



ALPINE CITY PLANNING COMMISSION MEETING

NOTICE is hereby given that the **PLANNING COMMISSION** of Alpine City, Utah, will hold a **Public Meeting** on **Tuesday, June 2nd, 2026 at 6:00 p.m. at City Hall, 20 North Main Street, Alpine, Utah.**

The public may attend the meeting in person or view it via the Alpine City YouTube Channel. A direct link to the channel can be found on the homepage of the Alpine City website, alpineut.gov.

I. GENERAL BUSINESS

- A. Welcome and Roll Call: Alan MacDonald
- B. Prayer/Opening Comments: By Invitation
- C. Pledge of Allegiance: John Mackay

II. REPORTS AND PRESENTATIONS

None

III. ACTION/DISCUSSION ITEMS:

- A. **Action Item:** Review of Five.12 Commercial Site Plan

IV. COMMUNICATIONS

V. APPROVAL OF PLANNING COMMISSION MINUTES: May 5th, 2026

ADJOURN

Chair Alan MacDonald
May 29, 2026

THE PUBLIC IS INVITED TO ATTEND ALL PLANNING COMMISSION MEETINGS. If you need a special accommodation to participate in the meeting, please call the City Recorder's Office at 801-756-6347 ext. 5.

CERTIFICATION OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was posted at Alpine City Hall, 20 North Main, Alpine, UT. It was also sent by e-mail to The Daily Herald located in Provo, UT a local newspaper circulated in Alpine, UT. This agenda is also available on the City's web site at www.alpinecity.org and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are now recorded.

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- When speaking to the Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversations with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction with the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers, or other noise-making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to two minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the lobby area outside the council room to talk as it can be very noisy and disruptive. If you must carry on a conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing, there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

ALPINE CITY PLANNING COMMISSION AGENDA

SUBJECT: Review of the Five.12 Commercial Site Plan

FOR CONSIDERATION ON: June 2, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Recommend approval to the Five.12 Commercial Site Plan

REVIEW TYPE: Recommendation

BACKGROUND INFORMATION:

The Five.12 Commercial Site Plan is proposed for the address of 170 S Main Street in Alpine. The building is to support their ongoing operational needs and provide more space for their non-profit ventures. The design proposed incorporates modern elements as well as more contemporary materials.

The applicant has provided a site plan that overall meets the code requirements for §3.06 Business Commercial Zone and §3.11 Gateway/Historic Zone. There is only need to adjust the materials slightly from any concrete to the materials that are permitted in the Gateway/Historic Design Guidelines. DCA §4.07, 4.08, and 4.10 have also been evaluated and affirmed compliance.

More detail from the applicant:

We are pleased to warmly introduce the construction of a new warehouse addition and parking lot for the Five12 foundation. Five 12 is a non-profit organization geared to helping feed children. Elementary school students in the United States are going home from school on Friday and coming back to school hungry on Monday. Five12 provides weekend backpacks full of food for those students in need. This new warehouse will increase the foundation's capacity to reach more children.

Located at 168 S Main St. Alpine, UT 84004, a 6,000 sqft building addition and site parking improvements will be added to the lot that already includes the existing Five12 distribution warehouse. The proposed asphalt parking lot will have 88 regular parking stalls, 4 ADA stalls and an entrance from South Main Street, ensuring easy access to community members and volunteers. From a utilities perspective, a storm drain system and underground storm water holding chamber will be placed underneath the parking lot. A concrete pad for a proposed water tower will be located near that new South main entrance. Additionally, light poles staged throughout the lot will provide ample lighting.

The proposed landscape design was executed with existing trees in mind. The large canopy trees on the south and north property line are to be preserved and protected. The new additional parking for the office building has 4 proposed landscape islands with canopy trees to provide shade. A mixture of water-wise trees, shrubs, perennials, and ornamental grasses are provided in the proposed landscape beds. A large tan decorative river cobble is proposed to match the existing beds on the east entry near the existing building.

After final grading, the future building location along South Main Street will receive a native grass seed mix to stabilize the ground. Keeping water in mind, there are no suitable locations to introduce turf grass for recreation or leisure activities. Decorative rock, native grass, and waterwise planting are the main materials implemented.

We would like to thank the Planning Commission for taking the time to review our project. We look forward to working together in getting this project underway.

GENERAL PLAN REFERENCE

- General Plan Land Use Goal #2 Policy 2.2

CITY CODE REFERENCE:

- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08
- Alpine Development Code 4.10

PUBLIC NOTICE:

This item does not require a public hearing but will be posted as an agenda item on the Planning Commission and City Council agendas, where applicable.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission consider sending a positive recommendation to the City Council for the proposed site plan for the new Five.12 commercial building at 170 S Main Street, subject to the condition that all exterior materials of the building match what is permitted in the Gateway/Historic Design Guidelines.

Motion to Approve:

I move to recommend approval to the City Council of the proposed site plan for the new Five.12 commercial building at 170 S Main Street.

Motion to Approve with Conditions:

I move to recommend approval to the City Council of the proposed site plan for the new Five.12 commercial building at 170 S Main Street, subject to the following conditions:

*Insert Proposed Conditions

Motion to Table:

I move to table consideration of the proposed site plan for the new Five.12 commercial building at 170 S Main Street to a future meeting in order to allow additional time for revisions and/or additional information, including:

*Insert additional information needed.

Motion to Deny:

I move to recommend denial of the proposed site plan for the new Five.12 commercial building at 170 S Main Street based on the following findings:

*Insert findings

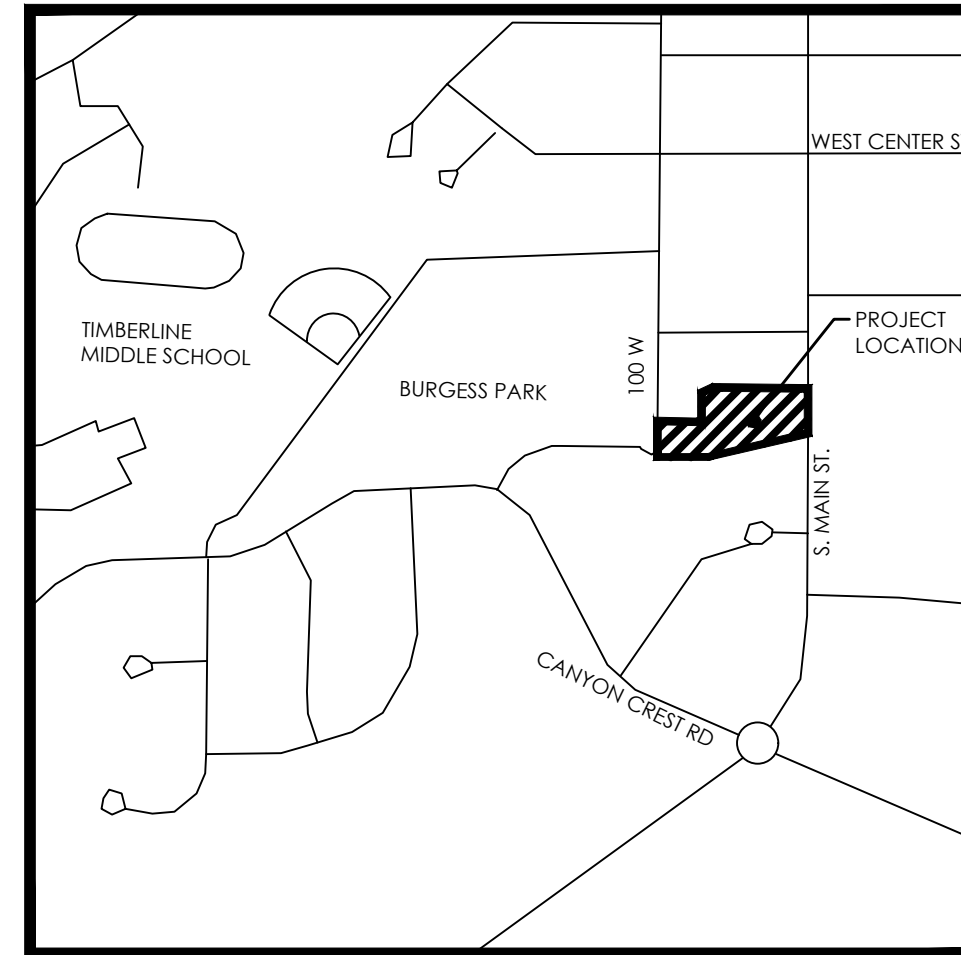




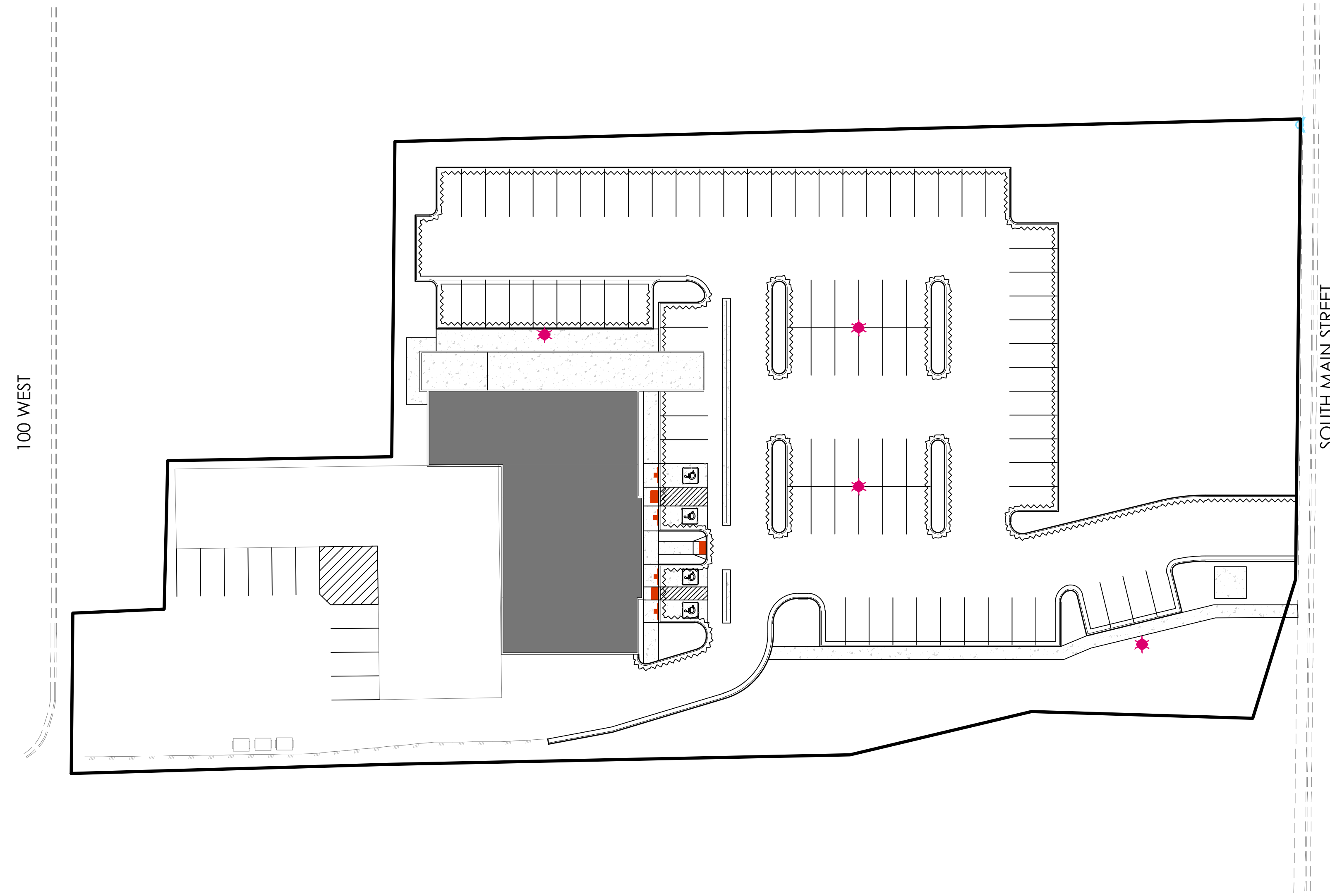
FIVE.12 WAREHOUSE

PREPARED FOR:
SILVER FOX CONSTRUCTION

LOCATED AT:
170 S MAIN STREET, ALPINE, UT 84004



VICINITY MAP
NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER
C3.0	SITE PLAN
C4.0	UTILITY PLAN
C5.0	GRADING & DRAINAGE
C5.1	GRADING BLOW UP
C6.0	EROSION CONTROL PLAN
D1.0	DETAILS
D2.0	DETAILS
E1.1	SITE PHOTOMETRIC PLAN
E1.2	SITE PHOTOMETRIC DATA
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
A210	EXTERIOR ELEVATIONS

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.
- THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

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

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

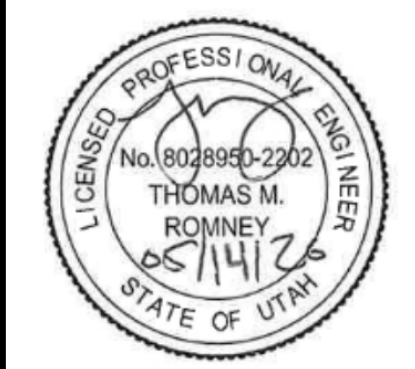
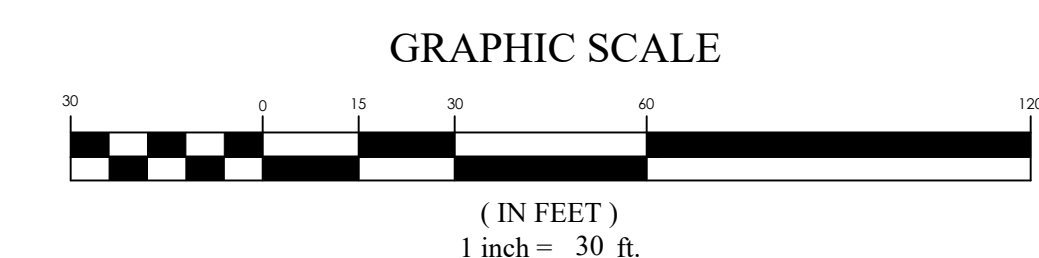
CONTACTS

ENGINEER & SURVEYOR
FOCUS CONSULTING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: PARK SORENSON
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
SILVER FOX CONSTRUCTION
533 WEST STATE ST. #102
PLEASANT GROVE, UTAH 84062
(801) 857-7914
CONTACT: JD HEINER

BENCHMARK

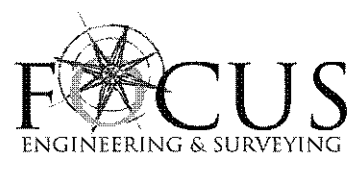
SOUTH QUARTER CORNER OF SECTION 24
TOWNSHIP 4S, RANGE 1E
SALT LAKE BASE AND MERIDIAN
ELEV: 4916.46
DATUM: NGVD29



FIVE.12 WAREHOUSE
170 S MAIN STREET, ALPINE, UT 84004
COVER

REVISION BLOCK	DATE	DESCRIPTION
1		
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COVER
Scale: 1"=30' Drawn: PS
Date: 05/14/26 Job #: 25-0307
Sheet: C1.0



100-Year Retention Sizing
 Design Criteria
 Intensity Table: Per NOAA Atlas 14
 Return Period: 100 year
 Allowable Discharge: 0.20 cfs/acre Per Alpine City Standards

Allowable Discharges
 Storm Drain Discharge: 0.33 cfs
 Other Discharge: 0.00 cfs
 Total Discharge: 0.332 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Building	6,057	0.95	5,754
Hardscape	38,991	0.90	35,092
Landscape	27,277	0.15	4,092
Totals	72,325		44,938
Weighted "C" Value		0.62	

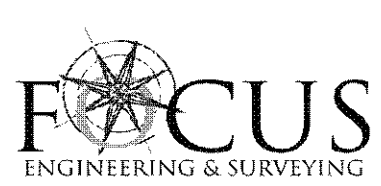
Drainage Calculations

Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	4.31	0.62	1.66	4.45	4,002	0.33	299	3,703
30.0	2.90	0.62	1.66	2.99	5,385	0.33	598	4,787
60.0	1.80	0.62	1.66	1.84	6,685	0.33	1,195	5,489
120.0	0.98	0.62	1.66	1.02	7,309	0.33	2,391	4,918
180.0	0.67	0.62	1.66	0.69	7,465	0.33	3,584	3,881
360.0	0.37	0.62	1.66	0.38	8,289	0.33	7,173	1,117
720.0	0.23	0.62	1.66	0.23	10,027	0.33	14,345	-4,318
1440.0	0.12	0.62	1.66	0.12	10,518	0.33	28,691	-18,173

Maximum Storage Requirement: 5,489
 Maximum Storage Requirement (ac-ft): 0.13

Detention Basin Design
 Storage Requirement: 5,489 cf
 Allowable Depth: 1.0 ft
 Detention Pond Volume: 5,803 cf

Total Storage: 5,803 DETENTION ADEQUATE



10-Year Detention Sizing
 Design Criteria
 Intensity Table: Per NOAA Atlas 14
 Return Period: 10 year
 Allowable Discharge: 0.20 cfs/acre Per Alpine City Standards

Allowable Discharges
 Storm Drain Discharge: 0.01 cfs
 Other Discharge: 0.00 cfs
 Total Discharge: 0.007 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Hardscape	1,493	0.90	1,344
Totals	1,493		1,344
Weighted "C" Value		0.90	

Drainage Calculations

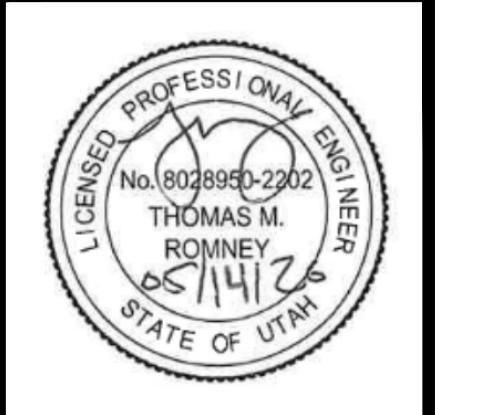
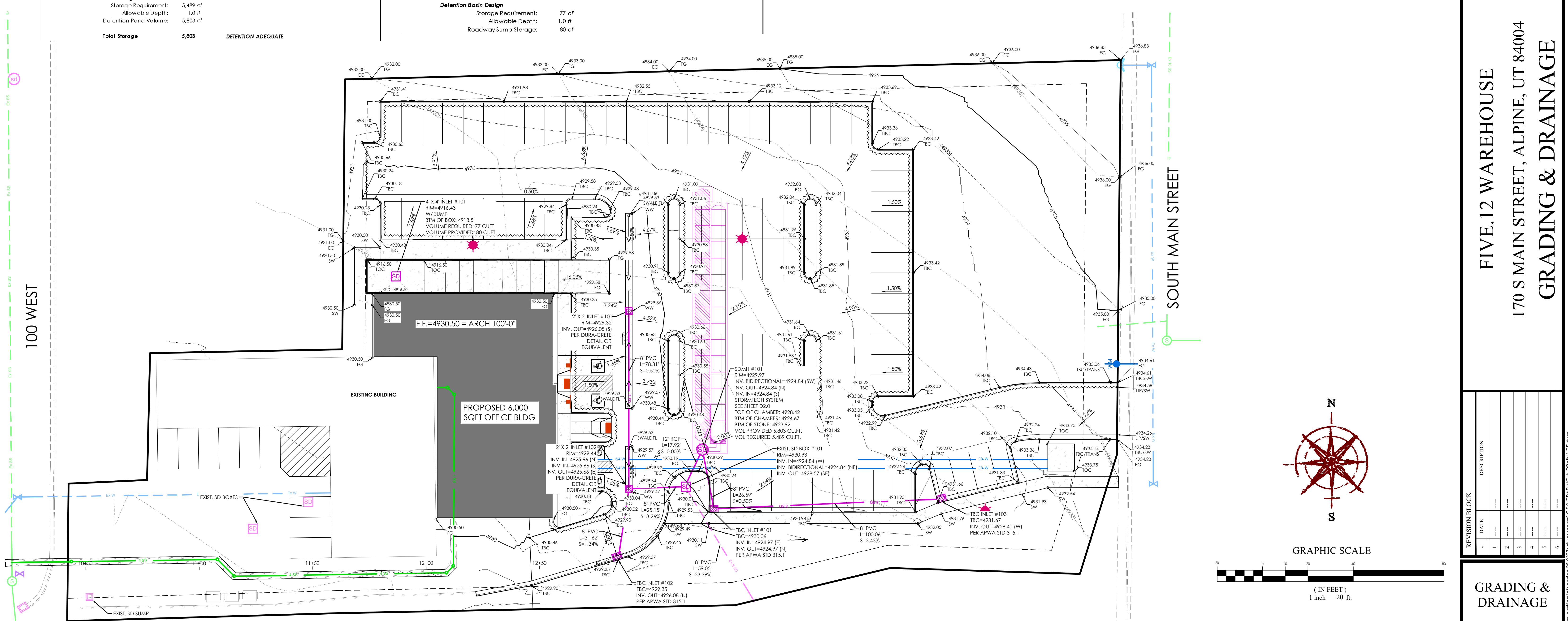
Duration	Intensity	Runoff C	Area	Rainfall	Accumulate Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	2.20	0.90	0.03	0.07	61	0.01	6	55
30.0	1.48	0.90	0.03	0.05	82	0.01	12	70
60.0	0.92	0.90	0.03	0.03	102	0.01	25	77
120.0	0.52	0.90	0.03	0.02	114	0.01	49	67
180.0	0.38	0.90	0.03	0.01	127	0.01	74	53
360.0	0.24	0.90	0.03	0.01	159	0.01	148	11
720.0	0.15	0.90	0.03	0.00	197	0.01	296	-99
1440.0	0.08	0.90	0.03	0.00	221	0.01	592	-371

Maximum Storage Requirement: 77
 Maximum Storage Requirement (ac-ft): 0.00

Detention Basin Design
 Storage Requirement: 77 cf
 Allowable Depth: 1.0 ft
 Roadway Sump Storage: 80 cf

LEGEND

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

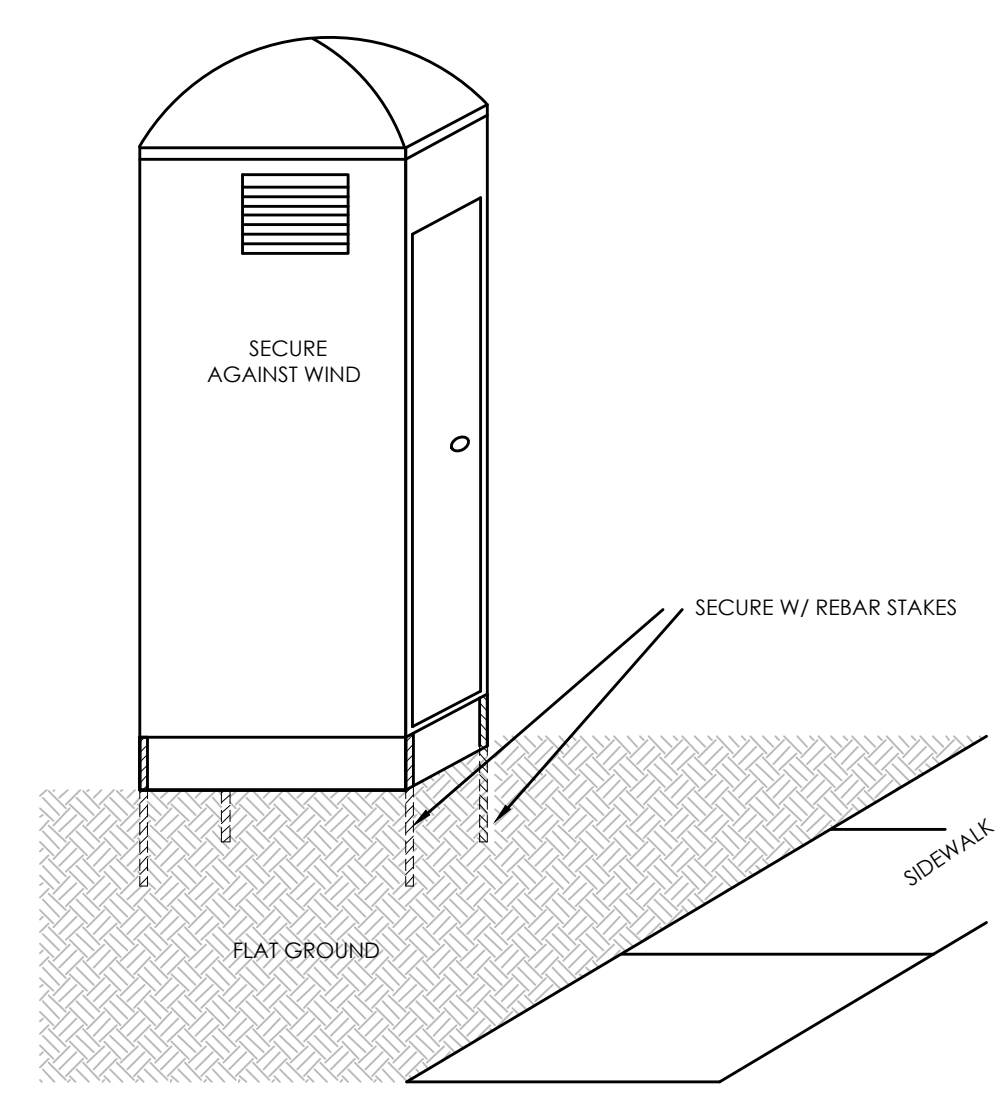
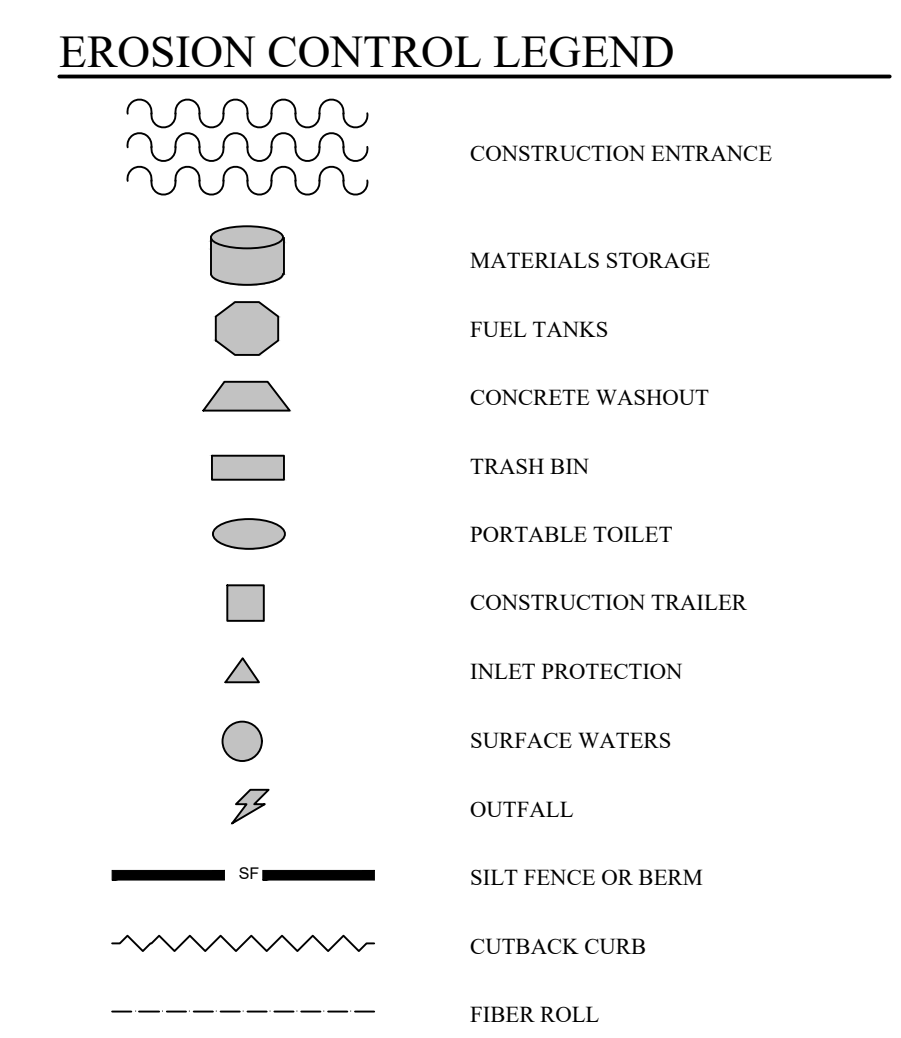
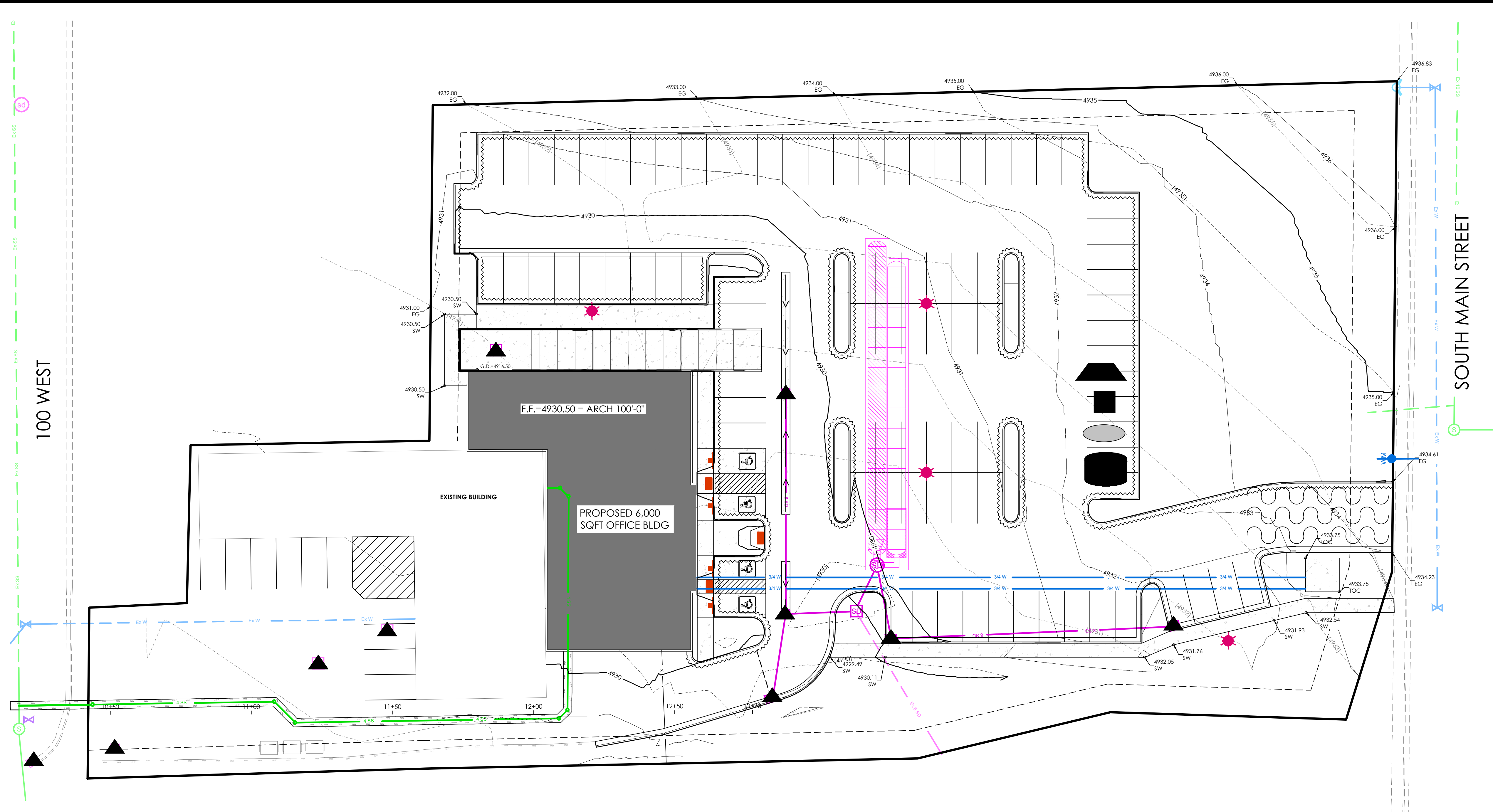


FIVE.12 WAREHOUSE
 170 S MAIN STREET, ALPINE, UT 84004
GRADING & DRAINAGE

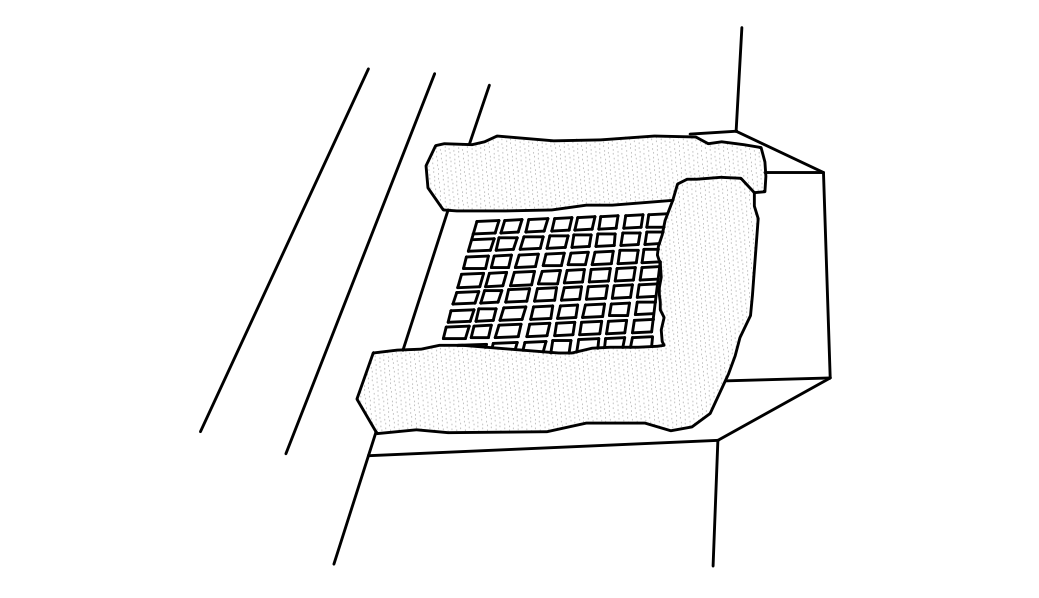
REVISION BLOCK

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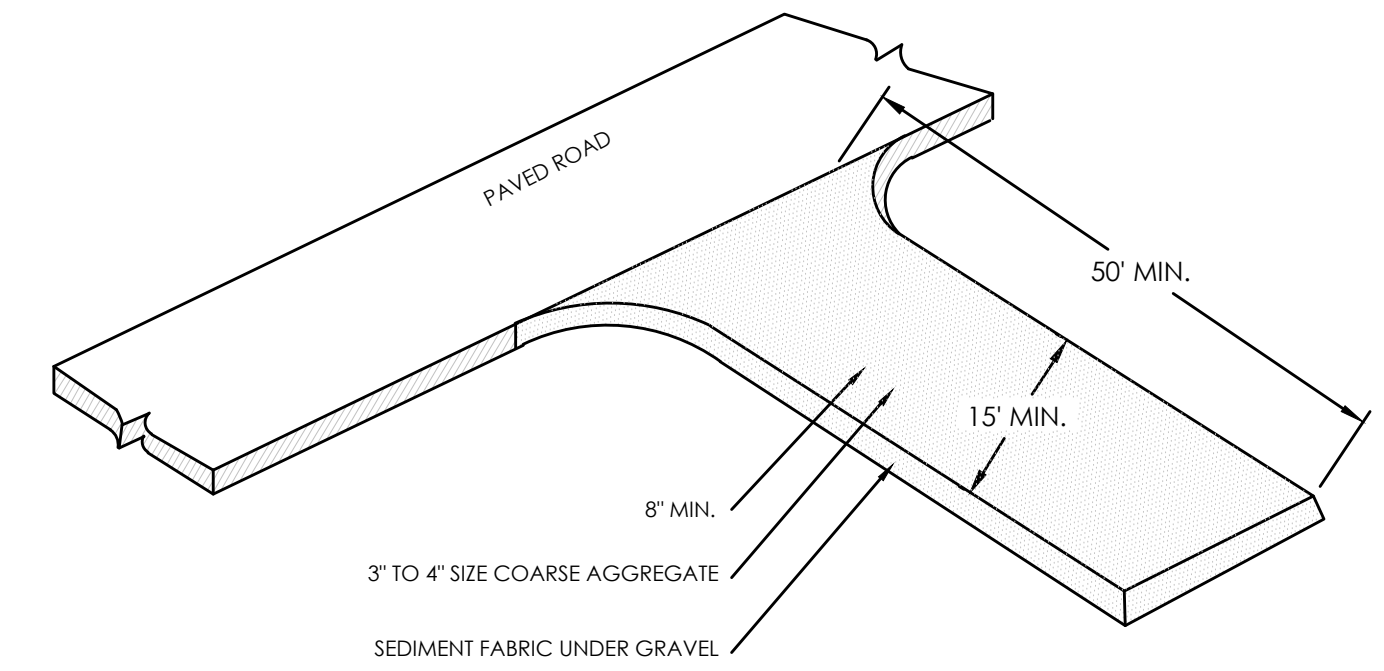




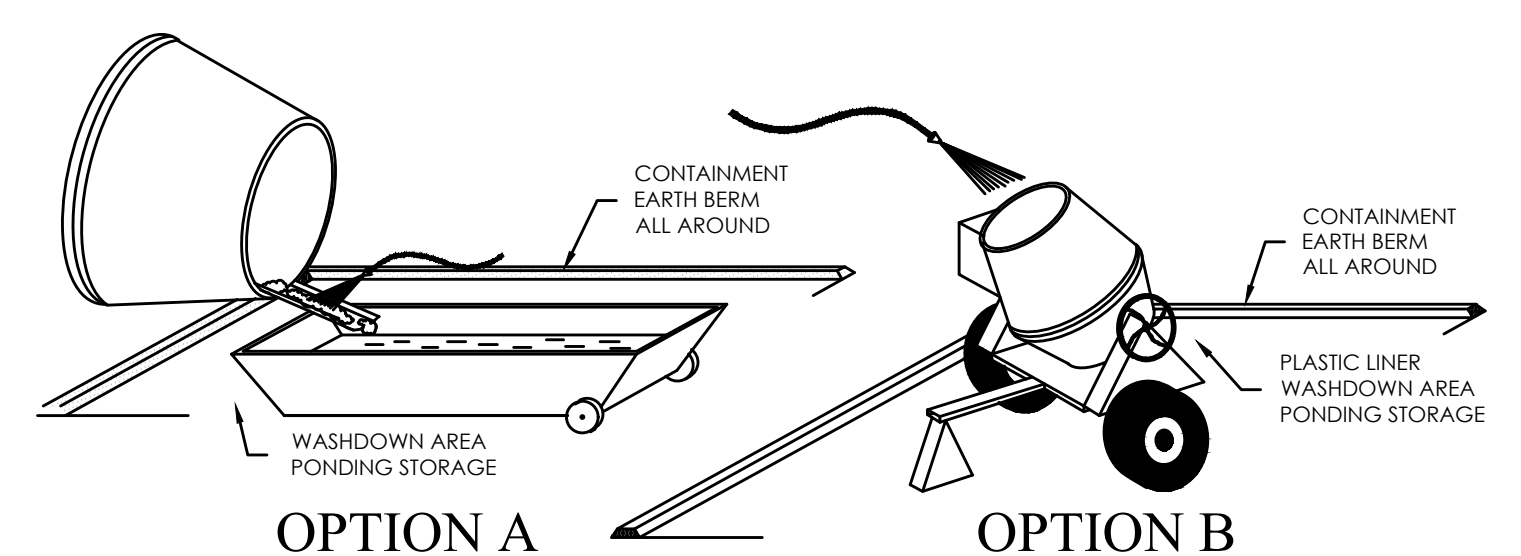
PORTABLE TOILET
NTS



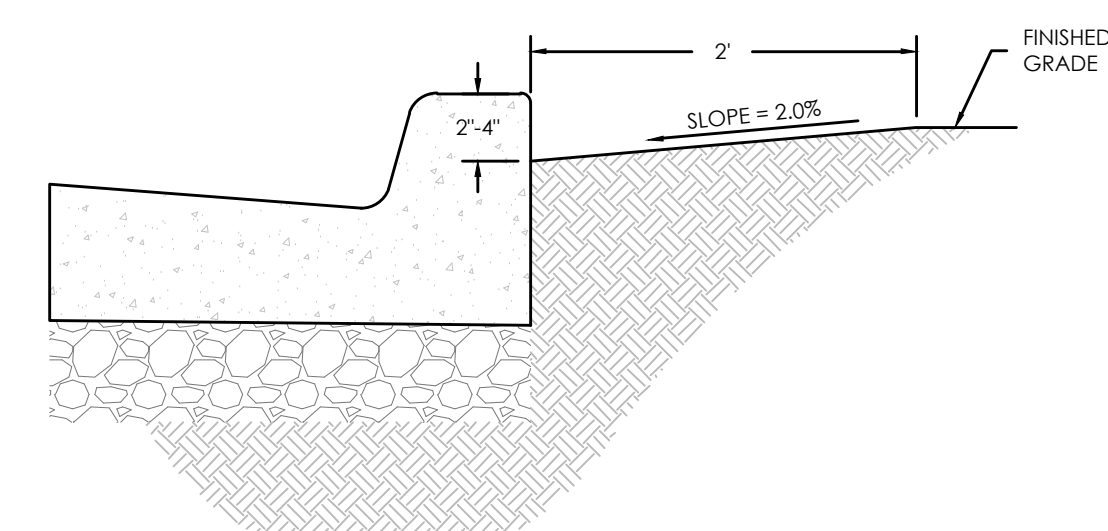
INLET PROTECTION - GRAVEL BAGS
NTS



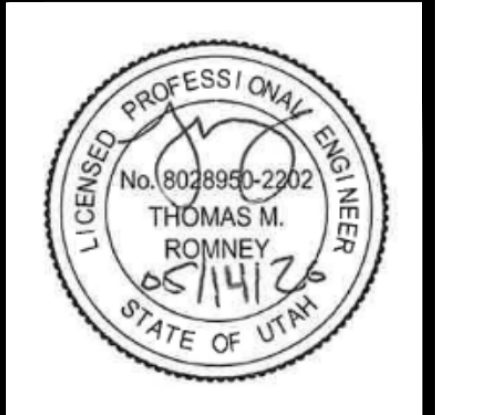
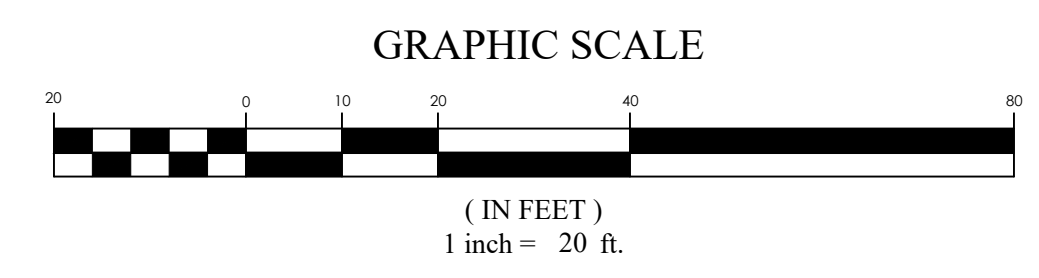
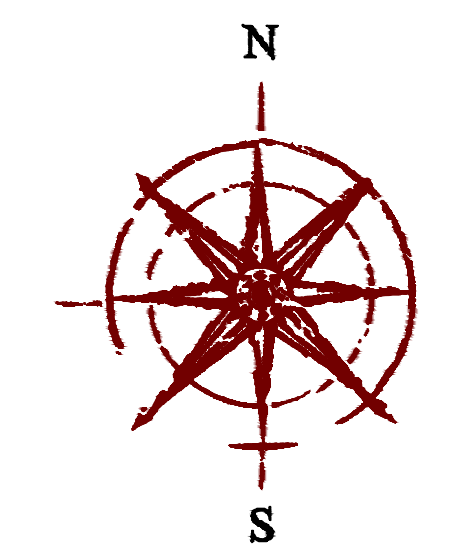
STABILIZED CONSTRUCTION ENTRANCE
NTS



CONCRETE WASTE MANAGEMENT
NTS



CURB SEDIMENTATION TRAP
NTS



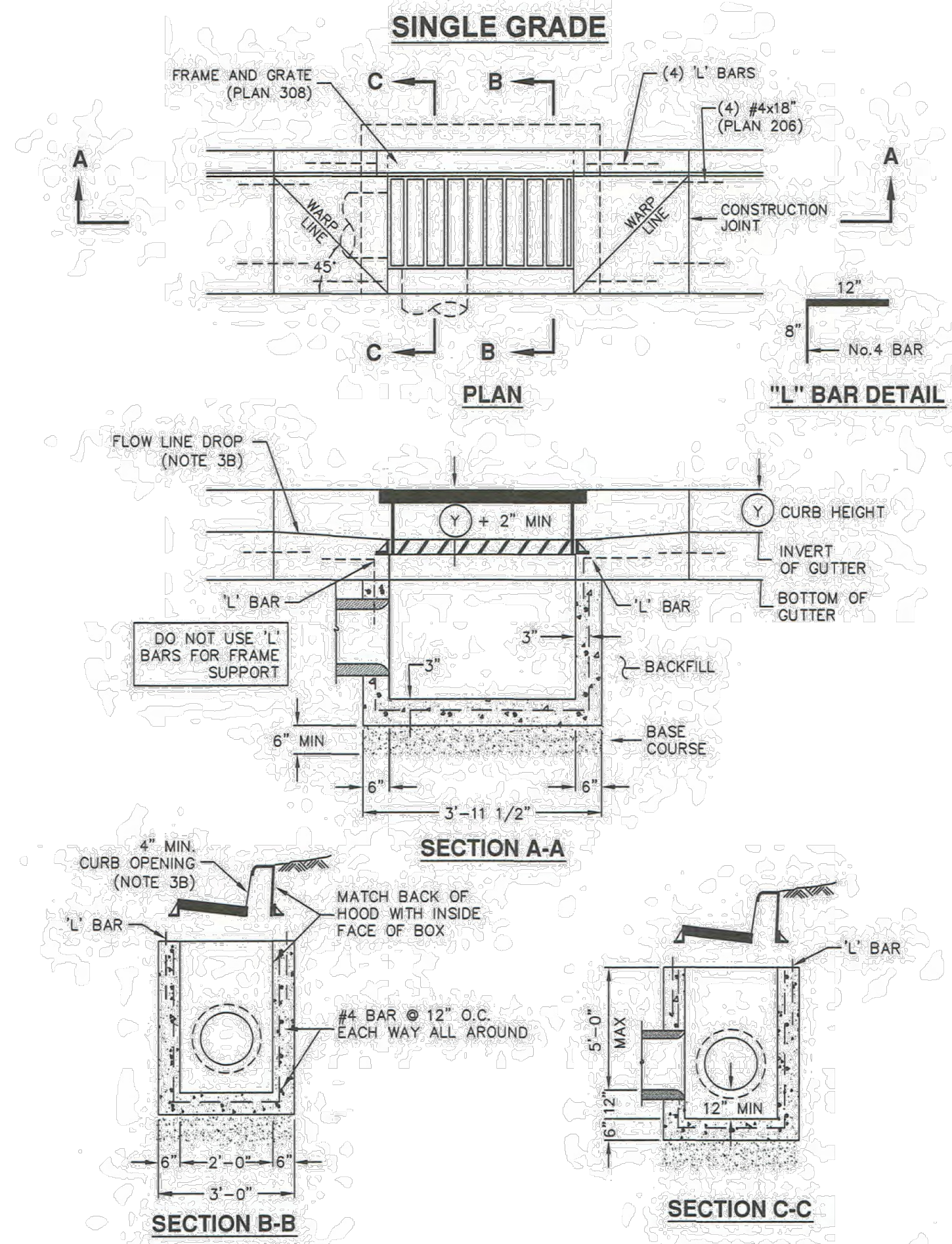
FIVE.12 WAREHOUSE
170 S MAIN STREET, ALPINE, UT 84004
EROSION CONTROL PLAN

REVISION BLOCK	DATE	DESCRIPTION
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Catch basin

- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
- EXECUTION**
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
 - Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - Backfill: Place backfill against the basin wall. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

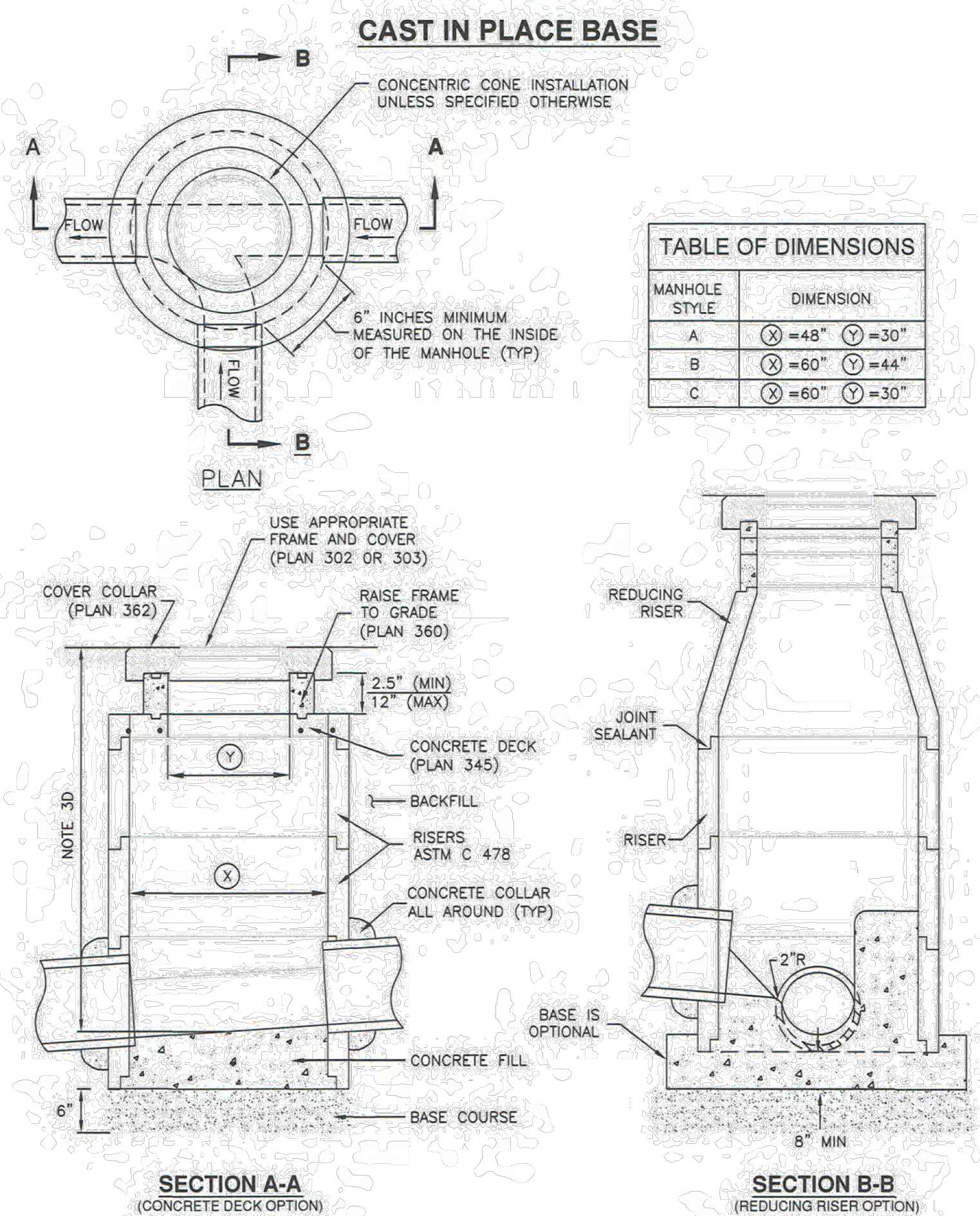


APWA Utah Chapter **Catch basin** Plan 315.1 September 2010

315.1

Precast manhole

- GENERAL**
 - The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
 - Manhole size.
 - Diameter is 4-feet: For pipe under 12" diameter.
 - Diameter is 5-feet: For pipe 12" and larger, or when 3 or more drain pipes intersect the manhole.
 - Wall thickness:
 - Precast reinforced concrete walls 4 3/4" minimum.
 - Cast-in-place concrete to be 8 inches thick minimum.
- PRODUCTS**
 - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - Concrete: Class 4000, APWA Section 03 30 04.
 - Riser and Reducing Riser: ASTM C478.
 - Joint Sealant: Rubber based, compressible.
 - Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
 - Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
- EXECUTION**
 - Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
 - Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - Invert cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - Concrete Deck or Reducing Riser: When depth of manhole from pipe invert to finish grade exceeds 7 feet, use an ASTM C478 reducing riser.
 - Pipe Connections: Grout around all pipe openings.
 - Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - Joints: Place flexible sealant in all riser joints. Finish with grout.
 - Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
 - Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.



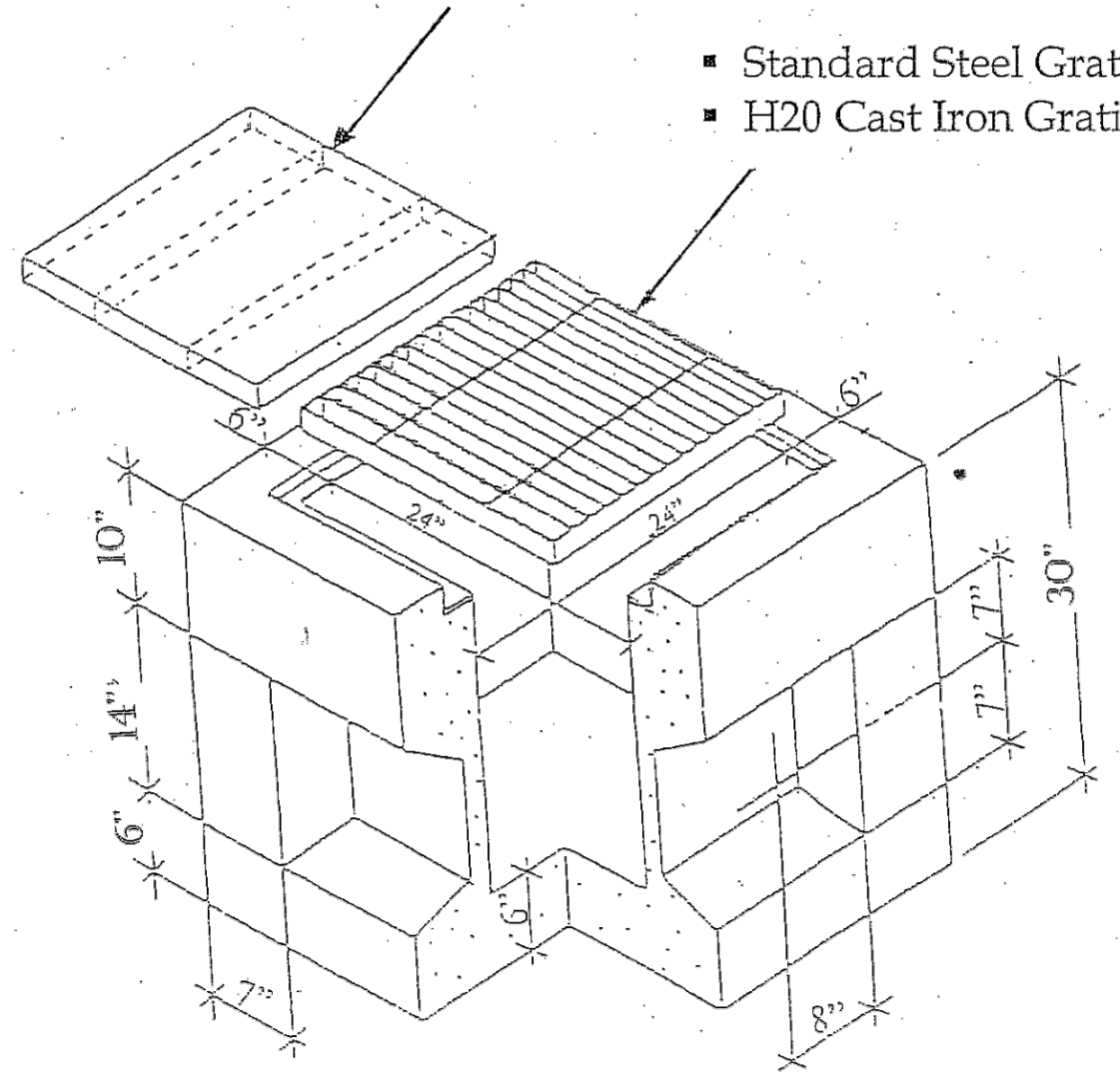
APWA Utah Chapter **Precast manhole** Plan 341.1 November 2010

341.1

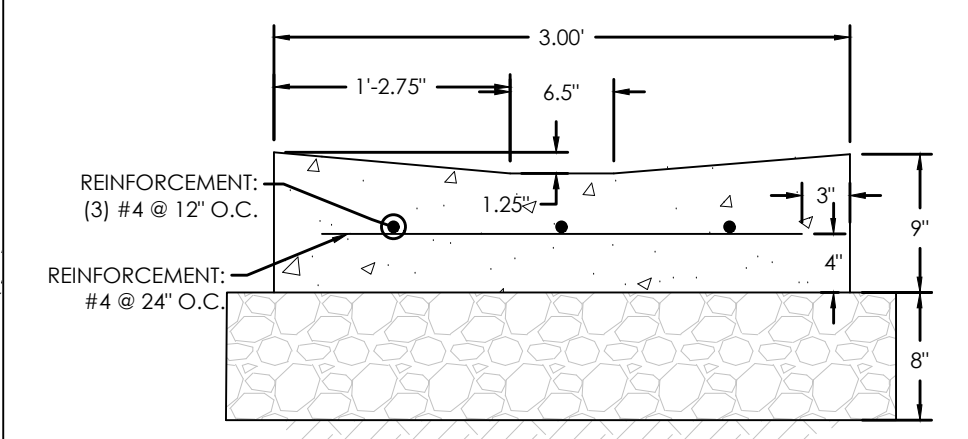


Catch Basin
2' x 2' x 2' I.D.

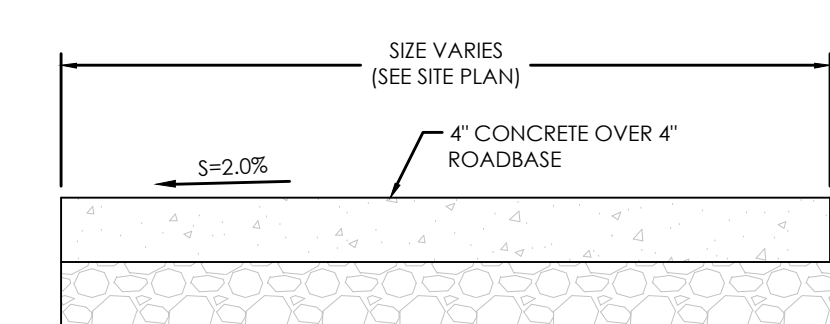
Optional steel plate cover - 3/16" plate



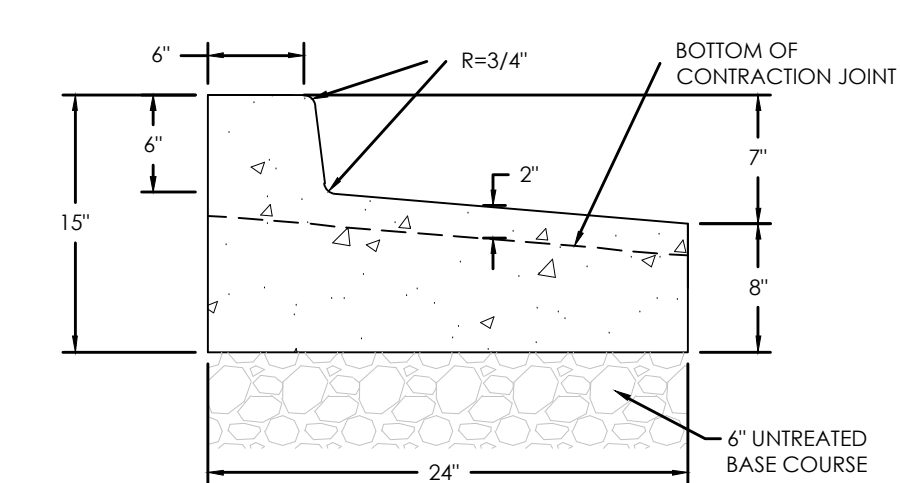
- Standard Steel Grating
- H20 Cast Iron Grating



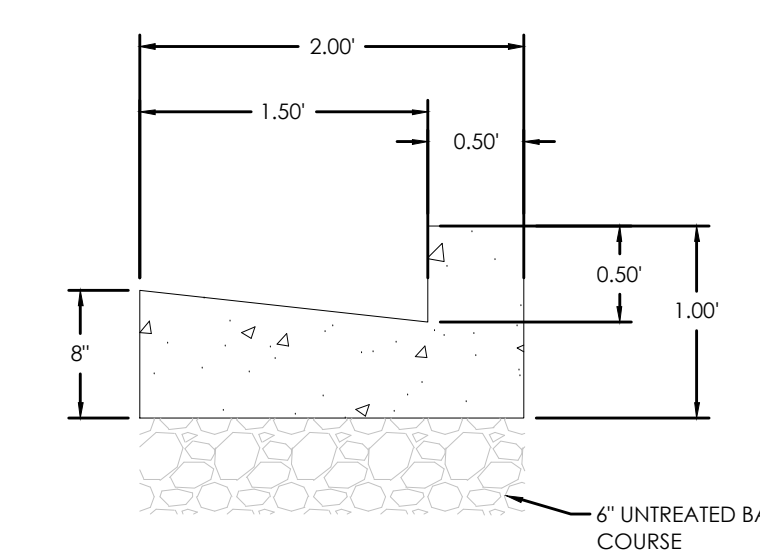
3' WATERWAY NTS



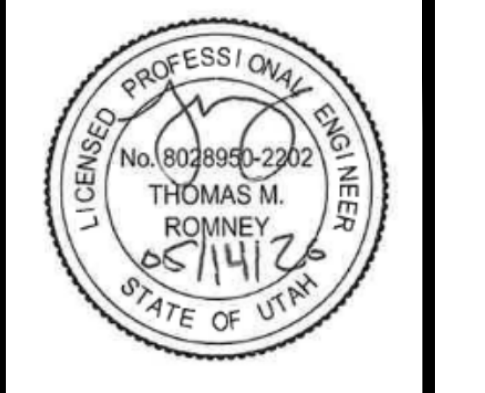
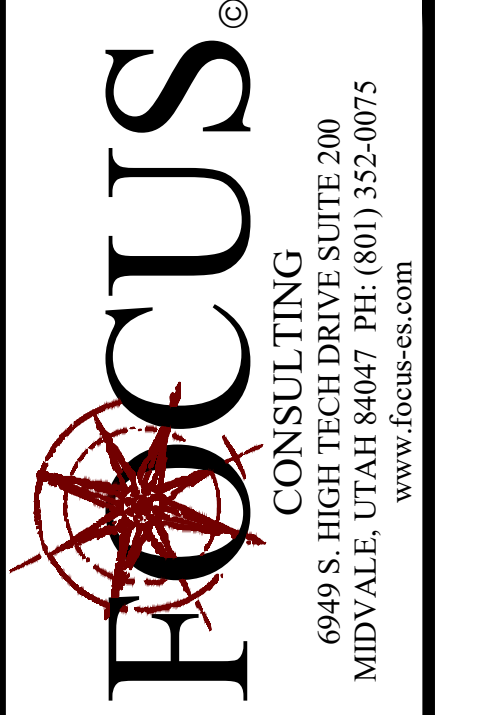
SIDEWALK SECTION NTS



REVERSE PAN CURB AND GUTTER NTS



2.0' HIGHBACK NTS



FIVE.12 WAREHOUSE
170 S MAIN STREET, ALPINE, UT 84004
DETAILS

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

DETAILS	
Scale: NA	Drawn: PS
Date: 05/14/26	Job #: 25-0307
Sheet:	D1.0



Z:\2025\250307_rick_greene_parking\04\design\25-0307\cwg\04\details.dwg

PROJECT INFORMATION

ENGINEERED PRODUCT MANAGER	ADS
ADS SALES REP	
PROJECT NO.	

ADS
SiteAssist
FOR INSTALLATION INSTRUCTIONS
VISIT OUR WEBSITE

FIVE12 WAREHOUSE

ALPINE, UT, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/9 DESIGNATION IS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOWLINE LIGHT ACCESS FOR INSPECTION.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPIDE FLOWLINE LIGHT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASD/SD DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR:
 - LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASD/SD DESIGN TRUCK LOAD WITH CONSIDERATION FOR IMPACT AND SOIL FILL VEHICLE PRESIDENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2327, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE:
 - 1) NOT IN EXCESS OF 1 MIN. ASD/SD DESIGN TRUCK LOAD ON MANHOLE COVER 2) MAXIMUM PERMANENT (5-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARALLEL (1) WHEEL, ASD/SD DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STITCHING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT. THE ASD IS DEFINED IN SECTION 6.2.2 OF ASTM F2418, AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 77 °F / 25 °C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED, UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL, BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.0 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2327 AND BY SECTIONS 3 AND 12.12 OF THE ASD/SD DESIGN SPECIFICATIONS FOR THOSE APPLICABLE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT SHALL BE THE 15-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANHOLE SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.23 FOR MANHOLE SIZING GUIDANCE. DUE TO THE ADAPTATION OF THE CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONDITIONS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANHOLE COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MISCELLANEOUS LINE SYSTEMS TO MINIMIZE THE LEAKAGE POTENTIAL OF LINE SYSTEMS, THE MISCELLANEOUS LINE SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE SPECIALIST PROFESSIONAL AND INSTALLED IN A QUALIFIED CONTRACTOR.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASD/SD MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF CURB PAVEMENT OR SHAVED PAVED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE D LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOIL, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATION SHALL HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE IMBEDMENT STONE (A) LAYER TO 2" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE C LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES < 60% FINES OR PROCESSED AGGREGATE. OR MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEFORE COMPACTING AFTER 3" (90 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED, COMPACT ADDITIONAL LAYERS IN 1" (25 mm) MAX LIFTS TO A MIN. RELATIVE DENSITY FOR WELL-GRADED MATERIAL AND SOIL RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	IMBEDMENT STONE FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A) LAYER TO THE "C" LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ^{1,2}	NO COMPACTION REQUIRED.
A	FOUNDATION STONE FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT SECTION OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE ^{1,2}	FLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE ^{1,2}

PLEASE NOTE:

- THE LISTED ASD/SD DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (4#) (M3) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIAL WHEN PLACED AND COMPACTED BY 200 (mm) LIFTS USING TWO FULL CONCRETE WITH A VIBRATOR COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT CONSTRUCTION EQUIPMENT. FOR SPECIAL LOAD CONDITIONS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER B IS PLACED, AN EQUAL MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REFILL THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS A OR B, THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE #24 (M3) STRUCTURAL BACKFILL.

NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/9 DESIGNATION IS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2327, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING CAPACITY OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EDUCATION WALL FOR BOTH VERTICAL AND SLOPED EDUCATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STITCHING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 100 LB/FT. THE ASD IS DEFINED IN SECTION 6.2.2 OF ASTM F2418, AND IS TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 77 °F / 25 °C). CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500 TECHNICAL SPECIFICATION

MC-SERIES END CAP INSERTION DETAIL


STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "1"

PART #	STUB	A	B	C
MC3500PP001	6" (150 mm)	33.7" (848 mm)	0.88" (22 mm)	0.88" (22 mm)
MC3500PP002	8" (200 mm)	31.18" (787 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP003	10" (250 mm)	28.64" (728 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP004	12" (300 mm)	26.30" (668 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP005	14" (350 mm)	24.00" (610 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP006	16" (400 mm)	21.80" (554 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP007	18" (450 mm)	20.00" (508 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP008	20" (500 mm)	18.50" (469 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP009	22" (550 mm)	17.25" (438 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP010	24" (600 mm)	16.25" (413 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP011	26" (650 mm)	15.50" (394 mm)	0.87" (22 mm)	0.87" (22 mm)
MC3500PP012	28" (700 mm)	14.87" (377 mm)	0.87" (22 mm)	0.87" (22 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL.







PROPOSED LAYOUT




ITEM	DESCRIPTION	QUANTITY	UNIT
24	STORMTECH MC-3500 CHAMBERS	117.87	LINEAR FEET
1	STORMTECH MC-3500 END CAP	2	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
1	STORMTECH MC-3500 MANHOLE FRAME	1	PIECES
1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
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1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
1	STORMTECH MC-3500 MANHOLE FRAME	1	PIECES
1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
1	STORMTECH MC-3500 MANHOLE FRAME	1	PIECES
1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
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1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1	STORMTECH MC-3500 MANHOLE COVER	1	PIECES
1	STORMTECH MC-3500 MANHOLE FRAME	1	PIECES
1	STORMTECH MC-3500 MANHOLE RING	1	PIECES
1			



D-Series Size 2 LED Area Luminaire

d-series

Specifications

EPA: 1.00 ft² (0.30 m²)

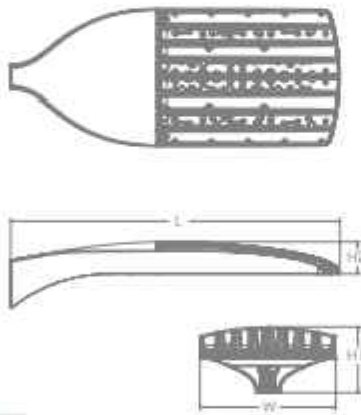
Length: 40.59" (1031 mm)

Width: 16.76" (426 mm)

Height H1: 6.11" (156 mm)

Height H2: 3.94" (100 mm)

Weight: 45 lbs (20.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of up to 80% vs. 1000W HID and expected service life of over 100,000 hours.

ds design select

Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.usabrand.com/designselect. *See ordering tree for details.

Ordering information EXAMPLE: DSX2 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature ¹	Color Rendering Index ²	Description	Voltage	Mounting
DSX2 LED	Forward optics					
	P1	P5	300K 3000K	70CRI	AFR Automation face only	T3M Type 3 medium
	P1	P6	400K 4000K	70CRI	T15 Type 1 short	T5L6 Type 1 low glare
	P3	P7	300K 3000K	70CRI	T2M Type 2 medium	T3M Type 3 medium
	P4	P8	300K 3000K	70CRI	T3M Type 3 medium	BLC1 Type 0 backlight control
	Related optics					
	P10 ³	P10 ³	300K 3000K	80CRI	T4L6 Type 4 low glare ⁴	BLC4 Type 0 backlight control
	P11 ³	P11 ³	300K 3000K	80CRI	T4L6 Type 4 low glare ⁴	LC0D Left corner cutoff
	P12 ³	P12 ³	300K 3000K	80CRI	T4L6 Type 4 low glare ⁴	RC0D Right corner cutoff
	P13 ³	P13 ³	300K 3000K	80CRI	T4L6 Type 4 low glare ⁴	





Control options	Other options	Shipped separately	Finish (standard)
NEAR2 PIRHN Light 100 gpm 2 installed with 10 level medium 2 ambient sensors, 5-40 mounting height, ambient sensor mounted at 26" ± 0.5" PIR High flow medium ambient sensor, 5-40 mounting height, ambient sensor mounted at 26" ± 0.5" PER NEAR2 back-mountable only (cannot adjust sensor) PER2 Low gpm receptacle only (cannot adjust sensor)	PER2 Sensor gpm receptacle only (cannot adjust sensor) FAO Field adjustable output BL30 10 level switched dimming, 30% ± BL50 10 level switched dimming, 50% ± DMG 10% dimming, auto pulled outside fixture for use with an external control, ambient sensor only DS Dual switching	SPR2000 2000' long protection HS Hurricane shield (black) (stock standard) LNO Left raised optics ⁵ RNO Right raised optics ⁵ CCE Clear Convex cover ⁶ NA 50° ambient operation ⁶ BAA Bay America ⁷ Act and/or Bay America Bay America Qualifier SF Single face (130, 277, 347V) ⁸ DF Double face (278, 241, 480V) ⁸ SG Vibration rated for 3G ⁹	00000 Dark Bronze 00010 Black 00020 Special Aluminum 00030 White 00070 Insected dark bronze 00080 Insected black 00090 Insected natural aluminum 000000 Insected white

LITHONIA LIGHTING 1 Acuity Way • Decatur, Georgia 30030 • Phone: 1-800-705-SERV (7378) • www.lithonia.com DSX2 LED
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 COMMERCIAL OUTDOOR Page 1 of 10

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	2.1 fc	7.8 fc	0.1 fc	78.0:1	21.0:1

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
□	A		2	DSX2 LED P1 30K 70CRI BLC4	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control		1	14042	1	134.5	 Max: 13225cd
□	B		2	DSX2 LED P1 30K 70CRI BLC4	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 4 Extreme Backlight Control		1	14042	1	269	 Max: 13225cd

DRAWN BY: PCH
 CHECKED BY: PCH
 PROJECT NO: #####

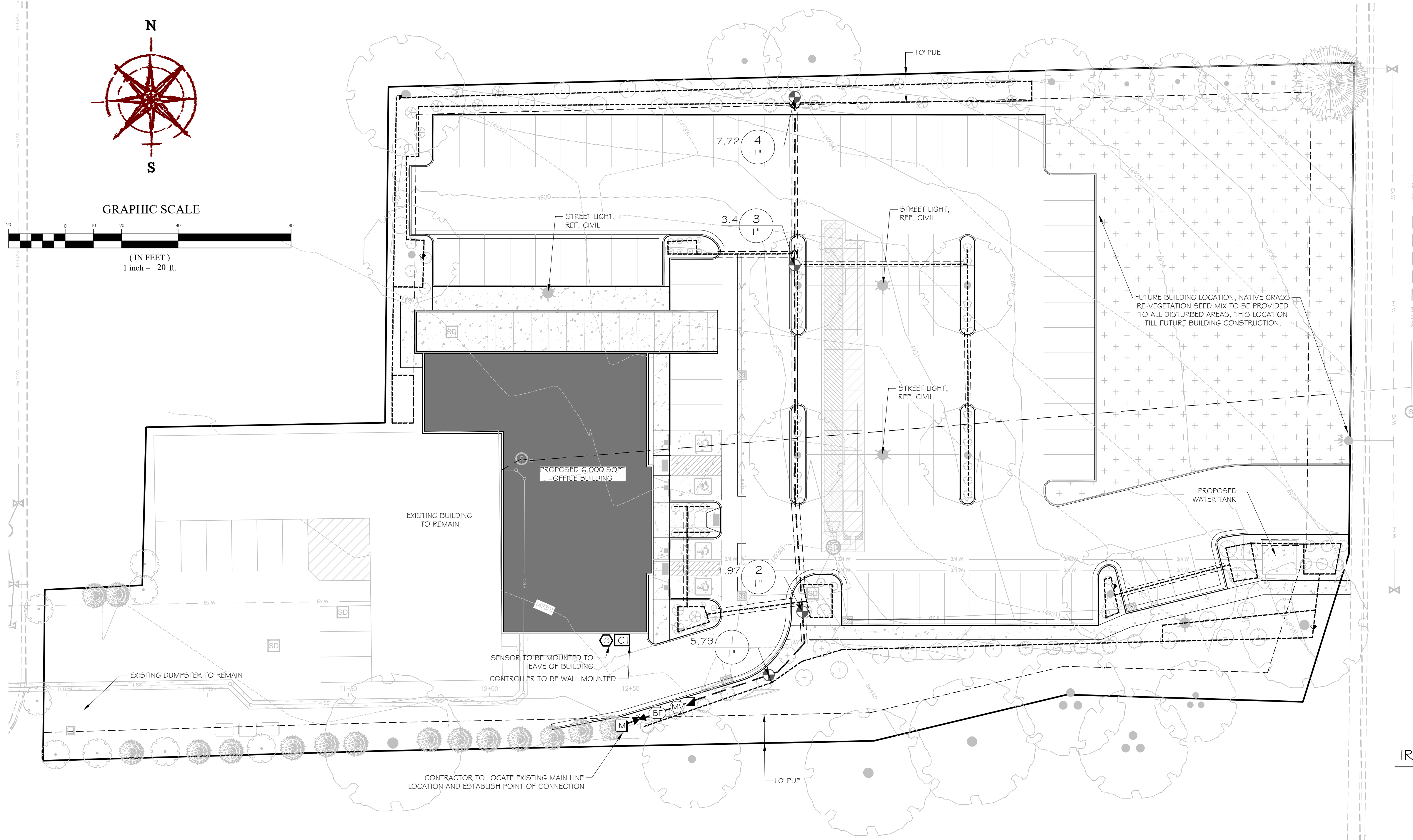
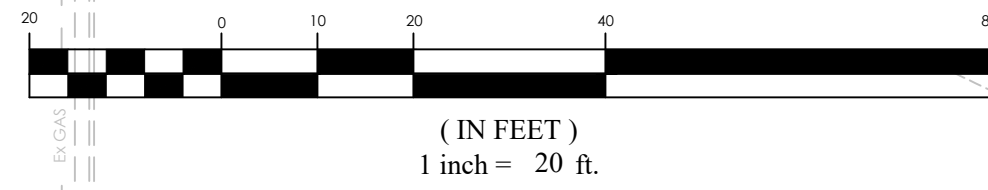
NO.	DATE	DESCRIPTION

SITE PHOTOMETRIC DATA

DRAWING NO.
E1.2

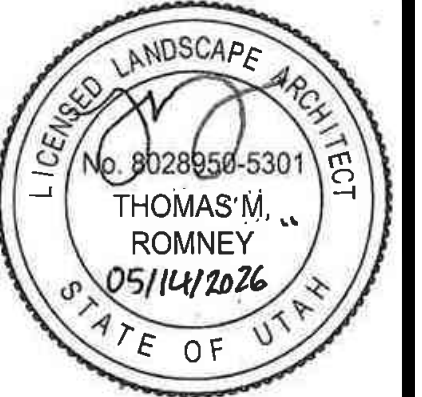


GRAPHIC SCALE



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

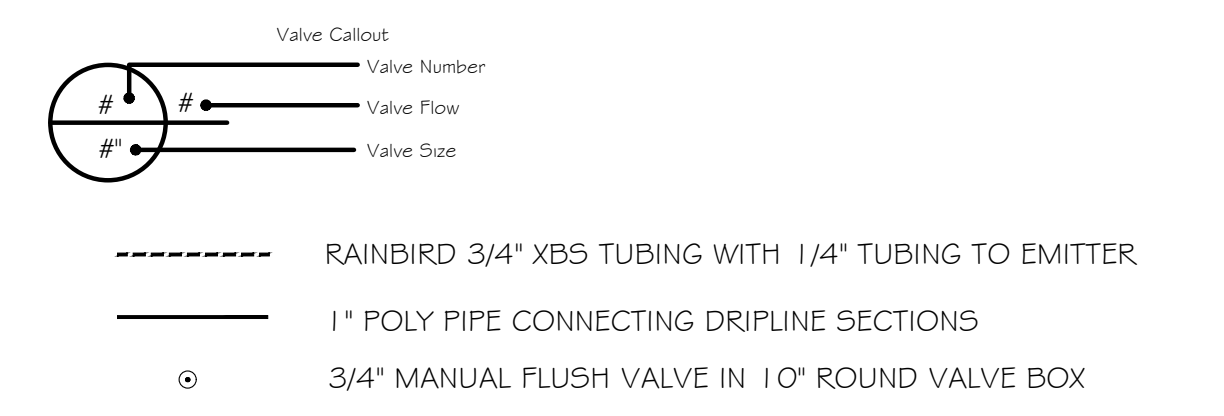
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FIVE.12 WAREHOUSE
170 S MAIN STREET, ALPINE, UT 84004
IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XB-G Six-Outlet, Pressure Compensating, Drip Emitter, Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	4
	Rain Bird PEB 1" 1 in., 1-1/2 in., 2 in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration.	4
	Rain Bird 44-LRC 1" 1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WAST VALVE 1" MUELLER MARK II ORISEAL 54W VALVE MODEL H-10288	1
	Wilens by Zum Elkay Water Solutions 375XL 1" Reduced Pressure Principle Backflow Preventer, lead-free 1/2 in. - 5 l mm	1
	Rain Bird ESP-2WIRE (1 20VAC) 50 Station 2-Wire, Indoor/ Outdoor Controller w/ decoder auto-address. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. Use with 2W-1 single station decoders and standard direct burial wire.	1
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
	Water Meter 1"	1
	Irrigation Mainline: PVC Schedule 40	266.9 lf
	Pipe Sleeve: PVC Schedule 40	323.8 lf



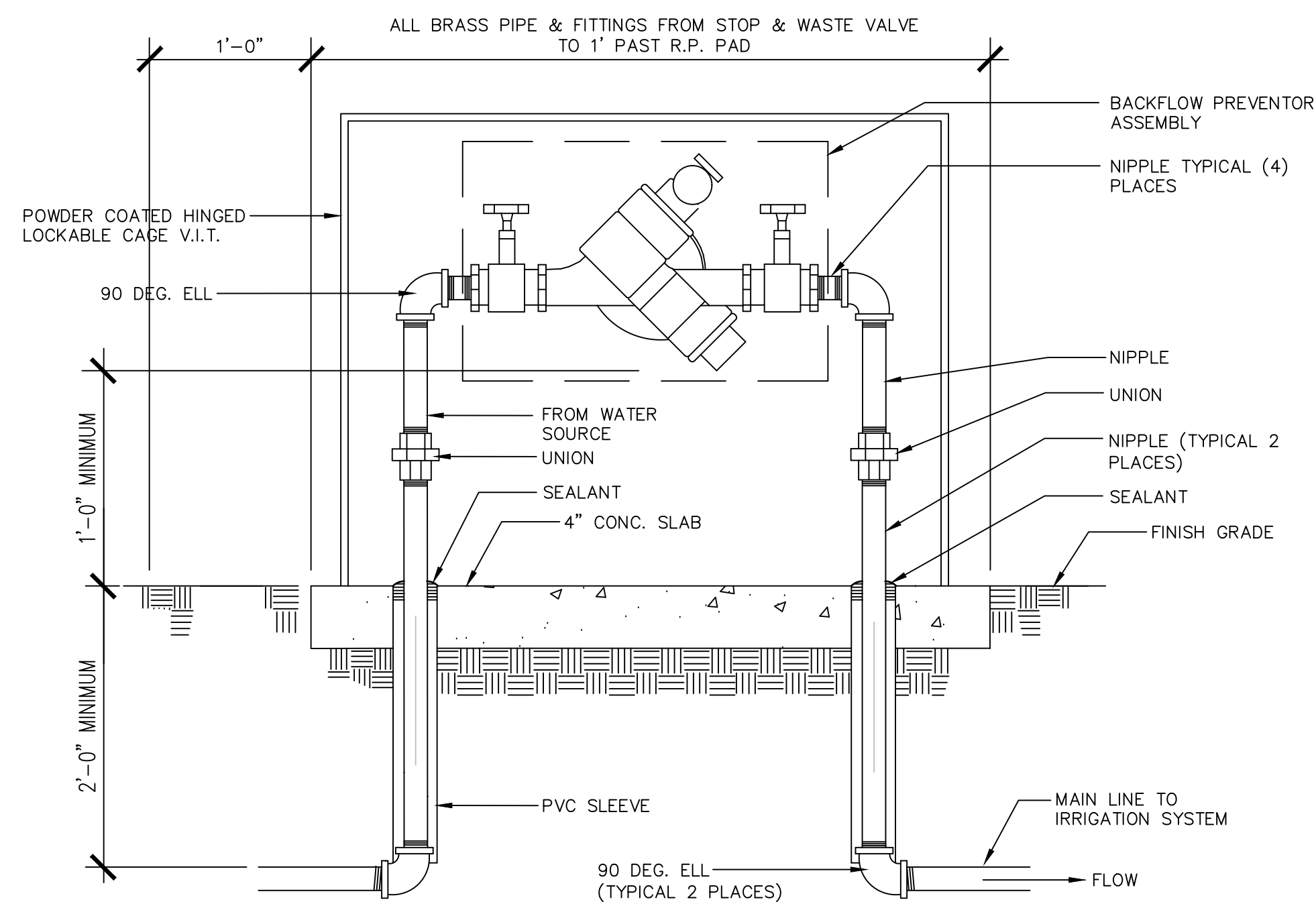
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IRRIGATION PLAN

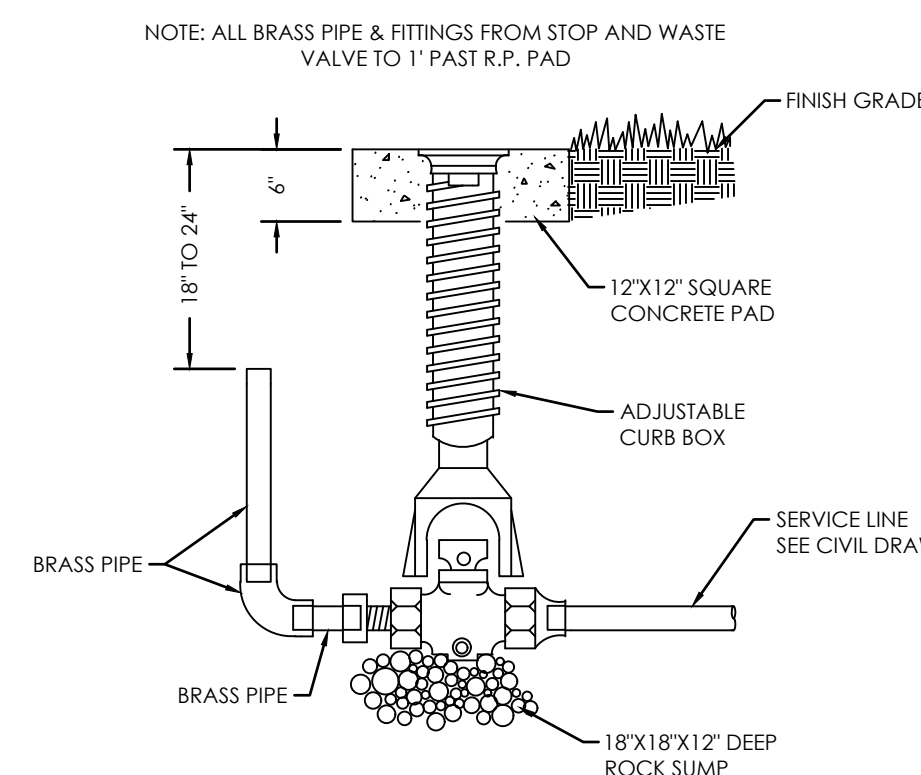
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Drawn: MH
Job #: 25-0307
Sheet: **L2.0**

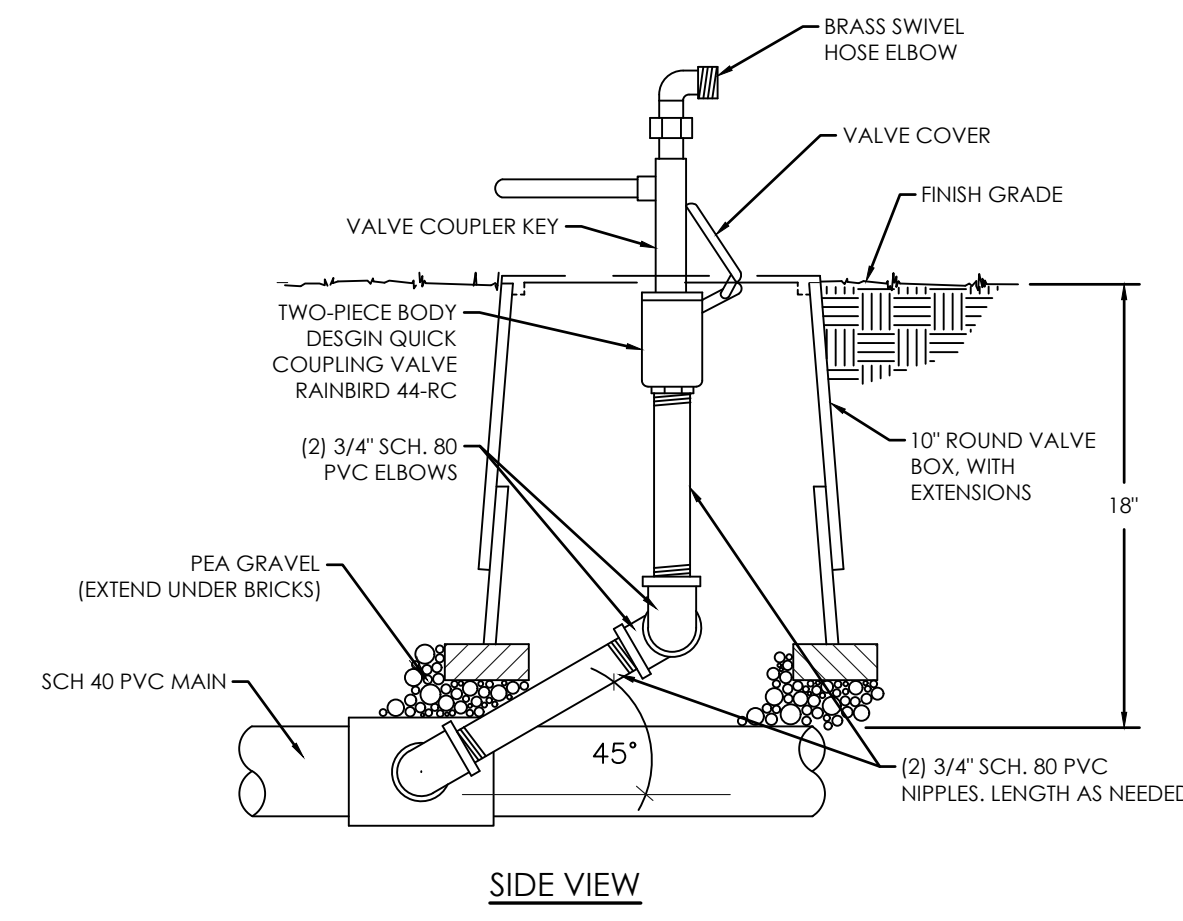
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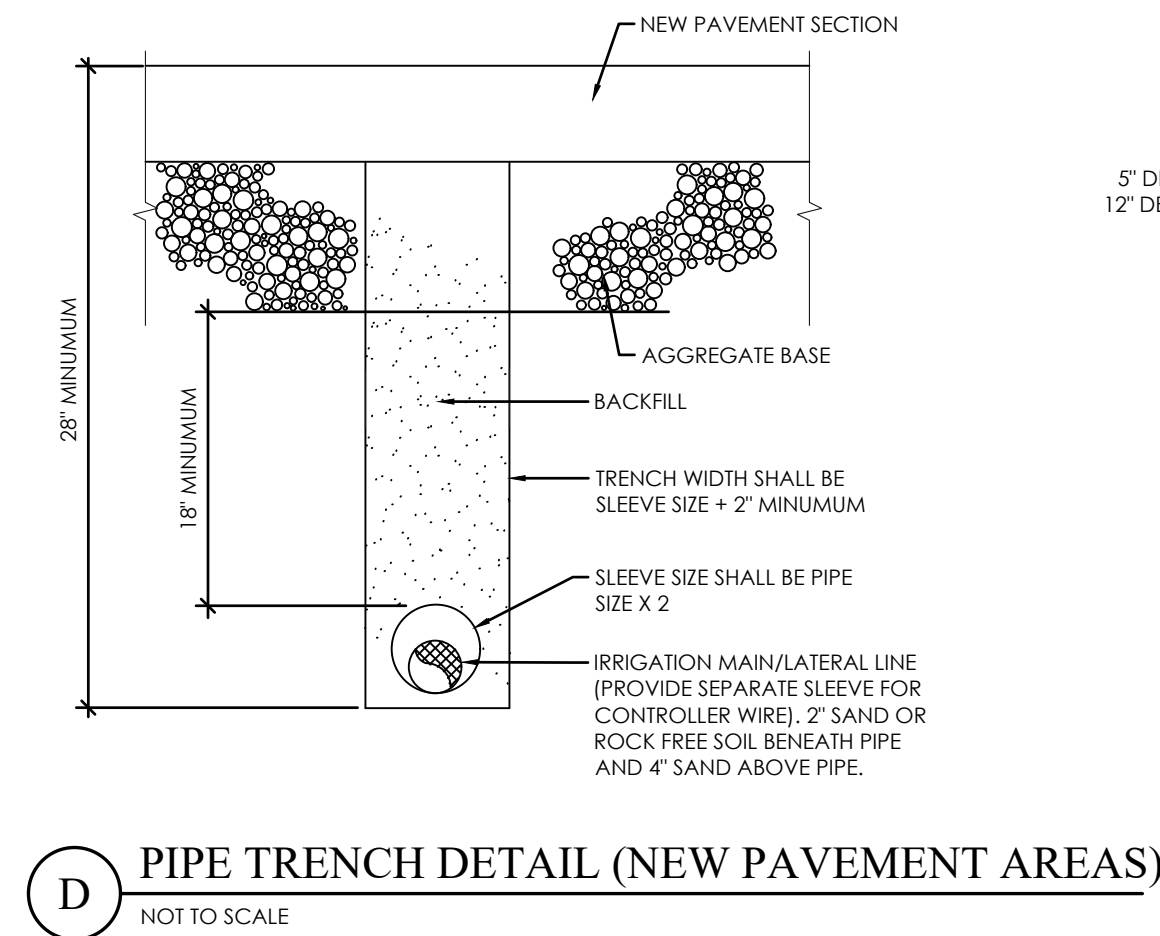
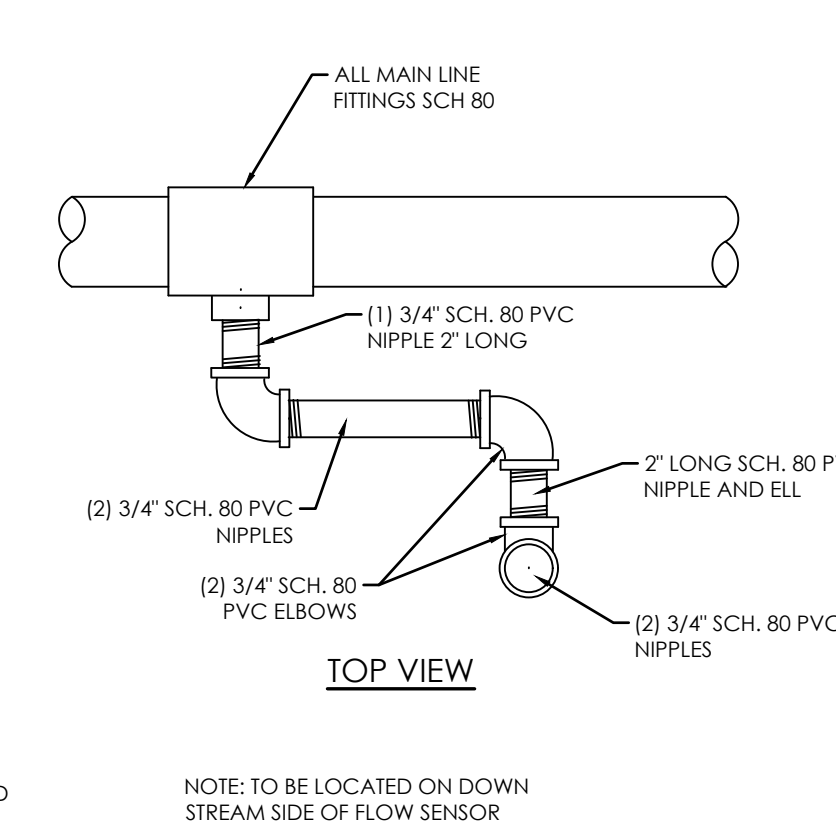
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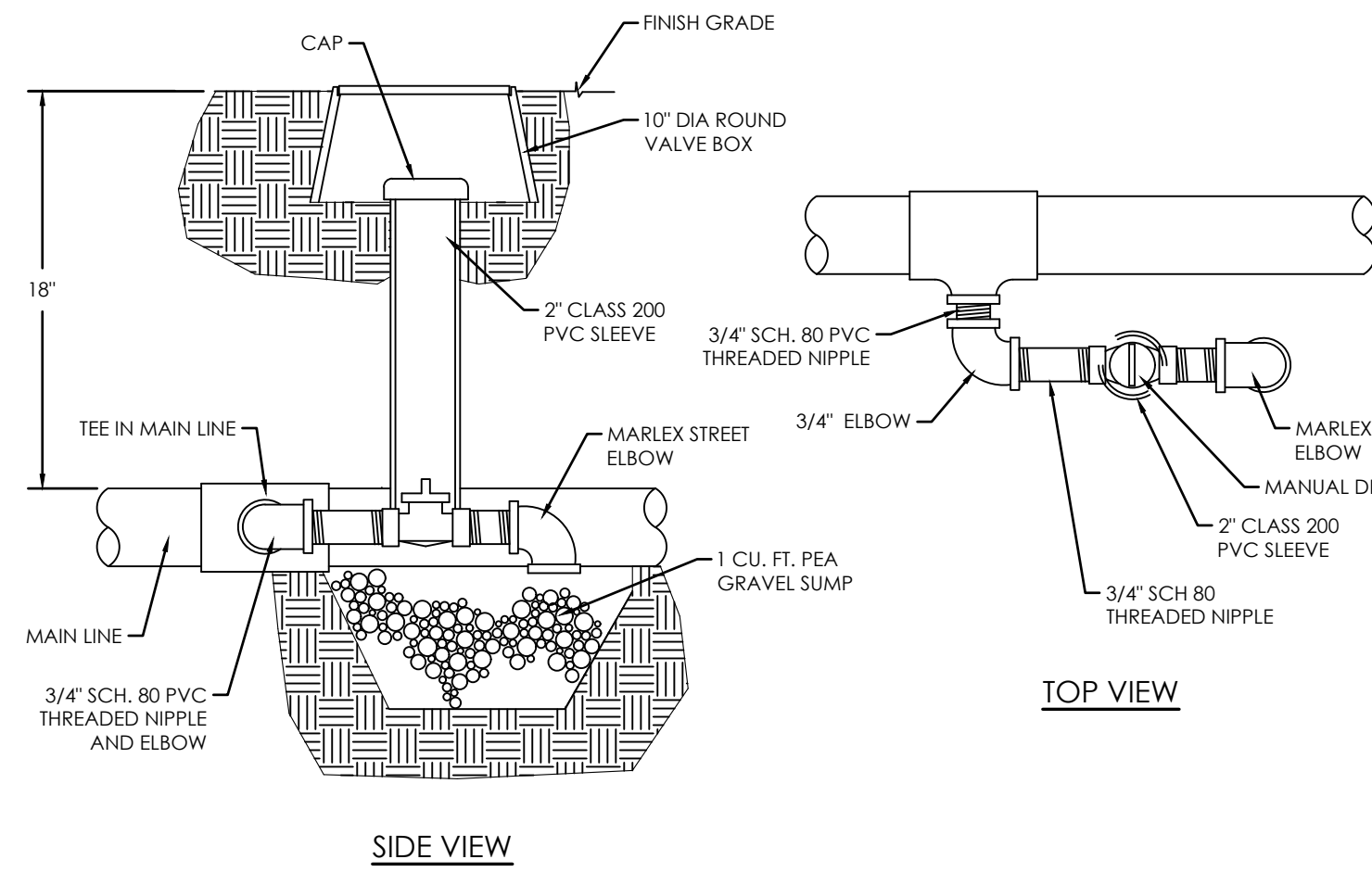
B STOP & WASTE VALVE DETAIL
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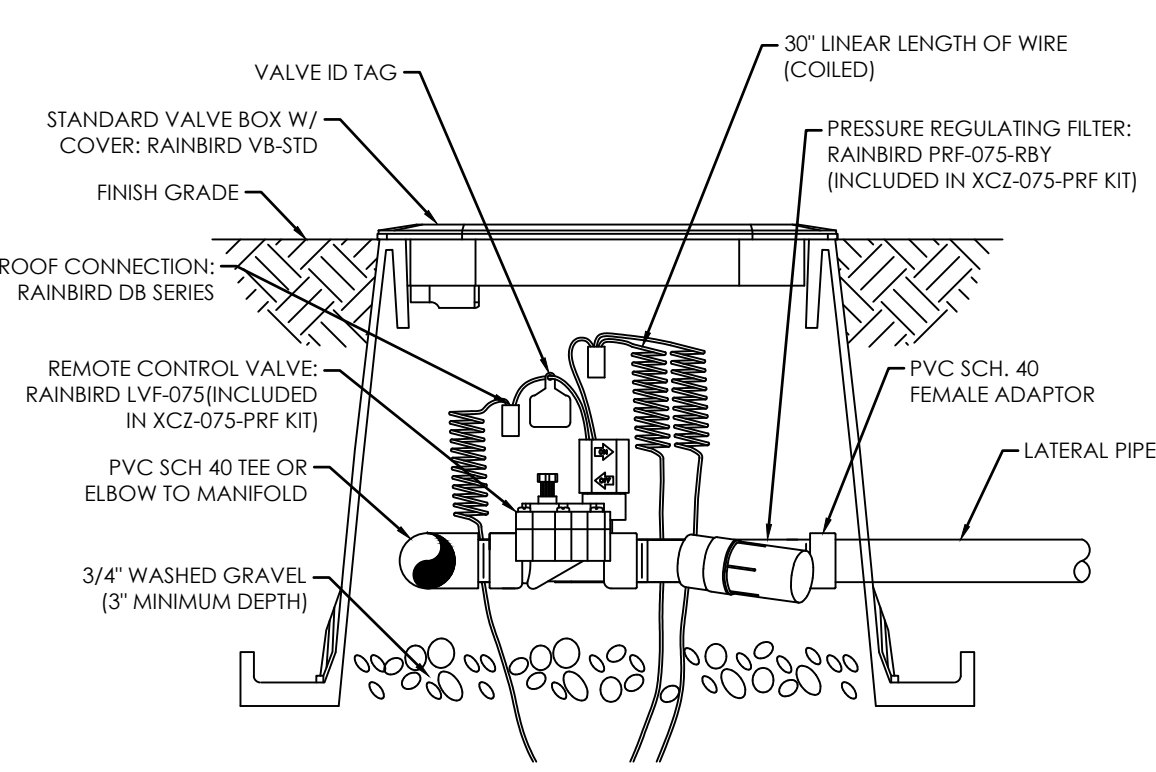
C QUICK COUPLING VALVE
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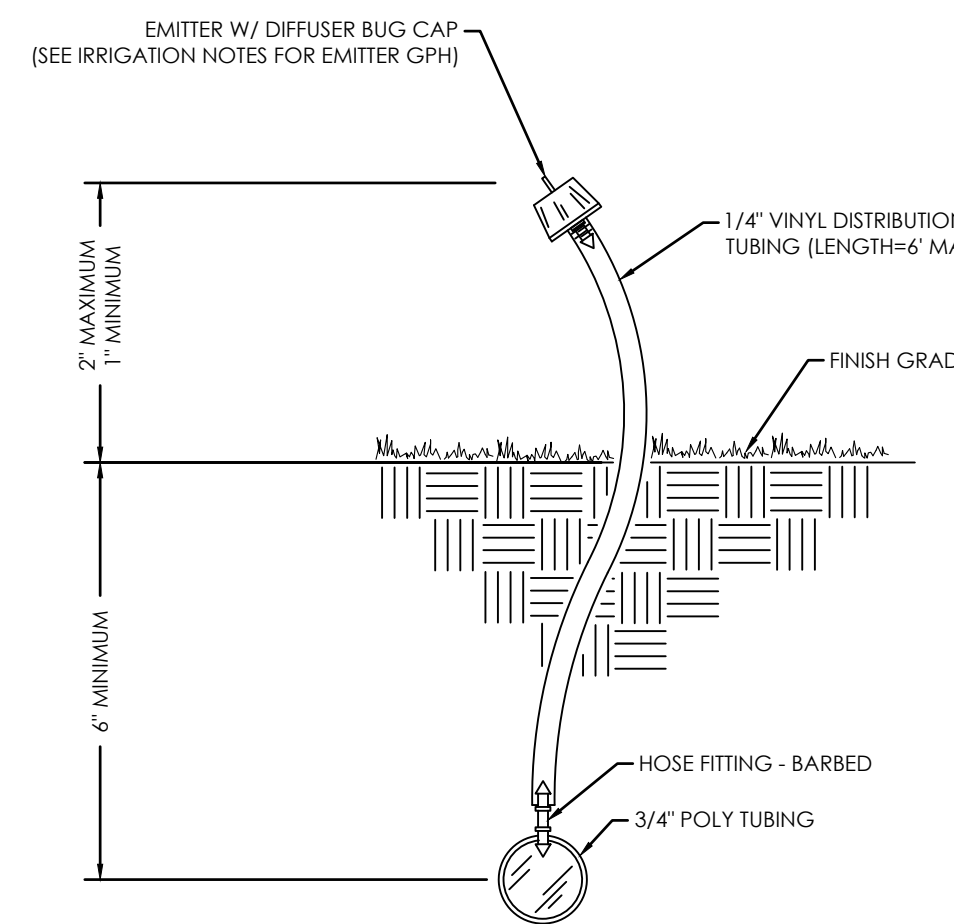
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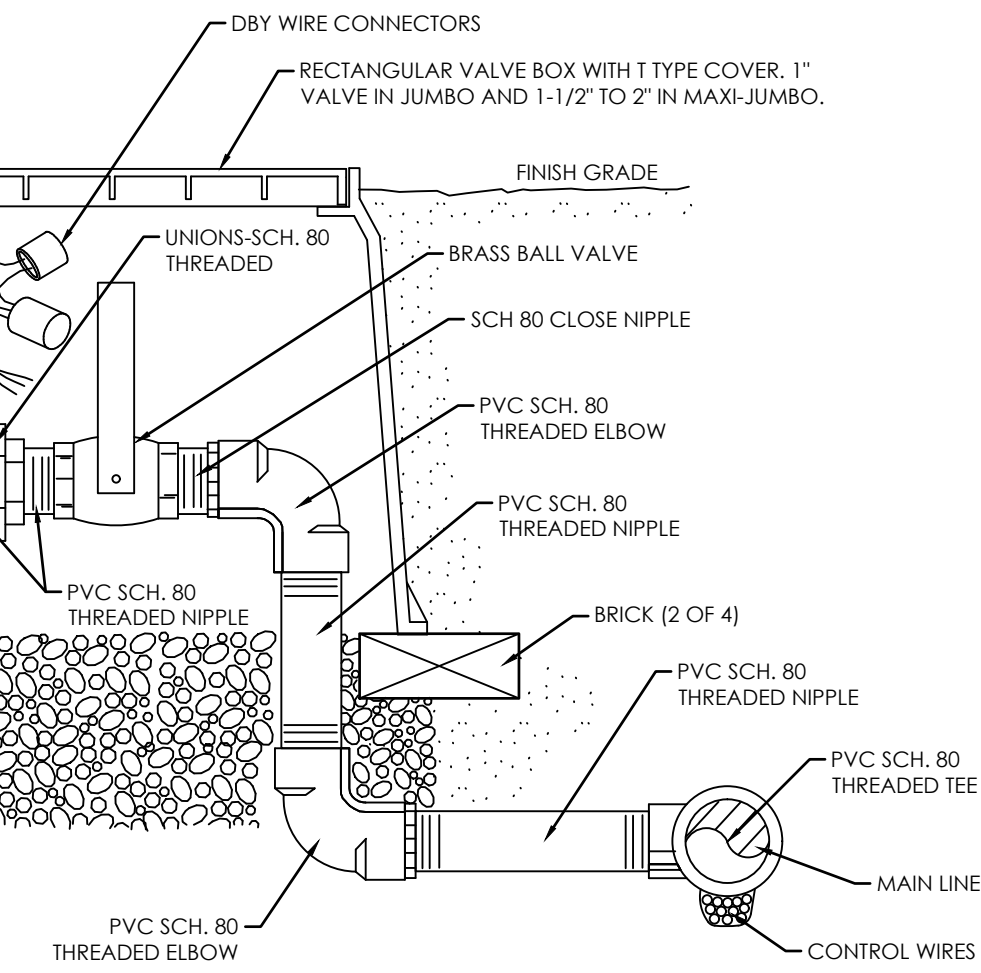
G MANUAL DRAIN VALVE
NOT TO SCALE



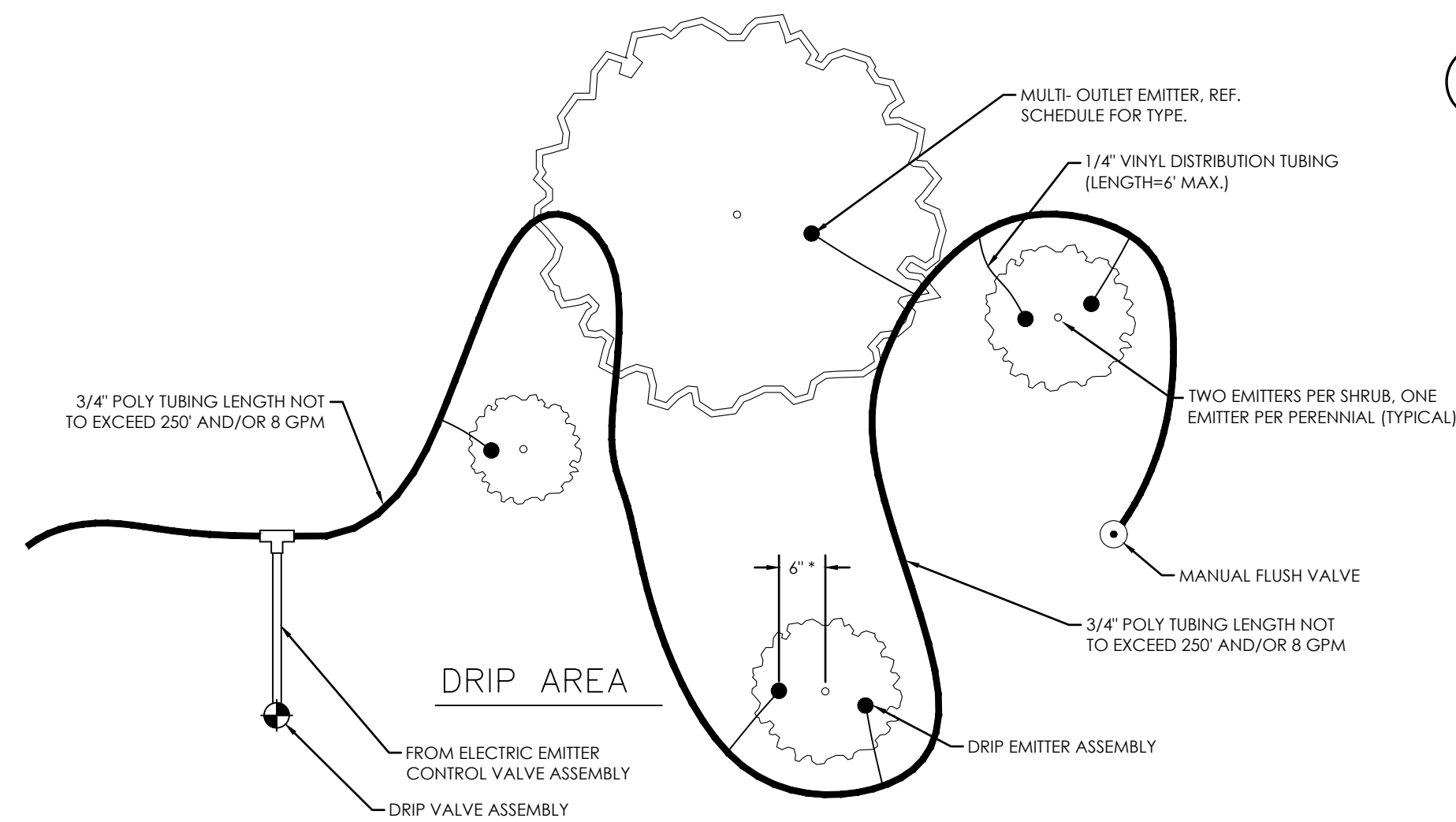
H CONTROL ZONE KIT
NOT TO SCALE



I DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



J MANUAL FLUSH VALVE
NOT TO SCALE



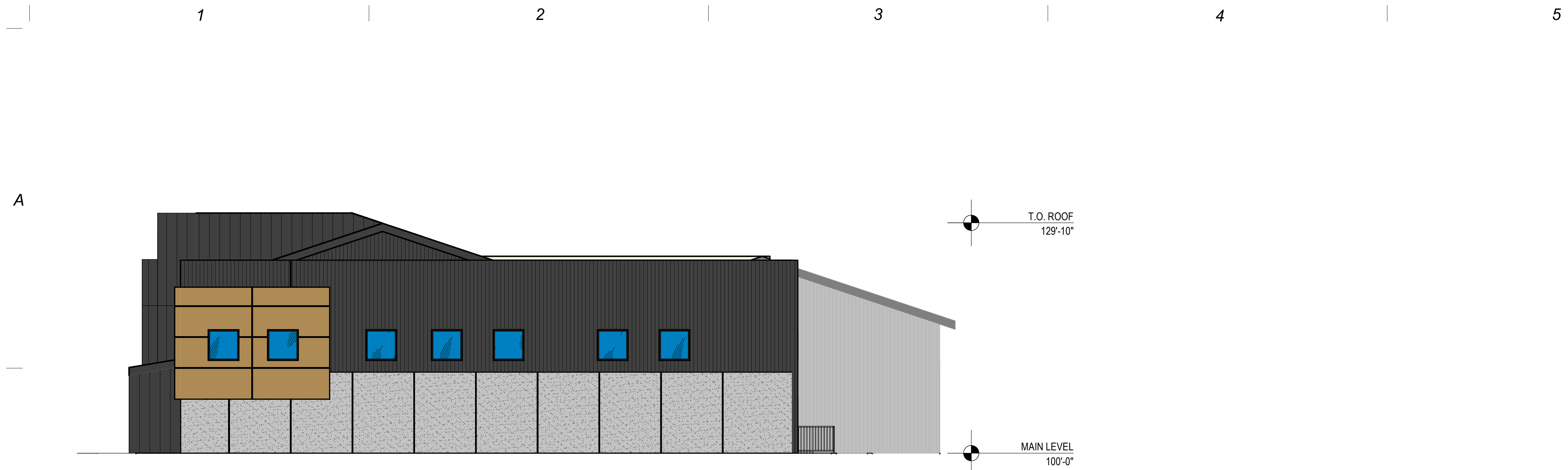
K TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE

REVISION BLOCK	DATE	DESCRIPTION
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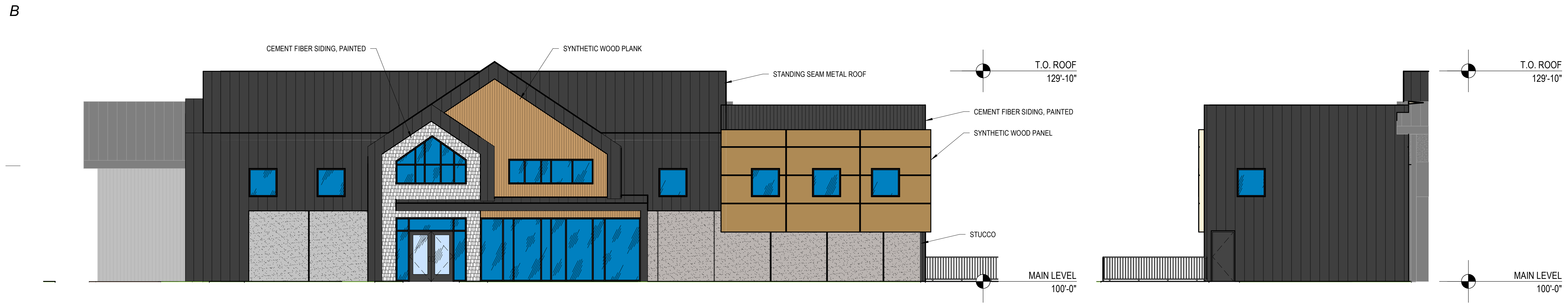
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Sheet: _____

MARK	REVISION	DATE

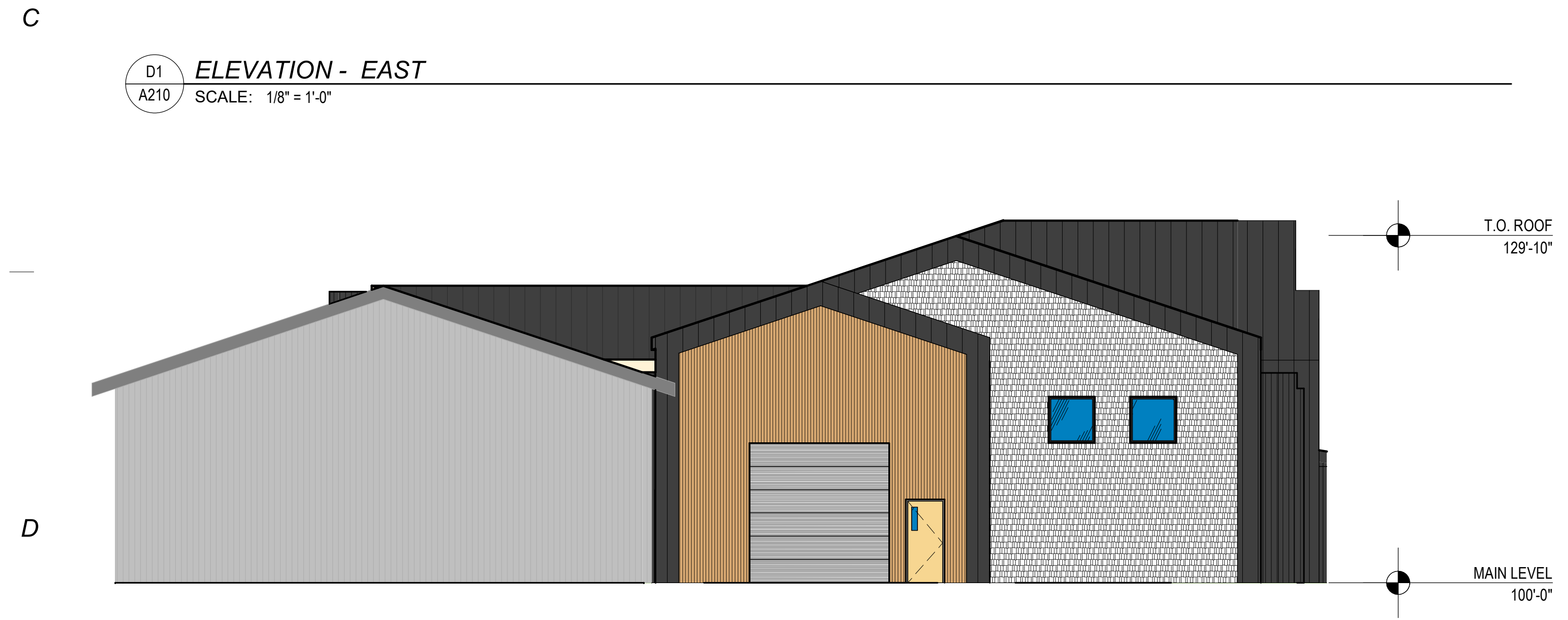


B1 **ELEVATION - NORTH**
A210 SCALE: 1/8" = 1'-0"




D1 **ELEVATION - EAST**
A210 SCALE: 1/8" = 1'-0"

C4 **ELEVATION - SOUTH**
A210 SCALE: 1/8" = 1'-0"



B4 **ELEVATION - SOUTH**
A210 SCALE: 1/8" = 1'-0"

Autodesk Docs://Five.12 Foundation Addition/Five.12 Addition - 2026.rvt
5/14/2026 8:34:02 AM

DALLAS NELSON ARCHITECTURE, INC. 801-953-3294 DALLAS@NELSON-ARCHITECTURE.COM 1912 CONCORD PLACE SARATOGA SPRINGS, UT 84045		DATE: 14 MAY, 2026 PROJECT #: 26-02 PROJ. MAN.: DBN CHECKED BY: DBN
		<small>THE INFORMATION HEREIN IS THE PROPERTY OF DALLAS NELSON ARCHITECTURE, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2026 D.N.A., INC.</small>
PROJECT: FIVE.12 ADDITION ALPINE, UT		SHEET DESCRIPTION: EXTERIOR ELEVATIONS
SHEET: A210		

ALPINE CITY PLANNING COMMISSION MEETING
Alpine City Hall, 20 North Main, Alpine, UT
May 5, 2026

I. GENERAL BUSINESS

- A. Welcome and Roll Call:** The meeting was called to order at 6:00 p.m. by Co-Chair Jeff Davis.
The following were present and constituted a quorum:

Chair: Alan Macdonald on-line

Commission Members: Michelle Schirmer, John MacKay, Troy Slade, Jeff Davis, Greg Butterfield

Excused: Susan Whittenburg

Staff: Caden Lyon, Marla Fox, Jason Judd, Heidi Smith

Others:

- B. Prayer/Opening Comments:** Greg Butterfield

- C. Pledge of Allegiance:** Troy Slade

II. REPORTS AND PRESENTATIONS

Caden Lyon introduced himself. He was a planner from West Jordan and said he is glad to be here.

III. ACTION ITEMS

A. Action Item: Review of Alpine Fire Station Addition/Remodel

Caden Lyon said The Alpine Fire Station sits at 50 E 100 N in the same city block as Alpine's City Hall and City Park. The Station is in need of updating to meet current needs. The design proposed modernizes and expands operational capacity and also converts the existing structure into a functioning Community Center that supports civic gatherings, events, and public activities.

Key Architectural Elements include:

1. **Fire Station Addition:** A new addition will be constructed to meet current operational demands and improve circulation and function for fire personnel.
2. **Community Center Conversion:** The existing station building will be fully remodeled and repurposed as a Community Center, reinforcing its role within the civic core of Alpine.
3. **Preservation of Existing Apparatus Bay:** The existing apparatus bay will remain as part of the final building configuration.

These improvements create an integrated municipal campus that enhances public service delivery and supports community engagement.

Sensitivity to Historic Downtown Character

A central consideration in the design is the project's proximity to Alpine's historic downtown. The design team has intentionally approached the remodel and addition with sensitivity toward the existing architectural rhythm, massing, and material character of the surrounding civic buildings.

The project addresses historic context in the following ways:

- 1 1. **Blending Existing and New Architectural Forms:** The addition mirrors the proportions and
2 simple rooflines found in the existing station and adjacent civic structures, ensuring that new
3 elements feel compatible with established forms.
- 4 2. **Material Cohesion and Respect for Context:** The project retains stucco as the primary exterior
5 material-reflecting the current building and many structures within the downtown area while
6 introducing brick and wood-like accents to elevate the architecture without detracting from its
7 historic surroundings.
- 8 3. **Unified Civic Presence:** By updating the existing structure and integrating both the remodeled
9 areas and the new addition, the overall project maintains a cohesive civic identity and aligns with
10 Alpin’s tradition of modest, durable, and visually harmonious public architecture.

11 This approach allows the Fire Station and Community Center to feel updated and functional while still
12 honoring the heritage and scale of the historic town center.

13 **Use of Materials:**

14 The exterior material palette reinforces this commitment to contextual sensitivity and architectural
15 cohesion:

- 16 1. **Stucco (Primary Material):** The main building will continue to use stucco as its dominant
17 exterior material. Existing stucco surfaces will be refinished to a like-new condition, while the
18 new addition will receive a matching stucco treatment for seamless continuity.
- 19 2. **Faux Wood Panel Accents:** Strategically placed faux wood paneling introduces warmth and
20 natural texture, enhancing visual appeal while complementing the traditional materials found near
21 downtown.
- 22 3. **Brick Veneer Wainscot:** A Brick veneer wainscot grounds the building architecturally and
23 visually links the structure to other civic and historic buildings that utilize masonry accents.
24

25 **Finish Grade Line**

26 The finish grade for the project site will remain largely unchanged. Modifications will be minimal and
27 limited primarily to areas supporting the reconfigured vehicle circulation patterns.

28 The primary grading adjustment accommodates the revised access route for returning apparatus, which
29 will now enter the site from the east, as shown in the site plans. This ensures safer maneuvering and
30 operational efficiency without altering the overall site character.

32 **Landscaping**

33 Landscaping design for the project will be completed through a separate City-led effort. Alpine City
34 plans to engage a landscape designer to create a comprehensive site design, including the development of
35 a sculpture garden between the new Community Center and City Hall.

36 Through this coordinated landscape effort, planting selections, pedestrian pathways, and amenity areas
37 associated with the Fire Station and Community Center will be integrated into a unified civic landscape.

38 The project team will collaborate with the city to ensure that the fire station’s landscaping complements
39 the historic downtown setting and supports the overall campus vision.
40

41 **Conclusion**

42 The proposed Alpine Fire Station #202 improvements balance modern functionality with thoughtful
43 respect for Alpine’s historic civic core. The remodel, addition, and landscape coordination create a
44 cohesive municipal campus that enhances public safety operations and community life. Material

1 selection, architectural form, and site considerations all work toward a design that is contextually
2 sensitive, visually harmonious, and aligned with the City's long-term civic goals.

3
4 The applicant has provided a site plan that meets the code requirements for 3.06 Business Commercial
5 Zone and 3.11 Gateway/Historic Zone. 4.07, 4.08, and 4.10 of the Development Code should also be
6 complete. If there is anything not complete it can be done before the building permit is approved. A few
7 of the items that need addressing are:

- 8 - Curve needs 8ft radius for parking lot. Currently it is less than that.
- 9 - Decision of Landscape Plan

10
11 Staff recommend that the Planning Commission consider sending a positive recommendation to the City
12 Council regarding the construction of the Alpine Fire Station Addition/Remodel, subject to the condition
13 of a Landscape Plan being provided before landscaping is installed.

14 Caden Lyon showed a rendering of the Fire Station and said it meets the Development Code and the
15 Gateway Historic.

16 Greg Butterfield asked what type of wood is going to be used; is it a veneer that won't last long or a Trex
17 type wood or some other composite? Caden Lyon said it will be a faux wood and showed an example of
18 it. He also showed an example of the brick veneer and said the roof will be asphalt shingles, but a small
19 part will be metal. He said that Shane Sorensen, the City Administrator, said the building will have all
20 updated stucco. Jason Judd said the fascia and soffit will be metal as well.

21 Michelle Schirmer asked if faux wood was allowed in the Gateway Historic guidelines. Caden Lyon said
22 it was. Michelle Schirmer said it was not in the revised plan that was in process. Caden Lyon said that
23 has been discussed with the Main Street plan, but we are discussing this with the current requirements that
24 exist.

25 Alan Macdonald asked what the percent of brick was compared to the wood and stucco because in the
26 revised Gateway Historic, we're looking for a lot more red brick and less stucco and getting away from
27 any faux wood materials. He said he would like to adjust the external materials used to include more brick
28 subject to whatever budget and costing we've already done.

29 Michelle Schirmer asked if the brick was the same price as the faux wood because she would like to swap
30 all the faux wood for brick. Alan Macdonald said the new Cedar Hills fire department is all brick and is
31 really beautiful and an aesthetic we are looking for. He said he is sensitive to the budget and what has
32 already been allocated, but to the extent possible, we would look to see more brick coverage.

33 Michelle Schirmer said she understands the stucco because it's already existing there with the original
34 building and that will save money to keep it. She said if we could swap out the wood for brick, that
35 would go a long way when we start making people on Main Street follow these new guidelines. We don't
36 want them to say, "look what the city did", that puts us in a hard spot.

37 Greg Butterfield said brick could be added above the garage doors. He asked what the difference was
38 between the brick and the wood. Caden Lyon said we weren't provided with that information from the

1 applicant. He said he thought stucco was the cheapest and that's why most of the building is stucco and
2 they are allowed to do that with the current Gateway Historic design guidelines.

3 Jeff Davis said he's listened to a couple of City Council meetings and they debated on the funding of this
4 for a couple of hours. He said obviously cost is an issue and they don't know what actual costs are going
5 to be. They can say what they want and how much money they have to spend and then send it out to bid.
6 They have a ballpark, but don't know exactly what it will cost.

7 John MacKay said we're not being asked about costs, we're being asked to render a decision on the
8 design. Jeff Davis said he agrees and said the role of the Planning Commission is to look forward
9 because we've spent months, a couple of years discussing the Gateway Historic and what we want it to
10 look like. This building is going to be the first to replicate what we want and what the citizens provided
11 feedback for and what we spent all our effort on. He said the budget is not our responsibility, we have to
12 adhere to what we want this to look like for decades.

13 Alan Macdonald said the faux wood is an absolute non-starter and wants to use as much brick as we can
14 get, and he understands the existing stucco. He said the Mayor and City Council will have to figure out
15 how to meet the design guidelines and stay within the budget. He said this is the first building going in
16 and we need to meet our own expectations, our own guidelines. He agreed with Michelle Schirmer and
17 said it's tough to expect others to follow when we as a city do not.

18 Jeff Davis said our recommendation should be consistent with what our role is. He asked if we were
19 looking at faux wood. Alan Macdonald said we were not looking at faux wood. We wanted prairie style
20 rectangular red brick; black framed windows and some stucco would be permissible. He said he didn't
21 think we were looking at any Trex type siding, decking, faux wood, or anything like that in the
22 recommendations.

23 Alan Macdonald said this is coming to us during the interim of when we looked at the Master Plan and
24 made recommendations to the City Council. It sounds like they haven't taken that up yet but we need to
25 be consistent with the recommendations for materials in the Gateway Historic District that we made with
26 respect to review that grant plan. He said that's what our recommendation today should be architectural
27 design in the Gateway Historic.

28 Greg Butterfield asked Alan Macdonald if he was looking at recommending denying the plan until
29 everything was approved with the Gateway Historic. Alan Macdonald said there's been so much that's
30 gone into the architectural design, the Community Center, upgrading the facilities for the fire department,
31 and bringing the building into the 21st century and beyond for the next fifty years. He said he didn't think
32 all of that was in their purview but wanted to know how this building would impact and fit into and
33 become a part of and maybe even a cornerstone for the Gateway Historic District going forward and the
34 architectural details of what we're seeking.

35 Jeff Davis read the Planning Commission motion where Michelle Schirmer recommended Tabling the
36 Main Street Gateway Historic design standards until future compilation of the following conditions:

- 37 1. The building style be defined as Utah Historic Traditional.
- 38 2. Secondary materials be removed limiting allowed materials to be red brick, wood, and black
39 framed windows.

1 Alan Macdonald said he recalls something about wood as far as some timber frame support beams for
 2 window canopies or real wood architectural design elements, like something you would see driving
 3 through old Heber, Utah. Jeff Davis said we need to clarify what we want the wood to be when we make
 4 our motion today.

5 Troy Slade said we had a conversation about the new wood technologies and the different types, but we
 6 didn't say what we were going to do about it.

7 John MacKay said the current code says innovative applications for design and materials would be
 8 considered. He said we are trying to avoid a pre-fab look. He said this is not the aesthetic we are looking
 9 for. We considered it and said no.

10 Alan Macdonald said we could table this until the City Council reviews our Small Area Plan revisions
 11 and recommendations. He asked if we could do that or if the City Council needs an answer right away on
 12 the Fire Station. Caden Lyon said he thinks this is trying to be pushed along. He said he loves the Small
 13 Area Plan and said we need to consider it because that is our future, but the applicant did submit this
 14 application based on the guidelines that are currently existing and to require those guidelines would be
 15 against code as of right now. Alan Macdonald said the applicant is the city.

16 John MacKay said we can't be at this juncture and not at least do our best to incorporate the things we've
 17 already recommended to the City Council.

18 Alan Macdonald said there is going to be a lot of money going into this building and it will be the
 19 flagship building for the next fifty years. Greg Butterfield asked if we should deny this until we can get
 20 some of this stuff flushed out or approve it and identify all the things we've talked about. Jeff Davis said
 21 if we deny it, it doesn't come back to the Planning Commission.

22 The Planning Commission had a discussion about all wanting this new building to meet the new guideline
 23 requirements that they have worked on for Main Street Gateway Historic. They said this puts them in a
 24 bind because they don't want to recommend this plan as it is. They also said they want to see black
 25 framing around the doors and some design elements like timbers to add more dimension. They said the
 26 building looks boring and vanilla; this is Alpine image and kind of a big deal.

27 Caden Lyon said the parking lot is on the northwest corner of the site. He said part of the code states that
 28 parking is not allowed in the easement. He said there is an exception allowed with four criteria.

- 29 1. The parking lot and the lot or parcel on which the use or building it serves are under the same
 30 ownership.
- 31 2. All of the off-site parking spaces are on an adjacent lot, or within two hundred feet from the main
 32 use or building measured along or across a public street.
- 33 3. Safe and accessible pedestrian routes are provided between the alternative parking lot and the
 34 primary use.
- 35 4. A traffic and parking site plan confirming that the off-site parking will not create undue
 36 congestion or negative effects.

37 The Planning Commission had a discussion about the parking lot layout and handicapped parking stalls.

1 **MOTION:** Planning Commission member Greg Butterfield moved to recommend approval of the proposed
2 site plan for the construction of the Alpine Fire Station Addition/Remodel with the following conditions:

- 3
- 4 1. Consistent with the Small Area Plan in regard to exteriors.
- 5 2. No faux wood
- 6 3. Use as much brick as possible
- 7 4. Landscape plan be provided before landscape is installed
- 8 5. Exception to the setbacks for parking based on the four criteria in the ordinance.
- 9 6. Use dark aluminum siding on the windows, on the door frames, and on the big garage doors with
10 the same color and material to ensure consistency throughout the building.

11
12 John MacKay seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		SusanWhittenburg
John MacKay		
Troy Slade		
Alan Macdonald		
Jeff Davis		
Greg Butterfield		

21 **IV. COMMUNICATIONS**

22 Caden Lyon said there is possibility of a Planning Commission meeting on May 19, 2026, based
23 on if applicants get their information in on time.

25 **V. APPROVAL OF PLANNING COMMISSION MINUTES:** March 31, 2026

27 **MOTION:** Planning Commissioner John MacKay moved to table the minutes for March 31, 2026

28
29 Troy Slade seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The motion
30 passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		SusanWhittenburg
John MacKay		
Troy Slade		
Alan Macdonald		
Jeff Davis		
Greg Butterfield		

40 **MOTION:** Planning Commission member John MacKay moved to adjourn the meeting.

41
42 Michelle Schirmer seconded the motion. There were 6 Ayes and 0 Nays (recorded below). The
43 motion passed.

<u>Ayes:</u>	<u>Nays:</u>	<u>Excused:</u>
Michelle Schirmer		SusanWhittenburg
John MacKay		
Troy Slade		
Alan Macdonald		

1 Jeff Davis
2 Greg Butterfield
3
4 The meeting was adjourned at 7:11 p.m.

DRAFT