



EAGLE MOUNTAIN CITY
City Council Staff Report
SEPTEMBER 1, 2015

Project: **Eagle Mountain Storage – Site Plan**
Applicant: Scot Hazard
Type of Action: Action Item

Planning Commission Recommendation

On August 25 the Planning Commission held a public hearing and reviewed this item, ultimately recommending approval to the City Council (4-0) with the following conditions:

1. *The landscaping plan shall be amended to include street trees in the Mt. Airey Drive park strip, and landscaping in the native vegetation area, to be reviewed for approval by the Parks Director.*
2. *A streetlight plan is required that complies with Chapter 15.70.090D Street Lighting. All lighting on the site shall comply with Chapter 17.56 Outdoor Lighting Standards. A lighting plan shall be submitted along with lighting spec/cut sheets for all exterior lights.*
3. *A monument sign plan and permit shall be submitted for approval to the Planning Director prior to installing a sign.*

PROPOSAL

This project is located on Lot 100 of the Gateway Park subdivision, northwest of the Cory Wride Memorial Highway and Mt. Airey Drive intersection. The property is zoned “Commercial Storage,” and this use is a conditional use within the zone.

Noteworthy Items / Items to Consider

1. Access

The access for this property was pushed to the north as much as possible to provide a safe distance from the future UDOT frontage road. This access configuration was approved with the master site plan.

2. Lighting

A photometric lighting plan has been provided for the lighting on the storage units; however, this lighting plan shall include all other lighting in the project, including lighting on the office building. Cut or spec sheets also need to be provided including all exterior lighting fixtures to make sure they comply with the City’s “dark sky” lighting standards found in EMMC Chapter 17.56. When plans are submitted, the Planning Staff will review the lighting for approval. The City is currently working on coming up with a standard street light that will be required along all public

TABULATIONS	
TOTAL LOT AREA	7.060 AC (307,534 SF)
CITY DETENTION POND EASEMENT	0.486 AC (21,171 SF)
CITY DETENTION POND LANDSCAPING	21,171 SF (6.9% OF SITE)
LANDSCAPING / PERVIOUS AREA	16,878 SF (5.5% OF SITE)
TOTAL PERVIOUS AREA	38,049 SF (12.4% OF SITE)
PHASE 1	
TOTAL STORAGE BLDG	49,090 SF (16.1% OF SITE)
TOTAL OFFICE AREA	3,410 SF (1.1% OF SITE)
TOTAL DRIVES / PARKING	59,960 SF (19.7% OF SITE)
TOTAL IMPERVIOUS AREA	112,460 SF (36.9% OF SITE)
FUTURE PHASES	
TOTAL STORAGE BLDG	82,980 SF (27.2% OF SITE)
TOTAL OFFICE AREA	0 SF (0.0% OF SITE)
TOTAL DRIVES / PARKING	74,045 SF (24.3% OF SITE)
TOTAL IMPERVIOUS AREA	157,025 SF (51.5% OF SITE)
NUMBER OF PARKING SPACES REQUIRED	
SELF STORAGE	TO BE DETERMINED BY PC
NUMBER OF PARKING SPACES PROVIDED	8
NUMBER OF HANDICAP SPACES REQUIRED	
NUMBER OF HANDICAP SPACES PROVIDED	2
MAX ESTIMATED SEWER USE	
OFFICE= 3 EMPLOYEES + 2 VISITORS * 15 GPD = 75 GPD	
MAX ESTIMATED WATER USE	
OFFICE= SAME AS SEWER USE + 0.03 AC * 2,548 GPD = 152 GPD	
IBC CONSTRUCTION = TYPE II	S1 OCCUPANCY

streets. The street lights in this development must comply with that standard, if the standard is approved prior to project construction.

3. Landscaping

Street trees are required to be placed in the park strip along Mt Airey Drive. The landscape plans must be amended and approved by the Parks Director. According to *Chapter 17.60.090 Required Landscaping, portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones.* The Planning Commission will need to determine whether it is appropriate for large areas of the property to remain as native vegetation, as is shown in the landscape plans, as that code section gives the commission the authority to waive these standards as circumstances dictate. Staff recommends that these areas be landscaped with trees, shrubs, and xeriscaping, at a minimum.

4. Easements

Easements are required for any off-site utilities.

5. Lighting

A streetlight plan is required that complies with Chapter 15.70.090D Street Lighting. All lighting on the site shall comply with Chapter 17.56 Outdoor Lighting Standards. A lighting plan shall be submitted along with lighting spec/cut sheets for all exterior lights.

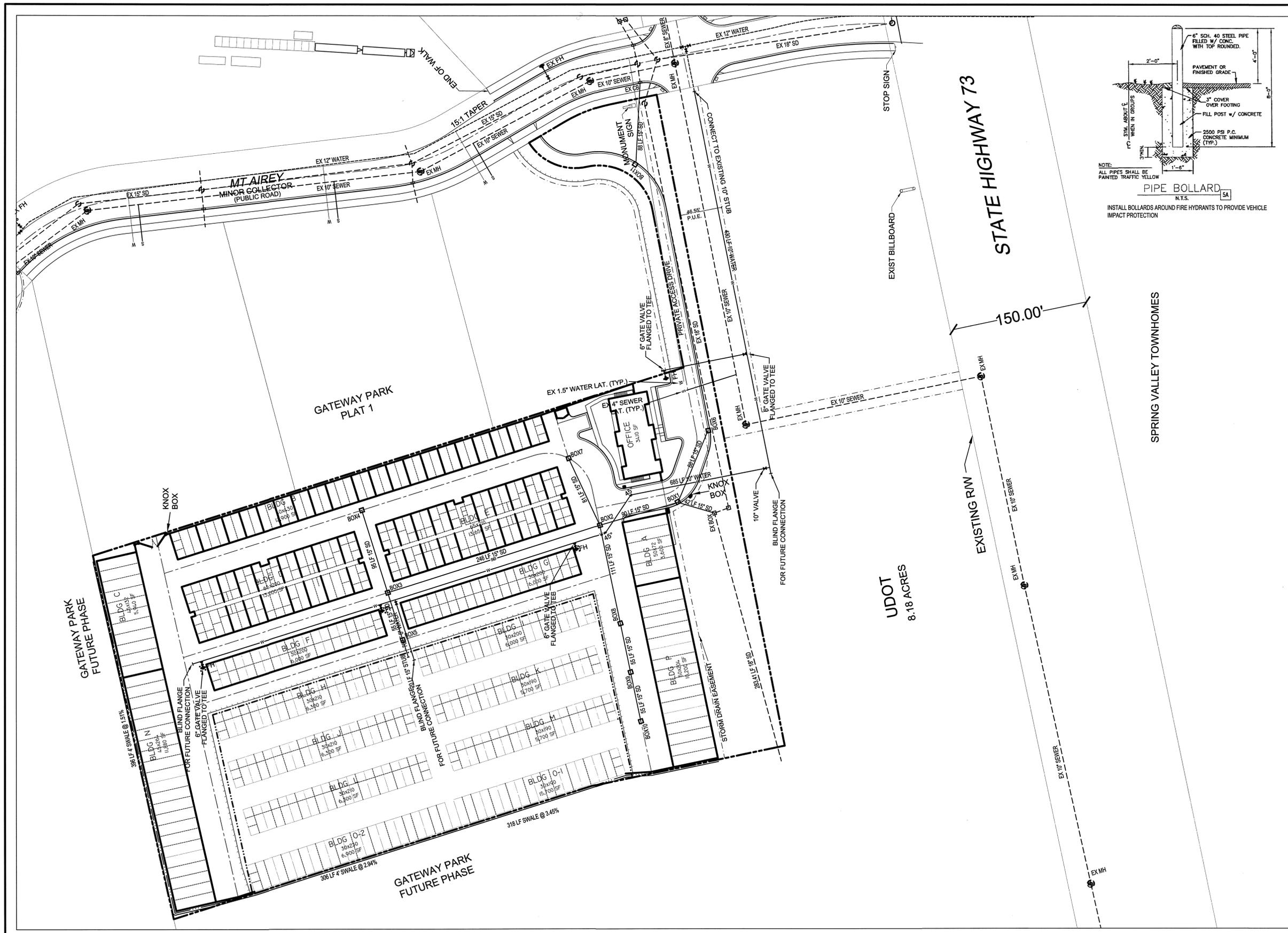
6. Elevations/Exteriors & the Multi-Family Design Standards

The office building contains a mix of brick, rock, and stucco, as well as posts, a defined main entrance, shutters, window grids, and other architectural details. Staff believes this building complies with the Commercial Design Standards. However, no color or material details were provided for the building. The owner hasn't chosen building colors yet. The applicant needs to provide colored elevations/renderings for approval by the Planning Director prior to building permit approval.

The storage unit buildings are a combination of split-face CMU and smooth CMU, metal roof, and metal roll-up doors. Colors have not been provided, and must be submitted and approved prior to building permit approval.

ATTACHMENTS:

- Site Plan
- Engineering & Landscape Plans
- Building Elevations



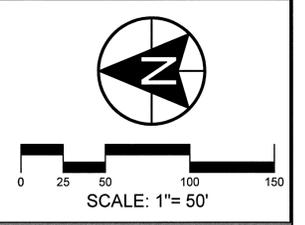
DEVELOPMENT

EAGLE MOUNTAIN STORAGE

DEVELOPER

IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR. # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200



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REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	6/22/2015

PROJECT

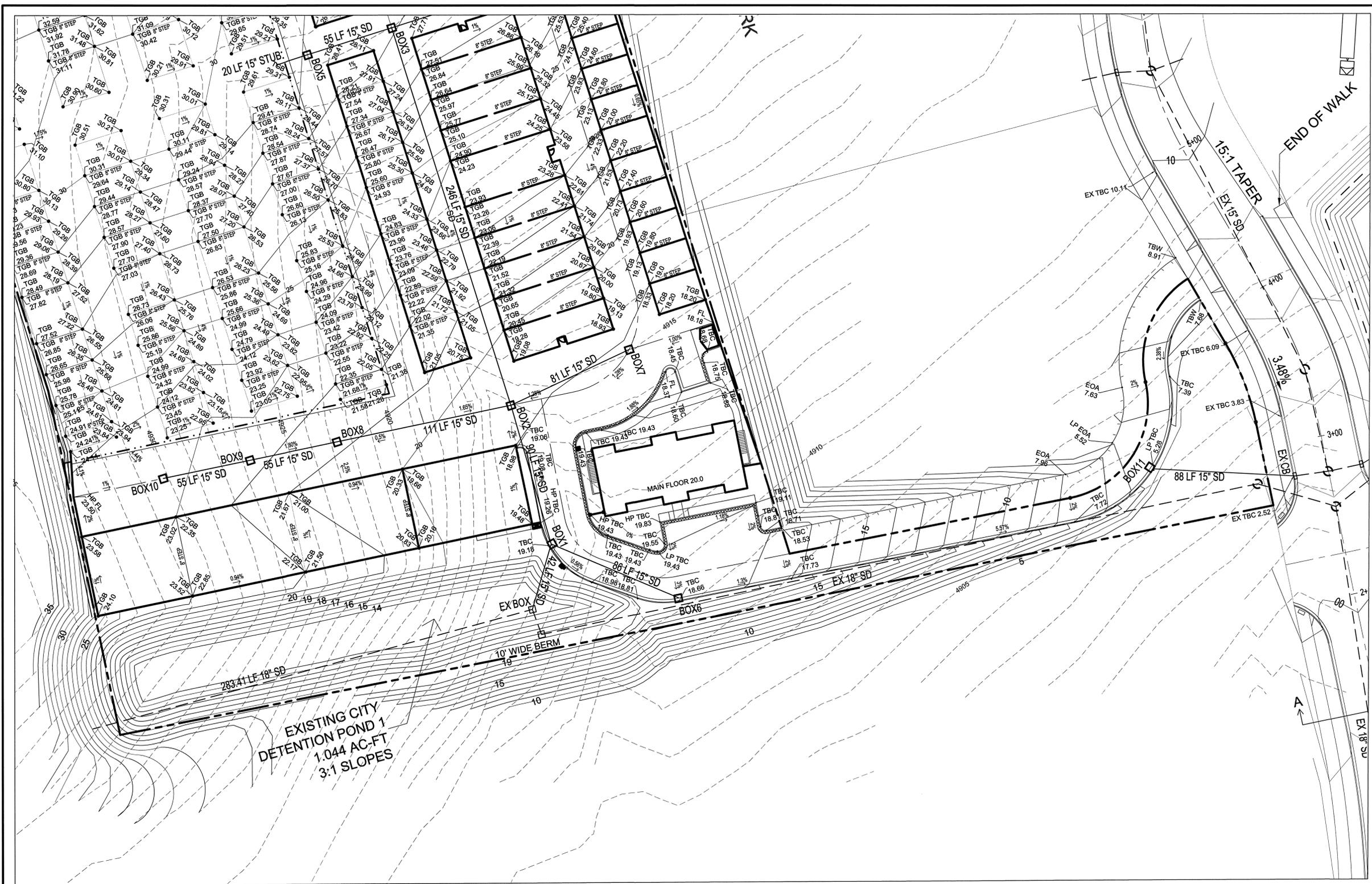
EAGLE MOUNTAIN STORAGE

GATEWAY PARK SUBDIVISION
LOT 100
9469 N. MT. AIREY DRIVE

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
OVERALL UTILITY PLAN	C2



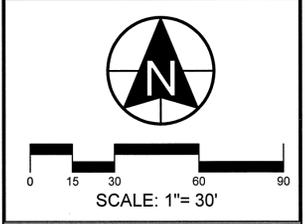
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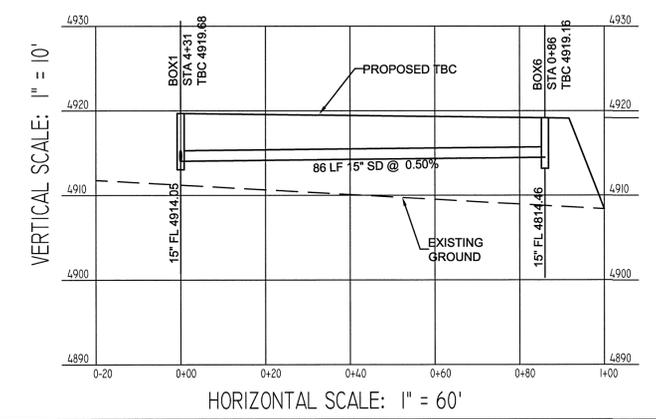
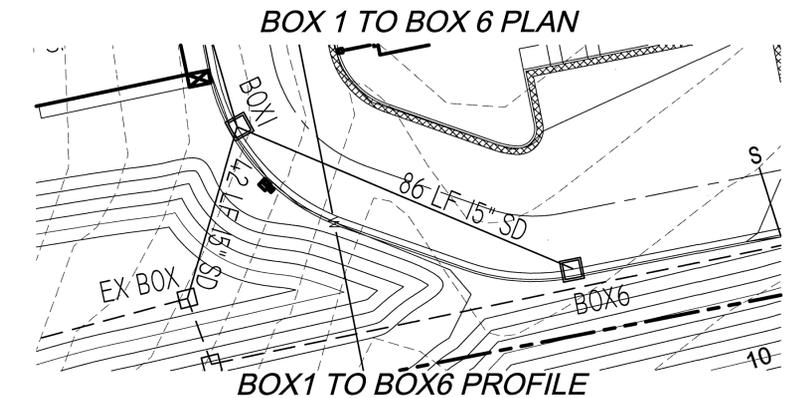
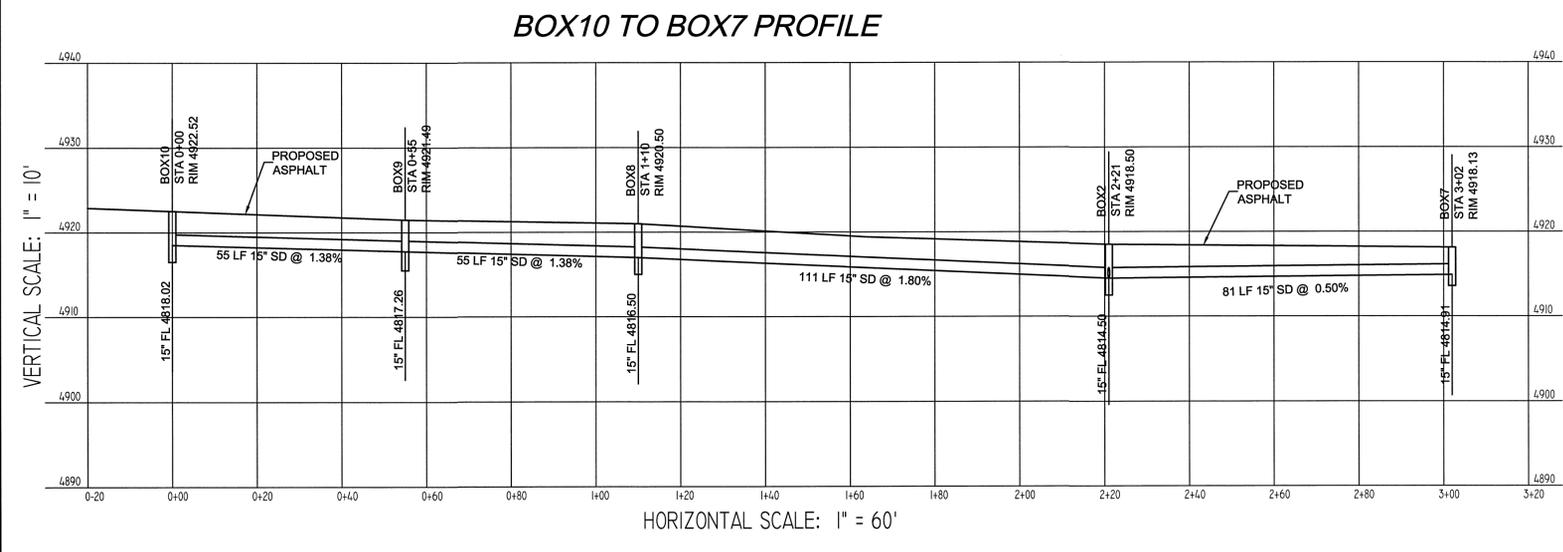
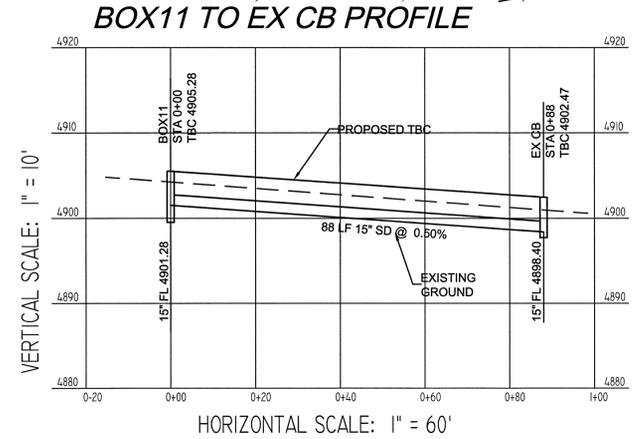
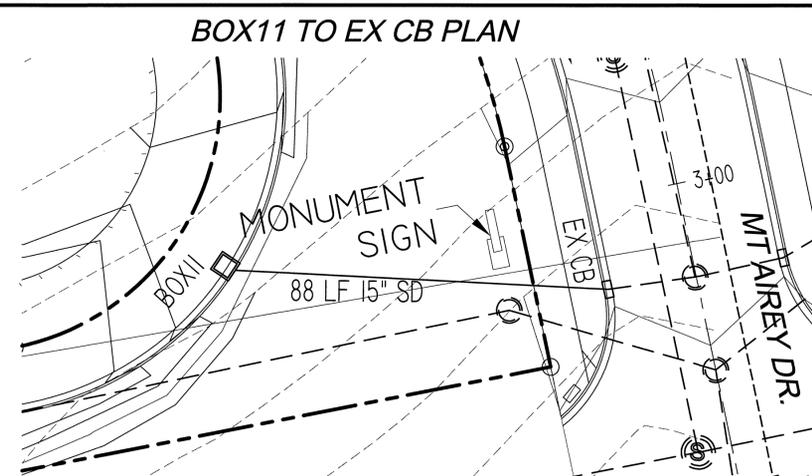
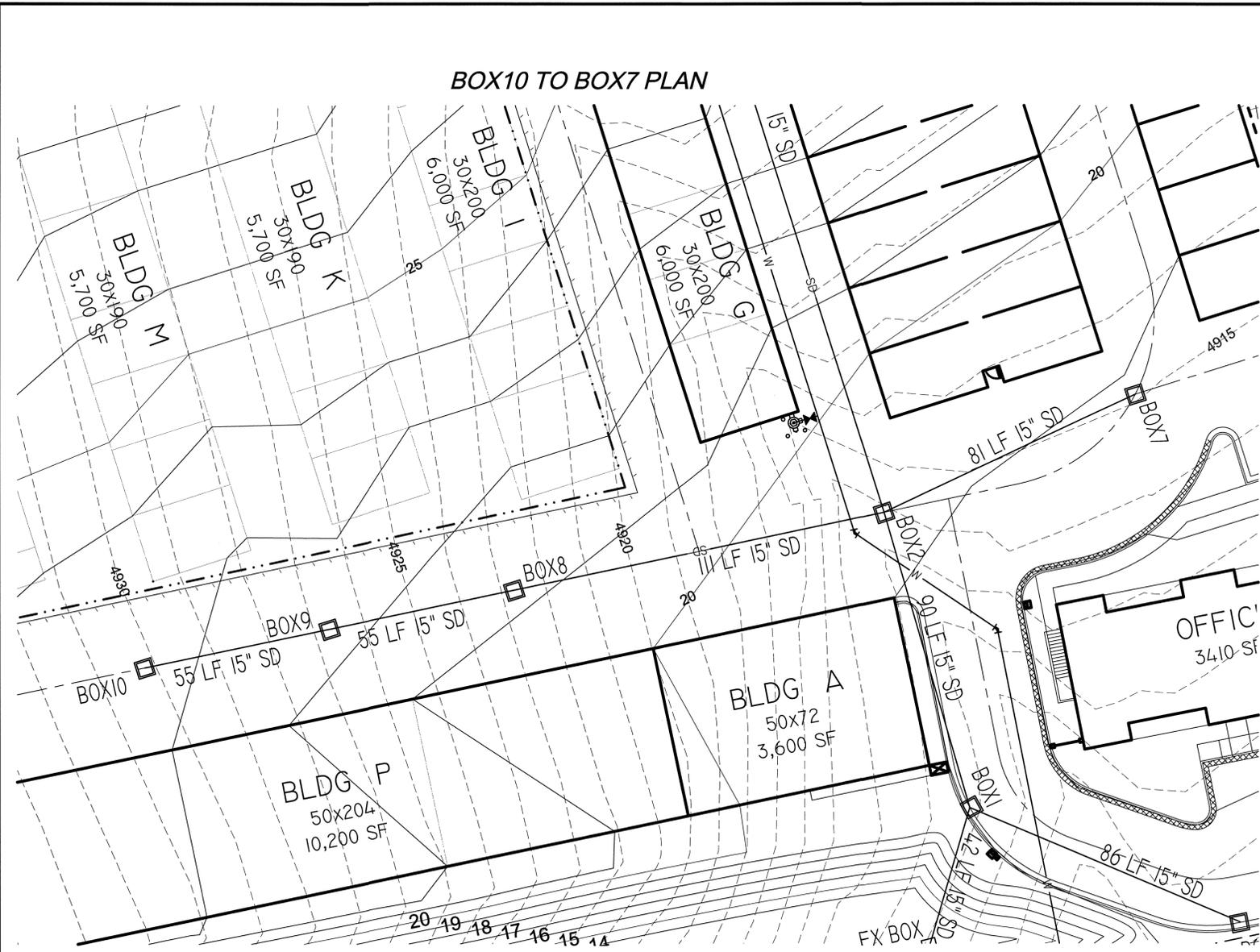
GATEWAY PARK SUBDIVISION
LOT 100
9469 N. MT. AIREY DRIVE

DESCRIPTION

SITE PLAN

SHEET NAME: GRADING & DRAINAGE PLAN
SHEET NUMBER: C3B

2013 Eagle Mt - Storage Commercial - final - phase 1 storage site plan.dwg storage_c3b.grd



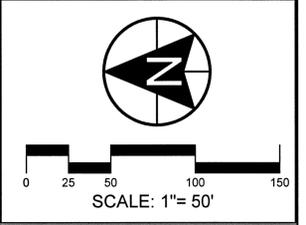
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PROJECT

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GATEWAY PARK SUBDIVISION
 LOT 100
 9469 N. MT. AIREY DRIVE

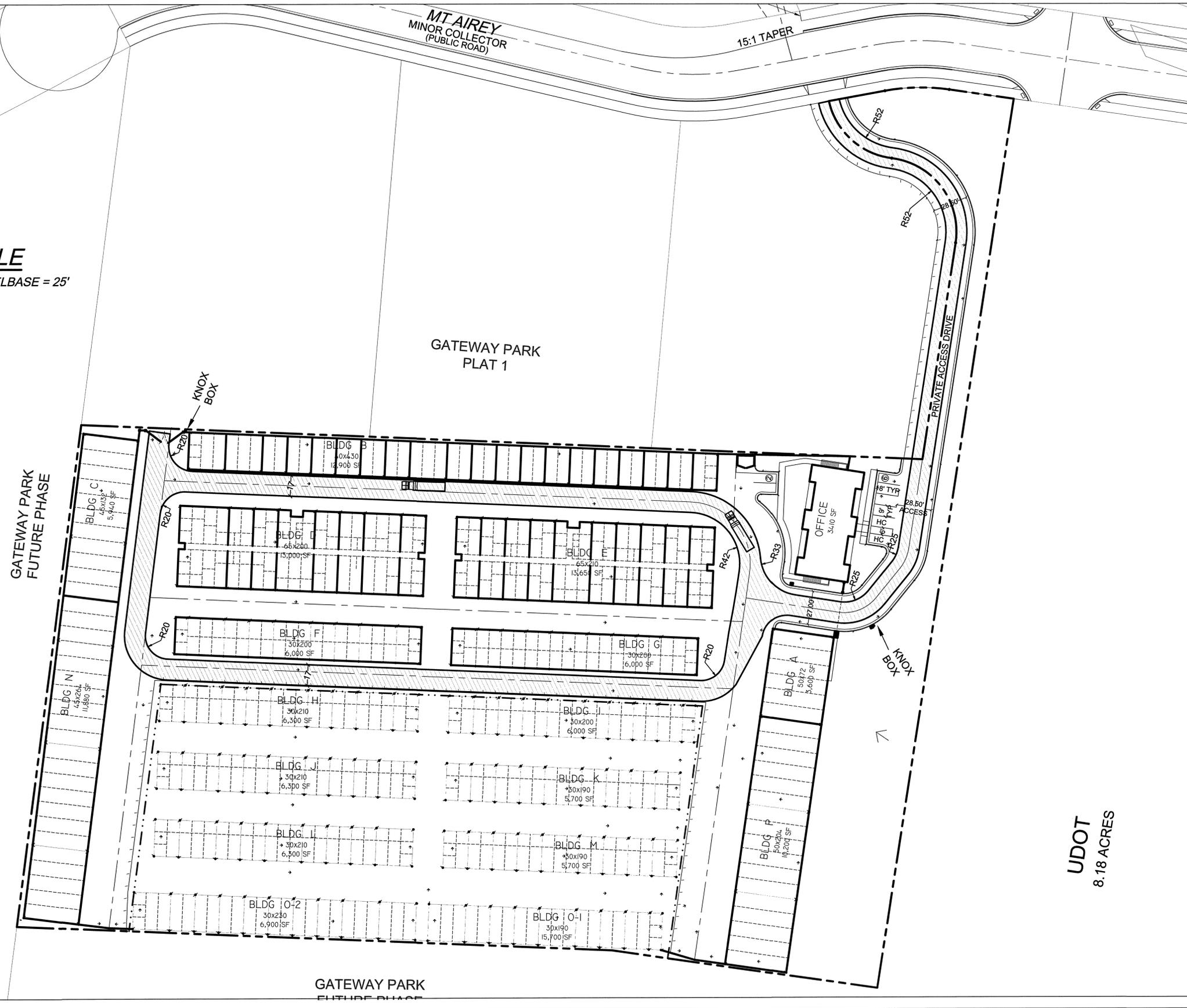
DESCRIPTION

SITE PLAN

SHEET NAME: STORM DRAIN PROFILE
 SHEET NUMBER: C4B

DESIGN VEHICLE

SINGLE UNIT BUS W/ WHEELBASE = 25'



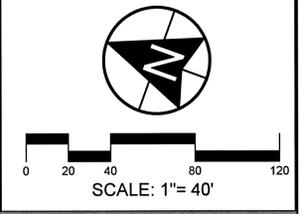
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PROFESSIONAL ENGINEER
343602
Kenneth Ray
Berg
STATE OF UTAH

ACTION	DATE
SITE PLAN	6/22/2015

PROJECT

EAGLE MOUNTAIN STORAGE

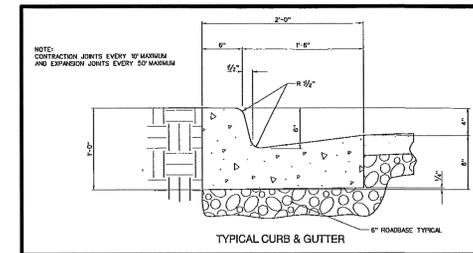
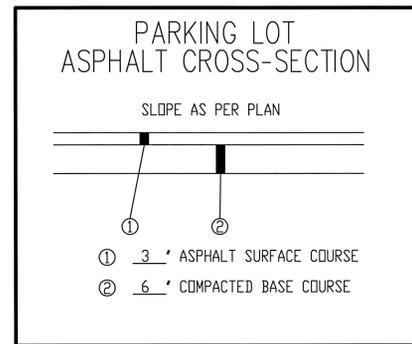
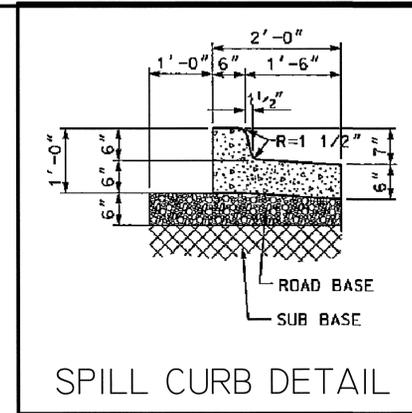
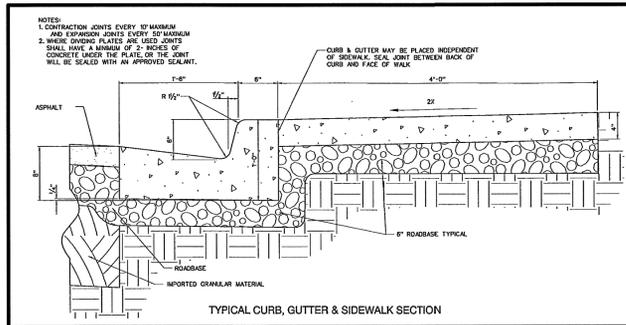
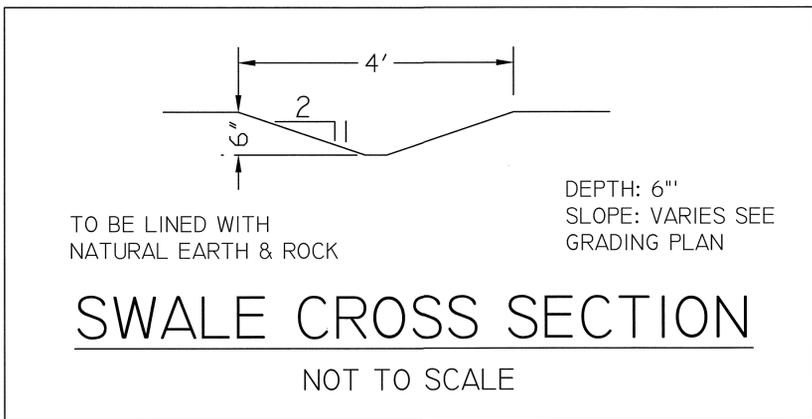
GATEWAY PARK SUBDIVISION
LOT 100
9469 N. MT. AIREY DRIVE

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
FIRETRUCK ACCESS PLAN	C5

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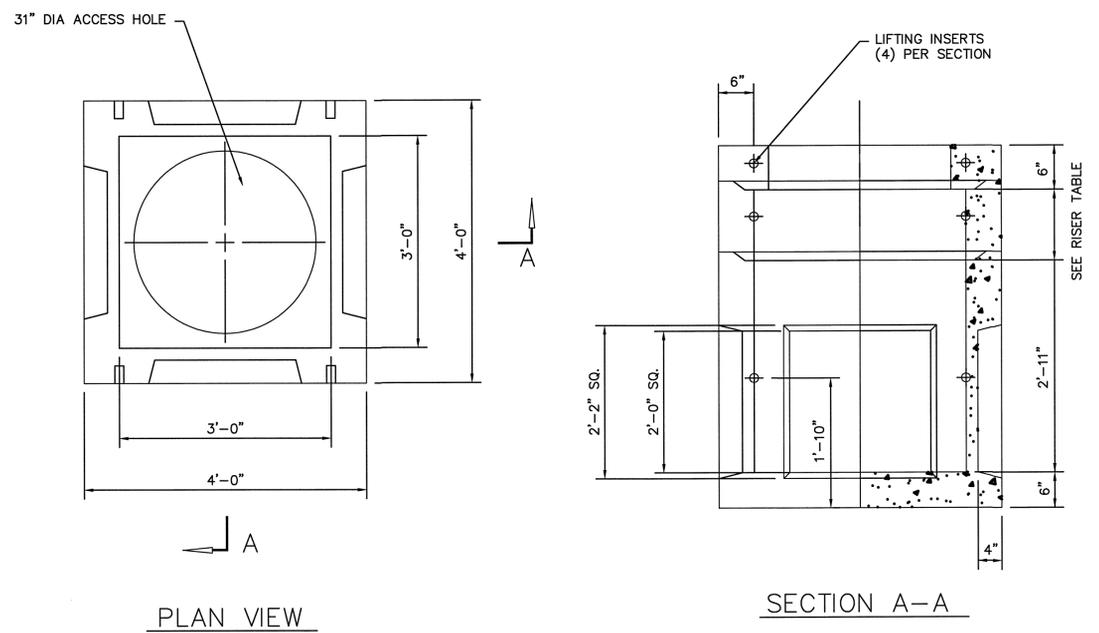
DESCRIPTION

SITE PLAN

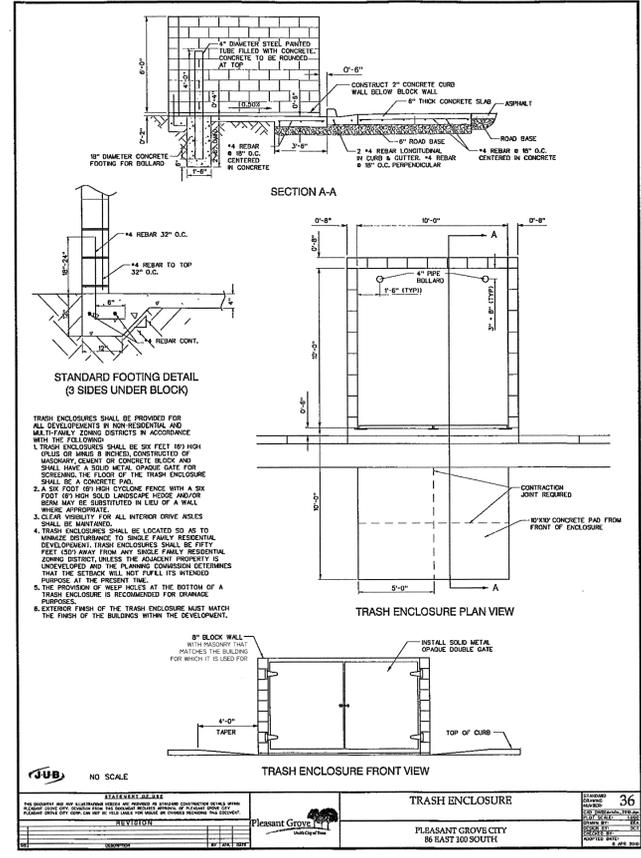
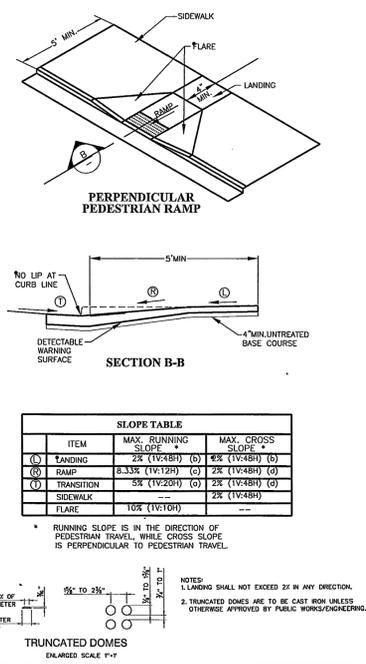
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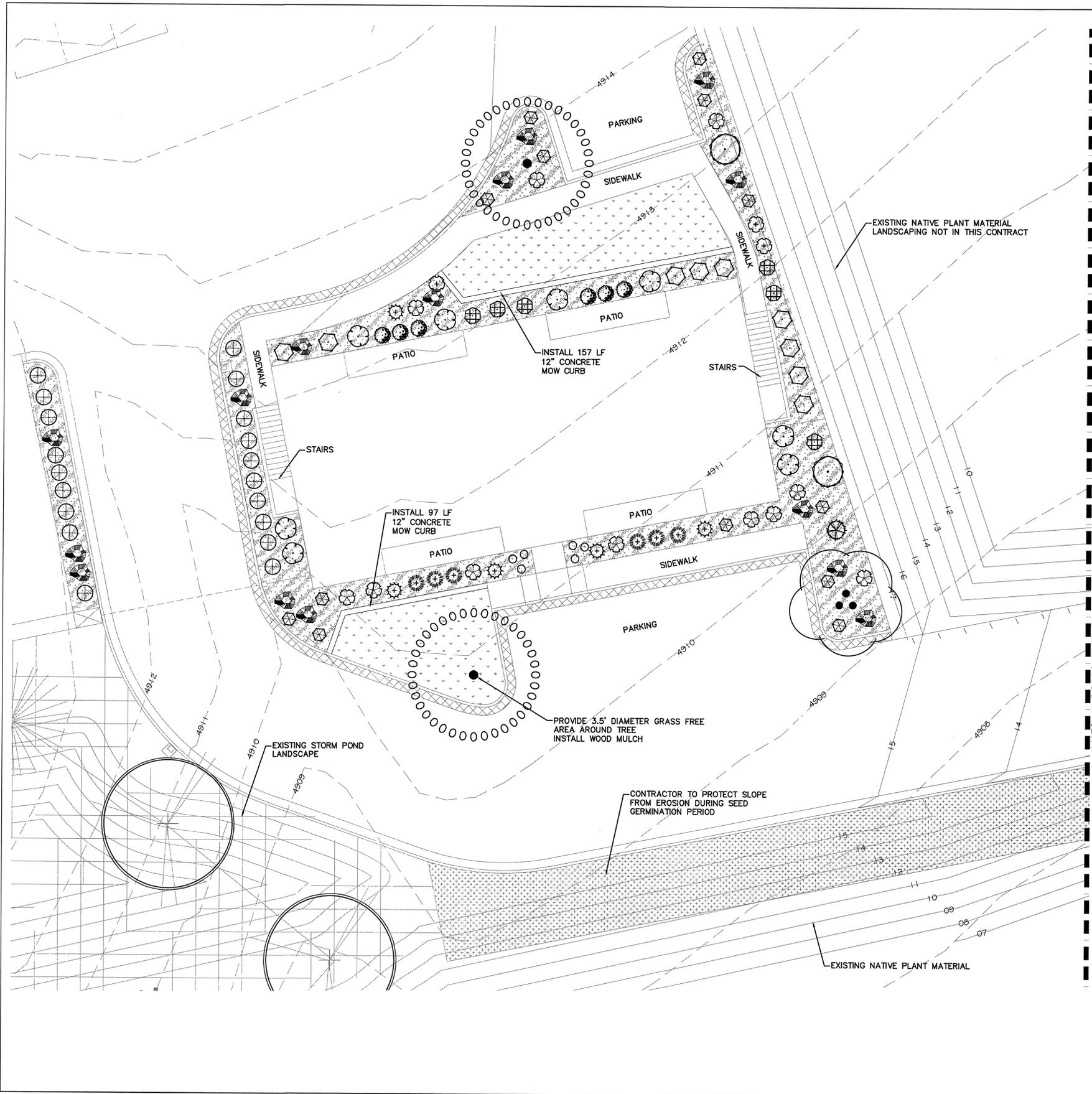
DETAILS SHEET **C6**

3' x 3' CATCH BASIN



ADA RAMP DETAIL





PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME
	2	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'
	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'
	1	Littleleaf Linden / Tilia cordata
	1	Skyline Honeylocust / Gleditsia triacanthos 'Skyline'
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME
	2	Alfred Hansen Columnar White Fir / Abies concolor fastigiata 'Alfred Hansen'
	1	Norway Spruce / Picea abies 'Cupressina'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME
	6	Arctic Fire Dogwood / Cornus sanguinea 'Arctic Fire' TM
	8	Compact Burning Bush / Euonymus alatus 'Compactus'
	12	Diablo Ninebark / Physocarpus opulifolius 'Diablo'
	9	Green Mound Alpine Currant / Ribes alpinum 'Green Mound'
	2	Northern Gold Forsythia / Forsythia x 'Northern Gold'
	9	Shrubby Cinquefoil / Potentilla fruticosa 'Mango Tango'
	13	Spiraea / Spiraea japonica 'Goldmound'
EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME
	5	Mugo Pine / Pinus mugo 'Slowmound'
	6	Yew / Taxus x media 'Dark Green Spreading'
GRASSES	QTY	COMMON NAME / BOTANICAL NAME
	19	Burgundy Switch Grass / Panicum virgatum 'Shenendoah'
	12	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME
	16	Autumn Joy Sedum / Sedum x 'Autumn Joy'
	9	Johnson's Blue Geranium / Geranium x 'Johnson's Blue'
	12	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME
	10,366 sf	Native Grass and Shrub Mix Indian Rice Grass, Wyoming Big Sagebrush, Rubber Rabbitbrush, Globemallow, Gooseberry-leaf, Western Wheatgrass, Sandberg Bluegrass, Sand Dropseed
	2,201 sf	Kentucky Bluegrass / Poa pratensis
MULCH	QTY	COMMON NAME / BOTANICAL NAME
	3,626 sf	2-4" Decorative Rock / with Dewitt Pro-5 Weed Barrier (Decorative Rock to be selected by Owner prior to installation)
	25	3-4' Landscape Boulders (Boulders to be from a local source native to the Eagle Mountain City area)

DEVELOPMENT

GATEWAY PARK STORAGE

DEVELOPER

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SCALE: 1" = 10'

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REVISIONS		SEAL
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ACTION	DATE
SITE PLAN	3/6/15

PROJECT

GATEWAY PARK STORAGE

DESCRIPTION

SITE PLAN

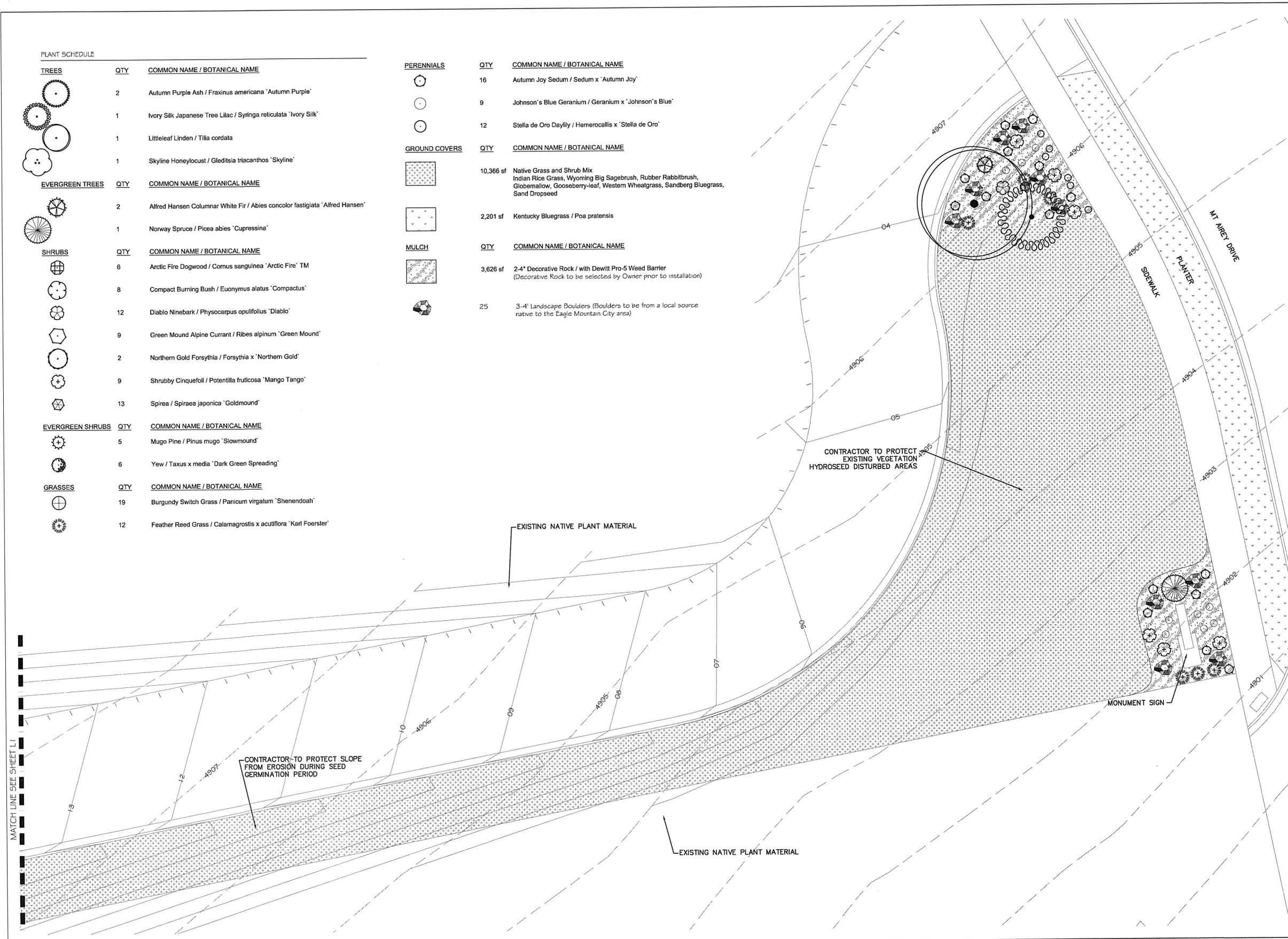
SHEET NAME	SHEET NUMBER
BUILDING LANDSCAPE PLAN	L1

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PLANT SCHEDULE

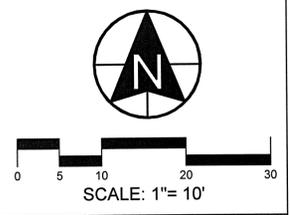
TREES	QTY	COMMON NAME / BOTANICAL NAME
	2	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'
	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'
	1	Littleleaf Linden / Tilia cordata
	1	Skyline Honeylocust / Gleditsia triacanthos 'Skyline'
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME
	2	Alfred Hansen Columnar White Fir / Abies concolor fastigiata 'Alfred Hansen'
	1	Norway Spruce / Picea abies 'Cupressina'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME
	6	Arctic Fire Dogwood / Cornus sanguinea 'Arctic Fire' TM
	8	Compact Burning Bush / Euonymus alatus 'Compactus'
	12	Diablo Ninebark / Physocarpus opulifolius 'Diablo'
	9	Green Mound Alpine Curren / Ribes alpinum 'Green Mound'
	2	Northern Gold Forsythia / Forsythia x 'Northern Gold'
	9	Shrubby Cinquefoil / Potentilla fruticosa 'Mango Tango'
	13	Spiraea / Spiraea japonica 'Goldmound'
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	2,201 sf	Kentucky Bluegrass / Poa pratensis
MULCH	QTY	COMMON NAME / BOTANICAL NAME
	3,626 sf	2-4" Decorative Rock / with Dewitt Pro-5 Weed Barrier (Decorative Rock to be selected by Owner prior to installation)
	25	3-4' Landscape Boulders (Boulders to be from a local source native to the Eagle Mountain City area)



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SITE PLAN	3/6/15

PROJECT
GATEWAY PARK STORAGE

DESCRIPTION
SITE PLAN

SHEET NAME	SHEET NUMBER
MONUMENT LANDSCAPE PLAN	L2

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GENERAL PLANTING NOTES:

- LANDSCAPE BIDS MUST BE IN A DETAILED UNIT PRICE FORMAT SHOWING COST BREAKDOWN OF ALL LANDSCAPE ELEMENTS. ANY ELEMENTS MAY BE ADDED OR DELETED BY THE LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR COMPENSATION WILL BE ADJUSTED ACCORDING TO THE UNIT PRICE BIDS. ANY SUBSTITUTION MUST BE BY LANDSCAPE ARCHITECT APPROVAL. LANDSCAPE ARCHITECT WITHOUT JUSTIFICATION MAY DISALLOW BIDS AND SELECT CONTRACTOR REGARDLESS OF BID FIGURES. THE SELECTED CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION REPRESENTATIVE BEFORE BEGINNING CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING. CONTRACTOR OR SUBCONTRACTORS PARTICIPATION IN CONSTRUCTION OF THIS PLAN MUST BE LICENSED BY THE STATE OF UTAH FOR THE TYPE OF WORK BEING PERFORMED.
- CODES, LAWS, REGULATIONS & PERMITS BY FEDERAL, STATE, COUNTY AND CITY AGENCIES FOR DESIGN CONCEPT, MATERIALS AND WORKMANSHIP MUST BE RESEARCHED AND SATISFIED BY THE CONTRACTOR. REPORT ANY PROBLEMS OR REQUIREMENTS TO THE LANDSCAPE ARCHITECT. THE CONTRACTOR MUST VERIFY THE REGULATIONS FOR AND SECURE ANY PERMITS BEFORE BEGINNING CONSTRUCTION. THE COST FOR THE PERMIT FEES MAY BE SUBMITTED TO THE OWNER FOR REIMBURSEMENT. CALL BLUE STAKES AND REFER TO DRAINAGE AND CIVIL PLANS BEFORE ANY TRENCHING OR EXCAVATION.
- CONSTRUCTION SAFETY & CLEANUP MUST MEET OSHA STANDARDS AT ALL TIMES. ALL CONTRACTORS MUST HAVE ADEQUATE LIABILITY, PERSONNEL INJURY AND PROPERTY DAMAGE INSURANCE. CLEAN UP MUST BE PERFORMED DAILY, AND ALL HARDSCAPE ELEMENTS MUST BE WASHED FREE OF DIRT AND MUD ON FINAL CLEAN UP. CONSTRUCTION MUST OCCUR IN A TIMELY MANNER.
- LANDSCAPE PLANS AND DETAIL DRAWINGS ARE SCHEMATIC ONLY, DISCREPANCIES MAY EXIST, INCLUDING BUT NOT LIMITED TO BUILDING LOCATION, PROPERTY LINES, ANY DIMENSIONS SPECIFIED OR IMPLIED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST PLANS AS NECESSARY TO RETAIN CONCEPT INTEGRITY. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF DISCREPANCIES EXIST.
- PLANT MATERIAL EXCAVATION. CONTRACTOR TO CALL BLUE STAKE AND MAKE REFERENCE TO DRAINAGE AND CIVIL PLANS BEFORE EXCAVATION FOR PLANT MATERIAL. ALL HOLES MUST ALLOW FOR A MINIMUM OF SIX (6) INCHES OF SPECIFIED PLANTING MIX BACKFILL MATERIAL ON ALL SIDES OF ROOT BALL FOR SHRUBS, AND 3X BALL DIAMETER FOR TREES.
- PLANT MATERIAL BACKFILL MUST BE A WELL MIXED COMBINATION OF 2/3 NATIVE SOIL AND 1/3 ORGANIC COMPOSED MATERIAL. DEEP WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING. ADD BACKFILL MATERIAL TO DEPRESSIONS AS NECESSARY.
- PLANT MATERIAL AND LANDSCAPE ELEMENTS WILL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE. ANY ITEMS THAT ARE NOT FIRST CLASS PREMIUM QUALITY WILL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER. ANY PLANT MATERIAL THAT IS NOT PREMIUM QUALITY OR APPEARS STRESSED IN ANY WAY DURING THE GUARANTEE PERIOD MAY REQUIRE REPLACEMENT. THE CONTRACTOR MUST SCHEDULE A PRE AND POST GUARANTEE MEETING WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION. FAILURE TO DO SO WILL MEAN THE OFFICIAL GUARANTEE PERIOD HAS NOT BE ACTIVATED OR DE-ACTIVATED.
- PLANT MATERIAL SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) AND SHALL BE FREE FROM ALL PESTS, EGGS, DISEASES, AND SHALL BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR AND NOT ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. 10% OF EACH PLANT MATERIAL SPECIES SHALL BE TAGGED WITH BOTANICAL NAME FROM THE NURSERY OR SUPPLIER, TAGS SHALL REMAIN ON PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- TOP SOIL MUST BE A PREMIUM QUALITY DARK SANDY LOAM, FREE OF ROCKS, CLODS, ROOTS, AND PLANT MATTER. THE TOPSOIL WILL BE EVENLY SPREAD AND SMOOTH GRADED ON A CAREFULLY PREPARED SUBGRADE TO A DEPTH OF SIX (6) INCHES IN SHRUB AREAS, SIX (6) INCHES UNDER SOD AREAS.
- AS SOWN ON THE PLANS. 2"-4" DECORATIVE ROCK MULCH TO A DEPTH OF FOUR (4) INCHES OVER DEWITT PRO-5 WEED BARRIER. WOOD MULCH TO A DEPTH OF FOUR (4) INCHES. MULCH SHALL BE EVENLY SPREAD ON A CAREFULLY PREPARED GRADE TO A MINIMUM DEPTH AS SPECIFIED, THE TOP OF ALL AREAS OF MULCH SHALL BE ONE (1) INCH BELOW THE GRADE OF THE ADJACENT CURB, WALK, OR EDGE OF PAVEMENT.
- SOD MUST BE PREMIUM QUALITY, ULTRA GREEN, EVENLY CUT, ESTABLISHED, HEALTHY, WEED AND DISEASE FREE, AND FROM AN APPROVED SOURCE. SOD MUST BE DELIVERED AND LAID IMMEDIATELY AFTER CUTTING. SOD MUST BE LAID WITHOUT GAPS BETWEEN PIECES ON A CAREFULLY PREPARED TOPSOIL LAYER. THE LAID SOD MUST BE IMMEDIATELY WATERED AFTER INSTALLATION. ANY BURNED AREAS WILL REQUIRE REPLACEMENT. ADJUST SPRINKLER SYSTEM TO ASSURE HEALTHY GREEN SURVIVAL OF THE SOD WITHOUT WATER WASTE.
- FERTILIZER FOR SOD AREAS SHALL BE PELLETIZED, N-P-K AS APPROVED BY LANDSCAPE ARCHITECT FOR SEASONAL ADJUSTMENT. USE 20 LBS PER 5,000 SQUARE FEET OR AS PER MANUFACTURER'S SPECIFICATIONS. SPREAD EVENLY ON A CAREFULLY PREPARED TOPSOIL LAYER JUST PRIOR TO LAYING SOD.
- QUANTITIES LISTED ON PLANS ARE FOR THE CONTRACTORS CONVENIENCE. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL QUANTITIES LISTED ON THE PLANS AND THE AVAILABILITY OF ALL PLANT MATERIALS AND THEIR SPECIFIED SIZES PRIOR TO SUBMITTING A BID. THE CONTRACTOR MUST NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING A BID IF THE CONTRACTOR DETERMINES A QUANTITY DEFICIENCY OR AVAILABILITY PROBLEM WITH SPECIFIED MATERIAL.
- STAKING AND GUYING REMOVAL IS THE CONTRACTORS RESPONSIBILITY. CONTRACTOR SHALL REMOVE TREE GUYING AND STAKING IN A TIMELY MANNER ONCE STAKED TREES HAVE TAKEN ROOT. NO STAKING SHALL REMAIN BEYOND A REASONABLE TIME FOR ROOT PENETRATION AND STABILIZATION.
- TREE WRAPPING MAY BE USED TO PROTECT YOUNG TREES FROM WINTER DAMAGE. TREE WRAPS SHALL BE INSTALLED IN THE FALL. IF THE CONTRACTOR INSTALLS WRAPS FOR TREE PROTECTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROMPTLY REMOVE WRAPS THE FOLLOWING SPRING.
- LANDSCAPE MAINTENANCE MUST BE PERFORMED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF 30 DAYS AFTER COMPLETION. RESPONSIBILITIES INCLUDE WATERING, FERTILIZING, MOWING, GRADING, AND WEED CONTROL.
- AUTOMATIC IRRIGATION SYSTEMS SHALL FULLY IRRIGATE ALL LANDSCAPE MATERIAL.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B & B	2"	Cal
	1	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	B & B	2"	Cal
	1	Littleleaf Linden / Tilia cordata	B & B	2"	Cal
	1	Skyline Honeylocust / Gleditsia triacanthos 'Skyline'	B & B	2"	Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	2	Alfred Hansen Columnar White Fir / Abies concolor fastigiata 'Alfred Hansen'	B & B		8-10'
	1	Norway Spruce / Picea abies 'Cupressina'	B & B		8-10'
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	6	Arctic Fire Dogwood / Cornus sanguinea 'Arctic Fire' TM	5 gal		
	8	Compact Burning Bush / Euonymus alatus 'Compactus'	5 gal		
	12	Diablo Ninebark / Physocarpus opulifolius 'Diablo'	5 gal		
	9	Green Mound Alpine Currant / Ribes alpinum 'Green Mound'	5 gal		
	2	Northern Gold Forsythia / Forsythia x 'Northern Gold'	5 gal		
	9	Shrubby Cinquefoil / Potentilla fruticosa 'Mango Tango'	5 gal		
	13	Spirea / Spiraea japonica 'Goldmound'	5 gal		
EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	5	Mugo Pine / Pinus mugo 'Slowmound'	5 gal		
	6	Yew / Taxus x media 'Dark Green Spreading'	5 gal		
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	19	Burgundy Switch Grass / Panicum virgatum 'Shenendoah'	1 gal		
	12	Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	1 gal		
PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	16	Autumn Joy Sedum / Sedum x 'Autumn Joy'	1 gal		
	9	Johnson's Blue Geranium / Geranium x 'Johnson's Blue'	1 gal		
	12	Stella de Oro Daylily / Hemerocallis x 'Stella de Oro'	1 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	10,366 sf	Native Grass and Shrub Mix Indian Rice Grass, Wyoming Big Sagebrush, Rubber Rabbitbrush, Globemallow, Gooseberry-leaf, Western Wheatgrass, Sandberg Bluegrass, Sand Dropseed	Hydroseed		
	2,201 sf	Kentucky Bluegrass / Poa pratensis	sod		
MULCH	QTY	COMMON NAME / BOTANICAL NAME	CONT		SPACING
	3,626 sf	2-4" Decorative Rock / with Dewitt Pro-5 Weed Barrier (Decorative Rock to be selected by Owner prior to installation)	mulch		
	25	3-4' Landscape Boulders (Boulders to be from a local source native to the Eagle Mountain City area)			

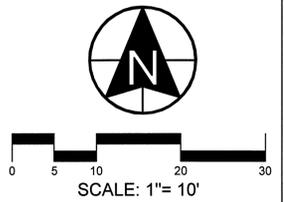
DEVELOPMENT

**GATEWAY
PARK
STORAGE**

DEVELOPER

**IRON
EAGLE
DEVELOPMENT**

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200



REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	3/6/15

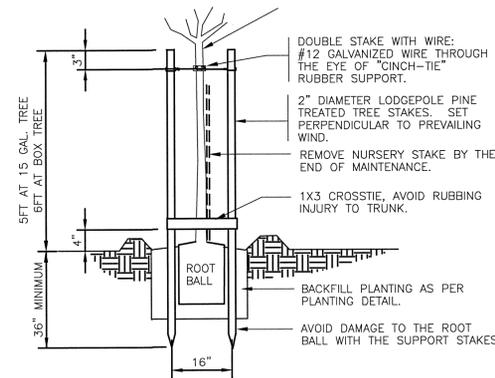
PROJECT

**GATEWAY
PARK
STORAGE**

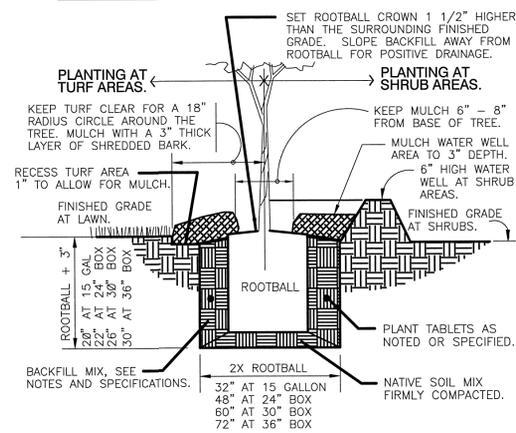
DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
LANDSCAPE DETAILS	L3



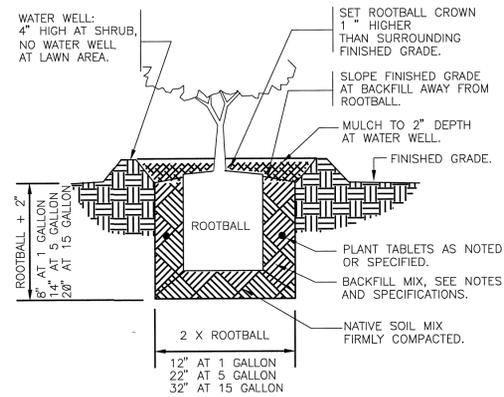
STAKING DETAIL



PLANT PIT DETAIL

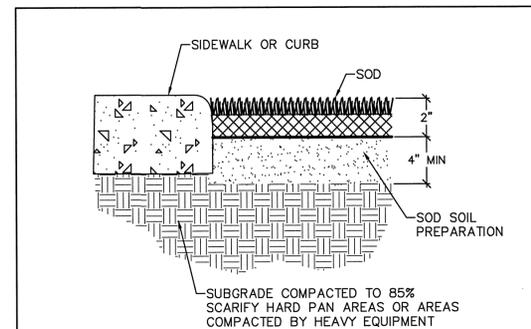
1 TREE PLANTING DOUBLE STAKE
1" = 1'-0"

329343.19-03



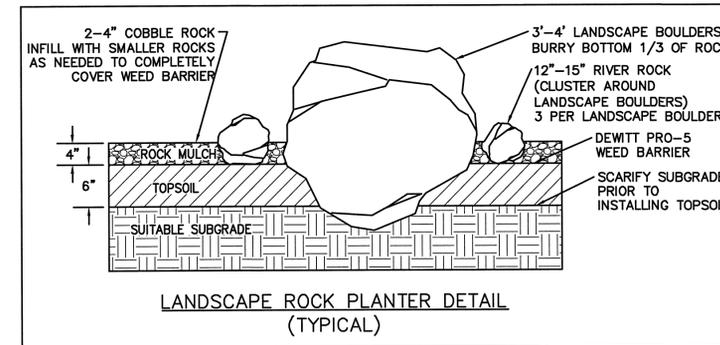
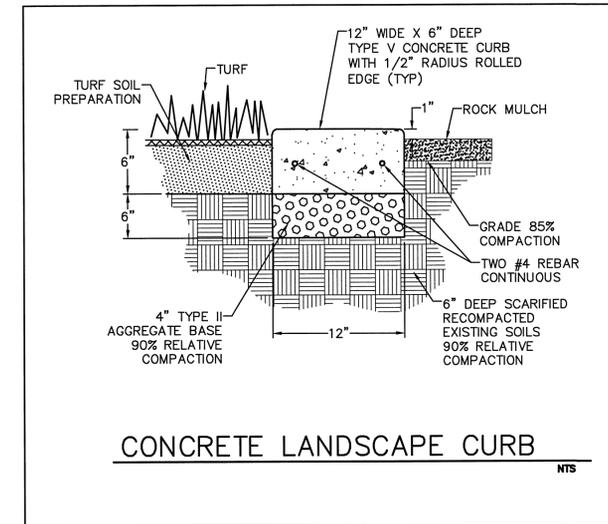
2 SHRUB PLANTING
1" = 1'-0"

329333.13-01



SOD PLANTING

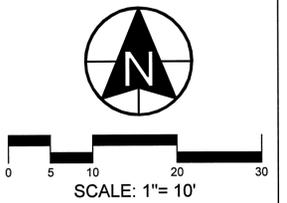
NTS



DEVELOPMENT
GATEWAY PARK STORAGE

DEVELOPER
IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200



berg LANDSCAPE ARCHITECTS
380 E Main St. Suite 204
Midway, UT 84049
ph. (801) 723-2000

REVISIONS			SEAL
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ACTION	DATE
SITE PLAN	3/6/15

PROJECT

GATEWAY PARK STORAGE

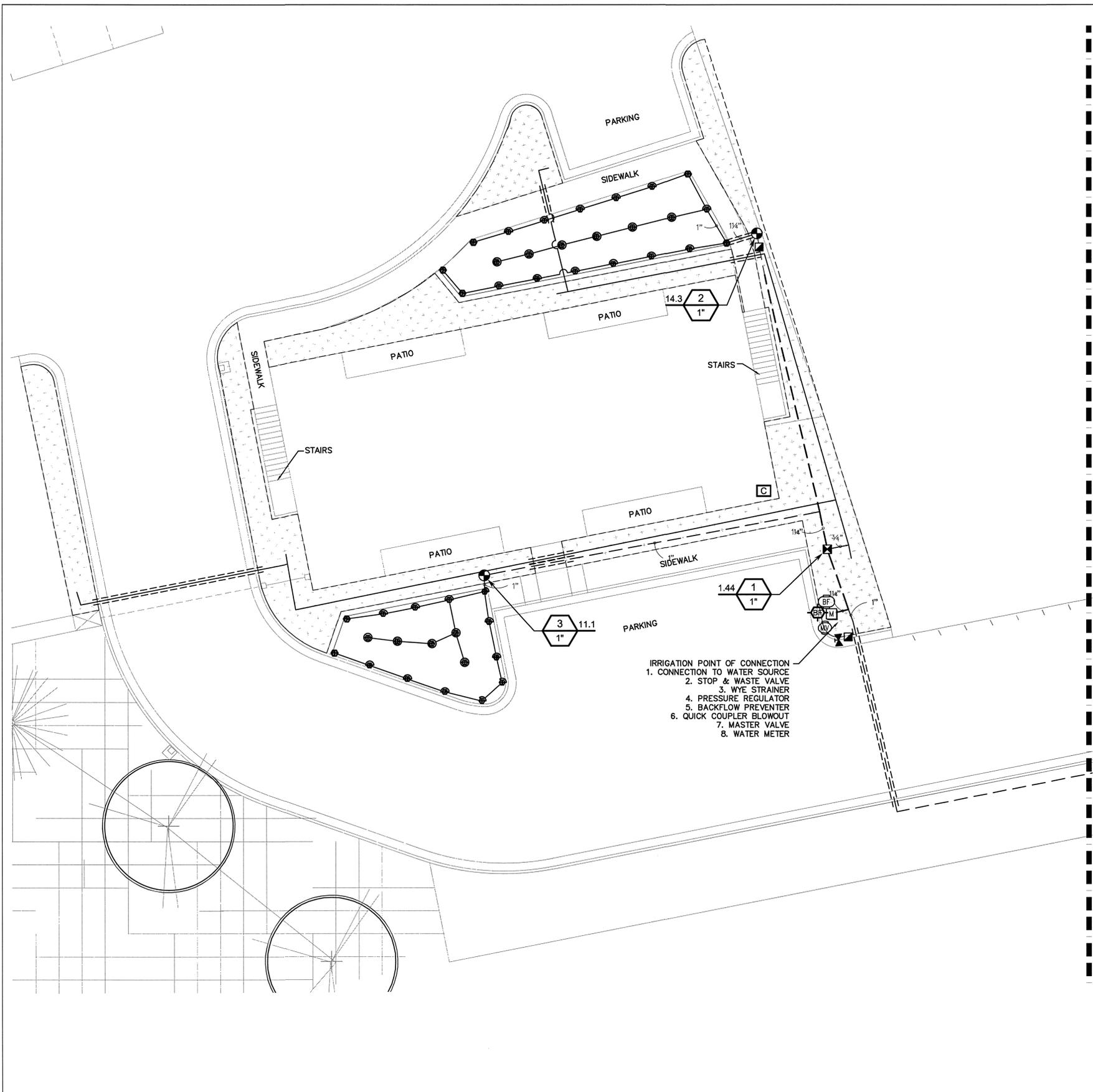
DESCRIPTION

SITE PLAN

SHEET NAME SHEET NUMBER

LANDSCAPE DETAILS **L4**

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	Rain Bird 1806-SAM 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	Rain Bird 1806-SAM ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.
☒	Rain Bird XCZ-LF-100-PRF Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.
⊕	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1 gal plant to receive 1 of 0.5 GPH emitter. 5 gal plant to receive 2 of 0.5 GPH emitters. B & B, 2" Cal plant to receive 2 of 2.0 GPH emitters. B & B, 8-10" plant to receive 2 of 2.0 GPH emitters. B & B, 1" Cal plant to receive 2 of 1.0 GPH emitters. B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters. B & B, 5-7" plant to receive 2 of 2.0 GPH emitters. B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters. B&B, 2" Cal plant to receive 2 of 2.0 GPH emitters. B&B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters.
⊙	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.
⊠	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.
⊗	Griswold Isolator S Brass DWS Valve with Combination Ball Valve and 100 mesh strainer. Includes Drain Valve and Plug in Boss. Ideal for Dirty Water Applications. Sizes 1/2" through 3", same size as irrigation line.
⊙	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
⊕	Febco 825Y 1" Reduced Pressure Backflow Preventer
⊕	Rain Bird ESP4MEI with (3) ESP-SM3 13 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications.
⊕	V.I.T. Products SBBC-30AL Low profile insulated backflow enclosure, with marine grade aluminum. 30"L, 30"H, 16.25"W (76.2cm L, 76.2cm H, 41.275cm W).
---	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.
---	Irrigation Mainline: PVC Schedule 40
---	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
⊕	Valve Callout Valve Number Valve Flow Valve Size

DEVELOPMENT

GATEWAY PARK STORAGE

DEVELOPER

IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200

SCALE: 1" = 10'

380 E Main St. Suite 204
Midway, Ut 84049
ph. (801) 723-2000

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ACTION	DATE
SITE PLAN	3/6/15

PROJECT

GATEWAY PARK STORAGE

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
BUILDING IRRIGATION PLAN	L5

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
Q T H F	Rain Bird 1806-SAM 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.
08HE-VAN 12HE-VAN 10HE-VAN 13HE-VAN	Rain Bird 1806-SAM ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Rain Bird XCZ-LF-100-PRF Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.

Area to Receive Drip Emitters
 Rain Bird XB-PC
 Single Outlet, Pressure Compensating Drip Emitters. Flow rate of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.
 Emitter Notes:
 1 gal plant to receive 1 of 0.5 GPH emitter.
 5 gal plant to receive 2 of 0.5 GPH emitters.
 B & B, 2" Cal plant to receive 2 of 2.0 GPH emitters.
 B & B, 8-10" plant to receive 2 of 2.0 GPH emitters.
 B & B, 1" Cal plant to receive 2 of 1.0 GPH emitters.
 B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters.
 B & B, 5-7" plant to receive 2 of 2.0 GPH emitters.
 B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters.
 B&B, 2" Cal plant to receive 2 of 2.0 GPH emitters.
 B&B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.
[Symbol]	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Grissold Isolator S Brass DWS Valve with Combination Ball Valve and 100 mesh strainer. Includes Drain Valve and Plug In Boss. Ideal for Dirty Water Applications. Sizes 1/2" through 3", same size as irrigation line.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Febco 825V 1" Reduced Pressure Backflow Preventer
[Symbol]	Rain Bird ESP4MEI with (3) ESP-SM3 13 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	V.I.T. Products SBBC-30ALJ Low profile insulated backflow enclosure, with marine grade aluminum. 30"L, 30"H, 16.25"W (76.2cm L, 76.2cm H, 41.275cm W).

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.
[Symbol]	Irrigation Mainline: PVC Schedule 40

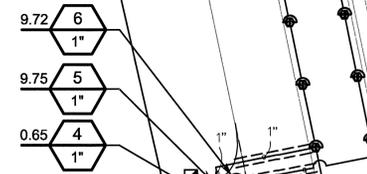
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	Valve Callout Valve Number Valve Flow Valve Size

MATCH LINE SEE SHEET L5

CONTRACTOR TO PROTECT SLOPE FROM EROSION DURING SEED GERMINATION PERIOD

CONTRACTOR TO PROTECT EXISTING VEGETATION HYDROSEED DISTURBED AREAS



MONUMENT SIGN

MT. AVEY DRIVE
SIDEWALK

DEVELOPMENT

GATEWAY PARK STORAGE

DEVELOPER

IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200

SCALE: 1" = 10'

380 E Main St. Suite 204
Midway, UT 84049
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REVISIONS		SEAL
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ACTION	DATE
SITE PLAN	3/6/15

PROJECT

GATEWAY PARK STORAGE

DESCRIPTION

SITE PLAN

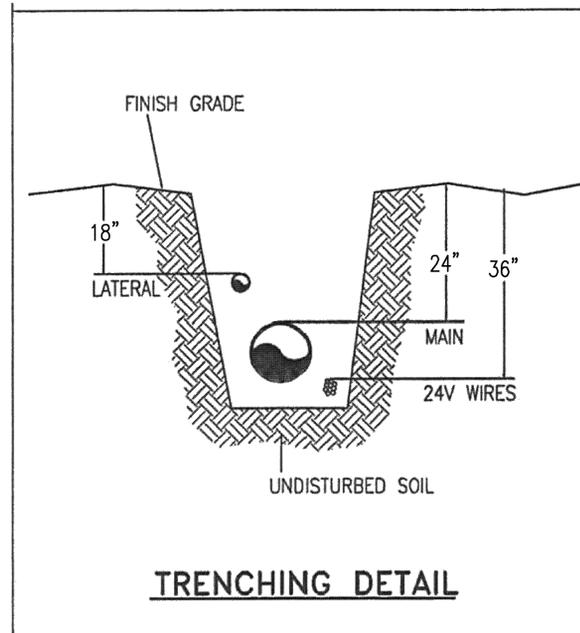
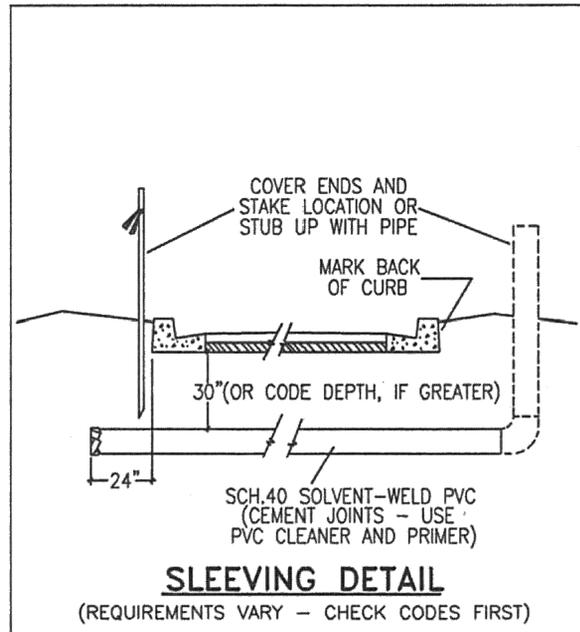
SHEET NAME	SHEET NUMBER
MONUMENT IRRIGATION PLAN	L6

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GENERAL IRRIGATION NOTES:

- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER, THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL BEDLINES, SOD LIMITS AND PLANT LOCATIONS.
- ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. LANDSCAPE CONTRACTOR SHALL CHANGE NOZZLES AS NECESSARY TO ASSURE PROPERTY COVERAGE, TAKING INTO CONSIDERATION ON SITE OBSTRUCTIONS, PREVAILING WINDS, ETC. ANY MATERIAL NECESSARY FOR COMPLETE COVERAGE SHALL BE ADDED BY THE LANDSCAPE CONTRACTOR AT NO EXTRA COST TO THE OWNER (I.E. HEADS, PIPE, FITTINGS).
- UNLESS SPECIFICALLY STATED IN THE DOCUMENTS, ALL MAINLINE PIPING AND WIRING PASSING UNDER PAVED SURFACES SHALL BE SLEEVED WITH SCH. 40 PVC SIZED TWO SIZES LARGER THAN THE CONTAINED PIPE, OR 1" OR LARGER AS NEEDED FOR CONTROL WIRING. LATERAL PIPING PASSING UNDER TRAFFIC-BEARING PAVEMENT OF ANY WIDTH, OR UNDER SIDEWALKS 4' IN WIDTH OR GREATER, SHALL BE SLEEVED IN A SIMILAR MANNER. IT SHALL BE ASSUMED THAT ALL SLEEVING IS TO BE PART OF THIS WORK, UNLESS SPECIFICALLY EXCEPTED IN THE DOCUMENTS. ANY NEEDED SLEEVES WHICH ARE UNUSABLE OR CANNOT BE FOUND SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER. ROADWAY/DRIVEWAY SLEEVES ARE CALLED OUT ON THIS DRAWING. ALL SIDEWALK SLEEVES ARE NOT SHOWN, BUT ARE UNDERSTOOD.
- CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE.
- ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE PLANT MATERIAL WHERE LOCATED, AND SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND PLANT HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL. WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.
- EACH CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED AND HOOKED UP BY THE INSTALLER OR HIS DESIGNATED ELECTRICIAN. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD OR RODS SHALL BE INSTALLED, WHICH PROVIDE A RESISTANCE OF NO GREATER THAN 10 OHMS TO EARTH.
- THRUST BLOCKS ARE REQUIRED ON ALL CHANGES IN DIRECTION FOR PIPES 3" AND LARGER.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". PIPES SHALL CARRY NO MORE THAN THE FOLLOWING.

3/4" PIPE MAX.	8GPM
1" PIPE MAX.	12GPM
1 1/4" PIPE MAX.	22GPM
1 1/2" PIPE MAX.	30GPM
2" PIPE MAX.	50GPM
2 1/2" PIPE MAX.	75GPM
3" PIPE MAX.	110GPM
4" PIPE MAX.	190GPM
6" PIPE MAX.	450GPM
- INSTALL MANUAL DRAINS AT ALL LOW POINTS ON THE MAINLINE PIPE WITH ADEQUATELY SIZED SUMPS.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.
- PROVIDE A REPRODUCIBLE IRRIGATION PLAN TO ARCHITECT AND OWNER SHOWING ALL PIPE, HEADS, VALVES, DRAINS, CLOCKS, ETC. AFTER CONSTRUCTION. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. PROVIDE A COLOR CODED PLAN AT THE CONTROLLER LOCATION.



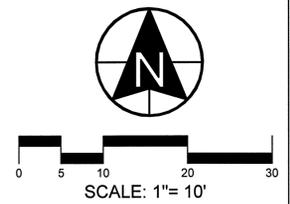
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806-SAM 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.	70	30
	Rain Bird 1806-SAM ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve.	10	30
	Rain Bird KCZ-LF-100-PRF Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm.	2	
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1 gal plant to receive 1 of 0.5 GPH emitter. 5 gal plant to receive 2 of 0.5 GPH emitters. B & B, 2" Cal plant to receive 2 of 2.0 GPH emitters. B & B, 8-10' plant to receive 2 of 2.0 GPH emitters. B & B, 1" Cal plant to receive 2 of 1.0 GPH emitters. B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters. B & B, 5-7' plant to receive 2 of 2.0 GPH emitters. B & B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters. B&B, 2" Cal plant to receive 2 of 2.0 GPH emitters. B&B, 1.5" Cal plant to receive 2 of 2.0 GPH emitters.	3,667 s.f.	
	Rain Bird PEB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulator Module.	4	
	Rain Bird 5-LRC 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body.	3	
	Griswold Isolator S Brass DWS Valve with Combination Ball Valve and 100 mesh strainer. Includes Drain Valve and Plug In Boss. Ideal for Dirty Water Applications. Sizes 1/2" through 3", same size as irrigation line.	1	
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1	
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
	Rain Bird ESP4MEI with (3) ESP-SM3 13 Station, Hybrid Modular Indoor Controller. For Residential or Light Commercial Applications.	1	
	V.I.T. Products SBBC-30ALI Low profile insulated backflow enclosure, with marine grade aluminum. 30"L, 30"H, 16.25"W (76.2cm L, 76.2cm H, 41.275cm W).	1	
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	966.0 l.f.	
	Irrigation Mainline: PVC Schedule 40	493.3 l.f.	
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	119.9 l.f.	
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size		

GATEWAY PARK STORAGE

IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200



berg LANDSCAPE ARCHITECTS
380 E Main St, Suite 204
Midway, Ut 84049
ph. (801) 723-2000

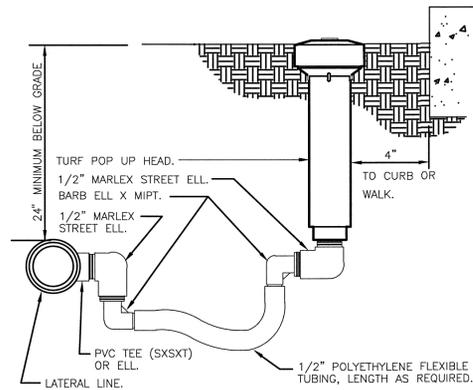
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NO.	DATE	DESCRIPTION
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ACTION	DATE
SITE PLAN	3/6/15

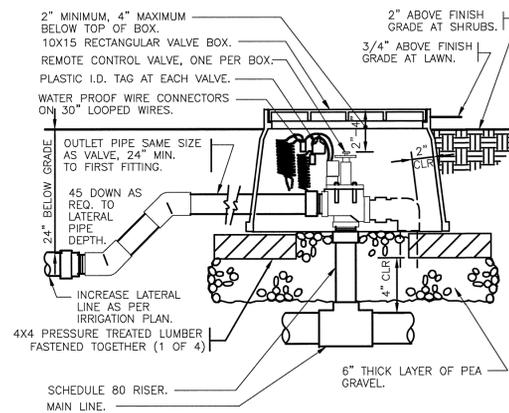
GATEWAY PARK STORAGE

SITE PLAN

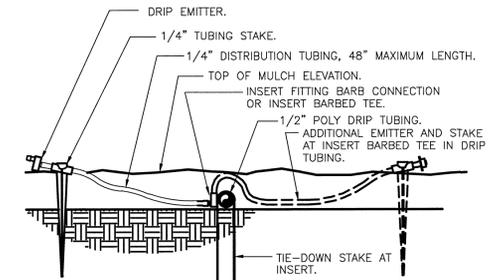
SHEET NAME	SHEET NUMBER
IRRIGATION DETAILS	L7



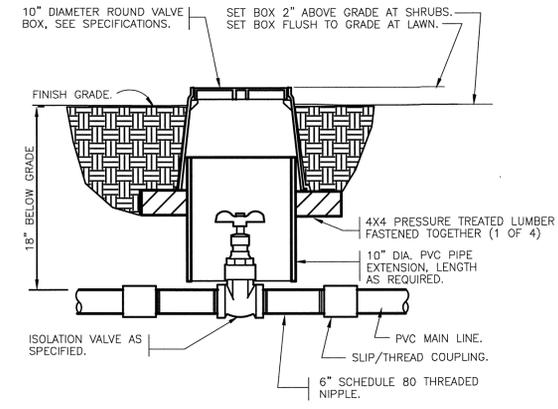
1 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"



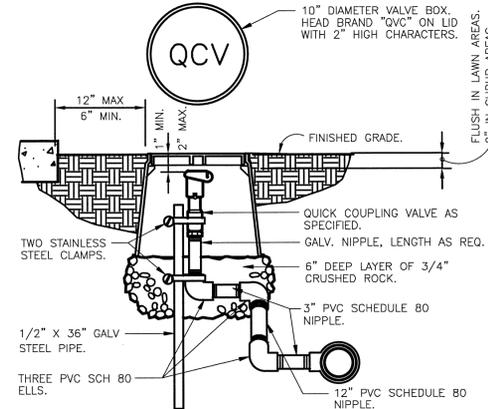
3 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



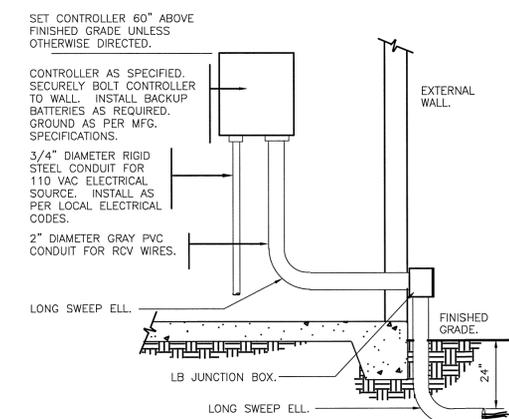
4 DRIP EMITTER AT 1/4" TUBING
3" = 1'-0"



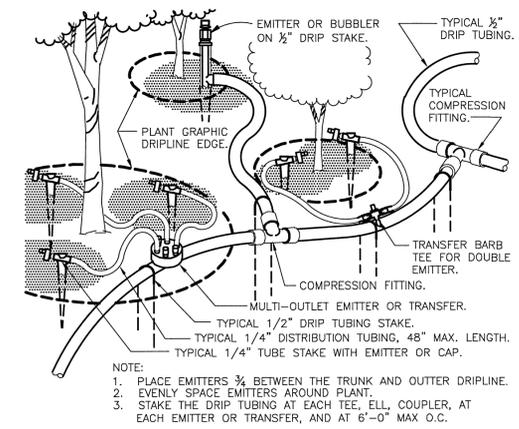
5 BRASS ISOLATION VALVE
1 1/2" = 1'-0"



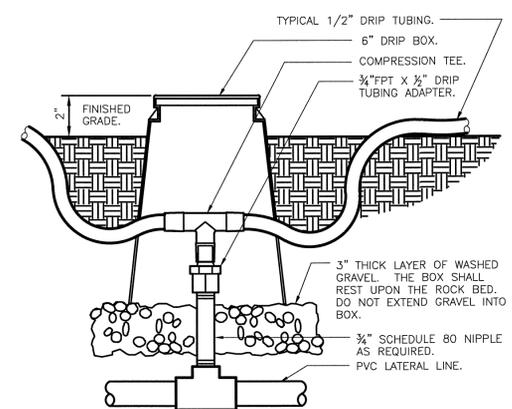
6 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"



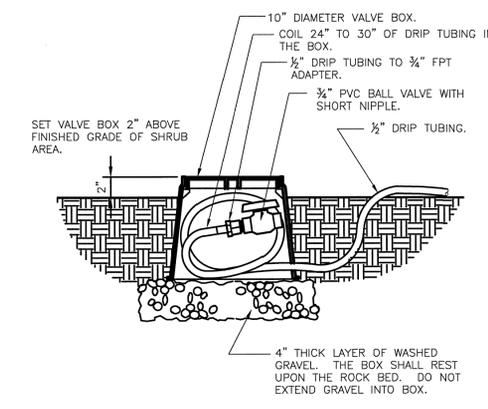
7 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0"



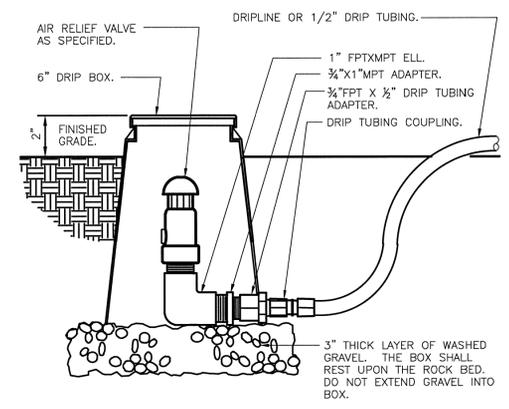
8 TYPICAL DRIP TUBING
1 1/2" = 1'-0"



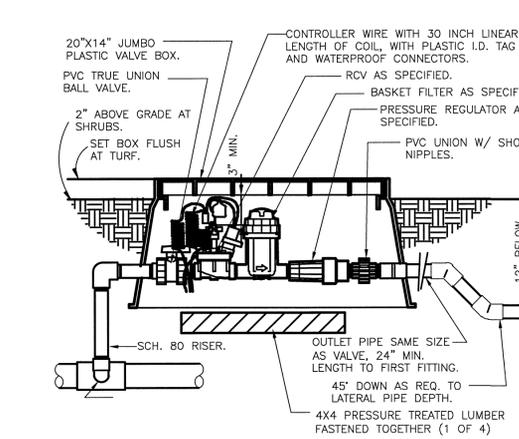
9 ZONE CONTROL
3" = 1'-0"



10 DRIP FLUSH VALVE
1 1/2" = 1'-0"



11 DRIP AIR RELIEF VALVE IN BOX
3" = 1'-0"



12 1" DRIP VALVE W/BASKET FILTER
1 1/2" = 1'-0"

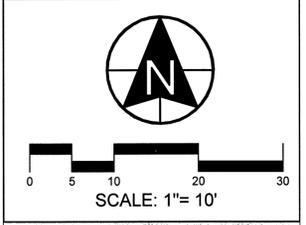
DEVELOPMENT

GATEWAY PARK STORAGE

DEVELOPER

IRON EAGLE DEVELOPMENT

3688 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UT 84005
(801) 404-4200



berg
LANDSCAPE
ARCHITECTS

380 E Main St. Suite 204
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ph. (801) 723-2000

REVISIONS		SEAL
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ACTION	DATE
SITE PLAN	3/6/15

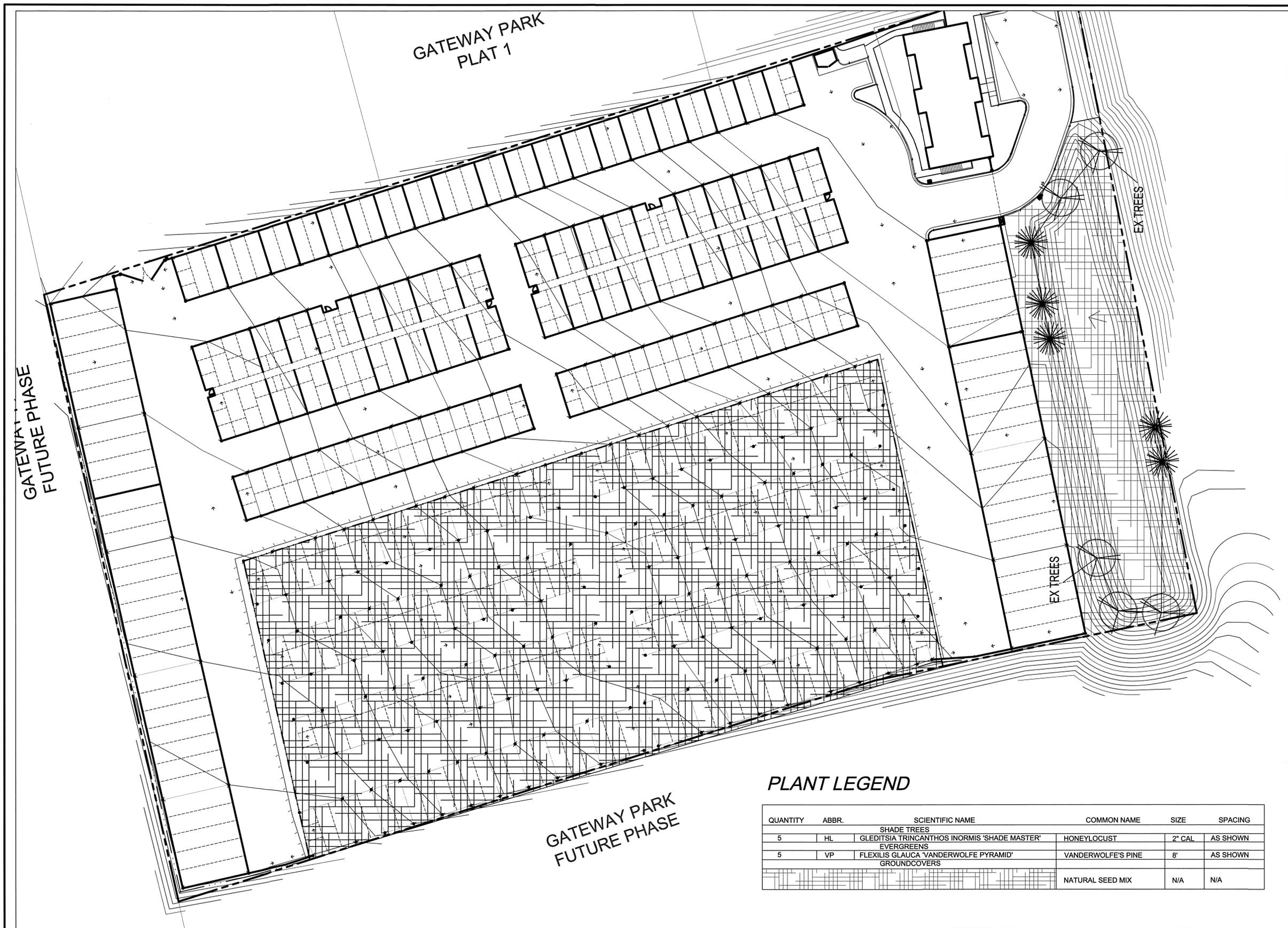
PROJECT

GATEWAY PARK STORAGE

DESCRIPTION

SITE PLAN

SHEET NAME	SHEET NUMBER
IRRIGATION DETAILS	L8



GATEWAY PARK
PLAT 1

GATEWAY
FUTURE PHASE

GATEWAY PARK
FUTURE PHASE

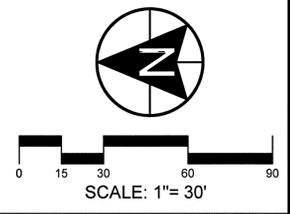
PLANT LEGEND

QUANTITY	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
SHADE TREES					
5	HL	GLEDITSIA TRINCANTHOS 'INORMIS 'SHADE MASTER'	HONEYLOCUST	2" CAL	AS SHOWN
EVERGREENS					
5	VP	FLEXILIS GLAUCA 'VANDERWOLFE PYRAMID'	VANDERWOLFE'S PINE	8'	AS SHOWN
GROUNDCOVERS					
			NATURAL SEED MIX	N/A	N/A

DEVELOPMENT
**GATEWAY
PARK
STORAGE**

DEVELOPER
**IRON
EAGLE
DEVELOPMENT**

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11038 N Highland Blvd Suite 400
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
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3			
4			
5			
6			
7			

ACTION	DATE
SITE PLAN	6/22/2015

PROJECT
**GATEWAY
PARK
STORAGE**

DESCRIPTION
SITE PLAN

SHEET NAME SHEET NUMBER
**POND
LANDSCAPE
PLAN L9**

DEVELOPMENT

EAGLE MOUNTAIN STORAGE

DEVELOPER

IRON EAGLE DEVELOPMENT

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REVISIONS SEAL

NO.	DATE	DESCRIPTION	SEAL
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
SITE PLAN	2/12/15

PROJECT

EAGLE MOUNTAIN STORAGE
GATEWAY PARK SUBDIVISION
LOT 100
9469 N. MT. AIREY DRIVE

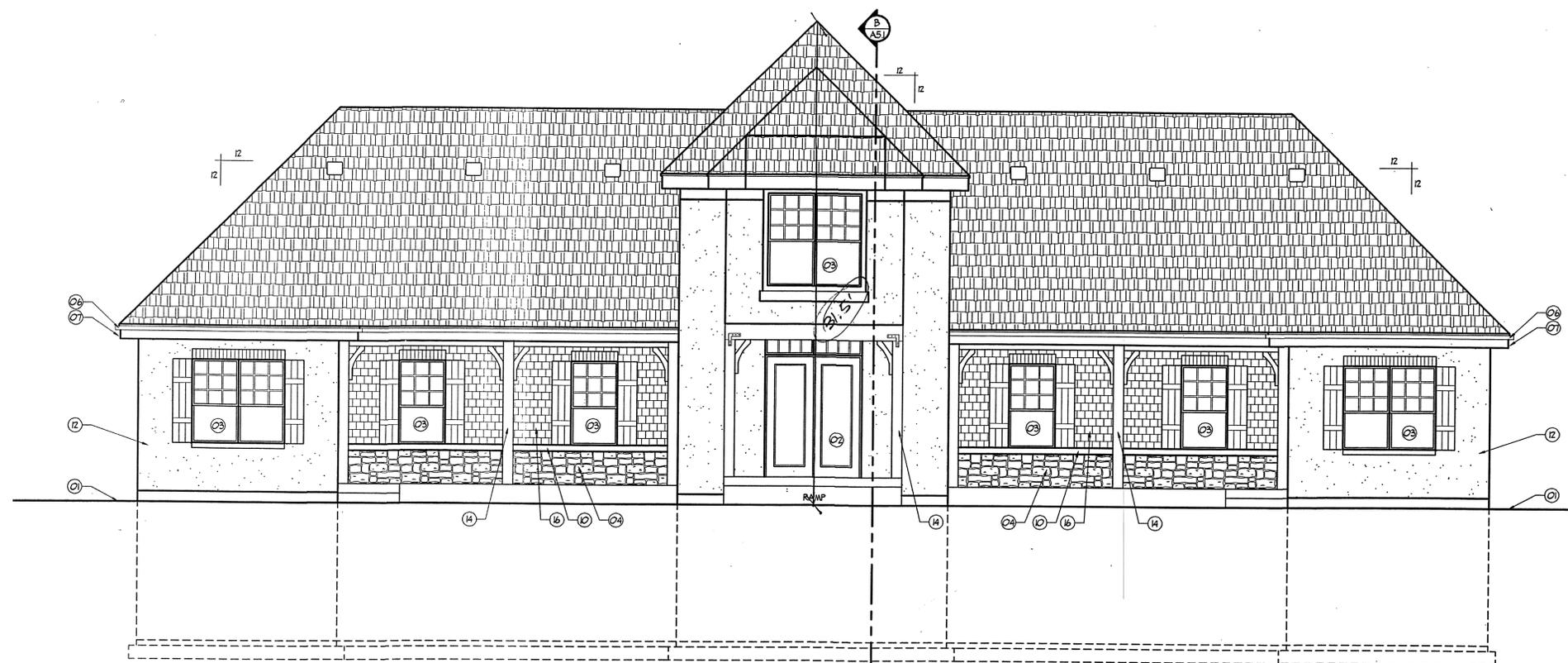
DESCRIPTION

SITE PLAN

SHEET NAME SHEET NUMBER

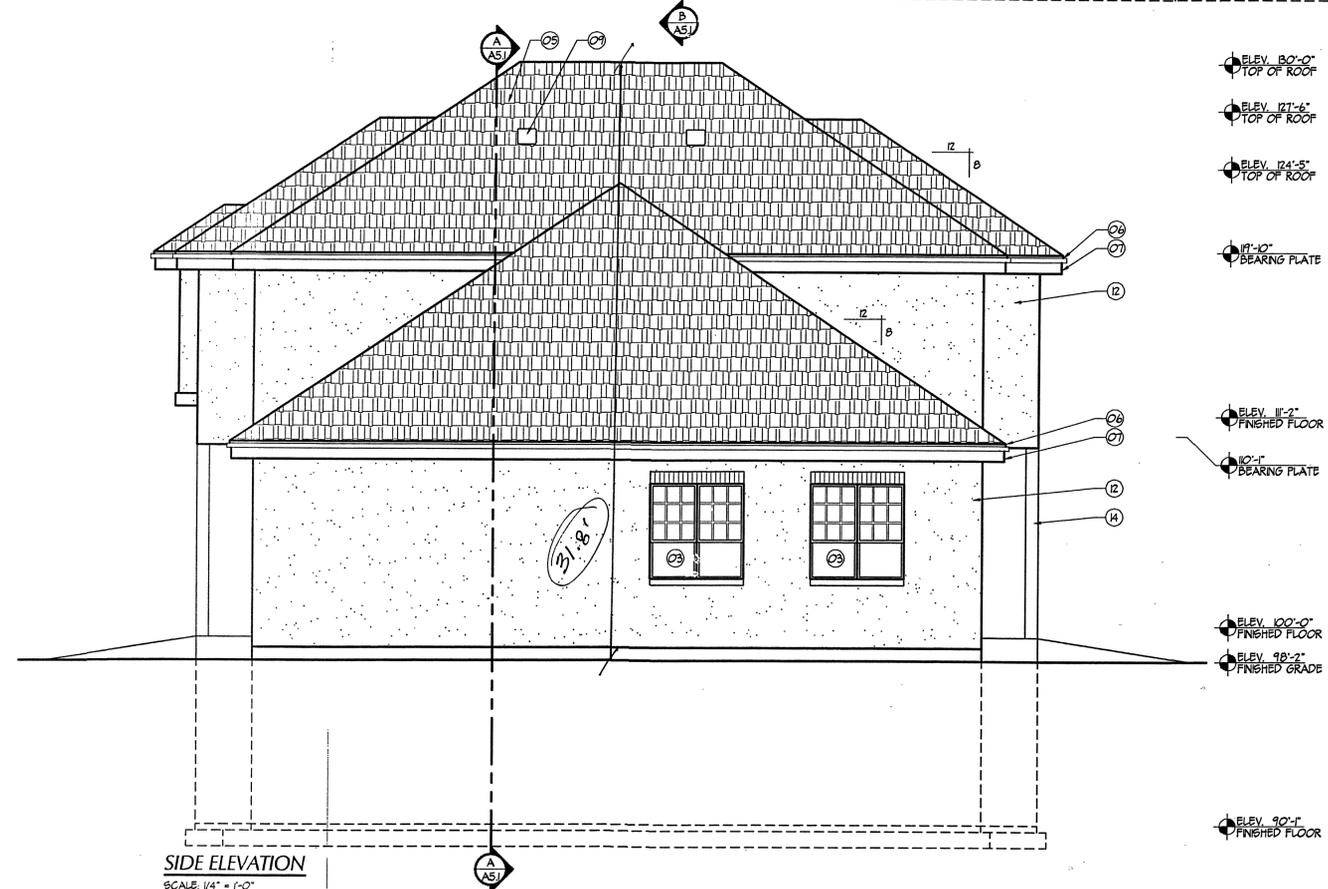
ARCH ELEVATIONS

A1



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

- ELEV. 80'-0" TOP OF ROOF
- ELEV. 121'-6" TOP OF ROOF
- ELEV. 124'-5" TOP OF ROOF
- 12'-0" BEARING PLATE
- ELEV. 11'-2" FINISHED FLOOR
- 10'-1" BEARING PLATE
- ELEV. 100'-0" FINISHED FLOOR
- ELEV. 98'-2" FINISHED GRADE
- ELEV. 90'-1" FINISHED FLOOR

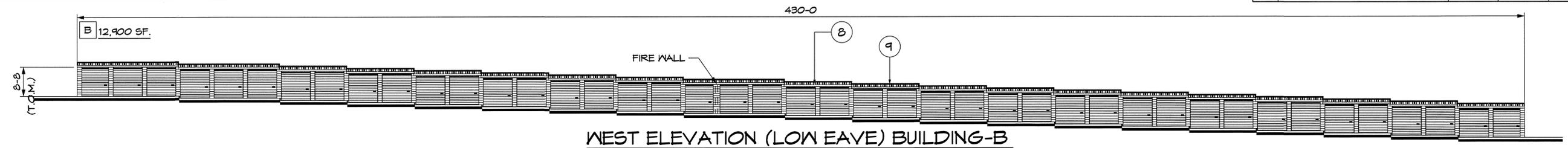


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

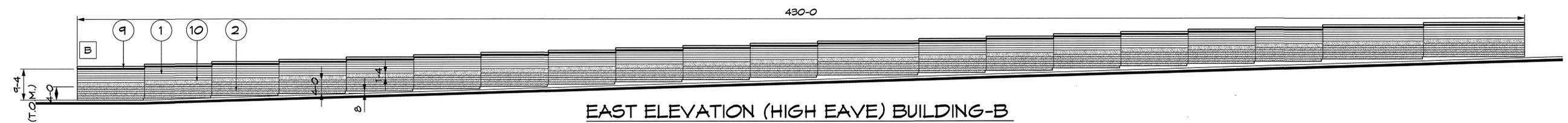
- ELEV. 80'-0" TOP OF ROOF
- ELEV. 121'-6" TOP OF ROOF
- ELEV. 124'-5" TOP OF ROOF
- 12'-0" BEARING PLATE
- ELEV. 11'-2" FINISHED FLOOR
- 10'-1" BEARING PLATE
- ELEV. 100'-0" FINISHED FLOOR
- ELEV. 98'-2" FINISHED GRADE
- ELEV. 90'-1" FINISHED FLOOR

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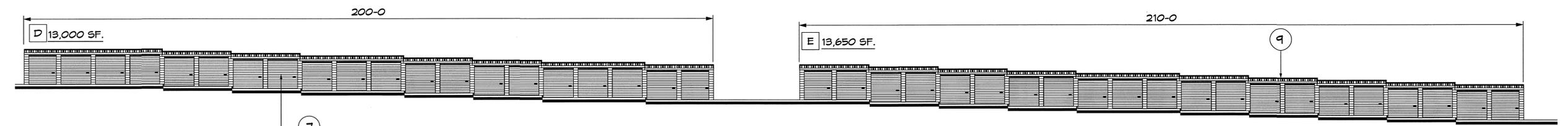
REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
A	BUILDING PERMIT SET	4/2015	BARNETT	TROY
B	BUILDING PERMIT SET	6/2015	BARNETT	TROY



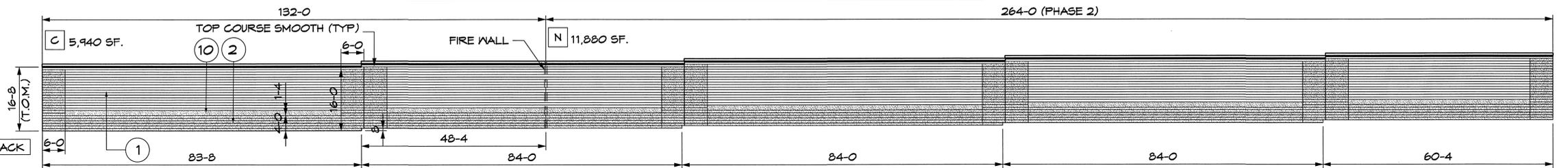
WEST ELEVATION (LOW EAVE) BUILDING-B



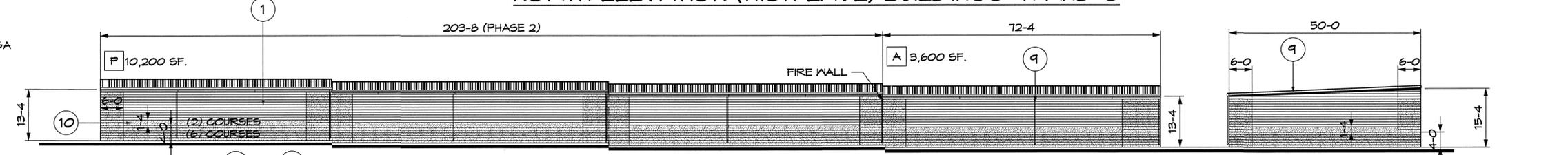
EAST ELEVATION (HIGH EAVE) BUILDING-B



EAST ELEVATION (LOW EAVE) BUILDINGS- D AND E



NORTH ELEVATION (HIGH EAVE) BUILDINGS- N AND C

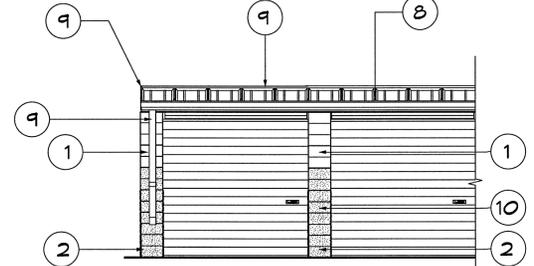


SOUTH ELEVATION (LOW EAVE) BUILDINGS- P AND A

EAST ELEVATION (GABLE) BUILDING A

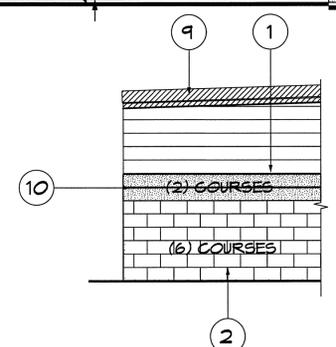
MATERIAL / FINISH COLOR

- 1. SMOOTH 8" CMU / TBD
- 2. SPLIT FACE 8" CMU / TBD
- 3. METAL CAP FLASHING / TBD
- 4. DECORATIVE (ALUMSTAR) IRON GATE AND FENCE / BLACK
- 5. AUTOMATIC IRON LIFT GATE / BLACK
- 6. KEY PAD (CONTROL GATE ACCESS) / BLACK
- 7. EXTERIOR METAL - ROLL UP DOOR'S / TBD
- 8. METAL STANDING SEAM ROOF DECK / GALVALUME 26GA
- 9. METAL FLASHING TRIM STORAGE BUILDINGS / TBD
- 10. SPLIT FACE 8" CMU / TBD
- 11. SMOOTH FACE 8" CMU / TBD



LOW EAVE ELEVATION

(TYP) INSIDE STORAGE PROJECT



MASONRY (COLOR, TYPE, AND DESIGN)

TYPICAL CONSTRUCTION COMPLETE PROJECT

*FINISH AND COLOR (S):
TO BE DETERMINED BY OWNER (S).

THE COLORS SHOWN ARE ONLY FOR CONCEPT AND PRICING OPTIONS AND ARE NOT TO BE CONSTRUCTED UNTIL OWNER AND CITY HAVE APPROVED.



DRAWN BY	TROY NIELSEN
CHECKED	
ENGINEER	LYNN BARNETT
ADDRESS:	P.O. BOX 1248 1199 S. MAIN CENTERVILLE, UT 84014
PHONE:	(801) 294-2450
FAX:	(801) 294-2494
DO NOT SCALE DRAWING	

GATEWAY PARK STORAGE					
9469 N. MT. AIREY					
EAGLE MTN, UTAH					
BARNETT STRUCTURES COPYRIGHT ©					
ELEVATIONS					
SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1/16"=1'-0"	D	1 OF 1	1501	ELE	B

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REVISION				
SYM.	DESCRIPTION	DATE	APPROVAL	CAD
A	BUILDING PERMIT SET	4/2015	BARNETT	TROY
B	BUILDING PERMIT SET	6/2015	BARNETT	TROY



CODE ANALYSIS AND DESIGN CRITERIA

- Governing code IBC 2012
Occupancy S-1 Moderate Hazard (Section 311.1).
Construction II-B NON Combustible (Section 603.1)
- 12,000 Sq. Ft. allowed per Table 503 and Section 403.2.4 (1)
For Non Sprinkled buildings.

PHASE	Building Areas (Square Feet)
PHASE 1	A 13,800 SF. (FIRE WALL REQUIRED)
	B 12,900 SF. (FIRE WALL REQUIRED)
	C 17,820 (FIRE WALL REQUIRED)
	D 13,000 SF. (FIRE WALL REQUIRED)
	E 13,650 SF. (FIRE WALL REQUIRED)
	F 6,000 SF.
	G 6,000 SF.
PHASE 2	H 6,300 SF.
	I 6,000 SF.
	J 6,300 SF.
	K 5,700 SF.
	L 6,300 SF.
M 5,700 SF.	
N 12,900 (FIRE WALL REQUIRED)	
Total SF. Phase 1 = 83,170	
Total SF. Phase 2 = 49,200	

Storage (S-1)

Buildings A,B,C,D,E & N requires a 3 hour fire wall to provide the required

- An 8" masonry wall is provided at all property line interfaces with no openings per Table 705.8. See Drawing(s) for requirements for the 3 hour rated masonry wall. No parapet is required on building(s) with property line interface (1ft) per section 705.11 exception 3.
- Height allowed per Table 503 - 55ft, 2 story.
Max Building height is 10-10 1 story.
- Multiple building on the same property. See Drawing Storage Layout (SL) for assumed property lines. The assumed line shown on this plan indicates that all walls with openings are located a minimum of 10'-0" from property lines. Per table 601 and 602 with II B construction, no fire resistivity is required for these walls. Per Section 705.8, Exception 2, unlimited unprotected openings are permitted.

ADA STATEMENT
ADA REQUIREMENTS HAVE BEEN MET IN THE DESIGN OF THIS PROJECT. ACCESS TO BUILDINGS OR FACILITIES ON THIS SITE FROM SITE ARRIVAL POINTS IS BY VEHICULAR TRAFFIC ONLY. NO PEDESTRIAN ACCESS IS PROVIDED. NO ACCESSIBLE ROUTE IS REQUIRED PER 2012 IBC SECTION 1104.1 AND 1104.2 WITH EXCEPTIONS.

STORAGE LAYOUT PHASE 1 AND 2

Total SF. Phase 1 = 83,170
Total SF. Phase 2 = 49,200
Total 1 & 2 Phases = 132,370

LEGEND:

- T.O.M. = TOP OF MASONRY
- FW = FIRE WALL
- STEP 8" = 8" STEP (TYP)



DRAWN BY	TROY NIELSEN	4/2015
CHECKED		
ENGINEER	LYNN BARNETT	4/2015
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PHONE:	(801) 294-2450	
FAX:	(801) 294-2494	
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EAGLE MTN, UTAH

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STORAGE LAYOUT

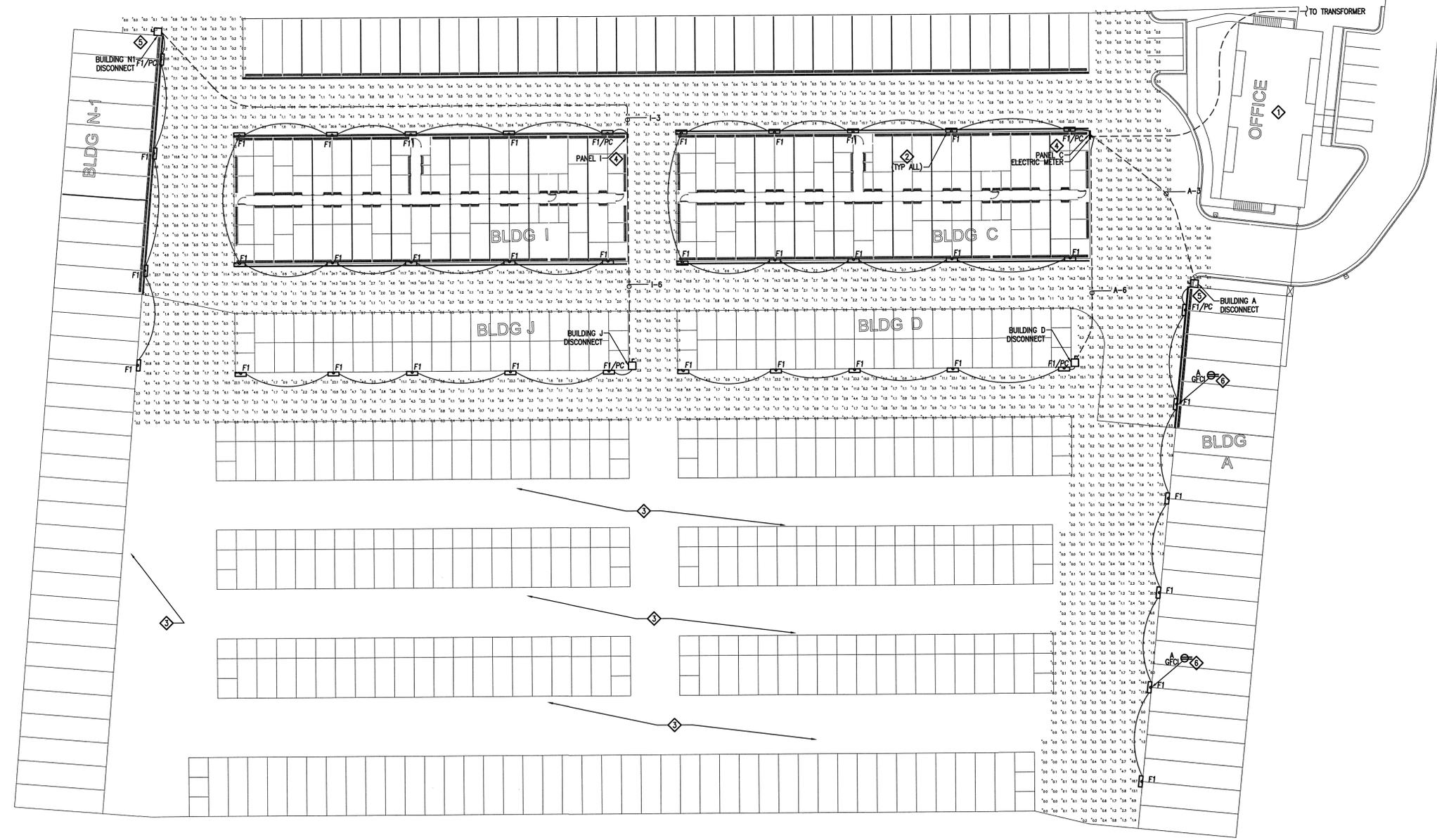
SCALE	SIZE	SHEET	PROJECT #	DRAWING	REV.
1"=40'	D	1 OF 1	1501	SL	B

ELECTRICAL GENERAL NOTES:

1. ALL INDICATED MEASUREMENTS ARE GIVEN IN FOOTCANDLES.

ELECTRICAL KEYED NOTES:

- 1. OFFICE ELECTRICAL BY OTHERS. FIELD VERIFY FINAL LOCATIONS AND DISTANCES BEFORE BIDDING.
- 2. FIXTURE TO BE MOUNTED +8' ABOVE FINISHED GRADE. COORDINATE WITH OWNER FOR FINAL LOCATIONS.
- 3. ELECTRICAL INSTALLATION IN AREAS INDICATED BY THIS NOTE TO BE COMPLETED WITH FUTURE BUILDING PHASES.
- 4. SEE SHEET E1.1 FOR ADDITIONAL INFORMATION ABOUT PANEL C & I CONNECTIONS.
- 5. COORDINATE WITH OWNER FOR FINAL LOCATIONS OF BUILDING DISCONNECT.
- 6. OUTLET TO BE FED FROM LIGHT FIXTURE ABOVE. COORDINATE FINAL LOCATIONS WITH OWNER PRIOR TO BEGINNING ROUGH-IN.



SITE POWER PLAN
SCALE: 1" = 30'-0"



Date:
06-06-2015

GENERAL CONTRACTOR:
MENLOVE CONSTRUCTION INC.
4243 West Nike Drive Suite C
West Jordan, Utah 84088

DATE/REVISION:

NOTE: DO NOT SCALE DRAWING

A NEW PROJECT FOR:
GATEWAY PARK STORAGE
3888 E. CAMPUS DR # 100
EAGLE MOUNTAIN, UTAH

E0.1

RE
ROYAL ENGINEERING
ELECTRICAL MECHANICAL
2836 SOUTH STATE SUITE 100 PROVO, UTAH 84606
PHONE: 801.376.2228 FAX: 801.376.2876
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