

NOTICE AND AGENDA

Notice is hereby given that the Garland City Planning and Zoning Commission will hold a regular meeting at 7:00 pm on the 13th day of October, 2026, at the Garland City Building.

The agenda shall be as follows:

1. Call Meeting to Order
2. Vote to Approve Minutes
    a) September 8, 2026
3. Consideration and possible action on the site plan for the proposed Bear River Eye Center (Parcel Nos. 06-062-0015 and -0016) approximately 1.6 acres located at the northwest corner of 1200 South and Main Street.
4. Consideration and possible action on the CAPSA Phase 2 Site Plan (Parcel No. 06-061-0142) approximately 6.94 acres located along 350 West in Garland.
5. Consideration and possible action on a site plan for the Bear River High School 2026 Parking Lots project located at approximately 1450 South Main Street.
6. Request for future agenda items
7. Adjourn

Dated the 9th day of October 2026



Whitney Eggleston, Recorder

Minutes of the Planning and Zoning Meeting held Tuesday, September 8, 2026 at 7:00 p.m., at Garland City Hall, 72 North Main Street, Garland Utah, 84312

Present:	Board Members:	Thane Winward Brent Deakin Jared Lish
Absent:	Board Member:	Chair Don Koyle Wes Thompson
	City Employees:	Valerie Claussen, City Planner Whitney Eggleston, Recorder
	Visitors:	Mont Rose Donna Johnson Ben Johnston Sandra Roundy Ila Mae Van Valkenburg Lance Rose

DRAFT

1. Call to Order

Board Member Winward served as Acting Chair for the meeting and called the meeting to order at 7:02 PM.

2. Vote to approve meeting minutes

Board Member Deakin motioned to approve the minutes from August 11, 2026. Board Member Lish seconded the motion. The motion passed unamimously.

3. Public Hearing, Consideration and possible on the request for a rezoning of the propoerty located at 657 West Factory Street (parcel no. 06-064-0053) from the AG (Agricultural) zoning district to the R-1 (Residential) zoning district.

Mont Rose requested approval to rezone the property at 657 W Factory Street (Parcel No. 06-064-0053) from AG (Agricultural) to R-1 (Residential). He stated the previous request was denied by City Council in November 2025 and that the current proposal addresses previous concerns regarding sewer, water, stormwater, and the vacant property.

Ben Johnston of Johnston Engineering stated the concept plan meets City requirements.

City Planner Valerie Claussen explained that the application process had to restart following the previous denial. She also noted concerns regarding the Factory Street road-cut moratorium, which generally restricts road cuts for five years. Both Planning and Zoning and City Council must approve the rezoning.

Discussion included stormwater drainage and whether the development should have a cul-de-sac or through street.

Chair Winward opened the Public Hearing. Donna Johnson, an adjacent property owner, stated she had no objection to the proposal but expressed concerns about snow removal in a cul-de-sac.

Ila Mae Van Valkenburg asked how many homes were proposed and was informed that eight homes are planned.

Mont Rose stated the plan was scaled back to eight homes to address neighborhood concerns.

Board Member Lish noted that the road-cut moratorium issue had not been fully addressed. Ben Johnston stated the moratorium allows a road cut if the road is repaired to City standards and a one-year guarantee is provided.

Chair Winward closed the Public Hearing.

Board Member Lish proposed to change the zoning to an R-1. Board Member Deakin seconded the motion. All voted in favor.

4. Consideration and possible action on adoption of updated Planning Commission bylaws.

City Planner Valerie Claussen reviewed the updated bylaws, noting that previously requested changes had been incorporated. The Commission discussed the revisions.

Boardmember Lish moved to approve the Bylaws of the Planning Commission of Garland City, Utah. Boardmember Deakin seconded. Motion carried unanimously.

5. Request for Future Agenda Items

Chair Winward invited suggestions for future agenda items. Items that were proprosed were Small Retail stores, limiting driveways access along main roads, walking paths in new subdivision, Bear River Eye Center, Parking at the Seminary/High School.

6. Adjournment

There being no further business, Board Member Lish moved to adjourn. Board Member Deakin seconded the motion. All voted in favor. The meeting adjourned at 7:58p.m.

DRAFT

The undersigned, duly acting Recorder for Garland City Corporation, hereby certifies that the foregoing is a true and correct copy of the minutes for the Planning & Zoning Meeting held on the above-referenced date.

_____

Whitney Eggleston, Recorder

DRAFT

BACK TO AGENDA

Planning Outpost

Local Government
& Land Use Consulting
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-7200

TO: Garland City Planning Commissioners
FROM: Valerie Claussen, MPA, AICP
MEETING DATE: October 14, 2026

RE: Consideration and possible action on the site plan for the proposed Bear River Eye Center (Parcel Nos. 06-062-0015 and -0016) approximately 1.6 acres located at the northwest corner of 1200 South and Main Street.

RECOMMENDATION

Staff recommends that the Planning Commission recommend **APPROVAL** of the Bear River Eye Center Site Plan, subject to the conditions identified in this staff report and resolution of the remaining technical review items before construction or permit issuance, as applicable.

The applicant has submitted multiple revisions in response to City and engineering comments. Based on the third submittal and departmental review, staff finds that the site plan is ready for Planning Commission action, subject to completion of the remaining technical and administrative requirements identified below.

BACKGROUND AND PROJECT SUMMARY

The applicant is proposing development of the Bear River Eye Center, a professional eye-care facility. The proposed development includes the primary eye-center building, associated parking and internal circulation, landscaping, utility improvements, stormwater facilities, access improvements, and other site improvements.

The project has undergone several rounds of staff and engineering review. The applicant submitted its third response on August 21, 2026, addressing the August 13 staff review. The project anticipates approximately 15 employees on one shift and provides 44 parking stalls for employees and customers.

The applicant's engineer has provided a bonding estimate of approximately $275,000, including contingency, for public and utility improvements, including UDOT access work, water, sewer, storm drainage, and other utilities.

The applicant has also submitted a boundary line adjustment and easement survey affecting the Bear River Eye Center property and the adjoining property. The survey

depicts the proposed adjusted boundary and a sidewalk access easement. The site plan has been reviewed based on that proposed parcel configuration.

The site plan includes a six-foot masonry wall and landscaping for screening and compatibility with adjoining development. The submitted site-plan analysis indicates that the use, parking, building orientation, landscaping, and circulation are not expected to create material adverse impacts on surrounding properties.

STAFF AND DEPARTMENT REVIEW
The third submittal was distributed to City departments and reviewing agencies for comment:

Building Review. The Building Official has indicated that the project is acceptable at this stage. Final plans remain subject to the City's normal building permit and inspection requirements.

Engineering Review. J-U-B Engineers reviewed the third submittal and identified a remaining clarification regarding the proposed water service. The applicant's engineer has shown the water meter and two existing hydrants on the site plan; final water-service details remain subject to City Engineer approval.

Fire Department Review. The Fire Chief confirmed that the existing hydrants meet minimum distance requirements, although their locations are not ideal operationally. An additional hydrant approximately 550 feet north of the building is within the Department's hose capacity. Final fire access, fire-flow, hydrant availability, and related requirements remain subject to Fire Department approval.

Storm Drainage. The proposed stormwater system uses three collection facilities: Pond No. 1 for the northern parking area, Pond No. 2 for roof runoff and overflow to Pond No. 1, and Pond No. 3 for the southern parking area. Final drainage design remains subject to City Engineer approval.

UDOT Access. Because the development accesses Main Street, the project remains subject to UDOT requirements. The applicant indicates that a conditional access permit is pending; final UDOT approval is required before construction or use of the affected access.

SITE PLAN CONSIDERATIONS
Based on the submitted materials and departmental reviews, staff finds that the proposed professional office/medical use can be accommodated on the property

without unreasonable impacts on surrounding properties, provided the project is constructed in accordance with the approved plans and the conditions below.

The project is not anticipated to adversely affect general traffic patterns or overload surrounding streets. The site provides two points of access, and the parking, circulation, landscaping, and masonry wall provide appropriate separation from adjoining residential development.

The remaining review items are technical matters involving engineering, utilities, fire protection, UDOT access, bonding, and construction documents. Staff finds these items can be addressed through conditions of approval without requiring another Planning Commission review, unless a material change to the approved site plan is proposed.

STAFF FINDINGS

Staff finds that:

- The proposed Bear River Eye Center is an appropriate professional/medical use for the site and is not anticipated to create unreasonable traffic, circulation, parking, or compatibility impacts based on the submitted information.
- The applicant has responded to prior City review comments and submitted revised plans and supporting information sufficient for Planning Commission action, subject to the conditions below.
- Remaining water-service and fire-protection matters are technical issues that can be resolved through final engineering and Fire Department review.
- The site plan relies on the proposed boundary line adjustment and associated easements; those instruments must be recorded before building permit issuance or commencement of site construction, whichever occurs first.
- Final UDOT access authorization and required improvement security remain outstanding and can be addressed as conditions of approval.

CONDITIONS OF APPROVAL

Staff recommends that approval be subject to the following conditions:

1. Final Plans. The project shall be constructed substantially in accordance with the site plan and supporting documents approved by the Planning Commission, except for revisions required to satisfy these conditions, final engineering review, or other applicable City and agency requirements.

2. Engineering Review and Water Service. All remaining City Engineer/J-U-B comments, including the outstanding water-service clarification, shall be resolved

to the satisfaction of the City Engineer before construction of the applicable improvements.

3. Fire Protection. Final fire access, fire-flow, hydrant coverage, and other applicable fire-code requirements shall be approved by the Garland Fire Department before building permit issuance or construction, as applicable.

4. UDOT Access Permit. The applicant shall obtain the required UDOT access approval and comply with all UDOT conditions before construction or use of the Main Street access.

5. Storm Drainage. Final stormwater and drainage improvements shall be constructed in accordance with plans approved by the City Engineer, with required revisions incorporated into the construction drawings.

6. Public Improvements and Financial Security. Before construction or permit issuance, as applicable, the applicant shall provide a final engineer's estimate acceptable to the City and any required financial guarantee or other improvement security in accordance with City requirements and applicable Utah law.

7. Masonry Wall and Landscaping. The six-foot masonry wall, landscaping, screening, and related site improvements shall be installed and maintained in accordance with the approved site plan.

8. Boundary Line Adjustment and Easements. Before issuance of a building permit or commencement of site construction, whichever occurs first, the applicant shall record the proposed boundary line adjustment and all easements necessary to implement the approved site plan, including the sidewalk access easement shown on the submitted survey. The recorded documents shall be substantially consistent with the survey and site plan reviewed by the City and acceptable to City staff.

9. Building Permit. Site plan approval does not constitute building permit approval. Complete construction drawings and all required building permits shall be obtained before construction.

10. Compliance with City Requirements. The project shall comply with all other applicable Garland City ordinances, engineering standards, and development requirements.

11. Material Changes. Any material change to the approved building location, access, parking, circulation, drainage, landscaping, screening, or other substantial site-plan element shall be submitted to the City for review and, where required by City Code, returned to the Planning Commission.

12. Signage Under Separate Permit. Signage requires separate review and permit.

13. Preconstruction Meeting. A preconstruction meeting is required and shall be held with the City, prior to development of the property. Prior to the preconstruction meeting being scheduled the developer shall submit an NOI, if applicable.

Attachments

1) Bear River Eye Center Site Plan
2) Boundary Line Adjustment and Easement Survey

MEMORANDUM

DATE: September 2, 2026

TO: Garland City

CC: Valerie Claussen, City Planner

FROM: Quinn Dance, P.E., City Engineer

SUBJECT: Bear River Eye Center – Site Plan/Construction Drawing Review

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An application for Site Plan approval was submitted to the city for review of a proposed development at approximately Main Street and 1200 S. This review is based on various city code sections and all city design standards.

A resubmittal was received and items addressed are shown as a ~~strikethrough~~, with follow up/clarification items shown as **bold**.

General

~~Confirm if UDOT requirements need to be met with ADA access at the corner of 1200 South.~~

Streets (10-5-3-A)

1. ~~Proposed sidewalk construction along 1200 South needs to be placed 1' off property line.~~
2. ~~Existing curb corners require a minimum radius of 25'.~~
3. ~~ADA ramp will need to be completely within the right of way at 1200 South. Dedication of a portion of the existing property corner at 1200 South may need to be considered to maintain a minimum 15' radius and allow enough room for ADA ramp.~~
    a. ~~Will the specified UDOT ADA ramp fit within the 24 sf easement? The UDOT detail information on Sheet 5 appears to include more area.~~

Property Lines (10-5-3-D)

1. ~~Property lines at all street intersections shall be rounded with curves having a minimum radius of 15'.~~

Storm Drainage & Floodplains (10-5-3-F)

1. ~~Provide documentation from ditch or canal company confirming that removal of the existing concrete and earthen ditches on the north boundary are permitted.~~
    a. Response: The developer has stated that the existing ditch has already been abandoned upstream by other developments to the west of this property. It is no longer in use. (Response dated 7/23/26)
2. ~~Include basin delineation on the drainage plan (Sheet 3) to illustrate what areas of the site will drain to which ponds. It doesn't appear that any drainage will be able to get into Pond #2.~~
    a. Response: Pond #2 collects roof drains and is an overflow for Pond #1. (Response dated 7/23/26)
3. ~~Illustrate that the ponds will infiltrate completely within 72 hours. Initial calculations show that only approximately 4.33" will infiltrate within 72 hours.~~
4. ~~Is the overall drainage design complete retention with no release?~~
5. ~~Provide a cross section of each pond to illustrate 1' of freeboard and verify the storage volume below that.~~
    a. ~~Approximate calculation for Pond #3 based on contours~~
        i. ~~Top of pond = 4331.5~~
        ii. ~~Top of water = 4330.5~~
        iii. ~~Bottom of pond = 4329.00~~
        iv. ~~Estimated volume = +/- 2,000 cubic feet~~

Culinary Water (10-5-3-I)

1. Show existing culinary water infrastructure on the plans to illustrate water service connection and fire hydrants.
    a. Include location of water meter and extension of 8" waterline that is being proposed.

b. ~~Graphically include the existing fire hydrants. It doesn't seem that the nearby hydrants will provide necessary coverage since they are across the UDOT highway.~~
    i. ~~The proposed structure must be within 350' of a hydrant measured along the most probable access route.~~
    ii. ~~Recommend water service and hydrant protection would be to include an 8" waterline crossing at the same location of the sewer alternative to provide a new hydrant on the west side of Main Street along with a new water meter.~~

We appreciate the opportunity to provide this review, feel free to reach out with any questions.

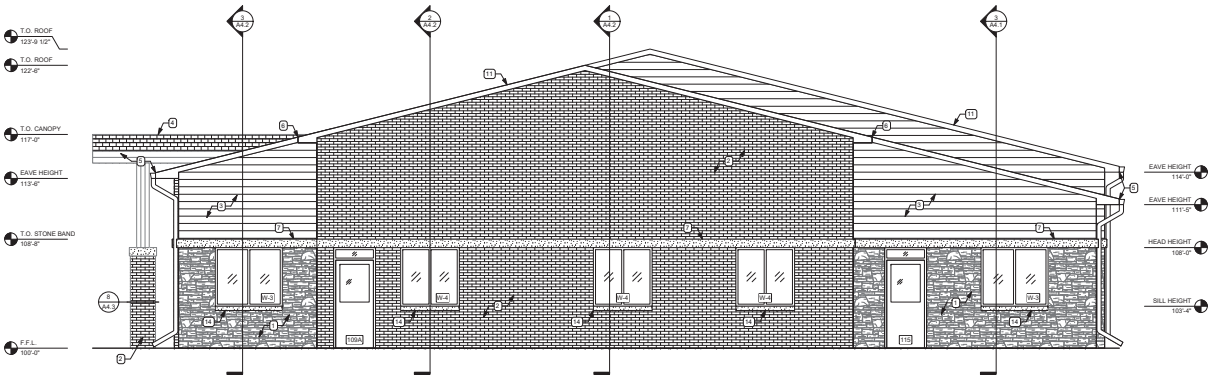
KEY NOTES

1. ~~WESTLAKE ROYAL CULTURED STONE - LIMESTONE (CHARDONNAY)~~ Cold Water Stone Cumberland
2. ~~GLEN GERY (GRANBURY~~ Belden Brick Co. Brandywine
3. ~~LP SMARTSIDE LAP SIDING (PAINTED)~~
4. ASPHALT SHINGLES - CERTAINTEED - HEATHER BLEND
5. FASCIA & GUTTER - DARK BRONZE
6. FASCIA - DARK BRONZE
7. READING ROCK - ROCKCAST - STARBUCK
8. SIGNAGE - BY OTHERS
9. DOWNSPOUT - DARK BRONZE
10. LP SMARTSIDE LAP SIDING - AGED AMBER
11. RAKE - DARK BRONZE
12. CAST STONE CAP - READING ROCK - ROCKCAST - STARBUCK
13. 4x4 HSS - PAINT TO MATCH DOOR FRAMES (DARK BRONZE)
14. CAST STONE SILL - READING ROCK - ROCKCAST - STARBUCK
15. VINYL ADDRESS NUMBERS
16. LIGHT FIXTURE, SEE RCP

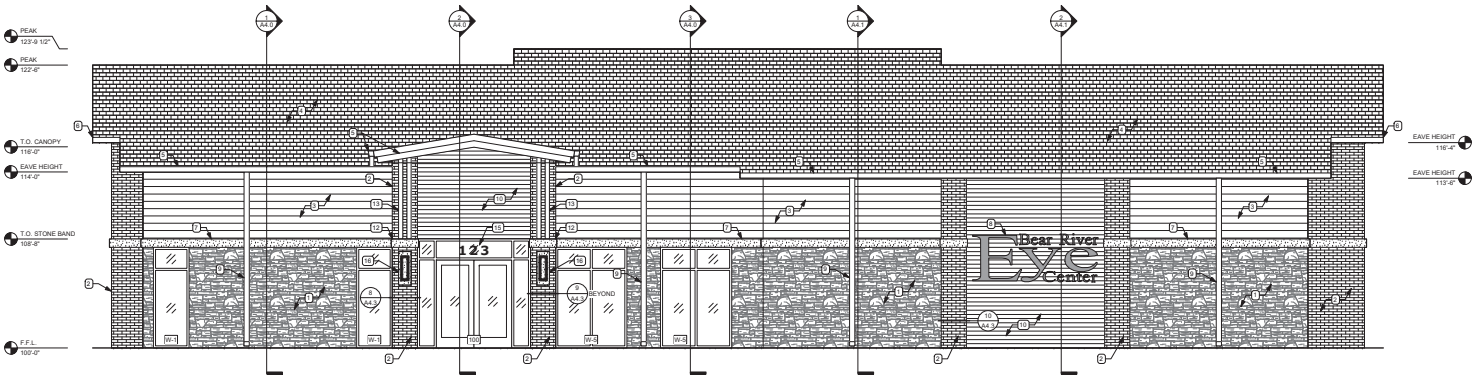
WINDOW NOTES:
* WINDOW DIMENSIONS & DETAILS ARE ON OPENING SCHEDULE SHEET
* FIELD VERIFY ALL DIMENSIONS BEFORE ORDERING
* ALL WINDOWS IN BLOCK SHALL FIT TO BLOCK INCREMENTS
* NOTE ALL WINDOWS TO BE TEMPERED AS PER THE FOLLOWING
  GLAZING W/ IN 24" OF DOOR OPENINGS
  GLAZING W/ IN 18" OF GROUND OR FFL
* GLASS IS TO BE 1" THERMALLY BROKEN LOW E CLEAR GLASS

SIGNAGE NOTE:
* ALL EXTERIOR SIGNAGE TO BE ON DEDICATED CIRCUIT, COORDINATE W/ SIGNAGE PROVIDER
* SIGNAGE NOT IN CONTRACT

MASONRY NOTES:
* MASONRY CONTROL JOINTS PER MANUFACTURERS REQUIREMENTS



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

OPTOMETRIC ARCHITECTS
MODERN DESIGN ARCHITECTS
201 MAIN STREET
JANESVILLE, IA 50647
319-987-2101

BEAR RIVER EYE CENTER

GARLAND, UTAH

STATE OF UTAH
ROBERT JOHN STEINHAUS
6746738-6301
REGISTERED ARCHITECT

DRAWING ISSUE INFORMATION

ISSUE:
PERMIT SET
DATE:
2/13/26

MARK	DATE	DESCRIPTION

JOB NO: D633-24
DRAWN BY: JSH
CHECKED BY: DLH
PROJECT ARCHITECT: RJS
PRINCIPAL IN CHARGE: RJS

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A5.0

Date: 2/13/26
File name: D633-24 - A5.0 - Exterior Elevations .vwx

KEY NOTES

1. WESTLAKE ROYAL CULTURED STONE - LIMESTONE (CHARDONNAY)
2. GLEN-GERY CRANBERRY
3. LP SMARTSIDE LAP SIDING - PRAIRIE CLAY
4. ASPHALT SHINGLES - CERTAINTEED - HEATHER BLEND
5. FASCIA & GUTTER - DARK BRONZE
6. FASCIA - DARK BRONZE
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15. VINYL ADDRESS NUMBERS
16. LIGHT FIXTURE, SEE RCP

WINDOW NOTES:

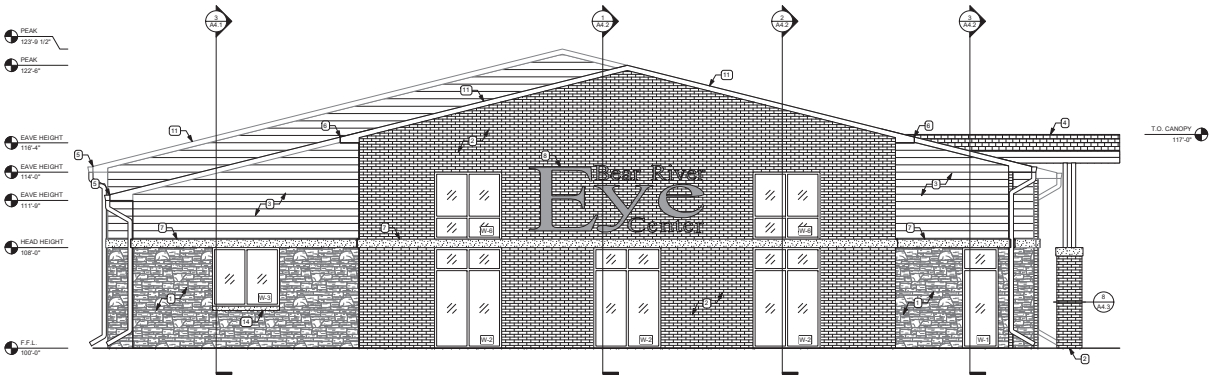
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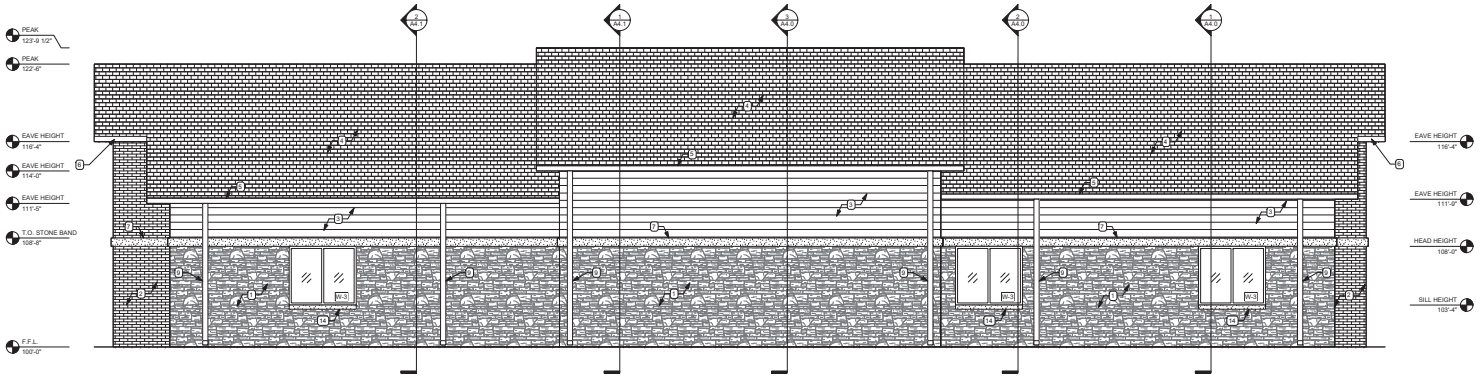
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2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"

OPTOMETRIC ARCHITECTS
MODERN DESIGN ARCHITECTS
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JANESVILLE, IA 50647
319-987-2101

BEAR RIVER EYE CENTER

GARLAND, UTAH

ROBERT JOHN STEINHART
6196725-2601
LICENSED ARCHITECT
STATE OF UTAH

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ISSUE:
PERMIT SET
DATE:
2/13/26

MARK	DATE	DESCRIPTION

JOB NO: D633-24
DRAWN BY: JSH
CHECKED BY: DLH
PROJECT ARCHITECT: RJS
PRINCIPAL IN CHARGE: RJS

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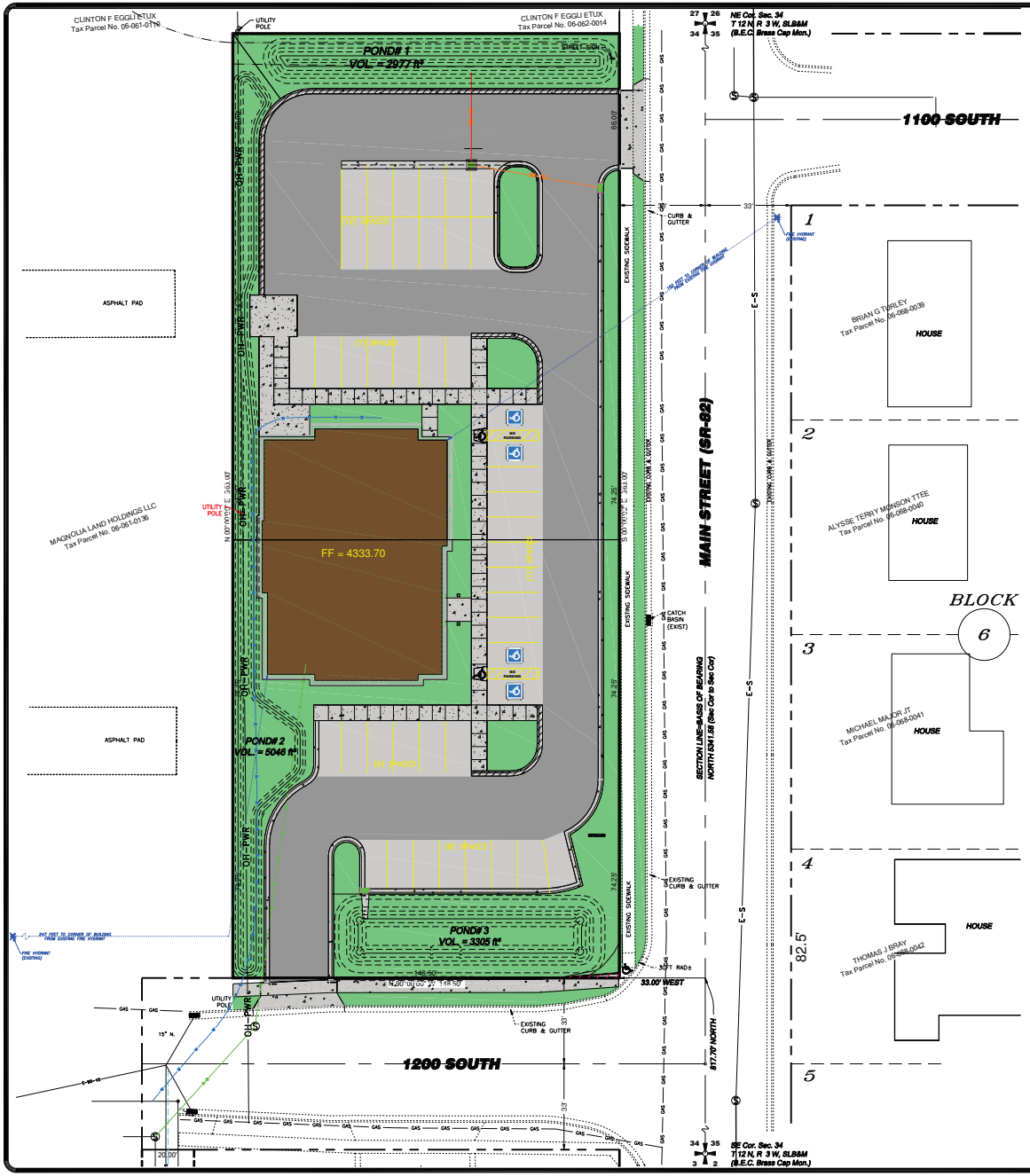
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A5.1

Date: 2/13/26
File name: D633-24 - A5.01 - Exterior Elevations .vwx



BEAR RIVER EYE CENTER

CONSTRUCTION NOTES:
ALL CONSTRUCTION TO BE TO CITY OF GARLAND STANDARDS. IN THE EVENT THERE IS NO APPLICABLE STANDARD, CONTACT PROJECT ENGINEER / CITY ENGINEER. CONTRACTOR MUST ATTEND PRE-CONSTRUCTION CONFERENCE WITH CITY PRIOR TO COMMENCING WORK. PRIOR TO CONSTRUCTION, CONTRACTOR TO LOCATE ALL EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR UNCOVERING AND VERIFICATION OF ALL EXISTING UTILITIES. SOILS TESTING TO BE PERFORMED ON PROJECT, ESPECIALLY FOR TRENCH RESTORATION. OWNER FUNDAMENTALLY WILL BE PAYING FOR SOILS TESTING BUT SUCH TO BE NEGOTIATED PRIOR TO START OF CONSTRUCTION (I.E. PERHAPS OWNER PAYS FOR ALL PASSING TESTS, CONTRACTOR FOR FAILING ONES, ETC.)

UTILITY NOTES:
ALL UTILITIES TO BE UNDERGROUND EXCEPT POWER MAY COME FROM OVERHEAD POWER POLES ON-SITE BUT MUST BE APPROVED BY POWER COMPANY.

SITE PREPARATION AND GRADING NOTES - (SEE CMT TECHNICAL SERVICES GEOTECHNICAL REPORT):
ALL DELETERIOUS MATERIALS SHOULD BE STRIPPED FROM THE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THIS INCLUDES LOOSE AND DISTURBED SOILS, TOPSOIL, VEGETATION, ETC. BASED ON THE REPORT AN ESTIMATED 5 TO 9 INCHES (MIN) OF TOPSOIL SHALL BE STRIPPED. HOWEVER, GIVEN THE PAST AGRICULTURAL USES, THE UPPER 12 TO 15 INCHES MAY HAVE BEEN DISTURBED FARMING.

FOLLOWING STRIPPING, CLEARING AND/OR GRUBBING, THE SITE SUBGRADE SHOULD BE OBSERVED BY A CMT GEOTECHNICAL ENGINEER TO ASSESS THAT UNDISTURBED NATURAL SOILS HAVE BEEN EXPOSED AND ANY DELETERIOUS MATERIALS, UNDOCUMENTED FILL/DISTURBED AND/OR LOOSE SOILS HAVE BEEN REMOVED OR PROPERLY PREPARED, PRIOR TO PLACING STRUCTURAL FILLS, SITE GRADING FILLS, FOOTINGS, SLABS, AND PAVEMENTS.

ALL RUNOFF TO BE SURFACE DRAINED TO PROPOSED RETENTION PONDS. PONDS TO BE APPROX. 2 FOOT DEEP.

WATER: FIRE HYDRANTS ARE LOCATED NEARBY - CONTACT GARLAND CITY FOR DETAILS/USAGE.

OBTAIN APPROPRIATE SWPPP PERMIT PRIOR TO COMMENCEMENT OF WORK.

IMPORTANT: ALL UTILITY TRENCHES TO BE COMPACTED TO 95%! NOTE: IMPORTED STRUCTURAL FULL-DEPTH BACKFILL WILL BE NECESSARY.

CONTRACTOR TO COORDINATE AND ASSURE COMPLETE COMPACTION TESTING RESULTS FOR SUBGRADE /GRANULAR BORROW/ ROADBASE - PROVIDE RESULTS TO CITY AND PROJECT ENGINEER. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

WATER / FIRE PROTECTION:
8-INCH WATER LINE WILL MUST BE EXTENDED EASTERLY FROM WHICH A 1-1/2-INCH SERVICE WILL BE EXTENDED TO THE STRUCTURE. FIRE HYDRANT IS LOCATED ON THE EAST SIDE OF MAIN STREET ACROSS FROM PROPOSED BUILDING.

SEWER:
AN 8-INCH SEWER MAIN IS LOCATED AT THE SOUTHWEST OF THE PROPERTY ON THE SOUTH SIDE OF 1200 SOUTH STREET. IT IS APPROXIMATELY 5 FEET DEEP. A NEW SEWER LINE AND MANHOLE MUST BE INSTALLED TO EXTEND THE SEWER LINE TO THE PROPERTY. THE BASE OF THE EXISTING SEWER MANHOLE MUST BE CORE DRILLED AND NEW LINE MUST BE NO MORE THAN 0.1 FEET ABOVE EXISTING FLOW-LINE OF MANHOLE. THERE MAY BE CONFLICTS WITH EXISTING WATER LINE AND/OR STORM DRAIN LINE WHILE EXTENDING SEWER TO THE SITE.

STORM DRAINAGE:
STORM DRAINAGE RUN-OFF WILL BE CONTAINED ON-SITE WITH THREE DRAINAGE PONDS. ALL RUNOFF WILL BE SURFACE DRAINED TO CURB CUTS TO POND, ROOF DRAINS TO POND, OR CATCH BASIN AND PIPED TO DRAINAGE PONDS.

LANDSCAPE & IRRIGATION PLAN / SECONDARY WATER - (SEE TRI CITY SPRINKLER INC. LANDSCAPE & IRRIGATION PLAN) :
THERE IS NO PRESSURIZED SECONDARY WATER IN THE AREA - OFFICE BUILDING WILL UTILIZE CULINARY WATER FOR MINOR LANDSCAPING NEEDS. A BACKFLOW PREVENTER WILL BE EMPLOYED.

ELECTRICAL:
POWER TO BUILDING CONNECT TO AN EXISTING POWER POLE LOCATED WEST OF THE BUILDING ALONG THE WEST SIDE OF THE PROPERTY.

TELEPHONE / CABLE:
TELEPHONE TO OFFICE BUILDING WILL CONNECT TO A RELOCATED TELEPHONE POLE LOCATED SOUTH OF THE BUILDING ALONG THE NORTH SIDE OF MAIN STREET.

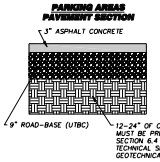
GAS:
PROPOSED GAS LINE TO BE BORED UNDER 1200 SOUTH AND CONNECT TO MAIN. POSSIBLE GAS LINE BEHIND EXISTING SIDEWALK ALONG MAIN STREET (NEED TO VERIFY)

STRUCTURAL SECTION:
STRUCTURAL SECTION TO BE 3 INCHES OF ASPHALT, ON 8 INCHES ROADBASE, ON 8 INCHES OF COMPACTED NATIVE SUBGRADE. ROADBASE TO MEET CITY SPECIFICATIONS AND BE COMPACTED TO 95%. CONTRACTOR TO COORDINATE AND ASSURE COMPLETE COMPACTION TESTING RESULTS FOR SUBGRADE / ROADBASE - PROVIDE RESULTS TO CITY AND PROJECT ENGINEER. SUCH APPLIES TO ALL UTILITY CROSSINGS ALSO.

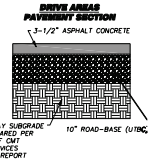
CONTACTS:
PUBLIC WORKS DIRECTOR: TRAVIS ATKINSON -- 435-257-9471
CITY ENGINEER: QUINN DANCE -- 435-713-9514

1" = 20'

PARKING AREAS PAVEMENT SECTION

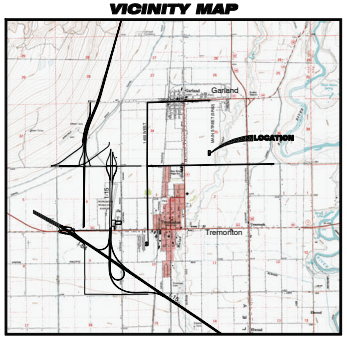


DRIVE AREAS PAVEMENT SECTION



	PAVEMENT SECTION THICKNESS (inches)			
	PARKING AREAS (1 ESAL per day)		DRIVE AREAS (3 ESALs per day)	
MATERIALS				
Asphalt	3	3	3.5	3.5
Road-Base (UTBC)	9	4	10	6
Subbase	0	6	0	6
Total Thickness	12	13	13.5	15.5

VICINITY MAP



SHEET SUMMARY:

1/6 GENERAL PLAN-NOTES
2/6 SITE PLAN
3/6 GRADING & DRAINAGE
4/6 U.D.O.T. DETAILS
5/6 SWPPP
6/6 DETAILS

NO.	DATE:	REVISIONS:
01	07-23-25	PER 06-27-25 GARLAND CITY REVIEW COMMENTS
02	08-07-25	PER 08-15-25 UDOT REVIEW COMMENTS
03	09-17-25	PER 09-15-25 UDOT REVIEW COMMENTS

DESIGN: B.W.J.
DRAWN: B.W.J.
HORZ SCALE: 1" = 20'
VERT SCALE: N/A
DATE: 06-2025

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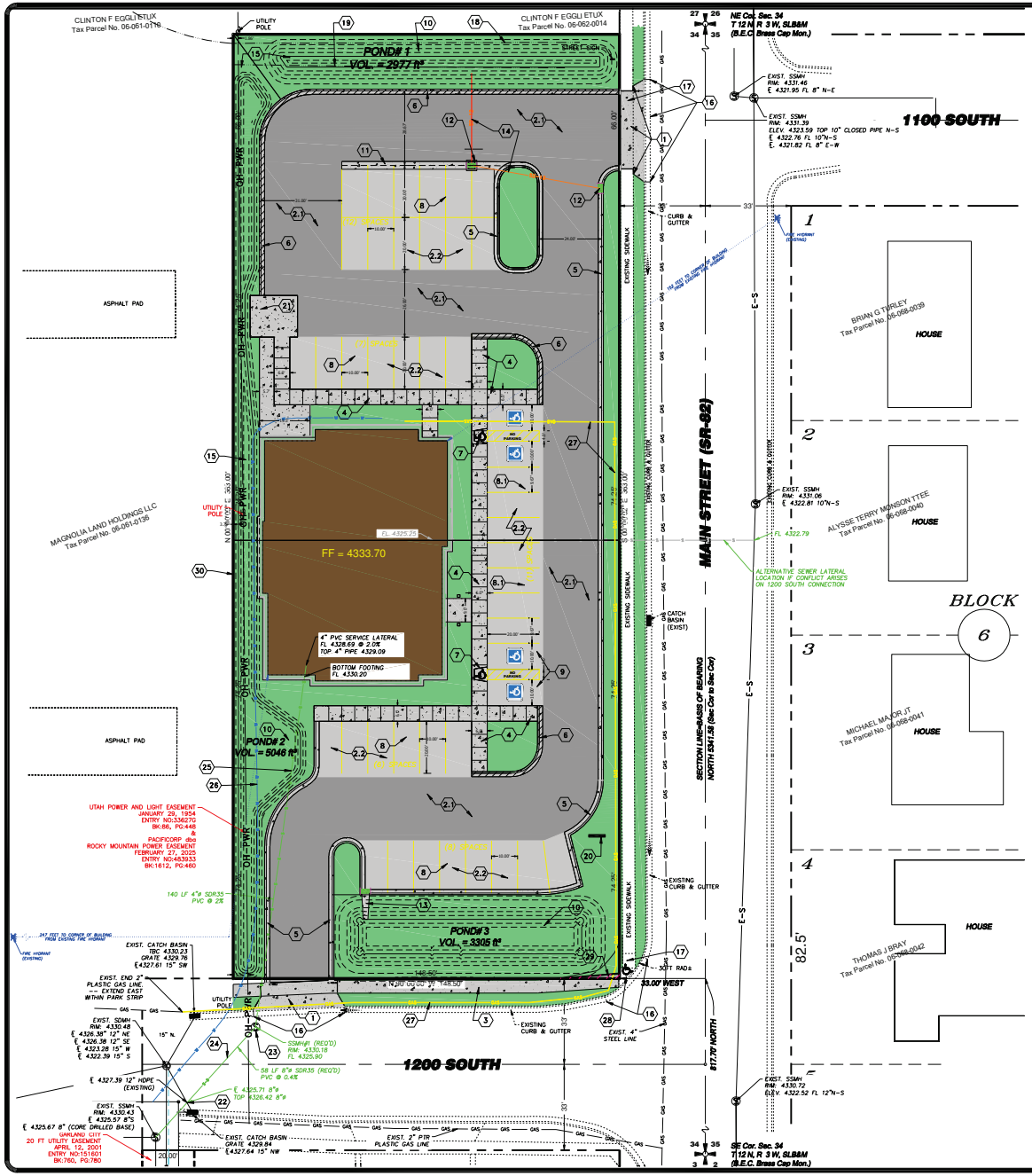
BEAR RIVER EYE CENTER

GENERAL CONSTRUCTION NOTES

JOHNSTON ENGINEERING INC
CIVIL - SURVEYING - STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 1 of 8 SHEETS

JOB NUMBER 2025E102



KEY NOTE SITE IMPROVEMENTS:

		ESTIMATED QUANTITIES
1	U.D.O.T OR CITY FLARED DRIVEWAY WITH PARKSTRIP SEE (GW 3A)	1 EA.
2.1	DRIVE AREAS = 3-1/2"-IN ASPHALTIC CONCRETE PAVEMENT OVER 10"-IN UNTREATED BASE COURSE PER UDOT ¾" OR 1" GRADATION – COMPACTED TO 95%	16,480 ft²
2.2	PARKING AREAS = 3"-IN ASPHALTIC CONCRETE PAVEMENT OVER 9"-IN UNTREATED BASE COURSE PER UDOT ¾" OR 1" GRADATION – COMPACTED TO 95%	8,900 ft²
3	5 FT WIDE SIDEWALK (NORTH SIDE OF 1200 SOUTH)	149 L.F.
4	6 FT WIDE SIDEWALK (AROUND BUILDING & PARKING), 12-IN THICK THE FIRST FOOT WHERE IT MEETS THE ASPHALT AND AND 6-IN THICK THE REMAINING 5 FT OF SIDEWALK.	373 L.F.
5	24"-IN WIDE STANDARD CURB & GUTTER	654 L.F.
6	24"-IN WIDE SPILL CURB & GUTTER (REVERSE FLOW)	302 L.F.
7	STANDARD ADA SIDEWALK HANDICAP RAMP	1 EA.
8	10'-FT X 20'-FT PARKING STALL	33 EA.
8.1	9.67'-FT X 20'-FT PARKING STALL (ONLY NON-HANDICAP EAST SIDE BUILDING)	7 EA.
9	10'-FT X 20'-FT ADA ACCESSIBLE PARKING STALL	4 EA.
10	RETENTION POND	3 EA.
11	3'-FT WIDE X 12"-IN THICK CROSS DRAIN / WATERWAY	67 L.F.
12	3'-FT X 2'-FT CATCH BASIN	2 EA.
13	3'-FT WIDE X 10'-FT LONG CONCRETE GUTTER INTO POND	1 EA.
14	12"-IN DIA ø HDPE STORM DRAIN PIPE	85 L.F.
15	LANDSCAPE / GRASS AREA	16,680 ft²
16	SAW CUT ALONG ASPHALT AND FACE OF CURB AND AND REMOVAL OF EXISTING CURB & GUTTER (FOR NEW U.D.O.T. ACCESS OR CITY ACCESS OR PEDESTRIAN ACCESS)	80 L.F.
17	REMOVAL OF EXISTING SIDEWALK (FOR NEW U.D.O.T. ACCESS OR PEDESTRIAN RAMP)	44 L.F.
18	REMOVAL OF EXISTING CONCRETE DITCH (NORTH SIDE PROPERTY)	140 L.F.
19	REMOVAL OF EXISTING EARTH DITCH	140 L.F.
20	SIGNAGE	1 EA.
21	DUMPSTER PAD WITH GATED CMU WALL ENCLOSURE	1 EA.
22	WITH INSTALLATION OF NEW 8"ø SEWER LINE VERIFY COVERAGE AND ANY CONFLICTS WITH EXISTING WATER AND STORM DRAIN FOR CLEARANCE AND INSTALLATION	1 EA.
23	48"-SANITARY SEWER MANHOLE	1 EA.
24	8"ø SDR 35 PVC SEWER PIPE @ 0.4% SLOPE	58 L.F.
25	4" PVC SEWER PIPE (SERVICE LATERAL) @ 2% SLOPE (LARGER SIZE AND LESS SLOPE AS APPROVED BY CITY ENGINEER)	140 L.F.
26	1-1/2"ø CLASS 200 PVC POLYETHYNENE TUBING (SERVICE LATERAL) (MIN. 4 FT BURY)	320 L.F.
27	EXTEND 2" PLASTIC GAS LINE EAST (WITHIN PARKSTRIP) & NORTH (WEST OF SIDEWALK) & WEST TO NORTH END OF BUILDING	463 L.F.
28	REMOVE AND REPLACE PEDESTRIAN ACCESS, CURB & GUTTER, AND SIDEWALK WITH UDOT STANDARD SINGLE DIAGONAL CORNER (APEX) RAMP OPTION (DETAIL PA 5)	1 EA.
29	2'x24' TRIANGULAR (24 SF) INSTALLATION AND MAINTENACE EASEMENT FOR SIDEWALK	
30	363 LF OF 6' FT TALL MASONRY FENCE (OR SIMILAR) ALONG BUT WITHIN THE WESTERLY BOUNDARY LINE. INSTALL WITH WEST SIDE OF FENCE 0.10 FEET EAST (INSIDE) OF THE PROPERTY LINE	

PARKING DATA:
40 STANDARD PARKING SPACES
4 VAN ACCESSABLE ADA SPACES
44 TOTAL PARKING SPACES

SITE COVERAGE DATA:
TOTAL SITE AREA: 53,905 SQ. FT. (1.24 ACRES)
BUILDING FOOTPRINT: 6,682 SQ. FT.
CURB & GUTTER: 956 L.F.
CROSS-DRAIN 3' WIDE: 67 L.F.
ASPHALT PAVEMENT: 25,388 SQ. FT.
LANDSCAPING: 16,680 SQ. FT.

% HARDSCAPE 69%
% SOFTSCAPE: 31.%

LEGEND

- 30' Building Setback Line
- P.U.E. (10' Public Utility Easement)
- Boundary Line
- Rebar & Cap, "PLS 334368" for Prop. Corner
- Centerline
- Centerline Monument
- Fire Hydrant
- Storm Drain Catch Basin
- Drainage Direction Arrow
- ADA Req'd Handicap Ramps
- Stop and Street Sign Combined
- 8"x8" Water Valve
- Tee - 8"x8"x8" (8"x8"x6" (Fire Hydrant)
- Irrigation Valve Box
- Light Pole
- Utility Pole
- Existing Asphalt
- New Asphalt Concrete Required
- Concrete for Sidewalk or Curb & Gutter
- Existing Storm Drain Manhole
- Proposed Strom Drain Manhole
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Existing Edge Pavement
- Existing Conc. Curb & Gutter and Sidewalk
- Existing Storm Drain Pipe (# = pipe Ø)
- Proposed Strom Drain Pipe (# = pipe Ø)
- Existing Sanitary Sewer Pipe (# = pipe Ø)
- Proposed Sanitary Sewer Pipe (# = pipe Ø)
- Existing Culinary Water Line (# = pipe Ø)
- Proposed Culinary Water Line (# = pipe Ø)

REVISIONS:
NO. | DATE:
01 | 07-23-25 | PER 04-21-25 BMO CITY REVIEW COMMENTS
02 | 08-07-25 | PER 08-15-25 UDOT REVIEW COMMENTS
03 | 08-21-25 | PER 08-15-25 UDOT REVIEW COMMENTS

DESIGNED: B.W.J.
DRAWN: B.W.J.
HORZ SCALE: 1" = 20'
VERT SCALE: N/A
DATE: 06-2025

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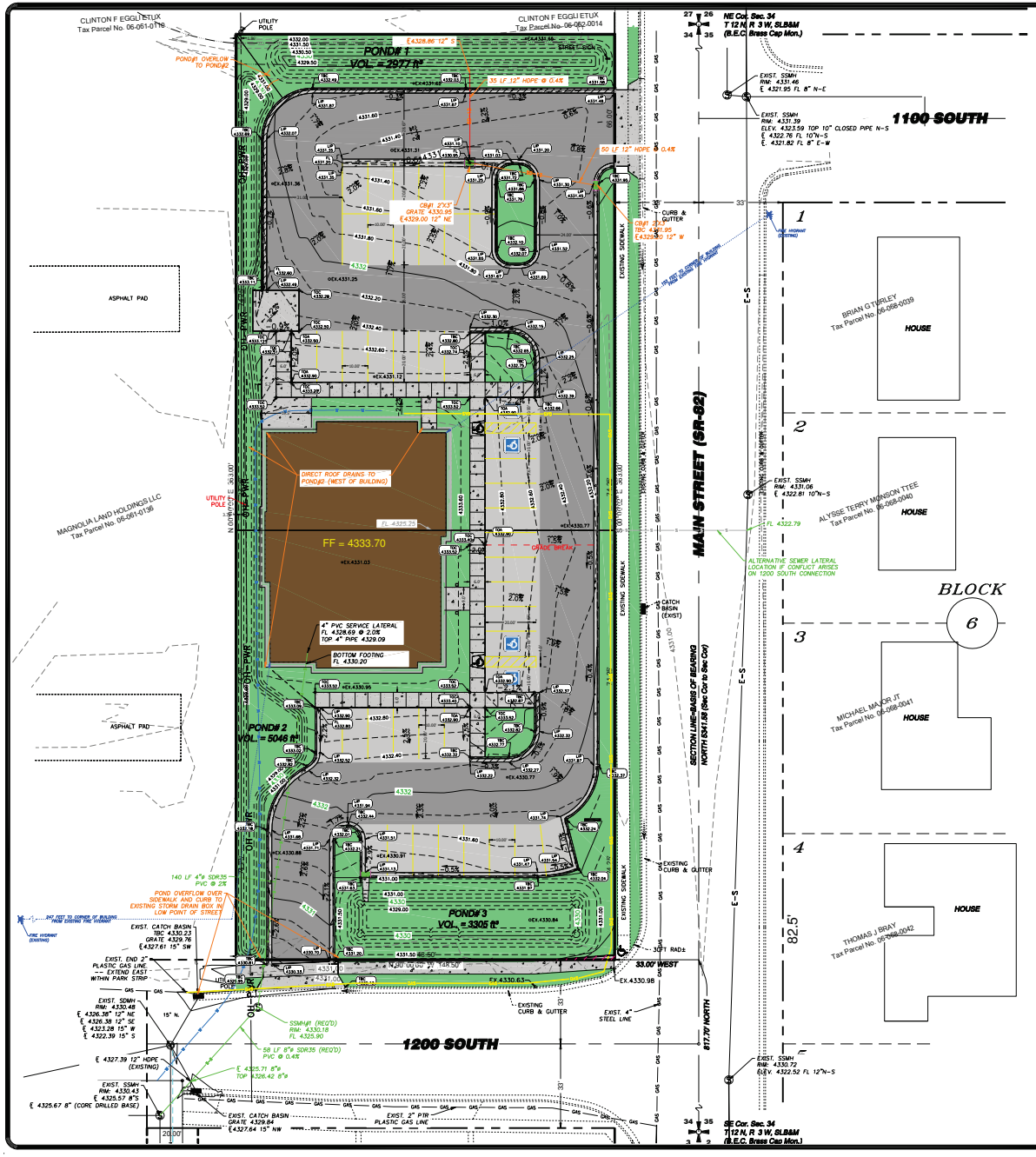
BEAR RIVER EYE CENTER

SITE PLAN

JOHNSTON ENGINEERING INC
CIVIL - SURVEYING - STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 2 OF 8 SHEETS

JOB NUMBER 2025E102



LEGEND

- EX: EXISTING GRADE
- FF: FINISH FLOOR ELEVATION
- FG: FINISH GRADE
- TBC: TOP BACK CURB
- TOC: TOP OF CONCRETE
- LIP: LIP OF CURB & GUTTER
- TOA: TOP OF ASPHALT
- FL: FLOWLINE

1" = 20'

LEGEND

- 30' Building Setback Line
- P.U.E. (10' Public Utility Easement)
- Boundary Line
- Rebar & Cap, "PLS 334368" for Prop. Corner
- Centerline
- Centerline Monument
- Fire Hydrant
- Storm Drain Catch Basin
- Drainage Direction Arrow
- ADA Req'd Handicap Ramps
- Stop and Street Sign Combined
- 8"x8" Water Valve
- Tee - 8"x8"x8" (8"x8"x6" (Fire Hydrant)
- Irrigation Valve Box
- Light Pole
- Utility Pole
- Existing Asphalt
- New Asphalt Concrete Required
- Concrete for Sidewalk or Curb & Gutter
- Existing Storm Drain Manhole
- Proposed Strom Drain Manhole
- Existing Sanitary Sewer Manhole
- Proposed Sanitary Sewer Manhole
- Existing Edge Pavement
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- Existing Storm Drain Pipe (# = pipe Ø)
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- Existing Sanitary Sewer Pipe (# = pipe Ø)
- Proposed Sanitary Sewer Pipe (# = pipe Ø)
- Existing Culinary Water Line (# = pipe Ø)
- Proposed Culinary Water Line (# = pipe Ø)

LANDSCAPED DETENTION POND DESIGN		
A_{top} (Pond#1,2,3)	8383	ft²
A_{bot} (Pond#1&#2)	1689	ft²
Depth of Pond Avg	2.33	ft

TOTAL POND STORAGE VOLUME (ft³)		
Pond Volume =	11734	ft³

TOTAL PIPE STORAGE VOLUME (ft³)		
D_{pipe}	0	ft
L_{pipe}	0	lf
Pipe Volume =	0	ft³

SITE SURFACE CHARACTERISTICS		
Description	C'	Area (acres)
Pavement	0.95	0.66
Gravel	0.40	0.00
Natural	0.29	0.39
Roof	0.98	0.16
Composite 'C'	0.74	
Total Effective Area =		1.21

INFILTRATION OUTFLOW = $Q_{infiltration}$		
I =	180	(min/in)
$Q_{infiltration}$=AI		
I =	7.72E-06	(ft/sec)
Area (A) =	8383	ft²
Outflow ($Q_{infiltration}$) =	0.06	cfs

HISTORICAL RUNOFF OUTFLOW = $Q_{historical}$		
$Q_{historical}$=HA		
H = (0.2cfs/Acre)	0.2	cfs/arce
A = Total Site Area	1.24	acre
Outflow ($Q_{historical}$) =	0.248	cfs

Total Outflow = $Q_{infiltration}$ + $Q_{historical}$

EVENT	100
DURATION	24 hour

TIME	ACCUMULATED RUNOFF VOLUME	INFILTRATION OUTFLOW	HISTORICAL OUTFLOW	STORAGE VOLUME REQUIRED
(min)	(cf)	(cf)	(cf)	(cf)
15	3027.04	58	223	2746
30	4068.34	116	446	3606
60	5069.28	233	893	3944
120	5618.18	466	1786	3367
180	5908.78	699	2678	2532
360	6788.56	1397	5357	27
720	8136.68	2794	10714	-5371
1440	9299.06	5589	21427	-17717

ACCUMULATED RUNOFF VOLUME	
C =	0.74
A = (acre)	1.210
I = (in/hr)	Q=CIA (cfs)
3.75	3.36
2.52	2.26
1.57	1.41
0.87	0.78
0.61	0.55
0.35	0.31
0.21	0.19
0.12	0.11

Required Storage Volume (ft³) =	03944	
Design Storage Volume (ft³) =	11734	STORAGE SUFFICIENT

NO.	DATE:	REVISIONS:
01	07-23-25	PER 06-27-25 DAVID JOY, REVIEW COMMENTS
02	08-07-25	PER 08-15-25 UDOT REVIEW COMMENTS
03	08-21-25	PER 08-15-25 UDOT REVIEW COMMENTS

DESIGNED: B.W.J.
DRAWN: B.W.J.
HORZ SCALE: 1" = 20'
VERT SCALE: N/A
DATE: 06-2025

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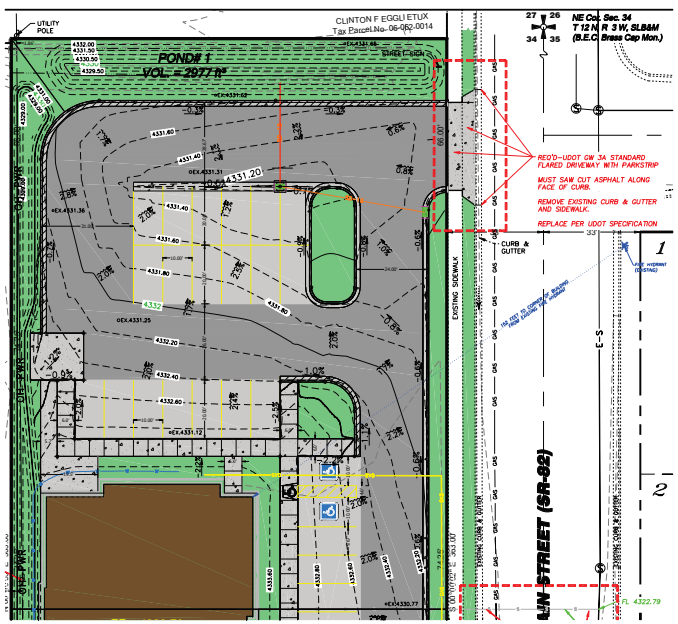
BEAR RIVER EYE CENTER

GRADING & DRAINAGE

JOHNSTON ENGINEERING INC
CIVIL • SURVEYING • STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 3 OF 8 SHEETS

JOB NUMBER 2025E102



1" = 20'

U.D.O.T. NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.

2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.

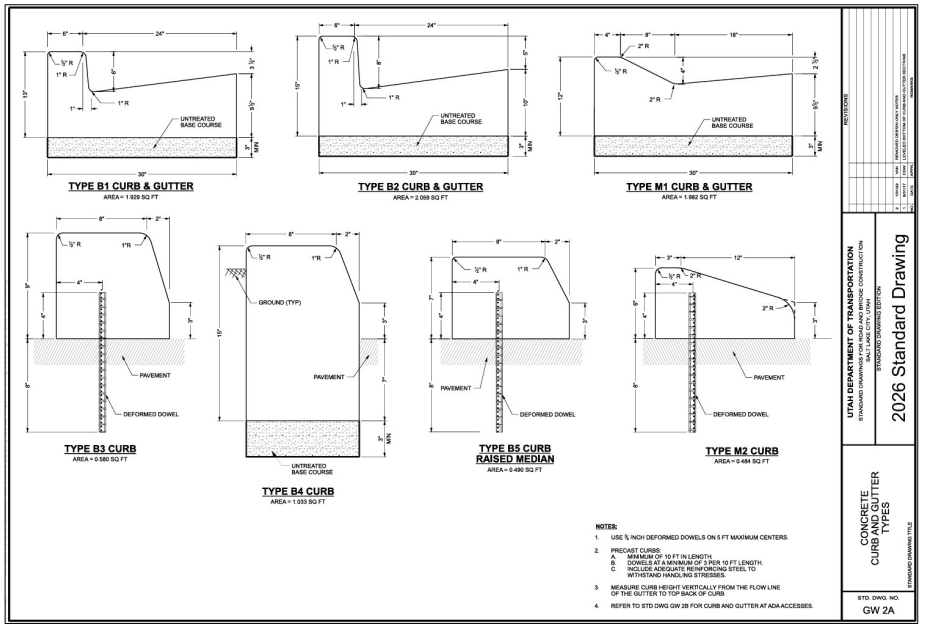
3. UDOT RESERVES THE RIGHT, AT ITS OPTION TO RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.

4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.

5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.

6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.

7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES



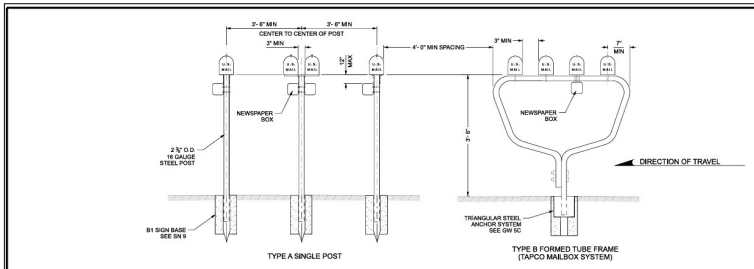
NOTES:

1. USE ⅝ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH.
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

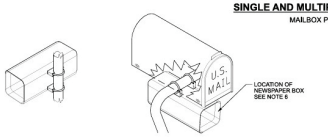
CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 2A



SINGLE AND MULTIPLE MAILBOX ASSEMBLIES

MAILBOX PLACEMENT DIMENSIONS



NEWSPAPER BOX TYPE A **NEWSPAPER BOX TYPE B**

ONLY INSTALL NEWSPAPER BOX IF REQUESTED BY PROPERTY OWNER.



SIZE NO. 1 MAILBOX (19 INCH x 6 ⅝ INCH x 8 ⅝ INCH)
SIZE NO. 2 MAILBOX (21 INCH x 8 INCH x 10 ⅝ INCH)
SIZE NO. 3 MAILBOX (23 ⅝ INCH x 11 ⅝ INCH x 13 ⅝ INCH)

APPROXIMATE MAILBOX SIZES

SEE NOTE 4

USE SIZE NO. 1 MAILBOX UNLESS PROPERTY OWNER REQUESTS A LARGER MAILBOX.

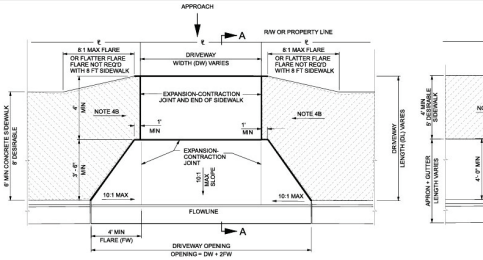
NOTES

1. MAILBOX BASES AND SUPPORTS ARE DEFINED AS FOLLOWS:
   TYPE "A": SINGLE POST WITH BASE FOR THE MOUNTING OF A SINGLE OR DOUBLE MAILBOX WITH OR WITHOUT NEWSPAPER BOX.
   TYPE "B": A SINGLE POINT FORMED MOUNTING TUBE WITH BASE FOR THE MOUNTING OF THREE OR FOUR MAILBOXES WITH OR WITHOUT NEWSPAPER BOXES.
2. INSTALL MAILBOX MOUNTING HARDWARE ACCORDING TO MANUFACTURER'S REQUIREMENTS.
3. USE ONE OF THE FOLLOWING MOUNTING BASES, POSTS, AND HARDWARE:
   A) TAPCO VLUOC MAILBOX SYSTEM.
   B) OTHER MAILBOX SYTEMS THAT MEET MASH CRASHWORTHINESS REQUIREMENTS MAY BE USED WITH ENGINEER'S APPROVAL.
4. USE ANY COMMERCIALLY AVAILABLE MAILBOX MEETING POST OFFICE REQUIREMENTS AND DETAILS ON THIS DRAWING
5. MOUNT NO MORE THAN TWO MAILBOXES AND TWO NEWSPAPER BOXES USING TYPE "A" POST. MOUNT NEWSPAPER BOX UNDER MAILBOX AND DIRECTLY TO SUPPORT TYPE "A." MOUNT NO MORE THAN FOUR MAILBOXES AND FOUR NEWSPAPER BOXES ON TYPE "B" FRAME.
6. DO NOT EXTEND NEWSPAPER BOXES BEYOND THE FRONT OF THE MAILBOX WHEN THE MAILBOX DOOR IS CLOSED.
7. USE 2 INCH OR 2 ¾ INCH DIAMETER U-CLAMPS WITH ⅝ INCH DIAMETER THREADED BOLT END INCLUDING FLAT WASHERS, LOCK WASHERS, HEX NUTS, AND APPROPRIATE U-CLAMP SADDLE FOR ALL DEPICTED U-CLAMPS OR SOMETHING SIMILAR.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

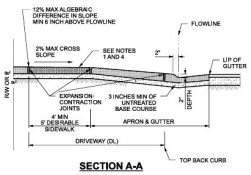
NEWSPAPER AND MAILBOX SUPPORTS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 5B



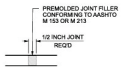
FLARED DRIVEWAY WITH ADJACENT SIDEWALK

FLARED DRIVEWAY WITH PARKSTRIP



SECTION A-A

DRIVEWAY FLARE AREA CHART	
FLARED DRIVEWAY	
DISTANCE FROM BACK OF CURB TO SIDEWALK	FLARE AREA
3 FT	18 ft²
4 FT	24 ft²
6 FT	36 ft²
8 FT	48 ft²
10 FT	60 ft²
ADD (DL)(DW) FOR	
TOTAL QUANTITY	
QUANTITY CALCULATED USING A 6 INCH CURB	



EXPANSION-CONTRACTION JOINT DETAIL

NOTES:

1. SIDEWALK CROSS SLOPE DIMENSIONS SHOWN ARE NOT SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. CONSTRUCT SIDEWALKS AND RAMPS SUCH THAT THE MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED. WORK THAT EXCEEDS THOSE VALUES WILL NOT BE ACCEPTED.
2. MAXIMUM DISTANCE BETWEEN CONTROL JOINTS 10 FT LATERALLY AND LONGITUDINALLY SPACED EQUALLY.
3. PROVIDE EXPANSION-CONTRACTION JOINTS IN CONCRETE SIDEWALK AT 30 FT INTERVALS AND WHERE CONCRETE SIDEWALK ABUTS THE DRIVEWAY.
4. FLARED CONCRETE DRIVEWAY
   A. REQUIRED THICKNESS, RESIDENTIAL = 6 INCH THICK, COMMERCIAL = 7 INCH THICK. SEE TABLE 1 – CONCRETES FOR APRON, SIDEWALK WITHIN DRIVEWAY AREA, APPROACH AND FLARE.
   B. DEPRESS THE LONGITUDINAL SLOPE OF THE SIDEWALK AT A MAXIMUM RATE OF 5 PERCENT TO MEET THE APRON - APPROACH ELEVATION IF THE GRADES SHOWN ON THE SLOPE DETAIL CANNOT BE MET. THE TOP BACK OF SIDEWALK IS TO BE A MINIMUM 6 INCHES ABOVE THE FLOWLINE OF CURB AND GUTTER AT ALL TIMES.
5. USE UNTREATED BASE COURSE UNDER ALL SIDEWALKS AND DRIVEWAYS.
6. REMOVE EXISTING SIDEWALK AND REPLACE BACK TO NEAREST EXPANSION-CONTRACTION JOINT.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE

STD. DWG. NO.
GW 3A

REVISIONS				
NO.	DATE:	REVISIONS:		
01	07-23-25	PER 06-27-25 BEAR LAKE DOT REVIEW COMMENTS		
02	09-07-25	PER 08-19-25 UDOT REVIEW COMMENTS		
03	09-17-25	PER 09-15-25 UDOT REVIEW COMMENTS		

DESIGNED: B. W-J
DRAWN: B. W-J
HORZ SCALE: 1" = 20'
VERT SCALE: N/A
DATE: 06-2025

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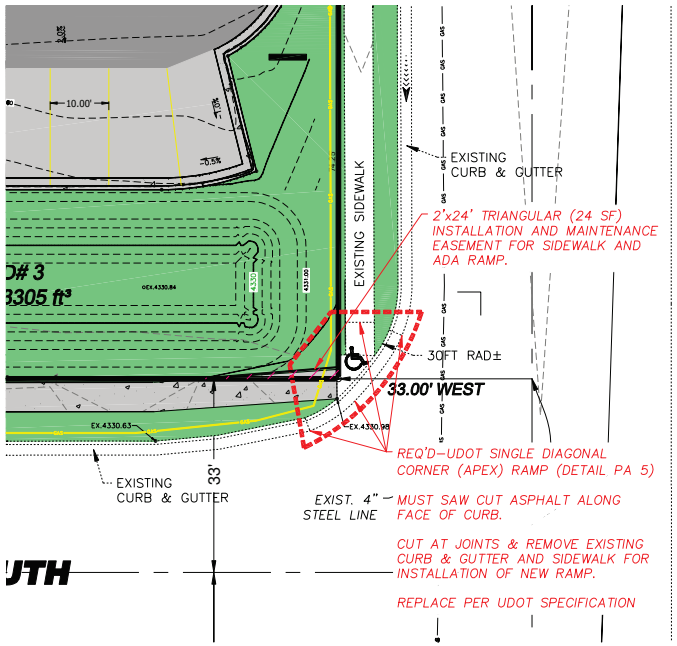
BEAR RIVER EYE CENTER

U.D.O.T. ACCESS REQUIREMENTS

JOHNSTON ENGINEERING INC
CIVIL - SURVEYING - STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 4 OF 8 SHEETS

JOB NUMBER 2025E102



1" = 10'

U.D.O.T. NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES

DIMENSION REFERENCE TABLE (PROWAG R302 - R305)				
	ITEM	MAX, RUNNING SLOPE	MAX, CROSS SLOPE	MIN, DIMENSIONS
S	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
T	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
R	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
C	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
F1	FLARE WITHIN SIDEWALK	10.0% (vii)	-	-
F2	FLARE NOT IN SIDEWALK	25.0% (vii)	-	-

(i) SIDEWALK WIDTH IS EXCLUSIVE OF THE WIDTH OF THE CURB. PROVIDE 5 FT X 5 FT PASSING SPACES AT 200 FT MAX. INTERVALS WHERE SIDEWALK WIDTH IS LESS THAN 5 FT (PROWAG R303.3 - R303.4). DRIVEWAYS OR OTHER PAVED SURFACES MAY BE USED AS A PASSING SPACE WHERE A MINIMUM 5 FT WIDE AREA MEETING SIDEWALK REQUIREMENTS IS PROVIDED.

(ii) USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE RAMP RUN FOR PERPENDICULAR RAMPS WHERE TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK. (PROWAG R304.2.1)
USE A 5 FT MIN. DEPTH IN THE DIRECTION OF THE STREET CROSSING FOR PARALLEL RAMPS WHERE TURNING SPACE IS CONSTRAINED ON 2 OR MORE SIDES. (PROWAG R304.3.1)
TURNING SPACE IS CONSTRAINED BY ANY VERTICAL DIFFERENCE GREATER THAN 3.0 IN.

(iii) REFER TO STD DWG PA 3 RAMP RUNNING SLOPE EXCEPTION (DETAIL D) FOR INSTANCES WHERE THE RAMP RUNNING SLOPE IS ALLOWED TO BE STEEPER THAN 8.3%.

(iv) DO NOT EXCEED 2.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS STOP OR YIELD SIGN.
DO NOT EXCEED 5.0% CROSS SLOPE FOR CROSSINGS WHERE THERE IS NO STOP OR YIELD SIGN OR WHERE THERE IS A TRAFFIC SIGNAL DESIGNED FOR A GREEN PHASE. (PROWAG R302.6)

(v) MATCH THE HIGHWAY GRADE AT MIDBLOCK CROSSINGS (PROWAG R302.6.2)

(vi) FLATTEN GUTTER SLOPE TO 2.5 PERCENT MAX AND MAINTAIN CLEAR SPACE RUNNING SLOPE ACROSS ENTIRE CURB CUT. (PROWAG R304.5.4) (SEE STD DWG PA 3, DETAIL A)

(vii) MEASURE FLARE SLOPE PARALLEL TO CURB LINE. FLARES NOT IN THE SIDEWALK ARE PERMITTED TO BE A VERTICAL CURB FACE WHEN ACCESS FROM PLOWS IS NOT EXPECTED.

(viii) MATCH TURNING SPACE, RAMP, AND AT-GRADE ACCESS WIDTH TO CURB CUT AT PROJECTED BACK OF CURB.

DEFINITIONS

SINGLE DIAGONAL (APEX) RAMP: A CURB RAMP THAT SERVES BOTH PEDESTRIAN STREET CROSSINGS (PROWAG R207.2)

AT-GRADE ACCESS: A RAISED PEDESTRIAN STREET CROSSING OR SIMILAR CONNECTION BETWEEN THE PEDESTRIAN ACCESS ROUTE AT THE LEVEL OF THE SIDEWALK AND THE LEVEL OF THE PEDESTRIAN STREET CROSSING THAT HAS NO CHANGE IN GRADE BETWEEN ADJACENT PEDESTRIAN ACCESS ROUTE ELEMENTS.

CLEAR SPACE: A SPACE BEYOND THE BOTTOM GRADE BREAK OF THE RAMP, PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE (PROWAG R204.5.5)

COMBINATION RAMP: RAMPS THAT PROVIDE A COMBINATION OF CONFORMING PARALLEL AND PERPENDICULAR RAMPS

CROSS SLOPE: THE GRADE THAT IS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

CURB CUT: THE AREA WHERE THE CURB IS CUT FLUSH TO THE FLOWLINE OF THE GUTTER OR ADJACENT ROADWAY EXCLUDING SLOPED CURB AT THE SIDES.

EXISTING PHYSICAL CONSTRAINTS: INCLUDE, BUT ARE NOT LIMITED TO, UNDERLYING TERRAIN, RIGHT-OF-WAY AVAILABILITY, UNDERGROUND STRUCTURES, ADJACENT DEVELOPED FACILITIES, DRAINAGE, OR THE PRESENCE OF A NOTABLE NATURAL OR HISTORIC FEATURE. (PROWAG R202.3.1)

GRADE BREAK: THE LINE WHERE TWO SURFACE PLANES WITH DIFFERENT GRADES MEET.

FLARE: A SLOPED SURFACE THAT PROVIDES A GRADED TRANSITION ON THE SIDE OF A CURB RAMP BETWEEN THE CURB AND THE TURNING SPACE, MEASURED PARALLEL TO THE CURB.

PARALLEL RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT IS IN-LINE WITH THE DIRECTION OF SIDEWALK TRAVEL AND LOWER THE SIDEWALK TO A LEVEL TURNING SPACE WHERE A TURN IS MADE TO ENTER THE PEDESTRIAN STREET CROSSING. (PROWAG ADVISORY R304.3.1)

PEDESTRIAN ACCESS ROUTE: A CONTINUOUS AND UNOBSTRUCTED PATH OF TRAVEL PROVIDED FOR PEDESTRIANS WITH DISABILITIES WITHIN OR COINCIDING WITH A PEDESTRIAN CIRCULATION PATH. (PROWAG R105.5)

PEDESTRIAN CIRCULATION PATH: A PREPARED EXTERIOR OR INTERIOR SURFACE PROVIDED FOR PEDESTRIAN TRAVEL IN THE PUBLIC RIGHT-OF-WAY. (PROWAG R105.5)

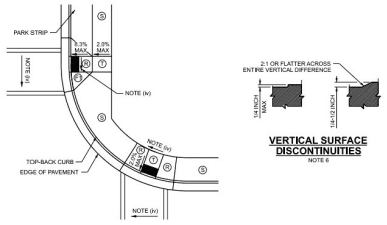
PERPENDICULAR RAMP: CURB RAMPS THAT HAVE A RUNNING SLOPE THAT CUTS THROUGH OR IS BUILT UP TO THE CURB AT RIGHT ANGLES OR MEETS THE GUTTER BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. (PROWAG ADVISORY R304.1)

PROWAG: "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY". THE DOCUMENT USED AS THE PRIMARY RESOURCE FOR INFORMATION SHOWN (SEE NOTE 1).

RAMP (R): A SLOPED SURFACE FROM ONE PEDESTRIAN ACCESS ROUTE (PAR) ELEVATION TO ANOTHER.

RUNNING SLOPE: THE GRADE THAT IS PARALLEL TO THE DIRECTION OF PEDESTRIAN TRAVEL (PROWAG R105.5)

TURNING SPACE: SPACE AT THE TOP AND BOTTOM OF A RAMP TO ALLOW FOR DIRECTIONAL CHANGE, PERMITTED TO OVERLAP OTHER TURNING SPACES AND CLEAR SPACES (PROWAG R304.2.1, R304.3.1)



CROSSING SLOPES DETAIL
CONFIGURATIONS SHOWN ARE EXAMPLES ONLY

VERTICAL SURFACE DISCONTINUITIES
NOTE 6

DESIGN NOTES APPLICABLE TO PA SERIES:

A. CONVENTIONAL INDUSTRY TOLERANCES DO NOT APPLY TO DESIGN WORK. (PROWAG ADVISORY R103.1)

B. PROVIDE A NO PEDESTRIAN (R9-3) SIGN AND A USE CROSSWALK (R9-3BP) PLAQUE (L OR R) IF PEDESTRIAN CROSSING IS PROHIBITED AT UNMARKED CROSSWALKS. (PROWAG ADVISORY R206) (SEE STD DWG PA 3 DETAIL B)

C. A SINGLE DIAGONAL CORNER (APEX) RAMP IS PERMITTED TO SERVE BOTH PEDESTRIAN CROSSINGS IN SITUATIONS WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT THE USE OF A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESS. (PROWAG R207.2) THE USE OF A SINGLE DIAGONAL RAMP IS DISCOURAGED AND IS ONLY TO BE USED AT THE APPROVAL OF THE REGION TRAFFIC ENGINEER.

D. ONLY A (4) FT) PORTION OF THE SIDEWALK IS REQUIRED TO COMPLY WITH THE REQUIREMENTS LISTED HEREIN WHERE SIDEWALKS ARE WIDER THAN 4.0 FT. (PROWAG ADVISORY R302.3)

E. PROVIDE A FIRM, STABLE, AND SLIP RESISTANT SURFACE FOR ALL PEDESTRIAN ACCESS ROUTES (PROWAG R302.7)

GENERAL NOTES APPLICABLE TO PA SERIES:

1. INFORMATION PROVIDED IS BY REFERENCE FROM THE UNITED STATES ACCESS BOARD DOCUMENT "PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY" (PROWAG).
2. THE USE OF ALTERNATIVE DESIGNS, PRODUCTS, OR TECHNOLOGIES THAT MEET OR EXCEED THE REQUIREMENTS SHOWN IS PERMITTED. (PROWAG R102)
3. PROVIDE AN ALTERNATE PEDESTRIAN ACCESS ROUTE COMPLYING WITH SECTIONS 6D.01, 6D.02, AND 6G.05 OF THE MUTCD WHEN A PEDESTRIAN CIRCULATION PATH IS TEMPORARILY CLOSED. COMPLY WITH SECTIONS 6F.63, 6F.68, AND 6F.71 OF THE MUTCD WHERE PEDESTRIAN BARRICADES AND CHANNELIZING DEVICES ARE PROVIDED. (PROWAG R205)
4. CONNECT THE PEDESTRIAN ACCESS ROUTES AT EACH PEDESTRIAN STREET CROSSING WITH A CURB RAMP, AT-GRADE ACCESS, OR A COMBINATION OF CURB RAMPS AND AT-GRADE ACCESSES. (PROWAG R207.1)
5. LOCATE THE CURB RAMP (EXCLUDING FLARED SIDES) OR AT-GRADE ACCESS COMPLETELY WITHIN THE CROSSWALK (PROWAG R207.1)
6. CONSTRUCT ALL GRADE BREAKS TO BE FLUSH (PROWAG R302.7.1) PREVENT OR CORRECT ANY VERTICAL DIFFERENCES IN SURFACES GREATER THAN 0.5 IN. BEVEL VERTICAL DIFFERENCES BETWEEN 0.25 IN AND 0.5 IN WITH A SLOPE NOT STEEPER THAN 2H:1V ACROSS THE ENTIRE VERTICAL DIFFERENCE. (PROWAG R302.7.2) (SEE DETAIL ABOVE)
7. CONSTRUCT GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. DO NOT PLACE GRADE BREAKS ON THE SURFACES OF RAMP RUNS AND TURNING SPACES. (PROWAG R304.5.2)
8. SITE CONDITIONS MAY VARY. CONFIGURATION OF RAMP, AT-GRADE ACCESS, TURNING SPACE, AND CLEAR SPACE MAY BE ALTERED, BUT THEY MUST MEET DIMENSIONS AND SLOPES SHOWN HERE. THE USE OF ITEMS SUCH AS FLARES AND CURBWALLS ARE AT THE DISCRETION OF THE ENGINEER.
9. DO NOT USE DIRECTIONAL ACCESSES WHEN PEDESTRIANS CAN APPROACH THE DETECTABLE WARNING SURFACE FROM MORE THAN ONE DIRECTION.
10. CONSTRUCT ALL PEDESTRIAN ACCESS ROUTE ELEMENTS SO MAXIMUM OR MINIMUM VALUES ARE NOT EXCEEDED.
11. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2027 Standard Drawing

GENERAL PEDESTRIAN ACCESS
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 1

REVISIONS			
DESIGNED	R. WU	DATE	
DRAWN	R. WU	SCALE	1" = 2'0"
CHECKED		SHEET	N/A
DATE	05-2026		

NO.	DATE:	REVISIONS:
01	07-23-26	PER 06-25-26 UDOT REVIEW COMMENTS
02	08-07-26	PER 08-05-26 UDOT REVIEW COMMENTS
03	08-21-26	PER 08-13-26 UDOT REVIEW COMMENTS

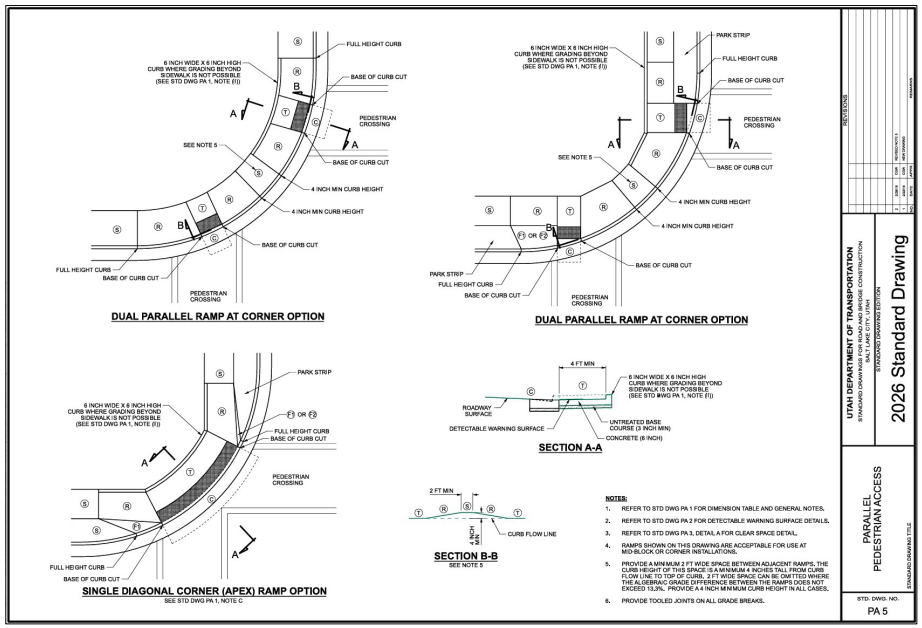
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BEAR RIVER EYE CENTER

U.D.O.T. PEDESTRIAN ACCESS REQMTS
6 FT TALL MASONRY REQMTS

JOHNSTON ENGINEERING INC
CIVIL - SURVEYING - STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1166

SHEET 5 OF 8 SHEETS
JOB NUMBER 26SE102



NOTES:

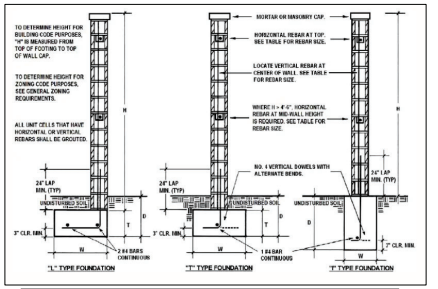
1. REFER TO STD DWG PA 1 FOR DIMENSION TABLE AND GENERAL NOTES.
2. REFER TO STD DWG PA 2 FOR DETECTABLE WARNING SURFACE DETAILS.
3. REFER TO STD DWG PA 3, DETAIL A FOR CLEAR SPACE DETAIL.
4. RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID-BLOCK OR CORNER INSTALLATIONS.
5. PROVIDE A MINIMUM 2 FT WIDE SPACE BETWEEN ADJACENT RAMPS. THE CURB HEIGHT OF THIS SPACE IS A MINIMUM 4 INCHES TALL FROM CURB FLOW LINE TO TOP OF CURB. 2 FT WIDE SPACE CAN BE OMITTED WHERE THE ALGEBRAIC GRADE DIFFERENCE BETWEEN THE RAMPS DOES NOT EXCEED 13.3%. PROVIDE A 4 INCH MINIMUM CURB HEIGHT IN ALL CASES.
6. PROVIDE TOOLED JOINTS ON ALL GRADE BREAKS.

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2026 Standard Drawing

PARALLEL PEDESTRIAN ACCESS
STANDARD DRAWING TITLE

STD. DWG. NO.
PA 5

REVISIONS			
DESIGNED		DATE	
DRAWN		SCALE	
CHECKED		SHEET	
DATE			



WALL HEIGHT	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"I" TYPE FOUNDATION		VERTICAL REBAR	HORIZ. REBAR
	W	D	T	W	D	T	W	D		
3' - 6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 Rebar @ 48" o.c.	#4 Rebar
4' - 6"	18"	18"	9"	18"	12"	6"	12"	26"	#4 Rebar @ 48" o.c.	#4 Rebar
5' - 6"	24"	24"	12"	22"	12"	6"	12"	30"	#4 Rebar @ 48" o.c.	#4 Rebar
6' - 6"	24"	24"	12"	26"	14"	6"	12"	36"	#4 Rebar @ 24" o.c.	#4 Rebar

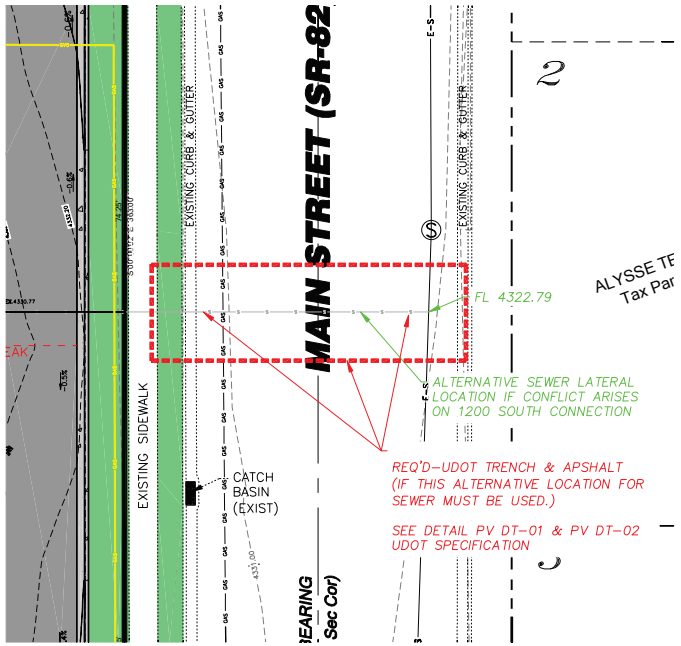
GENERAL BUILDING REQUIREMENTS:

Wall over 4'-0" in height measured from the bottom of the footing to the top of the wall shall require a building permit. Foundation must be poured against undisturbed soil with no appreciable slope of sidewalls. All horizontal and vertical reinforcements shall maintain a min. 3" clearance from the bottom and sides of the trench. Horizontal bond beam reinforcement is required to be located in the 2nd course from the top of the wall. Prefabricated joint reinforcement in each two top mortar joints consisting of two No. 9 gage galvanized wires with No. 9 gage steel welded cross wires spaced a max. 16" o.c. may be substituted for the horizontal bond beam reinforcement in the top of walls 5'-6" or less in heights. All wires shall be thoroughly embedded in the bed joint mortar and lapped a min. of 12". Units shall be staggered (common bond are not permitted) and may be partially grouted with grout confined to those cells that have horizontal and vertical reinforcing steel.

SPECIFICATIONS:

Concrete:	Min. 2,500 psi strength in 28 days. Mix for concrete footing to be 1 part cement to 2-1/2 parts sand to 3-1/2 parts gravel with a max. of 7-1/2 gallons of water per sack of cement.
Block:	Grade "N" ASTM C 90-03. Nominal width of units shall be a min. 6".
Reinforcement:	Deformed steel bar conforming to ASTM A-615 Grade 40 or Grade 60.
Mortar (Type "S"):	Mix to be 1 part cement to 1/2 part lime to 3 parts damp loose sand.
Grout:	Mix to be 1 part cement to 3 parts sand to max. 1/10 part lime. Sufficient water should be added to produce consistency for pouring without segregation of the constituents. May contain 2 parts pea gravel (max. size 3/8").

6 FT TALL BRICK/MASONRY FENCE DETAIL



1" = 10'

U.D.O.T. NOTES:

1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE XI SHEETING) WITH A B3 SLIP INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES

TABLE 1
PAVEMENT SECTION THICKNESS

SECTION ELEMENT	EXISTING THICKNESS SEE NOTE 7	MINIMUM THICKNESS	SPECIFICATION SECTION
HMA	6 inches	6"	02741
UNTREATED BASE COURSE	6 inches	6"	02721
GRANULAR BORROW	12 inches	12"	02056
PCCP - SEE NOTE 10	N/A	Existing	02752 AND 02753
RSC - SEE NOTE 9	N/A	Existing	03058

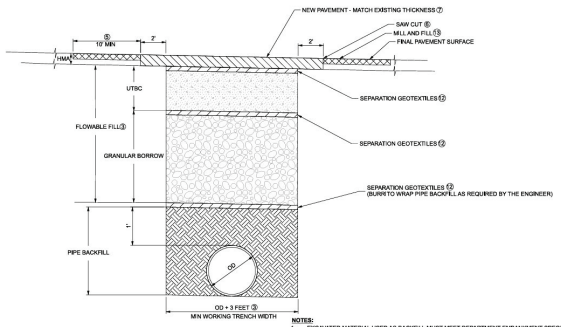


TABLE 2
SEAL COAT REQUIREMENTS - SEE NOTE 8

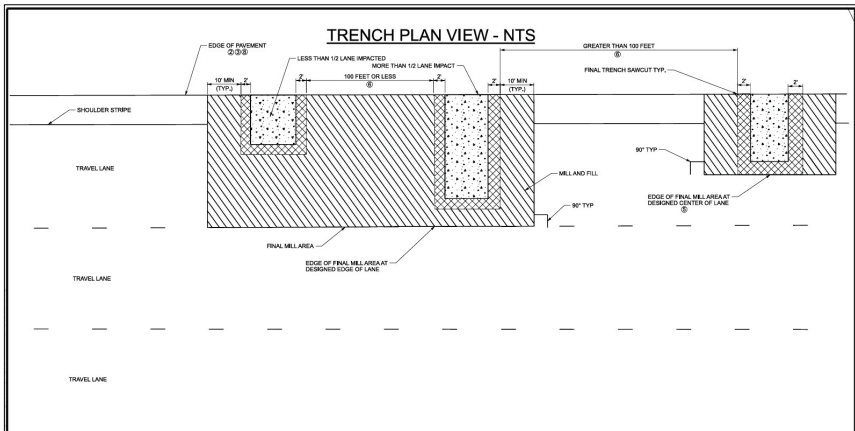
TYPE	SPECIFICATION SECTION	REMARKS
MICRO-SURFACING	027355	
CHIP SEAL: TYPE II WITH EMULSION (LIGHT)	02766	ESTIMATED 0.45 GAL/SQ YD APPLICATION RATE
SLURRY SEAL	02769	MAY BE USED IF UDOT PROJECT IS PLANNED IN THE AREA WITHIN 12 MONTHS
BONDED WEARING COURSE - TYPE B	02767	TOP 1 INCH OF HMA MINIMUM
STONE MATRIX ASPHALT	02744	TOP 1.5 INCH OF HMA MINIMUM
HI MOD HMA	027405	TOP 1.5 INCH OF HMA MINIMUM

NOTES:

1. EXCAVATED MATERIAL USED AS BACKFILL MUST MEET DEPARTMENT EMBANKMENT SPECIFICATIONS AND COMPACTION REQUIREMENTS AS SPECIFIED IN SECTION 02056
2. SEE STANDARD DRAWING DG 0 IF NEW PAVEMENT SECTION WILL BE PLACED OVER PIPE BACKFILL ON A STATE HIGHWAY. SEE PV DT-02 FOR PAVEMENT SECTION REQUIREMENTS ON STATE HIGHWAYS.
3. TRENCH WIDTHS OF 4 FEET AND LESS SHALL USE FLOWABLE FILL PER UDOT SPECIFICATION 03070. COLLECT CYLINDERS PER SPECIFICATION 03055. TRENCHES WITH WIDTHS GREATER THAN 4 FEET MAY USE FLOWABLE FILL OR GRANULAR BORROW AND UTBC - PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT - QUALIFIED LABORATORY.
4. TRENCHES ARE TO BE CUT AT RIGHT ANGLES TO THE TRAVEL LANES. PATCHES REQUIRE AT LEAST A ONE TO TWO INCH, DEPENDING ON SEAL COAT, ROTOMILL APPROACHING AND LEAVING THE PATCH IN ALL TRAVEL LANES IMPACTED BEFORE FINAL ASPHALT PLACEMENT.
5. ALL TRENCHES WITHIN 100 FT DISTANCE MUST HAVE A TWO INCH MILL, DEPENDING ON SEAL COAT, AND REPLACED AS A SINGLE PATCH.
6. ALL FINAL PARALLEL SAWCUTS OR ROTOMILLING SHALL BE LOCATED ON THE FINAL LANE EDGE LINES OR THE FINAL CENTER OF LANES. SAWCUTS MUST BE CLEANED AND A TACK COAT APPLIED BEFORE ASPHALT PLACEMENT.
7. FOR ASPHALT CONSTRUCTION WITHIN THE UDOT ROW MATCH THE EXISTING PAVEMENT SECTION AS PROVIDED BY THE ENGINEER OR THE MINIMUM THICKNESS, AS SHOWN IN TABLE 1, WHICHEVER IS GREATER., PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT - QUALIFIED LABORATORY.
8. SEAL COAT REQUIRED ON ALL NEW PAVEMENT PLACED IN UDOT ROW. SEE TABLE 2 FOR SEAL COAT REQUIREMENTS. MAXIMUM MILL AND FILL DEPTH IS 3 INCHES. FOR SEAL COAT, COORDINATE WITH REGION PERMIT ENGINEER FOR SEAL COAT MATERIAL, MATCH EXISTING SEAL COAT.
9. USE RAPID STRENGTH CONCRETE, SPECIFICATION 03058, FOR ALL PANEL REPLACEMENTS IN TRAVEL LANES. USE RAPID STRENGTH CONCRETE FOR ALL PANEL REPLACEMENTS DURING OCTOBER 15 TO APRIL 15.
10. SHOULDER PANELS MAY BE PORTLAND CEMENT CONCRETE PER SPECIFICATIONS 02752 AND 02753.
11. ALL CONCRETE SAWCUT LINES MUST BE AT CONCRETE PANEL JOINTS. FULL PANEL REPLACEMENTS ARE REQUIRED.
12. SEPARATION GEOTEXTILES ARE REQUIRED BETWEEN HMA AND FLOWABLE FILL. FOR OTHER APPLICATIONS SEE SPECIFICATIONS FOR USE OR AS REQUIRED BY THE ENGINEER.
13. MILL AND FILL DEPTH SHALL BE 2 INCHES PLUS THE DEPTH OF THE SEAL COAT. SEE TABLE 2 FOR SEAL COAT REQUIREMENTS. MAXIMUM MILL AND FILL DEPTH IS 3 INCHES.

UTAH DEPARTMENT OF TRANSPORTATION
APPROVED
PROFESSIONAL ENGINEER
DRAWN BY: CD
CHECKED BY:
DATE: 1/30/2026
PROJECT
PROJECT NUMBER
UDOT TRENCH DETAIL
SHEET NO. PV DT-01

TRENCH PLAN VIEW - NTS



WORKING TRENCH WIDTH - FULL PAVEMENT SECTION REPLACEMENT ⑦

MILL AND FILL ⑦

FULL DEPTH HMA REPLACEMENT ⑦

NOTES:

1. BORING IS REQUIRED IF TRENCH IMPACTS MORE THAN 1 LANE UNLESS APPROVED BY THE UDOT ENGINEER.
2. FOR SHOULDER CONSTRUCTION (GRADING) WITHIN 6 FEET OF THE EDGE OF ASPHALT, 6 INCHES OF UNTREATED BASE COURSE IS REQUIRED. TYPE III PLACEMENT PER SPECIFICATION 02721, OVER THE REQUIRED GRANULAR BORROW PER SPECIFICATION 02056, PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT QUALIFIED LABORATORY.
3. FOR SHOULDER CONSTRUCTION MORE THAN 6 FEET FROM THE EDGE OF ASPHALT AND OUTSIDE OF DRIVEWAY AREAS, PLACE 3 INCHES OF TOPSOIL OVER GRANULAR BORROW PER SPECIFICATION 02056, PLACE BROADCAST SEED AND WOOD FIBER MULCH COVER.
4. REPLACE ALL IMPACTED STRIPING WITH MATCHING TYPE: PAINT, TAPE, EPOXY, THERMOPLASTIC AND ANY MATCHING GROOVED IN PREPARATION.
5. ALL FINAL PARALLEL SAWCUTS OR ROTOMILLING SHALL BE LOCATED ON DESIGNED LANE LINES OR DESIGNED CENTER OF LANE. SAWCUTS MUST BE CLEANED AND A TACK COAT APPLIED BEFORE ASPHALT PLACEMENT.
6. ALL TRENCHES WITHIN 100 FT DISTANCE MUST HAVE A MILL AND FILL, DEPENDING ON SEAL COAT, AND REPLACED AS A SINGLE PATCH.
7. SEE PV DT-01 FOR T-PATCH EXTENTS, PAVEMENT THICKNESS, AND MILL AND FILL DEPTH REQUIREMENTS.
8. SEE STANDARD DRAWING PA-11 FOR PAVEMENT EDGE REQUIREMENTS, SEE ROADWAY DESIGN MANUAL DRAWING 4.1 FOR SLOPE REQUIREMENTS ON SHOULDERS.

UTAH DEPARTMENT OF TRANSPORTATION
APPROVED
PROFESSIONAL ENGINEER
DRAWN BY: CD
CHECKED BY:
DATE: 1/30/2026
PROJECT
PROJECT NUMBER
UDOT TRENCH DETAIL
SHEET NO. PV DT-02

REVISIONS

NO.	DATE:	REVISIONS:
01	6-23-25	PER 06-23-25 BEAR LAKE DOT REVIEW COMMENTS
02	08-07-25	PER 08-15-25 UDOT REVIEW COMMENTS
03	09-11-25	PER 09-11-25 UDOT REVIEW COMMENTS

DESIGNED: B. W-J.
DRAWN: B. W-J.
HORZ SCALE: 1" = 2'0"
VERT SCALE: N/A
DATE: 06-2025

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BEAR RIVER EYE CENTER

U.D.O.T. TRENCH & ASPHALT REQMTS
(IF THIS ALTERNATIVE SEWER LATERAL LOCATION IS USED)

JOHNSTON ENGINEERING PC
CIVIL - SURVEYING - STRUCTURAL
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SHEET 6 of 8 SHEETS

JOB NUMBER 26SE102

BMP (Best Management Practices) for SWPPP(Storm Water Pollution Prevention Plan) must be implemented as set forth in the BMP per Tremonton City.

1. PREVENTATIVE MEASURES SHALL BE TAKEN TO MINIMIZE OR ELIMINATE THE DISCHARGE OF POLLUTED STORM WATER AND INTO OFFSITE STORM DRAIN FACILITIES. OFFSITE FACILITIES SHALL INCLUDE BUT NOT BE LIMITED TO ROADWAYS, COLLECTION BOXES, CHANNELS, DITCHES, BASINS, LAKES, STREAMS, ETC.

2. SEDIMENT IN STORM WATER IS THE PRIMARY POLLUTANT OF CONCERN FOR CONSTRUCTION ACTIVITIES. OTHER POLLUTANTS INCLUDING HEAVY METALS, NUTRIENTS, OILS, FUELS, AND ADDITIONAL TOXICS (CONSTRUCTION MATERIALS AND CHEMICALS) ARE OFTEN FOUND IN RUNOFF WATERS FROM CONSTRUCTION SITES.

3. PREVENTATIVE MEASURES SHALL BE A PART OF ANY CONSTRUCTION ACTIVITY THAT MAY LEAD TO THE POLLUTION OF OFFSITE STORM WATER. THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED BY THE CONTRACTOR IN ORDER TO MINIMIZE OR ELIMINATE POLLUTED STORM WATER:

A. CLEARING AND GRUBBING.

1. PROTECT AREAS EXPOSED TO WIND WITH EROSION CONTROL BLANKETS OR BY USING DUST ABATEMENT METHODS SUCH AS A WATERING TRUCK.

2. CREATE BERMS OR SWALES TO DIVERT RUNOFF AWAY FROM AREAS EXPOSED TO EROSION BY WATER.

3. STABILIZE SOILS THAT ARE UNAVOIDABLY EXPOSED TO RUNOFF SUCH AS RAIN BY USING EROSION CONTROL BLANKETS, TERRACING, OR PLANTING NEW VEGETATION.

4. BERMING AROUND EXPOSED AREAS CAN HELP CONTAIN RUNOFF AND PREVENT IT FROM ENTERING THE STORM DRAIN SYSTEM.

B. EXCAVATION AND GRADING CAN ALSO EXPOSE SOIL TO EROSION BY WIND AND WATER.

1. PROTECT AREAS EXPOSED TO WIND AND WATER WITH THE METHODS MENTIONED ABOVE.

2. DUST CAN BE KNOCKED DOWN DURING EXCAVATION BY APPLYING WATER USING A HOSE AND NOZZLE.

C. HAUL OR TRANSPORT OF MATERIALS OR WASTE TO OFFSITE DISPOSAL AREAS CAN RESULT IN TRACKING MUD ONTO ADJACENT CITY STREETS.

1. CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE TRACKING DEBRIS ONTO CITY STREETS.

2. STREETS ARE TO BE SWEPT WHERE TRACKING OCCURS.

D. REFUELING EQUIPMENT AND BASIC EQUIPMENT MAINTENANCE ON THE SITE CAN ACCIDENTALLY POLLUTE OFFSITE STORM DRAIN FACILITIES IF SPILLS OCCUR.

1. MAINTAIN EQUIPMENT IN GOOD OPERATING CONDITION. FIX LEAKS OF FUEL, OIL, AND OTHER SUBSTANCES IMMEDIATELY.

2. WHERE ONSITE FUELING IS PERMITTED, DESIGNATE AND AREA WHERE SPILLS CAN BE CONTAINED. ALWAYS USE SECONDARY CONTAINMENT SUCH AS A DRAIN PAN OR DROP CLOTH TO CATCH SPILLS AND PREVENT SPREADING. THE AREA SHALL NOT BE LOCATED NEAR STREAMS, RIVERS, RESERVOIRS, WELLS, OR ADJACENT TO THE STORM WATER COLLECTION SYSTEM.

3. KEEP CLEANUP MATERIALS ON HAND TO ABSORB SPILLS. EDUCATE PERSONNEL ON PREVENTION AND CLEAN-UP TECHNIQUES. CLEAN UP SPILLS IMMEDIATELY AND REMEDY CAUSE.

4. EXCAVATE AND DISPOSE OF CONTAMINATED SOILS AS HAZARDOUS WASTE. CONTACT STATE AND LOCAL OFFICIALS FOR ANY SPILL OF REPORTABLE QUANTITY.

E. ON SITE EQUIPMENT OR VEHICLE WASH DOWN IS ONLY TO BE USED TO REMOVE SEDIMENT BUILD UP ON MACHINERY.

F. FORMING, PLACING AND POURING CONCRETE CAN BE A SOURCE OF POLLUTION TO THE STORM DRAIN SYSTEM.

1. OILS AND RELEASE AGENTS FOR CONCRETE FORMS SHOULD ONLY BE USED AS RECOMMENDED BY THE MANUFACTURER. DO NOT PERMIT THESE TO ENTER THE STORM DRAIN SYSTEM, ESPECIALLY STREAMS, LAKES, AND RESERVOIRS.

2. USE OF DESIGNATED AREA FOR CONCRETE WASHOUT WHERE OFFSITE WASHOUT IS NOT POSSIBLE. THIS AREA MUST PROVIDE CONTAINMENT OF WASHOUT MATERIALS AND PREVENT THEM FROM ENTERING INTO THE STORM DRAIN SYSTEM, ESPECIALLY STREAMS, LAKES AND RESERVOIRS.

3. TRAIN PERSONNEL ABOUT PROPER CONCRETE WASTE MANAGEMENT PROCEDURES.

G. PAINTS, SOLVENTS AND CLEANERS CAN BE A SOURCE OF POLLUTION.

1. TRAIN PERSONNEL ON THE PROPER STORAGE AND HANDLING OF THESE MATERIALS. EDUCATE THEM ON PREVENTION AND CLEAN-UP TECHNIQUES. KEEP CONTAINERS CLOSED AND OUT OF THE WAY WHEN NOT IN USE.

2. ALWAYS USE SECONDARY CONTAINMENT SUCH AS A DROP CLOTH TO CATCH SPILLS AND PREVENT SPREADING.

3. THE LOCATION FOR CLEANING STATIONS SHALL NOT BE NEAR STREAMS, RIVERS, RESERVOIRS, WELLS, OR ADJACENT TO THE STORM WATER COLLECTION SYSTEM. THIS AREAS MUST PROVIDE CONTAINMENT OF WASHOUT MATERIALS AND PREVENT THEM FROM ENTERING INTO THE STORM DRAIN SYSTEM. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS WHEN USING ANY PRODUCT.

4. KEEP CLEANUP MATERIALS ON HAND TO ABSORB SPILLS. CLEAN UP SPILLS IMMEDIATELY AND REMEDY CAUSE.

5. EXCAVATE AND DISPOSE OF CONTAMINATED SOILS AS HAZARDOUS WASTE. CONTACT STATE AND LOCAL OFFICIALS FOR ANY SPILL OF REPORTABLE QUANTITY.

H. EXCESSIVE USE OF LANDSCAPING FERTILIZERS, NUTRIENTS, CHEMICALS AND PESTICIDES CAN LEAD TO UNNECESSARY POLLUTION.

1. ONLY USE THE REQUIRED OR MINIMUM AMOUNTS OF THESE MATERIALS. ALWAYS FOLLOW MANUFACTURER'S RECOMMENDATIONS.

2. MINIMIZE IRRIGATION RUNOFF BY NOT OVER WATERING FERTILIZED OR TREATED LANDSCAPE AREAS.

I. CONSTRUCTION DEBRIS AND OTHER WASTE MATERIALS CAN ENTER THE STORM DRAIN SYSTEM WHEN NOT DISPOSED OF PROPERLY.

1. PROVIDE ADEQUATE AND CONVENIENT TRASH RECEPTACLES AROUND THE CONSTRUCTION SITE.

2. KEEP TRASH CONTAINERS COVERED.

3. EMPTY CONTAINERS IN A TIMELY MANNER TO PREVENT SPILLING OVER.

J. ON-SITE STORM DRAIN INLETS CAN PERMIT SEDIMENTS TO ENTER OFFSITE STORM DRAIN FACILITIES.

1. INLETS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION TO PREVENT BACKFILL MATERIAL FROM ENTERING PIPES AND BOXES.

2. WHERE ON-SITE COLLECTION BOXES ARE LIKELY TO COLLECT WATER CONTAMING SEDIMENTS, A FILTERING SYSTEM SHALL BE CONSTRUCTED OVER OR AROUND THE INLET GRATE TO TRAP SEDIMENTS AND ALLOW THEM TO SETTLE OUT BEFORE THE WATER INTERS THE STORM DRAIN SYSTEM.

4. ALL PREVENTATIVE MEASURES DESIGNED TO ELIMINATE OR MINIMIZE POLLUTION ENTERING THE STORM DRAIN SYSTEM SHALL BE MAINTAINED AND INSPECTED REGULARLY BY THE CONTRACTOR. INSPECTION SHOULD ALSO BE PLANNED BEFORE AND AFTER STORM EVENTS TO VERIFY THAT THESE MEASURES ARE WORKING PROPERLY.

A. WHEN PREVENTATIVE MEASURES ARE FOUND TO BE INADEQUATE THEY ARE TO BE BROUGHT TO THE ATTENTION OF THE CITY. ALTERATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN MAY BE REQUIRED.

B. WHEN A POSSIBLE POLLUTION SOURCE HAS BEEN OVERLOOKED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY. ADDITIONAL PREVENTATIVE MEASURES MAY BE INCORPORATED INTO THE STORM WATER POLLUTION PREVENTION PLAN.

5. THE CITY SHALL ALSO CONDUCT PERIODIC INSPECTIONS TO VERIFY THAT THE SITE COMPLIES TO ALL APPLICABLE STANDARDS AND TO CONFIRM THAT THE STORM WATER POLLUTION PREVENTION PLAN IS BEING IMPLEMENTED.

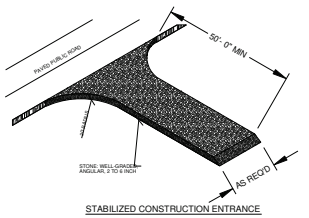
6. ALL REPORTABLE RELEASES OF ANY POLLUTANT SHALL BE DOCUMENTED BY THE CONTRACTOR AND PROMPTLY BROUGHT TO THE ATTENTION OF THE CITY. REPORTABLE RELEASES ARE DEFINED BY TITLE 40 OF THE CODE OF FEDERAL REGULATIONS (CFR), PART 117, SECTION 3 OR TITLE 40, PART 302, SECTION 4.

7. IF THERE IS A VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN, IT SHALL BE REMEDIED IMMEDIATELY AND BROUGHT TO THE ATTENTION OF THE CITY. ALL VIOLATIONS SHALL BE DOCUMENTED PROPERLY.

8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO TRAIN AND FAMILIARIZE ALL PERSONAL ON THE CONSTRUCTION SITE WITH RESPECT TO THE STORM WATER POLLUTION PREVENTION PLAN. BY LAW THE CONTRACTOR SHALL KEEP A COPY OF THE PLAN ON SITE AND MAKE IT AVAILABLE UPON REQUEST TO A REPRESENTATIVE OF THE REGIONAL WATER BOARD OR OTHER RELATED AGENCIES.

9. ALL DISCHARGES INTO THE STORM WATER SYSTEM MUST COMPLY WITH THE REGULATIONS ESTABLISHED BY CITY, COUNTY, STATE, FEDERAL AND OTHER RELATED AGENCIES.

10. HAZARDOUS OR TOXIC WASTE SHALL BE DISPOSED OR PROPERLY. REGULATIONS RELATED TOT THE PROPER HANDLING AND DISPOSAL OF HAZARDOUS OR TOXIC WASTE ARE NOT COVERED IN THIS PLAN.

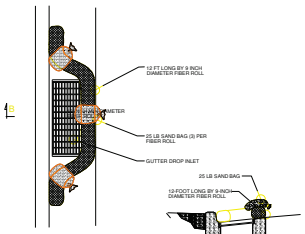


STABILIZED CONSTRUCTION ENTRANCE

NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:

1. PLACE STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. MAINTAIN A PROPERLY FUNCTIONING CONSTRUCTION ENTRANCE THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS HAVE BEEN PAVED.
3. DO NOT ALLOW VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

STABILIZED CONSTRUCTION ENTRANCE



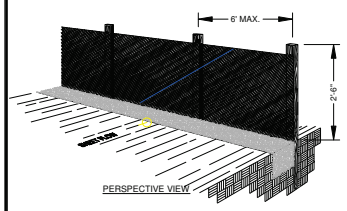
GUTTER INLET BARRIER PLAN

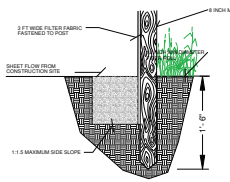
SECTION B-B

NOTES FOR GUTTER INLET BARRIER:

1. PLACE FIBER ROLL AND SAND BAGS AS SHOWN AROUND GUTTER INLETS AND AVOID PLACING THE BARRIER IN THE TRAVEL LANE.
2. USE GUTTER INLET BARRIERS ONLY WHERE THERE IS THE POTENTIAL OF SEDIMENT ENTERING THE INLET FROM THE ADJACENT ROADWAY.
3. MAINTAIN A PROPERLY FUNCTIONING GUTTER INLET BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
4. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

GUTTER INLET BARRIER PLAN



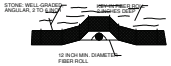


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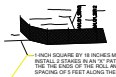
NOTES:

1. POSITION THE SILT FENCE 5 FT (MINIMUM) FROM TOP OF SLOPE WHERE PERMITTED.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. USE MACHINERY THAT WILL MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
4. RUN THE ENDS OF THE FENCE UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
5. DO NOT PLACE SILT FENCE ACROSS POTENTIAL CONCENTRATED FLOWS (e.g., PIPE OUTLETS, DRAINAGE CHANNELS, CUT DITCHES).
6. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES IF A SPLICE IS NECESSARY. BEFORE STAKING THE END POSTS.
7. MAINTAIN A PROPERLY FUNCTIONING SILT FENCE THROUGHOUT THE DURATION OF THE PROJECT OR UNTIL DISTURBED AREAS HAVE BEEN VEGETATED.
8. REMOVE THE SEDIMENT AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER WHEN A STORM EVENT DEPOSITS SEDIMENT BEHIND THE FENCE.
9. REMOVE SILT FENCE UNLESS THEY ARE PROTECTING A WETLAND OR WATER BODY IN AREAS THAT HAVE BEEN SEEDED AND MULCHED.

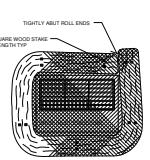
SILT FENCE INSTALLATIONS

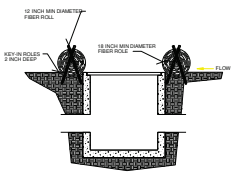


AROUND A PIPE OUTLET



AT END OF SILT FENCE



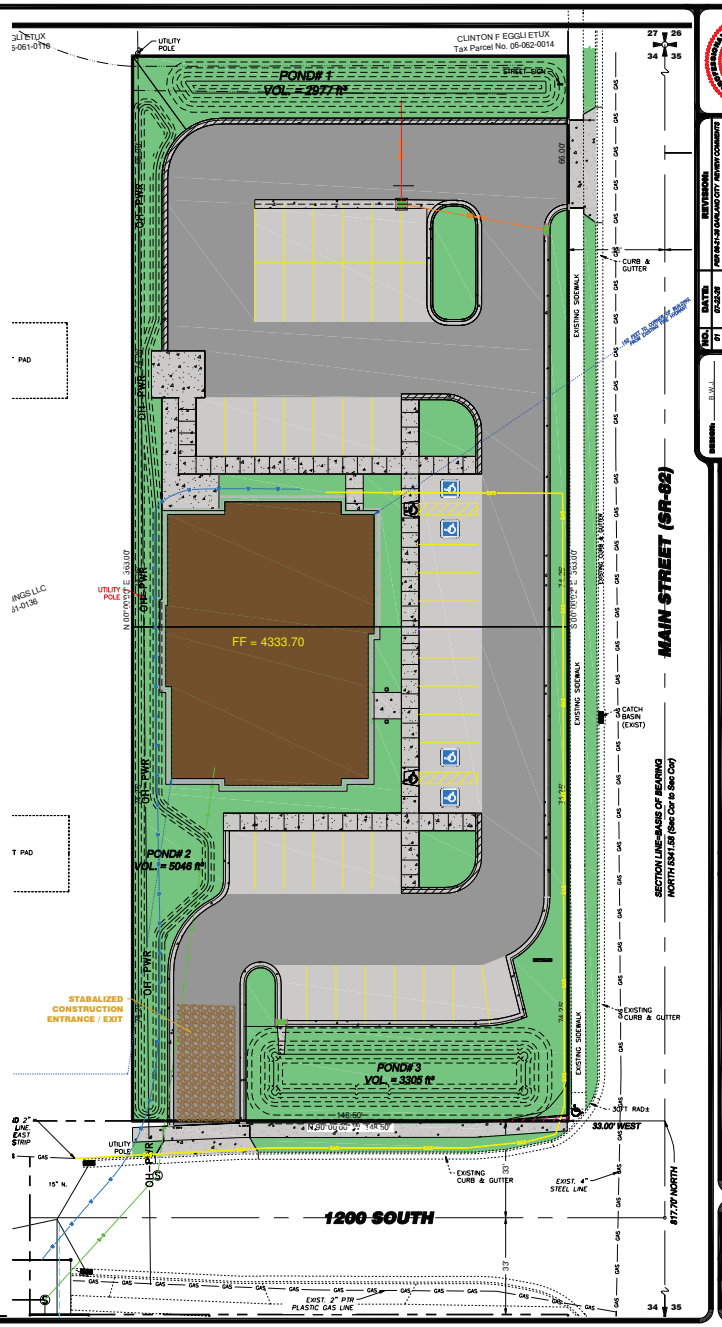


SECTION

NOTES:

1. KEY-IN FIBER ROLLS 2 INCH DEEP AROUND THE PERIMETER OF THE DROP INLET STRUCTURE AND STAKE AS SHOWN.
2. OVERLAP THE ENDS OF THE FIBER ROLL AT LEAST 18 INCHES.
3. CONSTRUCT ROLLS IN MEDIAN AREAS SO THAT THE TOPS OF THE ROLLS ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
4. MAINTAIN A PROPERLY FUNCTIONING FIBER LOG BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
5. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.

FIBER ROLL
DROP INLET BARRIER PLAN



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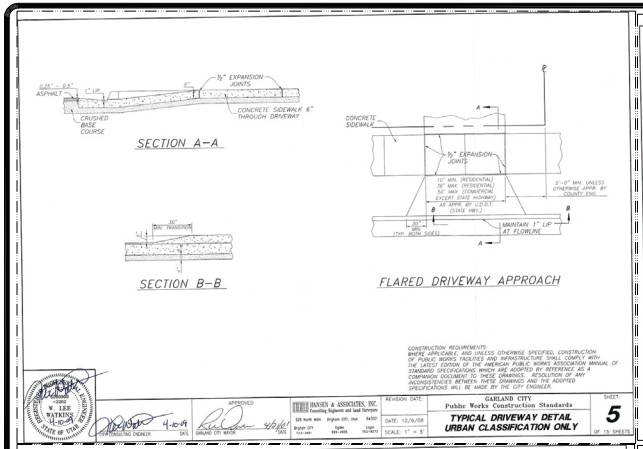
REVISIONS

NO.	DATE:	
01	07-23-25	PER 06-27-25 BEAR LAKE DIST. REVIEW COMMENTS
02	08-07-25	PER 08-05-25 UDOT REVIEW COMMENTS
03	08-21-25	PER 08-13-25 UDOT REVIEW COMMENTS

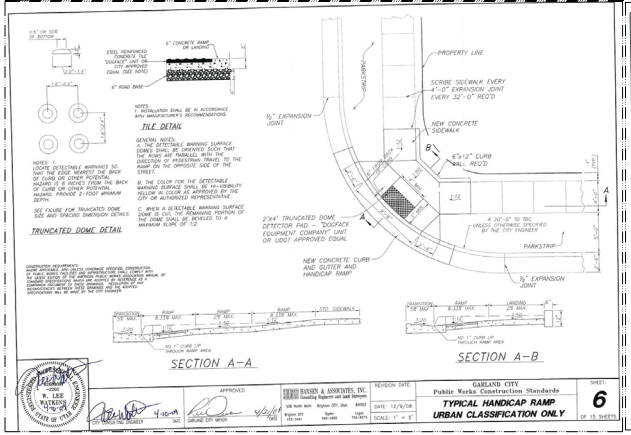
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HORZ SCALE: N/A
VERT SCALE: N/A
DATE: 06-20-25

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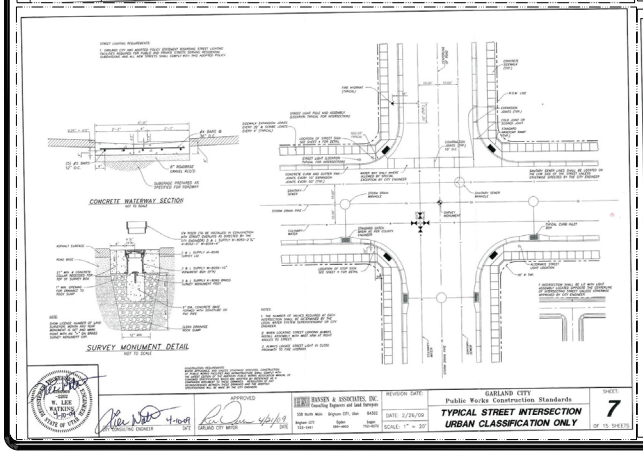
SHEET 7 OF 8 SHEETS
JOB NUMBER 2025102



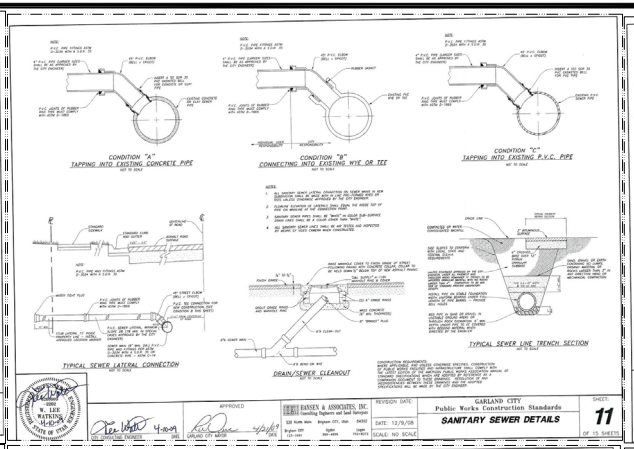
GARLAND CITY
Public Works Construction Standards
TYPICAL DRIVEWAY DETAIL
URBAN CLASSIFICATION ONLY
SHEET 5 OF 15 SHEETS



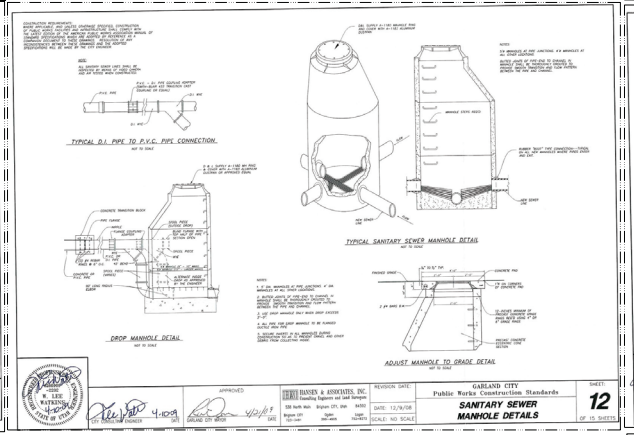
GARLAND CITY
Public Works Construction Standards
TYPICAL HANDICAP RAMP
URBAN CLASSIFICATION ONLY
SHEET 6 OF 15 SHEETS



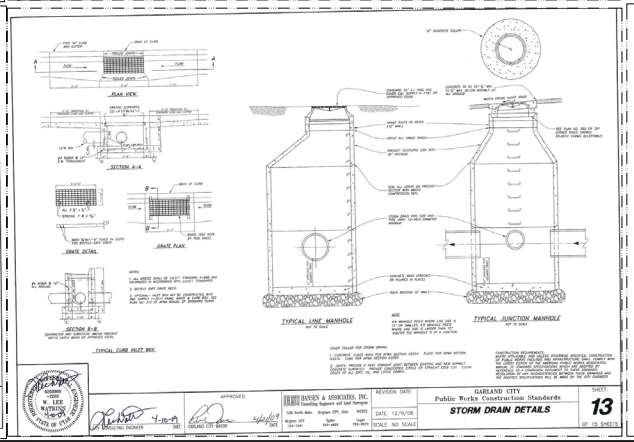
GARLAND CITY
Public Works Construction Standards
TYPICAL STREET INTERSECTION
URBAN CLASSIFICATION ONLY
SHEET 7 OF 15 SHEETS



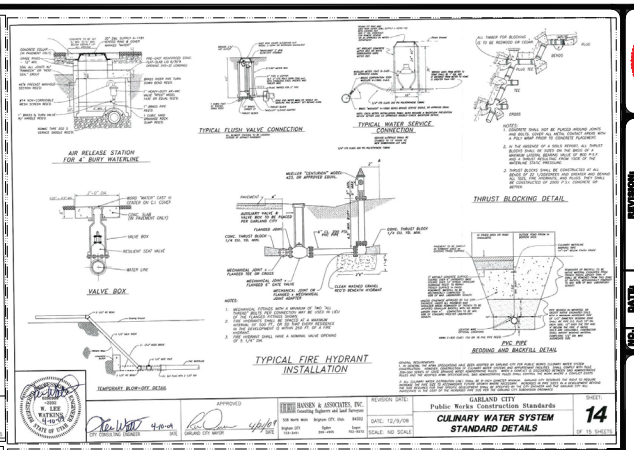
GARLAND CITY
Public Works Construction Standards
SANITARY SEWER DETAILS
SHEET 11 OF 15 SHEETS



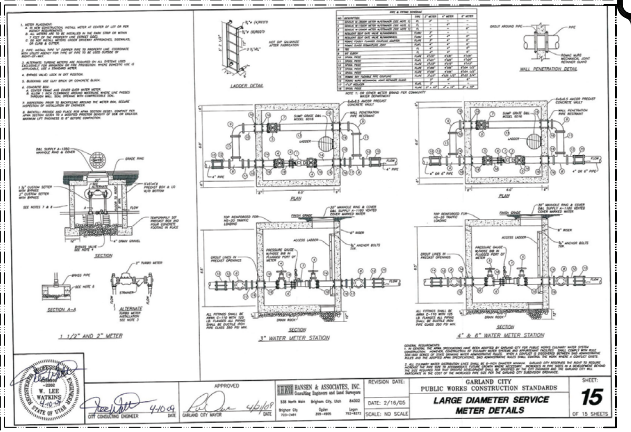
GARLAND CITY
Public Works Construction Standards
SANITARY SEWER
MANHOLE DETAILS
SHEET 12 OF 15 SHEETS



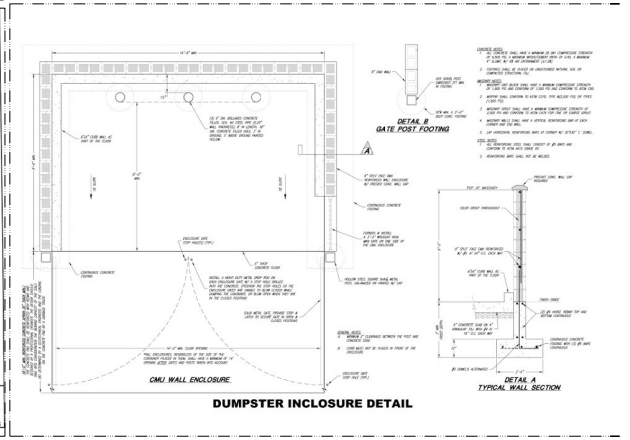
GARLAND CITY
Public Works Construction Standards
STORM DRAIN DETAILS
SHEET 13 OF 15 SHEETS



GARLAND CITY
Public Works Construction Standards
CULINARY WATER SYSTEM
STANDARD DETAILS
SHEET 14 OF 15 SHEETS



GARLAND CITY
PUBLIC WORKS CONSTRUCTION STANDARDS
LARGE DIAMETER SERVICE
METER DETAILS
SHEET 15 OF 15 SHEETS



DUMPSTER INCLOSURE DETAIL

REVISIONS:		
NO.	DATE:	
01	07-23-08	PER 06-27-08 GARLAND CITY REVIEW COMMENTS
02	08-07-08	PER 08-05-08 SLUDGY REVIEW COMMENTS
03	08-21-08	PER 08-13-08 SLUDGY REVIEW COMMENTS

DESIGNED: B.W.J.
DRAWN: B.W.J.
HORZ SCALE: N/A
VERT SCALE: N/A
DATE: 06-2008

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BEAR RIVER EYE CENTER

DETAILS

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SHEET 8 OF 8 SHEETS

JOB NUMBER 2008102

GENERAL

- MECHANICAL NOTE REFERENCE
- ELECTRICAL NOTE REFERENCE
- DEMOLITION NOTE REFERENCE
- REVISION NOTE REFERENCE
- CONNECT TO EXISTING WORK
- DETAIL REFERENCE - NO./SHEET NO.
- SECTION CUT - SECTION/SHEET NO.
- BRACKET DENOTES A WALL MOUNTED DEVICE, TYP

CONDUIT AND WIRE

- CONDUIT RUN CONCEALED IN WALL OR ABOVE CEILING. 3-#12 AWG CONDUCTORS, UNLESS NOTED OTHERWISE.
- TICK MARKS (UN-SWITCHED LINE, NEUTRAL, GROUND)
- ARROW INDICATES HOME RUN TO PANEL.
- CONDUIT RUN UNDERGROUND OR CONCEALED IN SLAB.D)
- LOW VOLTAGE WIRING/CONDUIT RUN

LIGHTING

- BATTERY OPERATED EMERGENCY LIGHT (WALL MOUNTED)
- BATTERY OPERATED EMERGENCY LIGHT (CEILING MOUNTED)
- SURFACE/RECESSED LIGHT FIXTURE
- DENOTES A WALL MOUNTED FIXTURE
- 2X4 LIGHT FIXTURE
- 2X2 LIGHT FIXTURE
- 1X4 LIGHT FIXTURE
- STRIP / LINEAR LIGHT FIXTURE
- SHADING DENOTES EMERGENCY FIXTURE
- POLE MOUNTED LIGHT FIXTURE - SINGLE HEAD
- POLE MOUNTED LIGHT FIXTURE - DUAL HEAD
- POLE MOUNTED LIGHT FIXTURE - PEDESTRIAN SCALE
- EXIT LIGHT - DOUBLE FACE - ARROWS AS SHOWN
- EXIT LIGHT - SINGLE FACE - ARROWS AS SHOWN
- LINE VOLTAGE SWITCHES-SINGLE POLE, 3-WAY, 4-WAY, KEY, PILOT LIGHT, DIMMER
- VACANCY SWITCH
- VACANCY DIMMER SWITCH
- LOW VOLTAGE SWITCH
- LOW VOLTAGE DIMMER SWITCH
- LOW VOLTAGE SCENE SWITCH
- LOW VOLTAGE TOUCHSCREEN
- DIGITAL TIMER SWITCH
- OCCUPANCY SENSOR (LETTER DENOTES TYPE)
- PHOTOCELL
- LIGHTING CONTROL NOTE

WIRING DEVICES

- DUPLEX RECEPTACLE
- FOURPLEX RECEPTACLE
- SIMPLEX/SPECIAL RECEPTACLE (NEMA CONFIG. NOTED)
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- 3RD LINE THROUGH MIDDLE INDICATES OCCUPANCY CONTROLLED
- RECEPTACLE TYPES - (IG) ISOLATED GROUND, (GFI) GROUNDFAULT, (U) UPS, (USB) W/ INTEGRAL USB, (D) DEDICATED, (S) SPLIT WIRED
- DUPLEX RECEPTACLE SUPPLIED BY GENERATOR (SINGLE, FOURPLEX AND SPECIAL ARE SIMILAR)
- CEILING MOUNTED RECEPTACLE
- RECESSED FLOOR BOX W/DUPLEX RECEPTACLE
- MULTI-SERVICE WALL BOX
- MULTI-SERVICE FLOOR BOX
- DIVIDED POWER POLE
- MULTI-OUTLET ASSEMBLY

POWER DEVICE AND CONTROLS

- DISCONNECT SWITCH. 30A/3P NON-FUSED EXCEPT AS NOTED OTHERWISE.
- MAGNETIC MOTOR STARTER
- COMBINATION MOTOR STARTER AND DISCONNECT SWITCH
- MOTOR
- PANELBOARD (SEE ONE-LINE)
- CONTACTOR
- AUTOMATIC TRANSFER SWITCH
- JUNCTION BOX
- JUNCTION BOX - FURNITURE FEED WHIP CONNECTION
- PUSHBUTTON
- EMERGENCY POWER OFF PUSHBUTTON
- TRANSFORMER
- CONTROL RELAY

TELECOMMUNICATIONS

- TELEPHONE OUTLET
- DATA OUTLET
- TELEPHONE/DATA OUTLET
- TELEVISION OUTLET
- ABOVE CEILING DATA OUTLET FOR WIRELESS ACCESS POINT
- LINE THRU DEVICE INDICATES ABOVE COUNTER
- CIRCLE INDICATES FLOOR MOUNTED OUTLET
- SQUARE INDICATES CEILING MOUNTED OUTLET

SPECIAL SYSTEMS

- MICROPHONE OUTLET
- SPEAKER
- HORN TYPE SPEAKER
- SPEAKER VOLUME CONTROL
- PUBLIC ADDRESS AMPLIFIER AND CABINET
- DOOR BELL
- INTERCOM STATION
- INTERCOM STATION - MASTER
- AUDIO/VISUAL BOX
- CEILING MOUNTED AUDIO/VISUAL BOX

SECURITY

- SURVEILLANCE CAMERA ("F" DENOTES FISH-EYE TYPE)
- PTZ SURVEILLANCE CAMERA
- SURVEILLANCE CAMERA WITH 180° VIEWING ANGLE (PANORAMIC STYLE)
- SURVEILLANCE CAMERA WITH 360° VIEWING ANGLE (PANORAMIC STYLE, WITH MULTIPLE CAMERA LENSES)
- CCTV DISPLAY SCREEN
- CARD READER ("D" DENOTES A DUAL LEVEL TYPE (W/PIN)
- ACCESS CONTROL DOOR INTERFACE
- DOOR HARDWARE POWER SUPPLY
- DUAL AUTHENTICATION CARD READER (WITH KEYPAD)
- BALANCED MAGNETIC SWITCH
- MOTION SENSOR REQUEST TO EXIT ABOVE DOOR
- REQUEST TO EXIT PUSHBUTTON
- DELAYED EGRESS PANIC BAR
- ELECTRIFIED LOCKSET
- ELECTRIFIC DOOR STRIKE
- MAGNETIC DOOR LOCK
- ACCESS CONTROL STATION (ENROLLMENT)
- SECURITY MANAGEMENT STATION
- INTRUSION - ACTIVATION/DEACTIVATION KEYPAD
- DOOR CONTACT
- REFRIGERATOR ALARM
- MOTION SENSOR - SECURITY
- GLASS BREAK SENSOR
- WINDOW MESH SENSOR
- WIRELESS DURESS (PANIC) BUTTON - CONCEALED AT DESK
- WIRELESS DURESS (PANIC) BUTTON - WALL MOUNT TYPE
- DURESS PHONE, PEDESTAL TYPE ("CODE BLUE PHONE")
- DURESS (PANIC) MASTER STATION/ANNUNCIATION PANEL

FIRE ALARM

- FIRE ALARM ANNUNCIATION PANEL
- FIRE ALARM CONTROL PANEL
- MANUAL PULL STATION
- SMOKE DETECTOR
- SMOKE DETECTOR - DUCT MOUNTED
- SMOKE DETECTOR - WITH SOUNDER BASE
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBO SMOKE/CARBON MONOXIDE/SOUNDER BASE
- THERMODETECTOR(HEAT) DETECTOR
- THERMODETECTOR(HEAT) DETECTOR - DUCT MOUNTED
- DOOR HOLDER
- CHIME
- BELL
- FIRE ALARM HORN
- FIRE ALARM SPEAKER
- FIRE ALARM STROBE
- COMBINATION FIRE ALARM HORN AND STROBE
- COMBINATION FIRE ALARM SPEAKER AND STROBE
- REMOTE ALARM LAMP
- POST INDICATOR SWITCH
- FLOW SWITCH
- TAMPER SWITCH
- ADDRESSABLE INTERFACE

NURSE CALL

- MASTER STATION
- MASTER STATION W/ SPEAKER (HANDSET)
- STAFF STATION W/ SPEAKER
- DUTY STATION
- DUTY STATION W/ SPEAKER
- EMERGENCY PULLCORD
- EMERGENCY PULLCORD W/ SPEAKER
- CODE BUTTON
- STAFF ASSIST BUTTON
- CODE AND STAFF ASSIST BUTTONS
- PATIENT STATION - SINGLE
- PATIENT STATION - DUAL
- PATIENT STATION W/ CODE/STAFF ASSIST
- BED INTERFACE
- AUXILIARY INPUT - SINGLE
- AUXILIARY INPUT - DUAL
- DOME LIGHT
- DOME LIGHT - ZONE TYPE

HVAC

- CHILLED WATER SUPPLY
- CHILLED WATER RETURN
- DUAL TEMP SUPPLY
- DUAL TEMP RETURN
- CONDENSER SUPPLY
- CONDENSER RETURN
- HEATING HOT WATER SUPPLY
- HEATING HOT WATER RETURN
- STEAM SUPPLY
- STEAM CONDENSATE RETURN
- HVAC DRAIN (CONDENSATE)
- REFRIGERANT
- THERMOSTAT
- TEMPERATURE SENSOR
- HUMIDITY SENSOR
- CARBON DIOXIDE SENSOR
- THERMOSTAT / CO2 SENSOR COMBO
- THERMOSTAT / CO2 / HUMIDITY SENSOR COMBO
- CHLORINE SENSOR
- SPACE PRESSURE MONITOR
- CARBON MONOXIDE SENSOR
- NITROGEN DIOXIDE SENSOR
- CARBON MONOXIDE / NITROGEN DIOXIDE SENSOR
- WALL SWITCH
- HUMIDIFIER

FIRE PROTECTION

- FIRE PROTECTION PIPING
- FIRE HOSE CABINET
- FIRE DEPARTMENT VALVE
- UPRIGHT SPRINKLER HEAD
- PENDENT SPRINKLER
- RECESSED SPRINKLER
- CONCEALED SPRINKLER
- SIDEWALL SPRINKLER.
- DOUBLE CHECK DETECTOR BACKFLOW PREVENTER
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE

PLUMBING

- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- DOMESTIC HOT WATER 140°
- DOMESTIC TEMPER WATER
- SOFT DOMESTIC COLD WATER
- SOFT DOMESTIC HOT WATER
- SOFT HOT WATER RECIRC
- DOMESTIC HOT WATER RECIRC
- DOMESTIC HOT WATER RECIRC 140°
- DOMESTIC DEIONIZED WATER
- REVERSE OSMOSIS WATER
- COMPRESSED AIR
- SANITARY WASTE
- SANITARY WASTE UNDERGROUND
- VENT
- PUMP DISCHARGE
- GREASE WASTE
- GREASE WASTE UNDERGROUND
- STORM DRAIN
- STORM DRAIN UNDERGROUND
- STORM OVERFLOW DRAIN
- STORM OVERFLOW DRAIN UNDERGROUND
- HOSE BIBB, WALL / ROOF / YARD HYDRANT
- CLEAN OUT, WALL CLEAN OUT
- FLOOR CLEAN OUT
- FLOOR / AREA DRAIN
- FLOOR SINK / TROUGH
- ROOF DRAIN / OVERFLOW ROOF DRAIN
- TRENCH DRAIN
- REDUCED PRESSURE BACKFLOW PREVENTER
- PLUMBING RISER CALL-OUT NUMBER

MEDICAL / LABORATORY

- MEDICAL COMPRESSED AIR
- MEDICAL VACUUM
- DENTAL VACUUM
- OXYGEN
- NITROGEN
- NITROUS OXIDE
- WAG LINE
- INSTRUMENT COMPRESSED AIR
- OXYGEN OUTLET
- MEDICAL VACUUM OUTLET
- MEDICAL AIR OUTLET
- NITROUS OXIDE OUTLET
- INSTRUMENT AIR OUTLET

PIPING

- ELBOW DOWN
- ELBOW UP
- TEE UP
- TEE DOWN
- CAP
- UNION
- PIPE FLEX
- STRAINER
- PRESSURE GAUGE WITH GAUGE COCK
- TEMPERATURE GAUGE
- THERMOMETER.
- SITE GLASS
- FILTER-DRIER
- BASKET STRAINER
- SHUTOFF VALVE
- SHUTOFF VALVE IN RISER
- BALANCING VALVE
- RELIEF VALVE
- TEST PLUG
- TRIPLE DUTY VALVE
- CHECK VALVE
- AUTOMATIC CONTROL VALVE (2-WAY)
- AUTOMATIC CONTROL VALVE (3-WAY)
- SOLENOID VALVE
- PRESSURE REDUCING VALVE / PRESSURE REGULATOR

FUEL UTILITIES

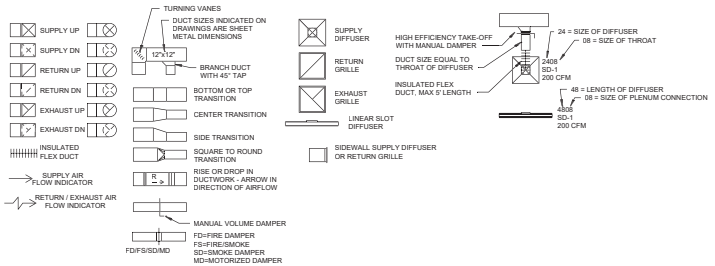
- FUEL OIL SUPPLY
- FUEL OIL RETURN
- LIQUID PETROLEUM
- NATURAL GAS

AUTOMOTIVE

- AUTOMOTIVE COMPRESSED AIR
- TRANSMISSION FLUID
- COOLANT
- LUBE OIL
- COMPRESSED AIR OUTLET
- LUBE OIL OUTLET

A	AMPS	CO	CLEANOUT, CARBON MONOXIDE	GCO	GRADE CLEANOUT
A/C	AIR CONDITIONING	C02	CARBON DIOXIDE	GFI/GFCI	GROUND FAULT CIRCUIT INTERRUPTER
AD	ACCESS DOOR	CU	COPPER, CONDENSING UNIT	GND	GROUND
AFC	ABOVE FINISH CEILING	CW	DOMESTIC COLD WATER	GPM	GALLONS PER MINUTE
AFG	ABOVE FINISH GRADE	DDC	DIRECT DIGITAL CONTROL	HOA	HAND OFF AUTOMATIC
AFF	ABOVE FINISHED FLOOR	DN	DOWN	HW	DOMESTIC HOT WATER
BD	BACKDRAFT DAMPER	DX	DIRECT EXPANSION	IE	INVERT ELEVATION
BFF	BELOW FINISHED FLOOR	EA	EXHAUST AIR	IG	ISOLATED GROUND
BFG	BELOW FINISHED GRADE	EAT	ENTERING AIR TEMPERATURE	KV	KILOVOLT
BFP	BACKFLOW PREVENTER	EC	ELECTRICAL CONTRACTOR	KVA	KILOVOLT AMPS
BKR	BREAKER	EPO	EMERGENCY POWER OFF	KW	KILOWATT
BOD	BOTTOM OF DUCT	ETR	EXISTING TO REMAIN	KWH	KILOWATT HOUR
BOP	BOTTOM OF PIPE	EWB	ENTERING WET BULB	LAT	LEAVING AIR TEMPERATURE
BOS	BOTTOM OF STRUCTURE	EXH	EXHAUST	LDB	LEAVING DRY BULB
BTU	BRITISH THERMAL UNIT	F/S	COMBINATION FIRE AND SMOKE DAMPER	LRA	LOCKED ROTOR AMPS
C	CONDUIT	FACP	FIRE ALARM CONTROL PANEL	LV	LOW VOLTAGE
CA	COMPRESSED AIR	FAACP	FIRE ALARM ANNUNCIATOR CONTROL PANEL	LWB	LEAVING WET BULB
CATV	CABLE TELEVISION SYSTEM	FCO	FLOOR CLEANOUT	LWT	LEAVING WATER TEMPERATURE
CB	CIRCUIT BREAKER	F/D	FIRE DAMPER	MBH	1000 BTU PER HOUR
CCTV	CLOSED CIRCUIT TELEVISION	FLA	FULL LOAD AMPS	MC	MECHANICAL CONTRACTOR
CFM	CUBIC FEET PER MINUTE	FL	FLOW LINE	MCA	MINIMUM CIRCUIT AMPACITY
CKT	CIRCUIT	G	GROUND	MCC	MOTOR CONTROL CENTER

MD	MOTORIZED DAMPER	SF	SQUARE FEET
MOCP	MAXIMUM OVERCURRENT CIRCUIT PROTECTION	SP	STATIC PRESSURE
MFR	MANUFACTURER	SWBD	SWITCHBOARD
MLO	MAIN LUGS ONLY	TOD	TOP OF DUCT
MU	MAKE UP	TOP	TOP OF PIPE
N/A	NOT APPLICABLE	TSTAT	THERMOSTAT
N/C	NORMALLY CLOSED	UNO	UNLESS NOTED OTHERWISE
N/O	NORMALLY OPEN	UPS	UNINTERRUPTIBLE POWER SUPPLY
NF	NON-FUSED DEVICE	VAV	VARIABLE AIR VOLUME
NIC	NOT IN CONTRACT	VD	MANUAL VOLUME DAMPER
NL	NIGHT LIGHT	VTR	VENT THROUGH ROOF
OA	OUTSIDE AIR	W	WATT(S)
PH	PHASE	W/	WITH
PRV	PRESSURE REDUCING VALVE	W/O	WITHOUT
QTY	QUANTITY	WB	WET BULB
RA	RETURN AIR	WCO	WALL CLEANOUT
REV	REVISION	WP	WEATHERPROOF
RH	RELATIVE HUMIDITY	XFMR	TRANSFORMER
RLA	RUNNING LOAD AMPS	XP	EXPLOSION PROOF
RPM	REVOLUTIONS PER MINUTE		
SA	SUPPLY AIR		
SD	SMOKE DAMPER		



MECHANICAL AND ELECTRICAL SYMBOLS AND ABBREVIATIONS

"SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED. REFER TO FLOOR PLANS FOR ALL SYMBOLS AND ABBREVIATIONS."

OPTOMETRIC ARCHITECTS
MODERN VISION PARTNERS
201 MAIN STREET
JANESVILLE, IA 50647
319-987-2101

BEAR RIVER EYE CENTER

GARLAND, UTAH

DRAWING ISSUE INFORMATION

ISSUE: PERMIT SET
DATE: 02/05/2026

MARK	DATE	DESCRIPTION

JOB NO: D633-24
DRAWN BY: SBI
CHECKED BY: CEA
PROJECT ARCHITECT: RJS
PRINCIPAL IN CHARGE: RJS

PROFESSIONAL ENGINEER — No. 11810641-2202 — RYAN J. DIEDRICH — STATE OF UTAH — 2/5/26

SHEET TITLE:
MECHANICAL AND ELECTRICAL SYMBOLS AND ABBREVIATIONS

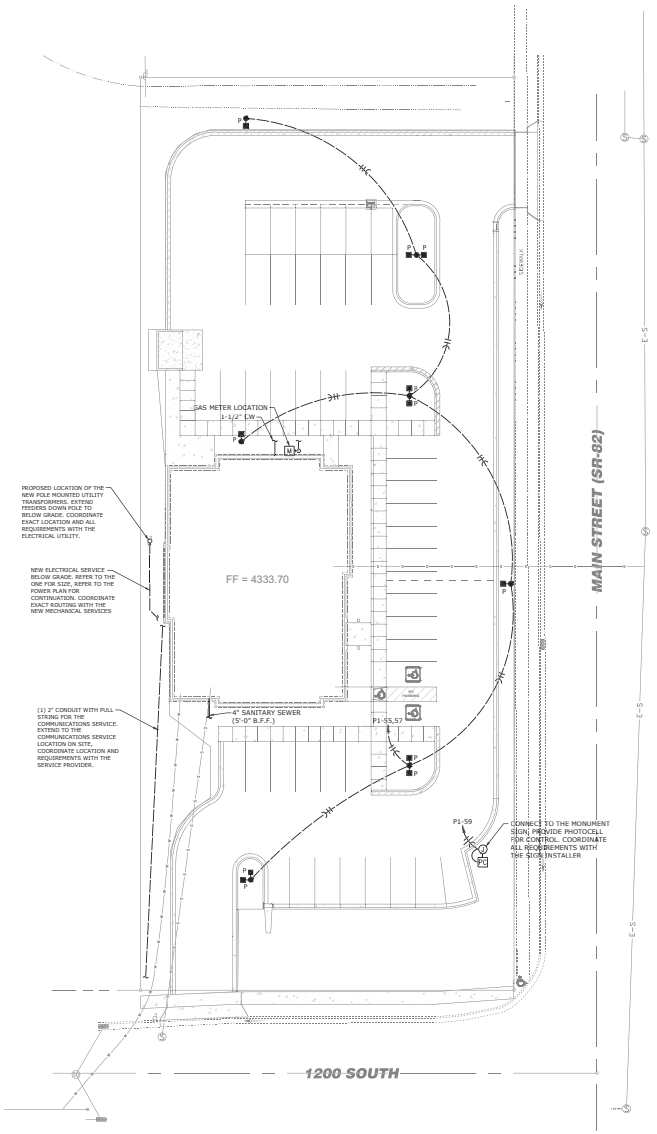
SHEET NO.
ME1.0

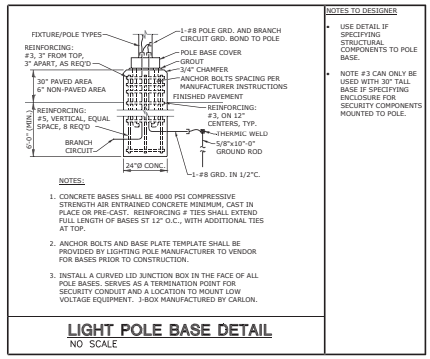
smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2610600

PROJECT NAME: 2538100 Willow Eye Clinic – Mitchell 32201000 Bear River Eye Center – Garland UT
PLOT DATE: Wednesday, November 19, 2025 5:16:31 PM
Robert Roy Friday, February 6, 2026 2:35:37 PM
Bobby Charles

MECHANICAL GENERAL NOTES:

1. COORDINATE ALL PLUMBING LOCATIONS WITH CIVIL.





NOTES:

1. CONCRETE BASES SHALL BE 4000 PSI COMPRESSIVE STRENGTH AIR ENTRAINED CONCRETE MINIMUM, CAST IN PLACE OR PRE-CAST. REINFORCING # TIES SHALL EXTEND FULL LENGTH OF BASES ST 12" O.C., WITH ADDITIONAL TIES AT TOP.
2. ANCHOR BOLTS AND BASE PLATE TEMPLATE SHALL BE PROVIDED BY LIGHTING POLE MANUFACTURER TO VENDOR FOR BASES PRIOR TO CONSTRUCTION.
3. INSTALL A CURVED LID JUNCTION BOX IN THE FACE OF ALL POLE BASES. SERVES AS A TERMINATION POINT FOR SECURITY CONDUIT AND A LOCATION TO MOUNT LOW VOLTAGE EQUIPMENT. J-BOX MANUFACTURED BY CARLON.

LIGHT POLE BASE DETAIL
NO SCALE

NOTES TO DESIGNER

- USE DETAIL IF SPECIFYING STRUCTURAL COMPONENTS TO POLE BASE.
- NOTE #3 CAN ONLY BE USED WITH 30" TALL BASE IF SPECIFYING ENCLOSURE FOR SECURITY COMPONENTS MOUNTED TO POLE.

SITE PLAN - MECHANICAL AND ELECTRICAL
SCALE: 1" = 20'-0"

OPTOMETRIC ARCHITECTS
MODERN DESIGN
201 MAIN STREET
JANESVILLE, IA 50647
319-987-2101

BEAR RIVER EYE CENTER

GARLAND, UTAH

DRAWING ISSUE INFORMATION

ISSUE: PERMIT SET
DATE: 02/05/2026

MARK	DATE	DESCRIPTION

JOB NO: D633-24
DRAWN BY: SBI
CHECKED BY: CEA
PROJECT ARCHITECT: RJS
PRINCIPAL IN CHARGE: RJS

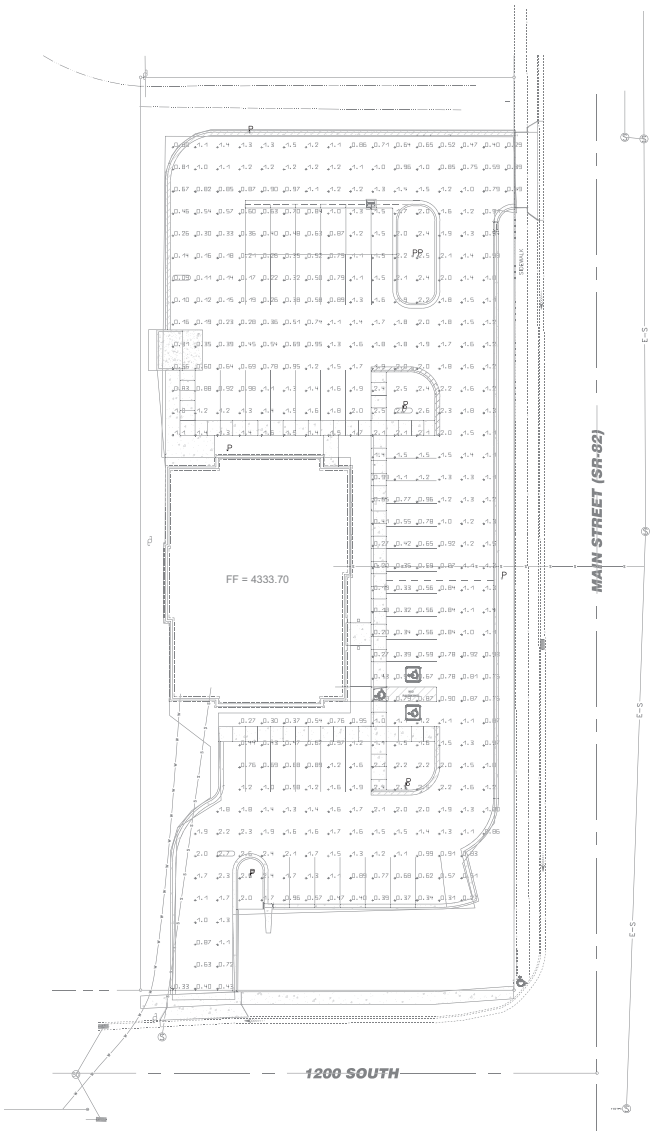
PROFESSIONAL ENGINEER — No. 11810641-2202 — RYAN J. DIEDRICH — STATE OF UTAH — 2/5/26

SHEET TITLE:
SITE PLAN - MECHANICAL AND ELECTRICAL

SHEET NO.
ME2.0

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2610600

PROJECT NAME: 2508100 Willow Eye Clinic – Garland 2025D600 Bear River Eye Center – Garland UT
LAST SAVED BY: Cory Boothe Friday, February 6, 2026 11:23:01 AM
PLOTTED BY: Cory Boothe Friday, February 6, 2026 2:35:45 PM



Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Wiring	Luminous flux	Maintenance factor	Connected load	Quantity
P	Cooper Lighting	EXCEL® XWP™ PROPERT LUMIERE (1) 70 CRI 4000K (1) 3000K (4)4150LMS PER 16.25SQ.FOOT & 4FACE	XWA-SA1L-T4-C---(1)	16x	570 lm	0.80	44 W	11

#	Name	Grid/Grid Reference	Min.	Max.	Ave/Min	Max/Min	Min/Max
1	Site	Automatic	0.062 fc	2.65 fc	1.14 fc	12.29	28.78

SITE PLAN - PHOTOMETRICS
SCALE: 1" = 20'-0"

OPTOMETRIC ARCHITECTS
MODERN DESIGN
201 MAIN STREET
JANESVILLE, IA 50647
319-987-2101

BEAR RIVER EYE CENTER

GARLAND, UTAH

DRAWING ISSUE INFORMATION

ISSUE:
PERMIT SET
DATE:
02/05/2026

MARK	DATE	DESCRIPTION

JOB NO: D633-24
DRAWN BY: SBI
CHECKED BY: CEA
PROJECT ARCHITECT: RJS
PRINCIPAL IN CHARGE: RJS

PROFESSIONAL ENGINEER
No. 11810641-2202
RYAN J. DIEDRICH
STATE OF UTAH
2/5/26

SHEET TITLE:
SITE PLAN - PHOTOMETRICS

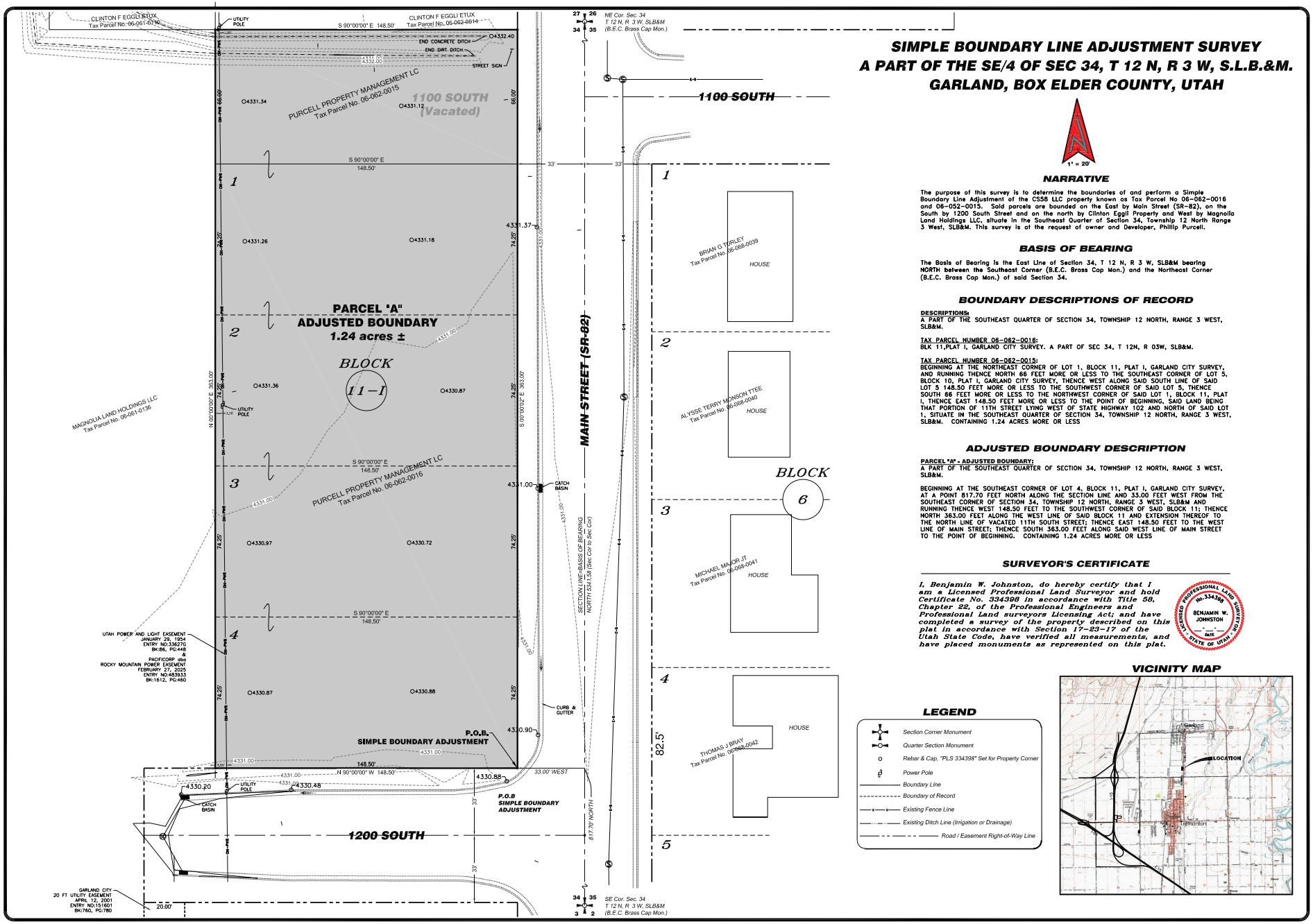
SHEET NO.
ME2.0P

smith & boucher engineers
25618 west 103rd St olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 2610600

10 0 10 20 30 50 feet
SCALE: 1" = 20'-0"

2026100 Bear River Eye Clinic - Garland, UT
Bear River Eye Clinic - Garland, UT
Thursday, February 5, 2026 3:34:19 PM
Corey Cordes
Friday, February 6, 2026 2:35:52 PM
Brady Charles

PROJECT NAME:
2026100 Bear River Eye Clinic - Garland, UT
LAST SAVED BY:
ACTIVE FILE:



SIMPLE BOUNDARY LINE ADJUSTMENT SURVEY
A PART OF THE SE/4 OF SEC 34, T 12 N, R 3 W, S.L.B.&M.
GARLAND, BOX ELDER COUNTY, UTAH

1" = 20'

NARRATIVE

The purpose of this survey is to determine the boundaries of and perform a Simple Boundary Line Adjustment of the CS58 LLC property known as Tax Parcel No 06-062-0016 and 06-052-0015. Said parcels are bounded on the East by Main Street (SR-82), on the South by 1200 South Street and on the north by Clinton Eggli Property and West by Magnolia Land Holdings LLC, situate in the Southeast Quarter of Section 34, Township 12 North Range 3 West, SLB&M. This survey is at the request of owner and Developer, Phillip Purcell.

BASIS OF BEARING

The Basis of Bearing is the East Line of Section 34, T 12 N, R 3 W, SLB&M bearing NORTH between the Southeast Corner (B.E.C. Brass Cap Mon.) and the Northeast Corner (B.E.C. Brass Cap Mon.) of said Section 34.

BOUNDARY DESCRIPTIONS OF RECORD

DESCRIPTIONS:
A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST, SLB&M.

TAX PARCEL NUMBER 06-062-0016:
BLK 11,PLAT 1, GARLAND CITY SURVEY. A PART OF SEC 34, T 12N, R 03W, SLB&M.

TAX PARCEL NUMBER 06-062-0015:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 11, PLAT I, GARLAND CITY SURVEY, AND RUNNING THENCE NORTH 66 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 10, PLAT I, GARLAND CITY SURVEY, THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 5 148.50 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF SAID LOT 5, THENCE SOUTH 66 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 11, PLAT I, THENCE EAST 148.50 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID LAND BEING THAT PORTION OF 11TH STREET LYING WEST OF STATE HIGHWAY 102 AND NORTH OF SAID LOT 1, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST, SLB&M. CONTAINING 1.24 ACRES MORE OR LESS

ADJUSTED BOUNDARY DESCRIPTION

PARCEL "A" - ADJUSTED BOUNDARY:
A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST, SLB&M.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 11, PLAT I, GARLAND CITY SURVEY, AT A POINT 817.70 FEET NORTH ALONG THE SECTION LINE AND 33.00 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 3 WEST, SLB&M AND RUNNING THENCE WEST 148.50 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 11; THENCE NORTH 363.00 FEET ALONG THE WEST LINE OF SAID BLOCK 11 AND EXTENSION THEREOF TO THE NORTH LINE OF VACATED 11TH SOUTH STREET; THENCE EAST 148.50 FEET TO THE WEST LINE OF MAIN STREET; THENCE SOUTH 363.00 FEET ALONG SAID WEST LINE OF MAIN STREET TO THE POINT OF BEGINNING. CONTAINING 1.24 ACRES MORE OR LESS

SURVEYOR'S CERTIFICATE

I, Benjamin W. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and hold Certificate No. 334398 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land surveyors Licensing Act; and have completed a survey of the property described on this plat in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements, and have placed monuments as represented on this plat.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 334398
BENJAMIN W. JOHNSTON
DATE
STATE OF UTAH

LEGEND

- Section Corner Monument
- Quarter Section Monument
- Rebar & Cap, "PLS 334398" Set for Property Corner
- Power Pole
- Boundary Line
- Boundary of Record
- Existing Fence Line
- Existing Ditch Line (Irrigation or Drainage)
- Road / Easement Right-of-Way Line

VICINITY MAP

DESIGN: ____ DATE: ____
DRAWN: B.W.J DATE: 07-14-26
CHECKED: ____ DATE: ____
REVISION: ____ DATE: ____

CLIENT
PURCELL PROPERTY MANAGEMENT, LC
55 South 950 East
Tremonton, UT, 84337

RECORD OF SURVEY
TAX PARCEL NO'S 06-062-0016 and 06-062-0015
-A PART OF THE OF SE/4 OF SEC. 34, T 12 N., R. 3 W., S.L.B.&M.
GARLAND, BOX ELDER COUNTY, UTAH

JOHNSTON ENGINEERING INC.
CIVIL • SURVEYING • STRUCTURAL
844 EAST MAIN | TREMONTON, UT 84337 | 435.257.1156 | 435.257.1168

SHEET 1 OF 1 SHEETS
JOB NUMBER 26BE223

BACK TO AGENDA

Planning Outpost

Local Government
& Land Use Consulting
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-3200

TO: Garland City Planning Commissioners

FROM: Valerie Claussen, MPA, AICP

MEETING DATE: October 13, 2026

SUBJECT: Consideration and possible action on the CAPSA Phase 2 Site Plan for parcel no. 06-061-0142, approximately 6.94 acres located along 350 West in Garland.

RECOMMENDATION:

1) Move to approve the CAPSA Phase 2 site plan, subject to the Conditions of Approval found herein.

Background

CAPSA proposes the second phase of its Garland campus to provide emergency shelter, counseling, administrative offices, and client services for individuals and families affected by domestic violence, sexual assault, stalking, and human trafficking. The application identifies CAPSA as the property owner.

The application describes the existing use as five residential fourplexes serving victims of domestic violence and sexual assault. The narrative identifies this previously approved transitional housing as Phase 1. Phase 2 would add the principal shelter and service buildings and complete associated campus improvements.

Discussion

The narrative proposes a one-story emergency shelter of approximately 2,800 square feet with 16 beds and associated support space, and a two-story counseling, administrative, and client services building of approximately 13,100 square feet. The latter would include counseling rooms, client support functions, administrative offices, and meeting and training space.

Phase 2 also includes approximately 70 parking stalls, pedestrian connections, landscaping, lighting, municipal utility infrastructure, drainage improvements, and related site work. These quantities are described in the applicant's narrative and remain subject to verification against the final approved plans. The applicant has not proposed building signage at this time; parking signs would identify accessible spaces and spaces reserved for CAPSA clients.

Technical Review

Planning

Planning Review #1, dated October 5, 2026, identifies two required revisions: a masonry wall along the eastern property lines and identification of the landscaping north of the second drive approach. These items remain conditions of approval.

Engineering

Engineering Review #2, dated October 6, 2026, had no additional comments.

Proposed Conditions of Approval

The following conditions of approval are recommended:

1. Final Plans. The project shall be constructed substantially in accordance with the site plan and supporting documents approved by the Planning Commission, except for revisions required to satisfy these conditions, final engineering review, or other applicable City and agency requirements.

2. Planning Review. All remaining Planning comments shall be resolved in a resubmittal of the plan set before final approval.

3. Fire Protection. Final fire access, fire-flow, hydrant coverage, and other applicable fire-code requirements shall be approved by the Garland Fire Department before building permit issuance or construction, as applicable.

4. Storm Drainage. Final stormwater and drainage improvements shall be constructed in accordance with plans approved by the City Engineer.

5. Masonry Wall and Landscaping. The six-foot masonry wall, landscaping, screening, and related site improvements shall be installed and maintained in accordance with the approved site plan.

6. Building Permit. Site plan approval does not constitute building permit approval. Complete construction drawings and all required building permits shall be obtained before construction.

7. Compliance with City Requirements. The project shall comply with all other applicable Garland City ordinances, engineering standards, and development requirements.

8. Material Changes. Any material change to the approved building location, access, parking, circulation, drainage, landscaping, screening, or other substantial site-

plan element shall be submitted to the City for review and, where required by City Code, returned to the Planning Commission.

9. Signage Under Separate Permit. Signage requires separate review and permit.

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Potential Actions

Following discussion and review, the Planning Commission may:

- make a motion to **APPROVE** the proposed CAPSA Phase 2 site plan subject to the Conditions of Approval; or
- make a motion to **APPROVE WITH MODIFICATIONS** the proposed CAPSA Phase 2 site plan; or
- make a motion to **DENY**, supported by findings of fact; or
- make a motion to **TABLE** to a future date, with a request for more information

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Site Plan Review Comments

CAPSA Site Plan – PHASE 2
Review #1 – October 5, 2026

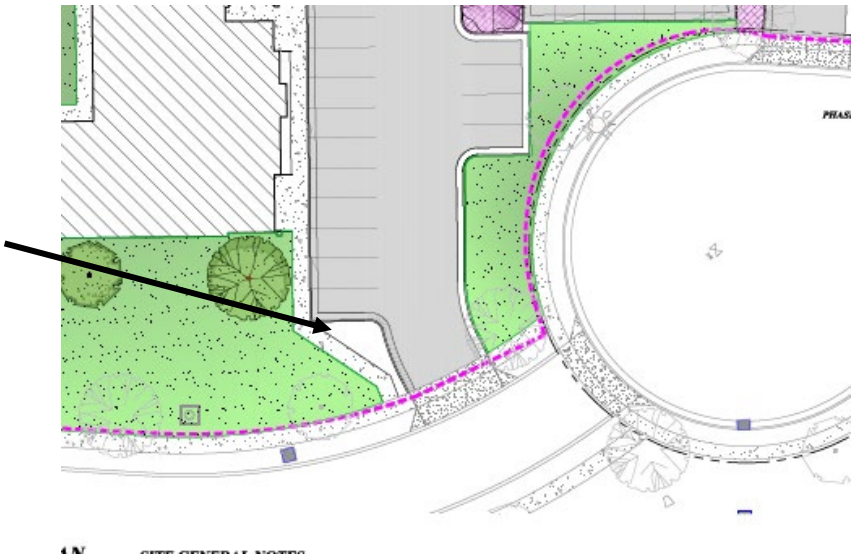
GENERAL NOTES:

This review was conducted based on the understanding that the previously submitted plat was approved and recorded, dedicating the public-right-of way and associated easements for parcel 06-061-0142, which allows for the ultimate construction for the proposed Phase 2. It is understood that the applicant is seeking approval under the Commercial C-1 Zone (*GCC 9-8*).

Property Address: 1300 S 350 W
Parcel No: 06-061-0142
Lot Size: 6.94 acres

- Please show the required masonry wall on the eastern property lines pursuant to *GCC 9-8-2(E)*. The adjacent property is currently zone commercial, but the concept plan indicates that it will be residential with a new public road.

- Please indicate the type of landscaping is proposed for the small section north of the second drive approach.



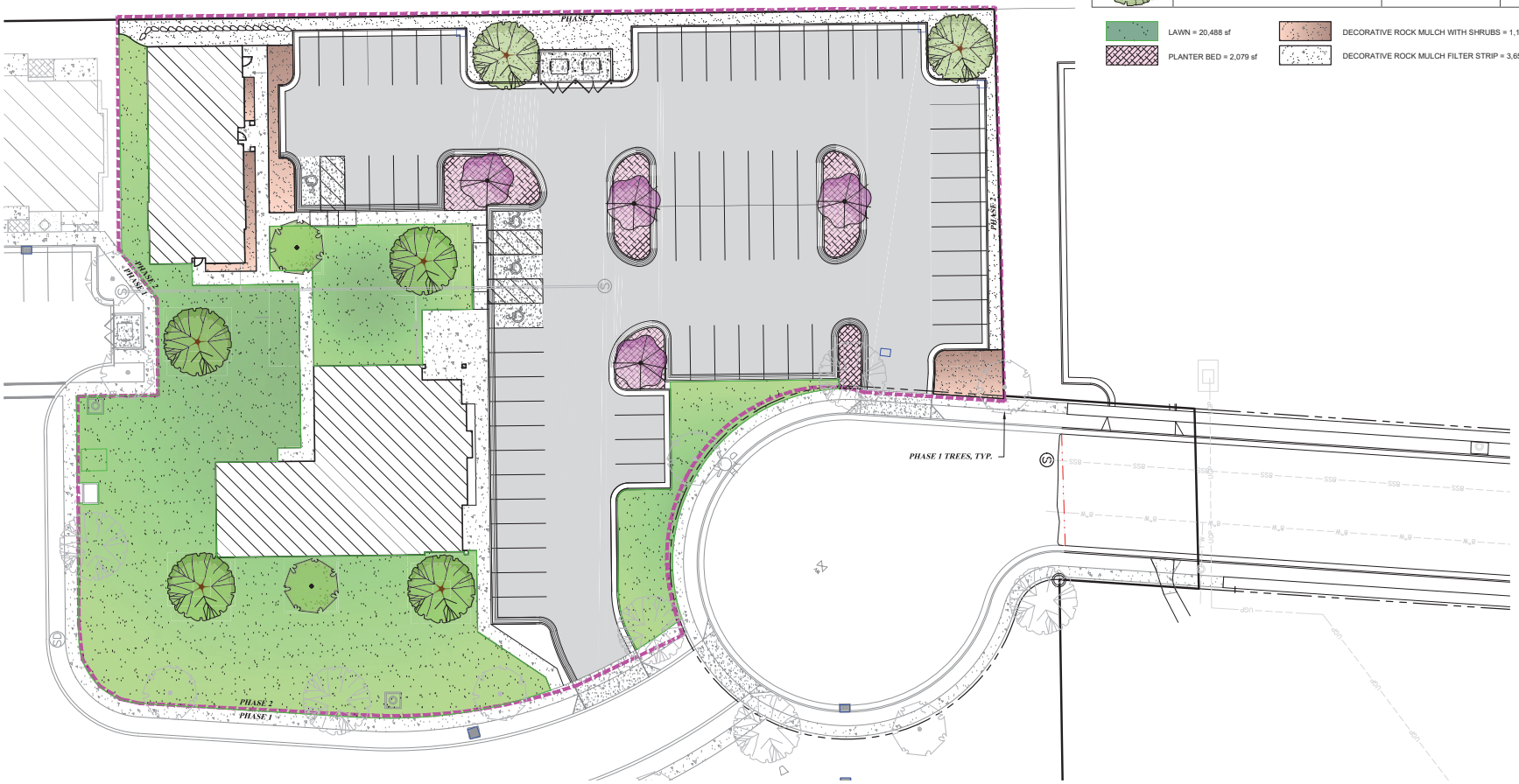
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LAWN = 20,488 sf

PLANTER BED = 2,079 sf

DECORATIVE ROCK MULCH WITH SHRUBS = 1,132 sf

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GRAPHIC SCALE 1"= 20'

SITE PLAN

SITE GENERAL NOTES

1. A fully automated irrigation system will be designed and installed for the site.

NO.	DATE	DESCRIPTION
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PROFESSIONAL ENGINEER
CODY ZOHNER
14328965-2202
5/21/26
STATE OF UTAH

SHEET DESCRIPTION:
PRELIMINARY
LANDSCAPE PLAN

CAPSA
PHASE 2

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 6 JULY 2026
SCALE: 1" = 20'
DESIGN BY: J. BALLINGHAM
CHECKED BY: L. ANDERSON
APPROVED BY: C. ZOHNER
PROJECT NUMBER: 565-2502
SHEET: L100

SITE-CONSTRUCTION DOCUMENTS
CAPSA PHASE 2
GARLAND, UTAH 84312

GENERAL NOTES:

1. NO WORK IS TO BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. GENERAL CONTRACTOR SHALL POINT OUT ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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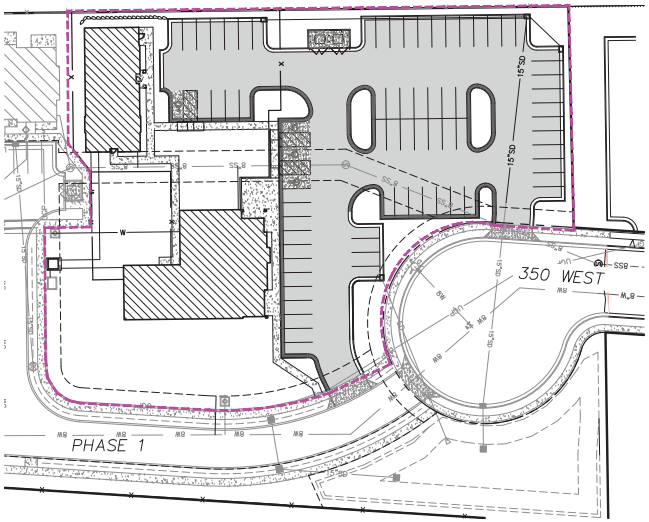
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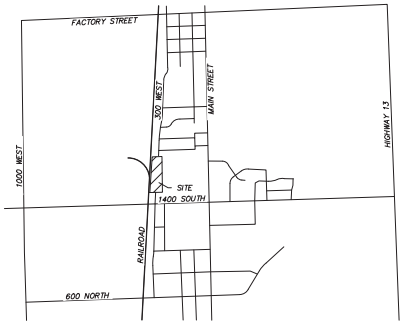
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OVERALL SITE MAP
SCALE: 1"=40'



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CIVIL ENGINEER

CACHE-LANDMARK ENGINEERING
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Logan, Utah 84321
(435) 713-0099

Lance Anderson, P.E.
(435) 760-1622
lance@cachelandmark.com

Cody Zohner, P.E.
(435) 764-3791
czohner@cachelandmark.com

DATE OF PREPARATION:

ORIGINAL ISSUE: 1 JULY 2026

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www.bluestakes.org
1-800-662-4111

DESCRIPTION | NO. | DATE:

PROFESSIONAL ENGINEER — CODY ZOHNER 14228965-2202 — 7/1/26 — STATE OF UTAH

SHEET DESCRIPTION: COVER SHEET

CAPSA PHASE 2
GARLAND, UTAH 84312

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 JULY 2026
SCALE: 1" = 40'
DESIGN BY: C. ZOHNER
CHECKED BY: L. ANDERSON
APPROVED BY: C. ZOHNER
PROJECT NUMBER: 565-2502
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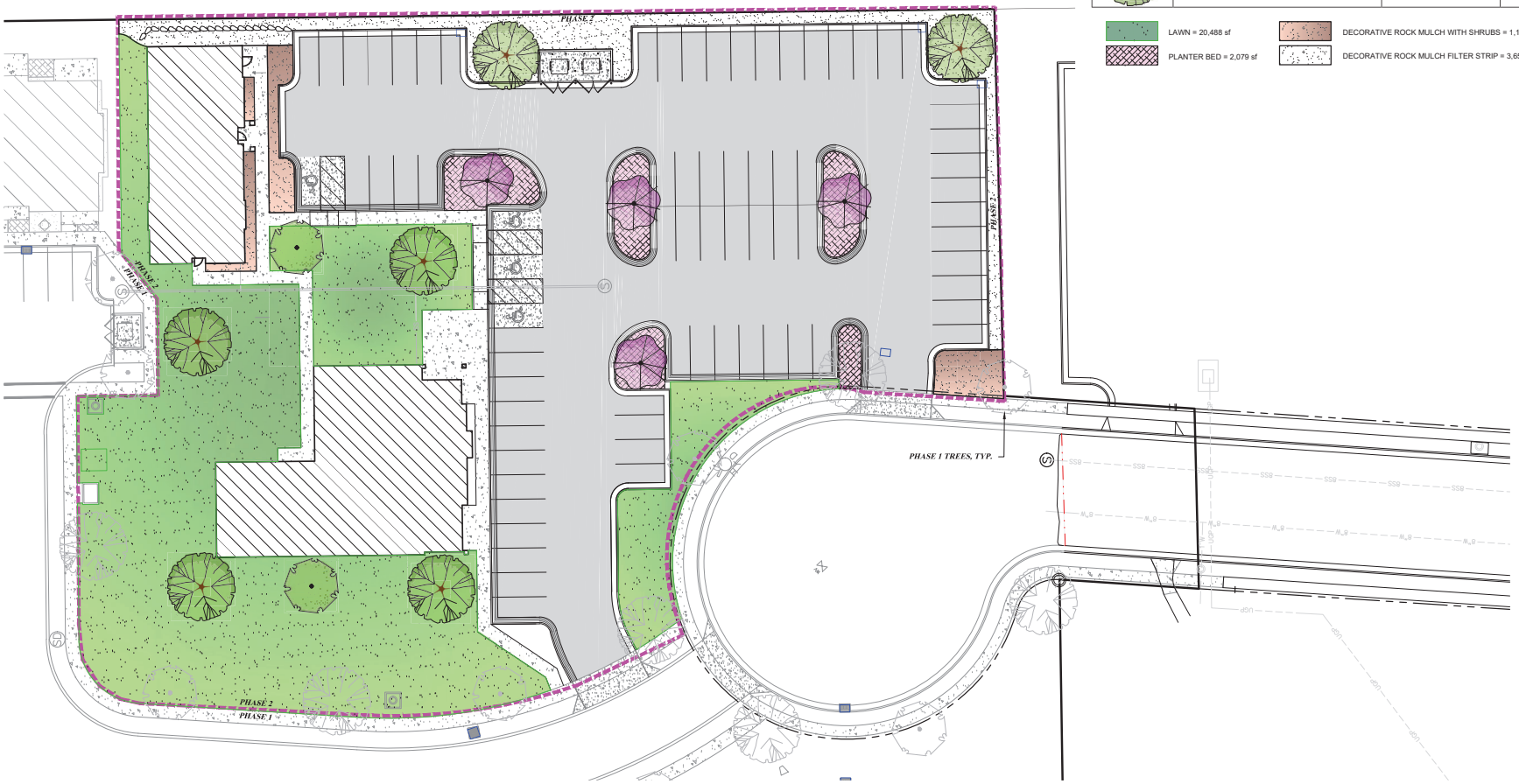
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PROJECT NUMBER: 565-2502
SHEET: L100

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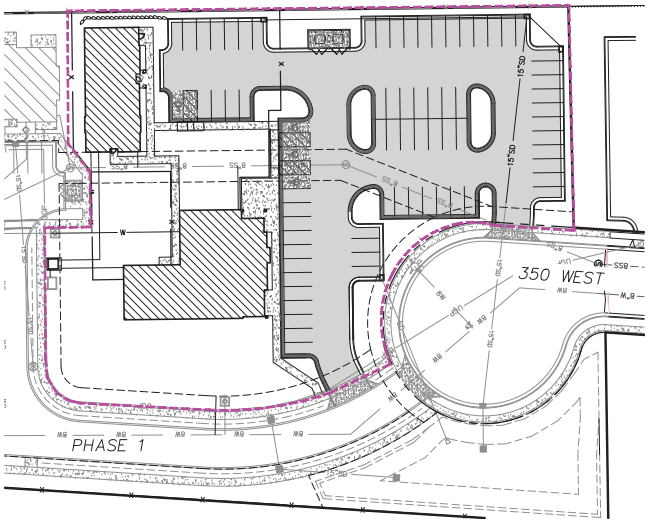
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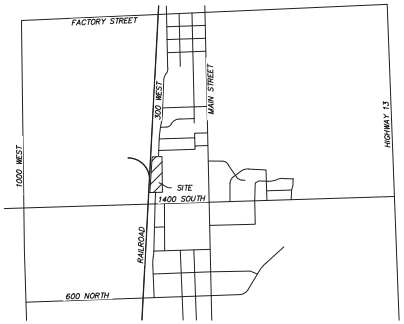
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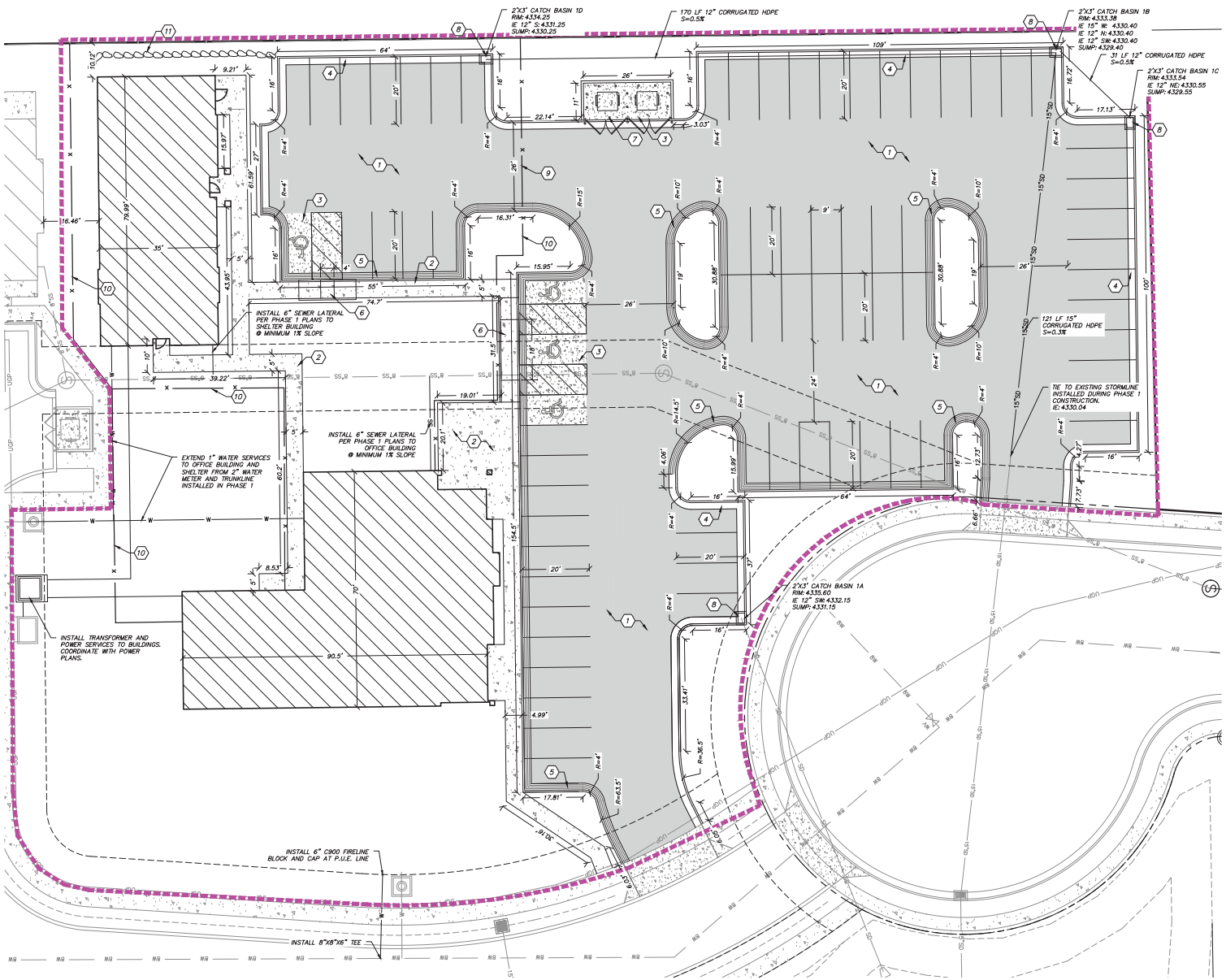
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CHECKED BY: L. ANDERSON
APPROVED BY: C. ZOHNER
PROJECT NUMBER: 565-2502
SHEET: C-001



SITE PLAN

SITE GENERAL NOTES

1. ALL DIMENSIONS AND RADII ARE MEASURED TO TOP BACK OF CURB – UNLESS OTHERWISE NOTED OR WHEN NO CURB IS PRESENT.
2. CONTRACTOR TO REFER TO GRADING PLAN FOR ALL FINISH GRADE ELEVATIONS.
3. SEE SHEET C-001 FOR GENERAL NOTES AND LEGEND.

UTILITY GENERAL NOTES

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE ACTUAL LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE.
5. SEWER LINE DESIGNED IN PHASE 1 TO MAINTAIN 3' COVER.
6. ANY POWER AND GAS SHOWN ARE APPROXIMATE LOCATIONS AND SIZES ONLY. CONTRACTOR TO USE POWER AND GAS PLANS FOR CONSTRUCTION OF THESE UTILITIES.

SITE/UTILITY CONSTRUCTION NOTES

1. CONSTRUCT STANDARD ASPHALT SECTION. SEE SHEET C-501/DETAIL 1.
2. CONSTRUCT CONCRETE SIDEWALK. SEE SHEET C-501/DETAIL 2 & 7
3. CONSTRUCT HEAVY DUTY CONCRETE SECTION. SEE SHEET C-501/DETAIL 3.
4. CONSTRUCT ON-SITE CATCH CURB AND GUTTER. SEE SHEET C-501/DETAIL 4.
5. CONSTRUCT ON-SITE SPILL CURB AND GUTTER. SEE SHEET C-501/DETAIL 4.
6. CONSTRUCT PARALLEL CONCRETE ADA RAMP. SEE SHEET C-501/DETAIL 5.
7. CONSTRUCT 26'X11' INTERIOR DIMENSION TRASH ENCLOSURE. SEE SHEET C-501/DETAIL 8&9.
8. CONSTRUCT 2'X3' CATCH BASIN. SEE SHEET C-501/DETAIL 6.
9. INSTALL VEHICLE GATE. COORDINATE WITH OWNER
10. INSTALL 6' TALL FENCE. COORDINATE WITH OWNER FOR TYPE
11. INSTALL ROCK WALL. SEE GRADING PLAN

STORMWATER NOTES

1. POND INSTALLED AS PART OF PHASE 1 WAS DESIGNED FOR PHASE 2 CONSTRUCTION, SEE PHASE 1 CONSTRUCTION DOCUMENTS FOR CALCULATIONS.

SOIL COMPACTION TABLE

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
BENEATH AN AREA EXTENDING AT LEAST 5 FEET BEYOND THE PERIMETER OF THE STRUCTURE	0 TO 8	95
SITE GRADING FILLS OUTSIDE AREA DEFINED ABOVE	0 TO 5	90
SITE GRADING FILLS OUTSIDE AREA DEFINED ABOVE	5 TO 8	95
UTILITY TRENCHES WITHIN STRUCTURAL AREAS	--	96
ROAD BASE	--	96

NO. | DATE: | DESCRIPTION:

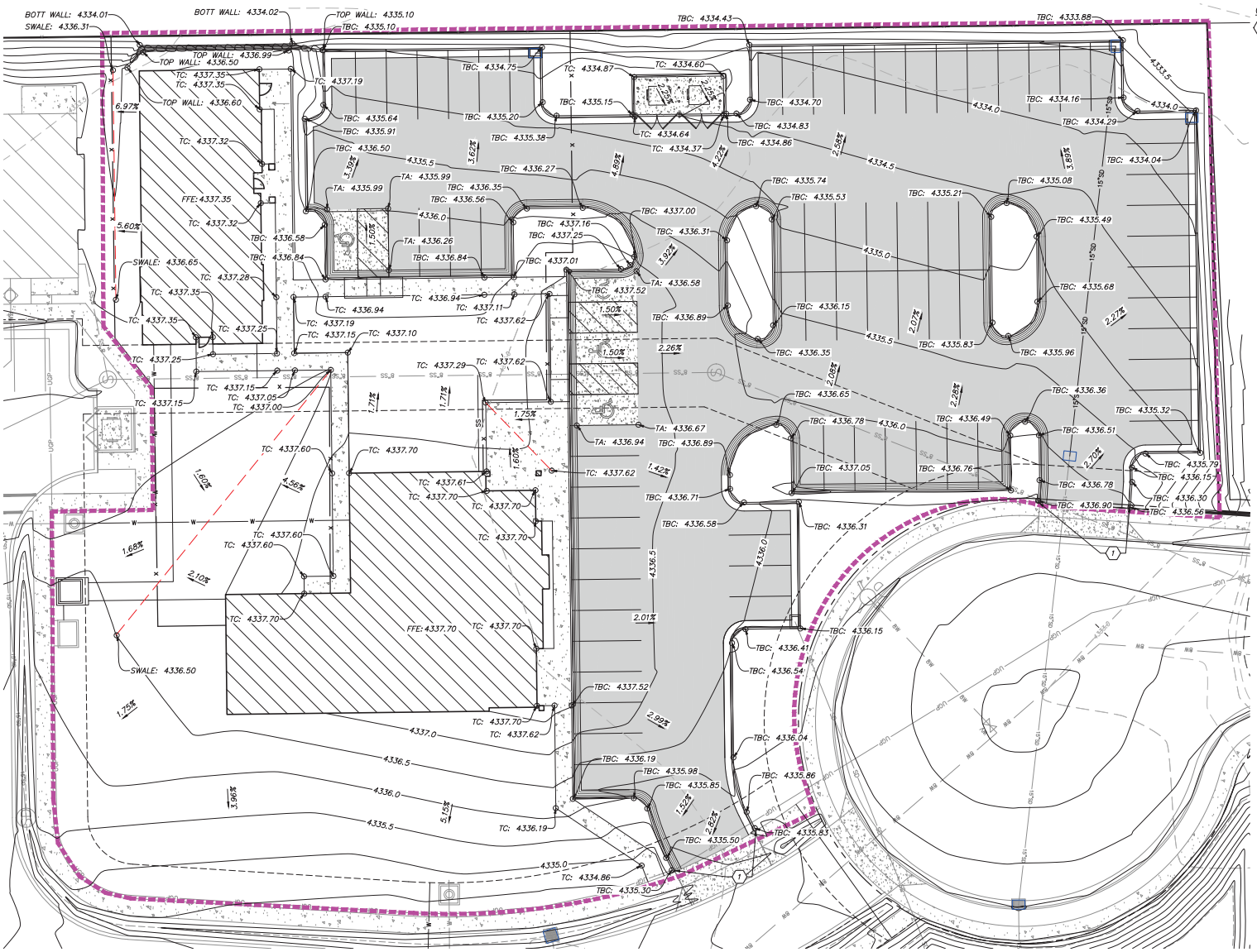
PROFESSIONAL ENGINEER
CODY ZOHNER
14228695-2202
7/1/26
STATE OF UTAH

SHEET DESCRIPTION: SITE PLAN

CAPSA
PHASE 2
GARLAND, UTAH 84312

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 JULY 2026
SCALE: 1" = 15'
DESIGN BY: C. ZOHNER
CHECKED BY: L. ANDERSON
APPROVED BY: C. ZOHNER
PROJECT NUMBER: 565-2502
SHEET: CS201



NO.	DATE	DESCRIPTION

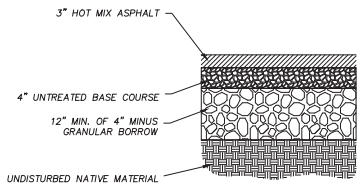
PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
7/1/26
STATE OF UTAH

SHEET DESCRIPTION:
GRADING PLAN

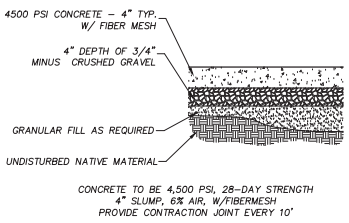
CAPSA
PHASE 2
GARLAND, UTAH 84312

Cache • Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

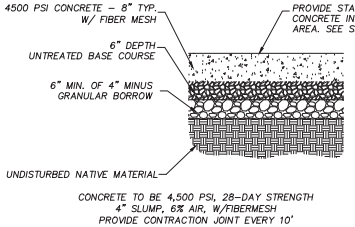
DATE:	1 JULY 2026
SCALE:	1"=15'
DESIGN BY:	C. ZOHNER
CHECKED BY:	L. ANDERSON
APPROVED BY:	C. ZOHNER
PROJECT NUMBER:	565-2502
SHEET:	CG401



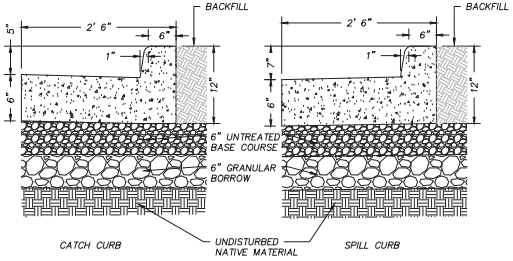
1 ASPHALT SECTION
SCALE: NTS



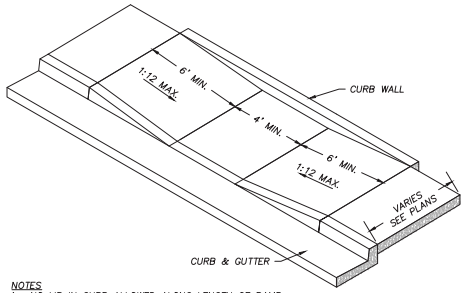
2 STANDARD CONCRETE SECTION
SCALE: NTS



3 HEAVY DUTY CONCRETE SECTION
SCALE: NTS

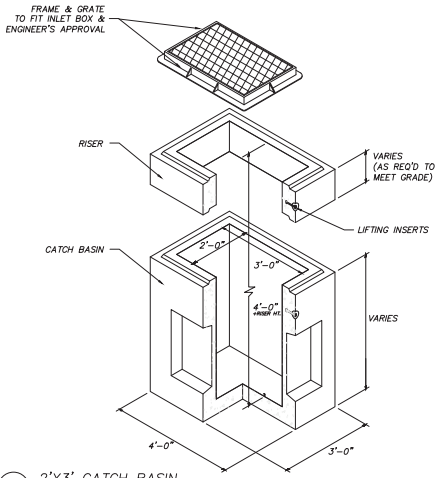


4 ON-SITE CURB & GUTTER
SCALE: NTS

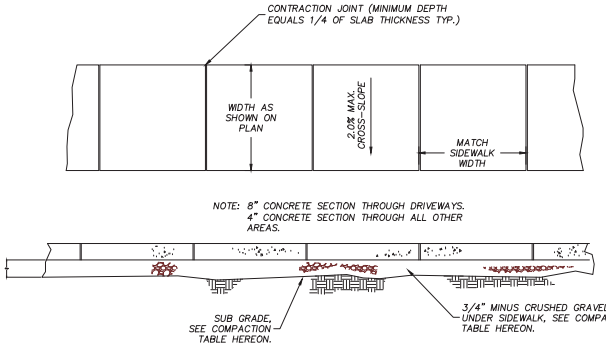


NOTES
1. NO LIP IN CURB ALLOWED ALONG LENGTH OF RAMP.
2. LENGTHS OF RAMPS VARY AS REQUIRED TO MEET 1(V):12(H) SLOPE OR FLATTER.
3. ABSOLUTE MINIMUM DIMENSIONS OF LANDING TO BE 48-IN BY 48-IN.

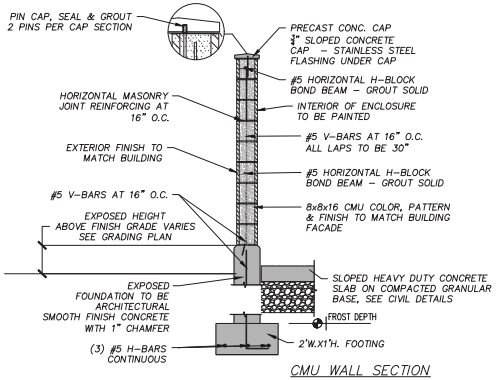
5 PARALLEL ADA RAMP
SCALE: NTS



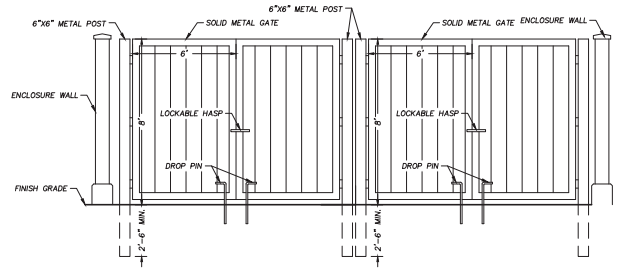
6 2'X3' CATCH BASIN
SCALE: NTS



7 STANDARD SIDEWALK SECTION
SCALE: NTS

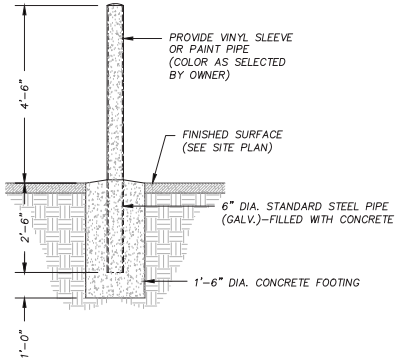


CMU WALL SECTION



ENCLOSURE GATES

8 TRASH ENCLOSURE
SCALE: NTS



9 CONCRETE BOLLARD DETAIL
SCALE: NTS

DESCRIPTION | DATE | NO.

PROFESSIONAL ENGINEER
CODY ZOHNER
14228965-2202
7/1/26
STATE OF UTAH

SHEET DESCRIPTION:
DETAIL SHEET

CAPSA
PHASE 2
GARLAND, UTAH 84312

Cache Landmark
Engineers
Surveyors
Planners
95 Golf Course Rd.
Suite 101
Logan, UT 84321
435.713.0099

DATE: 1 JULY 2026
SCALE: NTS
DESIGN BY: C. ZOHNER
CHECKED BY: L. ANDERSON
APPROVED BY: C. ZOHNER
PROJECT NUMBER: 565-2502
SHEET:
C-501

CAPSA - GARLAND
SHELTER BUILDING PROJECT
APPROX 300 W 1400 S
GARLAND , UTAH

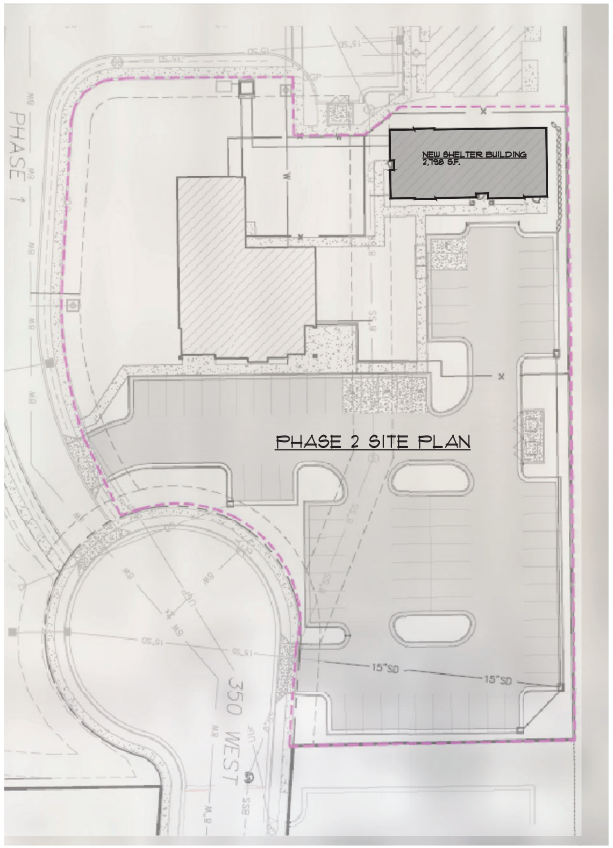


FRONT ELEVATION
NOT TO SCALE

CODE REVIEW I.B.C. 2024

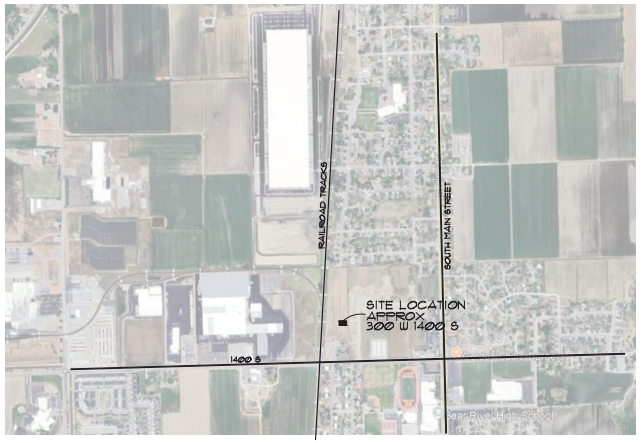
DESCRIPTION		IBC REFERENCE	REMARKS
OCCUPANCY CONGREGATE LIVING 16 OR FEWER OCCUPANTS	R-3	Chapter 3 SECTION NO. 310.4	"BOARDING HOUSE"
BASIC ALLOWABLE BUILDING HEIGHT, FLOOR AREA AND STORY IN HEIGHT MAX HEIGHT IN FEET (R3/VB/813D) 40' MAX ALLOWED MAXIMUM # OF FLOORS (R3/VB/813D) 3 STORIES ALLOWED R3 OCCUPANCIES BASIC FLOOR AREA (ALLOWED) (R3/VB/813D) (UL) S.F. AREA INCREASES CALCULATED = (NOT APPLICABLE) Ø S.F. ALLOWABLE AREA (ALLOWED X UL) S.F.		Chapter 5 Table No. 503 Table No. 503 Table No. 503	PROVIDED HEIGHT = 18' PROVIDED STORIES = 1 2,788 S.F. PROVIDED
TYPE OF CONSTRUCTION Fire Resistive Requirements Building Element — Fire Resistive Rating (in Hours) 1. Structural Frame Ø 2. Exterior Bearing Walls Ø Interior Bearing Walls Ø 3. Non-Bearing Walls - Exterior Ø 4. Non-Bearing Walls - Interior Ø 5. Floor Construction - Beams and Joists Ø 6. Roof Construction - Beams and Joists Ø	TYPE VB	Chapter 6 Table No. 601	Comply
INTERIOR FINISHES 813D SPRINKLERED - R3 EXIT ENCLOSURES AND PASSAGEWAYS C CORRIDORS C ROOMS AND ENCLOSED SPACES C		Chapter 8 TABLE 803.9	WILL COMPLY WILL COMPLY WILL COMPLY
FIRE PROTECTION AUTOMATIC SPRINKLER SYSTEM - REQUIRED FIRE ALARM SYSTEM - REQUIRED MEANS OF EGRESS ILLUMINATION		Chapter 9 SECTION 903.2.7 SECTION 907.2.11.2 SECTION 1006.3	R3 OCCUPANCY (TYPE 813D) EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT
OCCUPANT LOAD RESIDENTIAL 2,788 S.F./ 200/OCC. = 14 OCCUPANTS		Chapter 10 Table No. 1004.1.1	TOTAL OCCUPANTS = 14
EXITING (2) EXITS REQRD PER FLOOR MORE THAN 49 OCCS (R3) EXIT TRAVEL DISTANCE - SPRINKLED = 250' ACCESSIBLE MEANS OF EGRESS		Chapter 10 TABLE 1004.3.3 TABLE 1017.2 SECTION 1007	2 EXITS PROVIDED COMPLY COMPLY - ALL EXITS PROVIDED WILL BE ACCESSIBLE
ACCESSIBILITY GROUP R3 SLEEPING UNITS LESS THAN 5 NOT REQUIRED TO BE ACCESSIBLE **FURNITURE LAYOUT SHALL BE PLACED TO PROVIDE ACCESSIBILITY THROUGHOUT THE SPACE.		Chapter 11	(1) ACCESSIBLE SLEEPING UNIT PROVIDED

PLUMBING SYSTEMS	Chapter 29 TABLE 2902.1			
R3 OCCUPANCIES - RESIDENTIAL 4 DWELLING UNITS	TOILET = 4	LAV = 4		SERVICE SINK = 1 D.FOUNTAIN = 1
TOTAL FIXTURES REQUIRED	TOILET = 4	LAV = 4		
TOTAL FIXTURES PROVIDED	TOILET = 5	LAV = 5	SHOWER = 4	SERVICE SINK = 1 D.FOUNTAIN - 1



REFERENCE SITE PLAN
SCALE: 1" = 30' - 0" PARCEL NO. - 06-061-0141

THIS PLAN IS FOR SITE REFERENCE ONLY
SEE "C" SHEETS FOR ACTUAL SITE CONSTRUCTION



SITE VICINITY MAP
NOT TO SCALE

SHEET INDEX

ARCHITECT

JOSEPH T. BECK ARCHITECT, INC.
650 NORTH 400 WEST
SMITHFIELD , UTAH 84335
435-764-6742
JTBARCHITECT@GMAIL.COM

A0.0	COVER SHEET/REF SITE PLAN/CODE REVIEW
A1.0	ADA DETAILS SHEET
A1.1	FLOOR PLAN/SCHEDULES/GLAZING/WALL TYPES
A1.3	ENLARGED PLANS / INT ELEVATIONS
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTIONS

STRUCTURAL ENGINEER

PRICE ENGINEERING
3677 NORTH HWY 126, SUITE 48
FARR WEST, UTAH 84404
435-730-2907
TRAVIS@PRICE-ENGINEERING.COM

S1.0	FOUNDATION PLAN
S1.1	ROOF FRAMING PLAN
S0.1	STRUCTURAL DETAILS
S0.2	STRUCTURAL DETAILS
S0.3	STRUCTURAL SCHEDULES AND NOTES

MECHANICAL ENGINEERING

MORTENSEN ENGINEERING
251 SOUTH 830 EAST
SMITHFIELD, UTAH 84335
435-770-8534
LORIN@MORTENSENCOMCAST.NET

M0.1	GENERAL MECHANICAL NOTES / SPECS
M1.0	MECHANICAL PLAN
M2.0	MECHANICAL DETAILS / SCHEDULES
P0.1	GENERAL PLUMBING NOTES / SPECS
P1.0	PLUMBING PLAN
P2.0	PLUMBING DETAILS / SCHEDULES

ELECTRICAL ENGINEERING

SINE SOURCE ENGINEERING
98 GOLF COURSE ROAD, SUITE 101
LOGAN, UTAH 84321
435-787-1449
ERIC@SINESOURCE.NET

E0.0	GEN. LEGEND, & ABBREVIATIONS
E0.0.1	SPECIFICATIONS
E0.0.3	SPECIFICATIONS & COMM RISER
E0.1.0	ELECTRICAL SITE PLAN/ ONE-LINE/DETAILS
E2.0	LIGHTING PLAN
E3.0	POWER PLAN
E4.0	ELECTRONICS SYSTEMS PLAN

FIRE SUPRESSION

DESIGN BUILD CONTRACTOR — DEFERRED SUBMITTAL

JOSEPH T. BECK ARCHITECT, INC.
650 NORTH 400 WEST
SMITHFIELD, UTAH
(435) 764-6742

STATE OF UTAH — JOSEPH T. BECK — 137544 — LICENSED ARCHITECT

DATE
SEPT, 2026

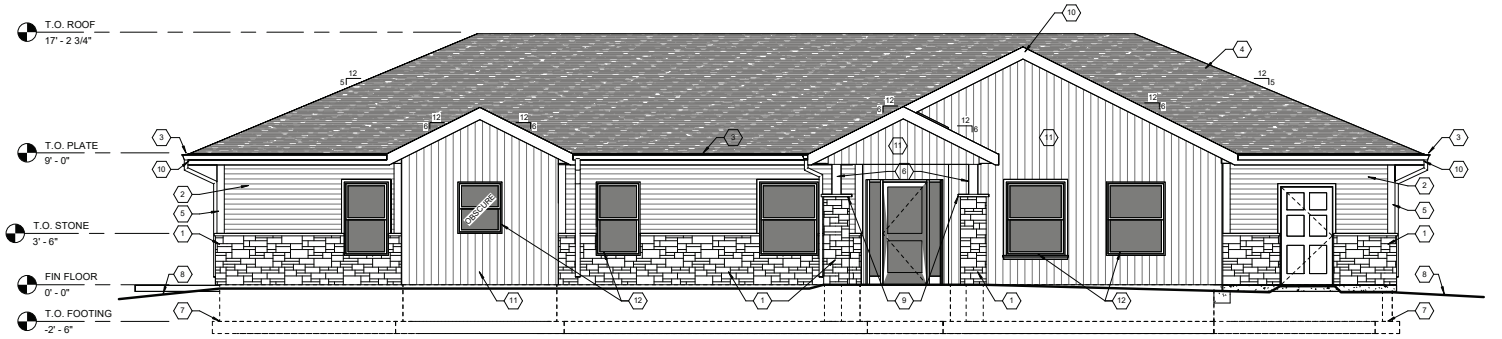
PROJECT TITLE
CAPSA - GARLAND
SHELTER BUILDING PROJECT
APPROX 300 W 1400 S
GARLAND , UTAH

SHEET TITLE
CODE REVIEW
REF SITE PLAN
SHEET INDEX

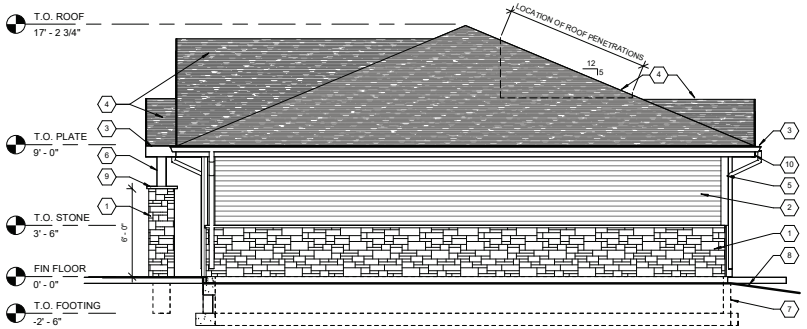
PROJECT NUMBER
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REVISIONS

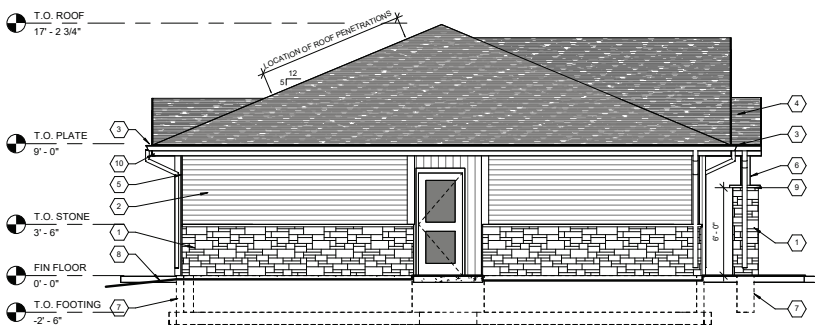
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A0.0



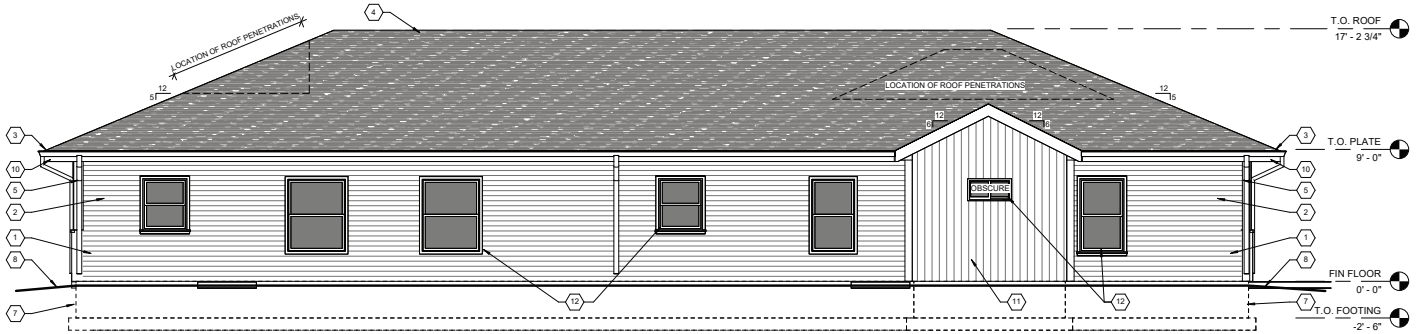
1 FRONT ELEVATION
1/4" = 1'-0"



2 3 - a
1/4" = 1'-0"



3 4 - a
1/4" = 1'-0"



4 5 - a
1/4" = 1'-0"

KEYNOTES

1. STONE VENEER W/ MATCHING CAP COURSE
2. PAINTED HORIZONTAL LP SIDING W/ 4" CORNER BOARDS
3. PREFINISHED METAL GUTTER & DOWNSPOUTS. MATCH FASCIA COLOR, TYP.
4. ARCHITECTURAL ASPHALT SHINGLE ROOFING
5. PAINTED TRIM TYP.
6. METAL WRAPPED COLUMN TO MATCH FASCIA
7. CONCRETE FOUNDATION, TYP.
8. FINISH GRADE, SLOPE AWAY FROM BLDG. TYP.
9. 1'-8" X 1'-8" X 3" HIGH STONE CAP. SLOPE TOP, SEAL WHERE COLUMN AND CAP MEET
10. 7" PREFINISHED METAL FASCIA
11. PAINTED VERTICAL LP BOARD / BATTEN SIDING
12. WHITE VINYL WINDOWS W/ PAINTED 4" TRIM SURROUNDS, TYP.

JOSEPH T. BECK
ARCHITECT, INC.
650 N. 400 W.
SMITHFIELD, UTAH
(435) 764-6742

DATE
08-18-2026

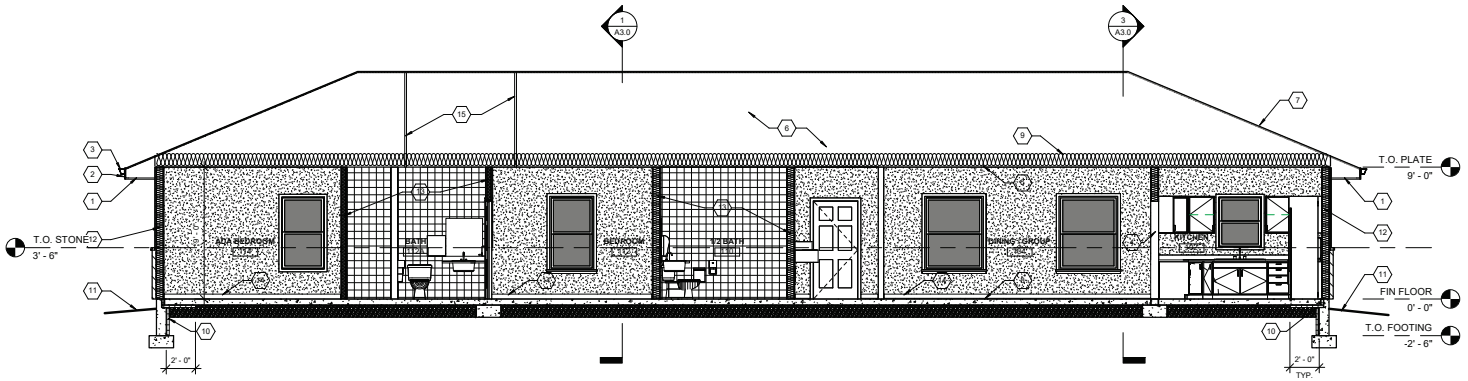
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CAPSA SHELTER 2026

SHEET TITLE
EXTERIOR ELEVATIONS

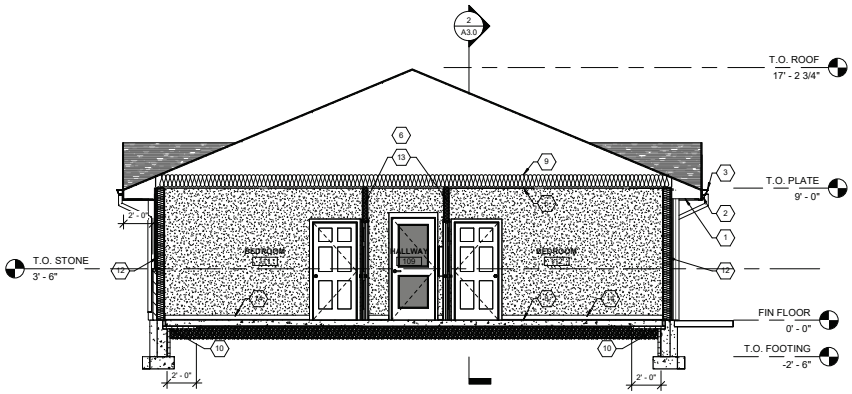
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REVISIONS

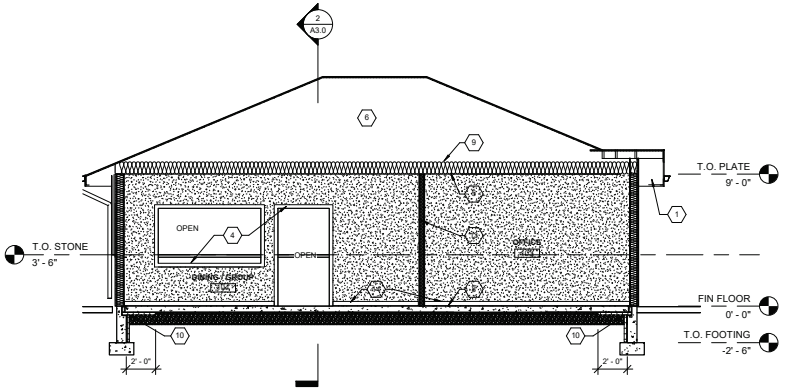
SHEET NUMBER
A2.0



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



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



3 CROSS SECTION
1/4" = 1'-0"

KEYNOTES

1. VENTILATED ALUMINUM SOFFIT, TYP.
2. 7" FASCIA, TYP.
3. GUTTER W/ MATCHING DOWNSPOUTS
4. CASED OPENING, 4" TRIM
5. GYPSUM BOARD CEILING, TYP.
6. ROOF TRUSSES - SEE STRUCTURAL DRAWINGS
7. 30 YEAR ASPHALT SHINGLE ROOFING W/ CONTINUOUS RIDGE VENTING, TYP.
8. CONCRETE FLOOR OVER ENGINEERED FILL AND VAPOR BARRIER, TYP. - SEE STRUCTURAL DRAWINGS
9. R-50 BATT INSULATION AT ATTIC
10. 2" RIGID INSULATION - 2'-0" BOTH VERTICAL & HORIZONTAL @ PERIMETER OF SLAB
11. SLOPE FINISH GRADE AWAY FROM FOUNDATION, TYP.
12. R-30 MIN. WALL INSULATION
13. FULL HEIGHT SOUND BATTS (SEE WALL TYPES)
14. 4" TRIM, TYP.
15. MECHANICAL PLATFORM. SEE ROOF FRAMING & STRUCTURAL DRAWINGS.
16.
17.
18.
19.
20.

JOSEPH T. BECK
ARCHITECT, INC.
650 N. 400 W.
SMITHFIELD, UTAH
(435) 764-6742

DATE
08-18-2026

PROJECT TITLE
CAPSA SHELTER 2026

SHEET TITLE
SECTIONS

PROJECT NUMBER
-

REVISIONS

SHEET NUMBER
A3.0

BACK TO AGENDA

Planning Outpost

Local Government
& Land Use Consulting
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-3200

TO: Garland City Planning Commissioners

FROM: Valerie Claussen, MPA, AICP

MEETING DATE: October 13, 2026

SUBJECT: Consideration and possible action on a site plan for the Bear River High School 2026 Parking Lots project located at approximately 1450 South Main Street.

RECOMMENDATION:

1) Move to approve the Bear River High School 2026 Parking Lots site plan, subject to the Conditions of Approval.

Background

The Box Elder School District has submitted a site plan application for parking improvements at Bear River High School, located at approximately 1450 South Main Street. The application identifies the project as the "Bear River High School Parking renovation," with the Box Elder School District as the property owner and Gerald Jackman as the authorized agent.

The submitted plans depict parking and related site improvements on portions of the high school campus, including a newly reconstructed parking area west of the existing football/track complex and improvements in the area east of the internal north-south drive. The landscape plans also identify associated sod, rockscape, fencing, topsoil, and irrigation-related work around the affected areas.

The Planning Commission is being asked to review the proposed site plan and determine whether the project may proceed subject to resolution of the remaining technical comments identified by City staff and the City Engineer.

Technical Review

The City Engineer reviewed the site plan and construction information on September 24, 2026. The review identified several items that must be incorporated into the final construction drawings. These comments are primarily technical in nature and can be addressed through revised plans prior to construction.

Outstanding Review Items

Topic	Required Revision / Information
Construction drawings	Provide a complete set of construction drawings consistent with Garland City drawing standards.
Right-of-way	Add site dimensions confirming that the applicable right-of-way width is at least 66 feet.
West parking frontage	Provide frontage improvements adjacent to the west parking lot in accordance with the applicable typical street section, including sidewalk and curb and gutter.

Driveway access	Incorporate the City driveway details into the plan set for each access serving both parking areas.
Public Works standards	Incorporate the applicable Garland City Public Works Construction Standards into the construction plan set, including the standards identified by the City Engineer.
Storm drainage	Provide storm drainage calculations and a complete drainage/grading plan for the west parking lot.

Landscape Plan

The landscape sheets dated September 11, 2026, show the treatment of the areas affected by the parking project and surrounding campus improvements. The plans identify sod areas, rockscape with weed barrier, chain-link fencing on concrete curbing, and topsoil requirements for planted and sports-field areas. The plans also require maintenance of water coverage and adjustment of the sprinkler system until the landscape work is completed and accepted.

Staff recommends that the final construction set to include parking lot dimensions and for all ADA stalls to meet minimum requirements. Construction shall remain consistent with the submitted landscape plans, except as necessary to incorporate City review comments or other approved revisions.

Staff Analysis

The proposed work is an improvement to an existing public school campus and is primarily focused on parking, circulation, frontage, drainage, and related landscape improvements. Based on the materials submitted, staff does not identify a land use issue that would prevent approval of the site plan. The outstanding comments relate to final engineering and construction details that should be resolved before construction begins.

Accordingly, staff recommends **approval with conditions** rather than delaying Planning Commission action for revisions that can be verified administratively through the final construction drawing review.

Proposed Conditions of Approval

1) The site plan and final construction drawings shall be in substantial conformance with the plans reviewed by the Planning Commission, except for revisions necessary to satisfy these conditions and City review comments. Prior to construction, the applicant shall submit a complete construction drawing set for review and approval by Garland City and the City Engineer.
2) The final construction drawings shall:
   a. Confirm a minimum 66-foot right-of-way where required and incorporate the frontage improvements for the west parking lot identified by the City Engineer, including sidewalk, curb, and gutter consistent with the applicable City street section; and
   b. Incorporate applicable City driveway details for each parking-area access and all applicable Garland City Public Works Construction Standards.
3) Prior to construction, the applicant shall submit storm drainage calculations and a complete drainage and grading plan for the west parking lot for review and approval by the City Engineer.
4) Landscape improvements shall be installed substantially as shown on the submitted landscape plans, subject to revisions required through final City review.
5) All other applicable City, engineering, and agency requirements shall be satisfied prior to construction or as otherwise required by the applicable reviewing authority

Potential Actions

Following discussion and review, the Planning Commission may:

- make a motion to **APPROVE WITH CONDITIONS** the proposed site plan subject to the Conditions of Approval;

- make a motion to **APPROVE WITH MODIFICATIONS** the proposed site plan;
- make a motion to **DENY**, supported by findings of fact; or
- make a motion to **TABLE** the application to a future date, with a request for additional information.

MEMORANDUM

DATE: September 24, 2026

TO: Garland City

CC: Valerie Claussen, City Planner

FROM: Quinn Dance, P.E., City Engineer

SUBJECT: Bear River High School Parking Lots – Site Plan/Construction Drawing Review

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An application for Site Plan approval was submitted to the city for review of proposed improvements near the Bear River High School. This review is based on various city code sections and all city design standards.

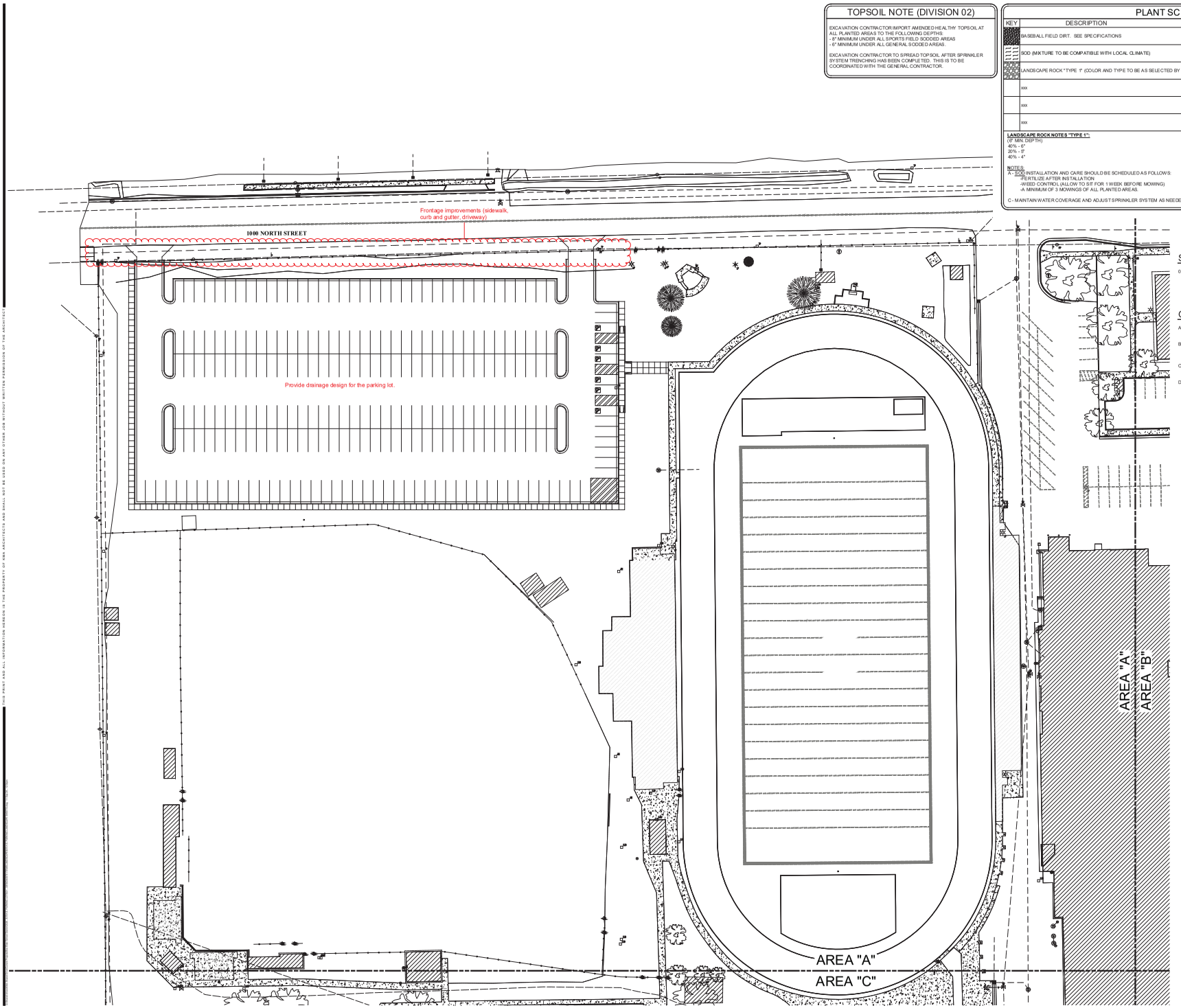
General

1. Provide a full set of construction drawings for review and approval.
    a. Drawing Standards Garland City Code 10-5-4
2. Include site dimensions to confirm right-of-way width is at the minimum 66'.
3. Frontage improvements for the west parking lot (Sheet L1-A) adjacent to the existing football field should be completed according to the typical street section attached. Including but not limited to, sidewalk and curb and gutter.
4. Driveway details (attached) should be incorporated into the plan set for each drive access for both parking lots.
5. Incorporate the Public Works Construction Standards into the plan set.
    a. Sheets 1, 4, and 5.

Storm Drainage & Floodplains (10-5-3-F)

1. Provide storm drainage calculations and a complete drainage plan including grading for west parking lot.

We appreciate the opportunity to provide this review, feel free to reach out with any questions.



TOPSOIL NOTE (DIVISION 02)

EXCAVATION CONTRACTOR IMPORT AMENDED HEALTHY TOPSOIL AT ALL PLANTED AREAS TO THE FOLLOWING DEPTHS:
- 8" MINIMUM UNDER ALL SPORTS FIELD SODDED AREAS
- 6" MINIMUM UNDER ALL GENERAL SODDED AREAS.

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

PLANT SCHEDULE

KEY	DESCRIPTION
	BASEBALL FIELD DIRT. SEE SPECIFICATIONS
	SOD (MIXTURE TO BE COMPATIBLE WITH LOCAL CLIMATE)
	LANDSCAPE ROCK "TYPE 1" (COLOR AND TYPE TO BE AS SELECTED BY OWNER) OVER 2 LAYERS OF COMMERCIAL WEED BARRIER
	xxx
	xxx
	xxx

LANDSCAPE ROCK NOTES "TYPE 1":
(6" MIN. DEPTH)
40% - 6"
20% - 5"
40% - 4"

NOTES:
A - SOD INSTALLATION AND CARE SHOULD BE SCHEDULED AS FOLLOWS:
- FERTILIZE AFTER INSTALLATION
- WEED CONTROL (ALLOW TO SIT FOR 1 WEEK BEFORE MOWING)
- A MINIMUM OF 3 MOWINGS OF ALL PLANTED AREAS.

C - MAINTAIN WATER COVERAGE AND ADJUST SPRINKLER SYSTEM AS NEEDED UNTIL ALL ABOVE IS COMPLETED AND FINAL ACCEPTANCE IS GIVEN.

SHEET NOTES:

01 - (BY OWNER) CHAIN-LINK FENCING. MOUNTED IN CENTER 1'-6" CONCRETE CURBING. SEE SHEET L3 AND DETAIL 12/L4.

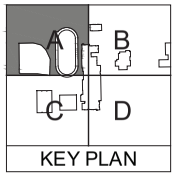
GENERAL NOTES:

A - SOD IS TO BE INSTALLED AS PER INDUSTRY STANDARD. SEE DETAIL 2/L4.

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C - INSTALL 2 LAYERS OF COMMERCIAL GRADE WEED MATTING AT ALL ROCKSCAPE AREAS.

D - SEE DETAILS ON AS2 FOR SPORTSFIELD LANDSCAPING.



LANDSCAPE PLAN 1" = 30'-0"

0 15' 30' 60'

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

KMA ARCHITECTS



REVISIONS:

BOX ELDER SCHOOL DISTRICT
BEAR RIVER HIGH SCHOOL 2026 PARKING LOTS
1450 S MAIN STREET GARLAND, UTAH

DRAWN BY: RVV
CHECKED BY: WAC
DATE: OCT. 2026
PROJECT #: XXXXXX

LANDSCAPE PLAN

L1-A

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BACK TO AGENDA

TOPSOIL NOTE (DIVISION 02)

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1400 SOUTH STREET

Frontage improvements (sidewalk, curb and gutter, driveway)

SR-67 MAIN STREET (U.D.O.T. ROW)

AREA "A"
AREA "B"
AREA "B"
AREA "D"

1500 SOUTH STREET

SHEET NOTES:

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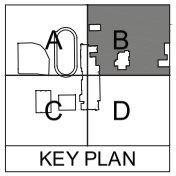
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KMA ARCHITECTS

STATE OF UTAH
KEELEY ALLEN CHRISTENSEN
No. 9469858-0301
REGISTERED ARCHITECT

REVISIONS:

BOX ELDER SCHOOL DISTRICT
BEAR RIVER HIGH SCHOOL 2026 PARKING LOTS
1450 S MAIN STREET GARLAND, UTAH

DRAWN BY: RJW
CHECKED BY: WAC
DATE: OCT. 2026
PROJECT #: XXXXXX

LANDSCAPE PLAN

L1-B