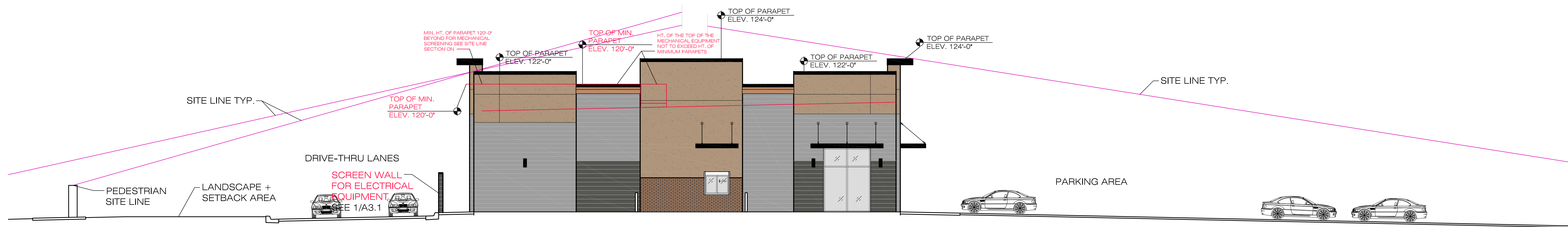
SOUTH ELEVATION

17.72.040 Architectural standards.
F. Building Materials
(portion) of 2. Stucco may not be used on more than 50 percent of a building.

611 SF	44.70%	COLORED ARCHITECTURAL CMU LIGHT GRAY
149 SF	10.90%	COLORED ARCHITECTURAL CMU DARK GRAY
85 SF	6.22%	MASONRY BRICK VENEER
522 SF	38.18%	STUCCO
<u>1,367 SF</u>	<u>100%</u>	



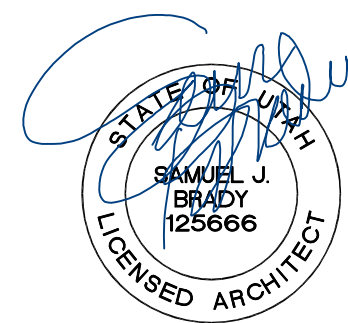
A3.2



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7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

SIGHT LINE ELEVATIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140131E.dwg

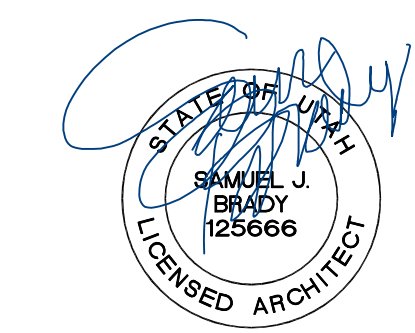
A3.4



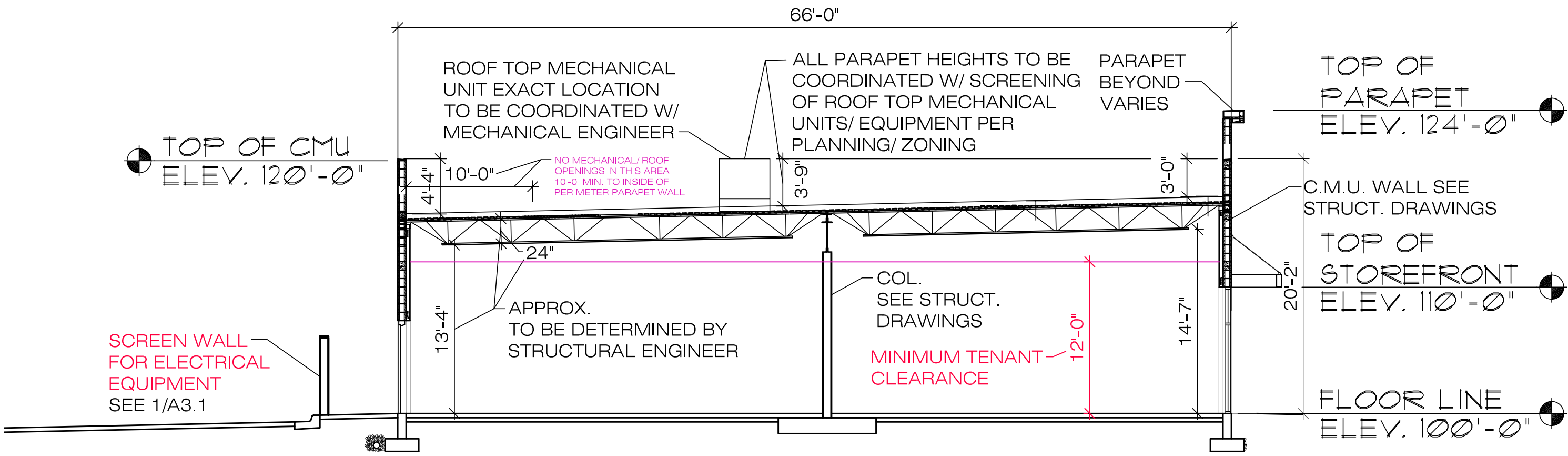
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7/15/2025



Ⓐ BUILDING SECTION
SCALE: 1/8" = 1'-0"

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

BUILDING SECTION

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

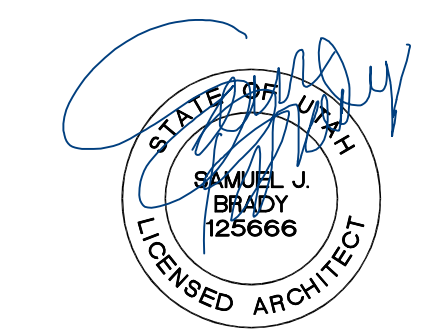
JULY 15, 2025
2510140151B.dwg



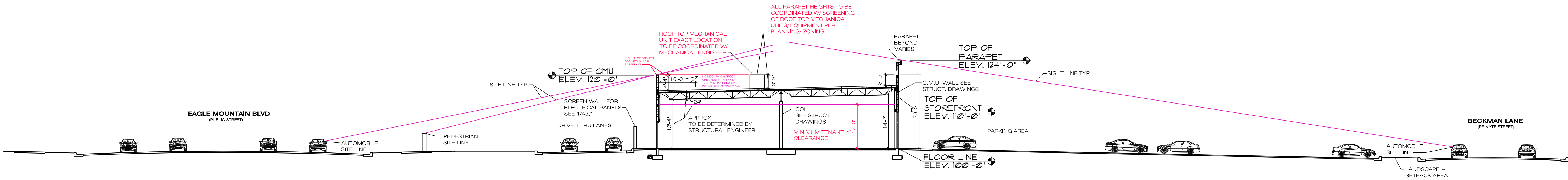
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7/15/2025



5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

SIGHT LINE SECTIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140151B.dwg

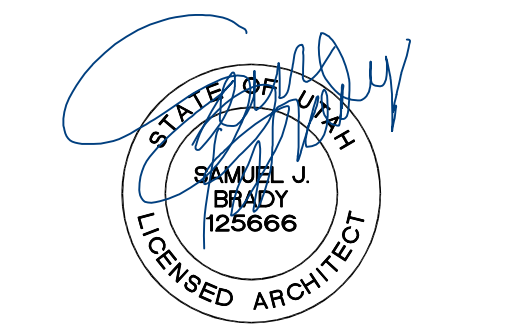
A5.2



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5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

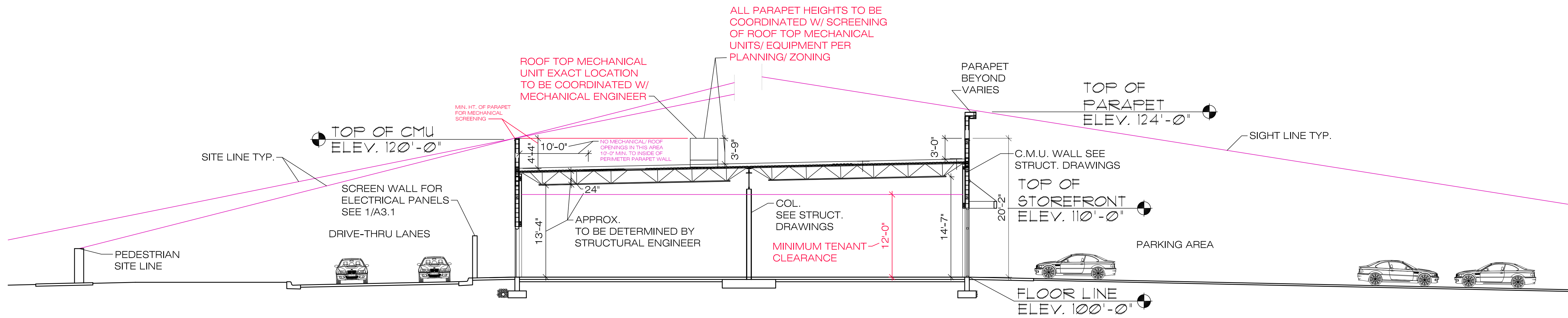
SIGHT LINE SECTIONS

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

JULY 15, 2025
2510140151B.dwg

A5.3



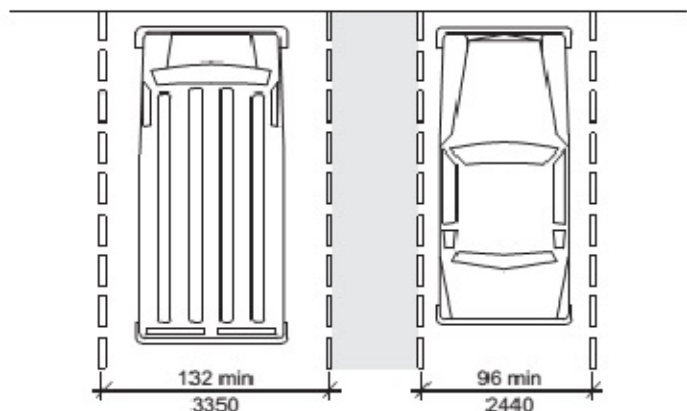
NOTE:
OWNER TO OBTAIN A SEPARATE SIGN PERMIT FROM EAGLE MOUNTAIN CITY ZONING FOR ALL PROPOSED SIGNS. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF EAGLE MOUNTAIN CITY. SIGNAGE TO BE REVIEWED UNDER SEPARATE SUBMITTAL.

NOTE:
SIGNAGE SHALL BE REVIEWED UNDER A SEPARATE SIGN PERMIT APPLICATION.

502.2 Vehicle Space Size.

Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3350 mm) minimum in width.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) minimum in width where the adjacent access aisle is 96 inches (2440 mm) minimum in width.



502.4 Access Aisle.

Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

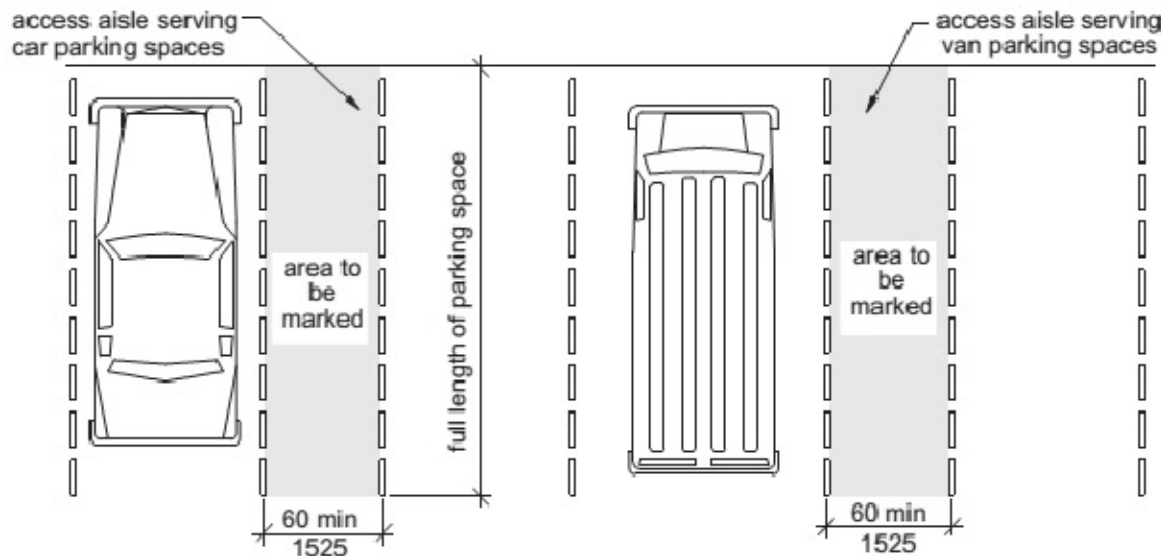


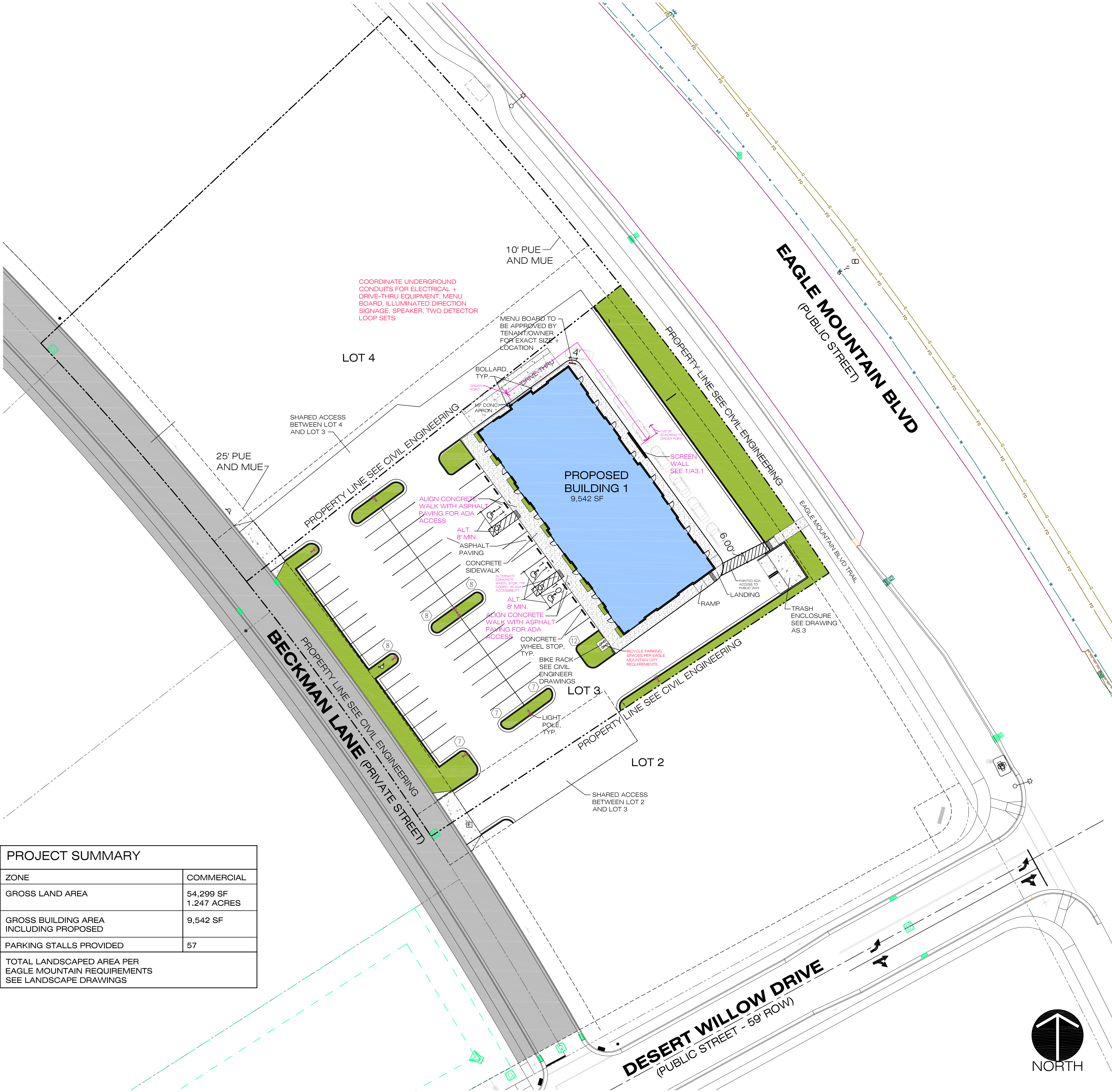
FIG. 502.4 PARKING SPACE ACCESS AISLE

2021 International Building Code (IBC)
CHAPTER 11 ACCESSIBILITY

SECTION 1104
ACCESSIBLE ROUTE

1104.1 Site arrival points.
At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.

Exception: Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access.



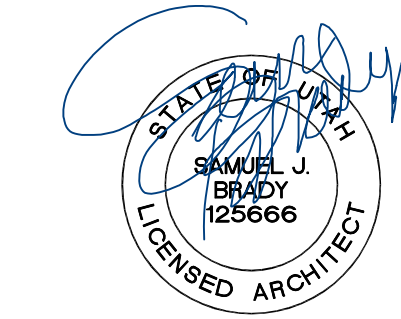
PROJECT SUMMARY	
ZONE	COMMERCIAL
GROSS LAND AREA	54,299 SF 1.247 ACRES
GROSS BUILDING AREA INCLUDING PROPOSED	9,542 SF
PARKING STALLS PROVIDED	57
TOTAL LANDSCAPED AREA PER EAGLE MOUNTAIN REQUIREMENTS SEE LANDSCAPE DRAWINGS	



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5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

ARCHITECTURAL SITE PLAN

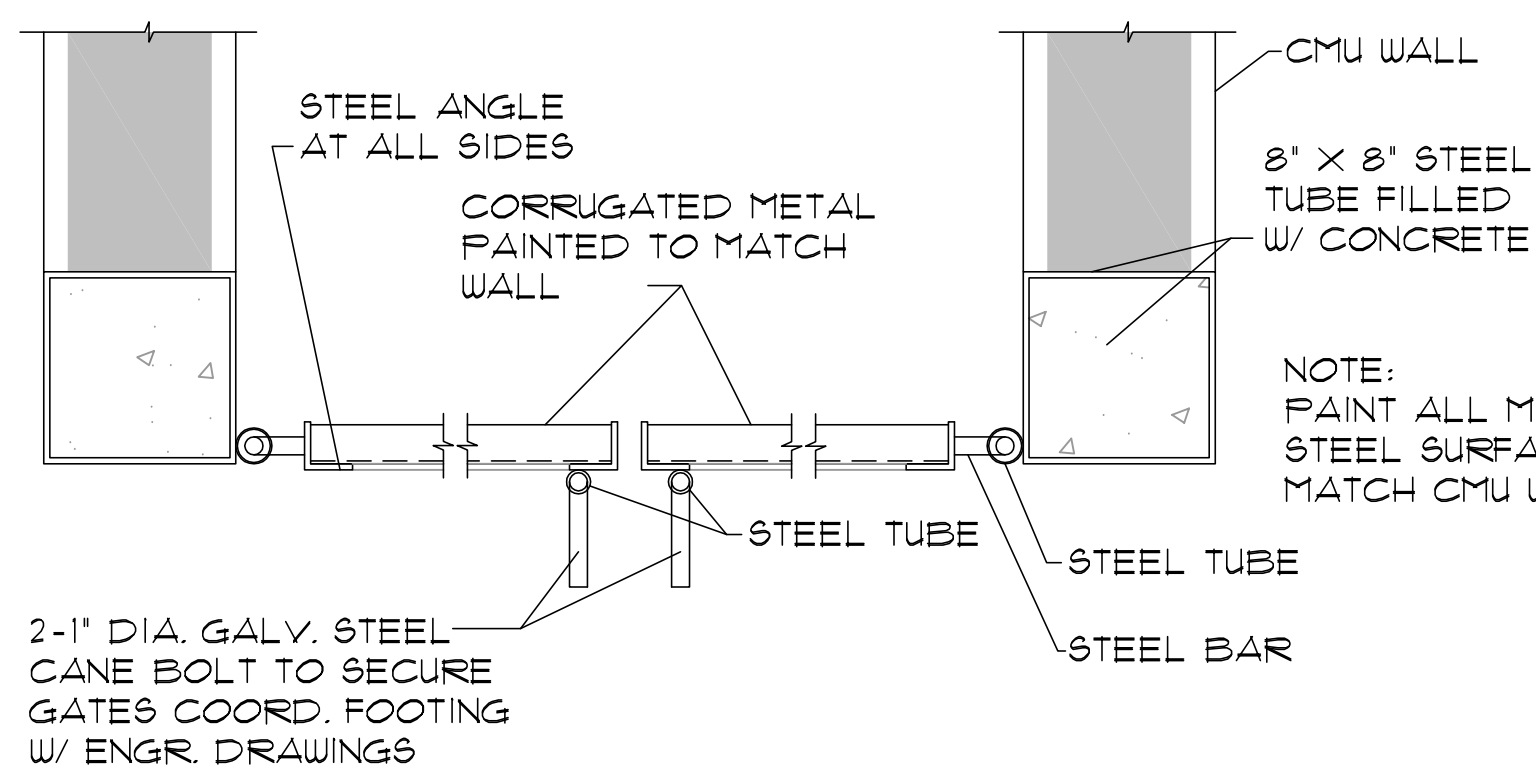
PAPER SIZE (11X17)
SCALE: 1" = 60'-0"

PAPER SIZE (24X36)
SCALE: 1" = 30'-0"

JULY 15, 2025
25101401AS1.dwg



AS.1



③ GATE DETAIL
SCALE 1 1/2"=1'-0"

NOTE:
SEE STRUCTURAL
ENGINEER DRAWINGS

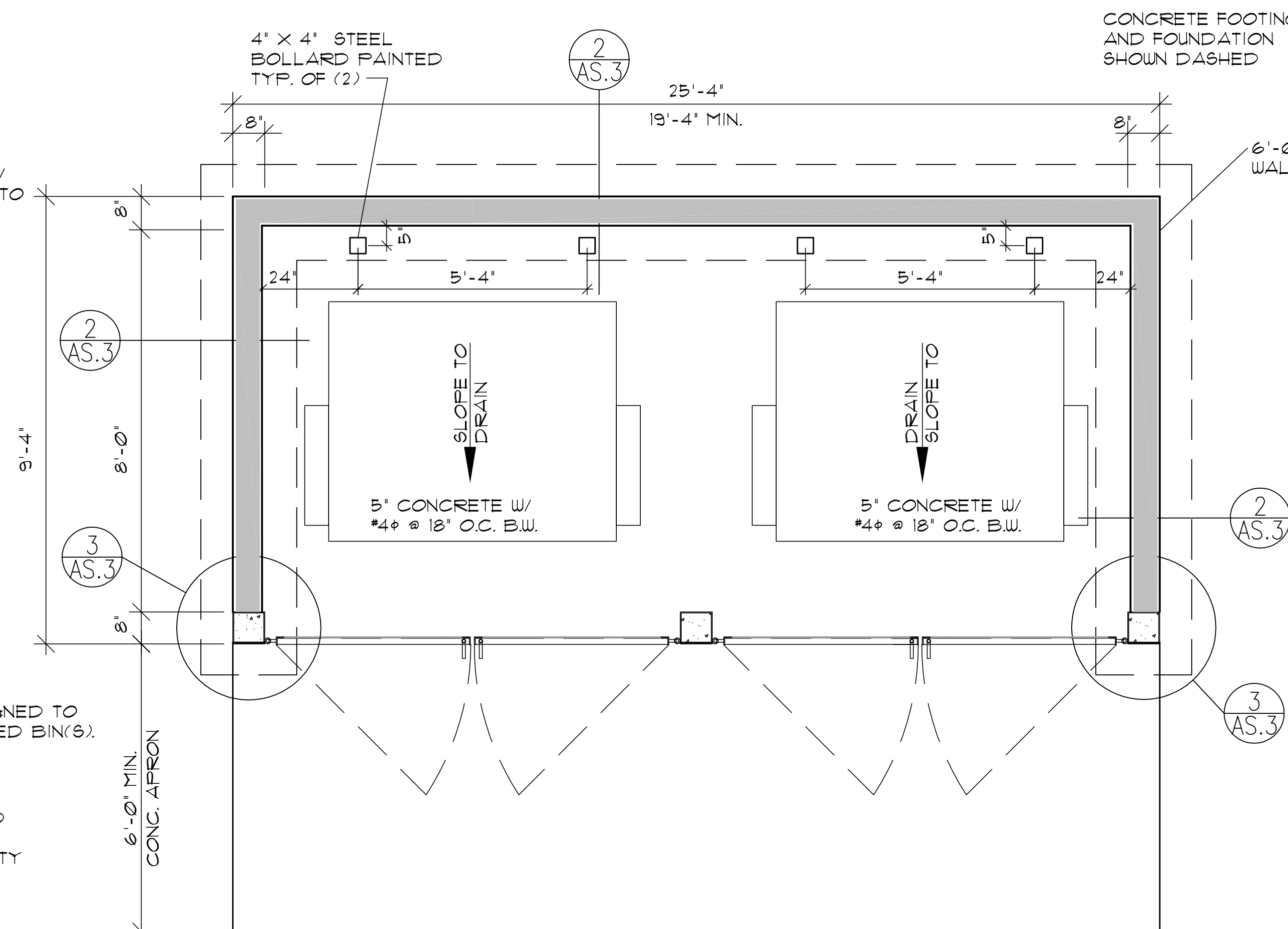
NOTE:
GATES SHALL BE FULL
HT. OF SCREEN WALLS

NOTE:
GATES SHALL BE DESIGNED TO
FULLY SCREEN ENCLOSED BIN(S).

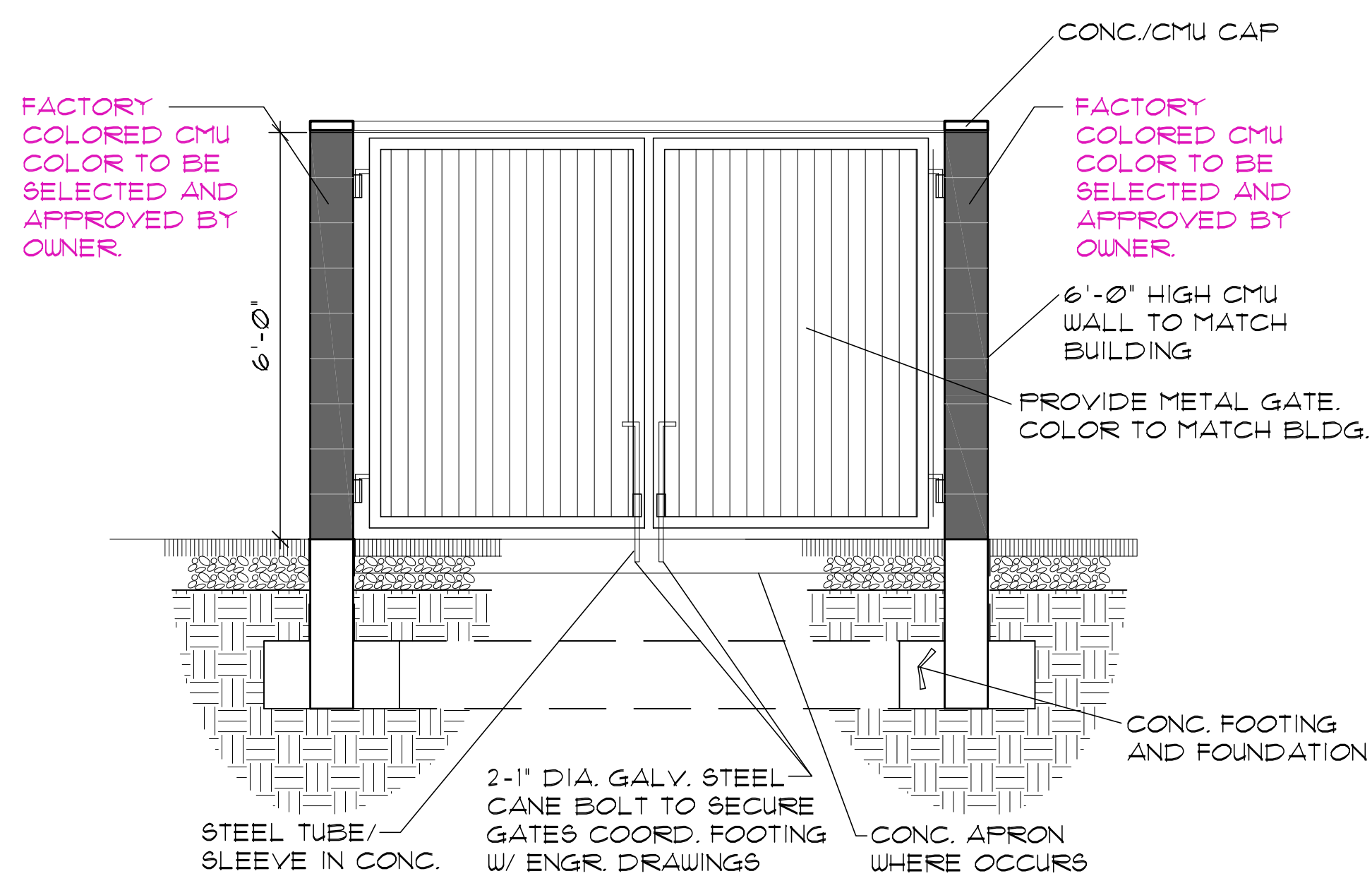
PROVIDE ROLLING SOLID
SURFACE OPAQUE GATE
PER EAGLE MOUNTAIN CITY
REQ. COLOR TO BE
APPROVED BY OWNER.

NOTE:
SEE CIVIL DRAWINGS FOR
LOCATION OF ENCLOSURE

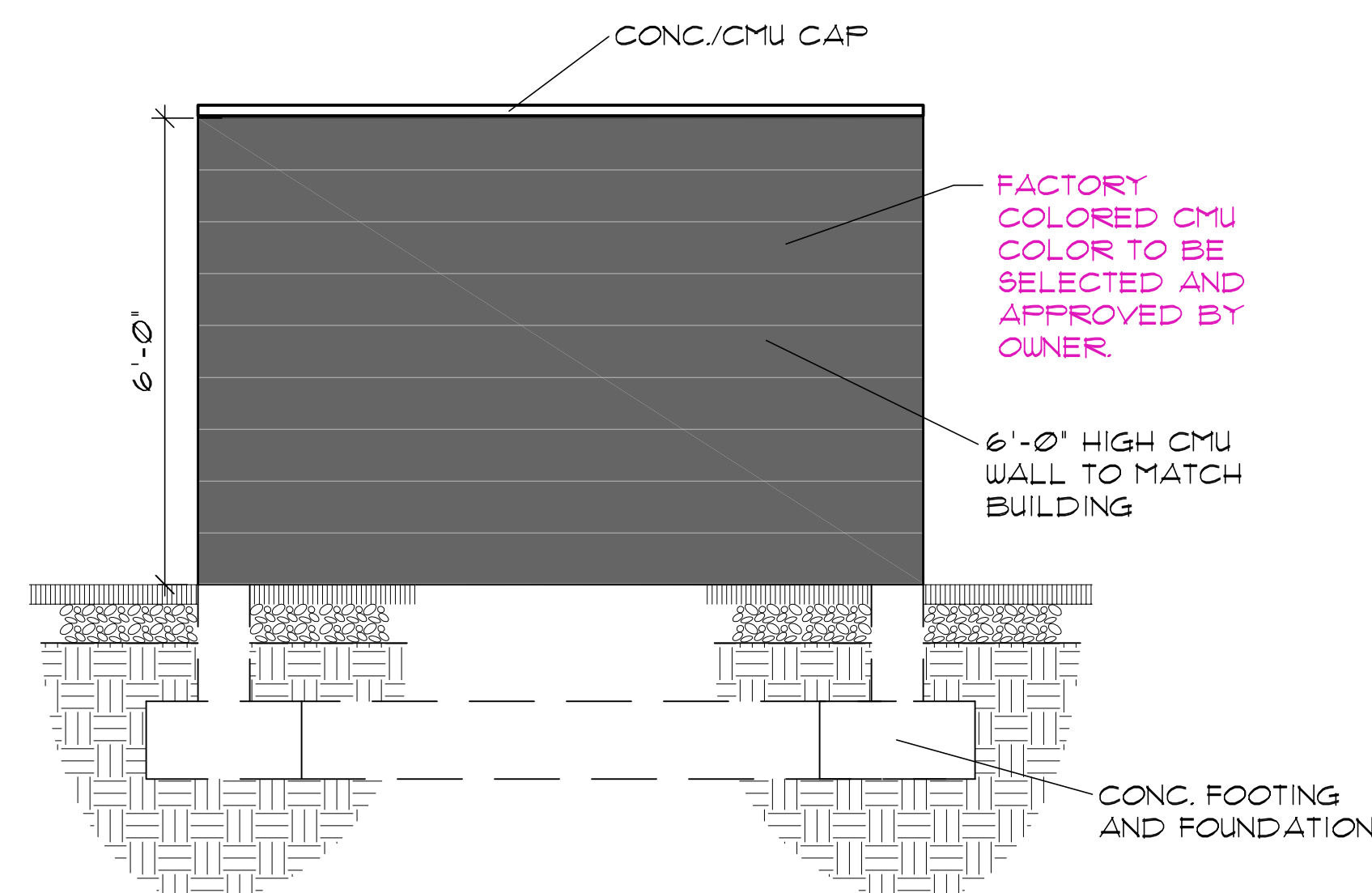
NOTE:
TRASH ENCLOSURE SHALL
COMPLY W/ EAGLE MOUNTAIN
CITY REQUIREMENTS.



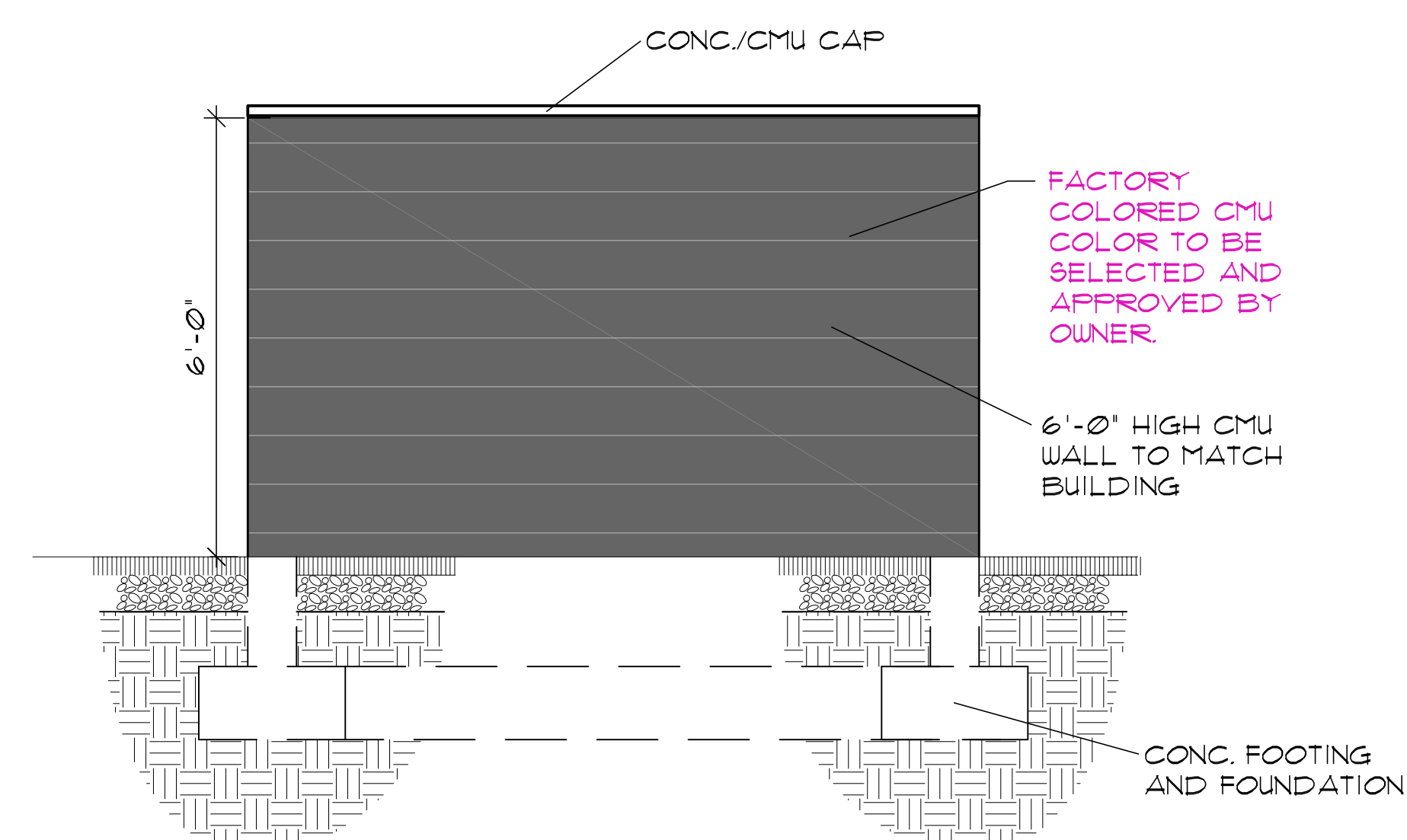
① TRASH ENCLOSURE
SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



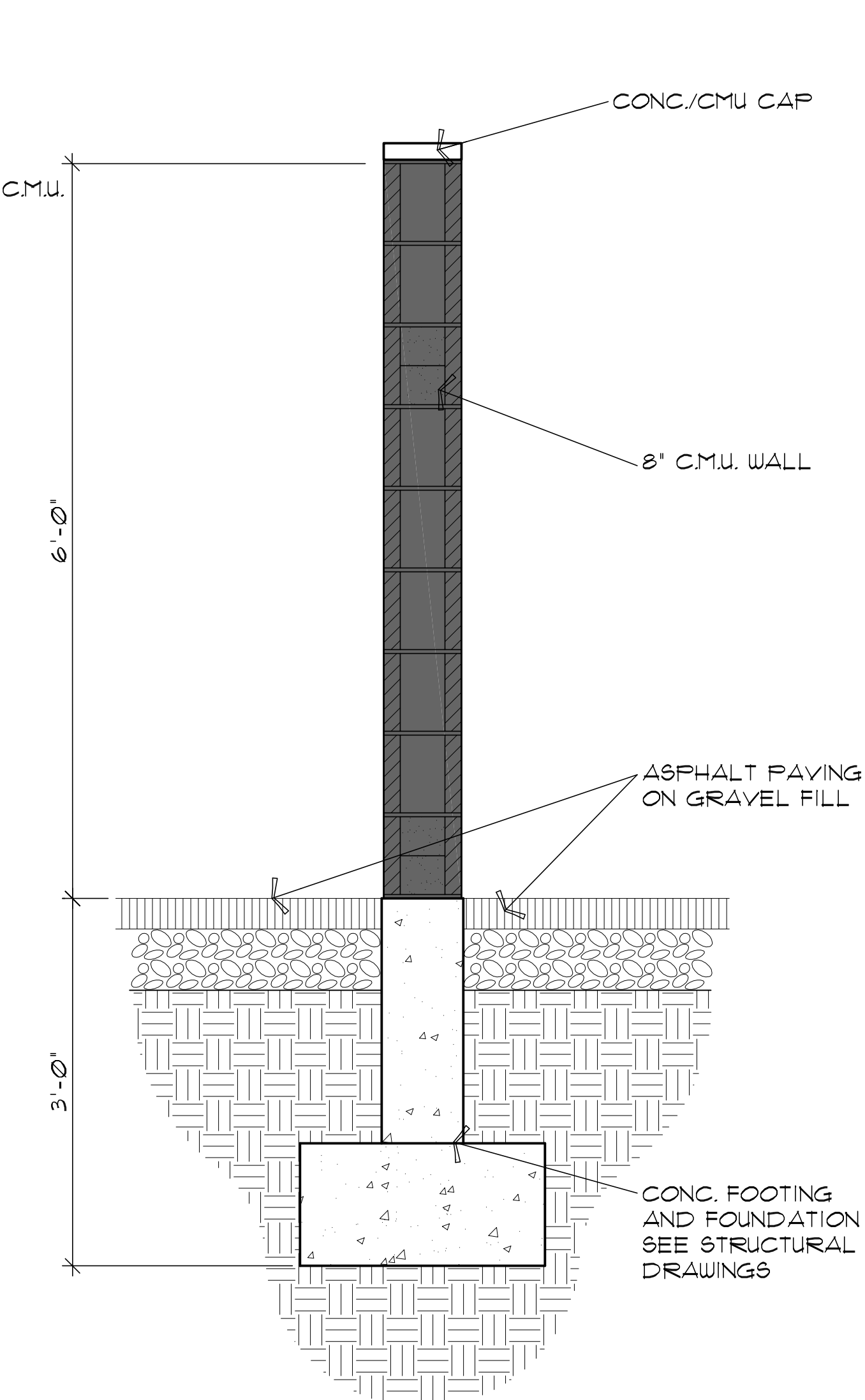
④ FRONT TRASH ENCLOSURE ELEVATION
SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



⑤ SIDE TRASH ENCLOSURE ELEVATION
SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



⑥ REAR TRASH ENCLOSURE ELEVATION
SCALE 1/4"=1'-0" (11X17)
SCALE 1/2"=1'-0" (24X36)



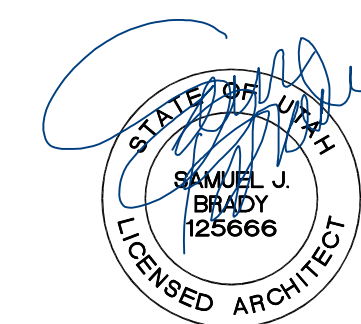
② TRASH ENCLOSURE WALL SECTION
SCALE 1/2"=1'-0" (11X17)
SCALE 1"=1'-0" (24X36)



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7/15/2025

**5390 NORTH EAGLE
MOUNTAIN BLVD
LOT 3**

**EAGLE MOUNTAIN,
UTAH**

**PROPOSED
BUILDING**

ARCHITECTURAL
SITE DETAILS

SCALE: AS SHOWN
JULY 15, 2025
25101401AS3.dwg

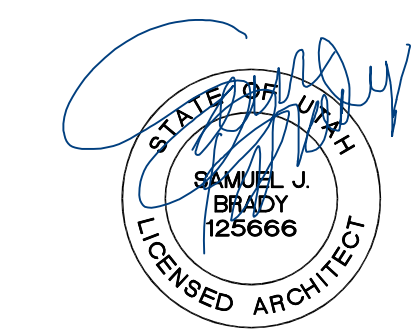
AS.3



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7/15/2025

5390 NORTH EAGLE MOUNTAIN BLVD LOT 3

EAGLE MOUNTAIN, UTAH

PROPOSED BUILDING

FLOOR PLAN

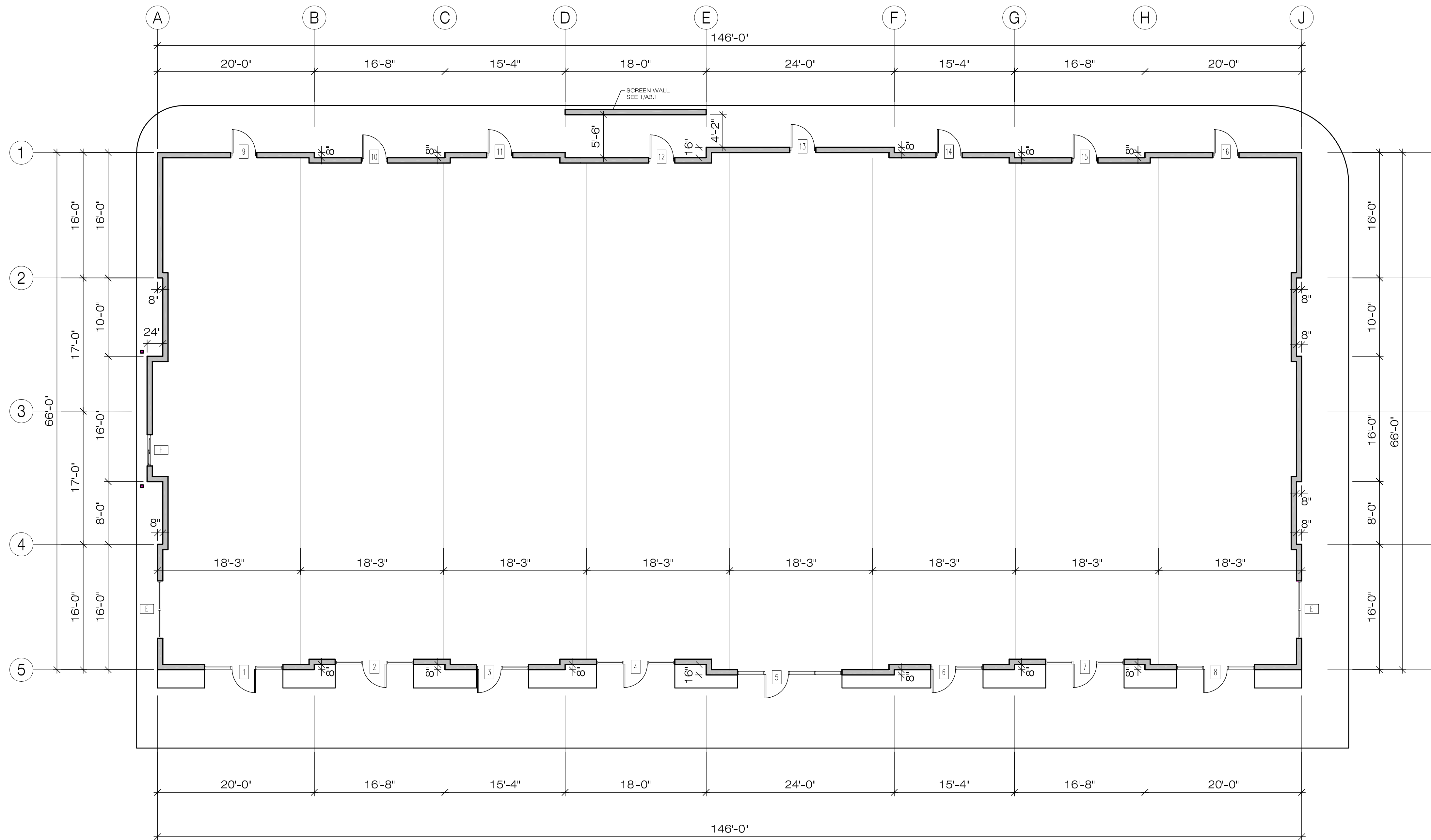
PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

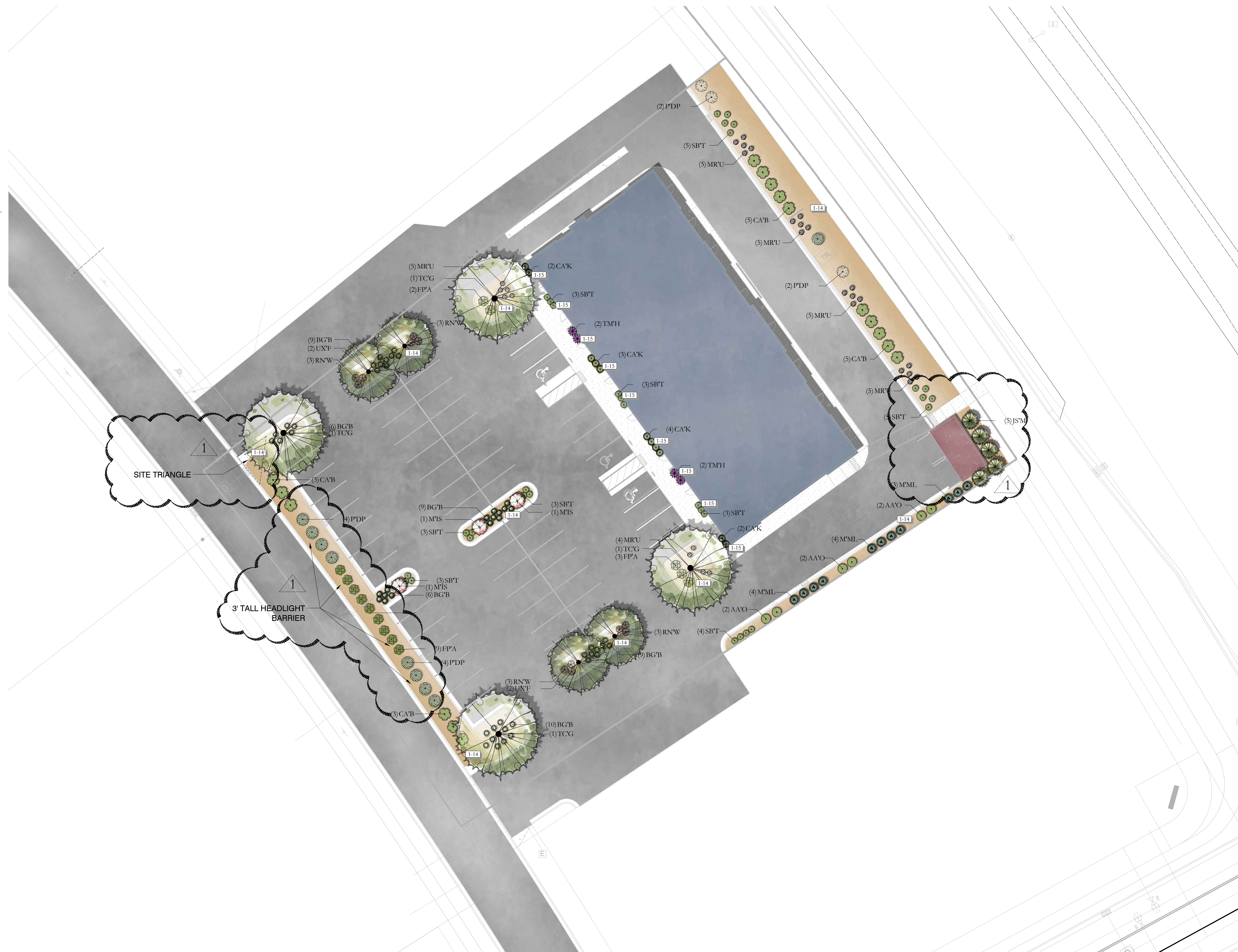
JULY 15, 2025
2510140111A.dwg



A1.1



A map showing the location of the Project Site. The site is a rectangular area with diagonal hatching, situated between Eagle Mountain Blvd to the north and Beckman Lane to the west. Desert Willow Rd is shown to the south of the site. A large black arrow points from the text 'PROJECT SITE' to the hatched area.



ISSUE DATE

7/9/2025

PROJECT NUMBER

UT25047

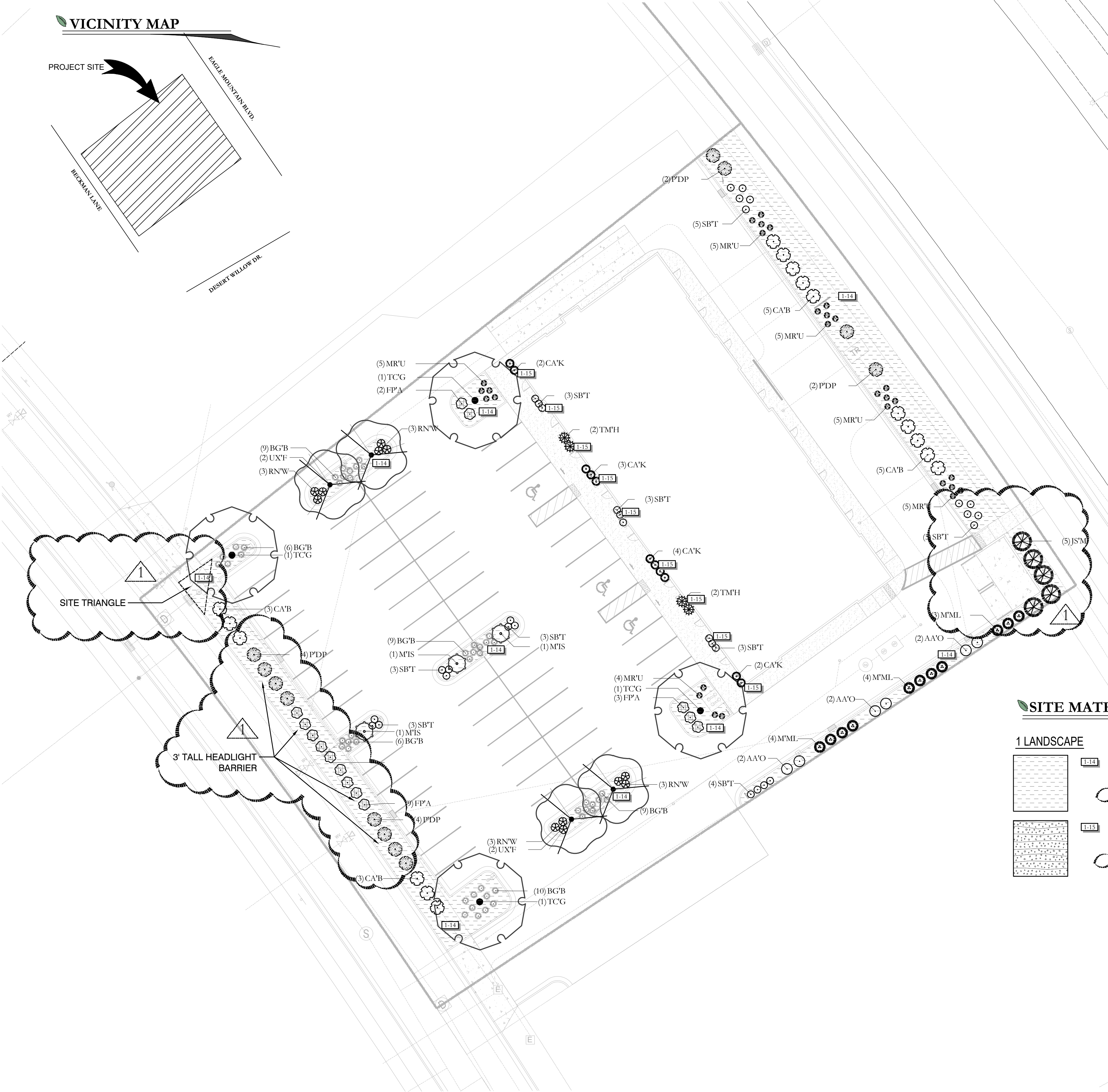
PLAN INFORMATION

** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25

811

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

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LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL	
1.1 SUMMARY	
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:	
1. SITE CONDITIONS	
2. GUARANTEES	
3. MAINTENANCE	
4. SOIL AMENDMENTS	
5. FINE GRADING	
6. LANDSCAPE EDGING	
7. FURNISH AND INSTALLING PLANT	
8. TURF PLANTING	
9. WEED BARRIER	
1.2 SITE CONDITIONS	
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE SUBSTRATE DOCUMENTS, SHALL VISIT THE SITE, OR VISIT THE PROJECT COMPLETION THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.	
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.	
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE, AND IS COMPLETELY OPERATIONAL.	
1.3 PERMITS	
A. BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.	
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.	
1.5 FINAL INSPECTION	
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.	
1.6 LANDSCAPE SUBSTANTIAL COMPLETION	
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PORTIONED TO BE DESIGNATED AREAS OF A PROJECT.	
1.7 MAINTENANCE	
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION. AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYSING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.	
1.8 GUARANTEE	
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.	
PART II - PRODUCTS	

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS	
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"	
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES	
• A MINIMUM OF 6" OF FINE GRADING WILL BE LEFT EXPOSED AT ALL CONDITIONS	
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE	
• DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER	
GENERAL LANDSCAPE NOTES	
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.	
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED	
• ALL PLANT MATERIAL SHALL BE PLANTING ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.	
• SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD	
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.	
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4'-6" TREE RING OF THE SAME EDGING.	
LAWN/GRASS AREA	
• SOD	
O ALL LAWN AREAS TO RECEIVE MIN. 4" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND CIRCULAR DRIVEN MOTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHIRREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	
• SEED	
O SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURF-SHED. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18	
INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING, AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.	
O SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE-LIVE SEED (PLS) ON A BASIS/ ACRE. THE OPTIMUM TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DOMINANT AND BE READY TO GERMINATE ONCE THE GROUND THAWES AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED, DARRRELL@SUMMITSEEDING.COM 435-799-8083	
O APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP ON THE TRUCK WILL FORCE THE SLURRY THROUGH A TOP-MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.	
O IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUN-OFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.	
• IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 4 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.	
O WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROAD-LEAF HERBICIDE BI-ANNUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-6-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE GOAL FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.	
O PROGNOSIS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNOSIS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDER AT 350 LBS/ ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (200 LBS/ ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ ACRE)	
O ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDES IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.	
MULCH	
• ORGANIC	
O PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.	
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.	
O ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
• INORGANIC	
O ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER, WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.	
O IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.	
O IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.	
GENERAL IRRIGATION NOTES	
• A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK, SEE IRRIGATION PLAN.	
INSTALLER RESPONSIBILITIES AND LIABILITIES	
• THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.	
• LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME, EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.	

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
- UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSEIR MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
- THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.
- PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
- TURF - SOD LAYING
- TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.
- FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
- SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.
- SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.
- SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES IS ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.
- SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 90% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.
- APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.
- WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.
- PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.
- ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.
- WEED BARRIER
- FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
- CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
- OVERLAP ROWS OF FABRIC MIN. 6"
- STABLE FABRIC EDGES AND OVERLAPS TO GROUND.
- END OF SECTION

SITE MATERIALS LEGEND (NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

1 LANDSCAPE

1E14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	6,917 sf
1E15	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. DEWITT OR EQUIVALENT WEED BARRIER REQUIRED. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	169 sf

PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

CONIFERS

	JSM	5	Juniperus scopulorum 'Moonglow' Moonglow Juniper Tc2, 18x8; AV 20; sun; z3; Utah Lake water tolerant	B & B	6'
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DECIDUOUS TREES

	MIS	3	Malus x 'JFS KW214MX' Ivory Spear® Crabapple Moderate to low water; 15-20' x 7'; sun; z4; Utah Lake water tolerant	20 gal.	1.75" Cal
	TCG	4	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden Tq4; 40'x35'; AV 314; sun; z4; Utah Lake water tolerant	B & B	2" Cal
	UXF	4	Ulmus x 'Frontier' Frontier Elm Td3; 35'x25'; AV 490; sun; z4; Utah Lake water tolerant	B & B	2" Cal

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

DECIDUOUS SHRUBS

	AAO	6	Amelanchier alnifolia 'Obelisk'™ Standing Ovation Serviceberry Sd2; 15'x4'; AV 50; sun to part shade; z2; Utah Lake water tolerant	5 gal
	CAB	16	Cornus alba 'Bailhala'™ Ivory Halo Dogwood moderate; 5'x5'; sun to part shade; z4	5 gal
	FPA	14	Fallugia paradoxa Apache Plume Sd1; 4'x4'; AV 12.5; sun; z4; Utah Lake water tolerant	5 gal
	SBT	32	Spiraea betulifolia 'Tor' Birchleaf Spirea moderate; 2-3' x 2-3'; sun to part sun; z4	5 gal

EVERGREEN SHRUBS

	PDP	12	Pinus mugo 'Pumilio' Dwarf Mugo Pine Moderate; 5' x 6'; sun; z2; Utah Lake water tolerant	5 gal
	TMH	4	Taxus x media 'Hicksii' Hicks Yew moderate; 10-12' x 3-4'; part sun to shade; z4; Utah Lake water tolerant	5 gal

GRASSES

	BCB	49	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Tw10; 2.5' x 2.5'; AV .75; sun; Z4; Utah Lake water tolerant	1 gal
	CAK	11	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4'x3'; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	MML	11	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass Tw2; 5'x4'; AV 32; sun to light shade; z5; Utah Lake water tolerant	2 gal
	MRU	29	Muhlenbergia reverchonii 'PUND01S'™ Undaunted Ruby Muhly Tw1; 3'x3'; AV 7; sun; z5; Utah Lake water tolerant	1 gal

ROSES

	RNW	12	Rosa x 'Noaschnee'™ Flower Carpet White Groundcover Rose moderate; 2'x3'; sun; z5; Utah Lake water tolerant	5 gal
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7/9/2025 UT25047

NO.	REVISION	DATE
1	CITY COMMENTS	06-06-2025
2		
3		
4		
5		
6		
7		



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
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LOT 3
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EAGLE MOUNTAIN, UTAH

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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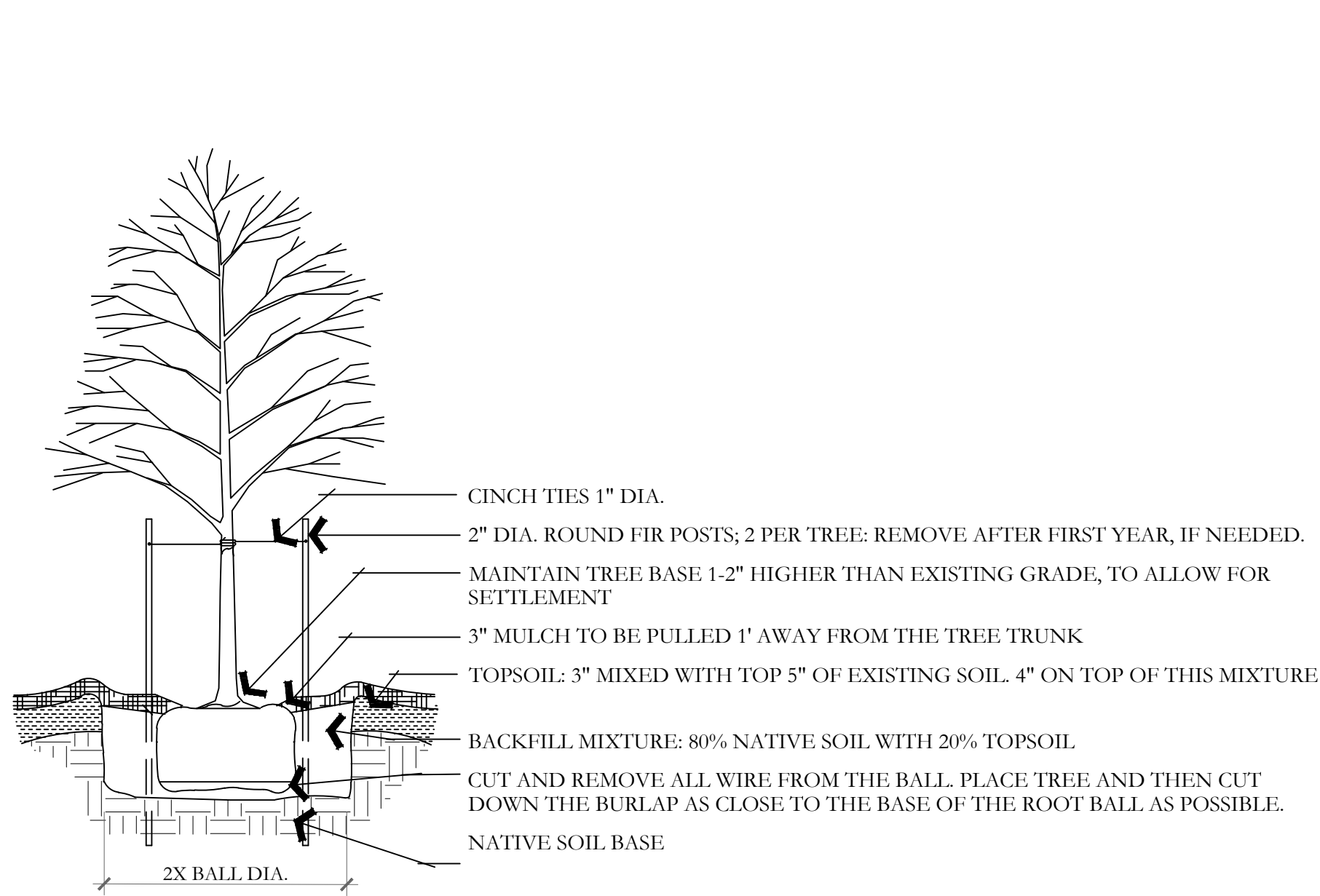
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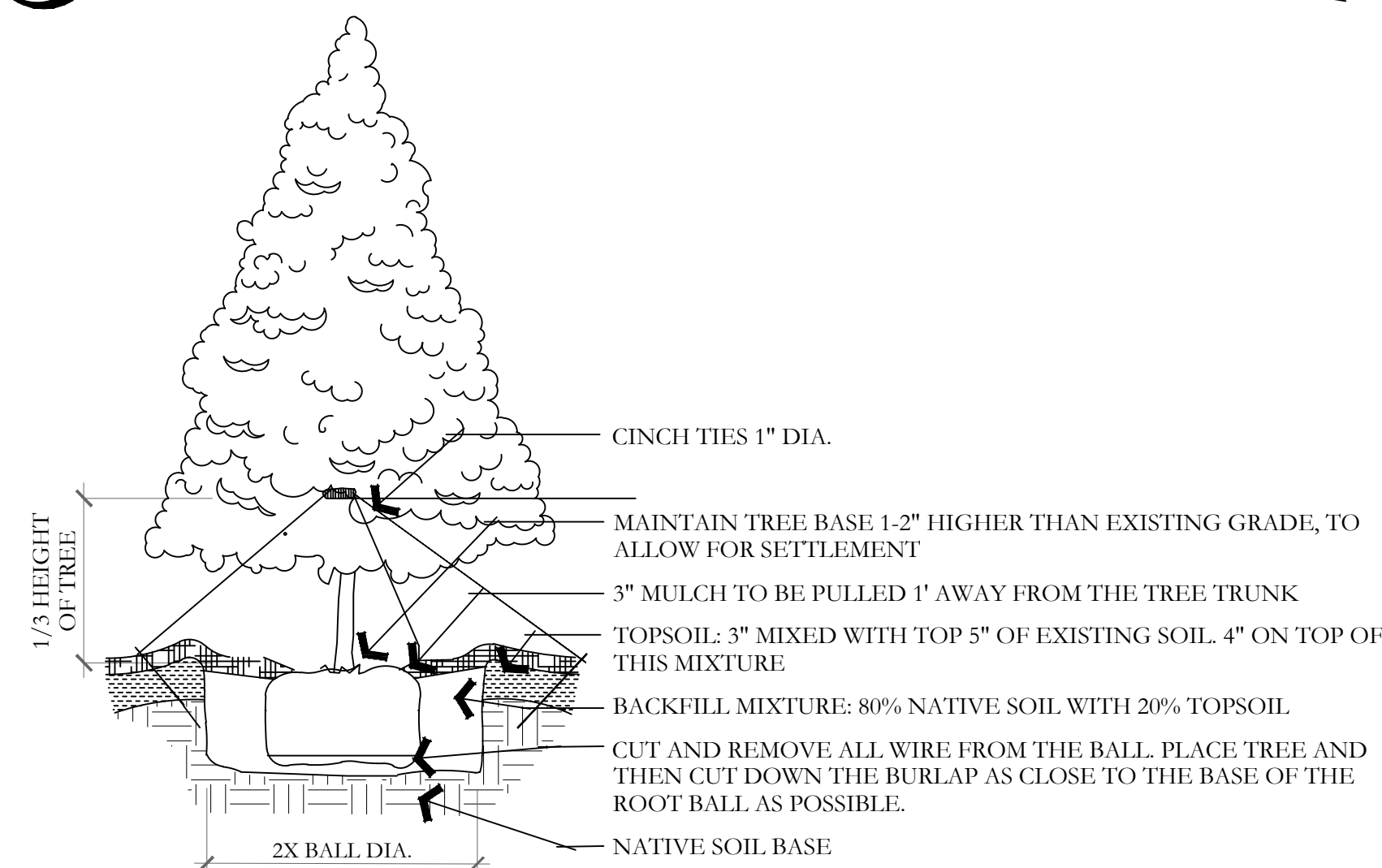
LANDSCAPE COVER

CITY PERMIT SET

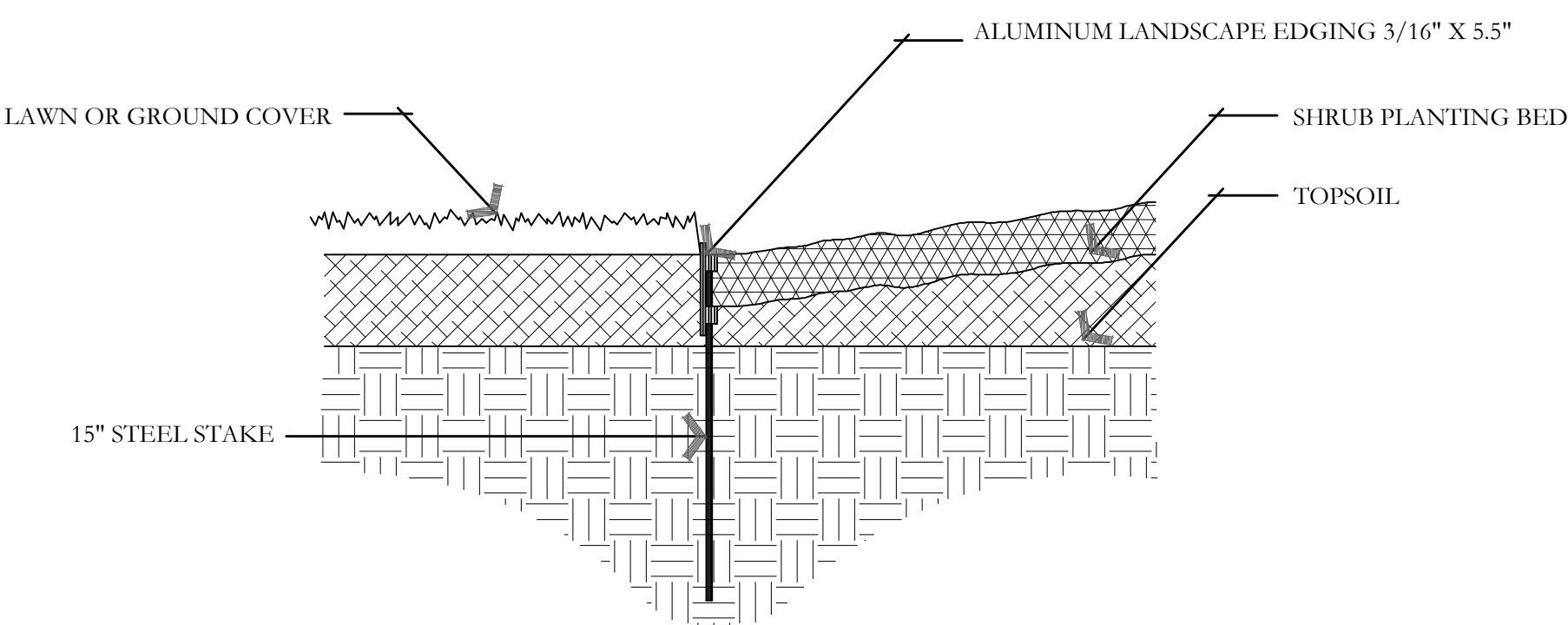
LP-101



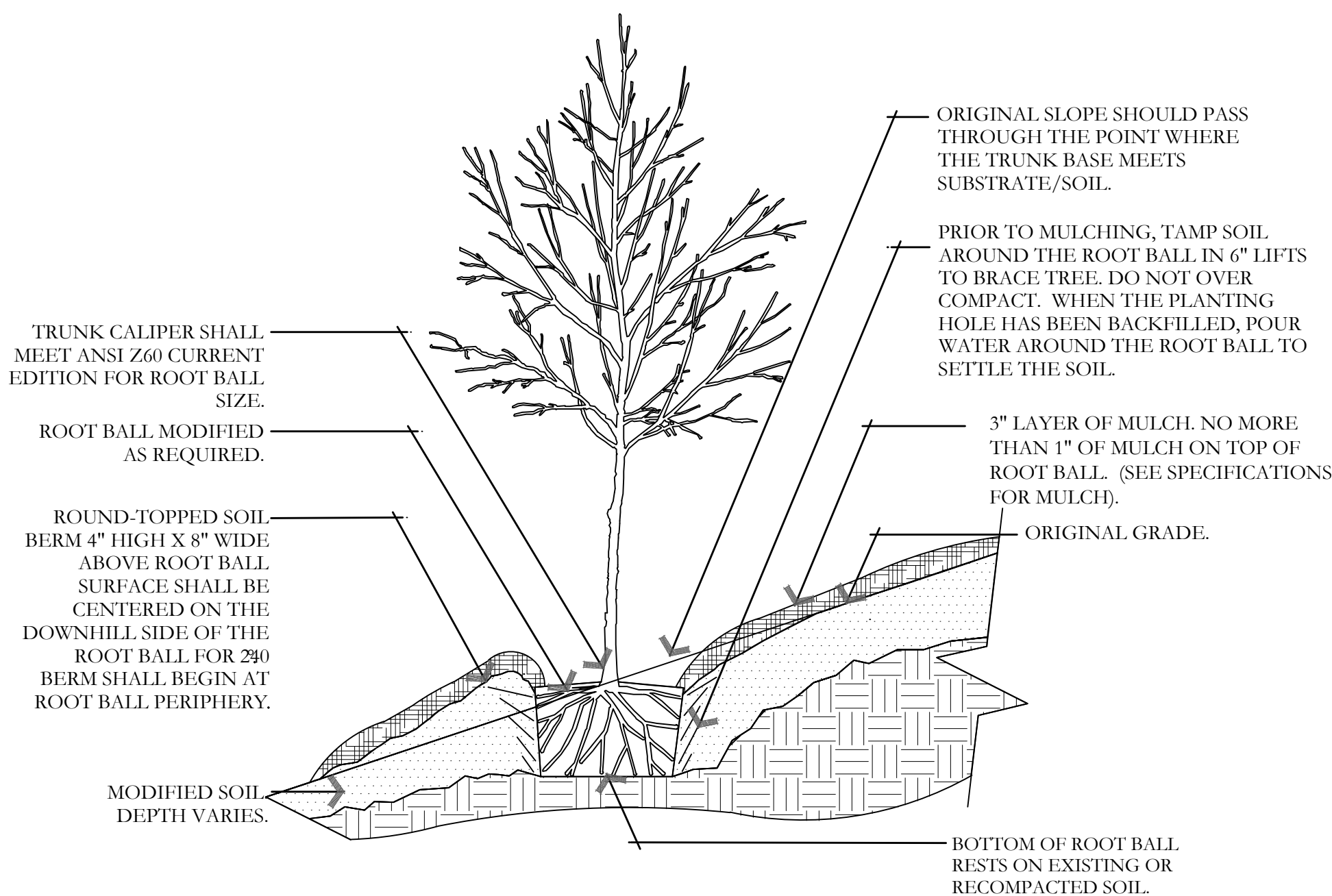
A **DECIDUOUS TREE PLANTING**
NOT TO SCALE



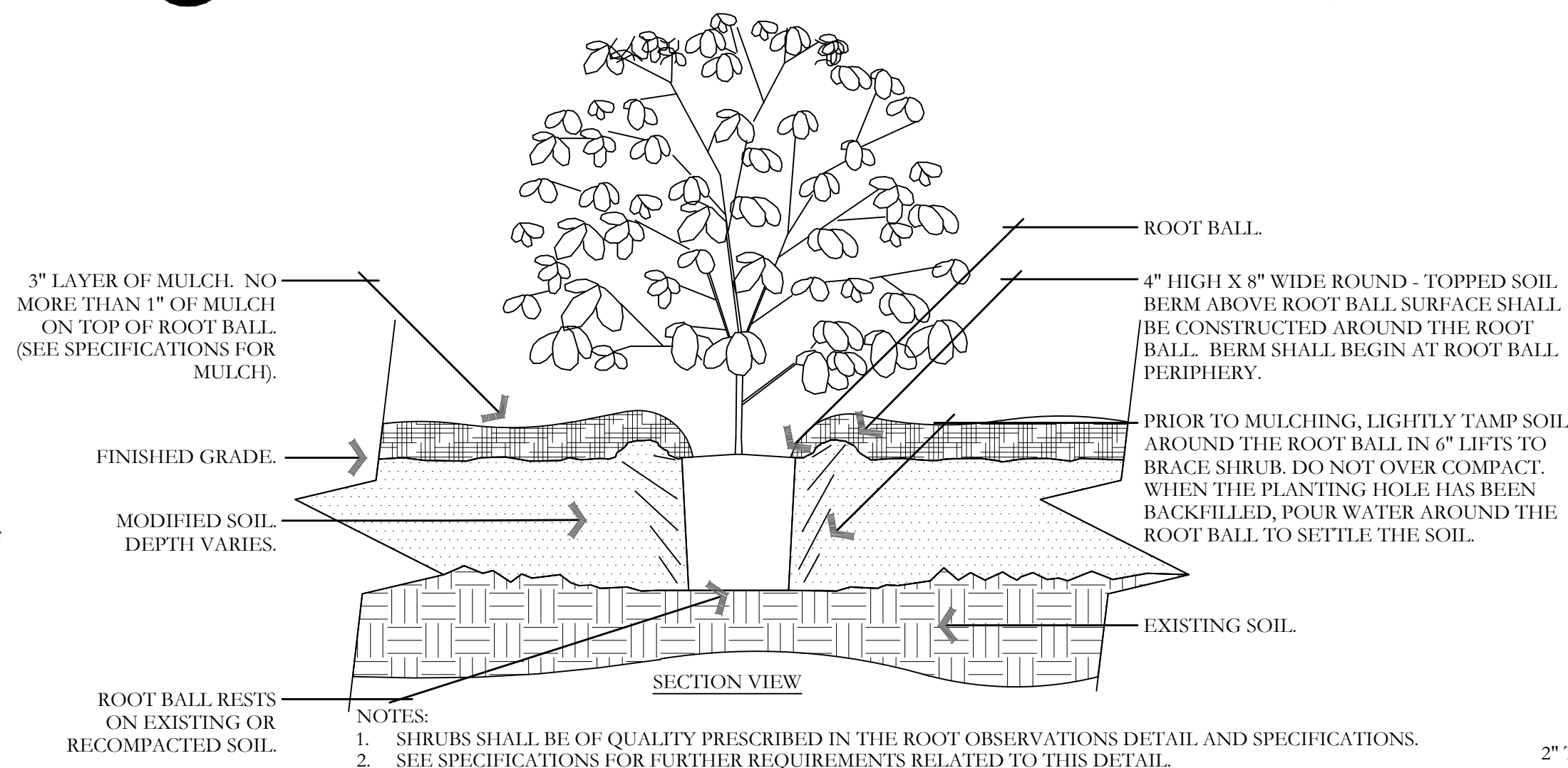
D **EVERGREEN TREE PLANTING**
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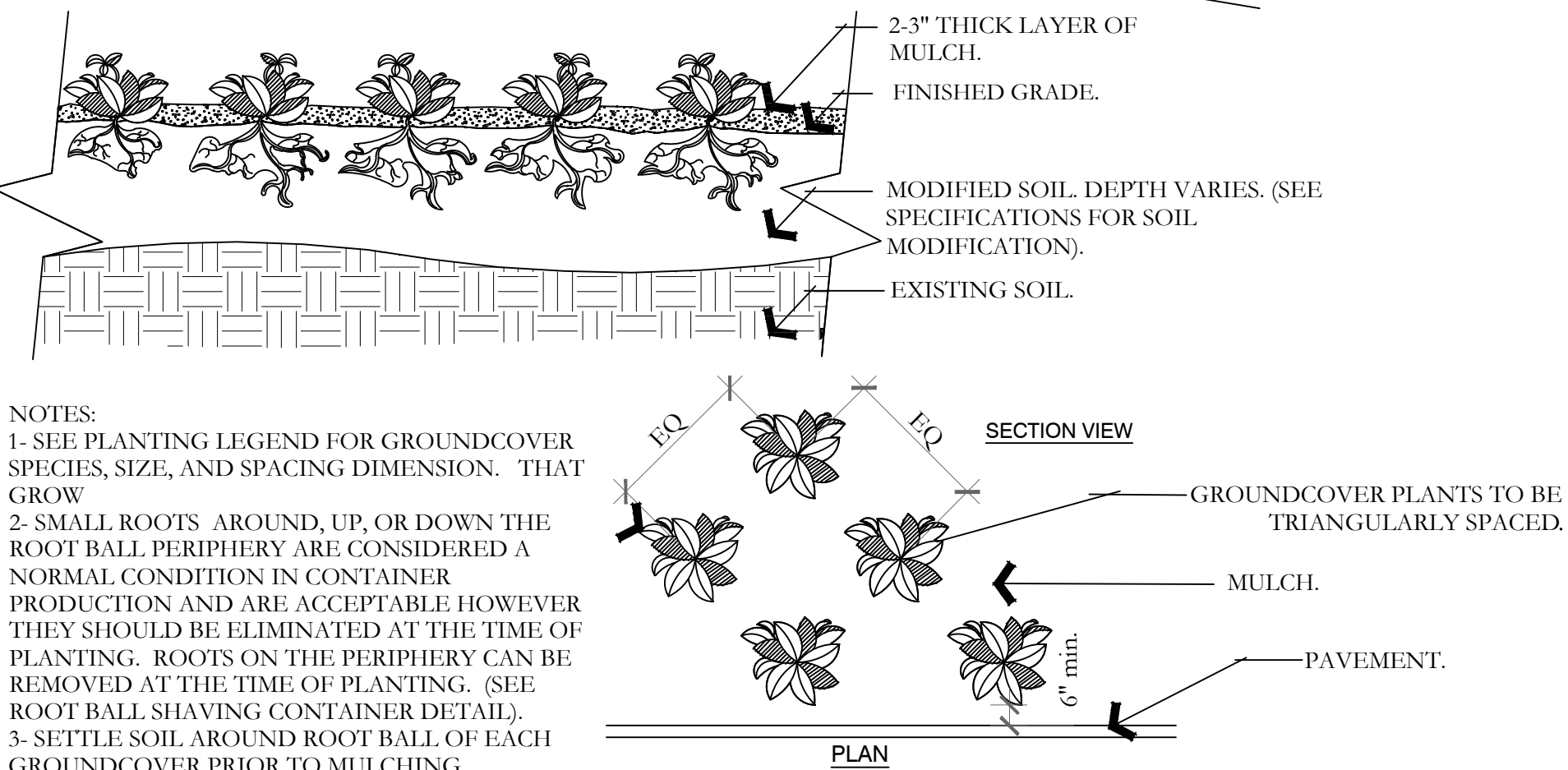
G **METAL EDGING DETAIL**
NOT TO SCALE



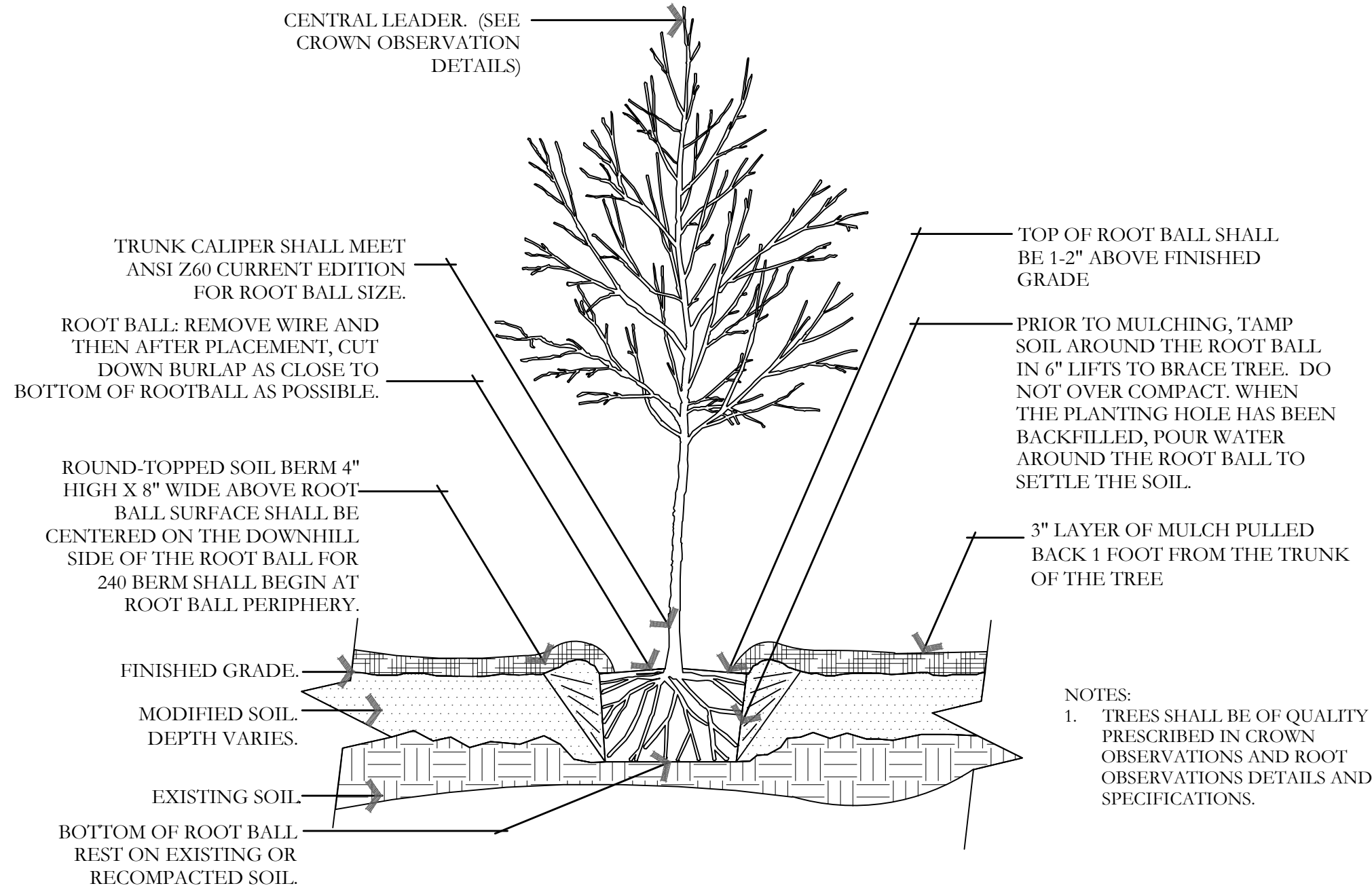
B **TREE ON SLOPE 5% (20:1) TO 50% (2:1)**
NOT TO SCALE



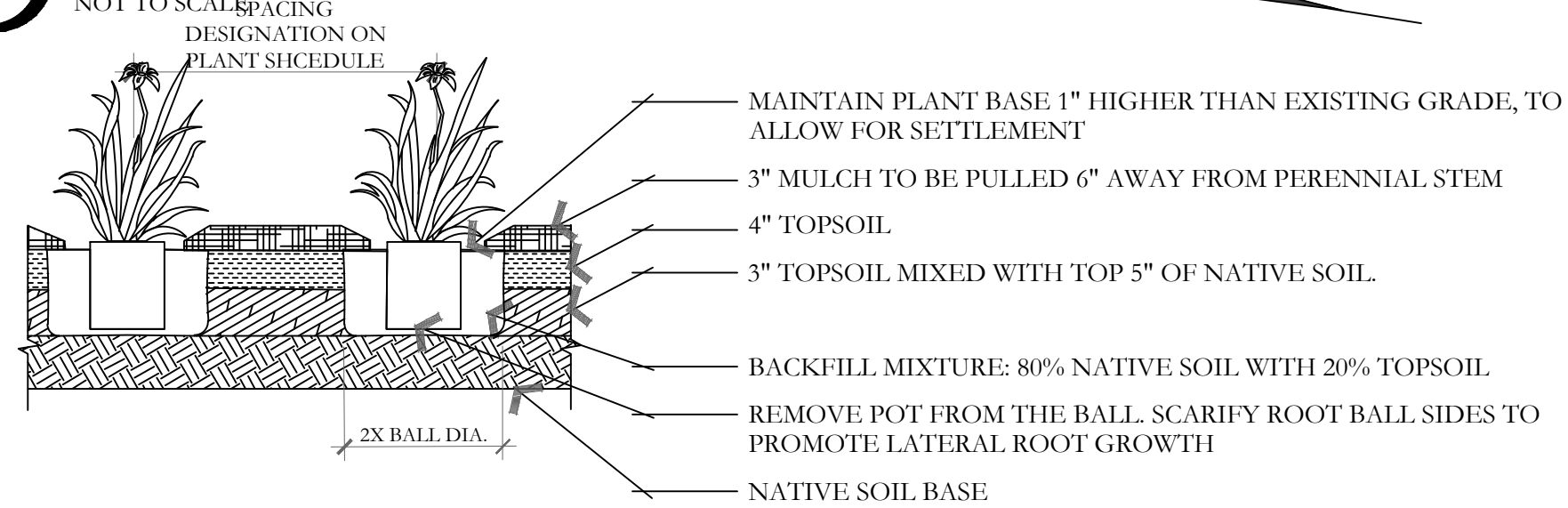
E **SHRUB - MODIFIED SOIL**
NOT TO SCALE



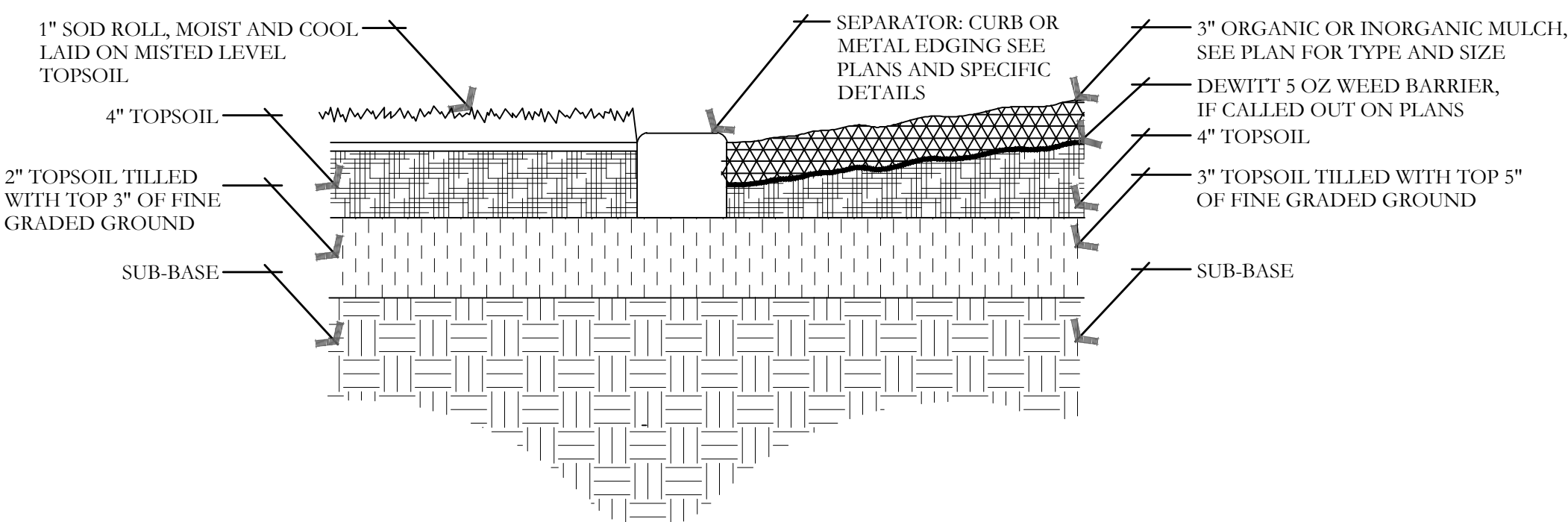
H **PERENNIAL/GROUNDCOVER PLANTING**
NOT TO SCALE



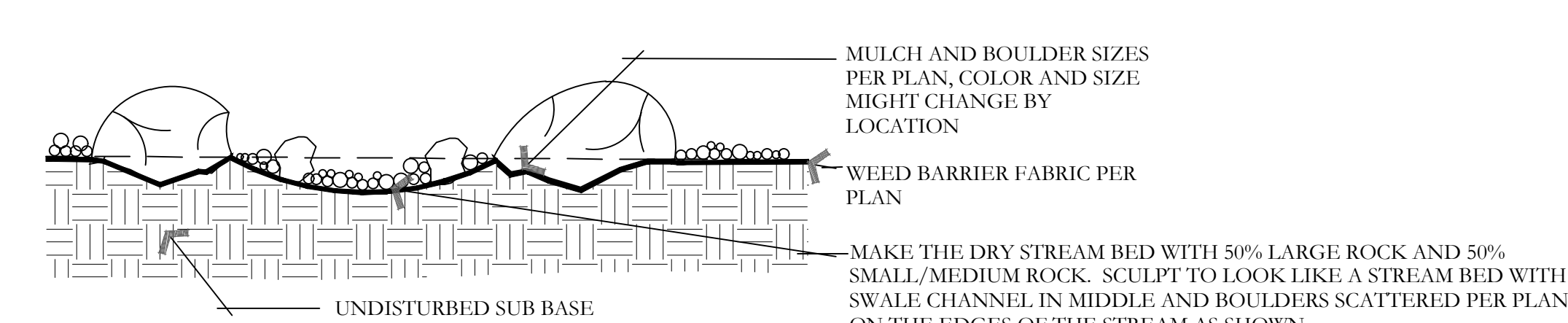
C **TREE W/ BERM (EXISTING SOIL MODIFIED)**
NOT TO SCALE



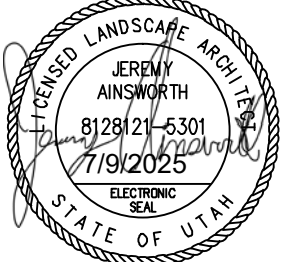
F **PERENNIAL PLANTING**
NOT TO SCALE



I **SOD LAYING/MULCH DETAIL**
NOT TO SCALE



J **BOULDER AND DRY STREAM BED DETAIL**
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25		NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/9/2025
NO.	REVISION	DATE						
1	CITY COMMENTS	06-06-2025						
2								
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7								

LOT 3
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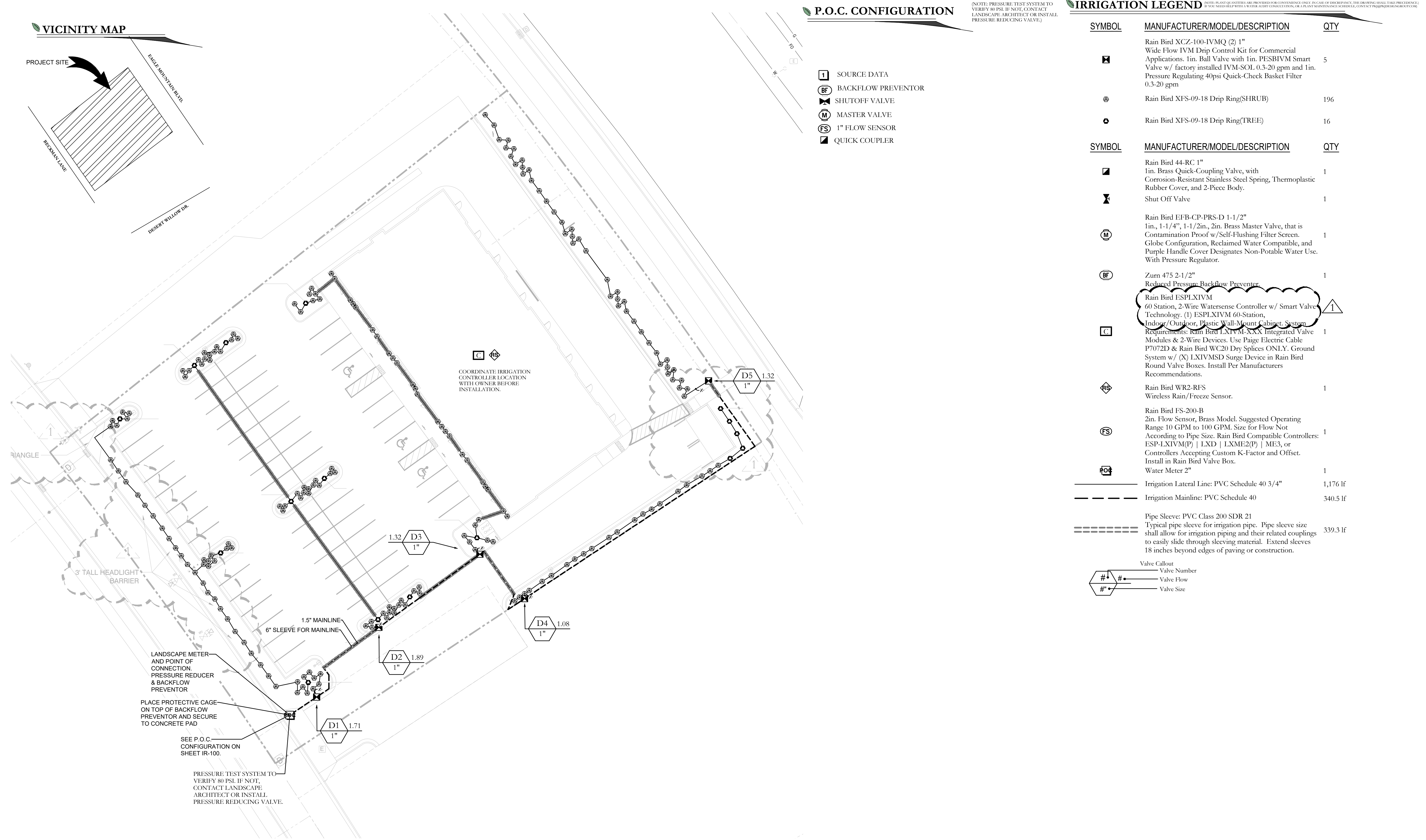
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Landscape Architecture & Planning & Visualization

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LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25	LOT 3 5390 N. EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH	NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM	PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/9/2025
NO.	REVISION	DATE						
1	CITY COMMENTS	06-06-2025						
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811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

0' 10' 20' 40' 80'

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IRRIGATION OVERALL PLAN
CITY PERMIT SET

IR-100

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and /or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.
- C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.
- 1.4 REFERENCES
- A. The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B. Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain a project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each location on a color coded copy of the area that controller serves; indicating zone number, type of plant material and controller for that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A. Acceptance: Do not install work in this section prior to acceptance by OAR.
- B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E. Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY-STORAGE-HANDLING
- A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

- 1.8 SEQUENCING
- A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNER'S INSTRUCTION
- A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A. Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS
- 2.1 GENERAL NOTES
- A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.
- 2.3 CONNECTION ASSEMBLY
- A. Secondary water shall be used on this Project. Install filter and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A. Power supply to the irrigation controller shall be provided for by this Contract.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount/ground pedestal timer controllers: Irrigation controller shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.
- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICED" or "WS" on box lid.
- 2.5 SLEEVEING
- A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- 3/4" 8 GPM
- 1" 12 GPM
- 1-1/2" 30 GPM
- 2" 53 GPM
- 2-1/2" 75 GPM
- 3" 110 GPM
- 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A. Isolation valves 3" and larger shall be Waterco brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE. Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.
- 2.9 MANIFOLDS
- A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 REMOTE CONTROL VALVES
- A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.
- 2.11 MANUAL CONTROL VALVES
- A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G178212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 3/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A. All lateral line fittings shall be S/40 PVC
- 2.14 SPRAY SPRINKLERS
- A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 VALVE BOXES
- A. Rainbird valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.
- 2.16 IMPORT BACKFILL
- A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and /or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION
- 3.1 PREPARATION
- A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water from more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 SLEEVEING
- A. Sleeve all piping and wiring that pass under paving or landscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 GRADES AND DRAINAGE
- A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 PVC PIPE
- A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturers.
- B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under landscape features.
- D. Plastic pipe shall be cut squarely. Pipe shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly sealed. All solvent weld joints shall be assembled using IPS T11 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints pipe shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 CONTROLLERS
- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mount, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E. Pedestal controllers shall be placed upon VTI-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 15" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 VALVES
- A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream end of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.
- 3.10 ADJUSTMENT

irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station serves.
- 3.11 CLEANING
- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of off-site trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E. Contractor shall leave Project in at least a "broom clean" condition.
- END OF SECTION

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AMIAD FILTER IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR HIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRES) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE, CONTRACTOR SHALL INSTALL CHECK VALVES.
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

180 GPM

75 GPM

53 GPM

30 GPM

12 GPM

8 GPM

2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

7/9/2025

UT25047

811

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

UT

N

0'

25'

50'

100'

200'

GRAPHIC SCALE: 1" = 50'

NORTHPOINT CONSTRUCTION & DEVELOPMENT
ATT: DAVID MURDOCK
801-558-5002
MURDOCK0170@MSN.COM

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PKJ DESIGN GROUP

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DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

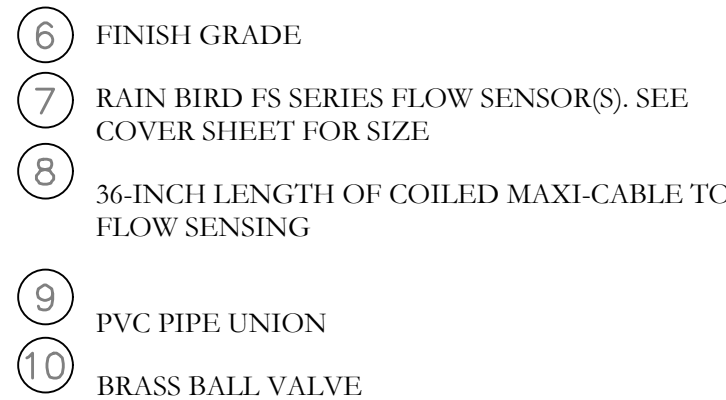
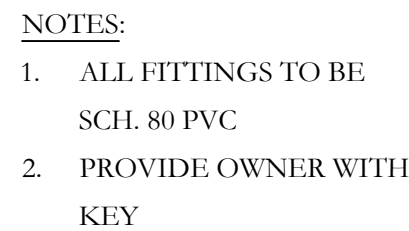
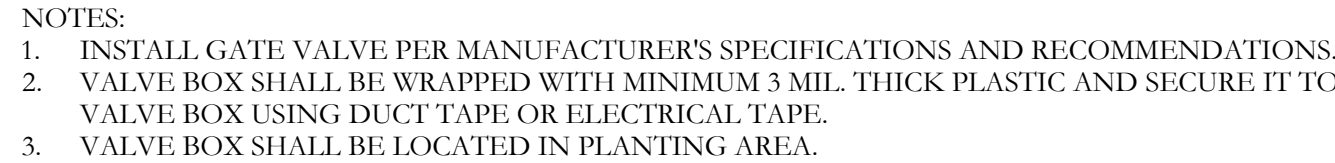
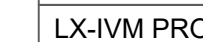
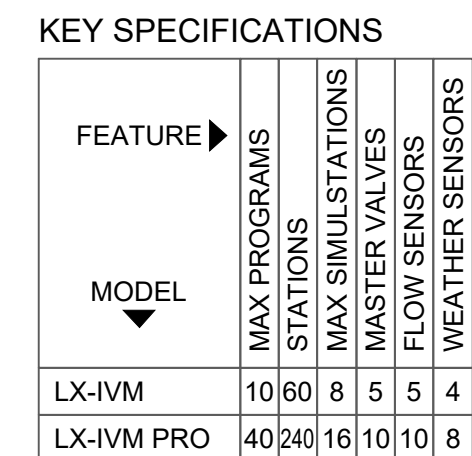
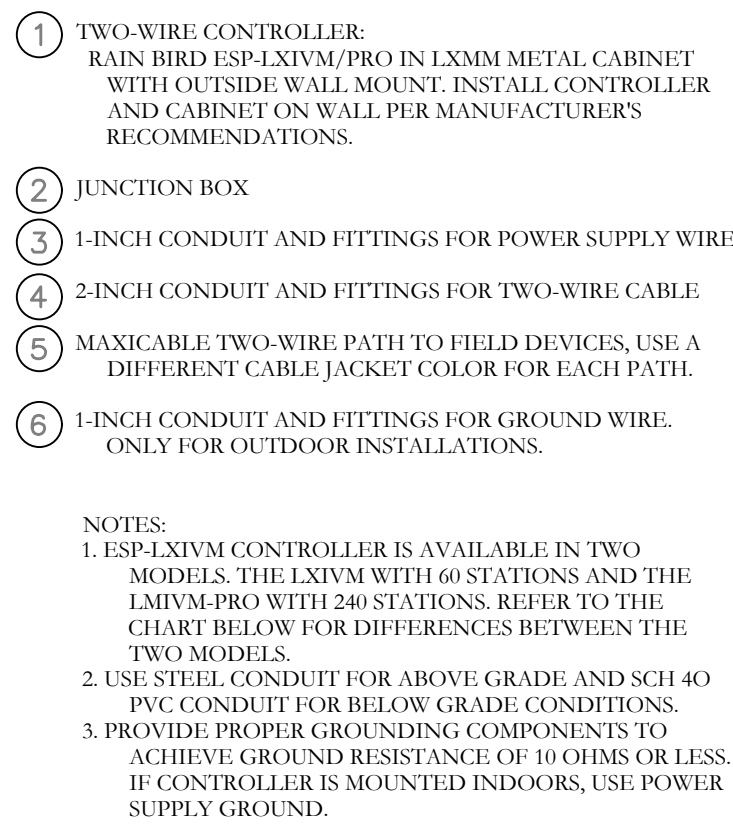
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DESIGN GROUP
Landscape Architecture & Planning & Visualization

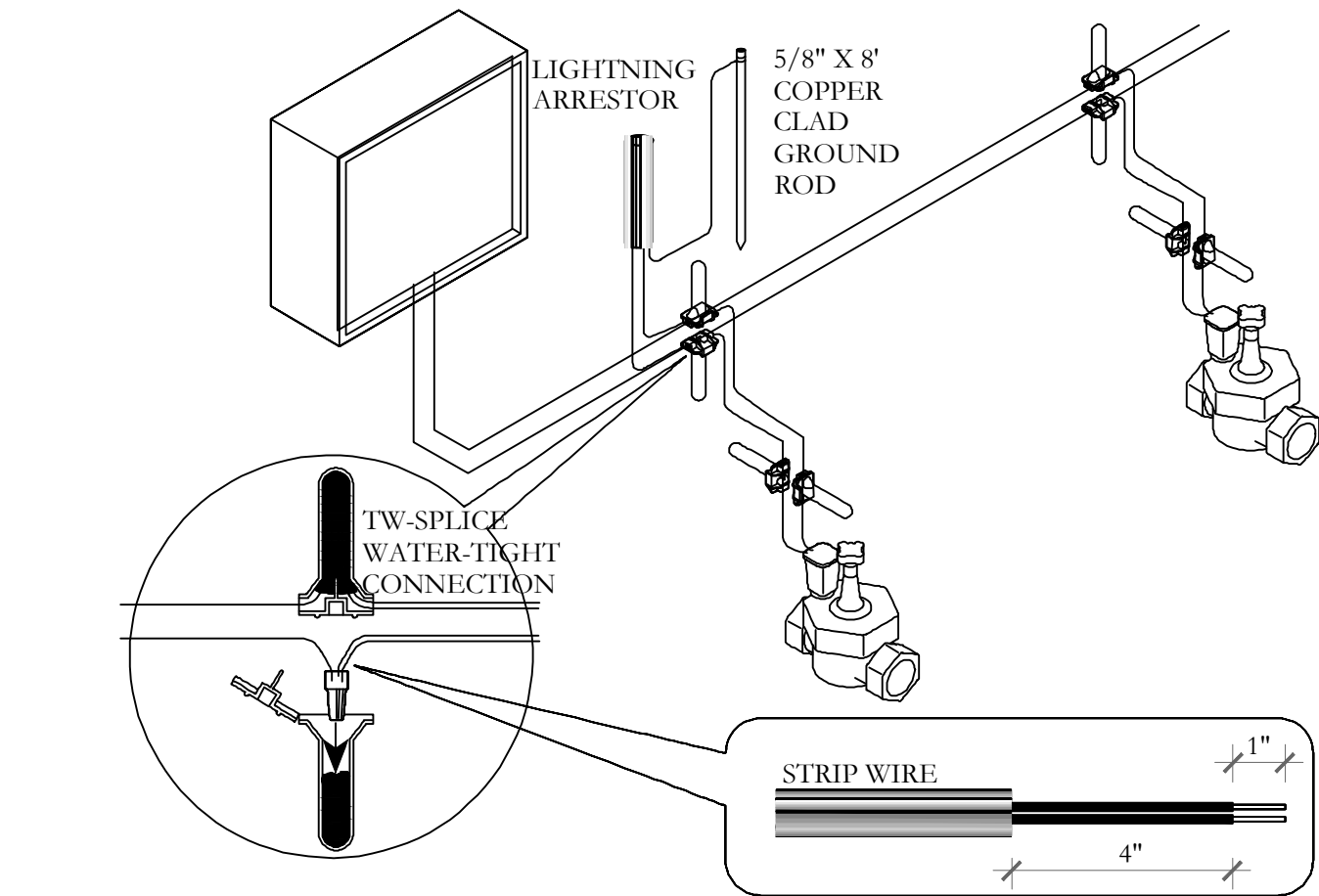
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

SEAL
STATE OF UTAH
LANDSCAPE ARCHITECT
EPHRAIM ANSWEARTH
8128/21-5301
7/9/2025
ELECTRIC

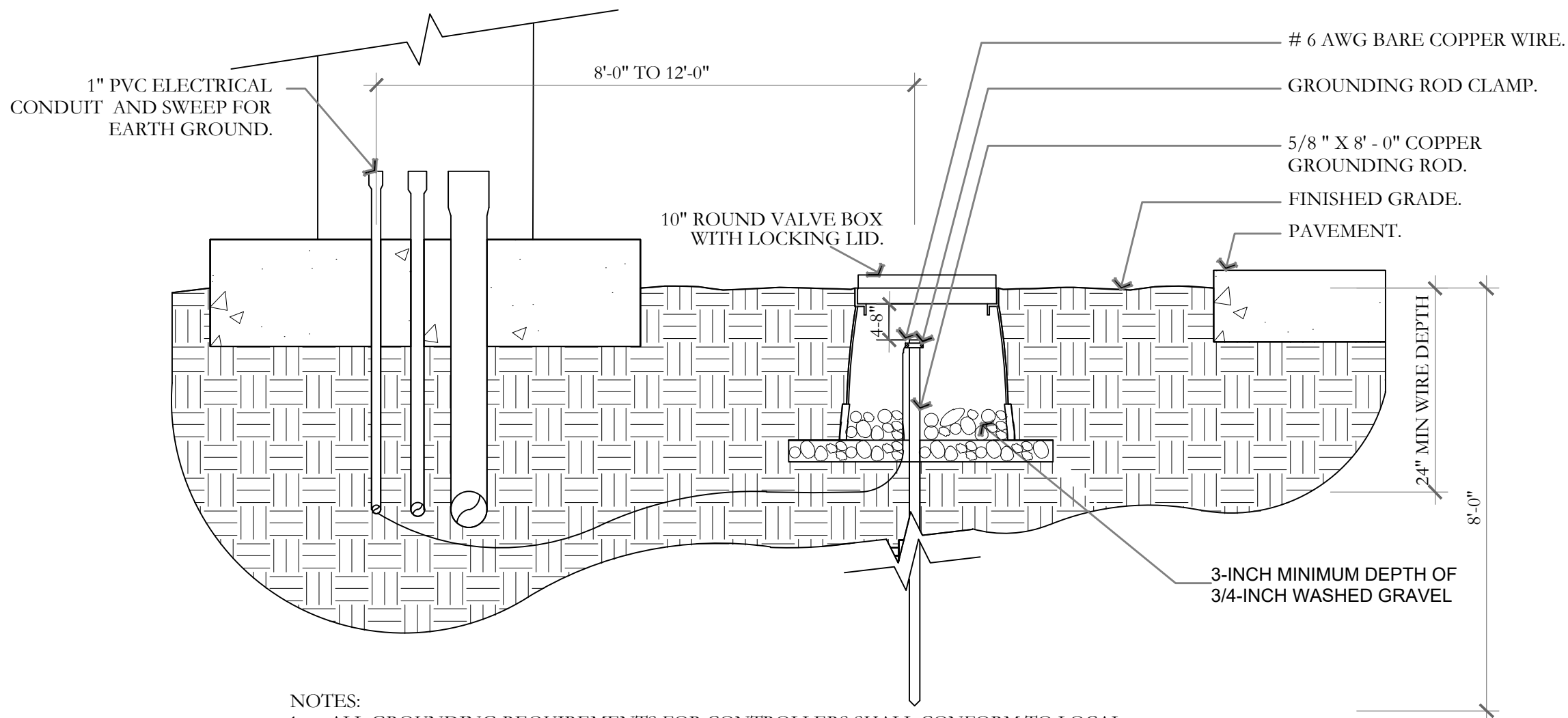
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/9/2025

IRRIGATION COVER
CITY PERMIT SET
IR-101

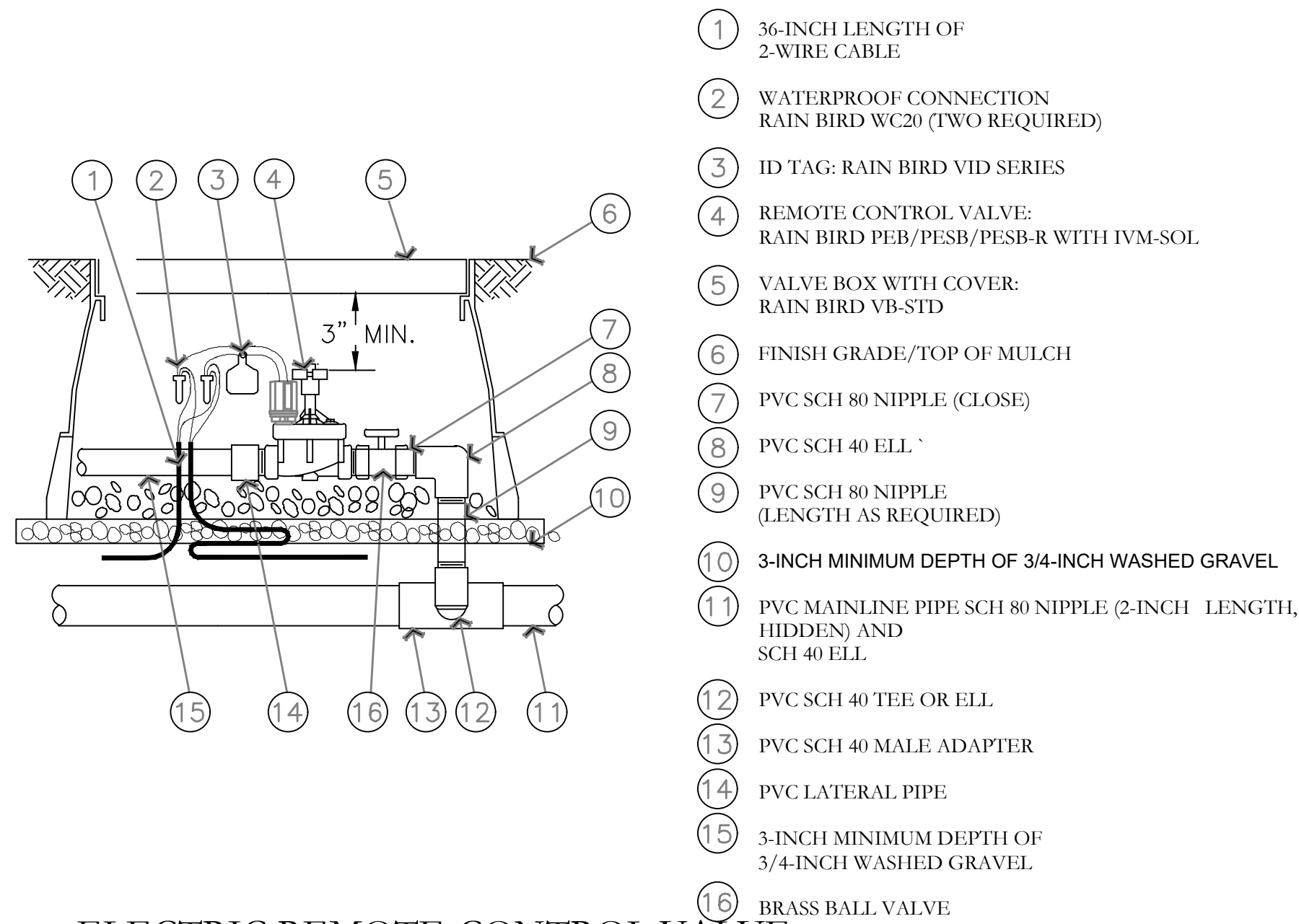




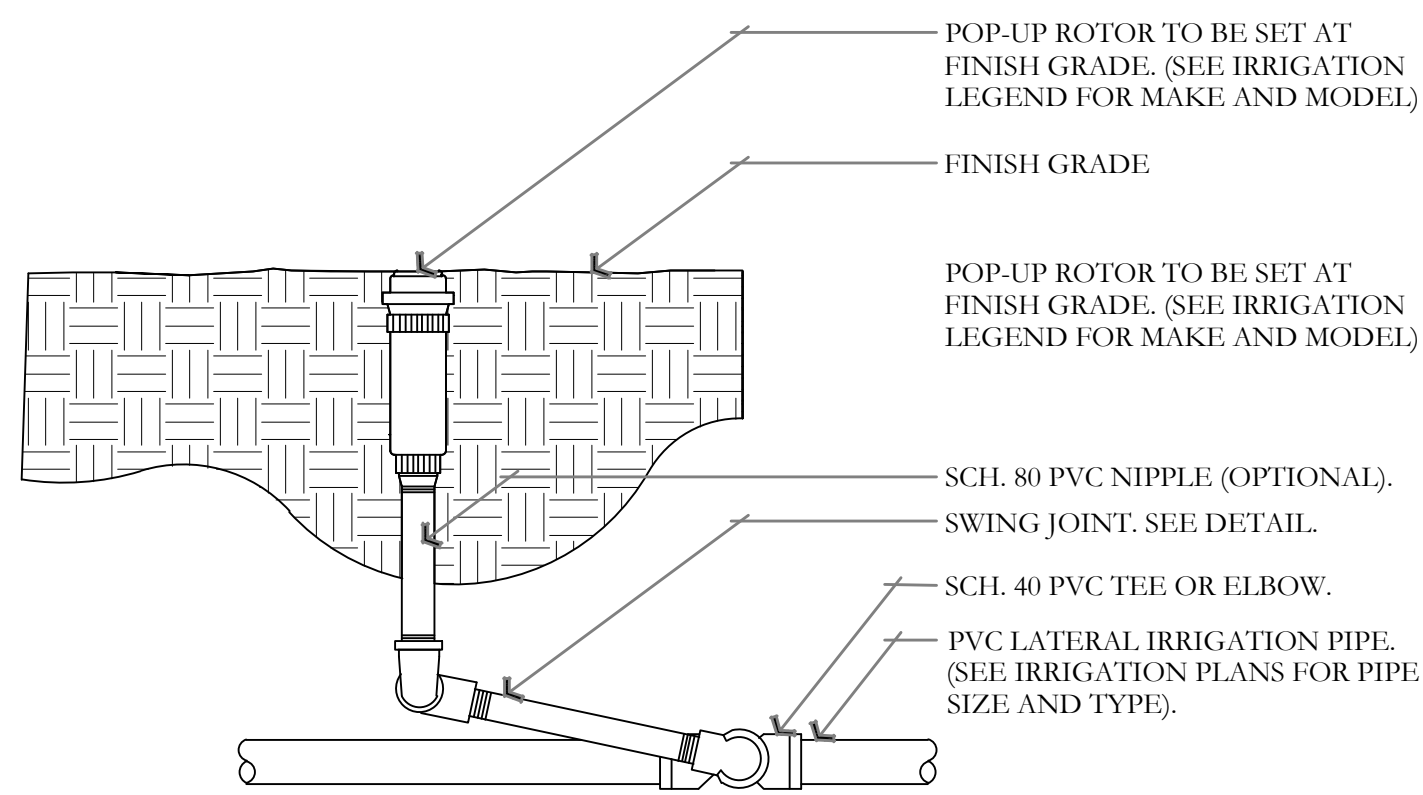
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



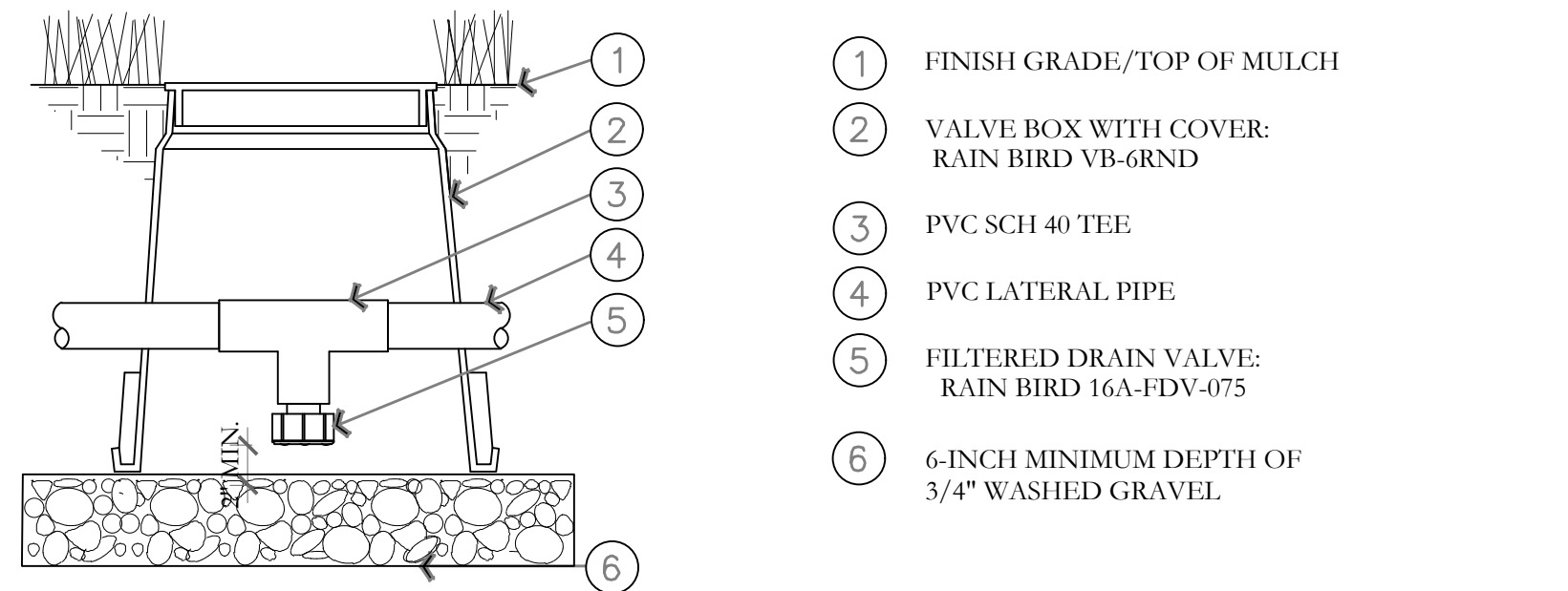
K GROUNDING ROD DETAIL
NOT TO SCALE



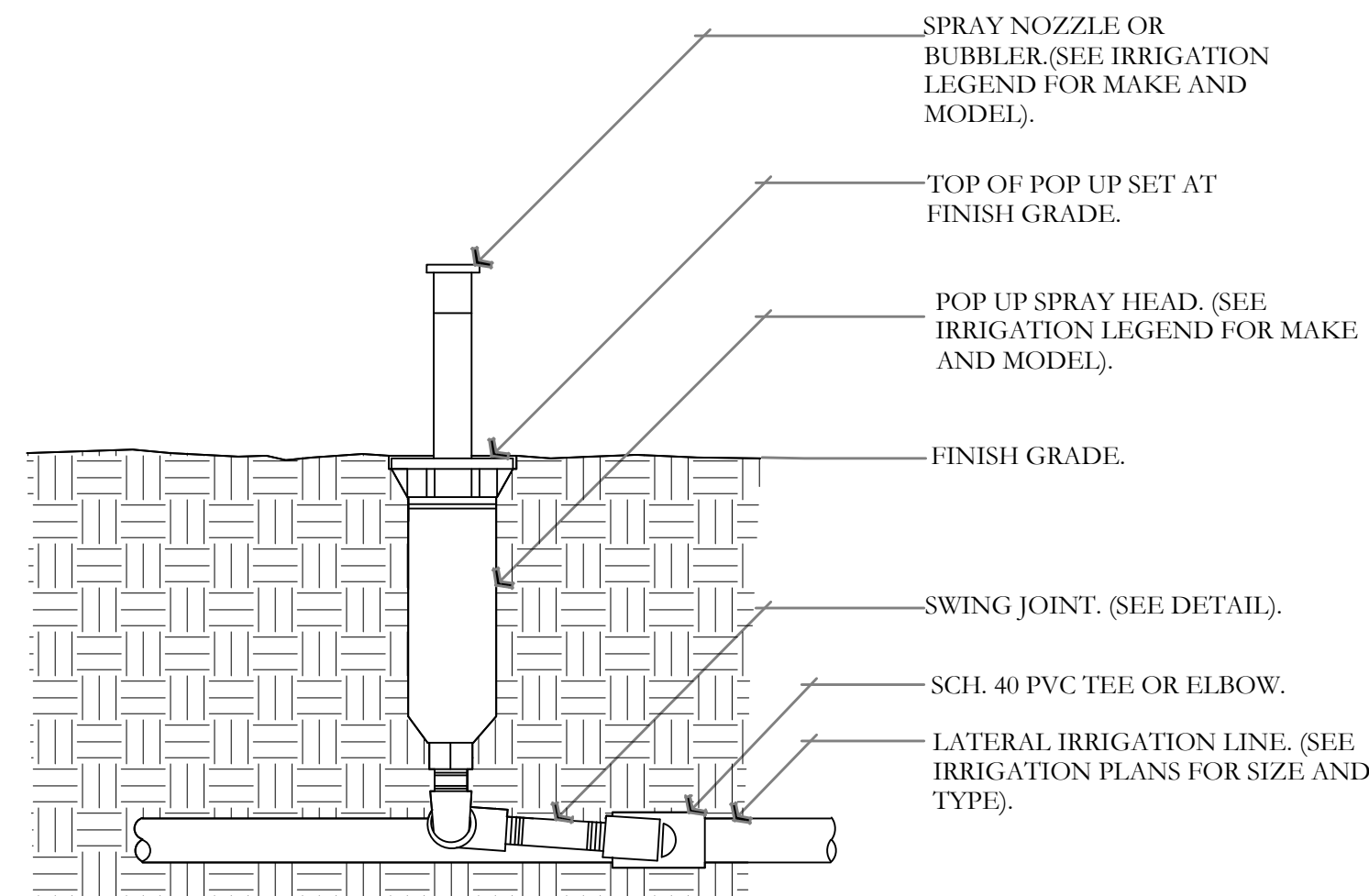
M ELECTRIC REMOTE-CONTROL VALVE
PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE

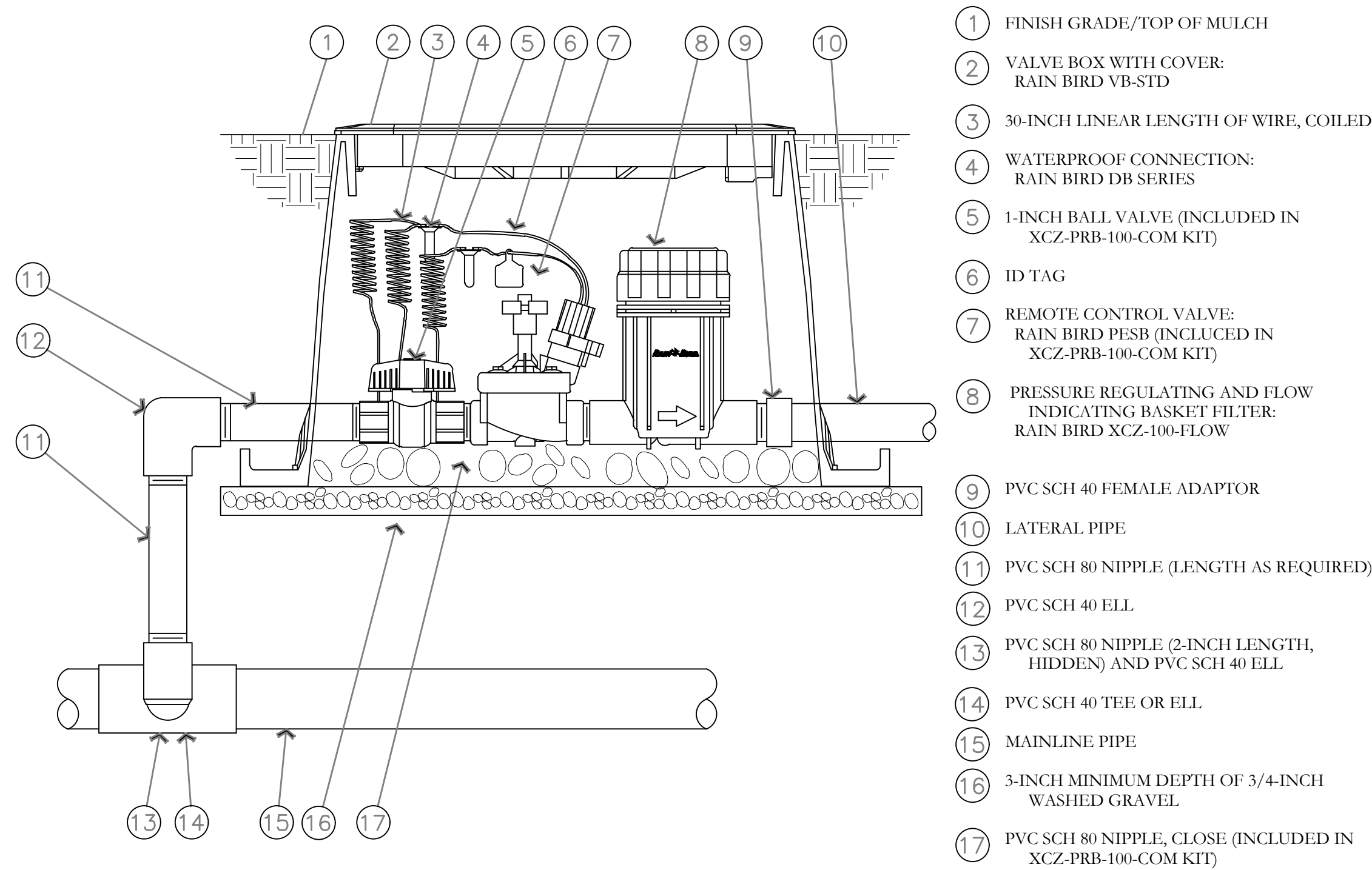


L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE



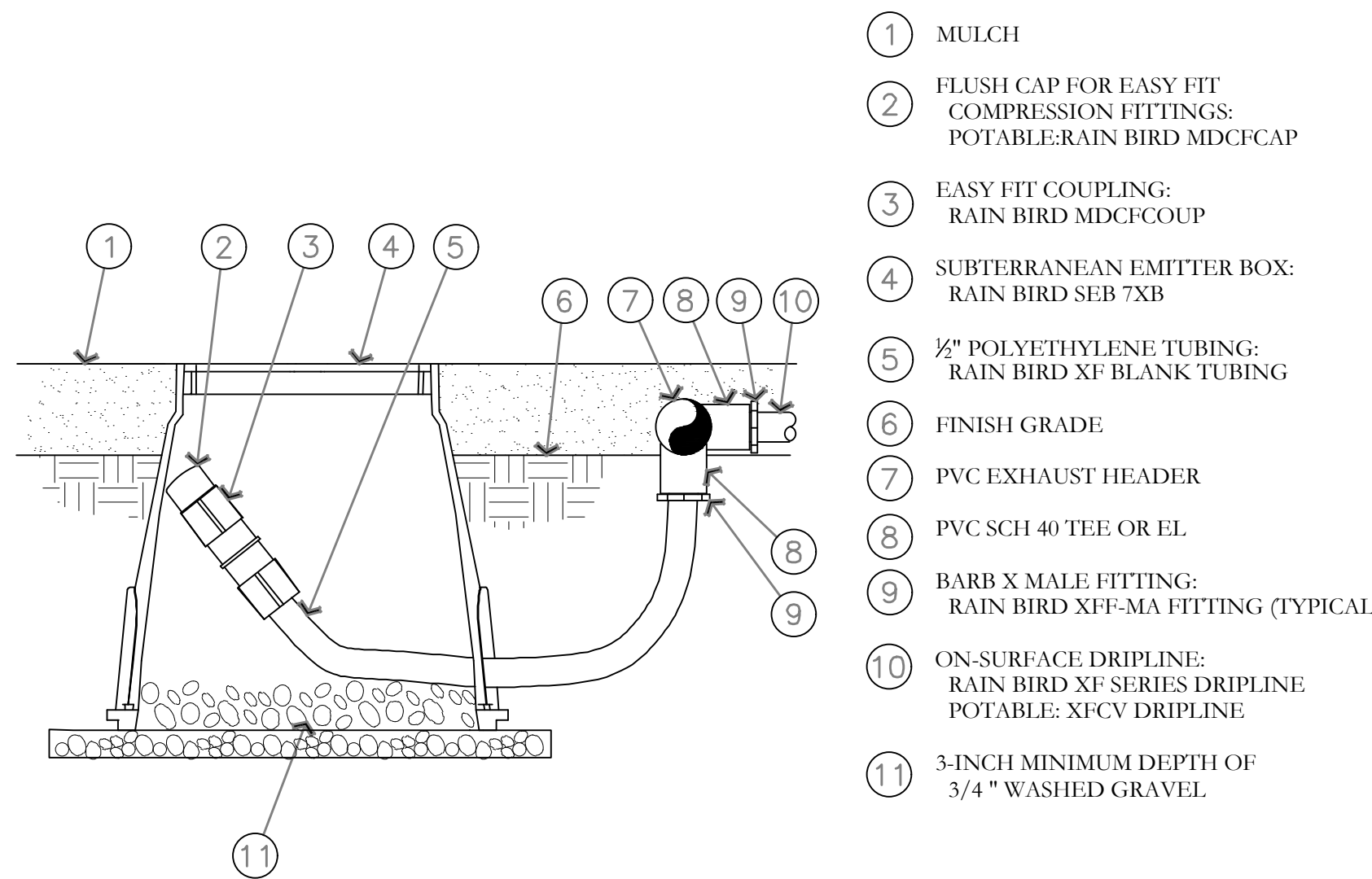
O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25		NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/9/2025
NO.	REVISION	DATE						
1	CITY COMMENTS	06-06-2025						
2								
3								
4								
5								
6								
7								



DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

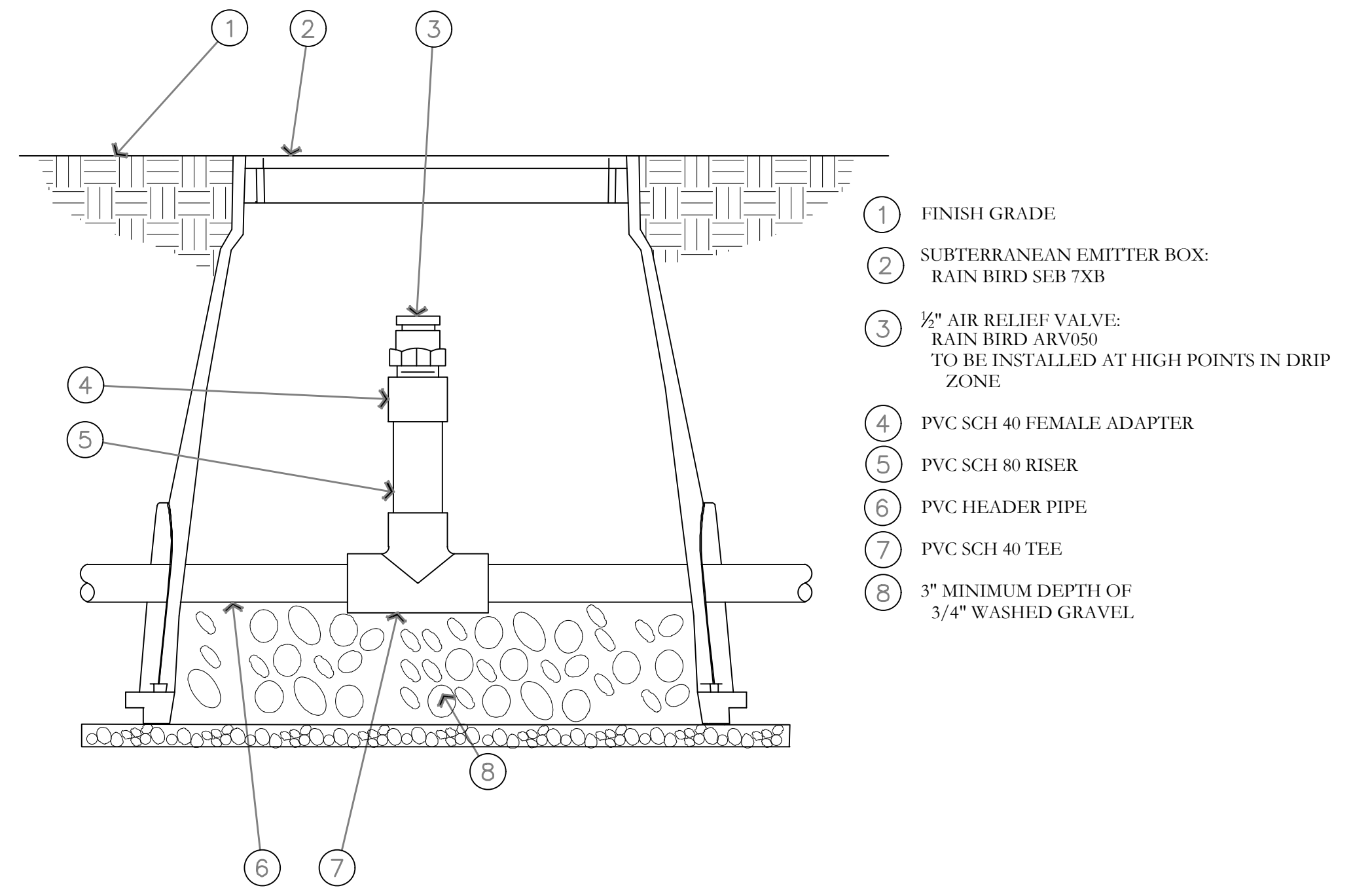
PKJ DESIGN GROUP



NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

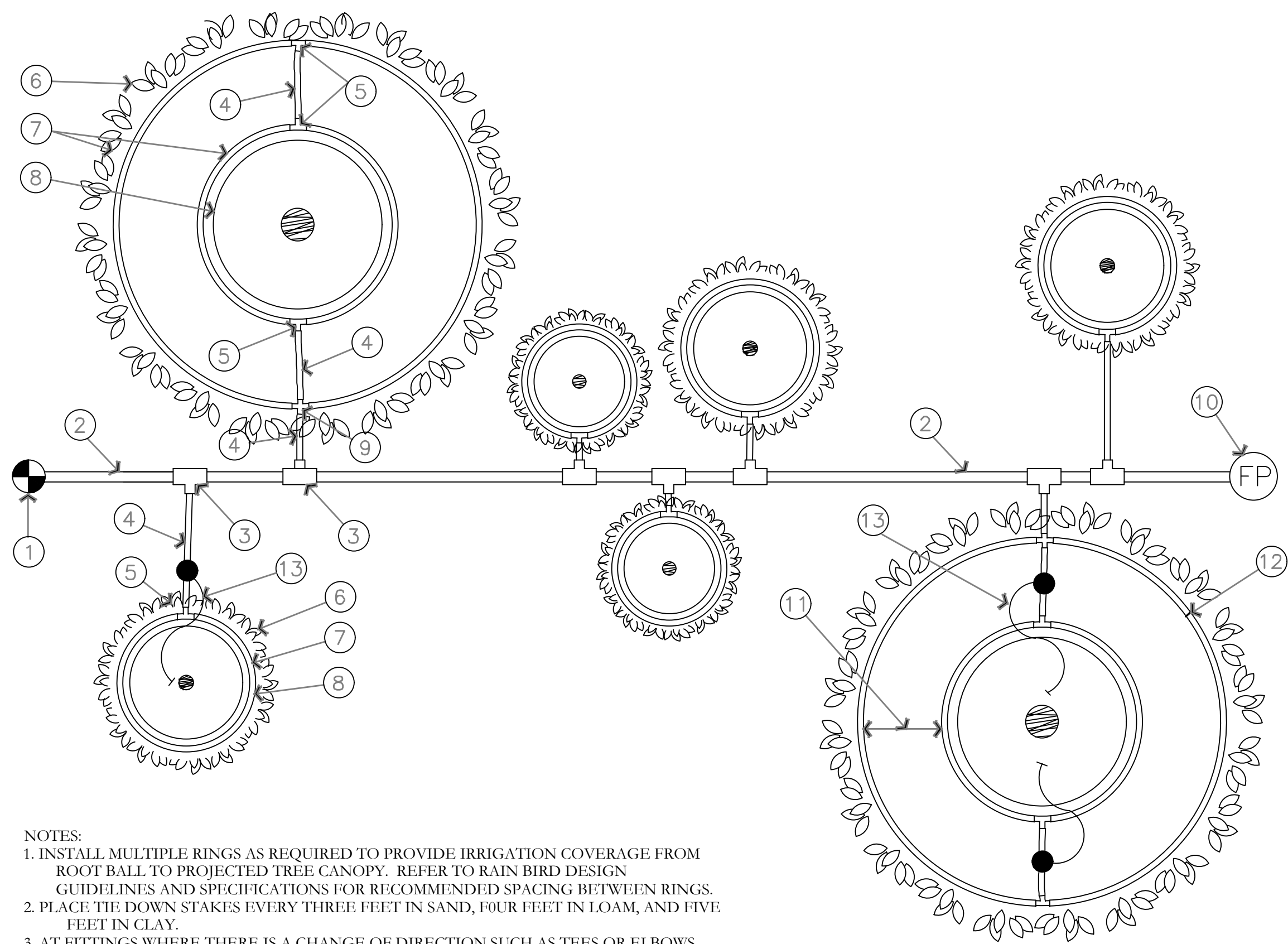
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE

PKJ DESIGN GROUP



AIR RELIEF VALVE DETAIL
NOT TO SCALE

PKJ DESIGN GROUP





NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING; RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE; RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF-SERIES DRIPLINE POTABLE: XF-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS; RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XF-CV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

PKJ DESIGN GROUP

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
7/9/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 06/10/25	LOT 3 5390 N. EAGLE MOUNTAIN BLVD EAGLE MOUNTAIN, UTAH	NORTHPOINT CONSTRUCTION & DEVELOPMENT ATT: DAVID MURDOCK 801-558-5002 MURDOCK0170@MSN.COM	 PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com		PM: JTA
NO. REVISION		DATE	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org					DRAWN: ACP
1	CITY COMMENTS	06-06-2025						CHECKED: JMA
2								PLOT DATE: 7/9/2025
3								
4								
5								
6								
7								

IR-503

PKJ DESIGN GROUP
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3450 N. TRIUMPH BLVD. SUITE 102
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www.pkjdesigngroup.com

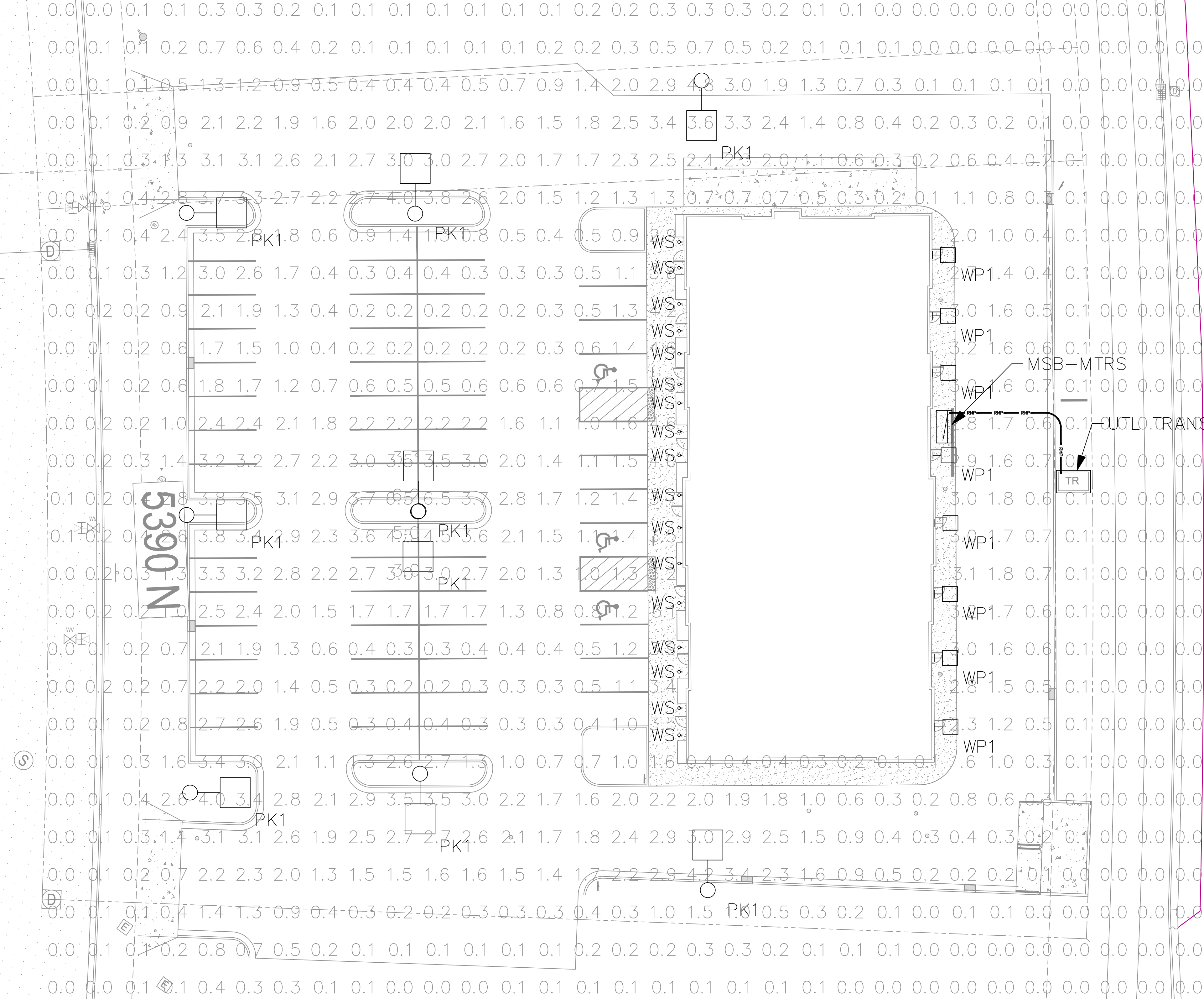
IRRIGATION DETAILS
CITY PERMIT SET

IR-503

SITE LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	TOTAL VA	VOLTS	VOLTS	NOTE 1	NOTE 2	QUANTITY
PK1		(1) 71W LED, PCBA LEM-30 4000K 319A 70 CRI	DSX0 LED P3 40K T3M MVOLT with houseseid shield	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P3 40K T3M MVOLT HS	71	71	MULTIPLE	MULTIPLE	MED ON 15 FT ROUND MATCHING POLE ON 2FT BASE	PHOTOCELL ON TIME CLOCK OFF 11PM	9
WP1		(1) 26.2W LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, AMBPC, 3000K, 350mA.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 700 AMBPC T3M MVOLT	26.2	26.2	120V 1P 2W	120	DARK SKY COMPLIANT	1/2 THE FIXTURE PC ON AND PC OFF-BALANCE PC ON TC OFF 11PM	8
WS		(1) 19W LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, 350mA.		WALL	Lithonia Lighting, DSXW1 LED 10C 350 30K T3M MVOLT	13.3	13.3	MULTIPLE	MULTIPLE	LED DRIVER, NIGHT SKY COMPLIANT	1/2 THE FIXTURE PC ON AND PC OFF-BALANCE PC ON TC OFF 11P	17

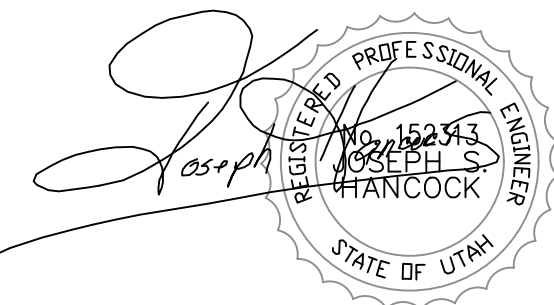
LIGHT	QTY	LUMENS	TOTAL LUMENS
-------	-----	--------	--------------



SITE PLAN

REF.

SCALE: 1"=1/16"



EDG ENGINEERING

3580 SOUTH 6000 WEST
WEST VALLEY CITY, UTAH
VOICE: (801) 604-0928
EMAIL: jehancock@edg-engineering.com



Specifications

EPA:	0.64 ft ² (0.06 m ²)
Length:	26.18" (663mm)
Width:	14.06" (357mm)
Height H1:	2.26" (57mm)
Height H2:	7.86" (200mm)
Weight:	23 lbs (10.4kg)

Ordering Information

Order	Qty	Part Number	Qty	Part Number	Qty	Part Number	Qty	Part Number
DSX0 LED	9	DSX0 LED P3 40K T3M MVOLT HS	8	DSXW1 LED 10C 700 AMBPC T3M MVOLT	17	DSXW1 LED 10C 350 30K T3M MVOLT	17	DSXW1 LED 10C 350 30K T3M MVOLT

Ordering Information

Order	Qty	Part Number	Qty	Part Number	Qty	Part Number	Qty	Part Number
DSX0 LED	9	DSX0 LED P3 40K T3M MVOLT HS	8	DSXW1 LED 10C 700 AMBPC T3M MVOLT	17	DSXW1 LED 10C 350 30K T3M MVOLT	17	DSXW1 LED 10C 350 30K T3M MVOLT



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Ordering Information

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LIGHT	QTY	LUMENS	TOTAL LUMENS
PK1	9	7200	64800
WP1	8	2060	16480
WS	17	1300	22100
TOTAL LUMENS			103380
TOTAL SQ FT			73581
TOTAL ACRE			1.7
LUMENS PER ACRE			61201

DATE

REVISION DESCRIPTION

EAGLE MOUNTAIN RETAIL

5390 NORTH EAGLE MOUNTAIN HIGHWAY
EAGLE MOUNTAIN, UTAH LOT 3

SITE LIGHTING

PROJ. #: 0020
DATE: 05/26/2025
DRAWN BY: JSH
SCALE:

SITE PERMIT

E102



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Pony Express Medical Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	John Davis

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Commercial / Commercial	0.96

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council subject to landscaping corrections.

BACKGROUND:

The applicant requests site plan approval of a medical office building. Access is provided via Ira Hodges Scenic Parkway or through adjacent commercial uses along Eagle Mountain Blvd. The medical building has the potential to have up to three tenants.

ITEMS FOR CONSIDERATION:

The attached plan has a minor redline regarding landscaping and has been pointed out on all reviews. If the Planning Commission deems the site plan can be recommended for approval by the City Council with corrections made, that is an option. The push to be scheduled on this Planning Commission meeting and the City schedule of meetings could potentially put City Council approval off until September 2nd, if the Planning Commission continues the request. This is not to put pressure on the Planning Commission but to outline the timeline. Aside from the redline, Staff reviewed the plans and determined it will comply with the Code if the noted correction is made.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the proposed site plan.

ATTACHMENTS:

1. RL Pony Express Medical fourth

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005



CONTACT LIST

ARCHITECT

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2005 E. 2700 S.
SALT LAKE CITY, UT 84109
ATTN: JOHN DAVIS
JOHN@LAYTONDAVISARCHITECTS.COM
801-487-0715

STRUCTURAL ENGINEER

MJ STRUCTURAL ENGINEERS
5673 SOUTH REDWOOD ROAD
SALT LAKE CITY, UT 84123
ATTN: BRENDON HAYWOOD
BHAYWOOD@MJSTRUCTURALENGINEERS.COM
801-918-4443

CONTRACTOR

TBD

LANDSCAPE

PKJ DESIGN GROUP
3450 NORTH TRIUMPH BLVD, SUITE #102
LEHI, UTAH 84043
ATTN: JEREMY AINSWORTH
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CR ENGINEERING
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COLBY@CRENGINEERING.COM
[435]757-2004

MECH./PLUMB. ENGINEER

JTB HVAC & PLUMBING ENGINEERING
9222 W. BAXTER DR., SUITE 100
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ACARVER@JTBENGINEERING.COM
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ELECTRICAL ENGINEER

ELEMENTAL ELECTRICAL ENGINEERS
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RIVERTON, UT 84065
ATTN: ERIC SMITH
ERIC@ELEMENTALELECTRICALENGINEERS.COM
801-618-9656

MUNICIPALITY

BUILDING DEPARTMENT

3726 EAST CAMPUS DRIVE
EAGLE MOUNTAIN, UT 84005
BuildingApps@SaratogaSpringsCity.com
801-789-6614

FIRE DEPARTMENT

3785 PONY EXPRESS PARKWAY
EAGLE MOUNTAIN, UT 84005
801-743-7200

PROJECT SUMMARY

THIS PROJECT WILL CONSIST OF A CORE AND SHELL MIXED USE RETAIL BUILDING WITH TWO LEVELS. TENANT IMPROVEMENTS WILL DETERMINE THEIR INDIVIDUAL OCCUPANCIES, EGRESS, AND OCCUPANT LOADS.

CODE ANALYSIS

APPLICABLE CODES			
Year		Year	
International Building Code	2021	National Electrical Code	2020
International Mechanical Code	2021	ADA Accessibility Guidelines	2009
International Fuel Gas Code	2021	(ICC/ANSI A117.1)	
International Plumbing Code	2021		
International Fire Code	2021		
International Energy Conservation Code	2021		

- A. Occupancy and Group (IBC 311): A-2,B,M
Mixed Occupancy (IBC 508): Yes ☒ No ☐
- B. Type of Construction (circle one):

I	II	III	IV	V	V
A	B	A	B	HT	A

☒
- C. Fire Resistance Rating. Requirements for the Exterior Walls based on the fire separation distance (In hours):
North: 0 hr. South: 0 hr. East: 0 hr. West: 0 hr.
- D. Mixed Occupancies: Yes ☐ Nonseparated Uses: No ☐
- E. Fire Sprinklers (IBC 903.3.1): Required: YES ☐ Provided: YES ☐ Type: NFPA 13
- F. Number of Stories: 2. Allowed: 2. Number of Stories: 2. Building Height: 60'. Allowed: 60'. Provided: 28'.
- G. Actual Building Area per Floor:
a) LEVEL 1: 7,095 SF
b) LEVEL 2: 2,990 SF
c) Total: 10,085 SF
- H. Tabular Area (A_T): (Table 506.2): 18,000 SF
- I. Area Modifications (IBC 506):
a) Unlimited Area Building (IBC 507.3): Yes ☐ No ☒
b) Area Increase due to Frontage (IBC 506.3.3): Yes ☐ No ☒
c) Amount of Increase: If=[F]/P - 0.25/W/30 Allowable Area Increase: Aa=[A] + (Ns x If) x Sa
- J. Fire Resistance Rating Requirements for Building Elements (hours). (IBC TABLE 601 AND SECTIONS 704 - 713)

Element	Assembly		Element	Assembly	
	Hours	Listing		Hours	Listing
Exterior Bearing Walls	0		Floors - Ceiling Floors	0	
Interior Bearing Walls	0		Roofs - Ceiling Roofs	0	
Exterior Non-Bearing Walls	0		Exterior Doors and Windows	0	
Structural Frame	0		Shaft Enclosures	0	
Partitions - Permanent	0		Fire Walls	0	N/A
Fire Barriers	0	N/A	Fire Partitions	0	N/A
			Smoke Barriers	0	N/A

- K. Design Occupant Load (IBC Table 1004.5): OCCUPANT LOAD TO BE DETERMINED BY INDIVIDUAL TENANTS
Exit Width Required (1005.3.2): - Exit Width Provided: -
Exit Access Travel Distance in X-X Occupancies w/ sprinklers (IBC Table 1017.2): 250'
- L. Minimum Number of Required Plumbing Facilities (Table 2902.1):

	Water Closets		Lavatories	
	Required	Provided	Required	Provided
Male	EACH INDIVIDUAL TENANT WILL PROVIDE PLUMBING CALCULATIONS UNDER THEIR SEPARATE PERMITS			
Female	EACH INDIVIDUAL TENANT WILL PROVIDE PLUMBING CALCULATIONS UNDER THEIR SEPARATE PERMITS			
Drinking Fountains:			Service Sinks:	

DEFERRED SUBMITTALS

- EXTERIOR BUILDING SIGNAGE
- FIRE SPRINKLER SHOP DRAWINGS
- FIRE ALARM SYSTEM
- STAIR ENGINEERING AND REINFORCEMENT
- METAL GUARDRAILS & HAND RAILS

SHEET INDEX

#	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES
G101	LEVEL 1 LIFE SAFETY PLAN
G102	LEVEL 2 LIFE SAFETY PLAN
CIVIL	
C	COVER SHEET
C0.1	EXISTING CONDITIONS/DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	DETAIL SHEET
C5.0	DETAIL SHEET
C5.1	STORMTECH DETAIL SHEET
C6.0	EROSION CONTROL PLAN (SWPP)
C7.0	EROSION CONTROL DETAIL SHEET
LANDSCAPE	
LP100	LANDSCAPE OVERALL PLAN
LP101	LANDSCAPE COVER
LP501	LANDSCAPE DETAILS
LP COLOR	COLOR ILLUSTRATION
LANDSCAPE IRRIGATION	
IR100	IRRIGATION OVERALL PLAN
IR101	IRRIGATION COVER
IR501	IRRIGATION DETAILS
IR502	IRRIGATION DETAILS
IR503	IRRIGATION DETAILS
ARCHITECTURAL SITE	
AS501	SITE DETAILS
STRUCTURAL	
S101	GENERAL STRUCTURAL NOTES
S102	GENERAL STRUCTURAL NOTES
S201	FOOTING AND FOUNDATION PLAN
S202	LEVEL 2/ LOW ROOF FRAMING PLAN
S203	HIGH ROOF FRAMING PLAN
S301	SCHEDULES
S302	SCHEDULES
S301	FOOTING AND FOUNDATION DETAILS
S302	FOOTING AND FOUNDATION DETAILS
S701	ROOF FRAMING DETAILS
S702	ROOF FRAMING DETAILS
ARCHITECTURAL	
A001	ASSEMBLY TYPES
A098	FOUNDATION PLAN
A099	FOUNDATION ISOMETRIC & DETAILS
A100.1	LEVEL 1 - SLAB PLAN
A100.2	LEVEL 2 - SLAB PLAN
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A121	LEVEL 1 - REFLECTED CEILING PLAN
A122	LEVEL 2 - REFLECTED CEILING PLAN
A131	ROOF PLAN
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS - COLORED
A204	ELEVATIONS - COLORED
A300	ENERGY COMPLIANCE REPORTS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	BUILDING SECTIONS
A304	BUILDING SECTIONS
A305	WALL SECTIONS
A306	WALL SECTIONS
A401	PLANS - ENLARGED
A501	ACCESSIBILITY DETAILS
A502	ACCESSIBILITY DETAILS
A503	DETAILS
A504	DETAILS
A505	WINDOW DETAILS
A506	MANUFACTURER SPECS
A507	MANUFACTURER SPECS
A508	MANUFACTURER SPECS
A509	MANUFACTURER SPECS
A601	DOOR SCHEDULE
A602	WINDOW SCHEDULE
MECHANICAL	
M001	TITLE SHEET (LEGEND & ABBREVIATIONS)
M201	LEVEL 1 MECHANICAL PLAN
M202	LEVEL 2 MECHANICAL PLAN
M203	ROOF MECHANICAL PLAN
M701	MECHANICAL DETAILS & SCHEDULES
PLUMBING	
P003	LEVEL 1 PLUMBING PLAN
P202	LEVEL 2 PLUMBING PLAN
P203	ROOF PLUMBING PLAN
P701	PLUMBING DETAILS & SCHEDULES
ELECTRICAL	
E000	ELECTRICAL GENERAL SHEET
E101	MAIN LEVEL LIGHTING PLAN
E102	MAIN LEVEL LIGHTING PLAN
E201	MAIN LEVEL POWER PLAN
E202	LEVEL 2 POWER PLAN
E601	ELECTRICAL SCHEDULES

SITE SUBMITTAL

PRINTED DATE

7/17/2025 8:15:45 AM

LAYTON DAVIS
ARCHITECTS

2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109
p: 801.487.0715

PONY EXPRESS MEDICAL
OFFICE BUILDING

1318 EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

DATE	REV.	DESCRIPTION
07/14/25	3	CITY COMMENTS

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

COVER SHEET

24X36 SHEET #

G000

SYMBOLS

	WALL TYPE TAG		GRID HEAD
	VIEW CALLOUT		LEVEL CALLOUT
	CASEWORK TAG		NORTH ARROW
	DOOR TYPE TAG		ROOM TAG
	WINDOW TAG		STAIR RUN TAG
	INTERIOR ELEVATION TAG		

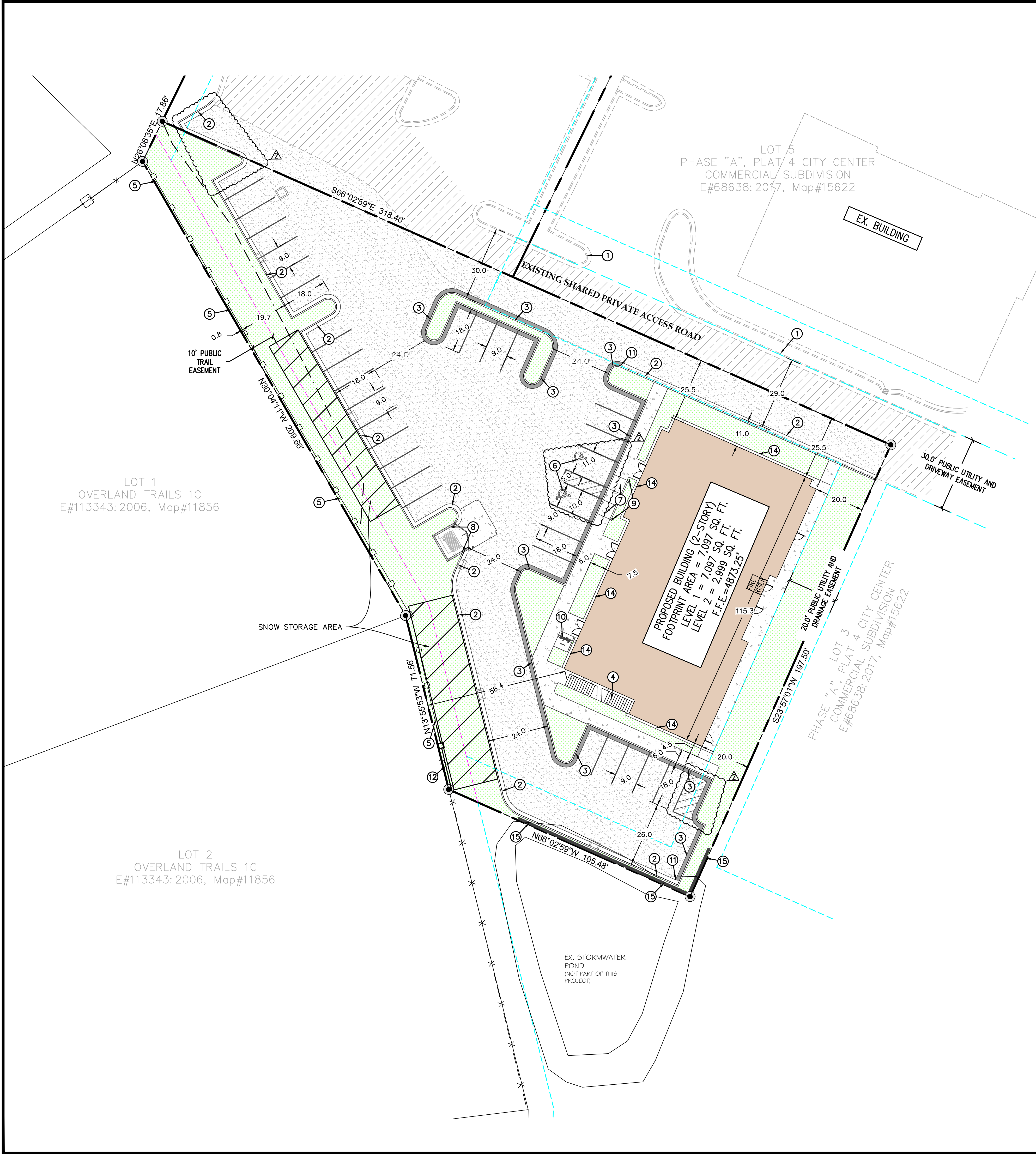
ABBREVIATIONS

ABV	ABOVE	GND	GROUND
ACT	ACCOUSTICAL CEILING TILE	GWB	GYPSON WALL BOARD
ADJ	ADJUST. ADJUSTABLE	GYP	GYPSON
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL
BEL	BELOW	HOR	HORIZONTAL
BET	BETWEEN	HT	HEIGHT
BLDG	BUILDING	INSUL	INSULATION
BLKG	BLOCKING	JAN	JANITOR
BOT	BOTTOM	LH	LEFT HAND
BOW	BOTTOM OF WALL	LTC	LIGHTING
CI	CONTINUOUS INSULATION	MAINT	MAINTENANCE
CJ	CONTROL JOINT	MAT	MATERIAL
CL	CENTER LINE	MEMB	MEMBRANE
CLG	CEILING	MFG	MANUFACTURER
CLR	CLEAR	MTL	METAL
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CONC	CONCRETE	NIS	NOT TO SCALE
DEMO	DEMOLISH	OC	ON CENTER
DEPT	DEPARTMENT	OH	OVERHEAD
DIA	DIAMETER	OSB	ORIENTED-STRAND BOARD
DN	DOWN	QTY	QUANTITY
DWG	DRAWING	RB	RUBBER BASE
EA	EACH	ROD	ROOF DRAIN
EFS	EXTERIOR FINISH INSULATION	RD	ROOF DRAIN
	SYSTEM	REQ	REQUIRED
ELEV	ELEVATOR	RM	ROOM
EQ	EQUAL	SF	SQUARE FEET
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FDN	FOUNDATION	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT	TOC	TOP OF CONCRETE
		TOF	TOP OF FOOTING
FO	FINISHED OPENING	TOFW	TOP OF FOUNDATION WALL
FOC	FACE OF CONCRETE	TOP	TOP OF PARAPET
FTG	FOOTING	TSP	TOP OF STRUCTURE
FURN	FURNISH, FURNITURE	TOW	TOP OF WALL
FUT	FUTURE	TYP	TYPICAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	UNO	UNLESS NOTED OTHERWISE
GFRG	GLASS FIBER REINFORCED CONCRETE	VF	VERIFY IN FIELD

VICINITY MAP



PROJECT ID	DATE:
E24-163	02/21/25
FILE NAME:	SCALE:
PR1-REM	



LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	41,739	0.958
ASPHALT	7,097	0.163
LANDSCAPING	18,473	0.424
CONCRETE	11,248	0.258
	4,921	0.113

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	10,096	34 (1 PER 300 SQ. FT.)
TOTAL REQUIRED	34	
TOTAL PROVIDED	34	
ACCESSIBLE SPACES	2	(2 REQ'D 26 TO 50)

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SHEET LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
SEE DETAIL 1/C2.0
- PROPOSED CONCRETE
SEE DETAIL 2/C2.0

PER CITY REQUIREMENTS:
SNOW STACKING AREA REQUIRED TO ACCOMMODATE THE STACKING VOLUME OF A FOUR-INCH SNOW BASE OVER THE ENTIRE PARKING LOT:
515 CY SNOW STORAGE REQUIRED

SITE PLAN KEYNOTES

- EXISTING CURB & GUTTER
- PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- STAIRS TO UPPER LEVEL (SEE ARCH. PLANS).
- EXISTING 6' CONC. FENCE TO REMAIN.
- ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS, SEE DETAIL 7/C4.0.
- ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
- PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- PROPOSED ADA SIGN PER MUTCD & ICC/ANSI A117.1 SEE DETAIL 8/C4.0. (NORTH STALL TO BE SIGNED "VAN ACCESSIBLE").
- PROPOSED BIKE RACK. BIKE RACK TO BE PLACED ON CONCRETE. SEE DETAIL 4/C4.0.
- PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- PROPOSED CONCRETE FENCE TO MATCH EXISTING.
- SIGNAGE APPROVED UNDER A SEPARATE PERMIT.
- INSTALL 12" CONCRETE APRON WITH 5% SLOPE AWAY FROM BUILDING.
- INSTALL 2' KEYSTONE RETAINING WALL OR APPROVED EQUAL. SEE SHEET C2.0 FOR ELEVATIONS.



1

CITY COMMENTS

2

LOT COMMENTS

NO

REVISIONS

BY

DATE

DESIGNER:

PROJECT ENGINEER:

CIVIL ENGINEERING

+ SURVEYING

CIR

10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 901-949-5296

PONY EXPRESS MEDICAL OFFICE BUILDING

1318 E. EAGLE MTN. BLVD.

SITE PLAN

PROFESSIONAL ENGINEER

No. 8706815

COLBY CRAIG

ANDERSON

07/07/2025

STATE OF UTAH

SHEET NO.

C1.0

PROJECT ID

E24-163

FILE NAME

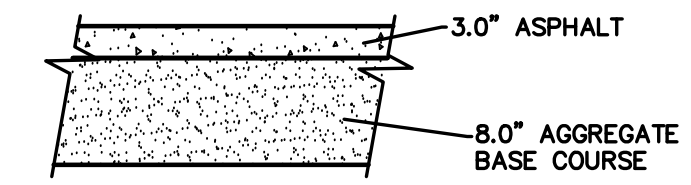
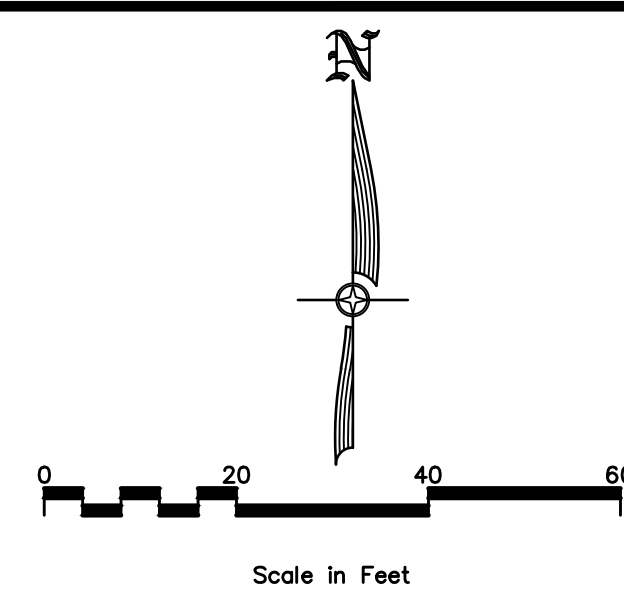
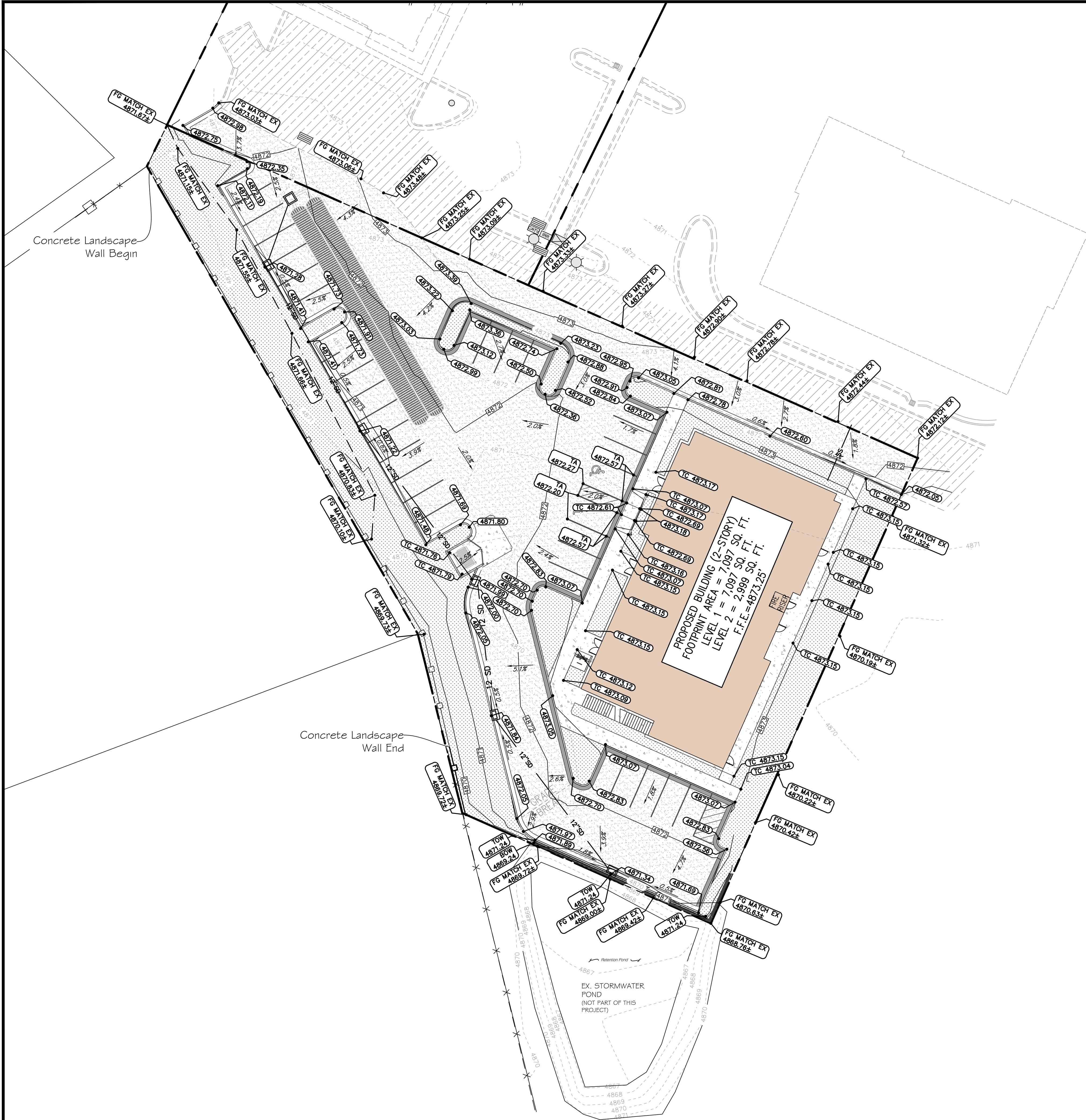
PRJ-PEM

DATE

02/21/25

SCALE

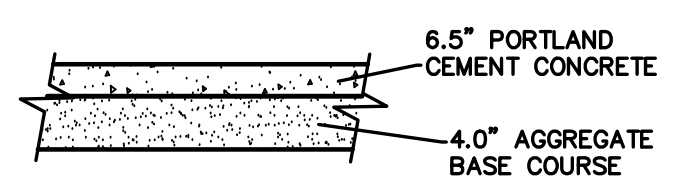
1"=30'



OVER SUITABLE NATURAL SOILS, PROPERLY PREPARED EXISTING FILLS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS.

ASPHALT PAVEMENT

N.T.S.



OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.


DUMPSTER PAD CONCRETE

N.T.S.

PAVEMENT SECTIONS ARE PER THE MARCH 27, 2025 GEOTECHNICAL STUDY BY AGEC (PROJECT NO. 1250122). CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT1.

1	QTY COMMENTS	SFC	05/02/25
2	QTY COMMENTS	SFC	05/22/25
NO	REVISIONS	BY	DATE
PROJECT ENGINEER:			

CIVIL ENGINEERING + SURVEYING

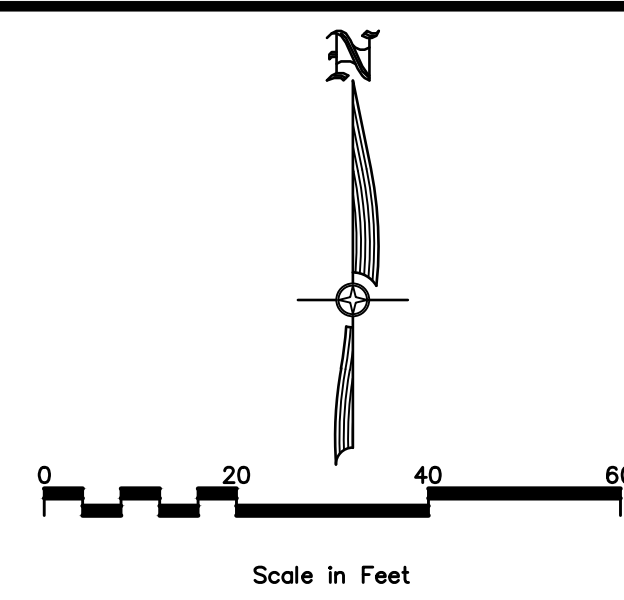
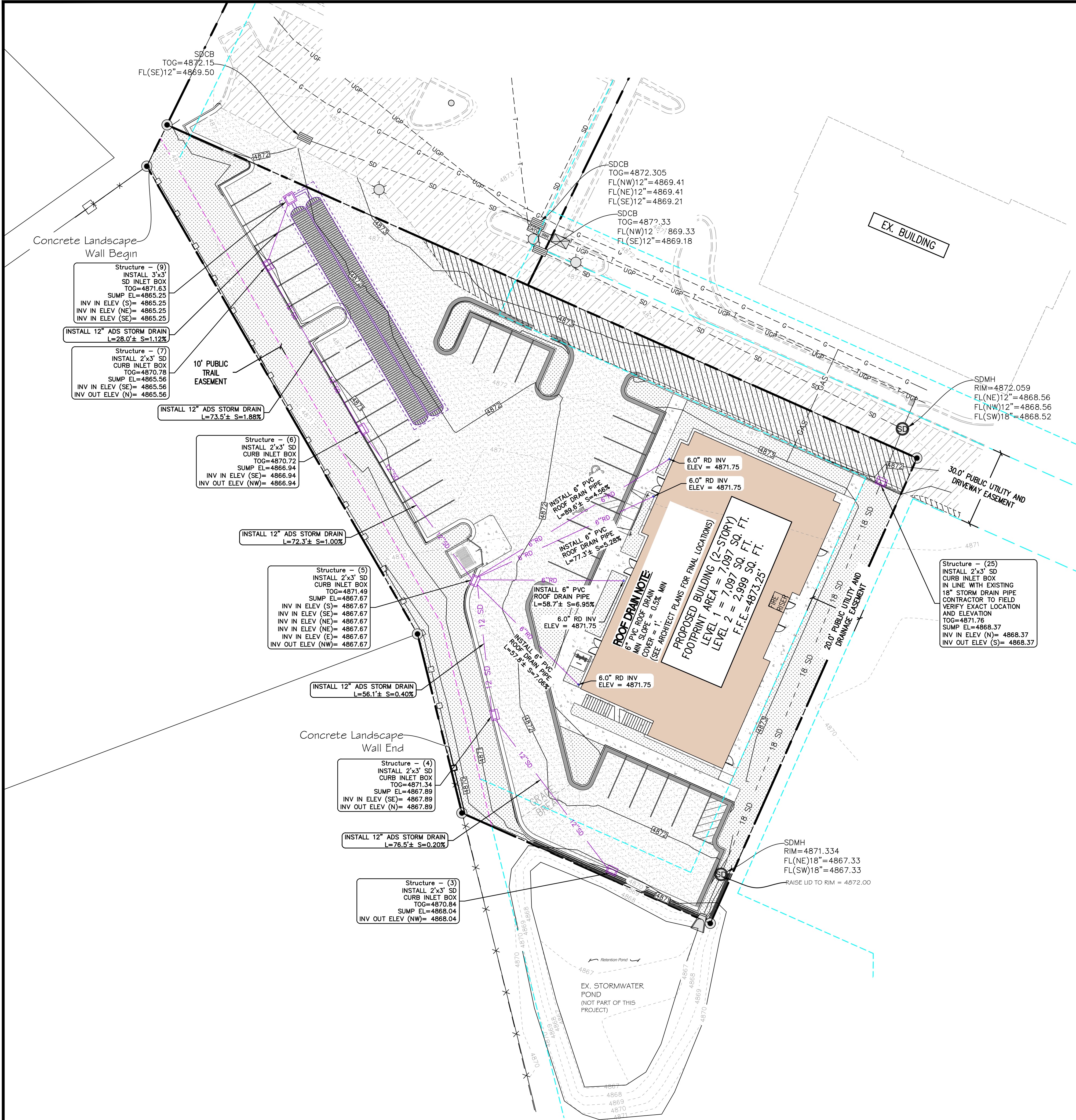
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SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MTN. BLVD.
GRADING PLAN



SHEET NO.	C2.0
PROJECT ID	E24-163
DATE	02/21/25
FILE NAME	PRJ-PEM
SCALE	1"=30'





DRAINAGE CALCS FOR PONY EXPRESS MEDICAL OFFICE BUILDING
(SEE DRAINAGE REPORT FOR MORE INFORMATION)

Restriction Rate:	0.00 cfs/acre		100 Year flood design
		Runoff Coefficient	
Building	7097 ft^2	C_building	0.95
Paved Area	25515 ft^2	C_paved	0.95
Landscaped	11248 ft^2	C_landscaped	0.15
Total Area	41739 ft^2	Weighted C	0.78
	0.96 acres	CA :	32669 ft^2

Lapsed Time (min)	Accum Rainfall (in)	"CA" (ft^2)	Accum Flow (ft^3)	Allow Discharge (ft^3)	Required Storage (ft^3)
15	0.90	32669	2461	0	2461
30	1.22	32669	3321	0	3321
60	1.51	32669	4111	0	4111
120	1.60	32669	4356	0	4356
180	1.62	32669	4410	0	4410
360	1.66	32669	4519	0	4519
720	1.78	32669	4846	0	4846
1440	1.85	32669	5036	0	5036

Summary

Required retention storage =	5036 ft^3
Unit storage per acre =	5256.16 ft^3/acre
Allowable release rate =	0.00 ft^3/sec

1	QTY COMMENTS	SFC	05/02/25
2	QTY COMMENTS	SFC	05/22/25
NO	REVISIONS	BY	DATE
DESIGNER: PROJECT ENGINEER:			

CIVIL ENGINEERING + SURVEYING

CIR

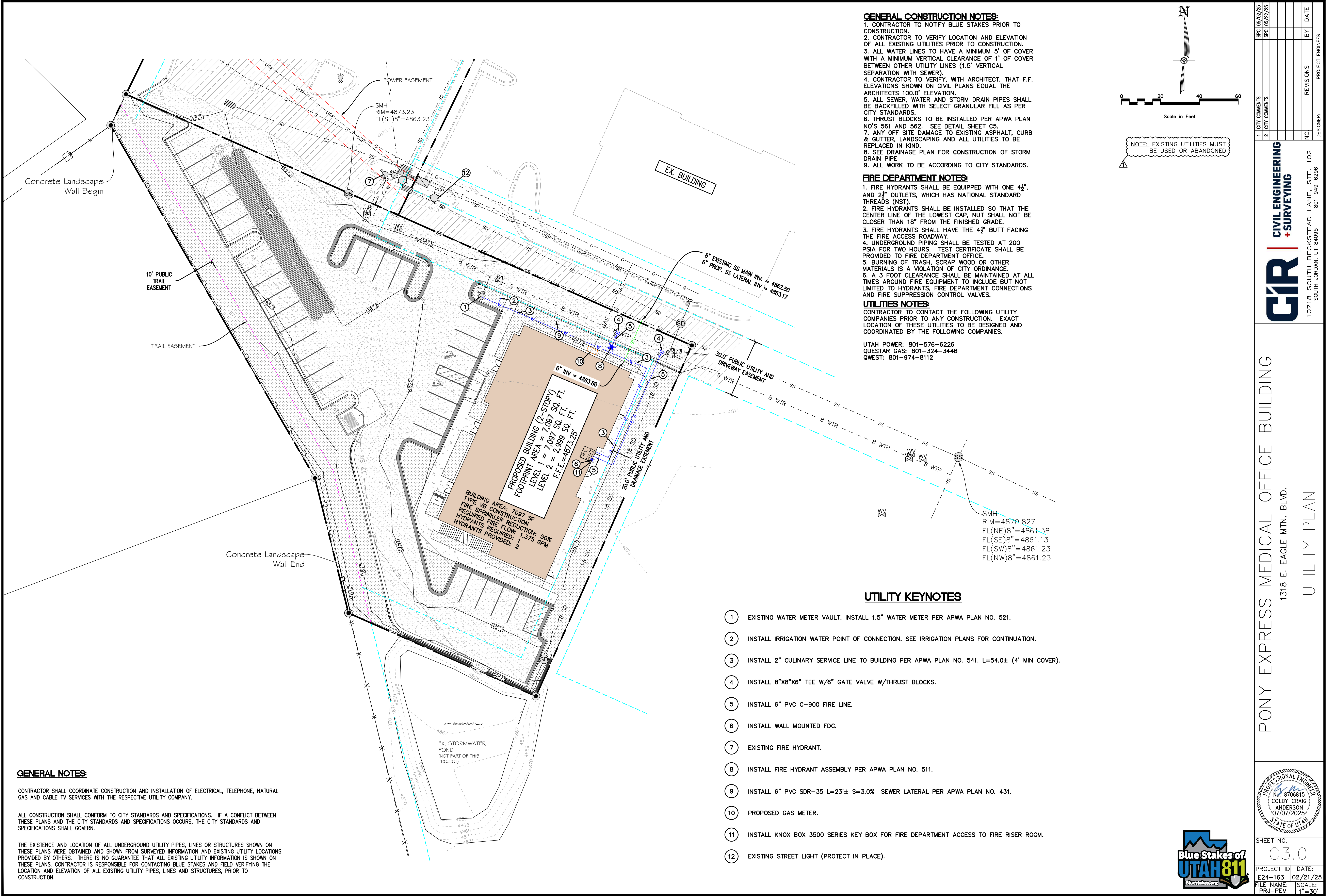
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MTN. BLVD.
DRAINAGE PLAN



SHEET NO.	C2.1
PROJECT ID	E24-163
DATE:	02/21/25
FILE NAME:	PRJ-PEM
SCALE:	1"=30'





GENERAL NOTES:

CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.

ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.

THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
4. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATIONS SHOWN ON CIVIL PLANS EQUAL THE ARCHITECTS 100.0' ELEVATION.
5. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
6. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
7. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
8. SEE DRAINAGE PLAN FOR CONSTRUCTION OF STORM DRAIN PIPE.
9. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2", AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP. NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.

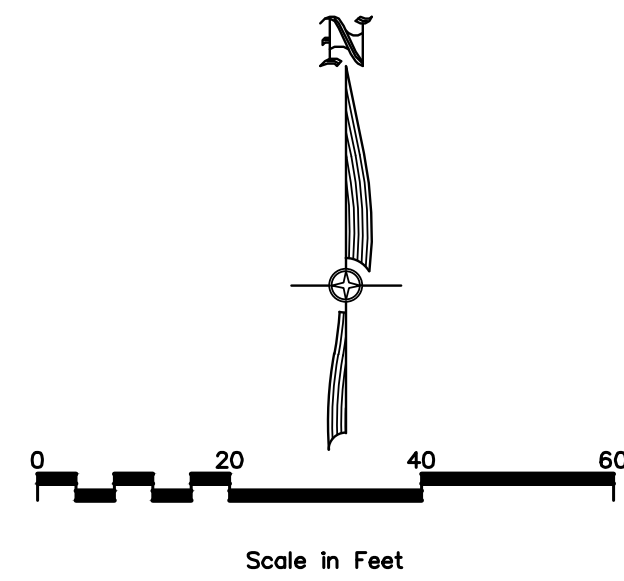
UTILITIES NOTES:

CONTRACTOR TO CONTACT THE FOLLOWING UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

UTAH POWER: 801-576-6226
QUESTAR GAS: 801-324-3448
QWEST: 801-974-8112

UTILITY KEYNOTES

1. EXISTING WATER METER VAULT. INSTALL 1.5" WATER METER PER APWA PLAN NO. 521.
2. INSTALL IRRIGATION WATER POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.
3. INSTALL 2" CULINARY SERVICE LINE TO BUILDING PER APWA PLAN NO. 541. L=54.0± (4' MIN COVER).
4. INSTALL 8"x8"x6" TEE W/6" GATE VALVE W/THRUST BLOCKS.
5. INSTALL 6" PVC C-900 FIRE LINE.
6. INSTALL WALL MOUNTED FDC.
7. EXISTING FIRE HYDRANT.
8. INSTALL FIRE HYDRANT ASSEMBLY PER APWA PLAN NO. 511.
9. INSTALL 6" PVC SDR-35 L=23'± S=3.0% SEWER LATERAL PER APWA PLAN NO. 431.
10. PROPOSED GAS METER.
11. INSTALL KNOX BOX 3500 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS TO FIRE RISER ROOM.
12. EXISTING STREET LIGHT (PROTECT IN PLACE).



NOTE: EXISTING UTILITIES MUST BE USED OR ABANDONED

CIVIL ENGINEERING
+ SURVEYING

CIR

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SOUTH JORDAN, UT 84095 - 801-949-6296

PONY EXPRESS MEDICAL OFFICE BUILDING

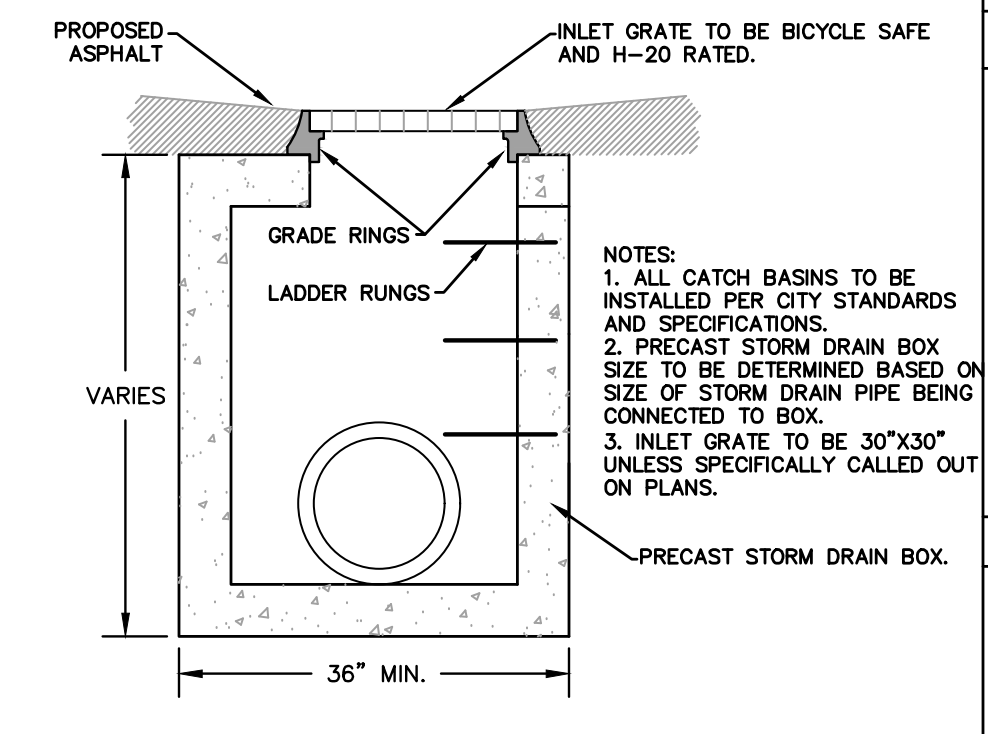
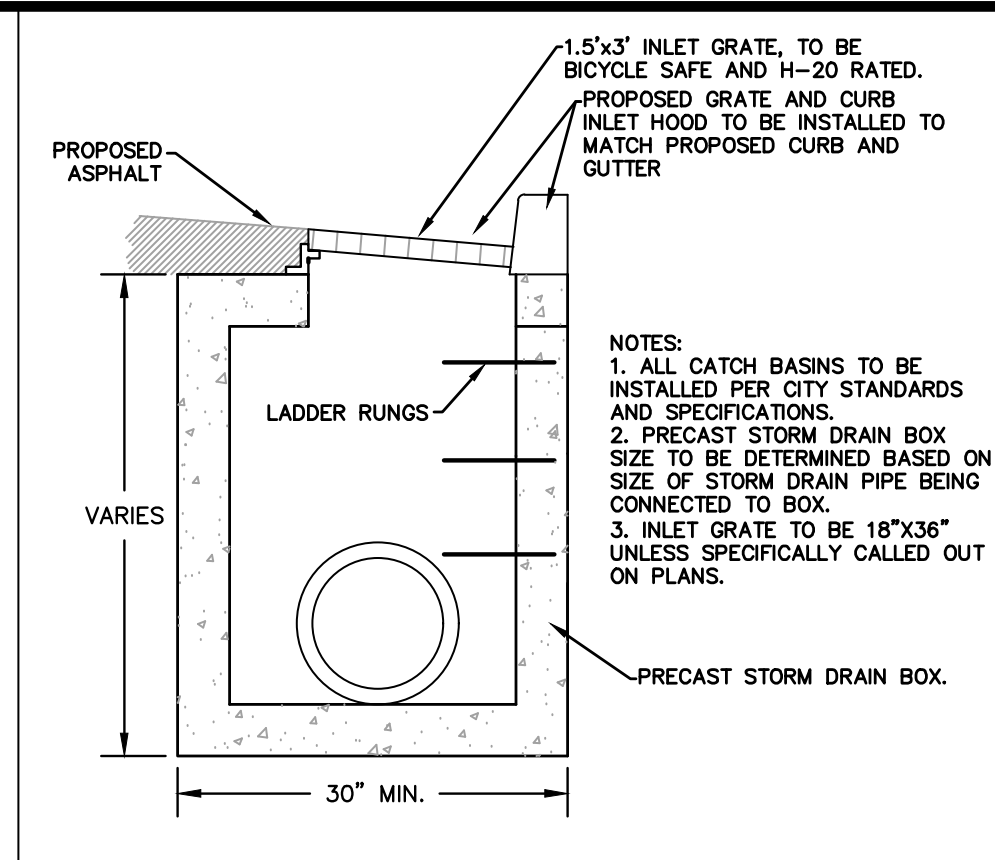
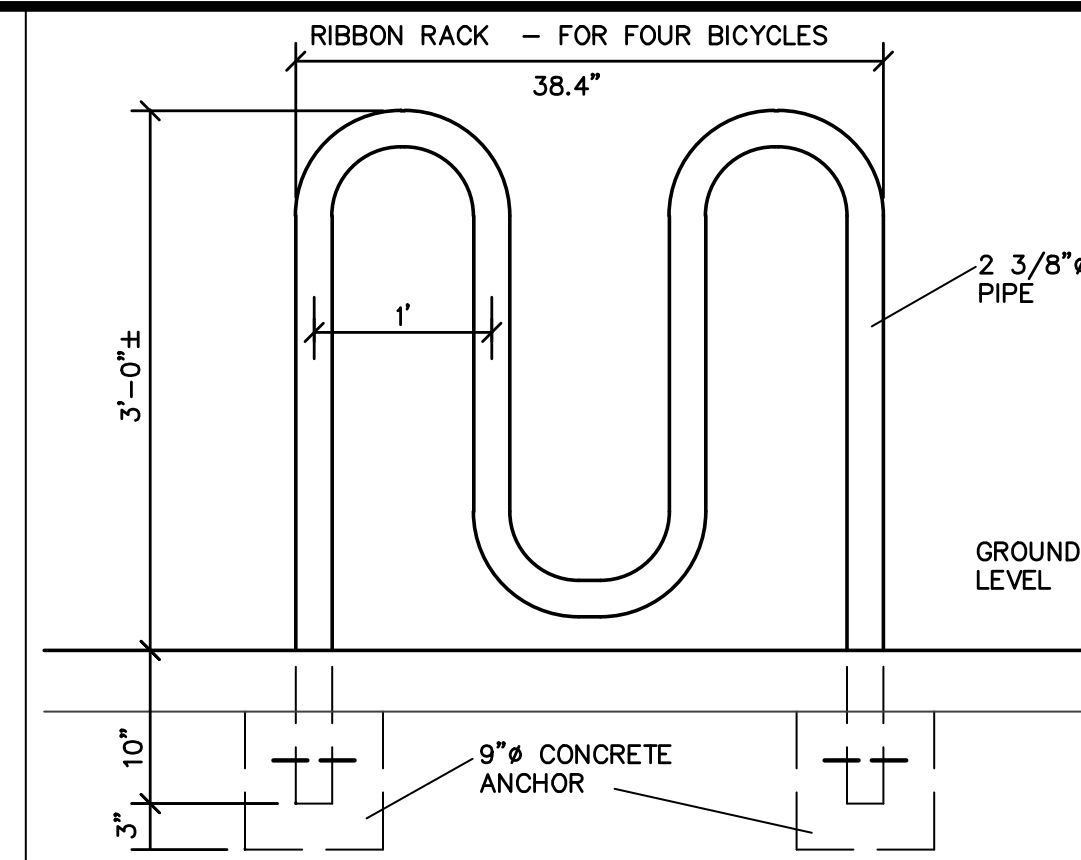
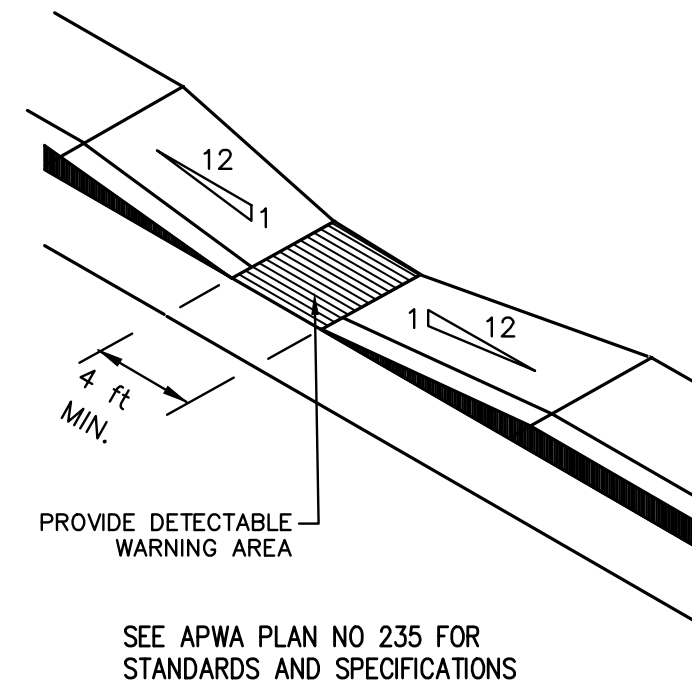
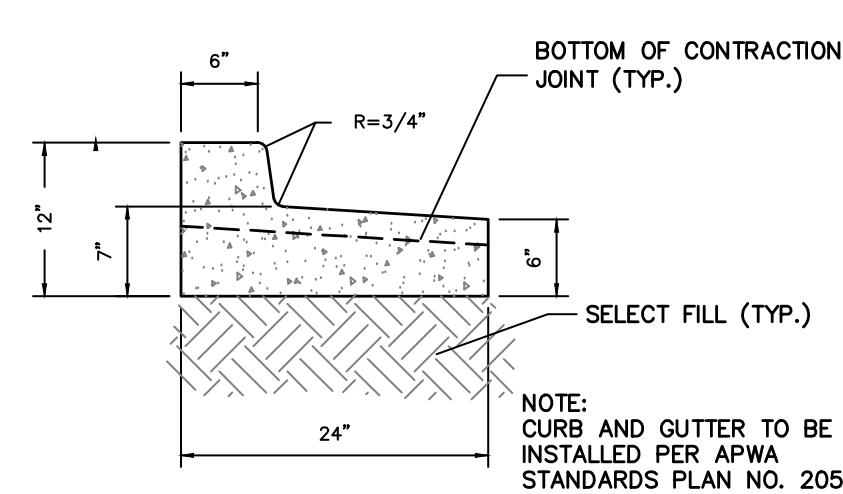
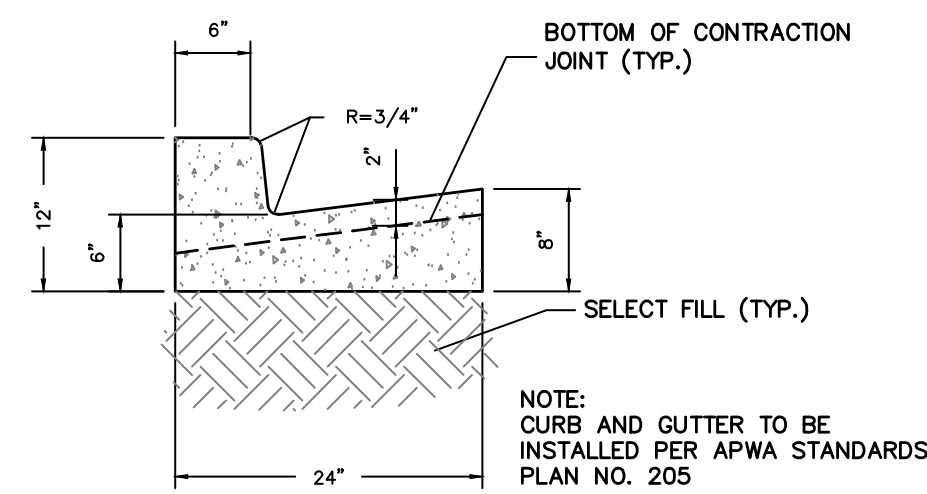
1318 E. EAGLE MTN. BLVD.

UTILITY PLAN

PROFESSIONAL ENGINEER
No. 8706815
COLBY CRAIG
ANDERSON
07/07/2025
STATE OF UTAH

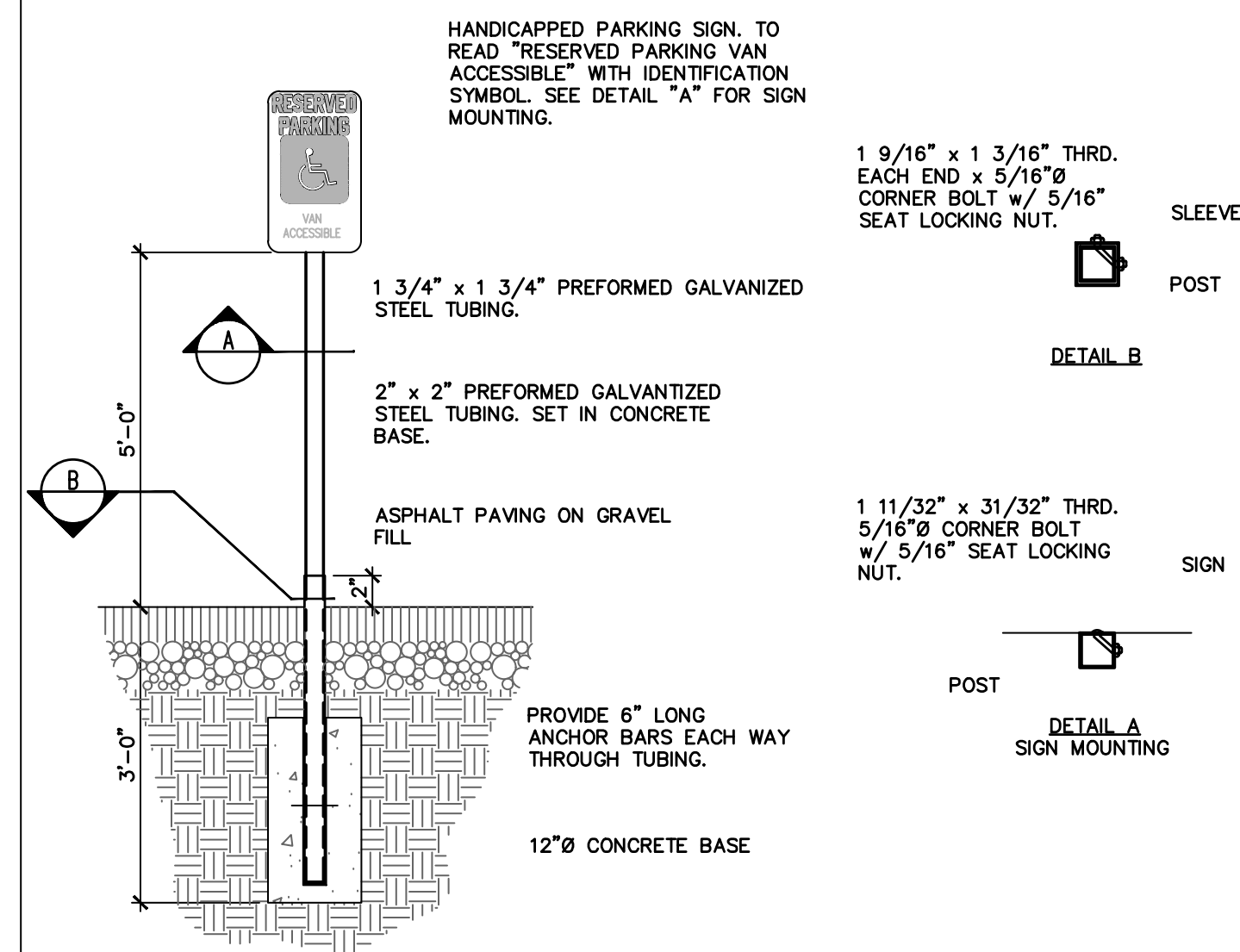
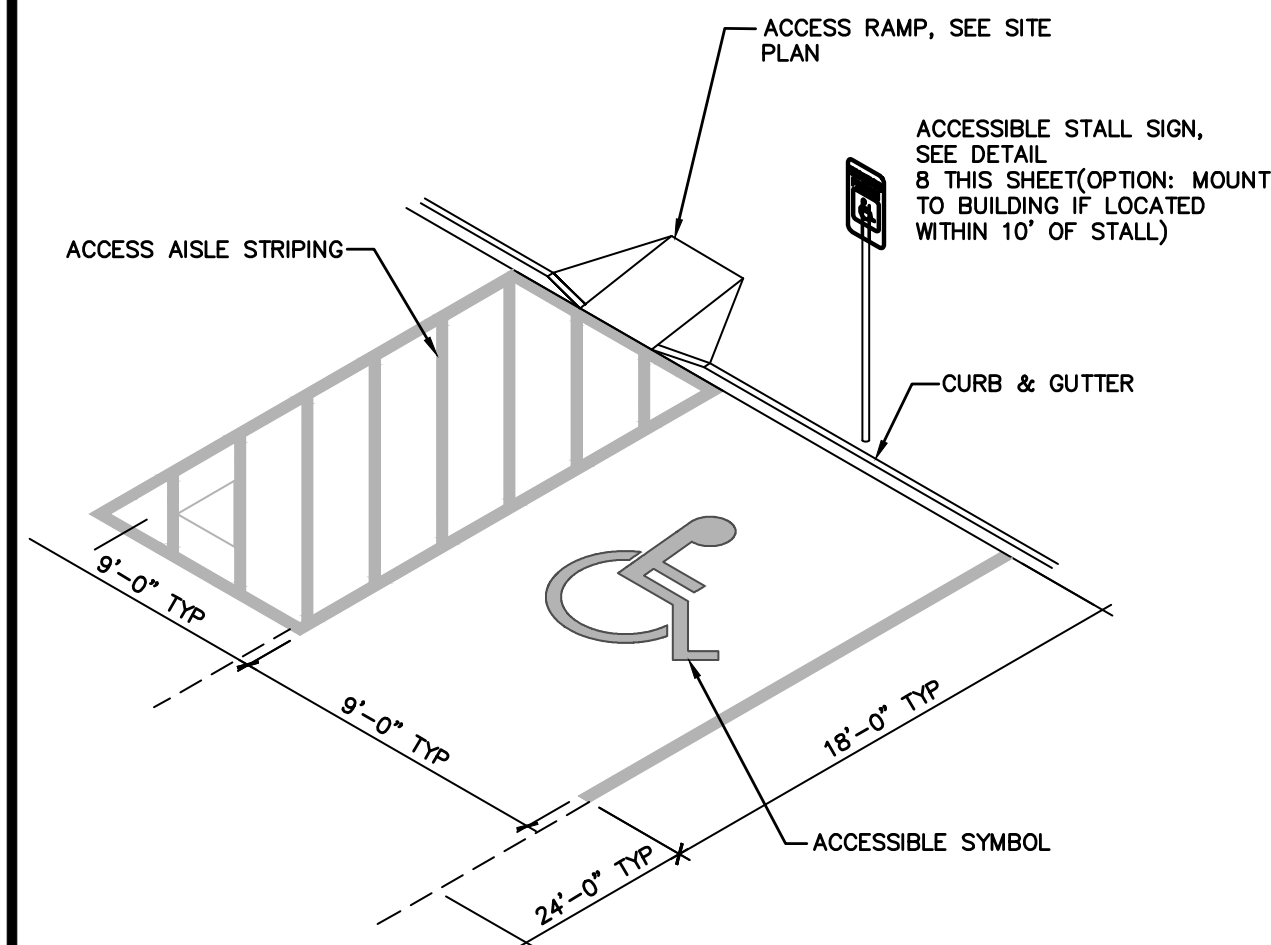
SHEET NO.
C3.0

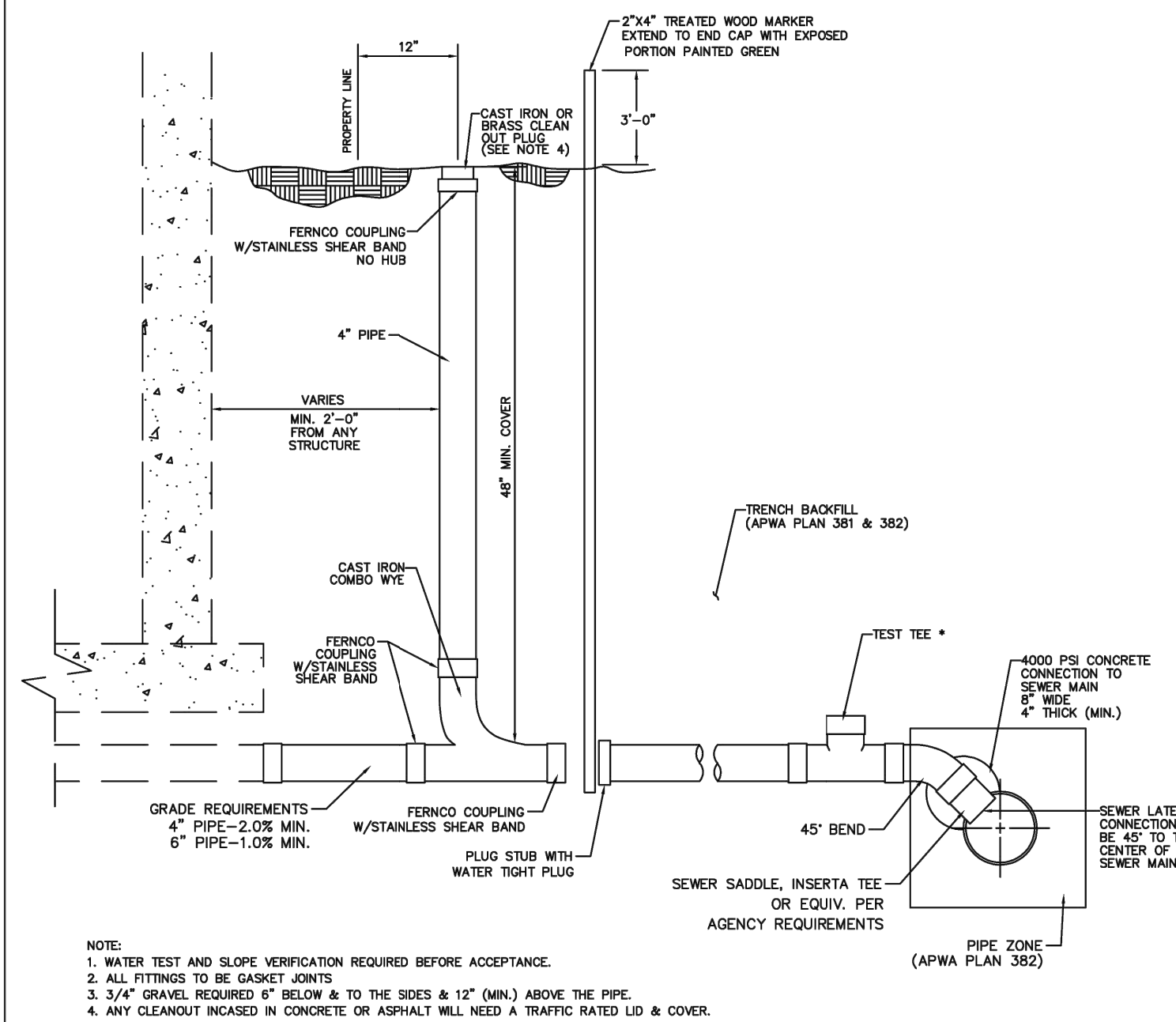
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FILE NAME: PRJ-PEM
DATE: 02/21/25
SCALE: 1"=30'



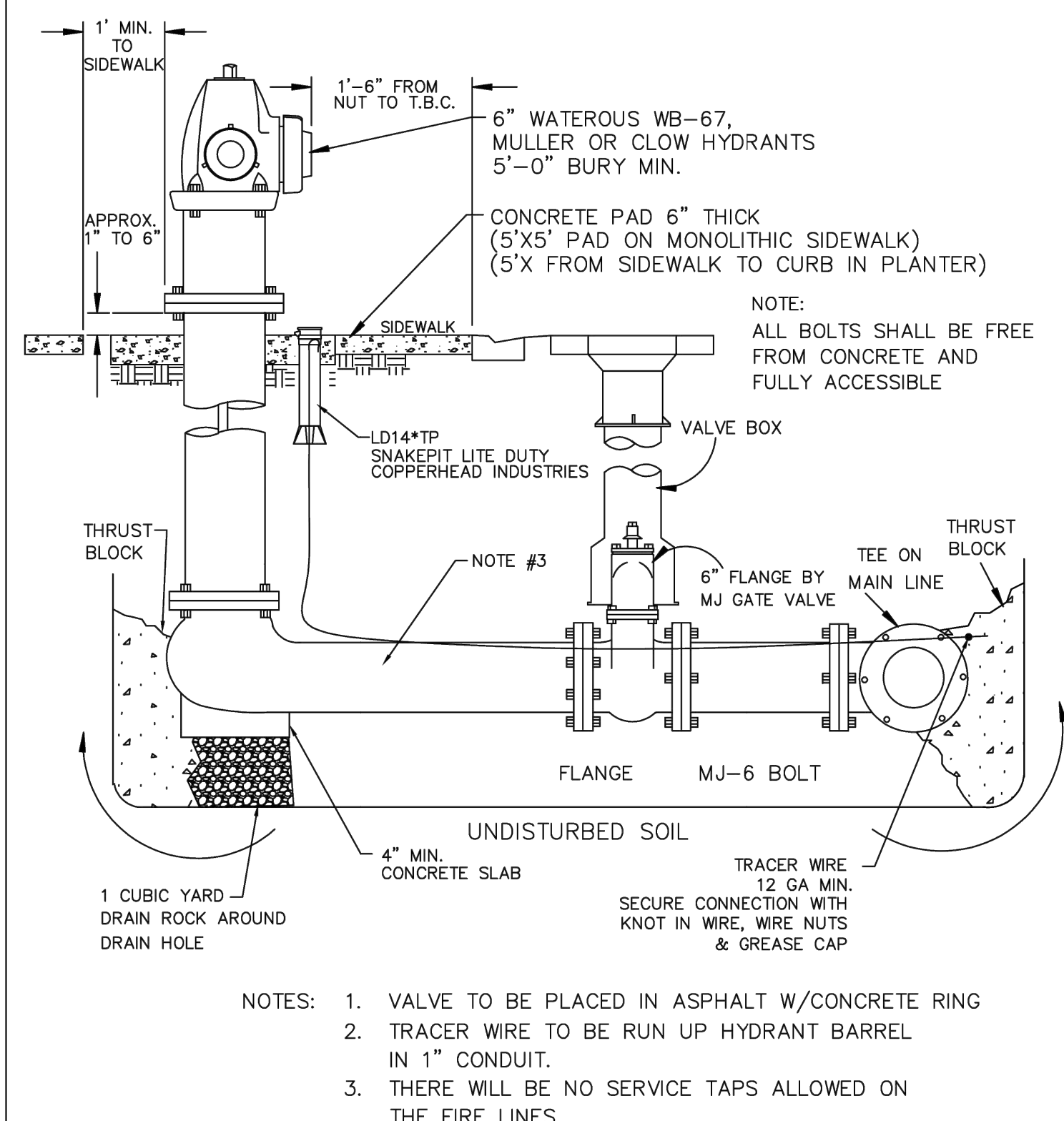
DESIGNER: PROJECT ENGINEER:					
	NO.	REVISIONS	BY	DATE	
1	CITY COMMENTS				
2	CITY COMMENTS				

1	24" CURB & GUTTER N.T.S.	2	24" REVERSE PAN CURB & GUTTER N.T.S.	3	ADA RAMP N.T.S.	4	DOUBLE INVERTED "U" BIKE RACK	5	STANDARD STORM DRAIN CURB INLET BOX N.T.S.	6	STANDARD STORM DRAIN INLET BOX N.T.S.
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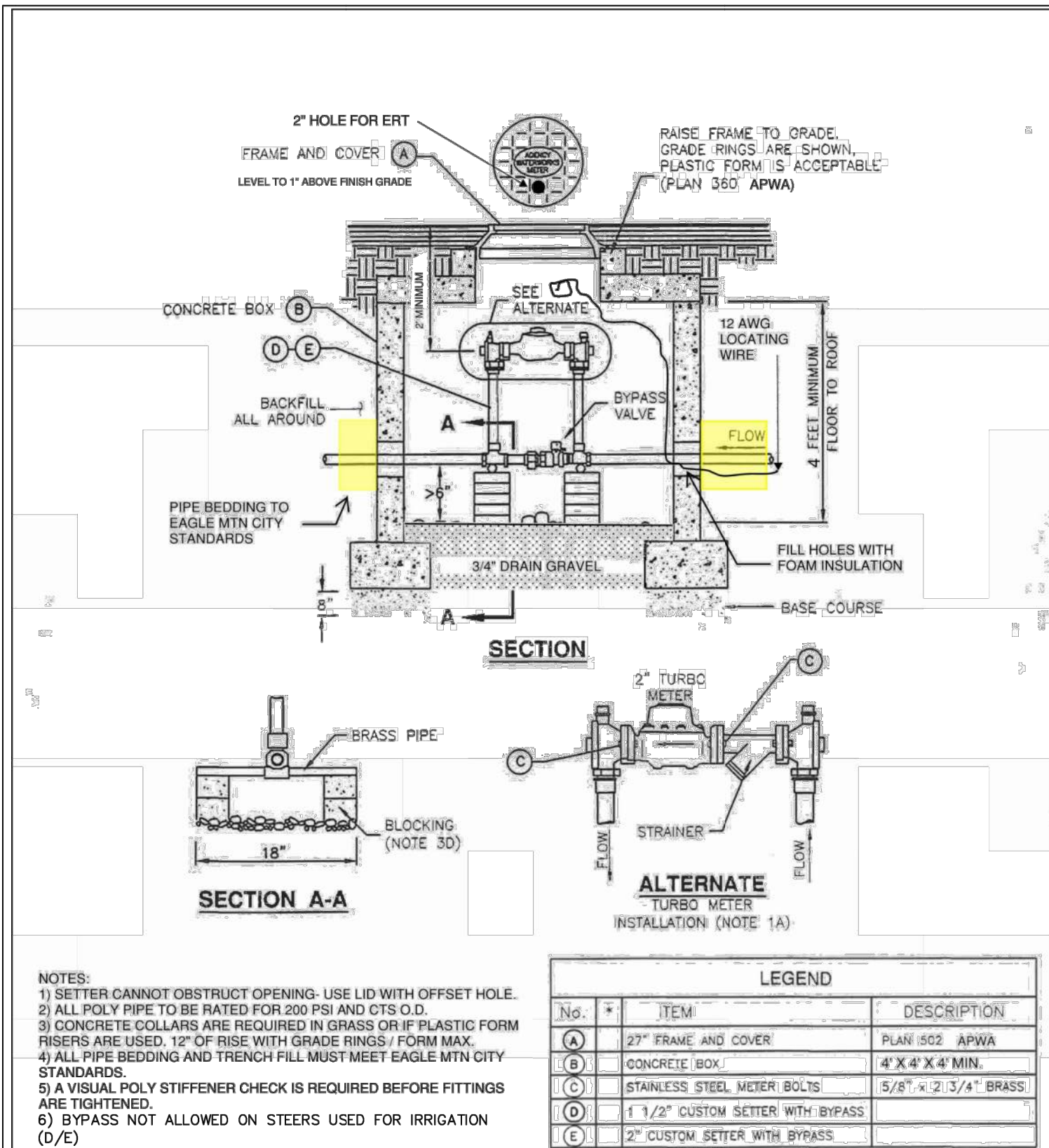




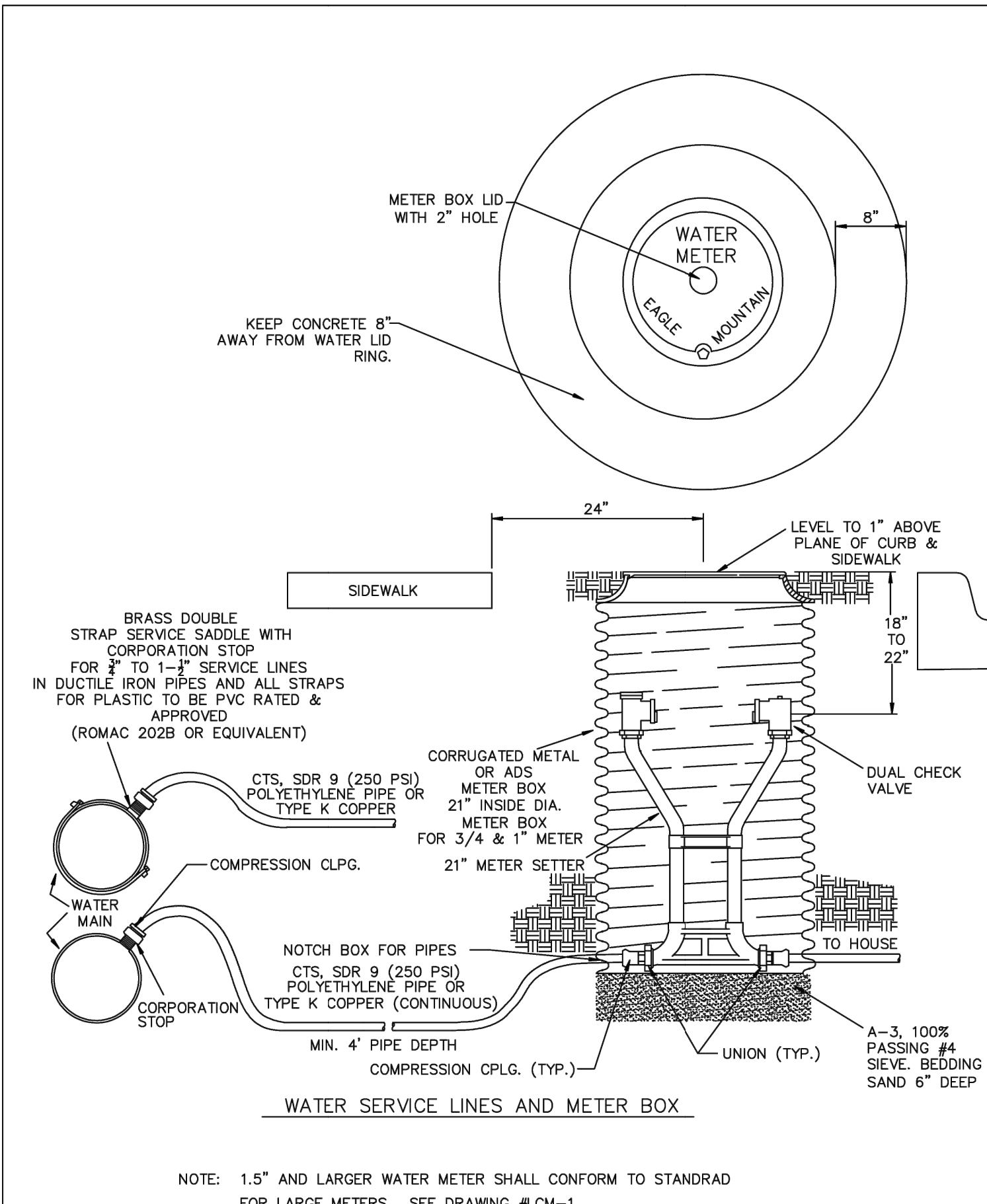
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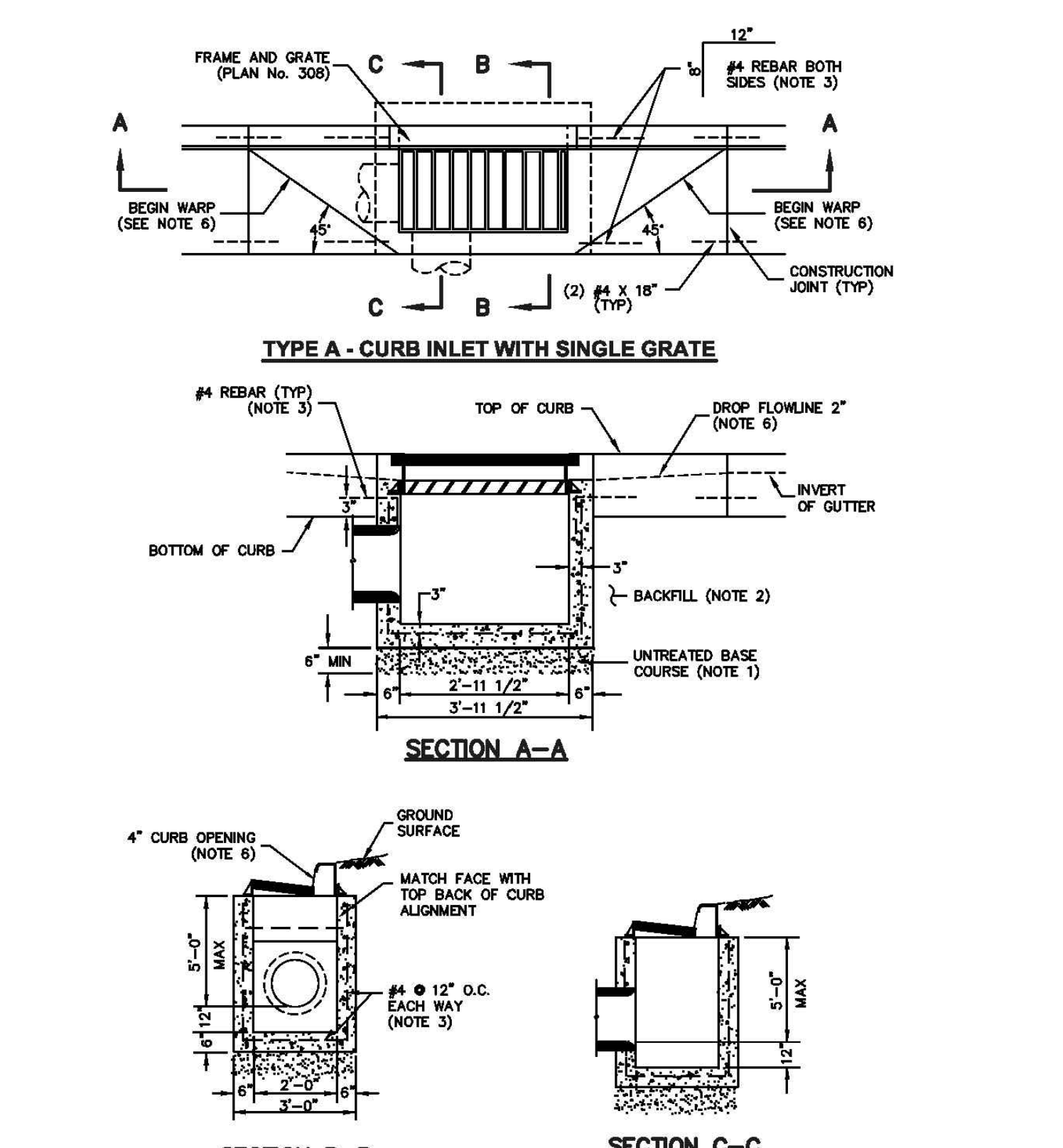
DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR FIRE HYDRANT & VALVE	DRAWING NO. 14
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DRAWN RSB REVISED APRIL 2024 DATE OCT 2017 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR 1 1/2\"/>	DRAWING NO. 4
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DRAWN RSB REVISED APRIL 2024 DATE NOV 2015 SCALE N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR WATER LINE, SETTER & CAN	DRAWING NO. 5
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July 2000	Plan No. 315 Drawing 1 of 2
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1. CHAMBERS SHALL BE STORMTIGHT MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CLASSIFICATION 45/675 DESIGNATION SS.
4. CHAMBERS ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERIOR SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPAIR THE FULL ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH COMBINATION FACTORS FOR IMPACT AND OVERLOADING AND THE LIVE LOAD SURVIVAL PROBABILITY OF 0.99999.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) ASSYMETRIC DESIGN TRUCK LIVE LOAD ON MINIMUM OF 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, LATER-LOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1.5 INCHES.
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, 8) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL, TO 450 LB/FT², THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418, AND 9) TO RESIST TO EXCESSIVE DEFORMATION, CHAMBERS SHALL BE CAPABLE OF WITHSTANDING TEMPERATURES ABOVE 71° F (22° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS. THE PRODUCTION SHALL FOLLOW:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.9 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED FOR ASTM F2787 AND BY SECTIONS 3.12 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED PRESSURE MODULUS (AS SPECIFIED IN ASTM F2418) SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS.
 - STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - BACKFILL/NOTER LOCATED UP TO THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6" (150 mm)
6. MAINTAIN MINIMUM _____ SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M35 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. AASD RECOMMENDS THE USE OF "FLEXSTARCH CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIRRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN CONJUNCTION WITH THE CHAMBERS TO PROTECT THE CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL, OR EQUIPMENT

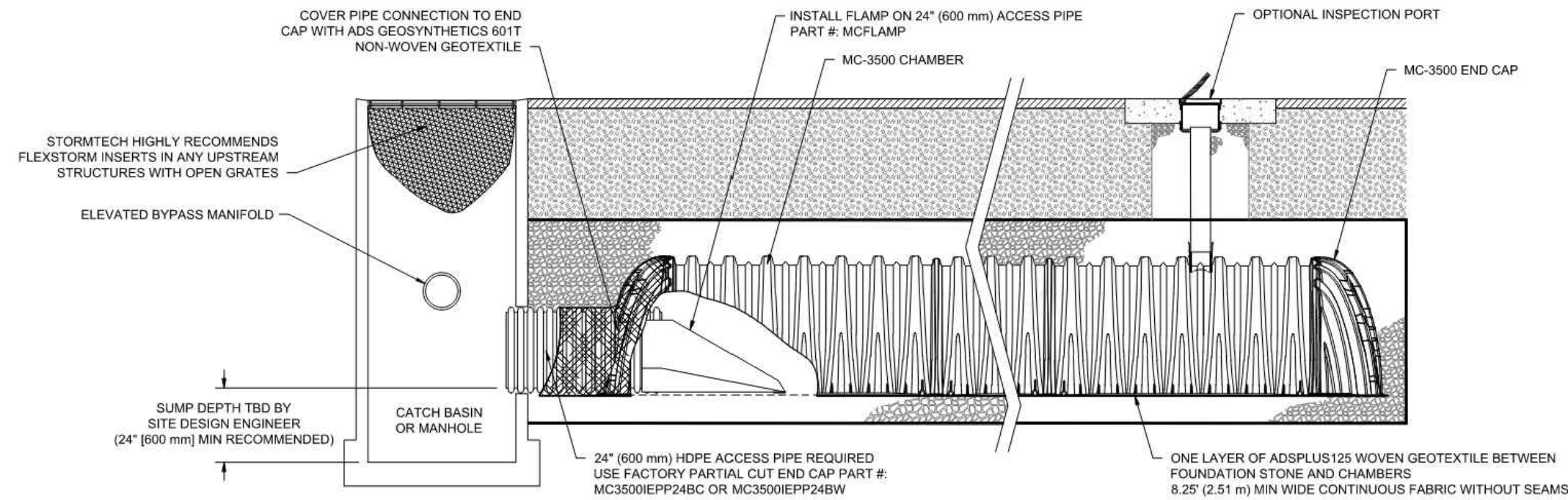
1. STORMTRENCH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTRENCH MC-3500MC-4500 CONSTRUCTION GUIDE".

2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
a. NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
b. LOADS ON COVER, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTRENCH MC-3500MC-4500 CONSTRUCTION GUIDE".
c. WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTRENCH MC-3500MC-4500 CONSTRUCTION GUIDE".

3. FILL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

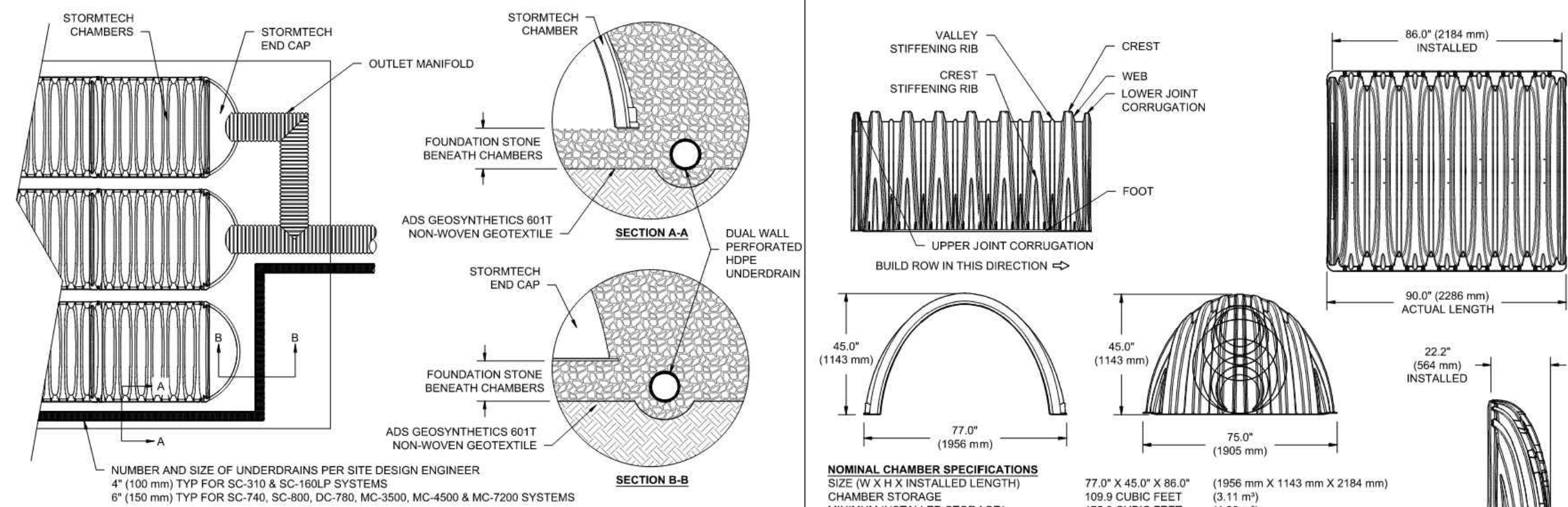
USE OF A DOZER TO PILE EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD, ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PILE" METHOD ARE NOT COVERED UNDER THE STORMTRENCH STANDARD WARRANTY.

CONTACT STORMTRENCH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



STEP 1	<p>INSPECT ISOLATOR ROW PLUS FOR SEDIMENT</p> <ul style="list-style-type: none"> A. INSPECTION PORTS (IF PRESENT) 1. REMOVE/OPEN LID ON INFLUENT INLINE DRAIN 2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED B. USING A FLASHLIGHT, INSPECT ISOLATOR ROW PLUS FOR DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG A. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL) A5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3. B. ISOLATOR PLUS IS SLOW 1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS B. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY i) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE B. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2; IF NOT, PROCEED TO STEP 3.
STEP 2	<p>CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS</p> <ul style="list-style-type: none"> A. FLOW CILI VERT. CLEANING NOZZLE AT 45° (1.1 m) OR MORE IS PREFERRED B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFUSH WASH WATER IS CLEAN C. VACUUM STRUCTURE SUMP AS REQUIRED
STEP 3	<p>REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.</p>
STEP 4	<p>INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTSECH SYSTEM.</p>

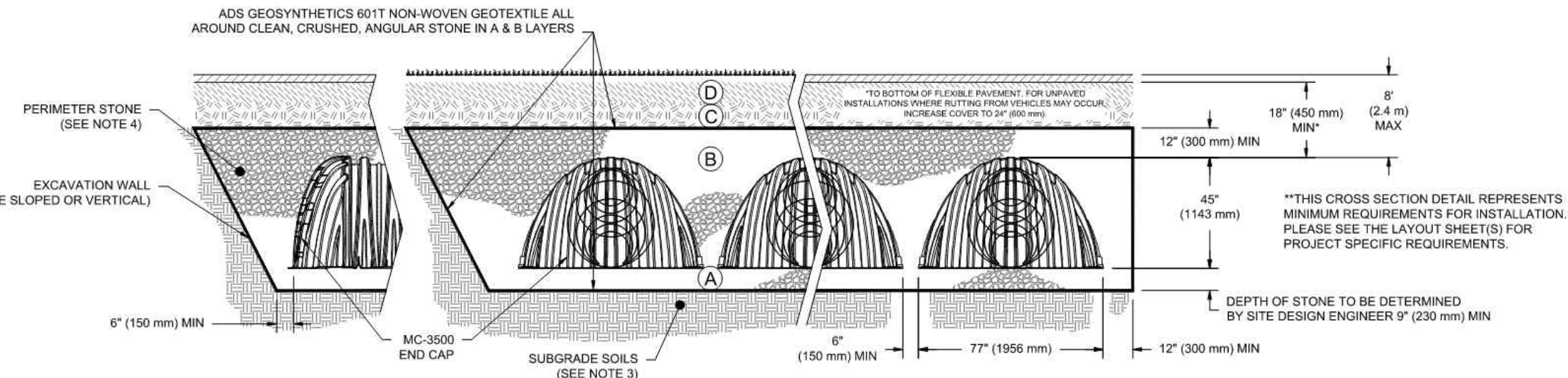
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



ACCEPTABLE FILL MATERIAL

MTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED / FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBGRADE 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 ENGINEERS' PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDEDMENT STONE (A) 450 mm ABOVE THE TOP OF THE CHAMBER, NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SUBGRADE/AGGREGATE MIXTURES, <35% FINES OR PROCESS AGGREGATE.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹	BEGIN COMPACTIONS AFTER 15" (450 mm) OF MATERIAL. THE CHAMBERS IS REACHED, COMPACT ADDITIONAL LAYER. 12" (300 mm) MAX. LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL, AND 90% RELATIVE DENSITY FOR LOOSELY GRADED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ¹	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ¹	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT / ROLL TO ACHIEVE A FLAT SURFACE.

[illegible]

CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 - "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

CHAMBER CLASSIFICATION AND INSTALLATION IS:

1. MC-3000 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

2. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.

3. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.

4. REQUIREMENTS FOR HANDLING AND INSTALLATION:

- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO MAINTAIN A REGULAR JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, IF THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 0.05LBS/FT².
- AND (B) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

DRAWN: JLM	DATE: 01/10/24
REVIEWED: JLM	PROJECT NO:
REV:	NOT TO SCALE

MC-3500
STANDARD DETAILS

StormTech®
Chamber System

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET
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INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO

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ADVANCED
GENERAL



DESIGNER:		PROJECT ENGINEER:	
NO.	REVISIONS	BY	DATE
1	QTY COMMENTS	SPC	05/02/25
2	QTY COMMENTS	SPC	05/22/25

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FILE NAME:		SCALE:	
PRJ-PEM			



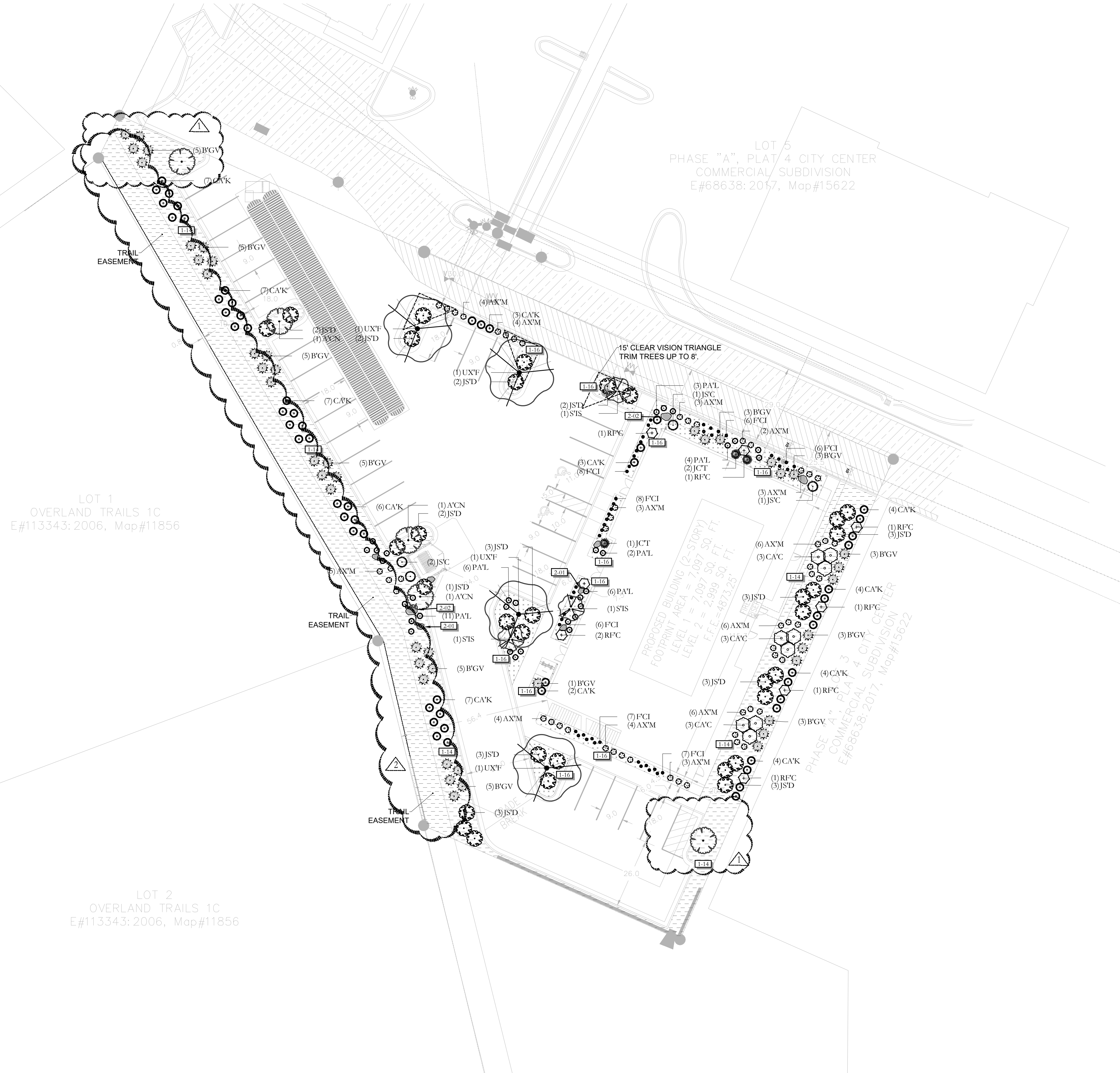
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PROJECT ID E24-163	DATE: 02/21/25
FILE NAME: PRJ-PEM	SCALE: 1"=30'

VICINITY MAP

PROJECT SITE

EAGLE MOUNTAIN BLVD




IRA HODGES SCENIC ST.



(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY.
IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

	JCT	3	Juniperus chinensis 'Trautman' Trautman Juniper low; 15' H x 4' W; sun; z4; Utah Lake water tolerant	B & B	6'
	JSC	4	Juniperus scopulorum 'Cologreen' Cologreen Juniper Te2, 12-17' H X 4-6' W; AV 20; sun; z3; Utah Lake water tolerant	B & B	6'

	A'CN	5	Acer platanoides 'Columnare' Columnar Norway Maple Moderate; 40' H x 12-15' W; sun; z4	B & B	1.5"Cal
	S'IS	3	Springa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25' H x 12-15' W; sun; z3; Utah Lake water tolerant	B & B	1.5"Cal
	UX'F	4	Ulmus x 'Frontier' Frontier Elm Td3; 35' H x 25' W; AV 490; sun; z4; Utah Lake water tolerant	B & B	1.5"Cal

DECIDUOUS SHRUBS				
	CA/C	9	Cotoneaster apiculatus Cranberry Cotoneaster Gv3; 3' H x 6' W; AV 113; full to part sun; z5; Utah Lake water tolerant Peroxysia atriplicifolia 'Lisslitt'	5 gal
	PA/L	32	Lacey Blue Russian Sage Low; 2' H x 2'; W sun; z4; Utah Lake water tolerant Rhamnus frangula 'Columnaris'	2 gal
	RF/C	8	Tall Hedge Buckthorn moderate; 15' H x 4' W; sun; z2; Utah Lake water tolerant	5 gal

	B'GV	46	Buxus x 'Green Velvet' Green Velvet Boxwood 3 H x 4' W; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal
	J'S'D	32	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> <p>Juniper x 'Moor-dense' Moor-dense Juniper low; 8-12" H x 6' W; sun; z3; Utah Lake water tolerant</p> </div>	5 gal

	CAVK	58	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	F'CI	48	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue Tw2; 1 H x 1' W; AV 3; sun to light shade; Utah Lake water tolerant	1 gal

	AXM	53	Achillea x 'Moonshine' Moonshine Yarrow P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant	1 gal
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(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE)

1" MINUS TAN CRUSHED ROCK
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.
PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC
MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.
DEWITT WEED BARRIER REQUIRED.

	2.01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2.02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	3

NO.	REVISION
1	CITY COMMENTS
2	
3	
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7	

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LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-487-0715
JOHN@LAYTONDAVISARCHITECTS.COM

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PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	7/14/2025

CITY PERMIT SET

 LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.	SUMMARY	
A.THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:		
1.	SITE CONDITIONS	
2.	GUARANTEES	
3.	MAINTENANCE	
4.	SOIL AMENDMENTS	
5.	FINE GRADING	
6.	LANDSCAPE EDGING	
7.	FURNISH AND INSTALLING PLANT	
8.	TURF PLANTING	
9.	WEED BARRIER	
12.	SITE CONDITIONS	
A.EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS; SHALL VISIT THE SITE OF THE WORK; SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS; AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE, AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS, ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.		
B.PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.		
C.IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.		
13.	PERMITS	
A.BLUE STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.		
14.	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A.UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.		
15.	FINAL INSPECTION	
A.ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.		
16.	LANDSCAPE SUBSTANTIAL COMPLETION	
A.A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.		
17.	MAINTENANCE	
A.PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYSING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE, SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.		
18.	GUARANTEE	
A.GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.		
PART II - PRODUCTS		

GENERAL LANDSCAPE NOTES

- GRADING AND DRAINAGE REQUIREMENTS**
- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 - AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 - A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE. ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.
 - DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER

- GENERAL LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 - DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 - ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 - SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 - SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 - EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4'-6" TREE RING OF THE SAME EDGING.

- LAWN/GRASS AREA**
- SOD
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL BE 1" DIA. FOR 100% DIA. TREES. RING COVER WITH CHOCOLATE BROWN BARK MULCH, NO SHREDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
 - SEED
 - SOIL TEST: SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULING OR SPRAYING WITH AN HERBICIDE, SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18

- LANDSCAPE MATERIALS**
- A.TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.
 - B.TREE WRAP: TREE WRAP IS NOT TO BE USED.
 - C.MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
 - D.WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.
 - E.TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 75% NATIVE SOIL AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
 - F.TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
 - PH: 5.5-7.5
 - EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
 - SAR (SODIUM ABSORPTION RATION): < 3.0
 - % OM (PERCENT ORGANIC MATTER): >15%
 - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND <70%; CLAY < 30%; SILT < 70%; STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.
 - G.TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.
 - H.LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:
 - WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.
 - PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)
 - REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
 - ONLY POTABLE WATER FOR MIXING.
 - I.LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

- 31. GRADING**
- A.TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
 - B.TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE, WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUB-SOIL AND TOPSOIL FROM THE SITE.
 - C.COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.
- 32. TURF GRADING**
- A.THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDUPLICATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - B.THE FINISH GRADE OF THE TOPSOIL ADJACENT TO ALL SIDEWALKS, MOW-STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.
- 33. PLANTING OPERATIONS**
- A.REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.
 - B.WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
 - C.BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
 - D.THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
 - E.TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
 - F.THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.
 - G.PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
 - H.SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE

- INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER. FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WHEN HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
- SEED:** USE SEED MIXES AS SPECIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE OPTIMAL TIME TO PLANT IS IN NOVEMBER BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOWPACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWS AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SUMMIT SEED. DARKRELL@SUMMITSEEDING.COM 435-709-8803.
- APPLICATION:** HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP OR TOWER TRUCK WILL FORCE THE SLURRY THROUGH A TAP MOUNTED DISCHARGE NOZZLE (TOWER). USE 2000 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
- IRRIGATION:** ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.
- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDLING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-15 MINUTES FOR EACH IRRIGATION EVENT DEPENDING ON TEMPERATURE AND TIME OF YEAR. A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR. EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.

- WEED CONTROL AND MAINTENANCE:** MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE MANUALLY AND ESTABLISH A CONSISTENT REGIMEN OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPTION IS SUSTAIN 4-4-4 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE CAUSE FOR WHEN TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THE WEEDS WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YEARS.
- PROGRANICS BIOTIC SOIL MEDIA:** WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGRANICS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDING AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).
- ADDING FORBS:** SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER MONITOR AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

BACKFILLING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
- UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSEIR MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
- K.THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR DISEASED BRANCHES. PRUNING SHALL BE LIMITED TO CUTS, SCARS, AND BRUISES SHALL BE PROMPTLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.
- L.PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK, FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
- 4. TURF - SOD LAYING
- A.TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.
- B.FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF ½ POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
- C.SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.
- D.SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.
- E.SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.
- F.SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.
- G.APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.
- H.WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

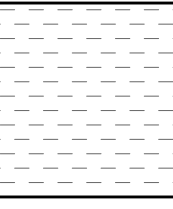
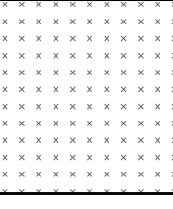


- I.PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.
- J.ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

- 35. WEED BARRIER**
- A.FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
 - B.CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
 - C.OVERLAP ROWS OF FABRIC MIN. 6"
 - D.STABLE FABRIC EDGES AND OVERLAPS TO GROUND.
- END OF SECTION






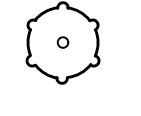
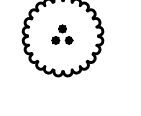
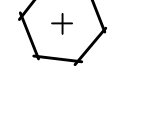
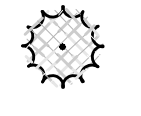
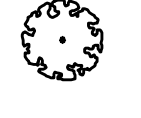
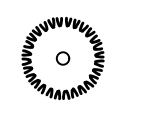
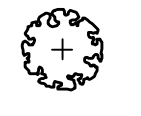
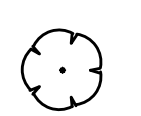
- MULCH**
- ORGANIC
 - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
 - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - INORGANIC
 - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLE. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITHOUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

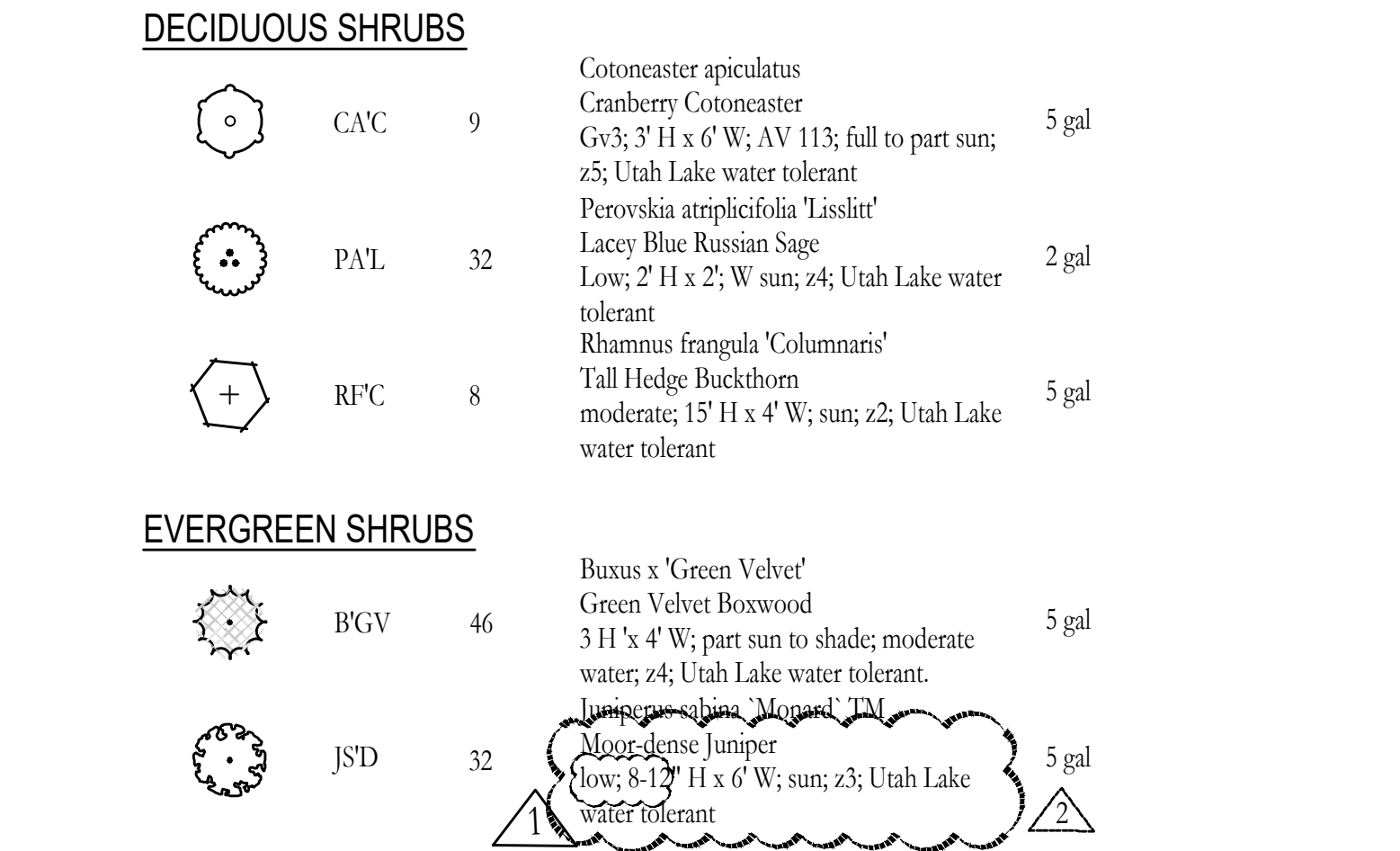
- GENERAL IRRIGATION NOTES**
- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OR ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
- INSTALLER RESPONSIBILITIES AND LIABILITIES**
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED PRIOR TO THE ADOPTION OF ANY KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

SITE MATERIALS LEGEND

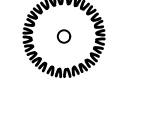
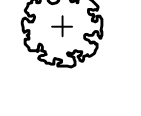
SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.	6,032 sf
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.	2,309 sf
2 HARDSCAPE			
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..	6
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.	3

PLANT LEGEND


CONIFERS					
	JCT	3	Juniper chinensis 'Trautman' Trautman Juniper low; 15' H x4' W; sun; z4; Utah Lake water tolerant	B & B	6'
	JS'C	4	Juniperus scopulorum 'Cologreen' Cologreen Juniper Te2; 12-17' H X 4-6' W; AV 20; sun; z3; Utah Lake water tolerant	B & B	6'
DECIDUOUS TREES					
	A'CN	5	Acer platanoides 'Columnare' Columnar Norway Maple Moderate; 40' H x12-15' W sun; z4	B & B	1.5"Cal
	STS	3	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 20-25' H x12-15' W; sun; z3; Utah Lake water tolerant	B & B	1.5"Cal
	UXF	4	Ulmus x 'Frontier' Frontier Elm Td3; 35' H x 25' W; AV 490; sun; z4; Utah Lake water tolerant	B & B	1.5"Cal
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
DECIDUOUS SHRUBS					
	CA'C	9	Cotoneaster apiculatus Cranberry Cotoneaster Gv3; 3' H x 4' W; AV 113; full to part sun; z5; Utah Lake water tolerant	5 gal	
	PATL	32	Petrosia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage Low; 2' H x 1' W; sun; z4; Utah Lake water tolerant	2 gal	
	RF'C	8	Rhamnus frangula 'Columnaris' Tall Hedge Buckthorn moderate; 15' H x 4' W; sun; z2; Utah Lake water tolerant	5 gal	
EVERGREEN SHRUBS					
	B'GV	46	Buxus x 'Green Velvet' Green Velvet Boxwood 3 H' x 4' W; part sun to shade; moderate water; z4; Utah Lake water tolerant.	5 gal	
	JS'D	32	Juniperus chinensis 'Mopani' Mopani Juniper low; 8-12' H x 6' W; sun; z3; Utah Lake water tolerant	5 gal	
GRASSES					
	CA'K	58	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant	1 gal	
	FCI	48	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue Tw2; 1 H' x 1' W; AV 3; sun to light shade; Utah Lake water tolerant	1 gal	
PERENNIALS					
	AXM	53	Achillea x 'Moonshine' Moonshine Yarrow P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant	1 gal	



GRASSES

	CA'K	58	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant	1 gal
	FCI	48	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue Tw2; 1 H' x 1' W; AV 3; sun to light shade; Utah Lake water tolerant	1 gal

PERENNIALS

	AXM	53	Achillea x 'Moonshine' Moonshine Yarrow P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant	1 gal
---	-----	----	---	-------

SITE REQUIREMENT CALCULATIONS

PARKING LOT REQUIREMENTS: 1 TREE / PARKING ISLAND	REQUIRED: 9	PROVIDED: 9
1 TREE / 1,000 SF (8,340 SF)	REQUIRED: 8	PROVIDED: 8
TOTAL LANDSCAPE AREA: 7,984 SF DOMESTIC TURF PLANTER BED ON SITE: 50% PLANT COVERAGE	0% 4,170 SF	4,200 SF
*PLANTER BEDS ARE REQUIRED TO HAVE WEED BARRIER		

ISSUE DATE

7/14/2025

PROJECT NUMBER

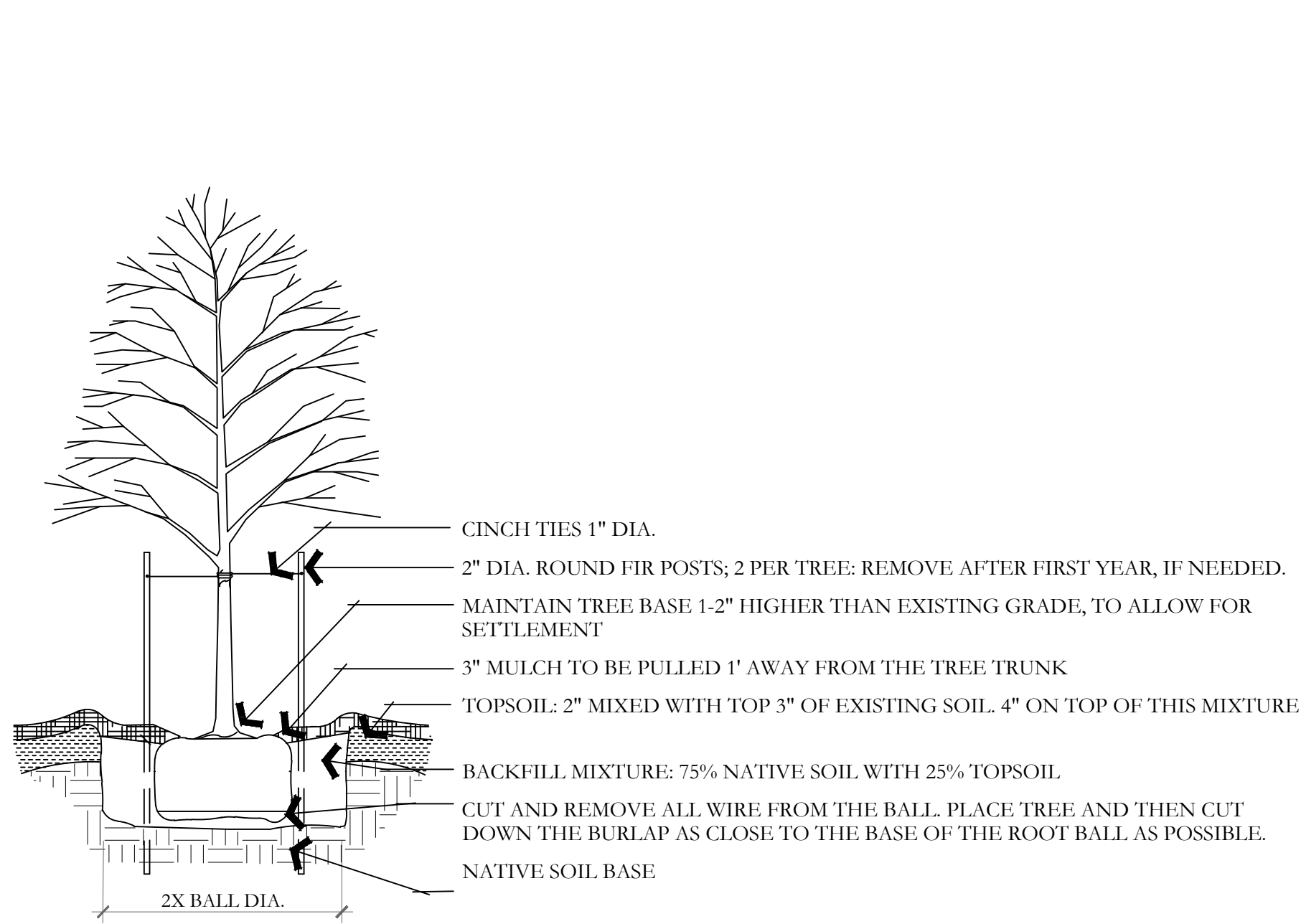
UT24167

PLAN INFORMATION

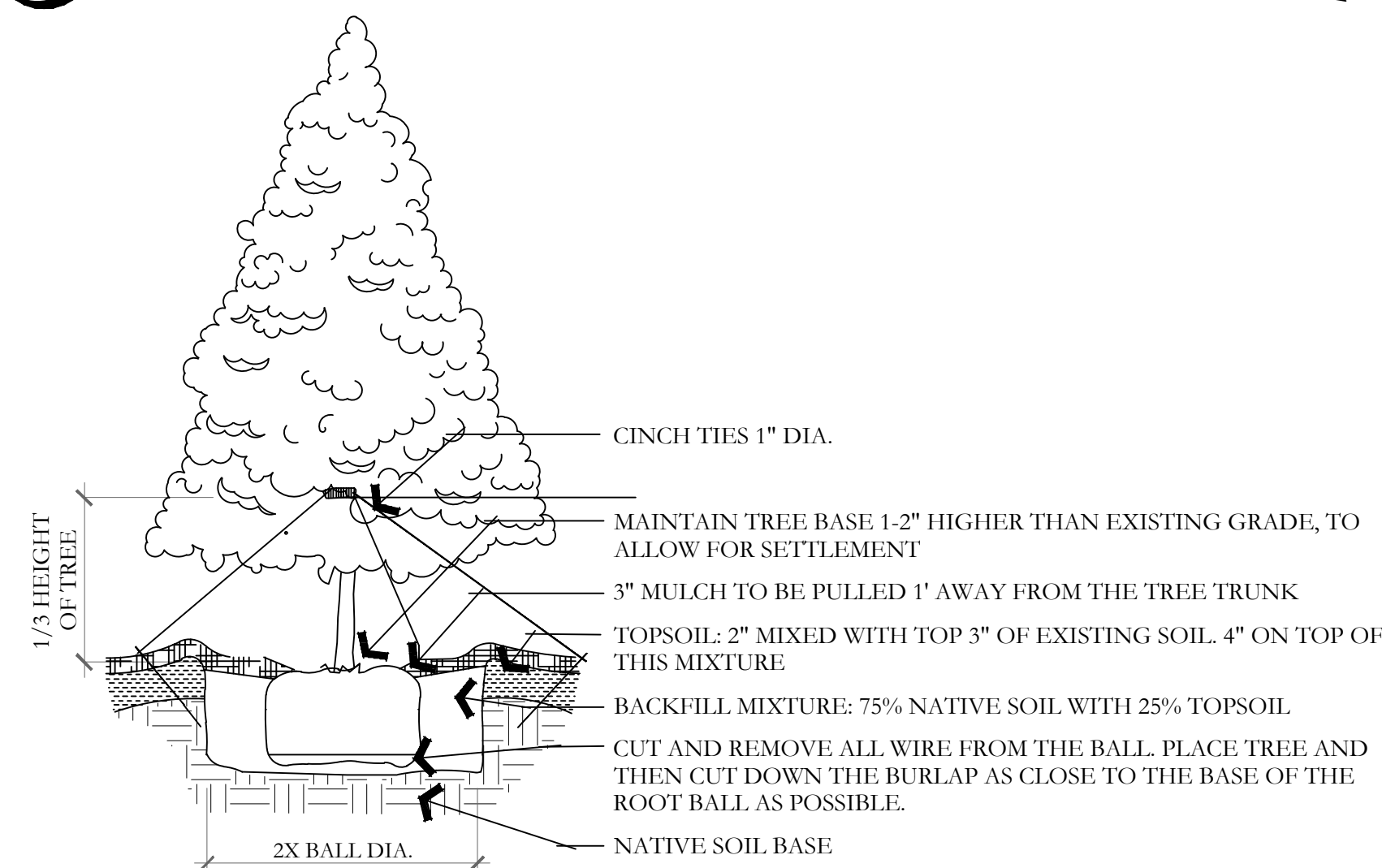
PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

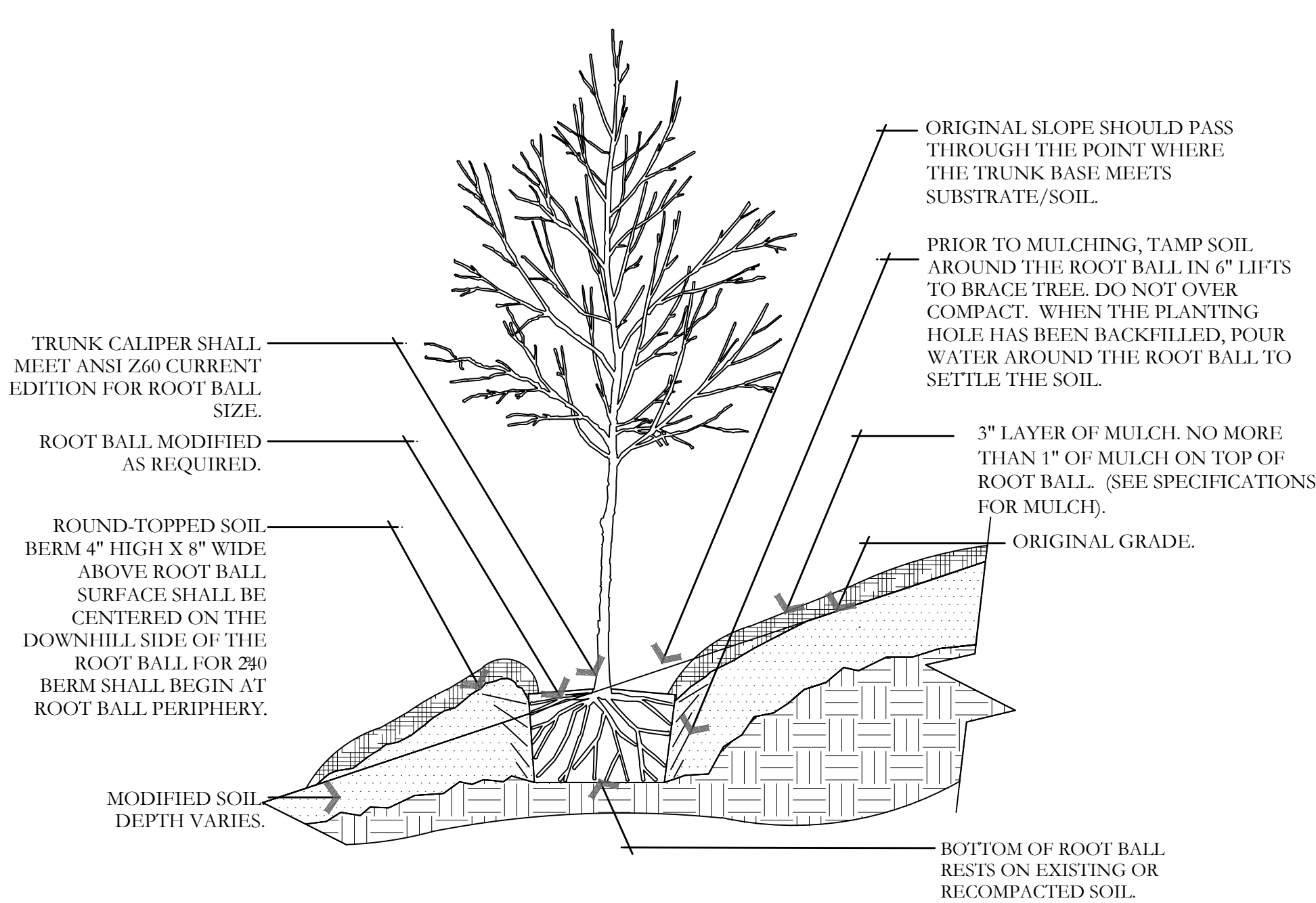
LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-48



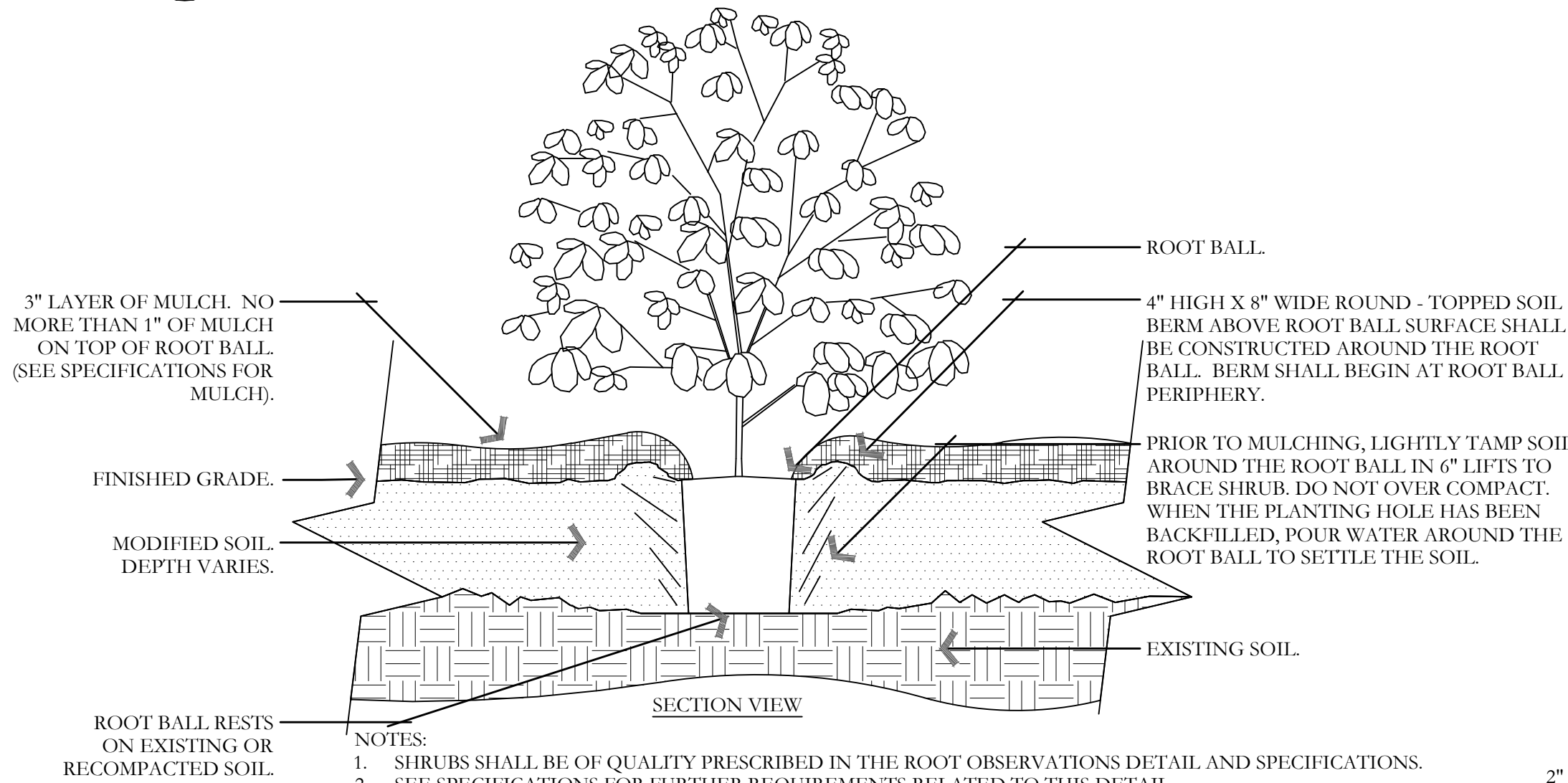
A DECIDUOUS TREE PLANTING
NOT TO SCALE



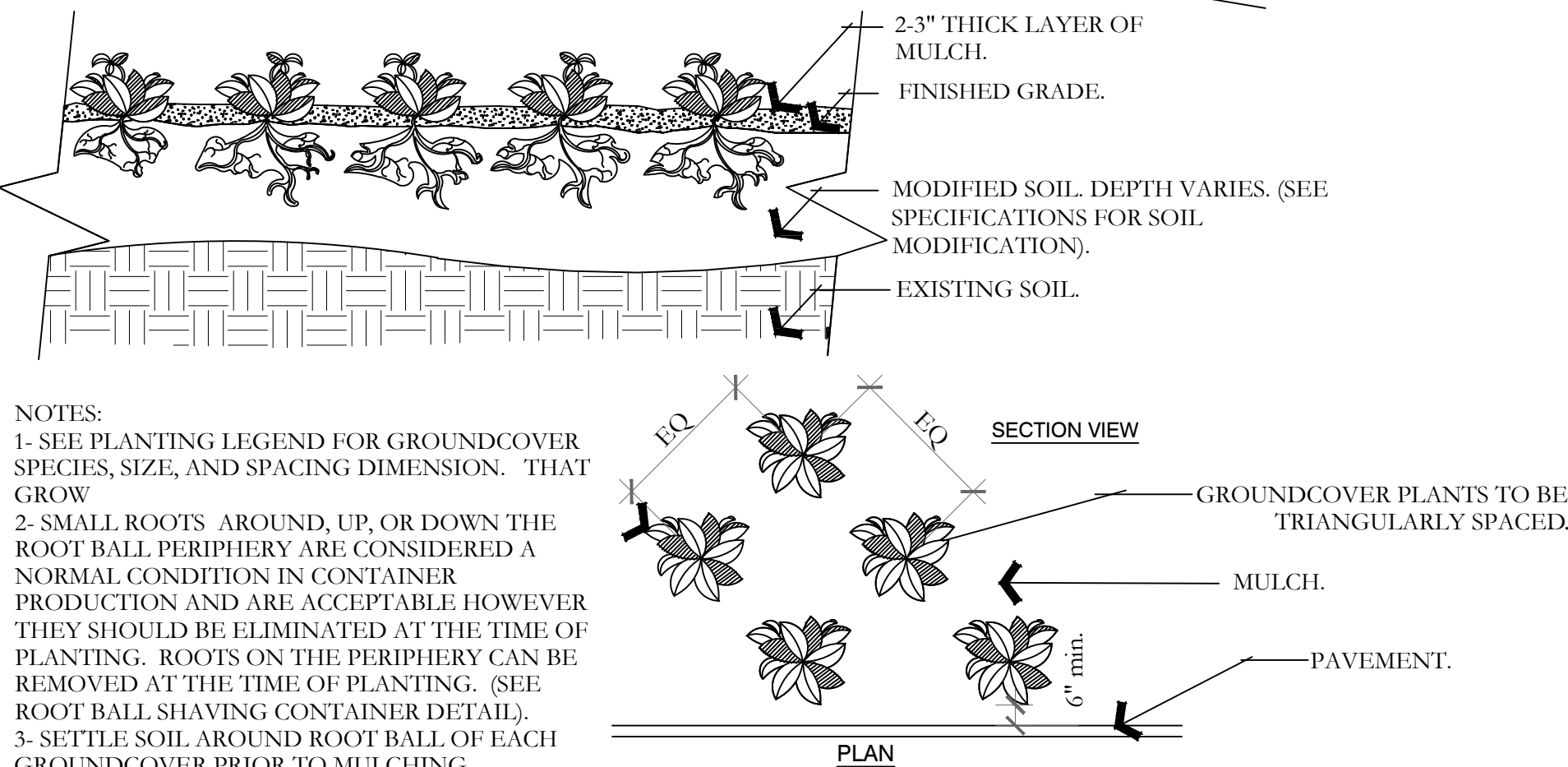
D EVERGREEN TREE PLANTING
NOT TO SCALE



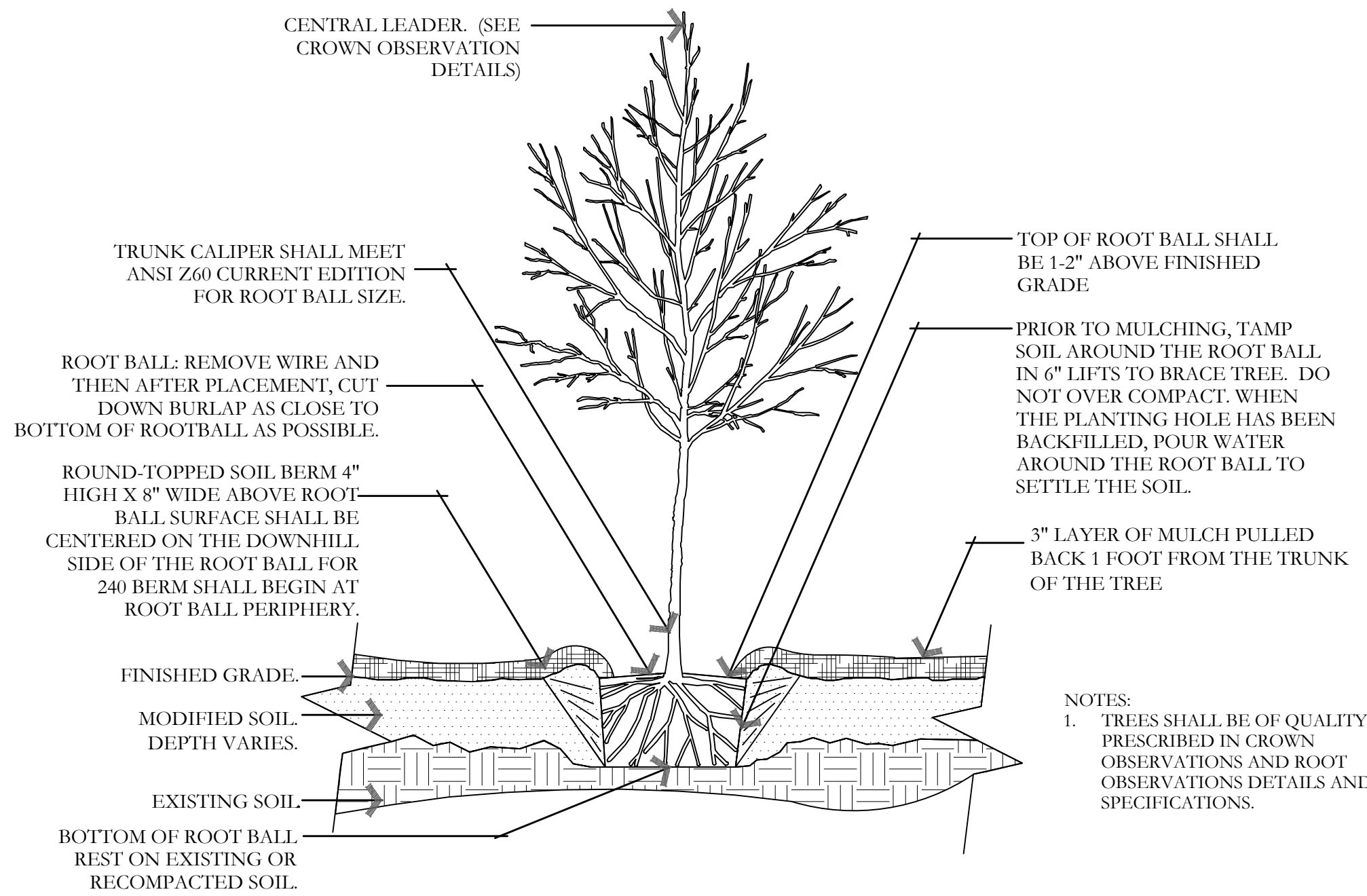
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



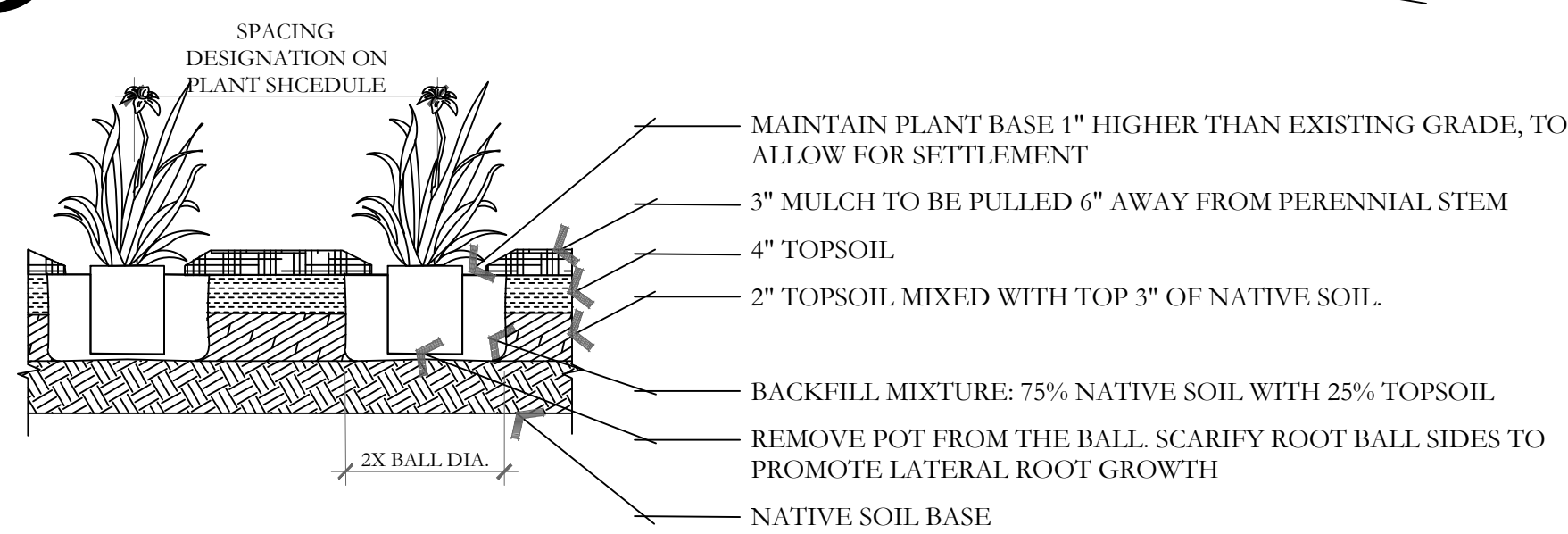
E SHRUB - MODIFIED SOIL
NOT TO SCALE



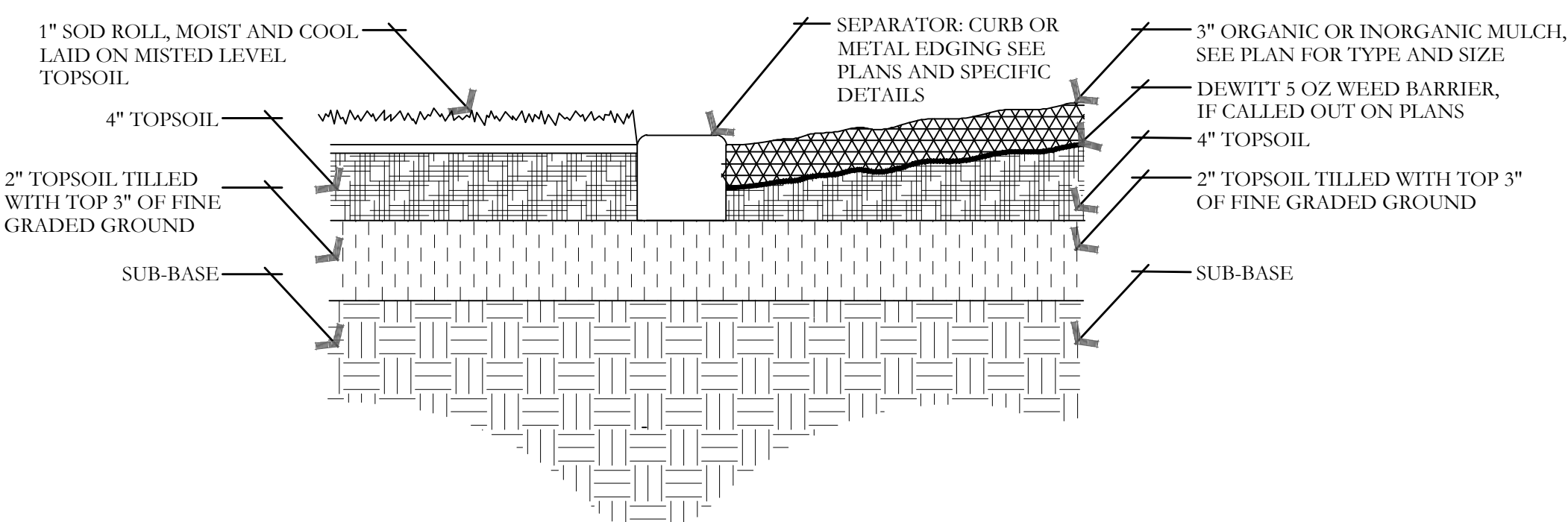
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



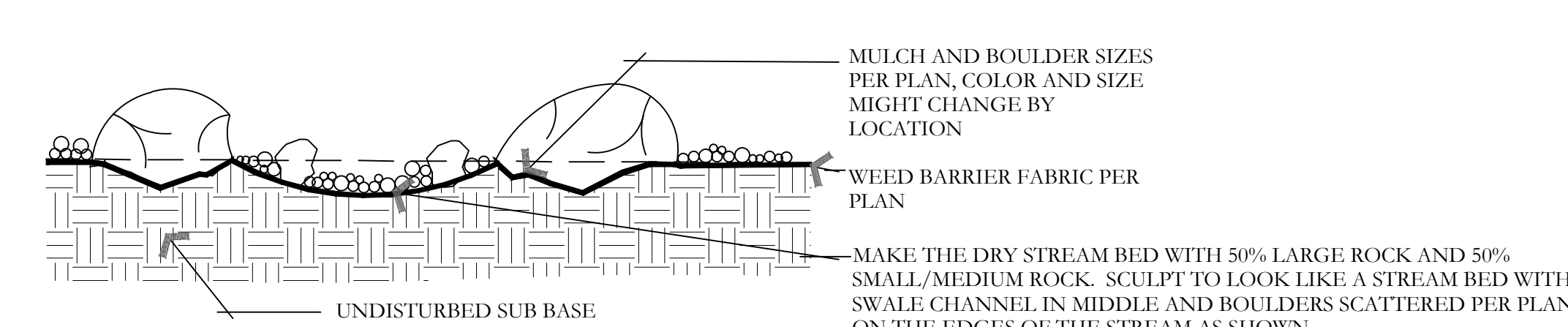
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE

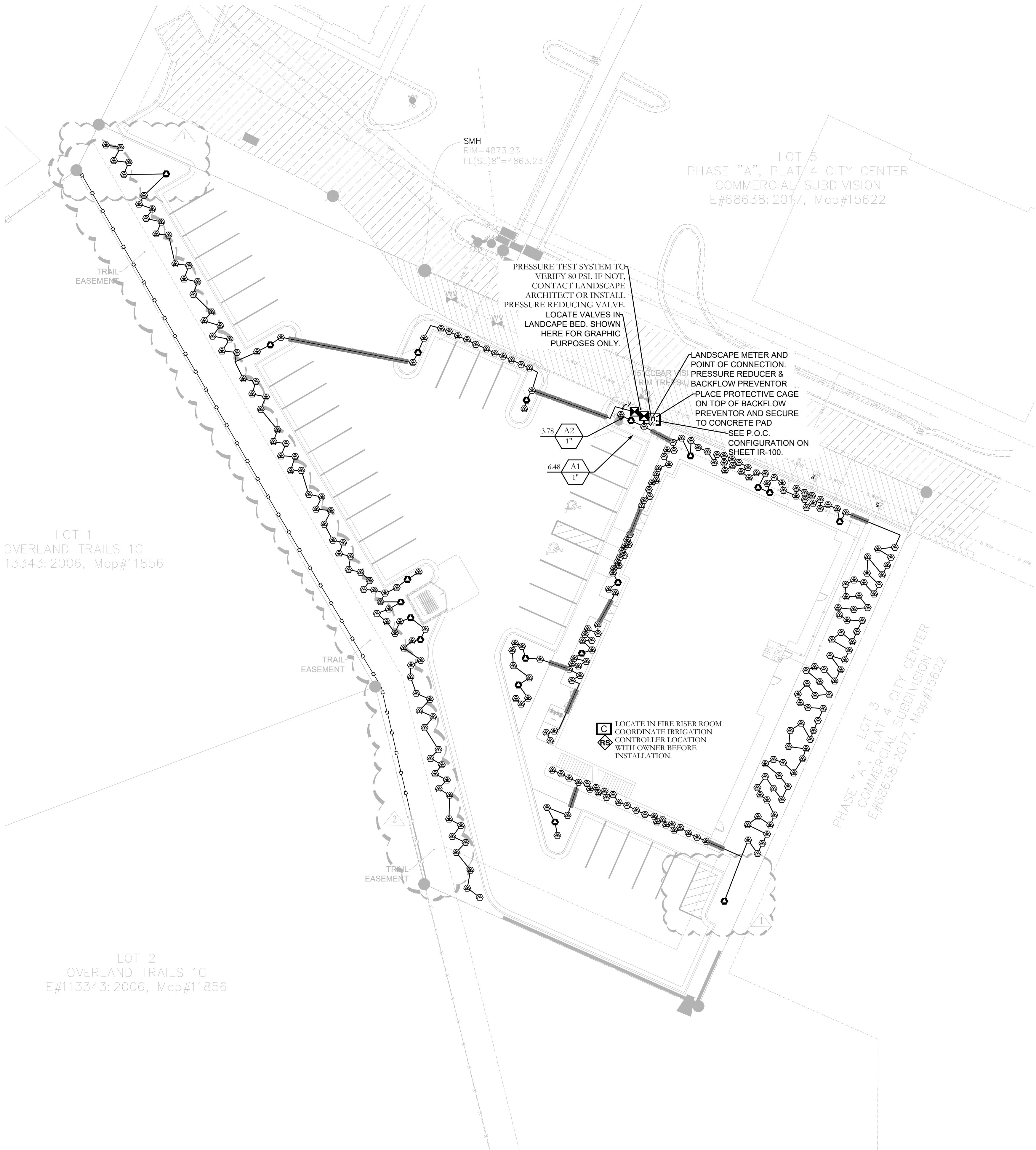


I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	DRAWING INFO
7/14/2025		UT24167		PONY EXPRESS MEDICAL OFFICE		LAYTON DAVIS ARCHITECTS ATT: JOHN DAVIS 801-487-0715 JOHN@LAYTONDAVISARCHITECTS.COM		PKJ DESIGN GROUP			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 7/14/2025
NO.		REVISION	DATE	BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org		1318 EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH		PKJ DESIGN GROUP			CITY PERMIT SET LP-501
1	CITY COMMENTS		05-22-1015								
2	CITY COMMENTS		07-15-2025								
3											
4											
5											
6											
7											

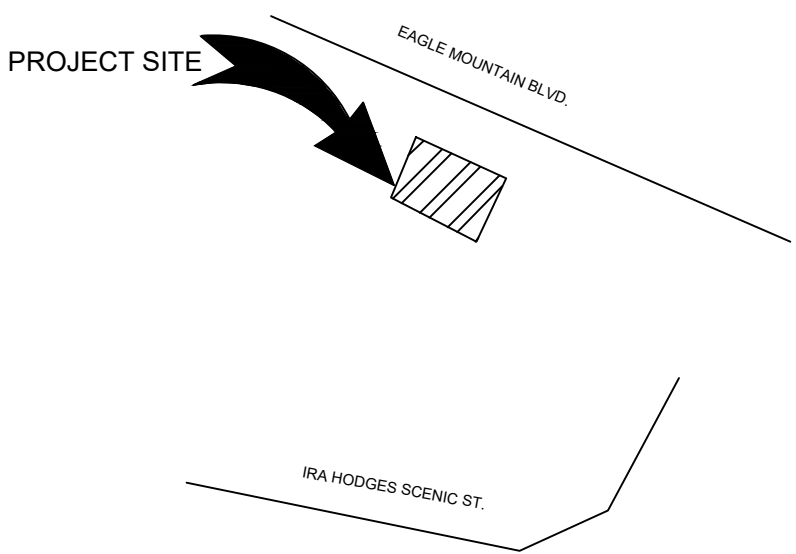


P.O.C. CONFIGURATION

- 1 SOURCE DATA
- BF BACKFLOW PREVENTOR
- SHUTOFF VALVE
- M MASTER VALVE
- FS 1" FLOW SENSOR
- QUICK COUPLER

(NOTE: PRESSURE TEST SYSTEM TO VERIFY 80 PSI. IF NOT, CONTACT LANDSCAPE ARCHITECT OR INSTALL PRESSURE REDUCING VALVE.)

VICINITY MAP



IRRIGATION LEGEND

(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)
(IF YOU NEED HELP WITH A WATER ALERT CONSULTATION, OR A PLANT MAINTENANCE SCHEDULE, CONTACT PKJ@PKJDESIGNGROUP.COM)

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
✕	Rain Bird XCZ-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PIESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	2
⊗	Rain Bird XFS-09-18 Drip Ring(SHRUB)	285
⬤	Rain Bird XFS-09-18 Drip Ring(TREE)	19
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
✕	Shut Off Valve	1
⊗	Rain Bird EFB-CP-PRS-D 1" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	1
BF2	Zurn 475 2-1/2" Reduced Pressure Backflow Preventer.	1
C	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Paige Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
RS	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
FS	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1
XX	Water Meter 1-1/2"	1
---	Irrigation Lateral Line: PVC Schedule 40 3/4"	1,495 lf
---	Irrigation Mainline: PVC Schedule 40	7.4 lf
=====	Pipe Sleeve: PVC Class 200 SDR 21 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	127.1 lf
Valve Callout # Valve Number # Valve Flow # Valve Size		

7/15/2025

UT24167

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

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

0'10'20'40'80'

GRAPHIC SCALE: 1" = 20'

N

PONY EXPRESS
MEDICAL OFFICE
1318 EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-487-0715
JOHN@LAYTONDAVISARCHITECTS.COM

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PKJ DESIGN GROUP

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PKJ

DESIGN GROUP

Landscape Architecture • Planning • Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

SEAL

DESIGNED LANDSCAPE ARCHITECT
JEREMY ANSWORTH
9128/21-5301
7/15/2025
UTAH
STATE OF UTAH

IRRIGATION OVERALL PLAN
CITY PERMIT SET

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 7/15/2025

IR-100

IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A.Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B.Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overlap onto hardscapes, buildings or other features.
- C.Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A.Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B.Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C.Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip system or bubblers.
- 1.4 REFERENCES
- A.The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A.At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet 2.4 indicating order in submittal document. No material shall be ordered, delivered or any work preceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B.Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii.Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv.Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes during installation. Show significant details and dimensions that were not shown in original Contract Documents
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A.Acceptance: Do not install work in this section prior to acceptance by OAR.
- B.Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C.Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- E.Contractor Qualifications:
- i. Contractor shall provide document or resume including at least the following items:
- a. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing with the Utah Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY-STORAGE-HANDLING
- A.During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a

- compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid leakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.
- 1.8 SEQUENCING
- A.Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A.Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNERS INSTRUCTION
- A.After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A.Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.
- PART 2 - PRODUCTS
- 2.1 GENERAL NOTES
- A.Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A.The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines
- 2.3 CONNECTION ASSEMBLY
- A.Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A.Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.
- B.Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C.Wires connecting the remote control valves to the irrigation controller are single conductors, type PL. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.
- a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be loomed within each valve box of the grouping it is to service.
- D. Wire splice connectors shall use 3M brand DBV wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICED" or "WS" on box lid.
- 2.5 SLEEVING
- A.Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC dip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A.All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC, solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- 3/4" 8 GPM
- 1" 12 GPM
- 1-1/2" 30 GPM
- 2" 53 GPM
- 2-1/2" 75 GPM
- 3" 110 GPM
- 4" 180 GPM
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A.All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A.Isolation valves 3" and larger shall be Watworks brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B.Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward top of the valve box in the "off" position.
- 2.9 MANIFOLDS
- A.Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.
- 2.10 REMOTE CONTROL VALVES
- A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.
- 2.11 MANUAL CONTROL VALVES

- A.Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler sleeve joint shall be recessed in 1/2" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A.All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A.All lateral line fittings shall be S/40 PVC.
- 2.14 Spray Sprinklers
- A.Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 RAIN BIRD VALVE BOXES
- A.Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box top to proper grade.
- 2.16 IMPORT BACKFILL
- A.All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water sealed to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A.Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.
- PART 3 - EXECUTION
- 3.1 PREPARATION
- A.Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation operation. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A.Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 SLEEVING
- A.Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if needed.
- 3.4 GRADES AND DRAINAGE
- A.Pipe irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 PVC PIPE
- A.Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B.Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C.Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under landscape features.
- D. Plastic pipe shall be cut square. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E.Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tested. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall have evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F.Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or scaling by o-ring.
- 3.6 CONTROLLERS
- A.All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B.Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C.Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E.Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F.Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.
- G. Electrical controller is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and room for controller. Provide ethernet to hardware power into the controller.
- 3.7 VALVES
- A.Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B.Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C.Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 3/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A.No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B.Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardcape.
- C.Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- E.Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A.Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B.Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than

- 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E.Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 ADJUSTMENT
- A.Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B.Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C.Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.
- 3.11 CLEANING
- A.Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B.Open trenches or hazards shall be protected with yellow caution tape.
- C.Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- E.Contractor shall have Project in at least a 'broom clean' condition.

END OF SECTION

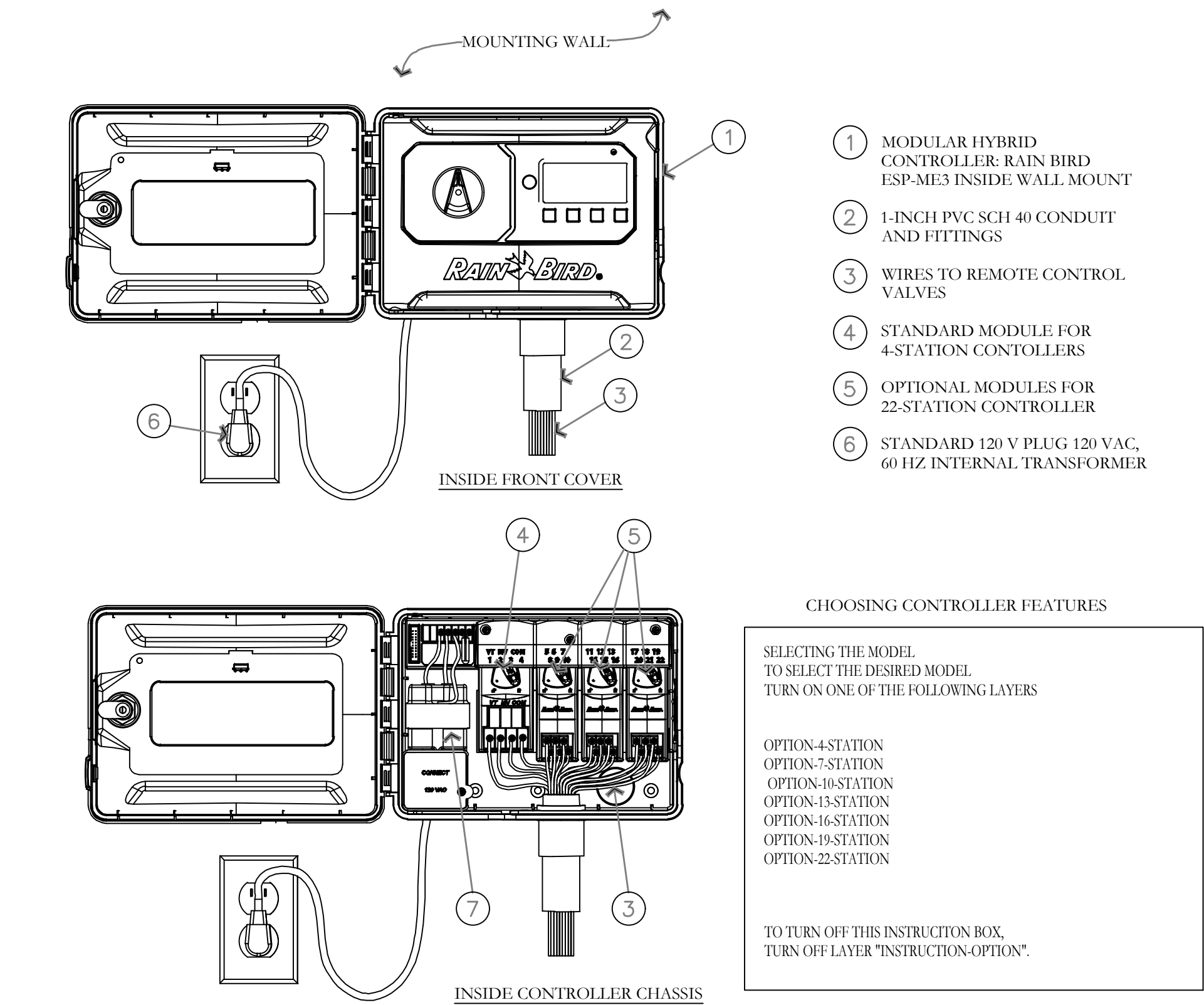
IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE: A BACKFLOW PREVENTOR AND RPZ, AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR INSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3" OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
14. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS.
15. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
16. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
17. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES.
18. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
19. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
20. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
21. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

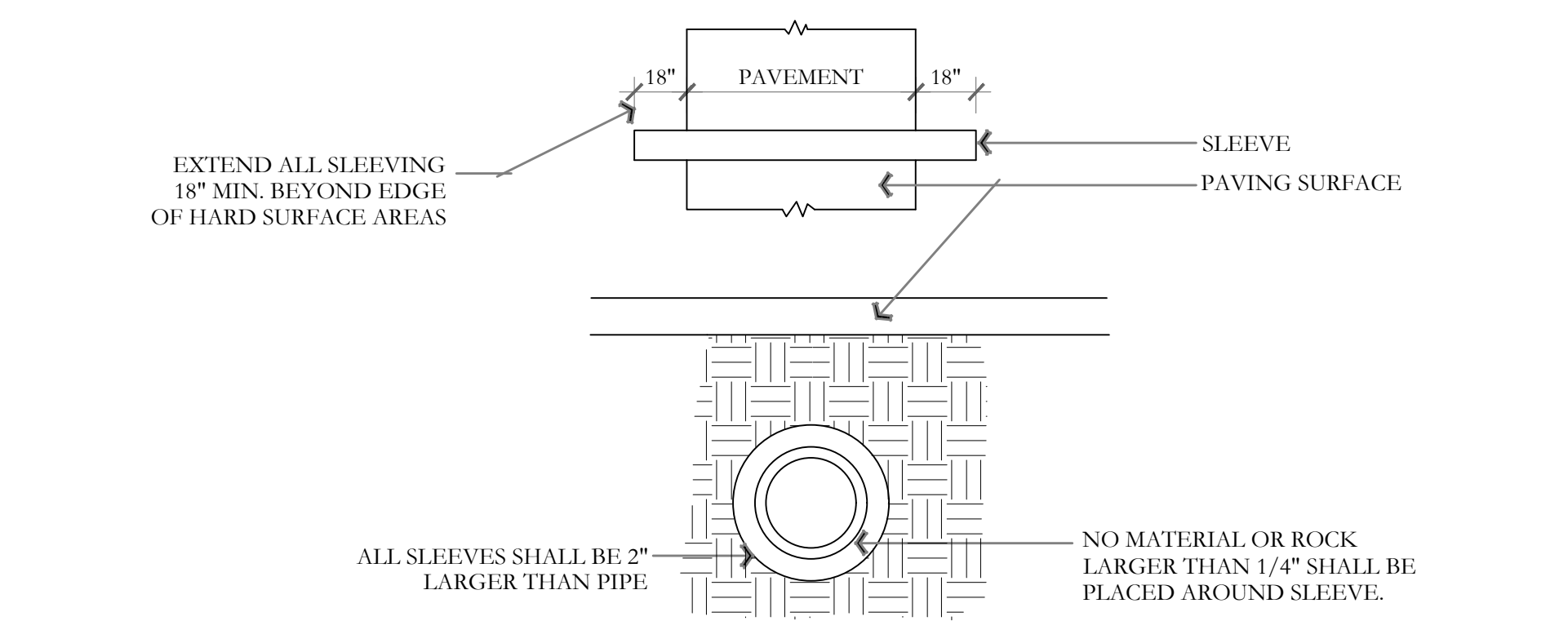
I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	53 GPM
V	2-1/2"	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

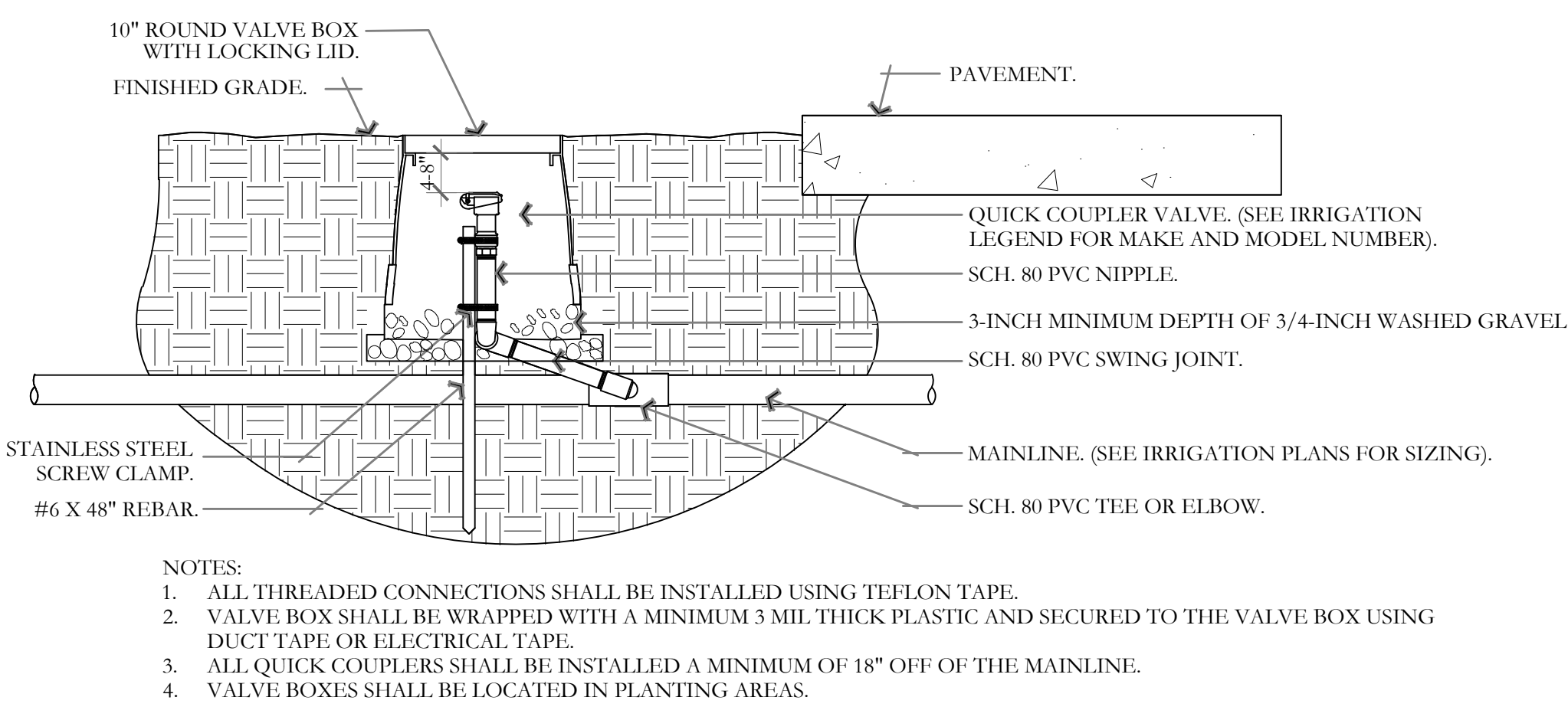
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<div><div><div><div>NO.</div><div>REVISION</div><div>DATE</div></div><table><tr><td>1</td><td>XXXX</td><td>XX-XX-XX</td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr><tr><td>7</td><td></td><td></td></tr></table></div><div><div>811</div><div>BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org</div><div></div><div><div>0'</div><div>25'</div><div>50'</div><div>100'</div><div>200'</div></div><div>GRAPHIC SCALE: 1" = 50'</div></div><div><div>PONY EXPRESS MEDICAL OFFICE 1318 EAGLE MOUNTAIN BLVD. EAGLE MOUNTAIN, UTAH</div><div><div>COPYRIGHT: PKJ DESIGN GROUP</div><div>THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PROPERTY OF PKJ DESIGN GROUP. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PKJ DESIGN GROUP.</div></div><div><div><div>DESIGN GROUP Landscape Architecture & Planning & Visualization</div></div><div>3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com</div><div><div>IRRIGATION COVER</div><div>CITY PERMIT SET</div><div>IR-101</div></div></div></div></div>								1	XXXX	XX-XX-XX	2			3			4			5			6			7		
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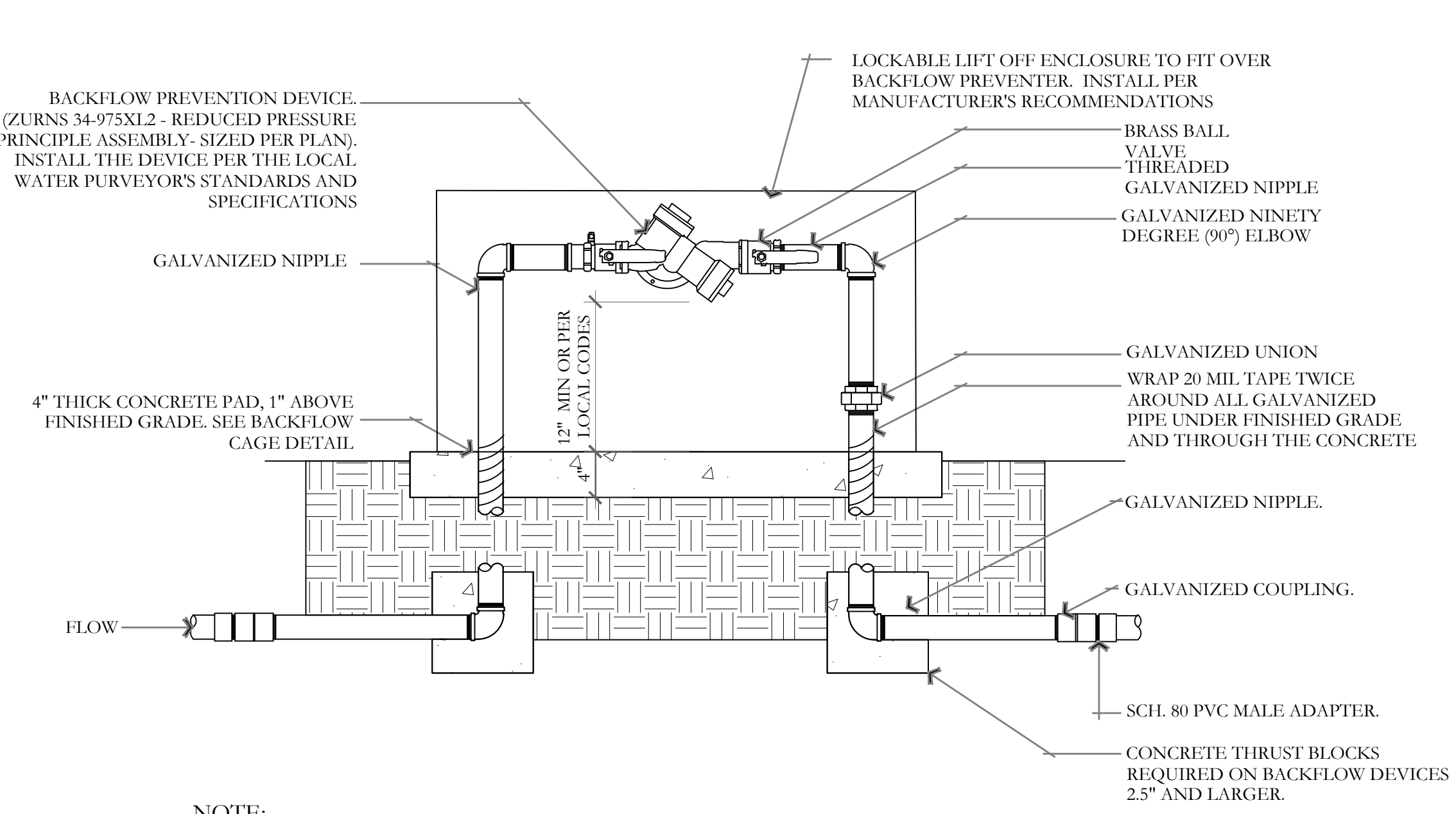
A ESP-ME3 MODULAR HYBRID CONTROLLER



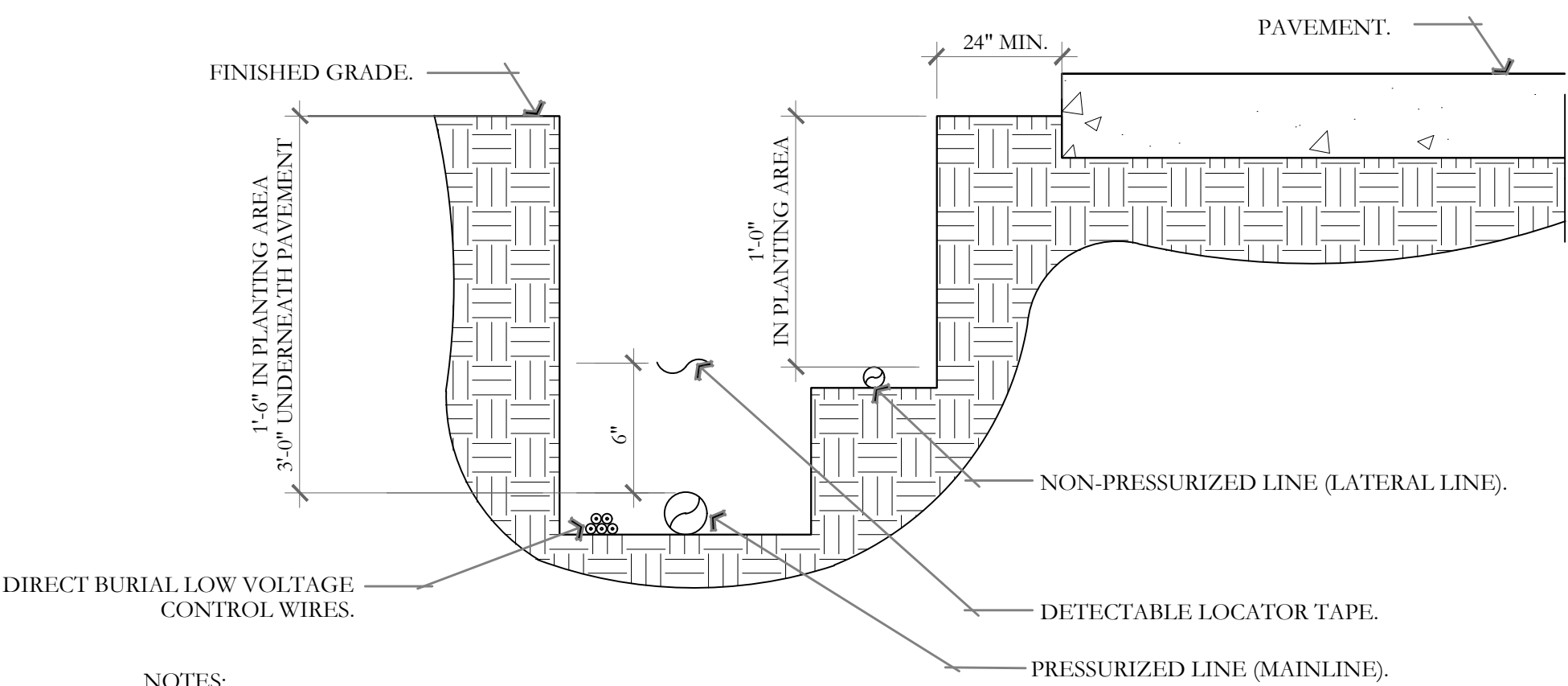
D TYPICAL SLEEVING DETAIL



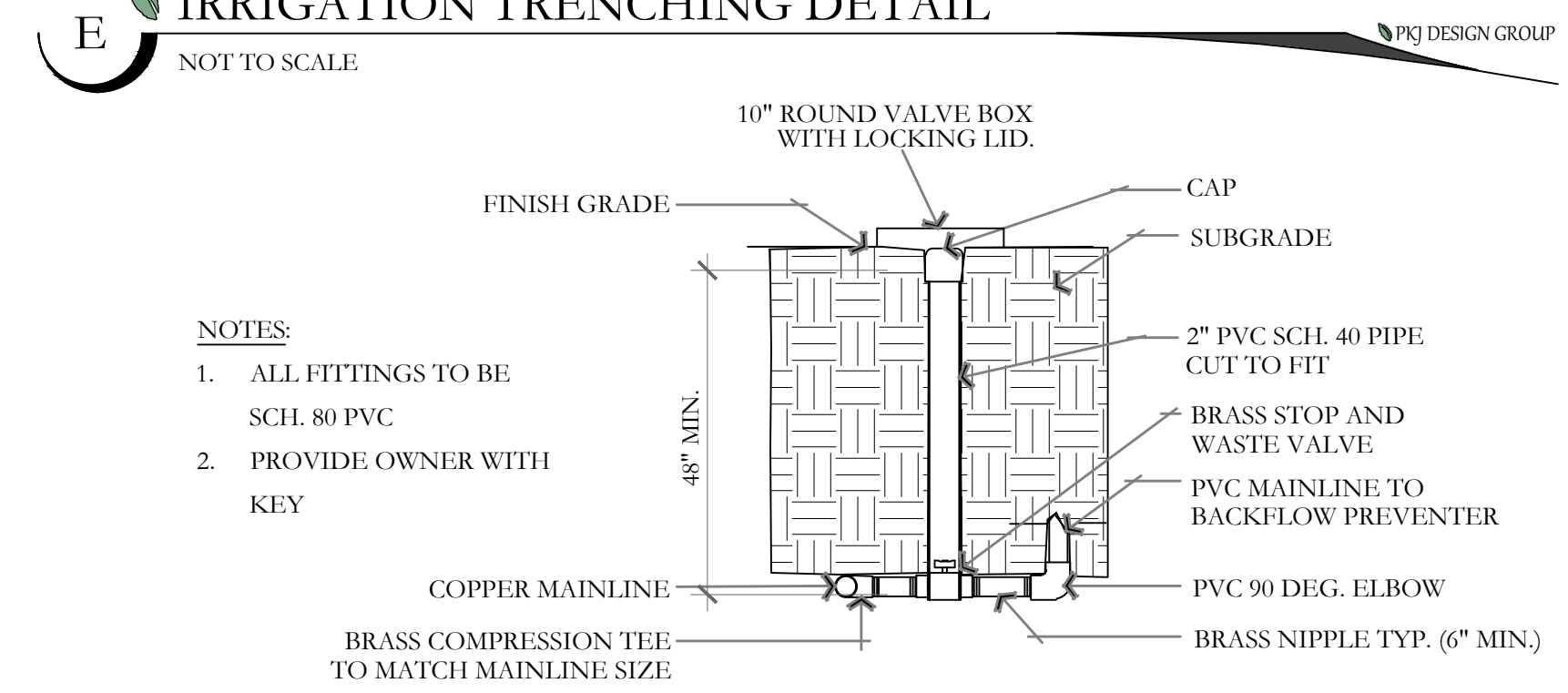
G QUICK COUPLER DETAIL



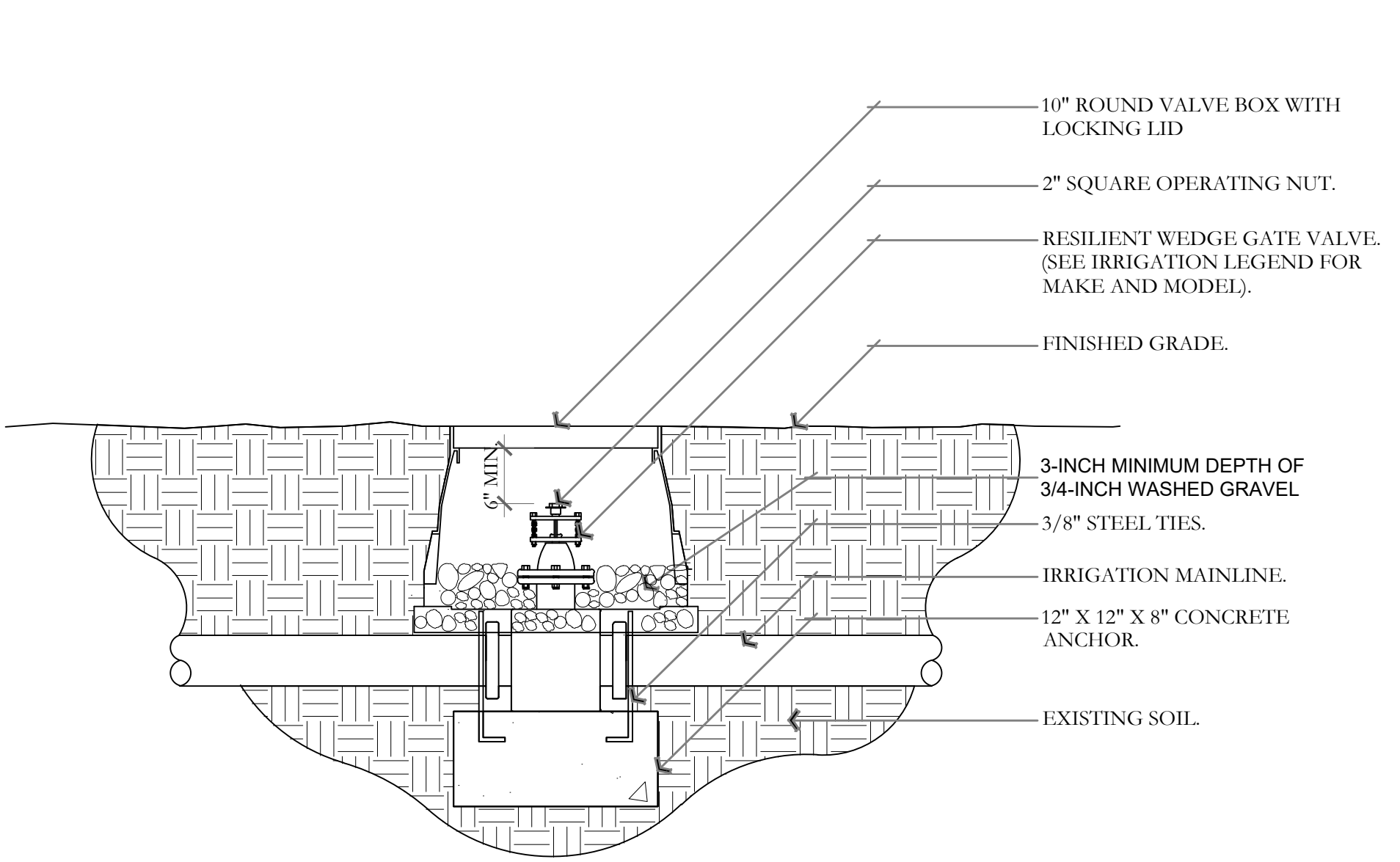
B BACKFLOW PREVENTION DETAIL



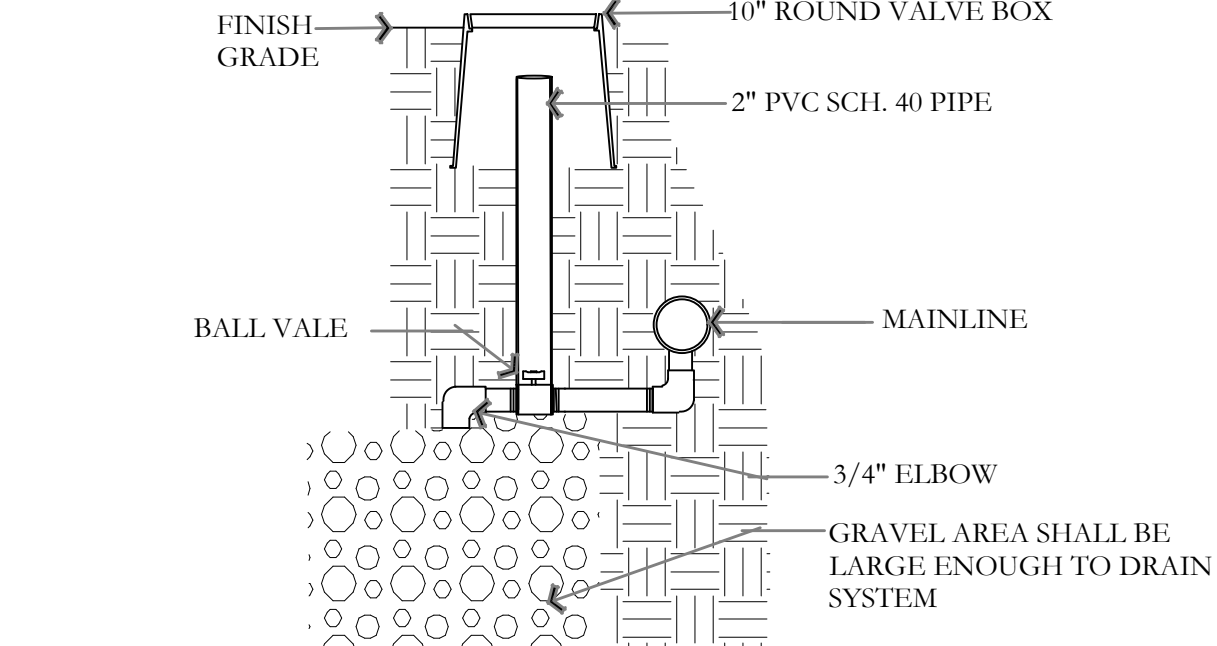
E IRRIGATION TRENCHING DETAIL



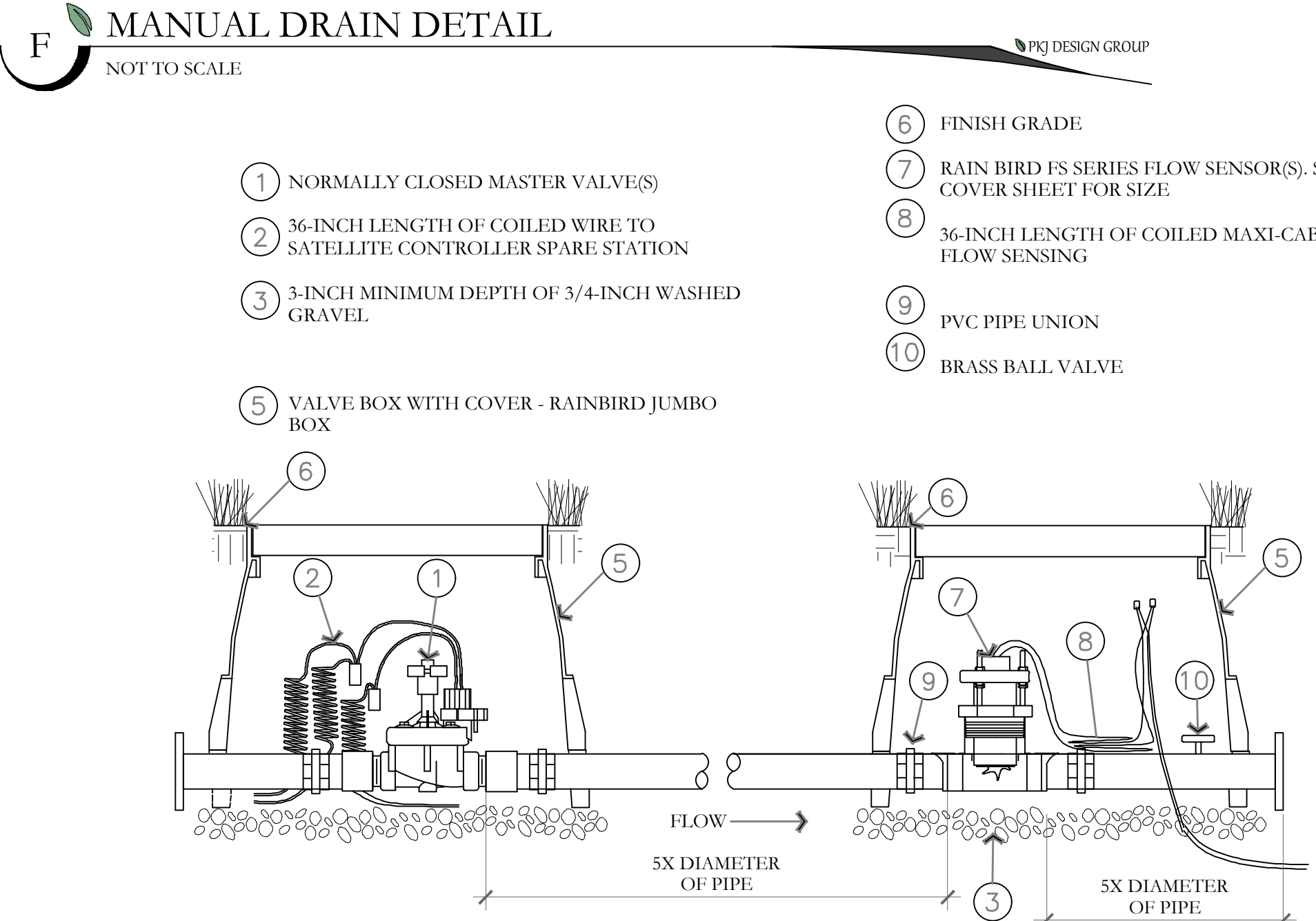
H STOP AND WASTE VALVE ASSEMBLY DETAIL



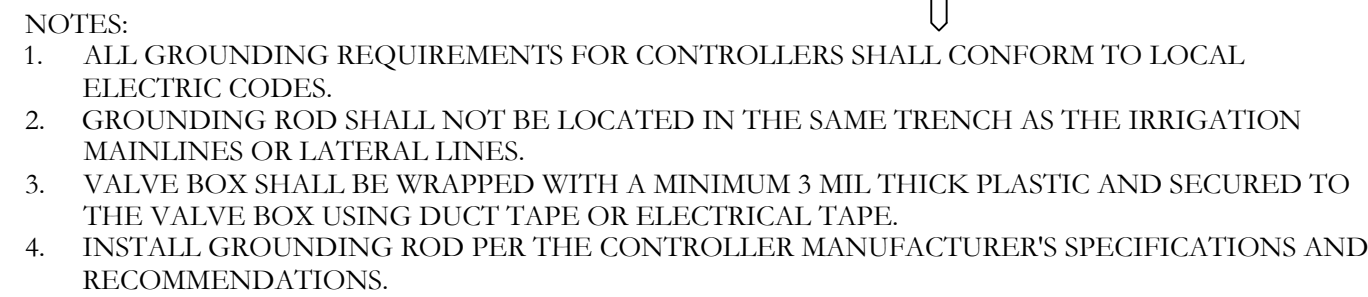
C GATE VALVE AND ANCHOR DETAIL



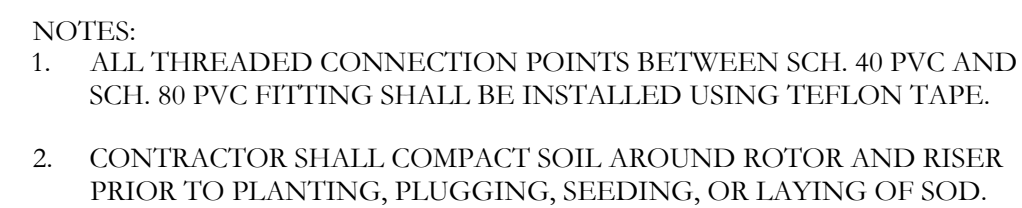
F MANUAL DRAIN DETAIL



I MASTER VALVE AND FLOW SENSOR DETAIL



K **GROUNDING ROD DETAIL**
NOT TO SCALE





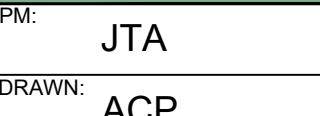

ROTOR HEAD DETAIL
 NOT TO SCALE
 

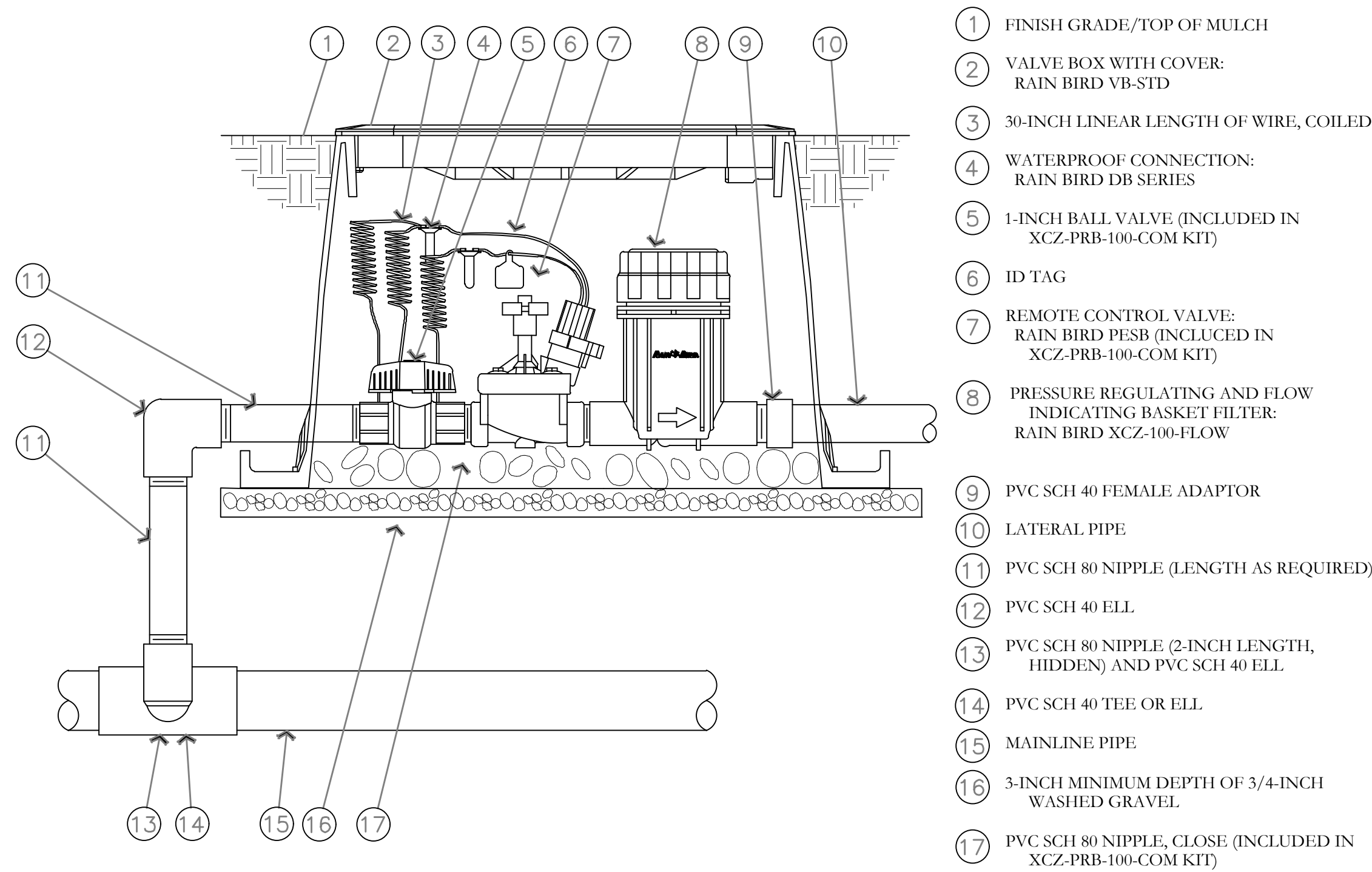


POP UP-SPRAY HEAD DETAIL

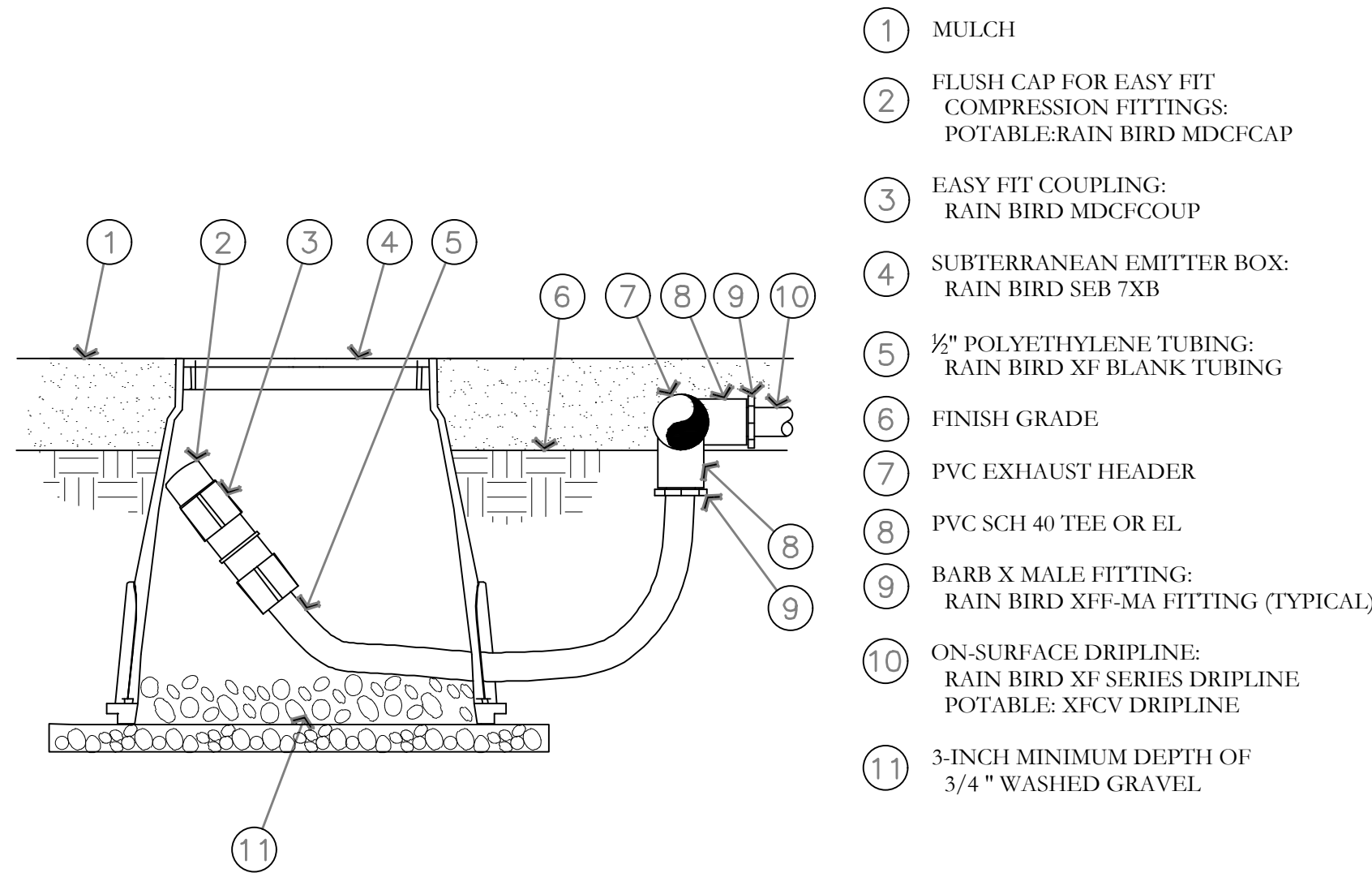
NOT TO SCALE

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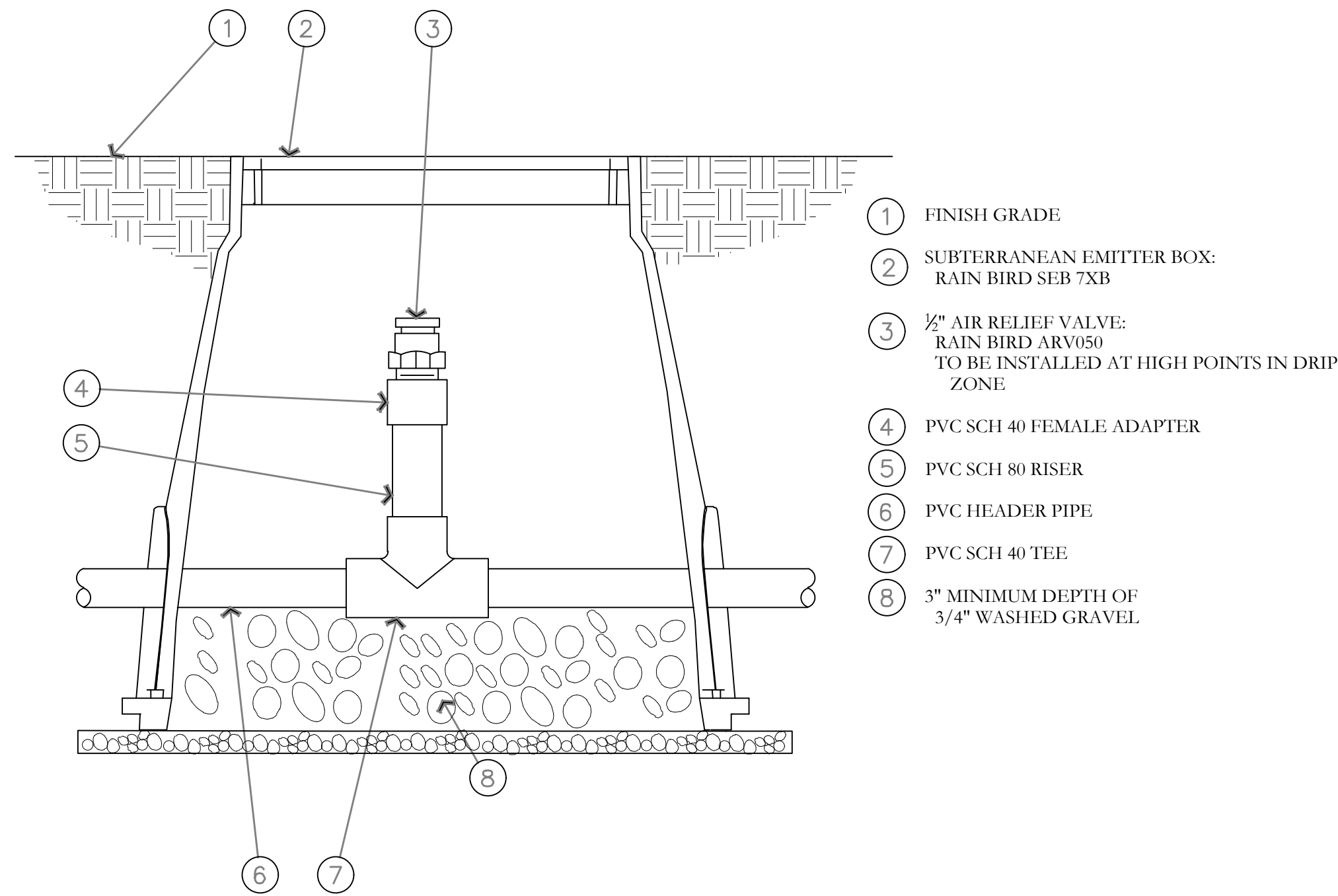


DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

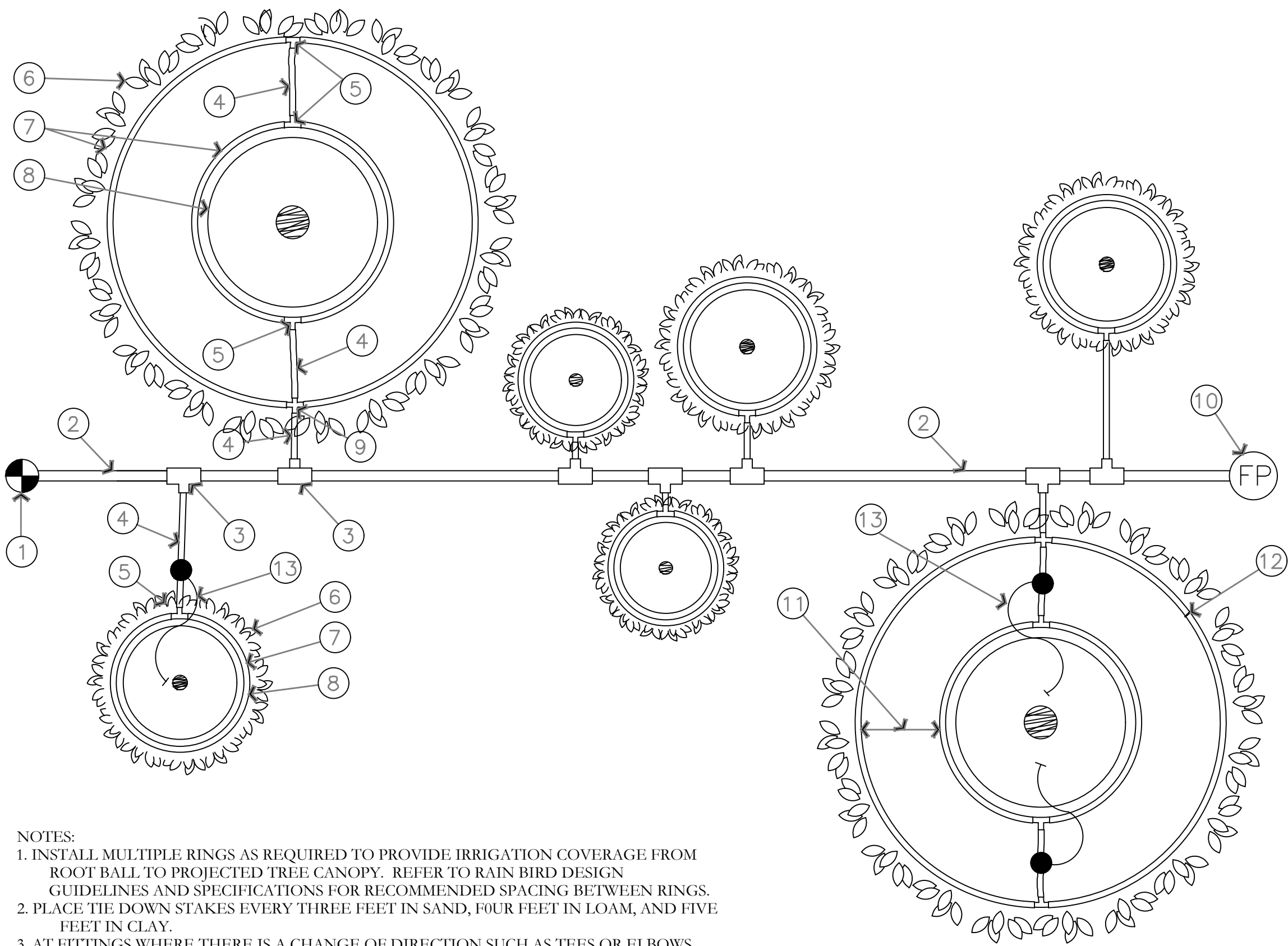


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHIELD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

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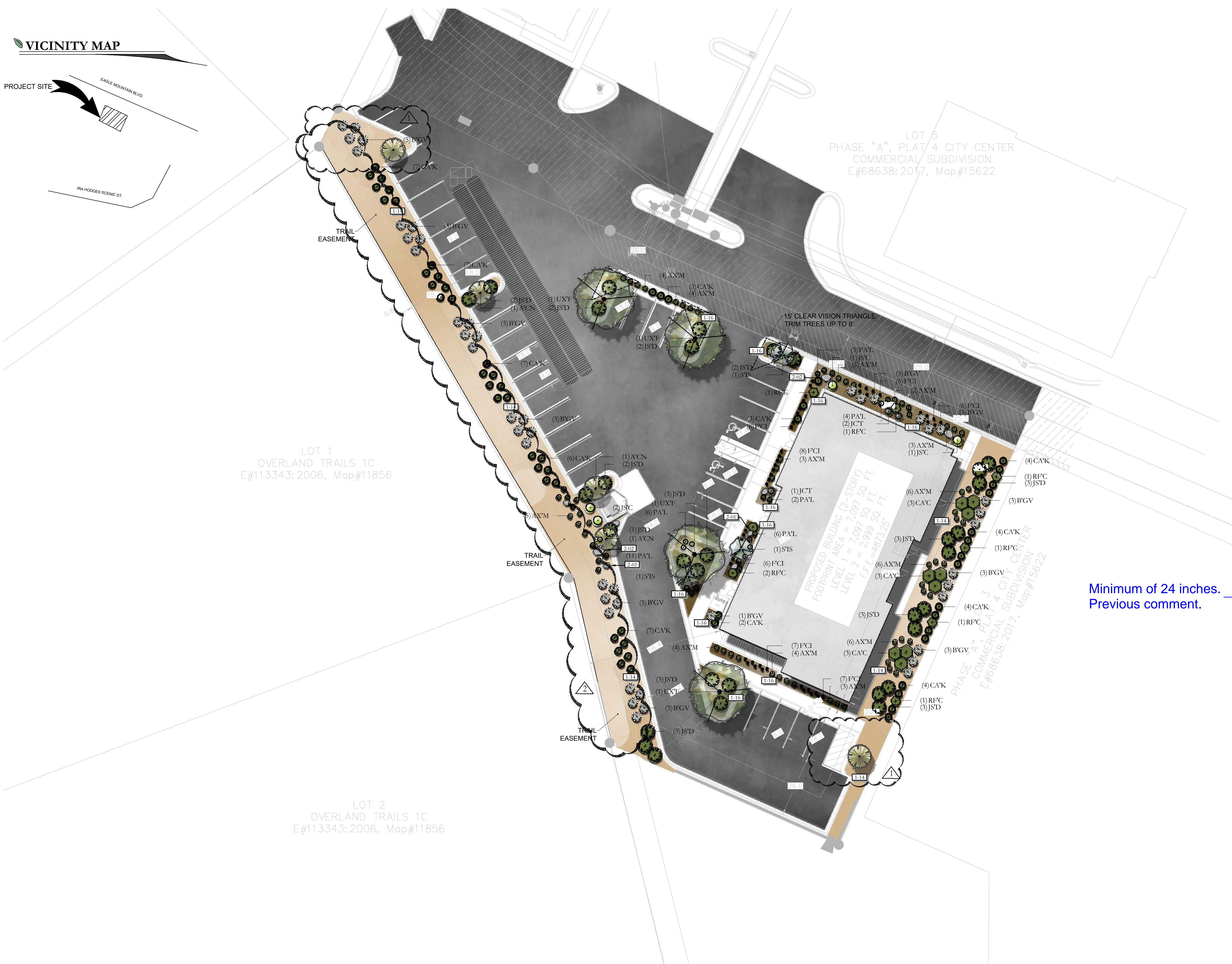
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JOHN@LAYTONDAVISARCHITECTS.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-503



PLANT LEGEND

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

CONIFERS

JCT

3

Juniperus chinensis 'Trautman'

Trautman Juniper

low; 15' H x 4' W; sun; z4; Utah Lake water tolerant

B & B

6'

JSC

4

Juniperus scopulorum 'Cologreen'

Cologreen Juniper

Tc2, 12-17' H X 4-6' W; AV 20; sun; z3; Utah Lake water tolerant

B & B

6'

DECIDUOUS TREES

A'CN

5

Acer platanoides 'Columnare'

Columnar Norway Maple

Moderate; 40' H x 12-15' W sun; z4

B & B

1.5"Cal

S'IS

3

Syringa reticulata 'Ivory Silk'

Ivory Silk Japanese Tree Lilac

Moderate; 20-25' H x 12-15' W; sun; z3; Utah Lake water tolerant

B & B

1.5"Cal

UXF

4

Ulmus x 'Frontier'

Frontier Elm

Td3; 35' H x 25' W; AV 490; sun; z4; Utah Lake water tolerant

B & B

1.5"Cal

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

CONT

DECIDUOUS SHRUBS

CA'C

9

Cotoneaster apiculatus

Cranberry Cotoneaster

Gv3; 3' H x 6' W; AV 113; full to part sun; z5; Utah Lake water tolerant

5 gal

PAL

32

Perovskia atriplicifolia 'Lisslitt'

Lacey Blue Russian Sage

Low; 2' H x 2'; W sun; z4; Utah Lake water tolerant

2 gal

RF'C

8

Rhamnus frangula 'Columnaris'

Tall Hedge Buckthorn

moderate; 15' H x 4' W; sun; z2; Utah Lake water tolerant

5 gal

EVERGREEN SHRUBS

B'GV

46

Buxus x 'Green Velvet'

Green Velvet Boxwood

3 H 'x 4' W; part sun to shade; moderate water; z4; Utah Lake water tolerant.

5 gal

JSD

32

Juniperus 'Mopani'

Moor-dense Juniper

low; 8-12" H x 6' W; sun; z3; Utah Lake water tolerant

5 gal

GRASSES

CA'K

58

Calamagrostis x acutiflora 'Karl Foerster'

Feather Reed Grass

Tw2; 4' H x 3' W; AV 7; sun; z4; Utah Lake water tolerant

1 gal

FCI

48

Festuca x 'Cool as Ice'

Cool as Ice Blue Fescue

Tw2; 1 H 'x 1' W; AV 3; sun to light shade; Utah Lake water tolerant

1 gal

PERENNIALS

AX'M

53

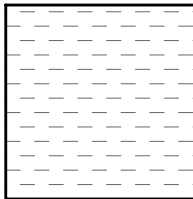
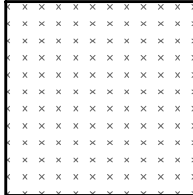


Achillea x 'Moonshine'

Moonshine Yarrow

P1; 1.5 H X 2' W; AV 3; sun; z3; Utah Lake water tolerant

1 gal

Minimum of 24 inches.
Previous comment.

SITE MATERIALS LEGEND					QTY	
NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.						
SYMBOL	CODE	DESCRIPTION				
1 LANDSCAPE						
	1-14	1" MINUS TAN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.			6,032 sf	
	1-16	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101. DEWITT WEED BARRIER REQUIRED.			2,309 sf	
2 HARDSCAPE						
	2-01	BOULDERS- DECORATIVE 3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..			6	
	2-02	BOULDERS- DECORATIVE 5 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501.			3	

7/15/2025

UT24167

NO.

REVISION

DATE

1

CITY COMMENTS

05-22-1015

2

CITY COMMENTS

07-15-2025

3

4

5

6

7

811

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

0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

PONY EXPRESS
MEDICAL OFFICE
1318 EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

LAYTON DAVIS ARCHITECTS
ATT: JOHN DAVIS
801-487-0715
JOHN@LAYTONDAVISARCHITECTS.COM

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LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 7/15/2025

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

COLOR ILLUSTRATION
CITY PERMIT SET

LP-COLOR

122

Plan No.
124

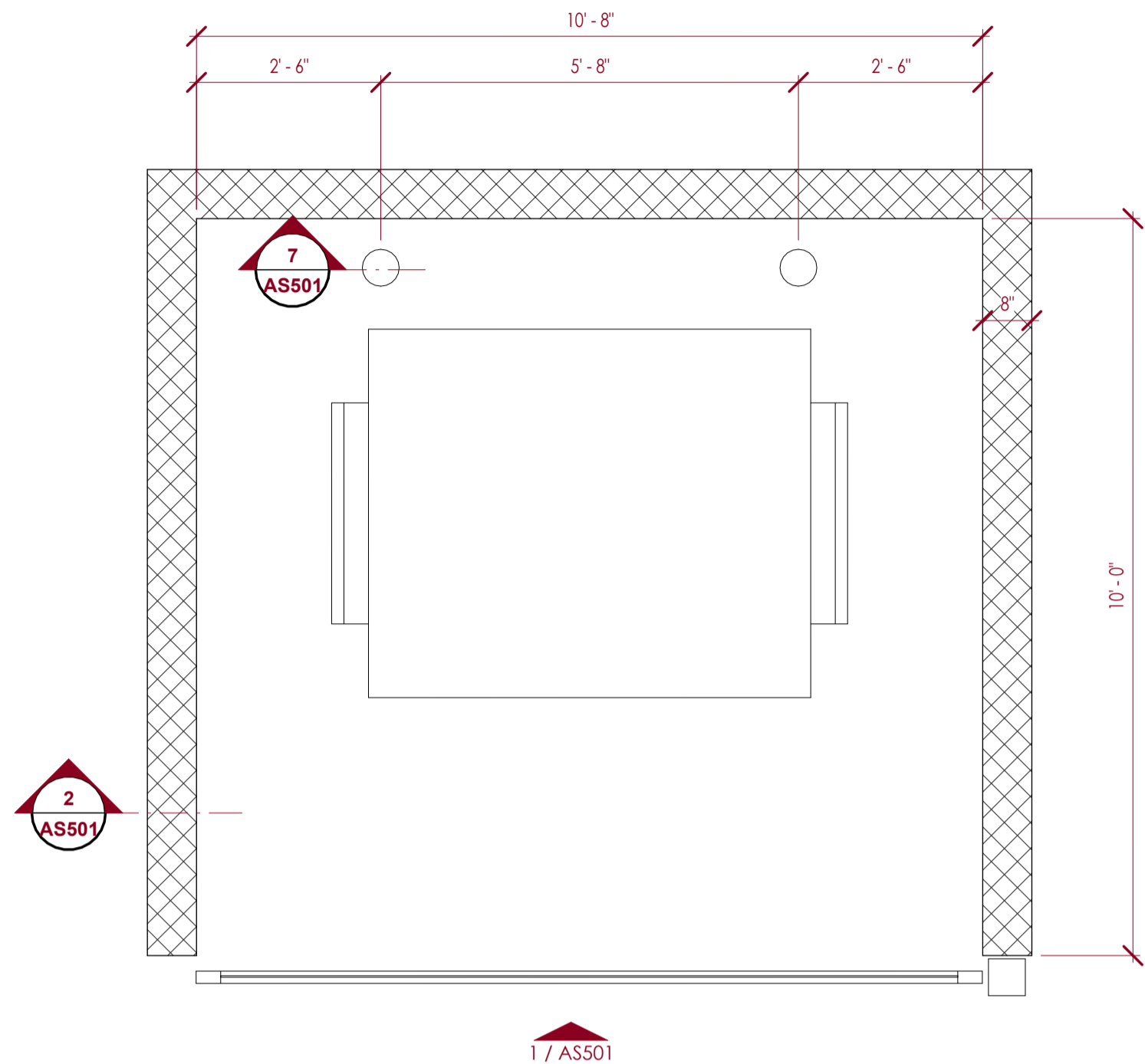
11

Drawing 1 of 3

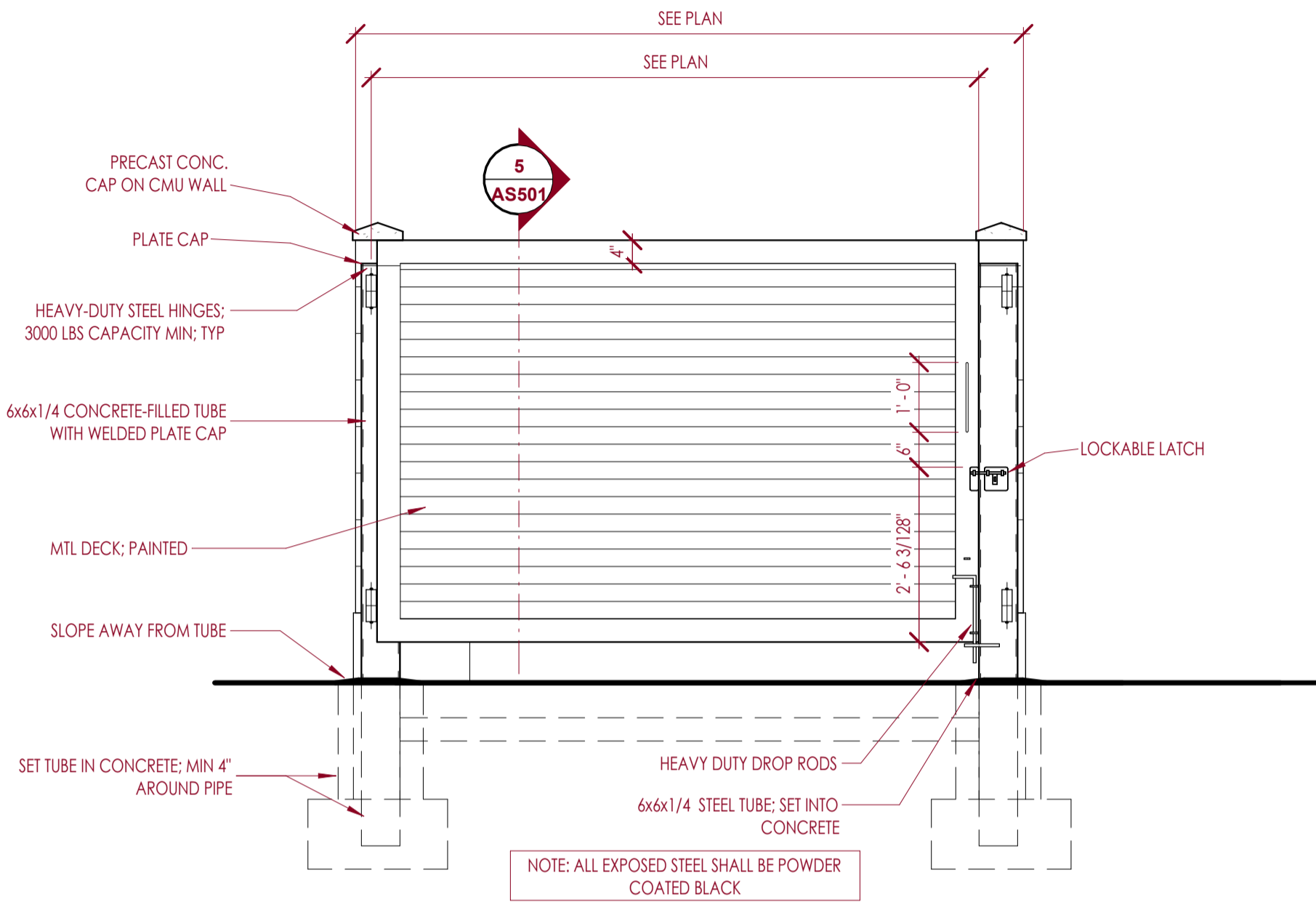
Plan No.
126

19

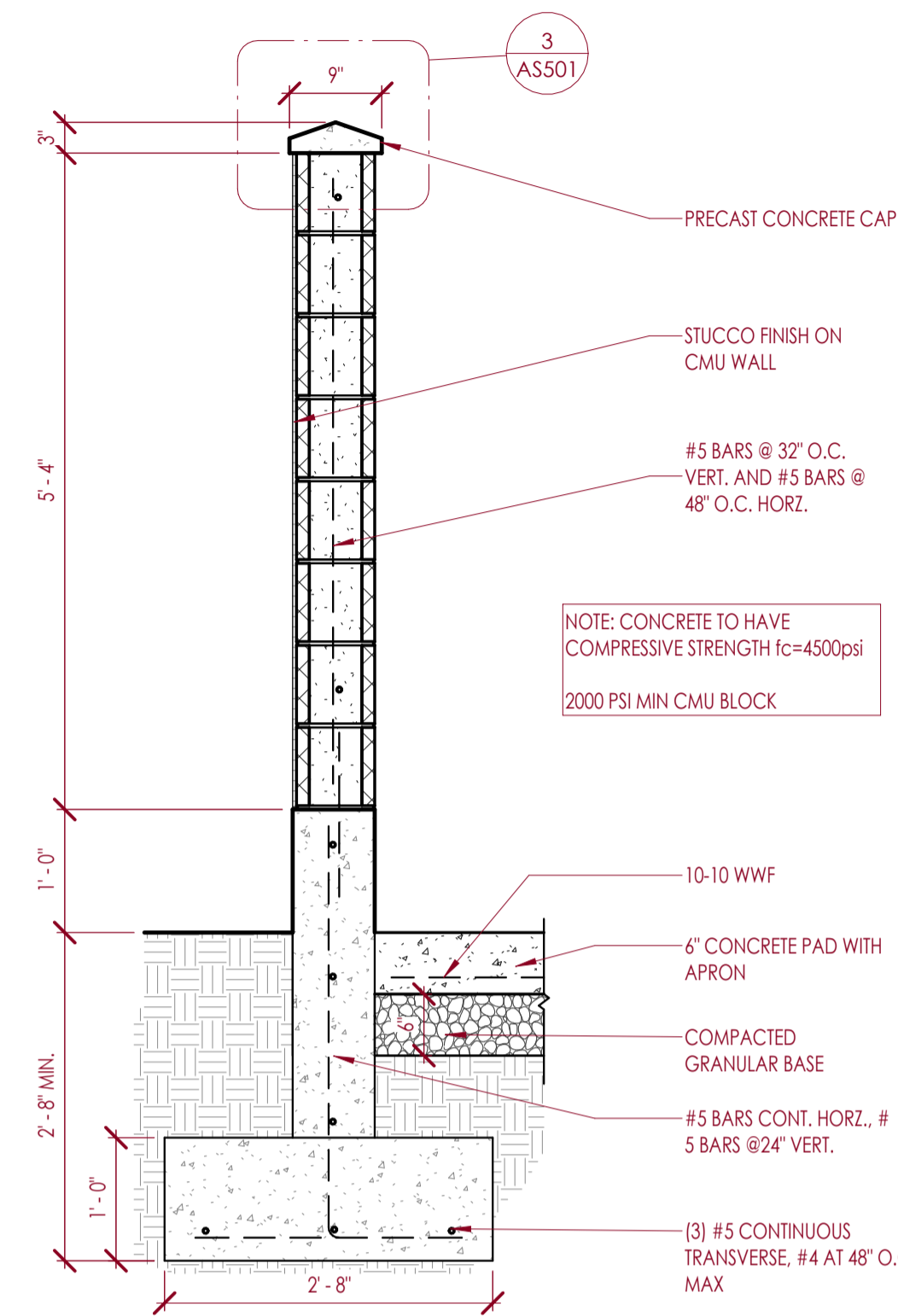




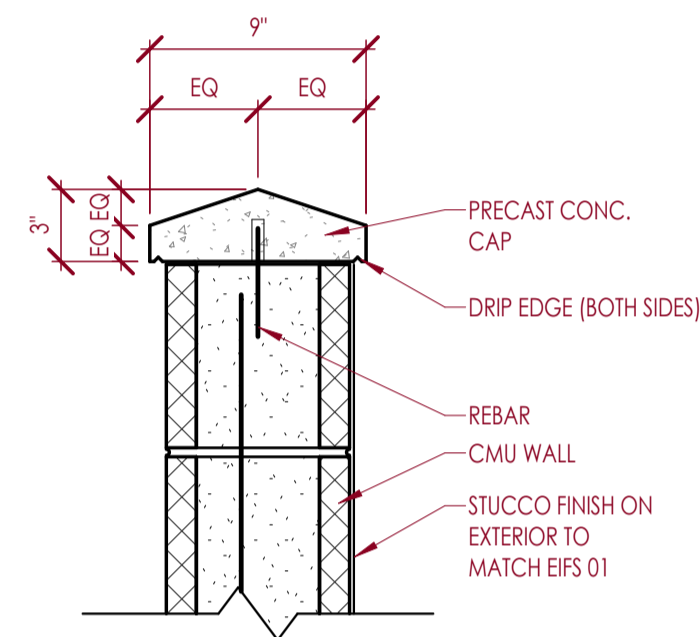
10 ENLARGED DUMPSTER PLAN
SCALE: 1/2" = 1'-0"



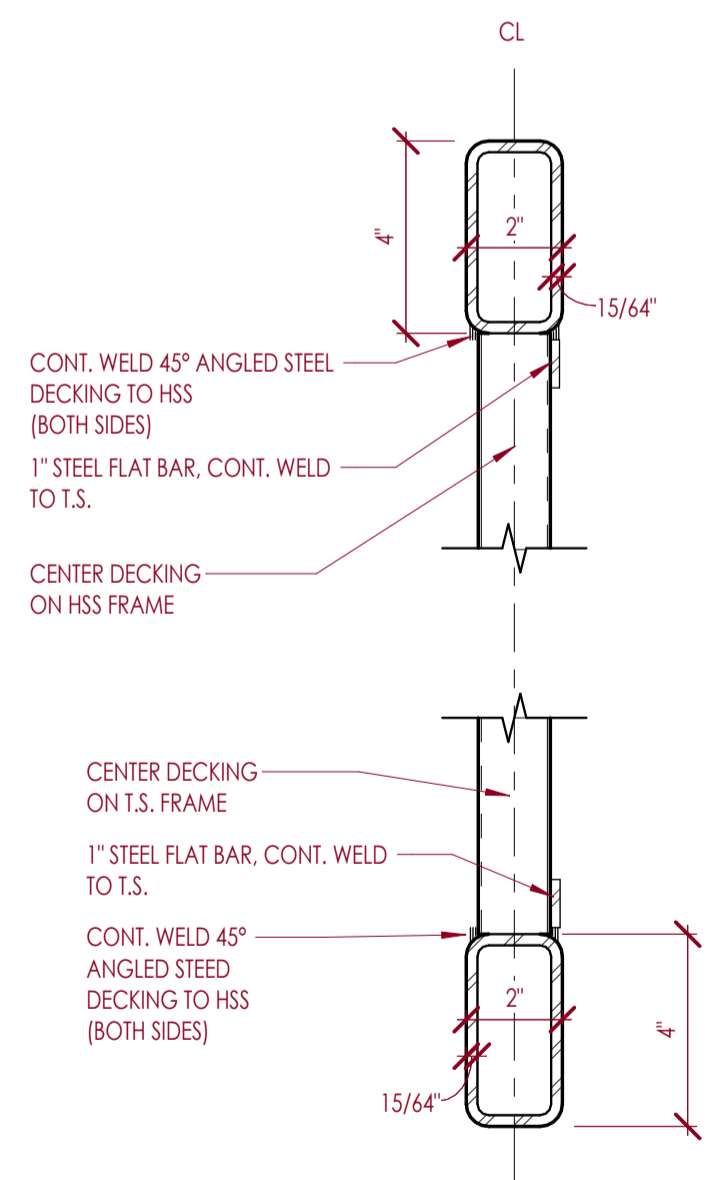
1 DUMPSTER GATE ELEVATION
SCALE: 1/2" = 1'-0"



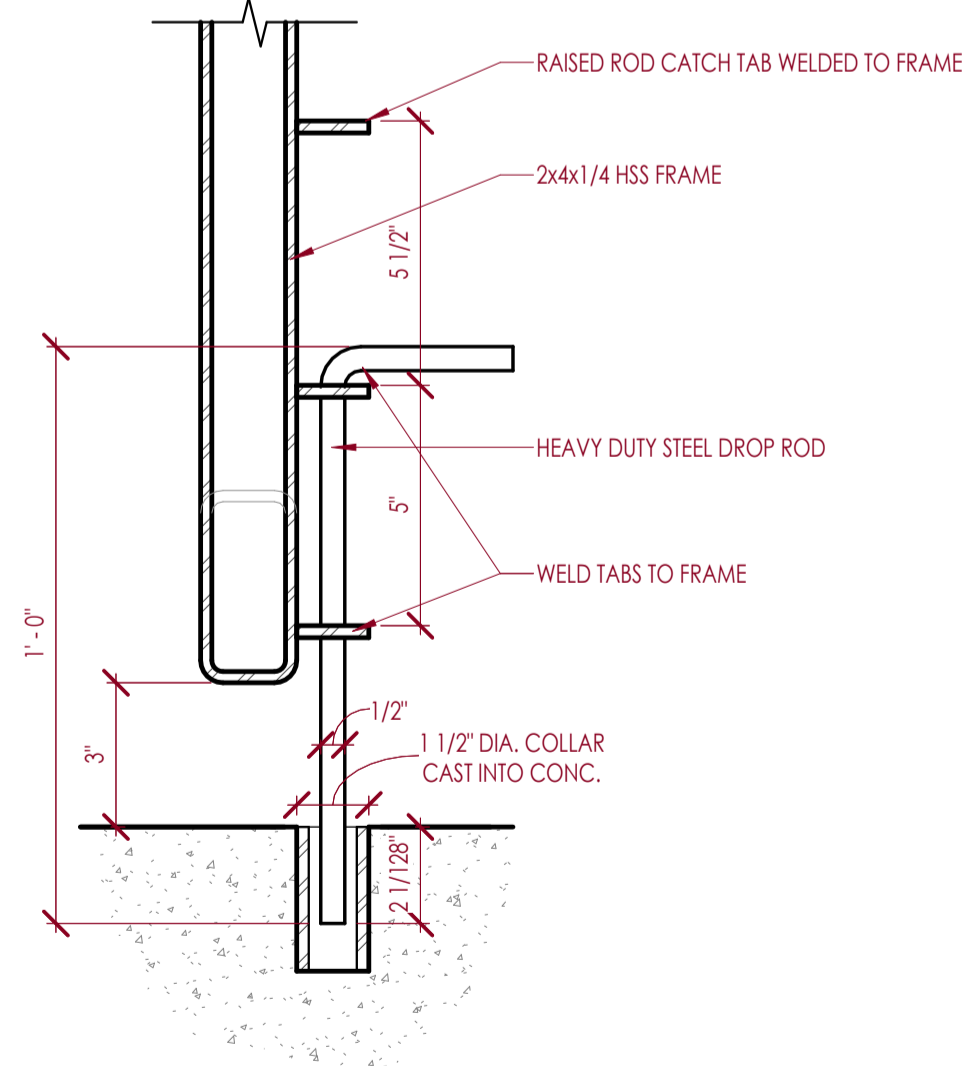
2 DUMPSTER ENCLOSURE WALL
SCALE: 3/4" = 1'-0"



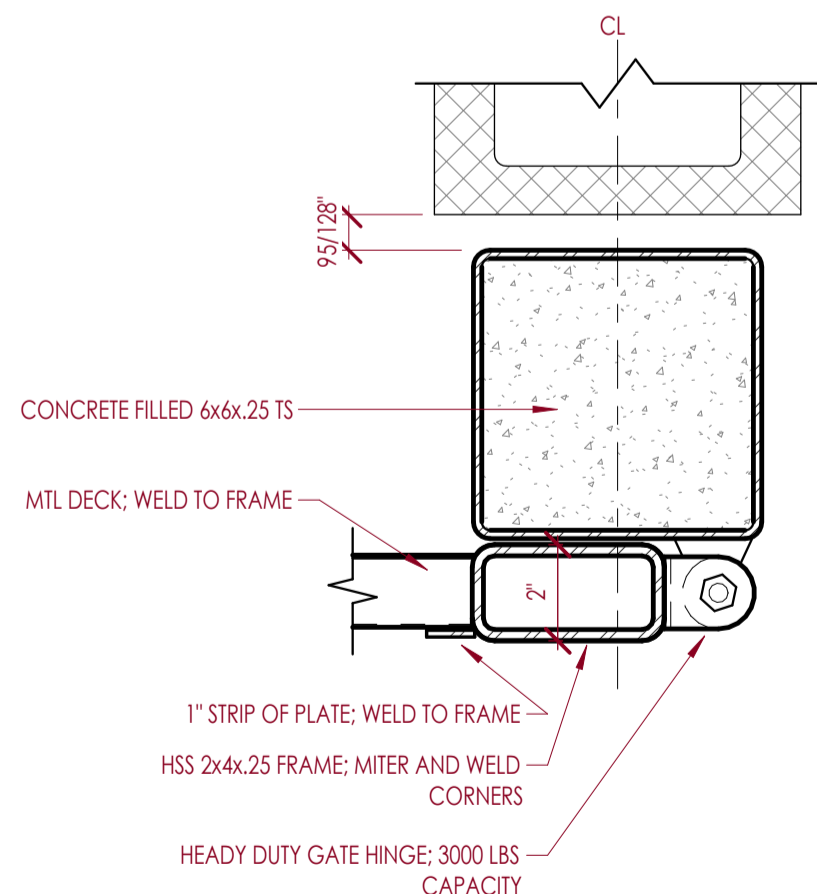
3 DUMPSTER ENCLOSURE CAP
SCALE: 1 1/2" = 1'-0"



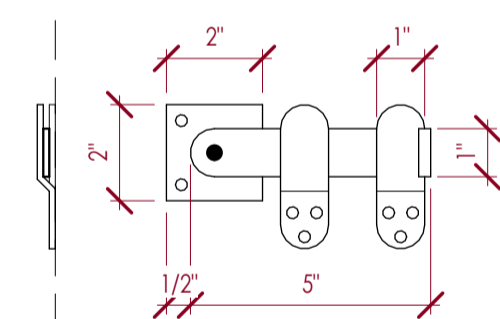
5 DUMPSTER GATE SECTION
SCALE: 3" = 1'-0"



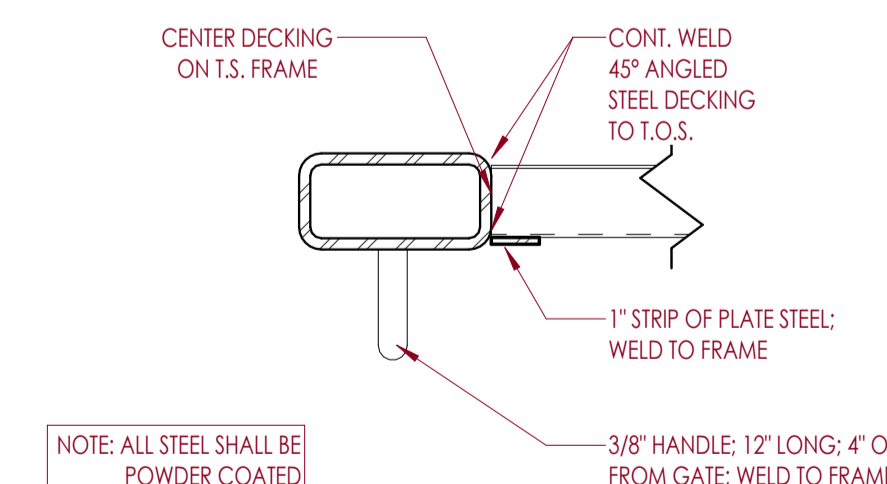
9 DUMPSTER GATE DROP ROD
SCALE: 3" = 1'-0"



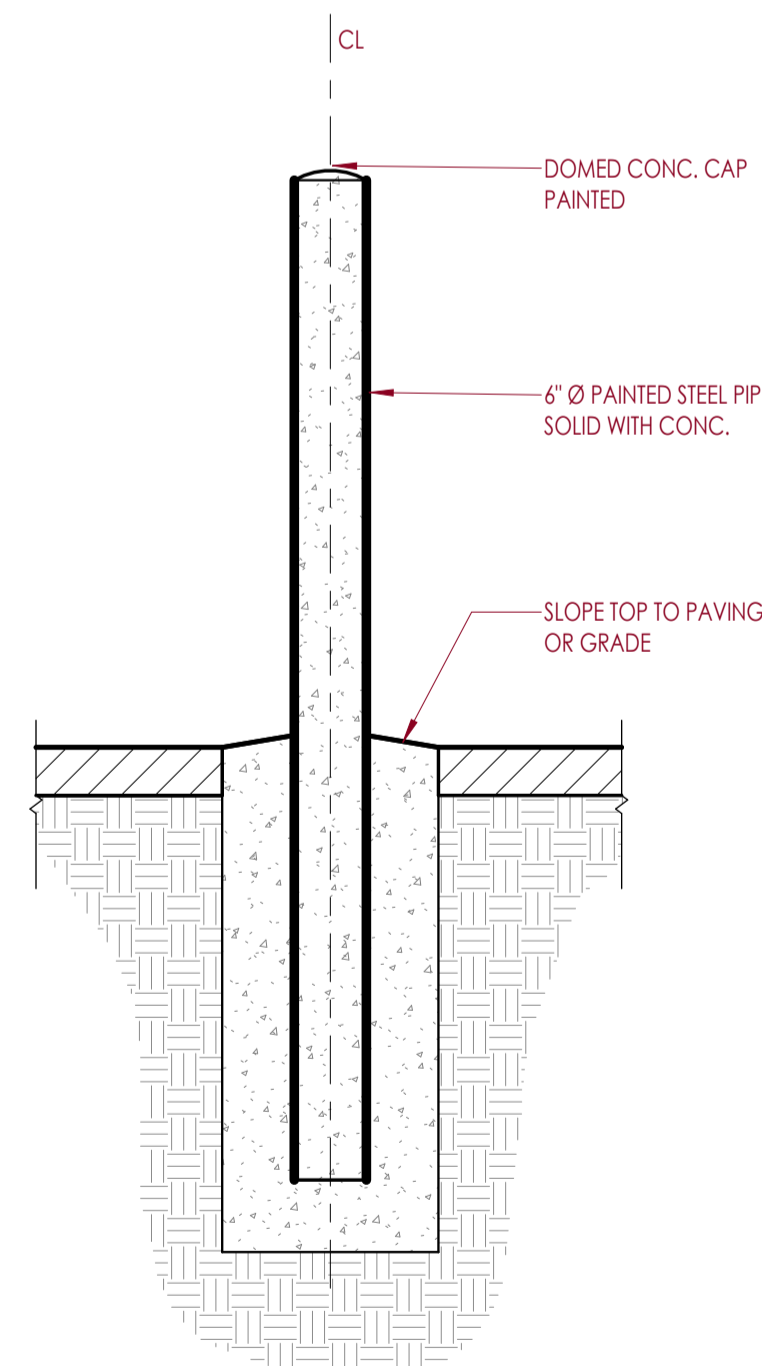
6 DUMPSTER GATE HINGE DETAIL
SCALE: 3" = 1'-0"



4 GATE DROP LATCH
SCALE: 3" = 1'-0"



8 DUMPSTER GATE HANDLE
SCALE: 3" = 1'-0"



7 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

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PRINTED DATE
7/17/2025 8:15:46 AM

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ARCHITECTS
2005 East 2700 South, Suite 200 | Salt Lake City, Utah 84109
p: 801.487.0715

PROJECT CHRONOLOGY

PROJECT NO.
24.169

DWN BY / CHK BY
AR/CB

TITLE
SITE DETAILS

24X36 SHEET #
AS501

KEYNOTE LEGEND	
2101	FIRE DEPARTMENT CONNECTION, SEE CIVIL
2201	GAS METER LOCATION, SEE PLUMBING DRAWINGS.
2303	FURNACE. SEE MECHANICAL DRAWINGS
2701	TELEPHONE TERMINAL BOARD, SEE ELECTRICAL DRAWINGS

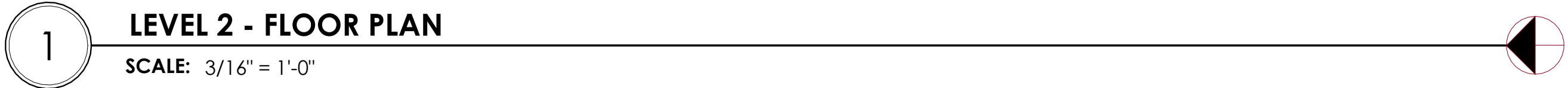


SCALE: 3/16" = 1'-0"

[illegible]

A101

KEYNOTE LEGEND	
102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER



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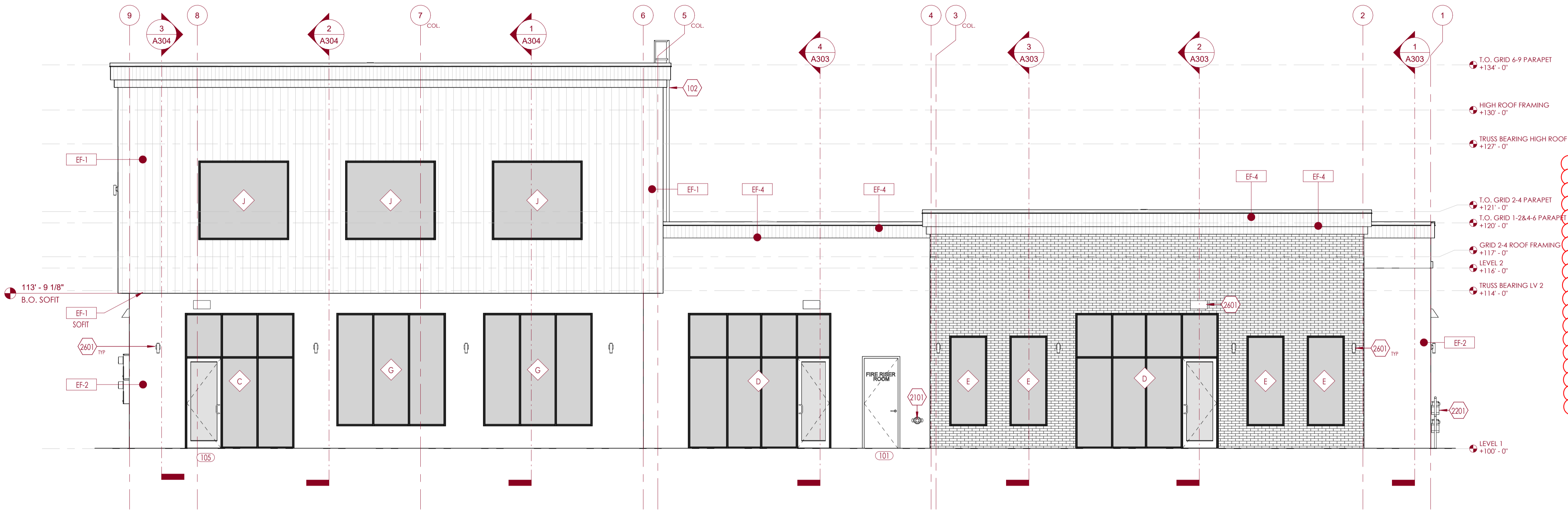
1318 E EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

[illegible]

24X36 SHEET #
A102

KEYNOTE LEGEND	
102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER
2101	FIRE DEPARTMENT CONNECTION, SEE CIVIL
2201	GAS METER LOCATION, SEE PLUMBING DRAWINGS.
2601	EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS.
2602	PAINTED ELECTRICAL METER BANK LOCATION, SEE ELECTRICAL DRAWINGS. COLOR TO MATCH EXTERIOR.

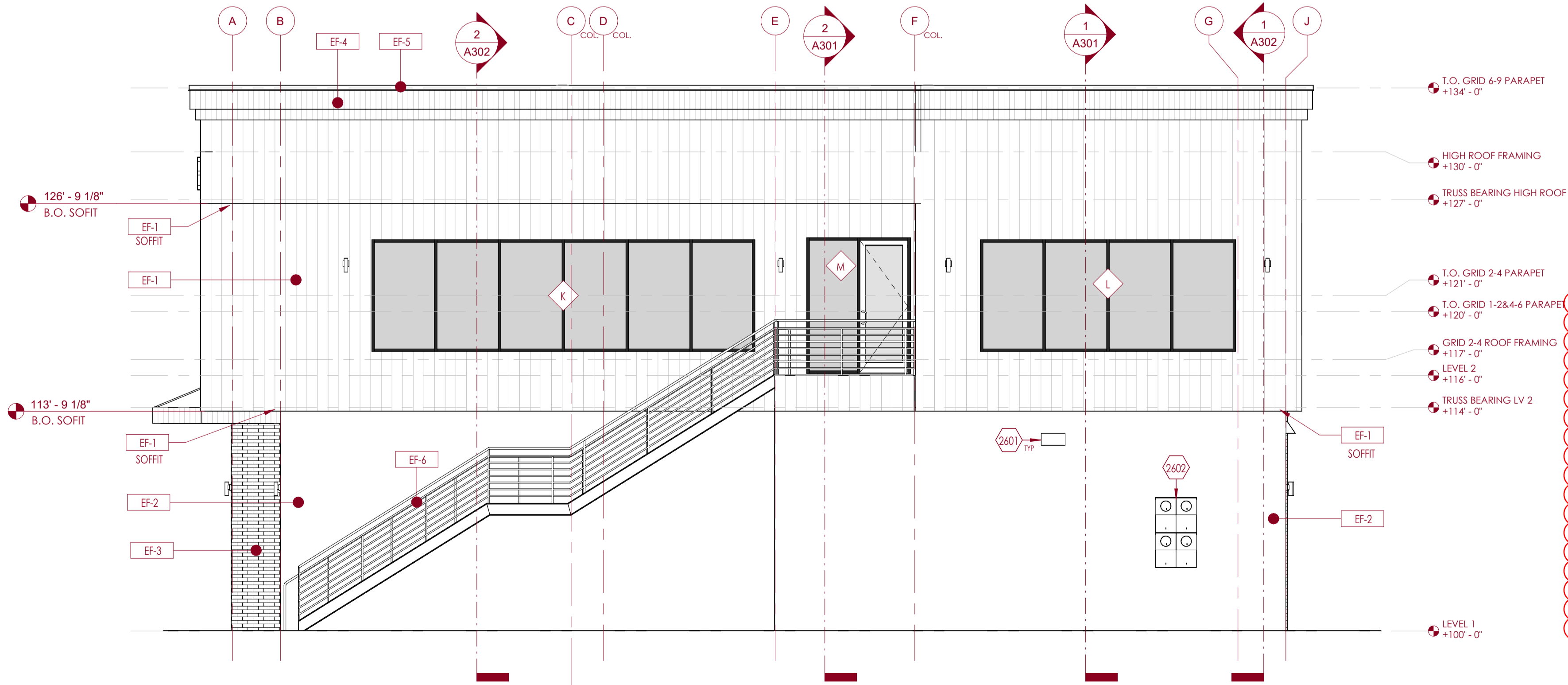
EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
EF-1	WOOD SIDING	BY G.C.	STAINED CEDAR	NATURAL	
EF-2	STUCCO	SYNERGY	FINE FINISH	NOUGAT 3050	
EF-3	BRICK	KING KLINKER	ULTRA PREMIUM	BLACK DIAMOND	
EF-4	PRE-FINISHED METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	
EF-5	PRE-FINISHED PARAPET COPING	BERRIDGE	TBD	BLACK	
EF-6	PAINTED STEEL	BY G.C.	TBD	BLACK	STAIR RAILING AND EXTERIOR LADDER
EF-7	TPO MEMBRANE	FIRESTONE	ULTRAPLY	WHITE	
FINISH DESCRIPTION:		FINISH NOTES:			
EF-1		1.			
FINISH TAG					



1
EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"

EAST - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	886 SF	27%
EF-2 - STUCCO EIFS - WEST	756 SF	23%
EF-3 - BRICK - WEST	731 SF	23%
STOREFRONT SYSTEM	888 SF	27%
	3,261 SF	100%

DESCRIPTION OF ARCHITECTURAL DETAILS FOR PLANNING DEPARTMENT
East side architectural details: The Architectural Details we are using on this side to comply with the city code is architectural lighting, level 2 overhang to create a canopy effect, and modern ornamental cornices at all top of wall.



2
EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

SOUTH - EXTERIOR BUILDING MATERIALS		
MATERIAL	SF	%
EF-1 - WOOD SIDING - WEST	1260 SF	50%
EF-2 - STUCCO EIFS - WEST	867 SF	35%
EF-3 - BRICK - WEST	40 SF	1%
STOREFRONT SYSTEM	335 SF	14%
	2,502 SF	100%

DESCRIPTION OF ARCHITECTURAL DETAILS FOR PLANNING DEPARTMENT
South side architectural details: The Architectural Details we are using on this side to comply with the city code is architectural lighting, level 2 overhang to create a canopy effect, and modern ornamental cornices at all top of wall.

SITE SUBMITTAL

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LAYTONDAVIS

A R C H I T E C T S

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PONY EXPRESS MEDICAL
OFFICE BUILDING

1318 EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY

1 SITE COMMENTS #1	04/28/25
2 SITE COMMENTS #2	05/28/25

PROJECT NO.

24.169

DWN BY / CHK BY

AR/CB

TITLE

ELEVATIONS

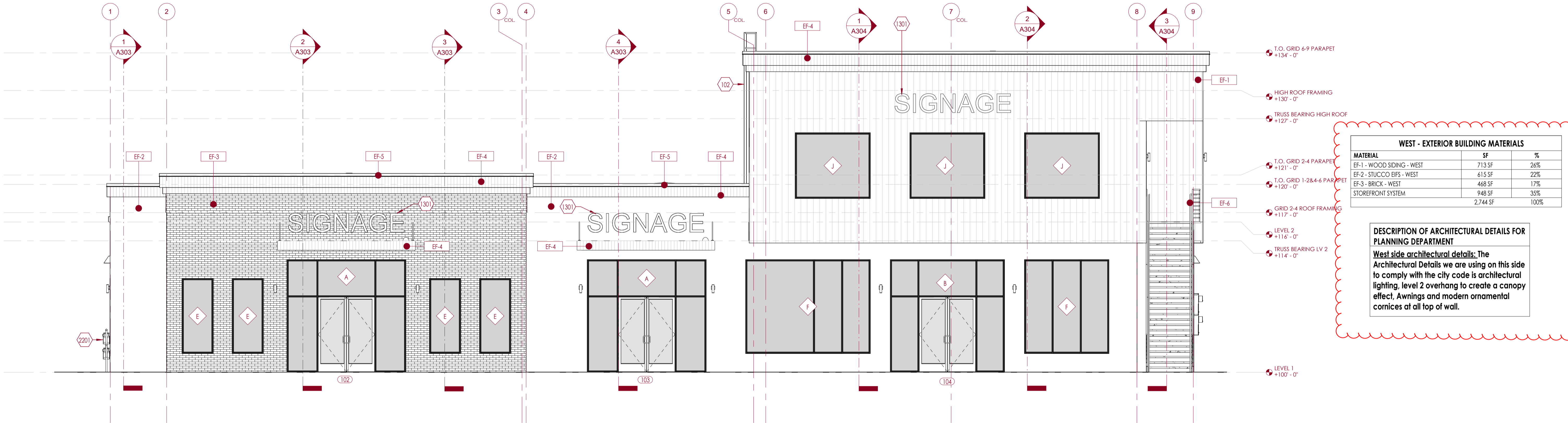
24X36 SHEET #

A201

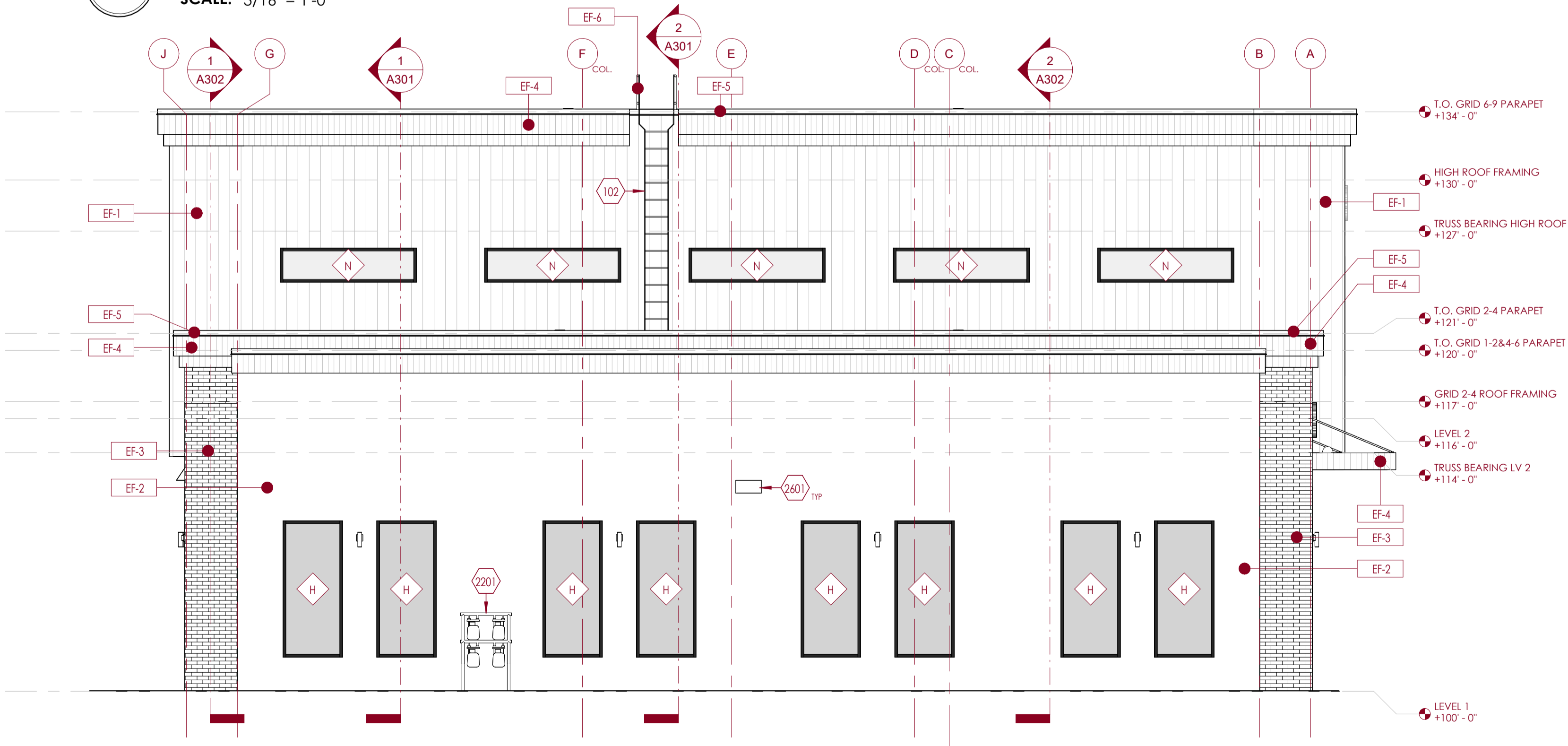
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KEYNOTE LEGEND	
102	PAINTED STEEL (EF-6) EXTERIOR ROOF TO ROOF ACCESS LADDER
1301	TENANT SIGNAGE, BY FUTURE TENANT
2201	GAS METER LOCATION, SEE PLUMBING DRAWINGS.
2601	EXTERIOR LIGHT, SEE ELECTRICAL DRAWINGS.

EXTERIOR FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
EF-1	WOOD SIDING	BY G.C.	STAINED CEDAR	NATURAL	
EF-2	STUCCO	SYNERGY	FINE FINISH	NOUGAT 3050	
EF-3	BRICK	KING KLINKER	ULTRA PREMIUM	BLACK DIAMOND	
EF-4	PRE-FINISHED METAL PANEL	BERRIDGE	FW-12 PANEL	BLACK	
EF-5	PRE-FINISHED PARAPET COPING	BERRIDGE	TBD	BLACK	
EF-6	PAINTED STEEL	BY G.C.	TBD	BLACK	STAIR RAILING AND EXTERIOR LADDER
EF-7	TPO MEMBRANE	FIRESTONE	ULTRAPLY	WHITE	
FINISH DESCRIPTION:		FINISH NOTES:			
EF-1 FINISH TAG		1.			



1 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

SITE SUBMITTAL
PRINTED DATE
7/17/2025 8:15:52 AM

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PONY EXPRESS MEDICAL
OFFICE BUILDING
1318 EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY	
1 SITE COMMENTS #1	04/28/25
2 SITE COMMENTS #2	05/28/25

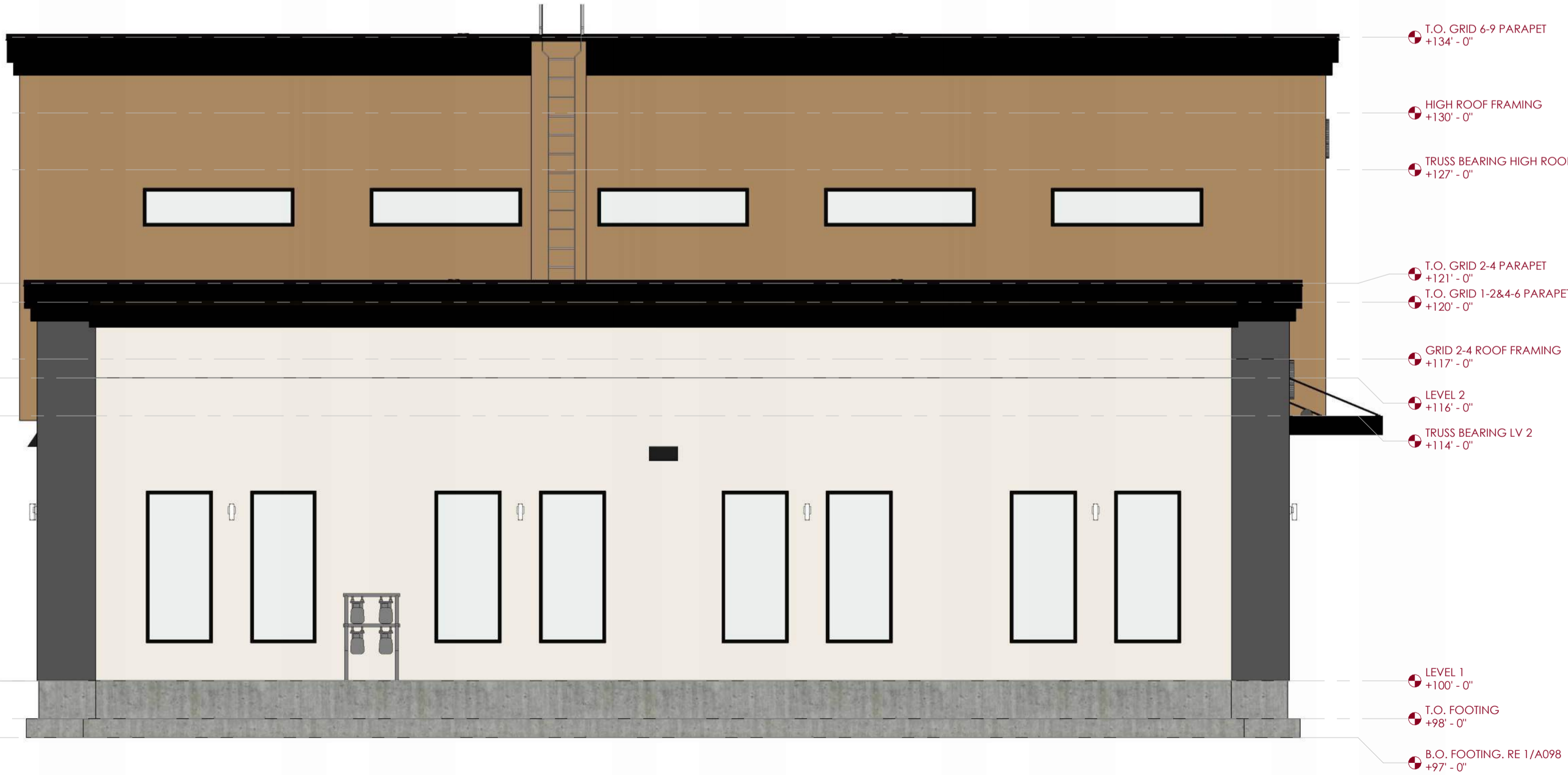
PROJECT NO.
24.169
DWN BY / CHK BY
AR/CB
TITLE
ELEVATIONS
24X36 SHEET #

A202

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1 WEST ELEVATION- COLORED
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION - COLORED
SCALE: 3/16" = 1'-0"



3 PERSPECTIVE VIEW
SCALE:

SITE SUBMITTAL

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p: 801.487.0715

**PONY EXPRESS MEDICAL
OFFICE BUILDING**

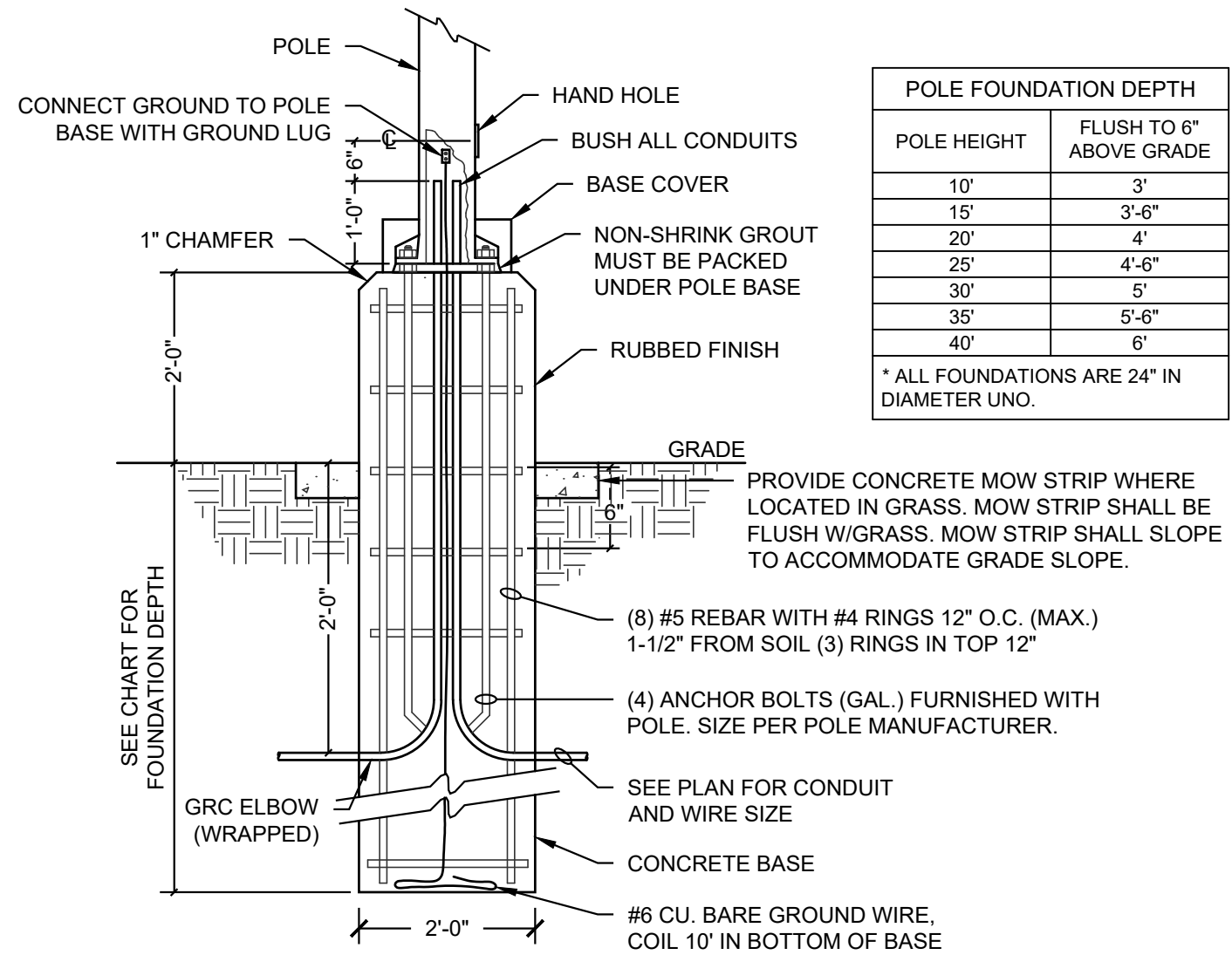
1318 EAGLE MOUNTAIN BLVD LOT #2
EAGLE MOUNTAIN, UT 84005

PROJECT CHRONOLOGY	
2 SITE COMMENTS #2	05/28/25
PROJECT NO. 24.169	
DOWN BY / CHK BY AR/CB	
TITLE ELEVATIONS - COLORED	
24X36 SHEET # A204	





D

LTG CTRL SEQUENCE OF OPERATION	LUMENS PER NET ACRE CALCULATION
ALL NON-ESSENTIAL COMMERCIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00 PM OR FOR AS LONG AS THE BUSINESS IS OPEN (OR AREA IS IN ACTIVE USE). LIGHTING SHALL ALSO SHALL REMAIN OFF UNTIL THE BUSINESS REOPENS OR UNTIL DAYLIGHT THE FOLLOWING DAY. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.7.1 - C405.2.7.4)	LUMENS DO NOT EXCEED 100,000 LUMENS PER NET ACRE. LOT SIZE IS 0.958 ACRE(S) AND TOTAL CONNECTED LUMENS ARE 87,301 OUT OF 95,800 NET ALLOCATION FOR LOT SIZE.

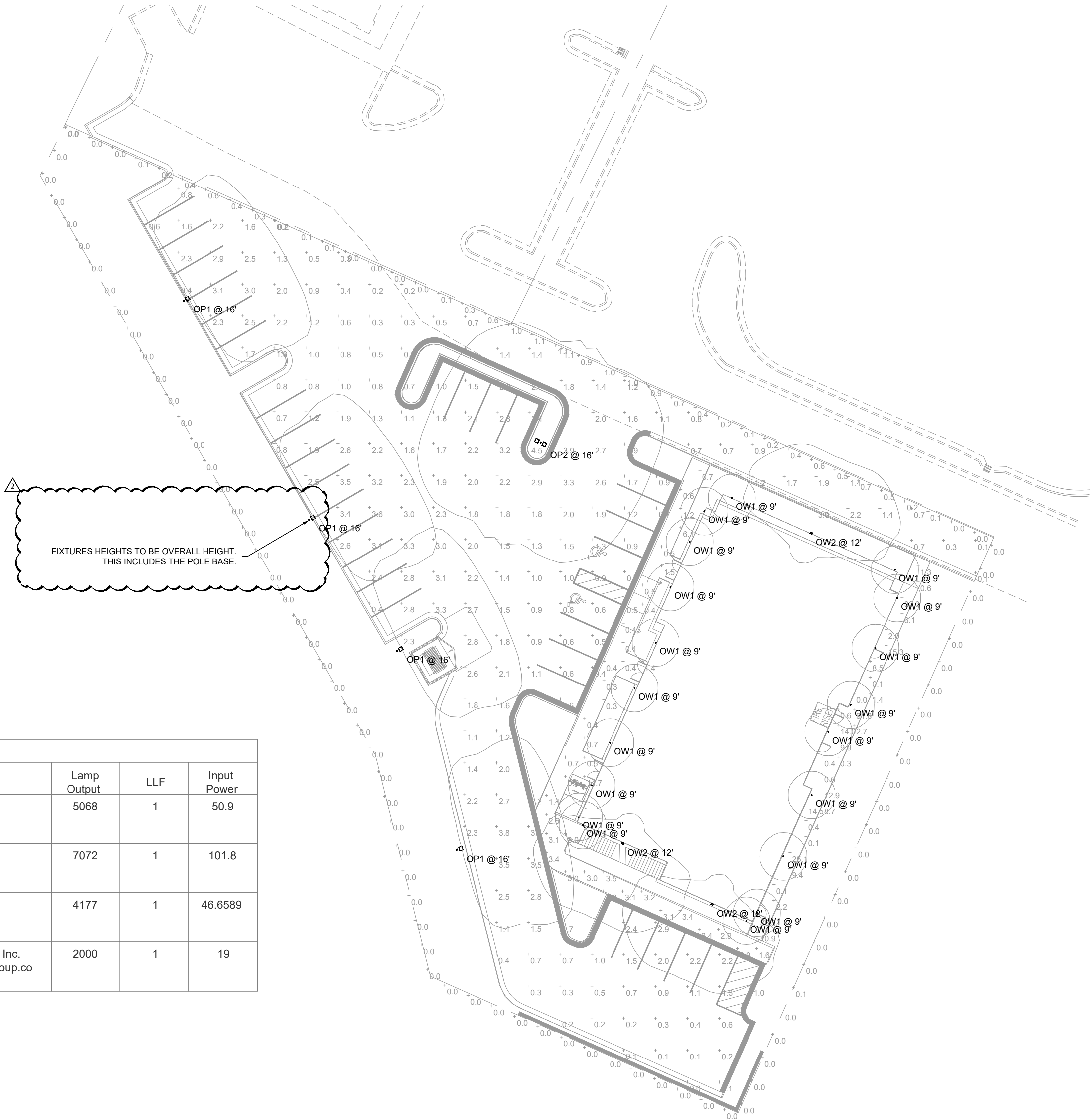
C



2 LIGHT POLE BASE DETAIL
ES001 NO SCALE

Schedule									
	Symbol	QTY	Catalog	Description	Number Lamps	Manufacturer	Lamp Output	LLF	Input Power
		4	DSX1 LED P1 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	1	Lithonia Lighting	5068	1	50.9
		1	DSX1 LED P1 40K 80CRI T4M	D-Series Size 1 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	Lithonia Lighting	7072	1	101.8
		6	WDGE2 LED P4 40K 80CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	1	Lithonia Lighting	4177	1	46.6589
		15		AQUA 300, 40 degree reflector	1	v2 Lighting Group, Inc. www.v2LightingGroup.com	2000	1	19

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKWAY / DRIVEWAY	+	1.6 fc	4.3 fc	0.2 fc	43.0:1	16.0:1
WALKWAY	+	3.2 fc	40.8 fc	0.4 fc	102.0:1	8.0:1
WALKWAY 2	+	6.6 fc	14.5 fc	3.3 fc	4.4:1	2.0:1
BOUNDRY LINE	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A



1 PHOTOMETRIC SITE PLAN
ES001 SCALE: 1" = 20'-0"

A

D

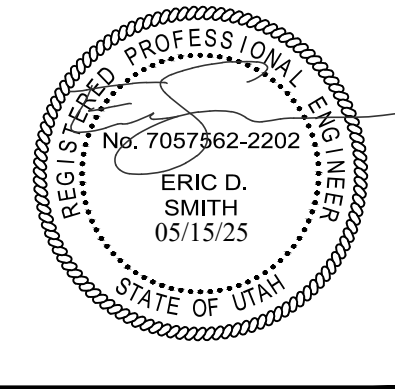


76 W 13775 S, STE 3
DRAPER, UT 84020
(801) 618-9656
eric@elementalelectricalengineers.com

C

REVISIONS		
MARK	DATE	DESCRIPTION
1	05/15/25	PERMIT SET
2	07/09/25	LIGHTING CONTROL REVISION
	07/14/25	CITY COMMENTS

B



PONY EXPRESS MEDICAL OFFICE BUILDING
1318 E. EAGLE MOUNTAIN BLVD.
EAGLE MOUNTAIN, UTAH

SHEET TITLE:

PHOTOMETRIC
SITE PLAN

ES001

A



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JULY 22, 2025**

TITLE:	Title 17 Amendment to Adopt Legal Non-Conforming Use Allowances and Standards
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING

Yes

PREPARED BY

Robert Hobbs, Senior Planner

PRESENTED BY

Robert Hobbs

RECOMMENDATION:

N/A

BACKGROUND:

N/A

ITEMS FOR CONSIDERATION:

N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

None