



June 3, 2024

Salt Lake City Zoning and Planning

Re: Conditional Use Permit for Concrete Manufacturing at 1055 N Warm Springs Rd (Parcel ID 08264260080000)

Dear Zoning and Planning,

Granite Construction Company (Granite) is seeking a Conditional Use Permit (CUP) for the south portion of Parcel 08-26-426-008-0000 (1055 N Warm Springs Rd) and recently purchased Parcel 08-26-479-006-0000 (805 N Warm Springs Rd). **Attachment A** presents these two parcels along with the proposed site layout. Note that the parcel labelled “Not A Part” (Parcel 08-26-476-001-0000) on **Attachment A** is owned by Utah Department of Transportation (UDOT) and is not included in the proposed site layout. Additionally, the UDOT parcel is not included in this CUP application.

The current use of Parcel 08-26-426-008-0000 is equipment storage. Granite is interested in manufacturing concrete on the southern half of this parcel and Parcel 08-26-479-006-0000 (**Attachment A**). The parcel is currently zoned as M-1 property; therefore, based on [21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts](#), qualifying provisions listed for concrete manufacturing are:

12. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
19. Consult the water use and/or consumption limitations of Subsection [21A.33.010.D.1](#).

It is Granite’s understanding that qualifying provisions 13 and 19 do not apply to our proposed concrete manufacturing facility since the facility (1) is not located within or near the eco-industrial buffer area of the northwest quadrant overlay district and (2) will not consume more than 200,000 gallons of water per day.

In response to qualifying provision 12, no use or any accessory use of the proposed concrete manufacturing facility is located within 1000-feet (ft) of an R-1 or R-2 zoned area, the property is within 1000-ft of an R-1-5000 zoned area (**Attachment A**).

Granite intends to comply with the City Code [21A.48.110](#) (Freeway Scenic Landscape Setback) along the western property boundary as it parallels Interstate 15. This set back currently exists and is estimated to be 800-feet long and 20-feet wide, equaling a total area of 16,000 square feet. However, the current setback area does not meet the shade tree requirements listed in City Code City Code 21A.48.110.E.1, which is one shade tree per 300 square feet of setback area. Therefore, up to 54 evergreen trees will be planted along the setback area (**Attachment A**). Native grasses, wildflowers, and shrubs currently vegetate the existing setback area. An

irrigation system will be installed to supply water to the freeway scenic landscape setback. If additional grass, wildflowers, and/or shrubs are necessary, drought tolerant species will be planted.

Attachment B shows which utilities are located on and near the propose concrete manufacturing facility along with the utility size. This utility plan was provided by Salt Lake City and updated with the proposed concrete plant layout.

Attachment C provides the proposed concrete mixer travel routes to avoid increased truck traffic in residential areas. This site access map will be provided electronically to all drivers accessing the facility. Additionally, all drivers will be verbally informed of this proper site access.

The site will have a slight negative west-southwest slope towards the detention basin shown on **Attachment A** to collect and maintain any surface water runoff on-site.

Attachment D is the completed CUP application and receipt.

Attachment E is the signed affidavit to procure a CUP for the property of interest.

Attachment F is a copy of the completed Traffic Impact Study report.

Table 1 summarizes the communicates between Granite and the applicable regulatory agency regarding the environmental performance standards pertains to the proposed facility. These correspondences were in response to [Code 21A.36.180: Environmental Performance Standards](#). **Attachment G** contains a copy of these correspondences.

Table 2 summarizes parking and additional access road information based [Code 21A.44 Off Street Parking, Mobility, and Loading](#) and the assumption that 35 employees will be on-site daily (25 drivers and up to 10 full-time on-site).



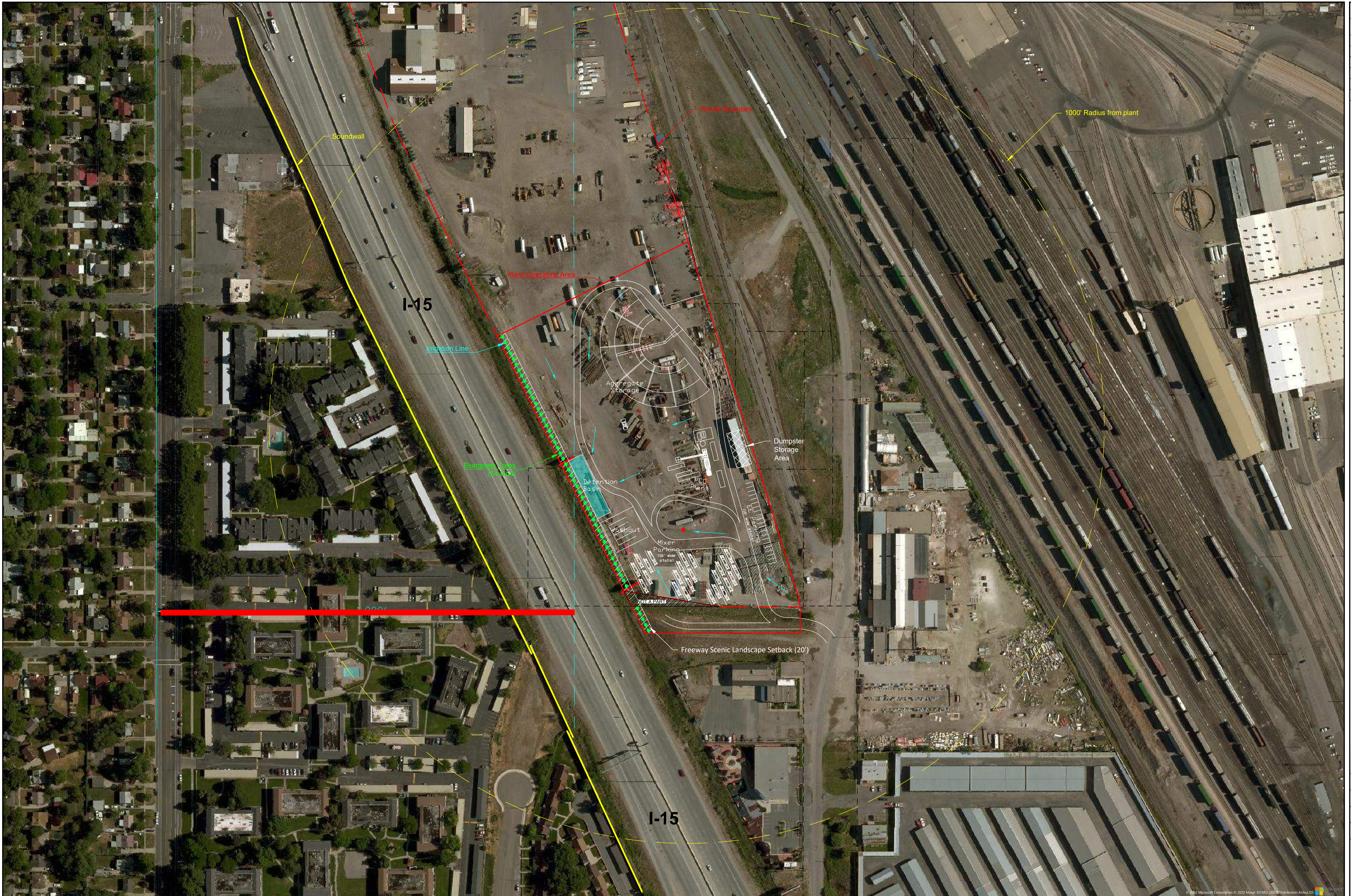
ADDITIONAL INFORMATION

Granite believes the proposed facility will be compatible with the area for the following reasons:

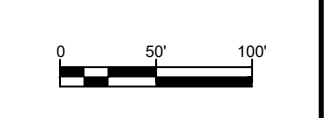
1. The area is already zoned for light manufacturing.
2. Concrete demands continue to increase along the Wasatch Front and this central location will reduce haul-length between project sites and the concrete manufacture facility; ultimately reducing the carbon emissions.
3. Granite will submit for coverage under the General Industrial Stormwater.
4. Aggregate conveyed on-site will all be covered to mitigate fugitive dust.
5. A fugitive dust control plan will be developed and implemented.
6. The facility will generate limited noise and there is an existing noise barrier wall along the east side of I-15 (**Attachment A**).

Additional information required by CUP application:

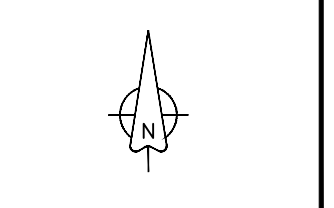
- Hours of Operation: 0600 – 1900
- Adjacent Land Uses:
 - North: Industrial
 - West: Interstate (I-15)
 - East: Industrial
 - South: Industrial
- Estimated maximum number of concrete mixer trips per day: 88
- Estimated maximum number of employee vehicle trips per day: 40
- Total number of employees at highest shift: 5-20
- Estimated maximum number of concrete mixers stored on-site: 20-25
- No dwelling units are included in this project
- Construction Type
 - Road access at south end of property
 - Culinary water meter and sewer hookup
 - Electrical meter drop
 - Road construction through facility
 - Concrete detention base
 - Installation of concrete manufacture plant
- Exterior Construction Materials
 - Concrete
 - Road base
 - Concrete manufacturing equipment
- Mosquito Abatement
 - If necessary, the Operator will work closely with the SLC Mosquito Abatement District to mitigate potential mosquito issue(s). If there is standing water on site (e.g., in the proposed retention basin) the Operator will request mosquito control service through the [online portal](#).



Revisions	



**Warm Springs Yard
Portable PCC Layout**



August 9, 2022
 Design: BJC
 Drawn: BJC
 Scale: 1" = 100'
 Drawing Number:
F - 1
1 OF 1



Granite property boundary and layout added by BJC (estimate)

Note: Locations are approximate
Date: 2/23/2022



Water Main	Sewer Main	Canal
Private Water Main	Storm Mains	Ditch
Private Sewer Main	Irrigation	Street Light



1000 - 1055 N Warm Springs Rd, Salt Lake City, UT



Table 1. Regulatory Agencies Communications ([21A.36.180: Environmental Performance Standards](#))

Environmental Category	Agency	Agency Response	Agency Requirements
Noise	Salt Lake Valley Health regulation noise control	Appendix G-1	Restricted hours of operation: 2200 – 0700.
Air Pollution	Utah Department of Air Quality	Appendix G-2	Operate within the parameters of the Small Source Exemption issued in 2018.
	Salt Lake Valley Health regulation air pollution control	Appendix G-3	Provide a copy of fugitive dust control plan once it is available.
Odors	Salt Lake Valley Health regulation air pollution control	Appendix G-3	None
Toxic Substances	Salt Lake Valley Health regulation solid waste management facilities	Appendix G-4	Prepare an SPCC plan and include spill report hotline phone numbers: 385-468-3862 (SLC Water Quality Bureau) and 801-580-6681 (after hours number)
	State of Utah division of solid and hazardous waste	Appendix G-5	See Appendix F-5
Water Pollution	State of Utah division of water quality	Appendix G-6	Submit a notice of intent for coverage under the multi-sector general permit (Sector E) prior to beginning operations.
	State of Utah division of drinking water	Appendix G-7	If drinking water pipe length within facility property boundary exceeds 500 feet; reference and implement R309-100-4(2)(d).
Radiation Hazards	State of Utah division of radiation control	Not Applicable; No radioactive material associated with this facility	Not Applicable; No radioactive material associated with this facility

Table 2. Parking Summary and Additional Site Information (21A.44 Off Street Parking, Mobility, and Loading)

Parking Type	Parking Requirements	Est. Employees On-Site/Company Vehicles	Minimum Required Parking Based on # Employees On-Site	Proposed Parking Quantity	Stall Width (ft)	Aisle Width (ft) ^e	Vehicle Projection (ft)
Employee Parking Stalls ^a	1 stall per 3 employees	10 Employees	11.7	20	10	24.1	18
ADA Parking Stalls ^b	1 per 25 stalls	--	1	1	10	24.1	18
Company Vehicle Parking ^c	1 stall per company vehicle	25 Mixers	25	25	16	29	41
Bicycle ^d	2 bicycle parking spaces	--	2	2	--	--	--
Additional Parking & Access Road Information							
Site Feature	Width (ft)		Surface Type				
Ingress/Egress Road	30		Asphalt				
Internal Road	15		Asphalt Millings				
Parking Stall (Employee & Company Vehicle)	10 & 16		Asphalt Millings				

NOTES

^a City Code 21A.44.030.G; located most proximal the ready-mix facility.

^b City Code 21A.44.020.D

^c City Code 21A.44.030.G

^d City Code 21A.44.050.B.3.c(1); located near southernmost employee parking stall (see Attachment A).

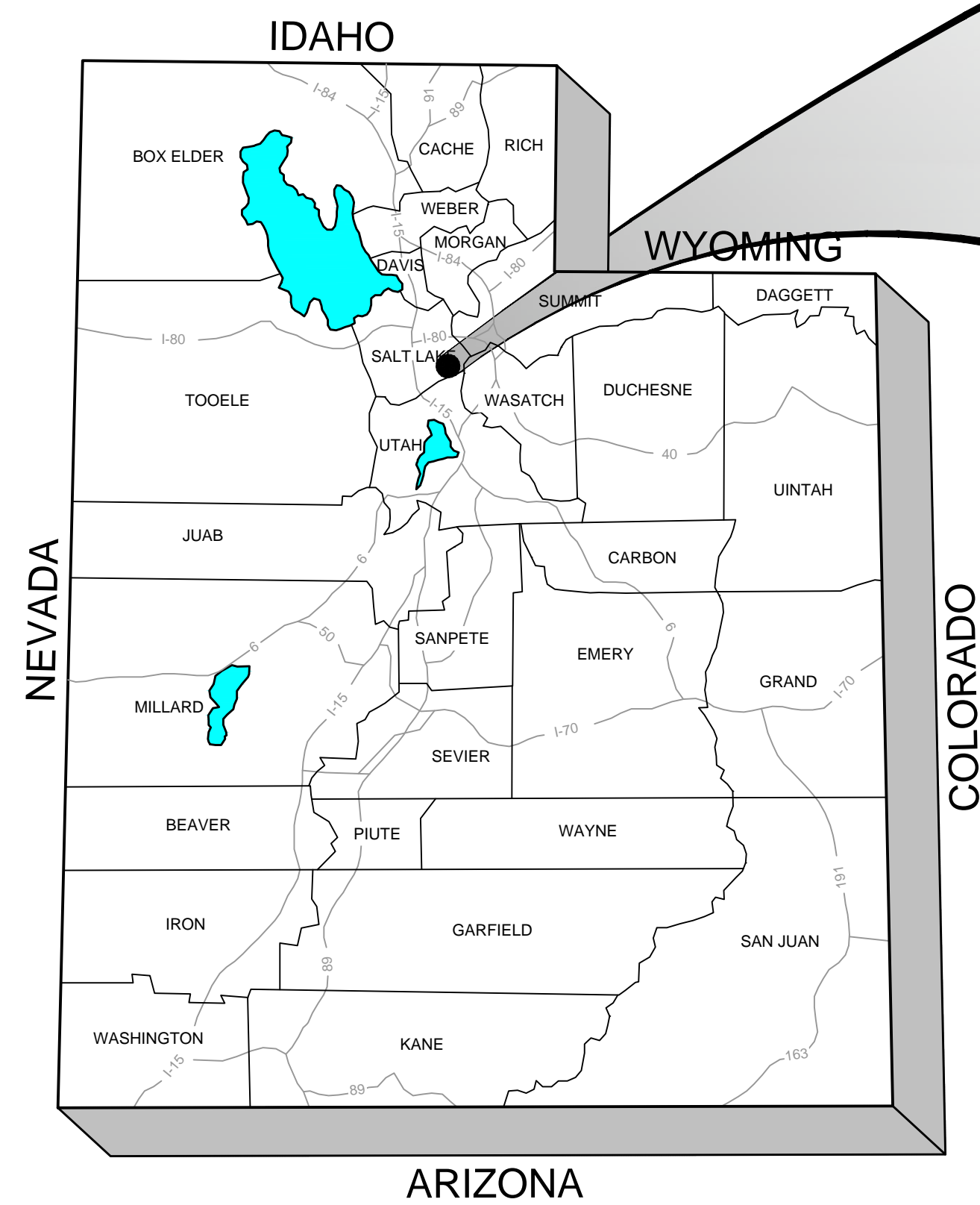
^e Note that employee parking stalls are positioned in a single row of 90 degree stalls; however, a 24.1' "aisle" from the end of the parking stalls and the internal access road will be maintained to comply with City Code 21A.44.020.E, Table 21A.44.020.

SITE PLAN SUBMITTAL

FOR A CONDITIONAL USE PERMIT

AMERICAN EAGLE PCC PLANT

825 NORTH WARM SPRINGS ROAD SALT LAKE CITY, UT 84116



STATE MAP



VICINITY MAP



PROJECT SITE

BASIS OF BEARING:
 BEG N 89,5929° W 66.35 FT & N 63.92 FT FR CENTERLINE INTERSECTION MONUMENT OF 800 NORTH & 700 WEST STREETS, SAID POINT BEING N 89,5929° W 2.11 FT FR SE COR LOT 1, BLK 107, PLAT C, SLC SUR; N 89,5929° W 207.68 FT; N 80,5244° W 225 FT; N 27,0003° W 502.14 FT; N 26,1203° W 344.40 FT; N 26,5522° W 134.93 FT; N 25,5658° W 225.64 FT; NWLY 331.63 FT ALONG A 2769.9 FT RADIUS CURVE TO R (CHD N 20,4713° W 331.43 FT); S 89,5934° E 0.39 FT; N 00,3649° E 132.11 FT; S 89,5934° E 107.83 FT; S 72,4754° E 181.44 FT; S 89,5528° E 310.64 FT; S 00,0055° E 78.92 FT; S 89,5934° E 43.95 FT; S 17,1857° E 691.36 FT; S 22,3746° E 143.03 FT; S 17,1800° E 669.64 FT; SWLY 23.85 FT ALONG A 2259 FT RADIUS CURVE TO R (CHD S 09,1331° E 23.85 FT) TO BEG. 19.34 AC MOR L 4615-1195 5197-0002 5568-0329 5789-0831

ENGINEER:
HORROCKS ENGINEERS
 2162 West Grove Pkwy., Ste 100
 Pleasant Grove, UT 84062
 (801) 763-5100
 CONTACT: RUSSELL SKUSE

APPLICANT:
 AMERICAN EAGLE READY MIX
 132 EAST 14075 S SUITE 300
 DRAPER, UT 84020
 CONTACT: DOUG CLEMENTS

OWNER:
 GRANITE CONSTRUCTION COMPANY
 825 WEST WARM SPRINGS ROAD
 SALT LAKE CITY, UT
 CONTACT: QUIN BINGHAM

SHEET INDEX		
PAGE #	SHEET#	SHEET TITLE
1	SP.1.0	COVER SHEET- SITE PLAN
2	SP.1.1	SITE PLAN
3	SP.1.2	SITE PLAN DETAILS
4	LS.1.0	LANDSCAPE PLAN
5	LS.1.1	LANDSCAPE DETAILS
6	IR.1.0	IRRIGATION PLAN
7	IR.1.1	IRRIGATION DETAILS



Know what's below.
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WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

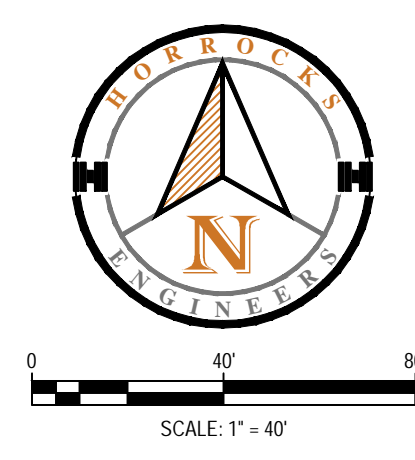
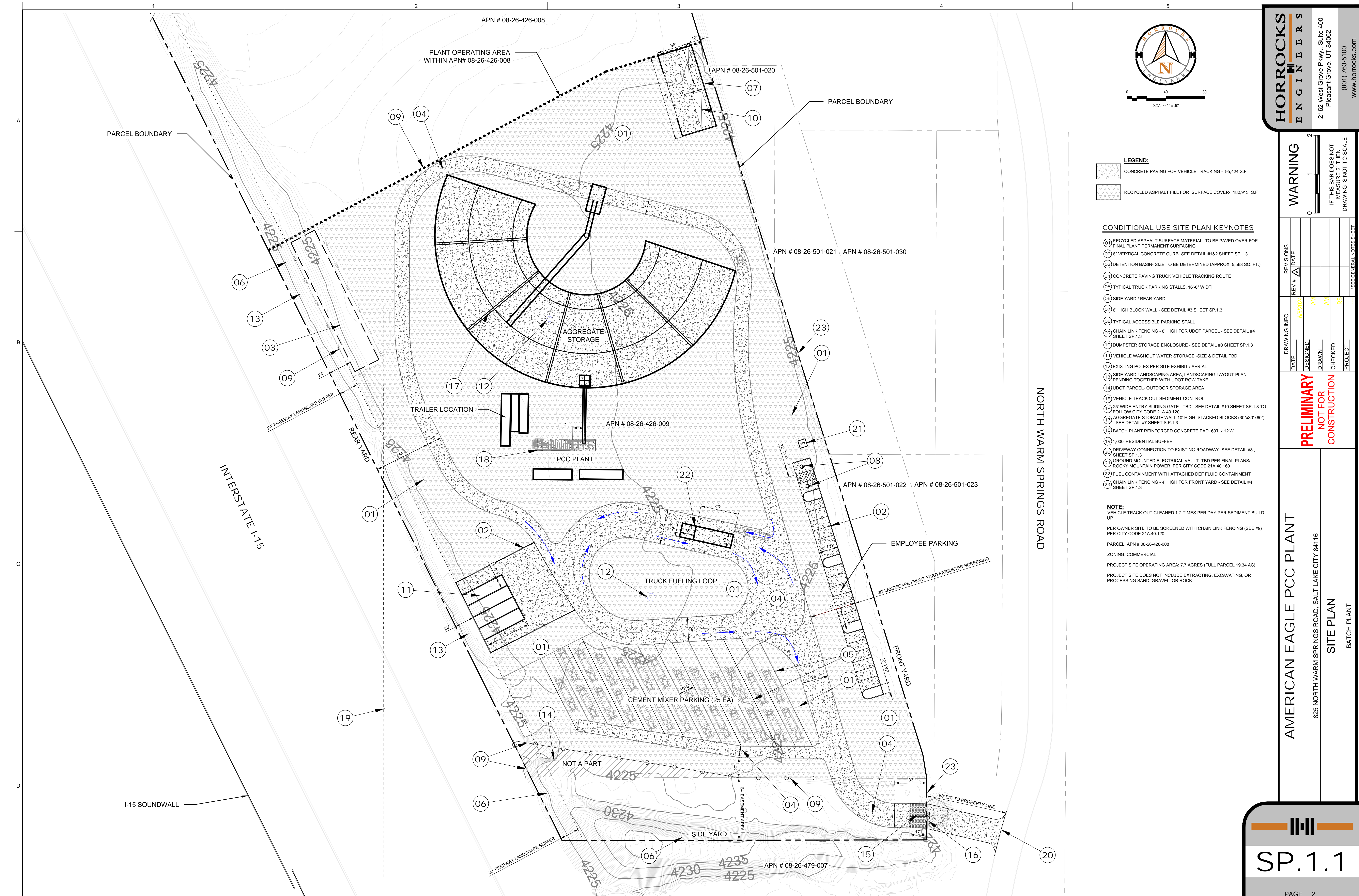
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DESIGNED	AM	6/5/2024
DRAWN	AM	
CHECKED	RS	
PROJECT		

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AMERICAN EAGLE PCC PLANT
 825 NORTH WARM SPRINGS ROAD, SALT LAKE CITY 84116
 COVER SHEET- SITE PLAN
 BATCH PLANT

SP.1.0

PAGE 1



- LEGEND:**
- CONCRETE PAVING FOR VEHICLE TRACKING - 95,424 S.F.
 - RECYCLED ASPHALT FILL FOR SURFACE COVER - 182,913 S.F.

CONDITIONAL USE SITE PLAN KEYNOTES

- 01 RECYCLED ASPHALT SURFACE MATERIAL - TO BE PAVED OVER FOR FINAL PLANT PERMANENT SURFACING
- 02 6" VERTICAL CONCRETE CURB- SEE DETAIL #1&2 SHEET SP.1.3
- 03 DETENTION BASIN- SIZE TO BE DETERMINED (APPROX. 5,568 SQ. FT.)
- 04 CONCRETE PAVING TRUCK VEHICLE TRACKING ROUTE
- 05 TYPICAL TRUCK PARKING STALLS, 16'-6" WIDTH
- 06 SIDE YARD / REAR YARD
- 07 6' HIGH BLOCK WALL - SEE DETAIL #3 SHEET SP.1.3
- 08 TYPICAL ACCESSIBLE PARKING STALL
- 09 CHAIN LINK FENCING - 6' HIGH FOR UDOT PARCEL - SEE DETAIL #4 SHEET SP.1.3
- 10 DUMPSTER STORAGE ENCLOSURE - SEE DETAIL #3 SHEET SP.1.3
- 11 VEHICLE WASHOUT WATER STORAGE - SIZE & DETAIL TBD
- 12 EXISTING POLES PER SITE EXHIBIT / AERIAL
- 13 SIDE YARD LANDSCAPING AREA, LANDSCAPING LAYOUT PLAN HANGING TOGETHER WITH UDOT ROW TAKE
- 14 UDOT PARCEL- OUTDOOR STORAGE AREA
- 15 VEHICLE TRACK OUT SEDIMENT CONTROL
- 16 25' WIDE ENTRY SLIDING GATE - TBD - SEE DETAIL #10 SHEET SP.1.3 TO FOLLOW CITY CODE 21A.40.120
- 17 AGGREGATE STORAGE WALL 10' HIGH STACKED BLOCKS (30"x30"x60") - SEE DETAIL #7 SHEET SP.1.3
- 18 BATCH PLANT REINFORCED CONCRETE PAD- 60'L x 12'W
- 19 1,000' RESIDENTIAL BUFFER
- 20 DRIVEWAY CONNECTION TO EXISTING ROADWAY - SEE DETAIL #8, SHEET SP.1.3
- 21 GROUND MOUNTED ELECTRICAL VAULT - TBD PER FINAL PLANS/ ROCKY MOUNTAIN POWER, PER CITY CODE 21A.40.160
- 22 FUEL CONTAINMENT WITH ATTACHED DEF FLUID CONTAINMENT
- 23 CHAIN LINK FENCING - 4' HIGH FOR FRONT YARD - SEE DETAIL #4 SHEET SP.1.3

NOTE:
 VEHICLE TRACK OUT CLEANED 1-2 TIMES PER DAY PER SEDIMENT BUILD UP
 PER OWNER SITE TO BE SCREENED WITH CHAIN LINK FENCING (SEE #9) PER CITY CODE 21A.40.120
 PARCEL: APN # 08-26-426-008
 ZONING: COMMERCIAL
 PROJECT SITE OPERATING AREA: 7.7 ACRES (FULL PARCEL 19.34 AC)
 PROJECT SITE DOES NOT INCLUDE EXTRACTING, EXCAVATING, OR PROCESSING SAND, GRAVEL, OR ROCK

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CHECKED	RS	
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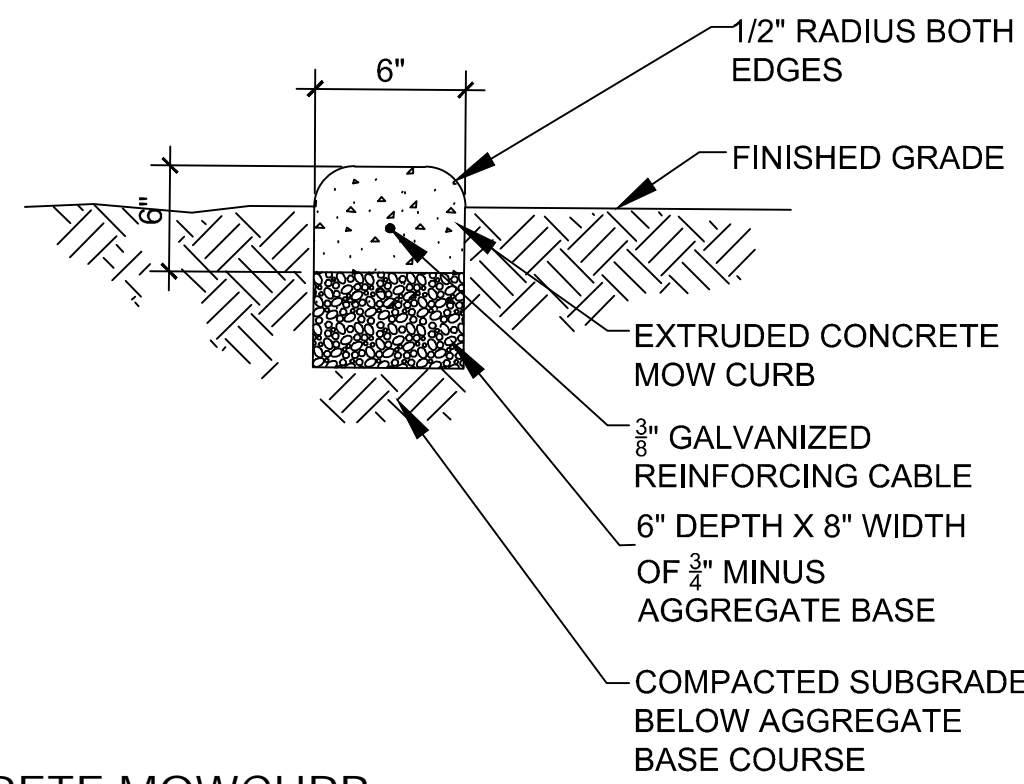
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AMERICAN EAGLE PCC PLANT
 825 NORTH WARM SPRINGS ROAD, SALT LAKE CITY 84116
SITE PLAN
 BATCH PLANT

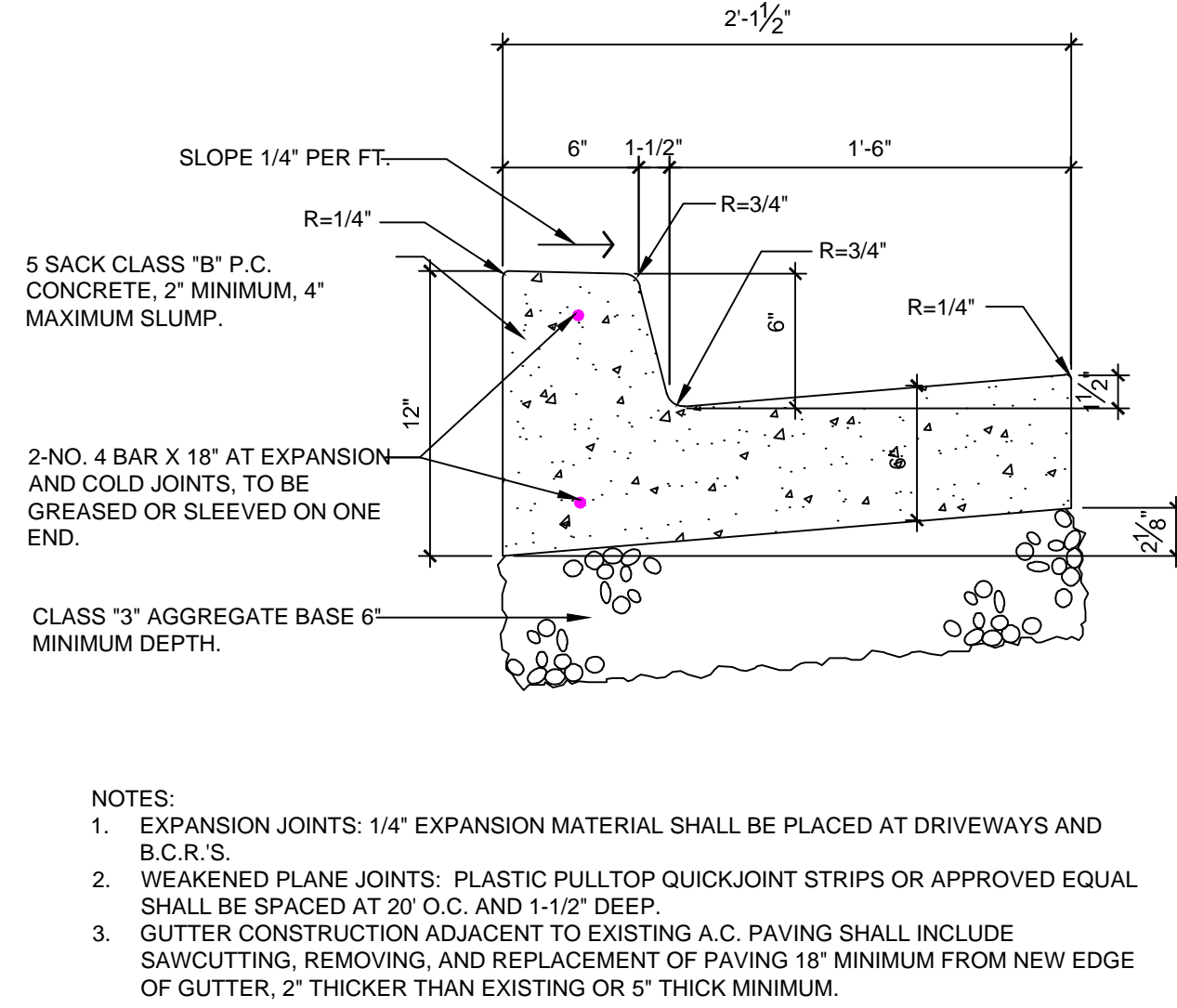
SP.1.1
 PAGE 2

NOTES:

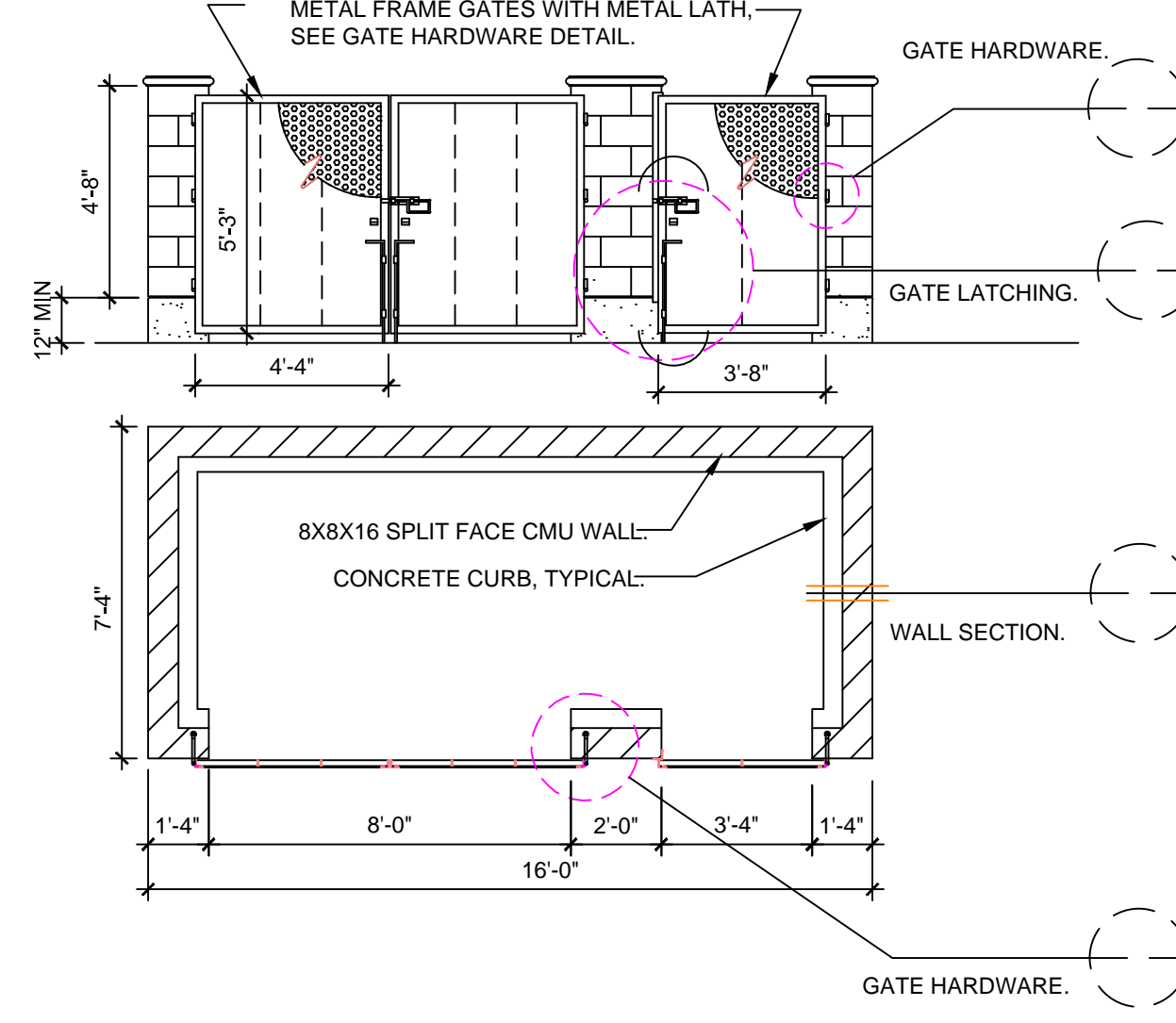
- WHEN INSTALLING CONCRETE MOWCURB FOR CURVED PLANTER BEDS MAKE SURE THAT CURVES ARE SMOOTH AND EVEN.
- LANDSCAPE ARCHITECT TO APPROVE PRIOR TO BACKFILL.



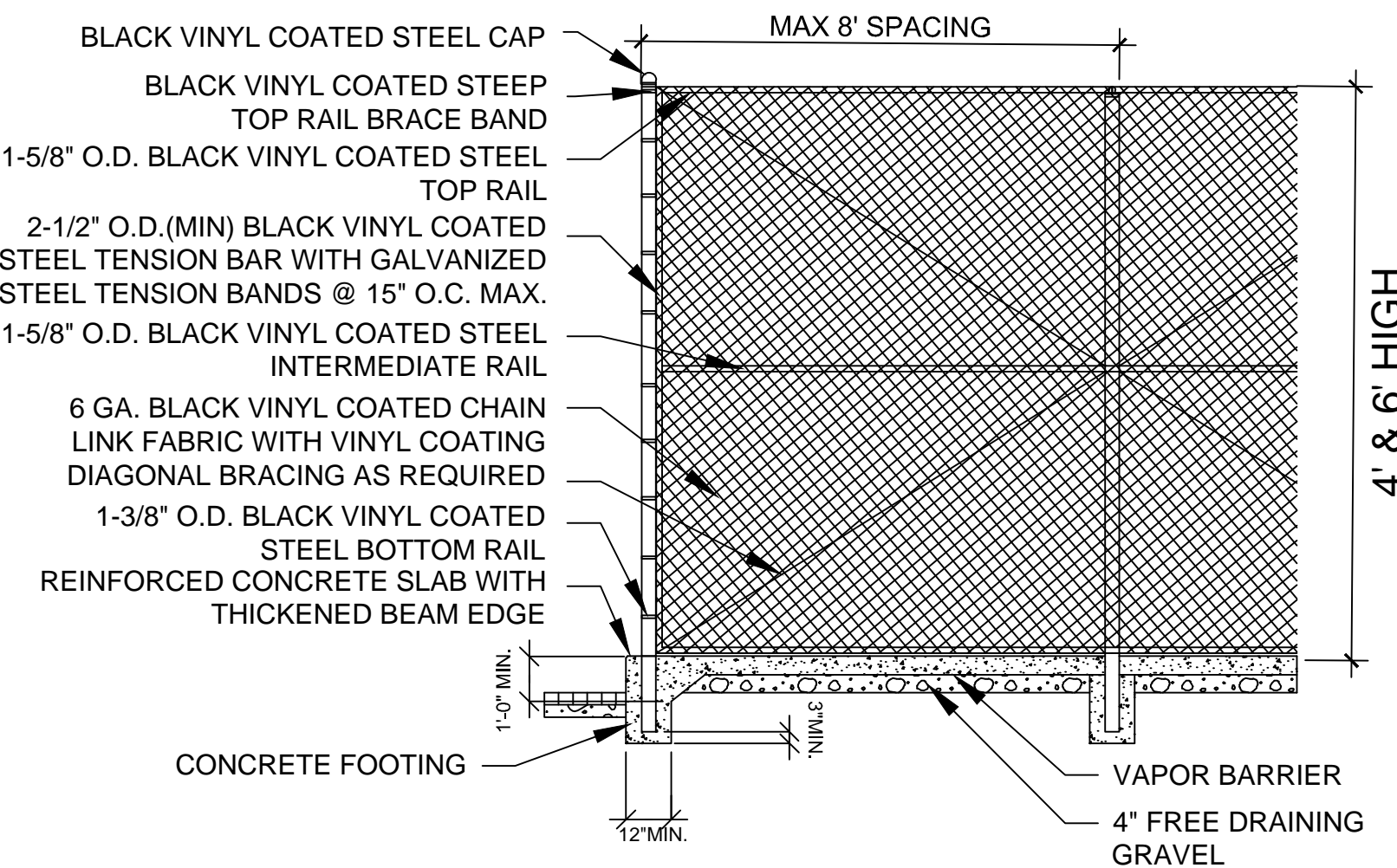
1 CONCRETE MOWCURB
NOT TO SCALE H-PAV-CRB-31



2 CONCRETE CURB AND 18" GUTTER
1 1/2" = 1'-0" FX-SI-FX-CUR-01

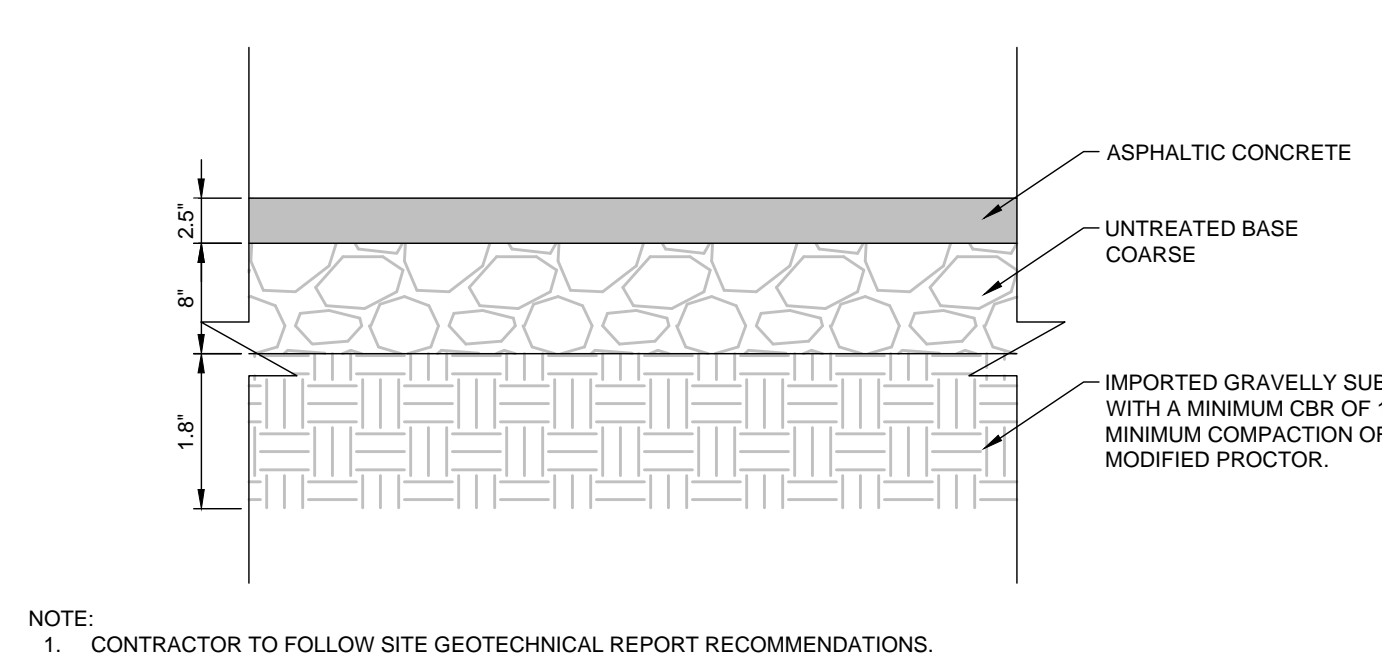


3 TRASH ENCLOSURE PLAN AND ELEVATION & IMAGE
1/4" = 1'-0" FX-SI-FX-TRSH-01

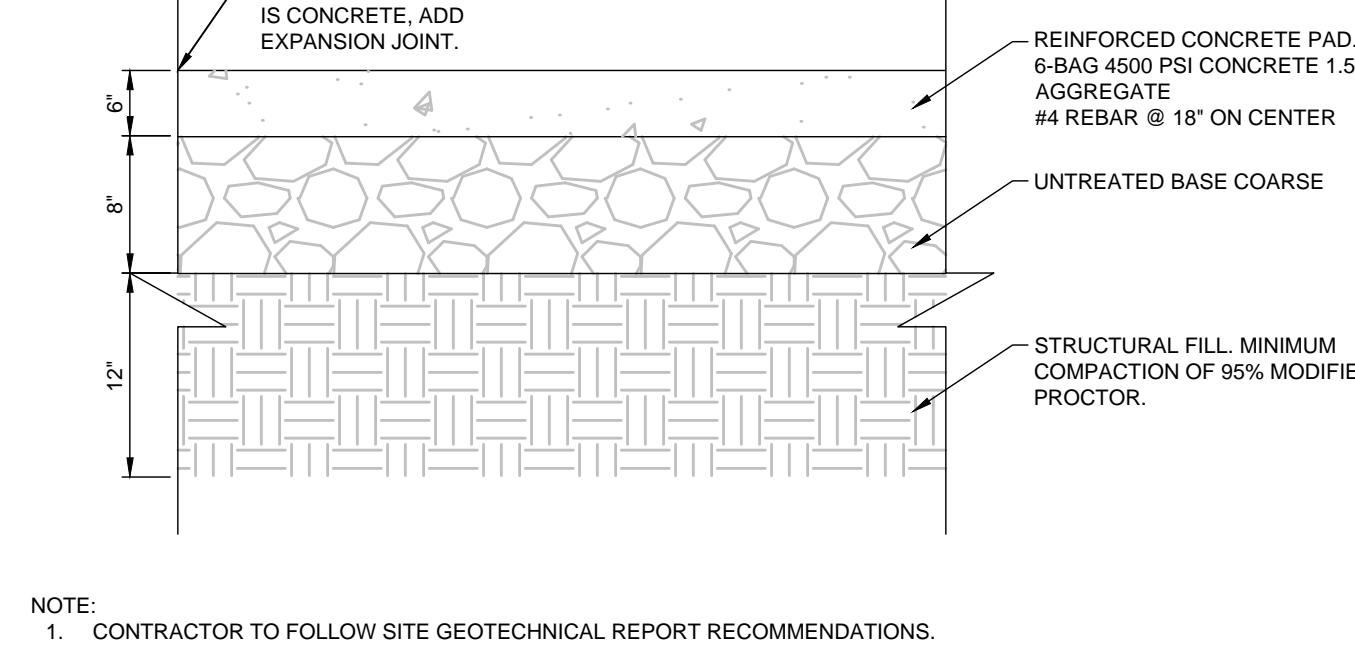


4 TYPICAL CHAIN LINK FENCING
NOT TO SCALE H-FRN-FNC-CHN-51

NOTE:
6' HIGH SIDE AND REAR YARDS, 4' HIGH FRONT YARD, PER CITY CODE 21A.40.120



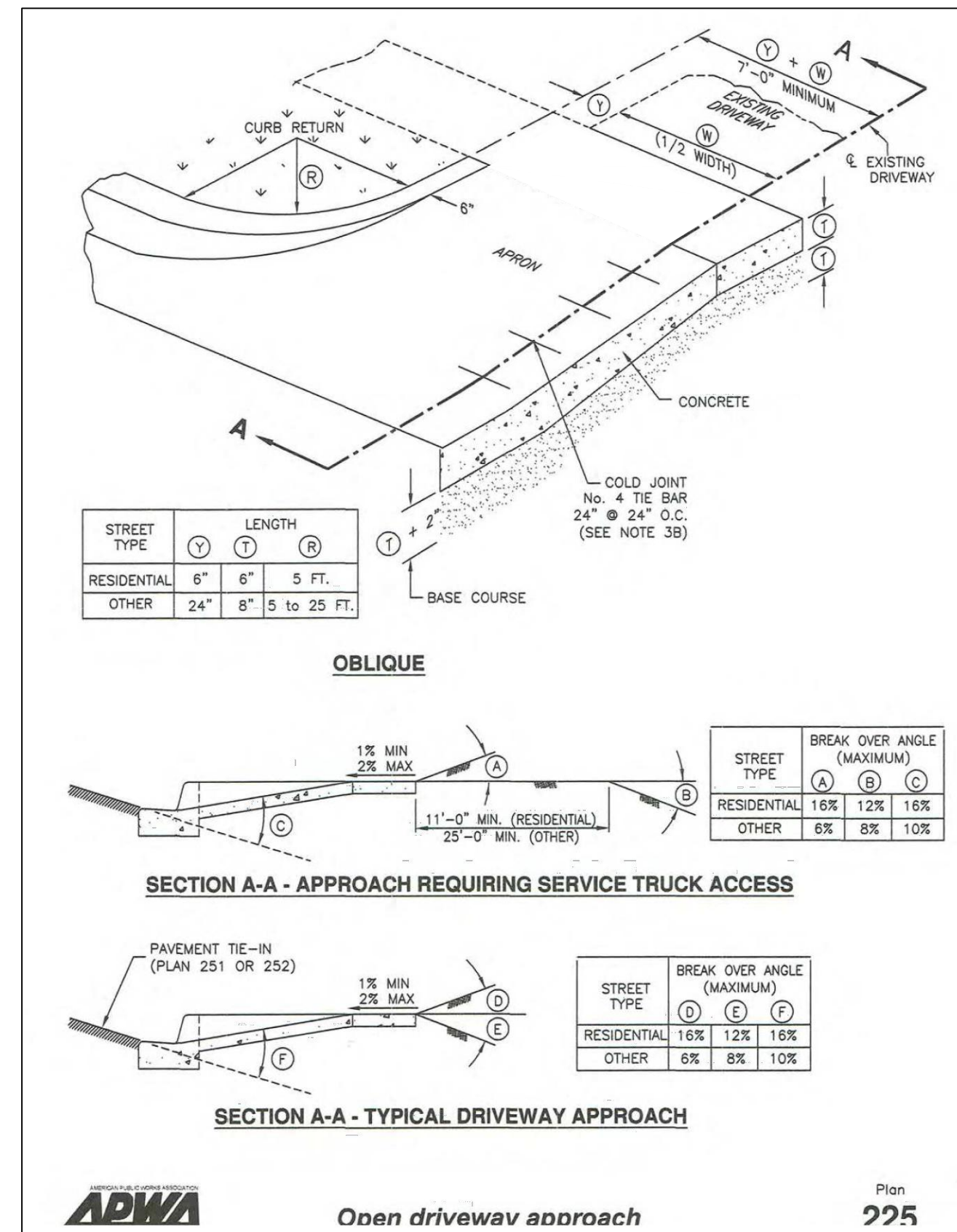
5 ASPHALT PAVEMENT
NTS DETAIL-FILE



6 CONCRETE PAVEMENT
NTS DETAIL-FILE

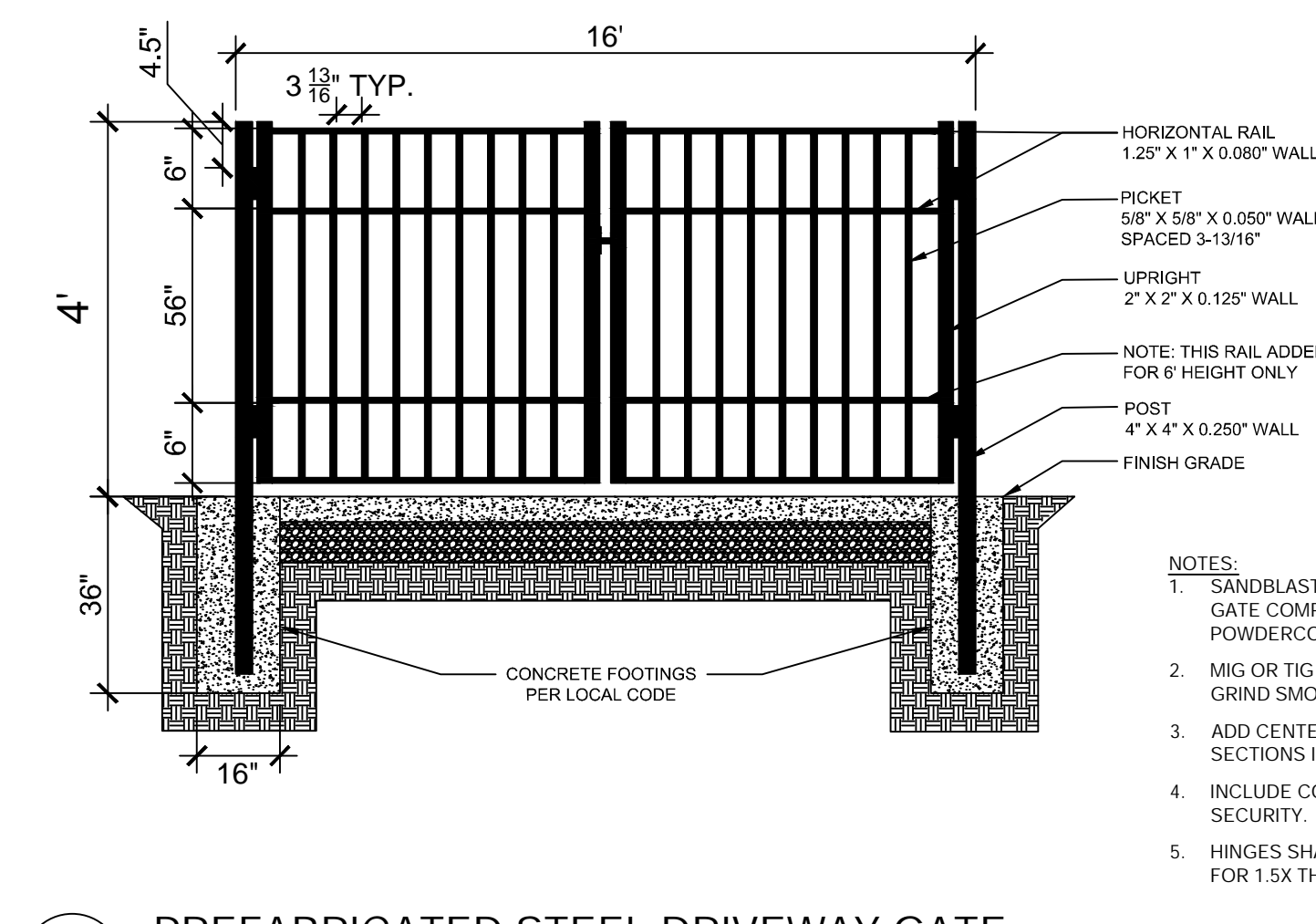


7 AGGREGATE STORAGE BLOCKS 30"x30"x60"
NTS DETAIL-FILE



8 APWA DRIVEWAY DETAIL
3/4" = 1'-0" DETAIL-FILE

NOTE:
4' HIGH GATE FRONT YARD, PER CITY CODE 21A.40.120

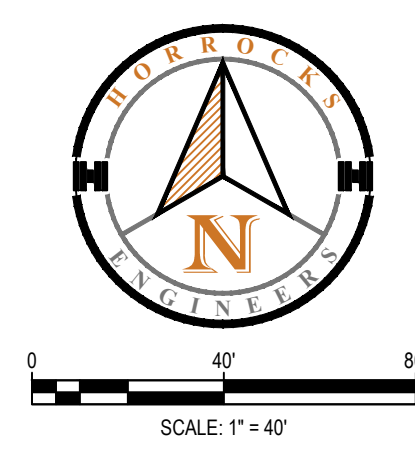
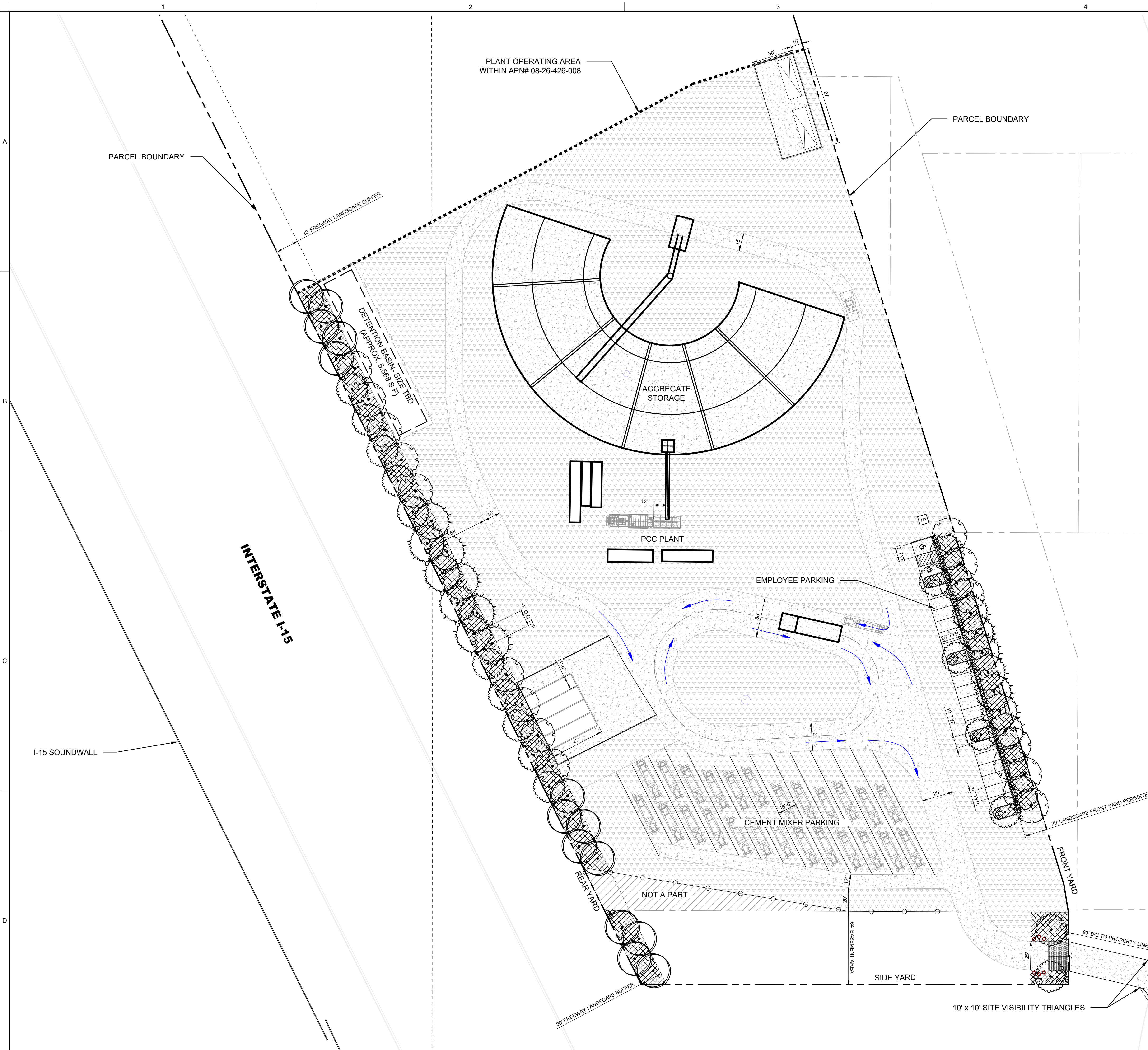


9 PREFABRICATED STEEL DRIVEWAY GATE
NOT TO SCALE H-FRN-FNC-STL-105

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	65502		AM	AM	RS

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE	B & B	2"	19	25'-40' MATURE HEIGHT & WIDTH
	GLEDITSIA TRIACANTHOS F. INERMIS THORNLESS HONEY LOCUST	B & B	2"	16	40'-65' MATURE HEIGHT, 25'-40' MATURE WIDTH
	QUERCUS ELLIPSOIDALIS NORTHERN PIN OAK	B & B	2"	16	40'-65' MATURE HEIGHT & WIDTH
	ULMUS JAPONICA X PUMILA 'NEW HORIZON' NEW HORIZON ELM	B & B	2"	14	40'-65' MATURE HEIGHT, 25'-40' MATURE WIDTH

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS
	ASCLEPIAS SPECIOSA SHOWY MILKWEED	2 GAL	57	
	JUNIPERUS COMMUNIS COMMON JUNIPER	2 GAL	3	
	PENSTEMON PSEUDOSPECTABILIS DESERT BEARD TONGUE	2 GAL	44	
	RHUS AROMATICA FRAGRANT SUMAC	2 GAL	6	
	SPOROBOLUS CONTRACTUS SPIKE DROPSEED	2 GAL	6	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	4" DEPTH OF 1" - 4" SHREDDED HARDWOOD MULCH - COLOR PER OWNER	19,945 SF

LANDSCAPE SITE PLAN REQUIREMENTS

LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
FRONT & SIDE YARD LANDSCAPING		
FREEWAY LANDSCAPE BUFFER - 1 TREE PER 15 LF OF FRONT YARD AREA	12,881 SQ. FT. (100%)	12,881 SQ. FT. (100%)
REQUIRED 100% VEGETATION COVER FOR FREEWAY BUFFER		
ENTRY DRIVEWAY SIDE YARD LANDSCAPING- MINIMUM 33% COVERAGE REQUIRED	419 SQ. FT. (33%)	1,028 SQ. FT. (80%)
TOTAL SIDE YARD AREA - 1,270 SQ. FT.		
PARKING PERIMETER LANDSCAPING		
PERIMETER LANDSCAPE BUFFER - 1 TREE PER 300 S.F. OF PERIMETER PARKING AREA (5,111 S.F.)	17 TREES	17 TREES
1 SHRUB PER 3' ON CENTER FOR 100% OF THE PERIMETER LENGTH	1 SHRUB PER 3 L.F. 255 L.F.	1 SHRUB PER 3 L.F. 255 L.F.
PARKING LOT INTERIOR LANDSCAPING		
MINIMUM 2% OF PARKING AREA TO BE LANDSCAPED	296 SQ. FT. (5%)	680 SQ. FT. (13%)
1 PARKING ISLAND (WITH TREE) FOR EVERY 6 PARKING SPACES / 2-3 SHRUBS PER ISLAND	4 TREES / 8 SHRUBS	4 TREES / 12 SHRUBS
20 PARKING SPACES / 6 = 4 PARKING ISLANDS		

NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
 - 6" DEPTH IN ALL PLANTER BED AREAS
 - 4" DEPTH IN ALL TURF SOD AREAS
 - 4" DEPTH IN ALL NEW SEED AREAS
 - 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- ROCK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
 - 1-2" DIAMETER FRACTURED STONE: 4"
 - 2-4" DIAMETER FRACTURED STONE: 4"
 - 1-2" COBBLE MULCH: 4"
 - 2-4" COBBLE MULCH: 6"
 - PULL MULCH MIN. OF 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT.
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES PRIOR TO PLANTING TO ASSESS SOIL SUITABILITY FOR PLANTS. FOLLOWING TESTS, THE CONTRACTOR SHALL SUBMIT PROPOSED AMENDMENTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

NORTH WARM SPRINGS ROAD

HORROCKS ENGINEERS
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 Pleasant Grove, UT 84062
 (801) 763-5100
 www.horrocks.com

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	REV #	DATE	BY	CHKD	PROJECT
DESIGNED		5/29/2024	AM		
DRAWN			AM		
CHECKED			AM		
PROJECT			RS		

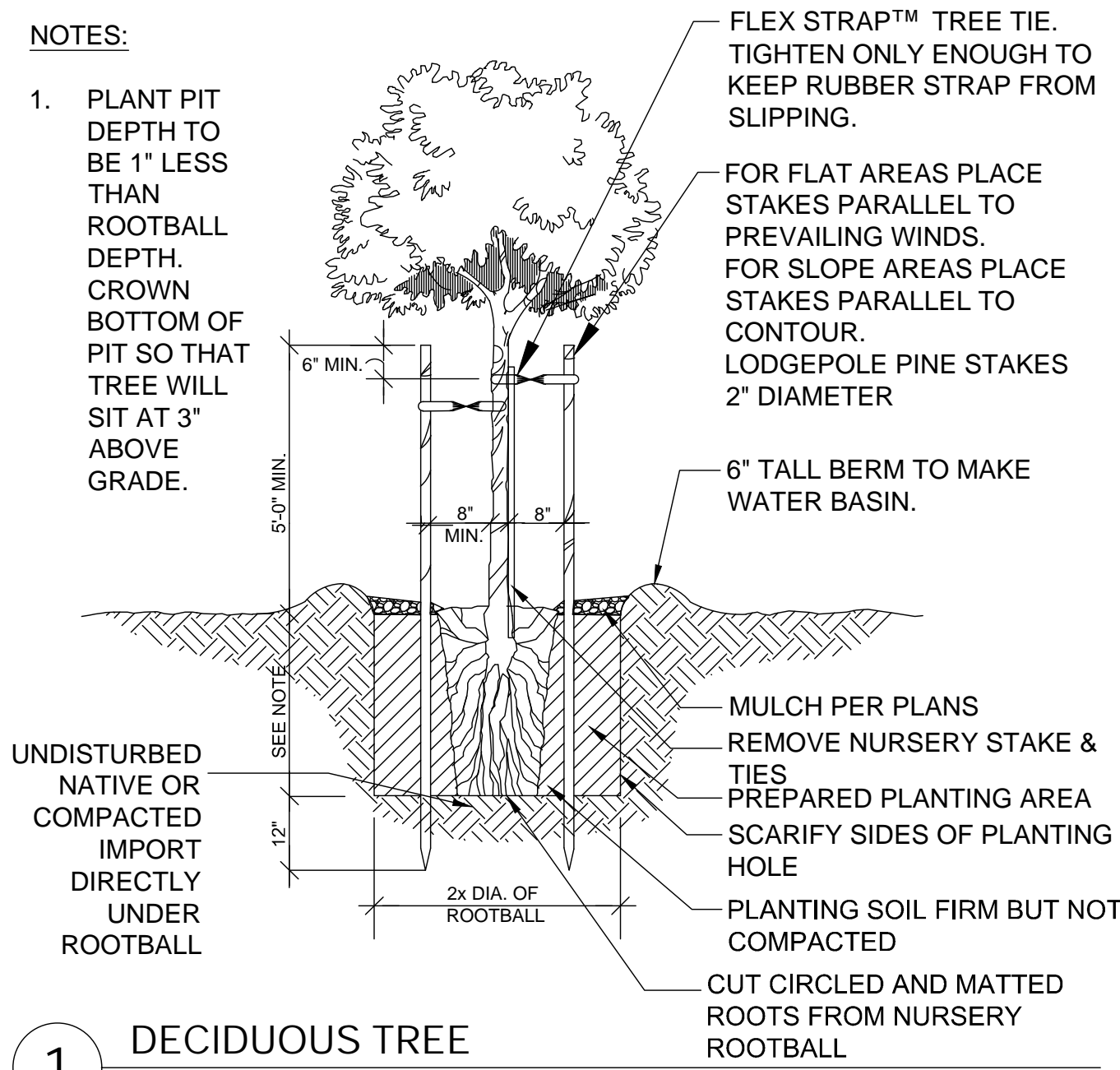
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AMERICAN EAGLE PCC PLANT
 825 NORTH WARM SPRINGS ROAD, SALT LAKE CITY 84116
LANDSCAPE PLAN
 BATCH PLAN

LS.1.0

NOTES:

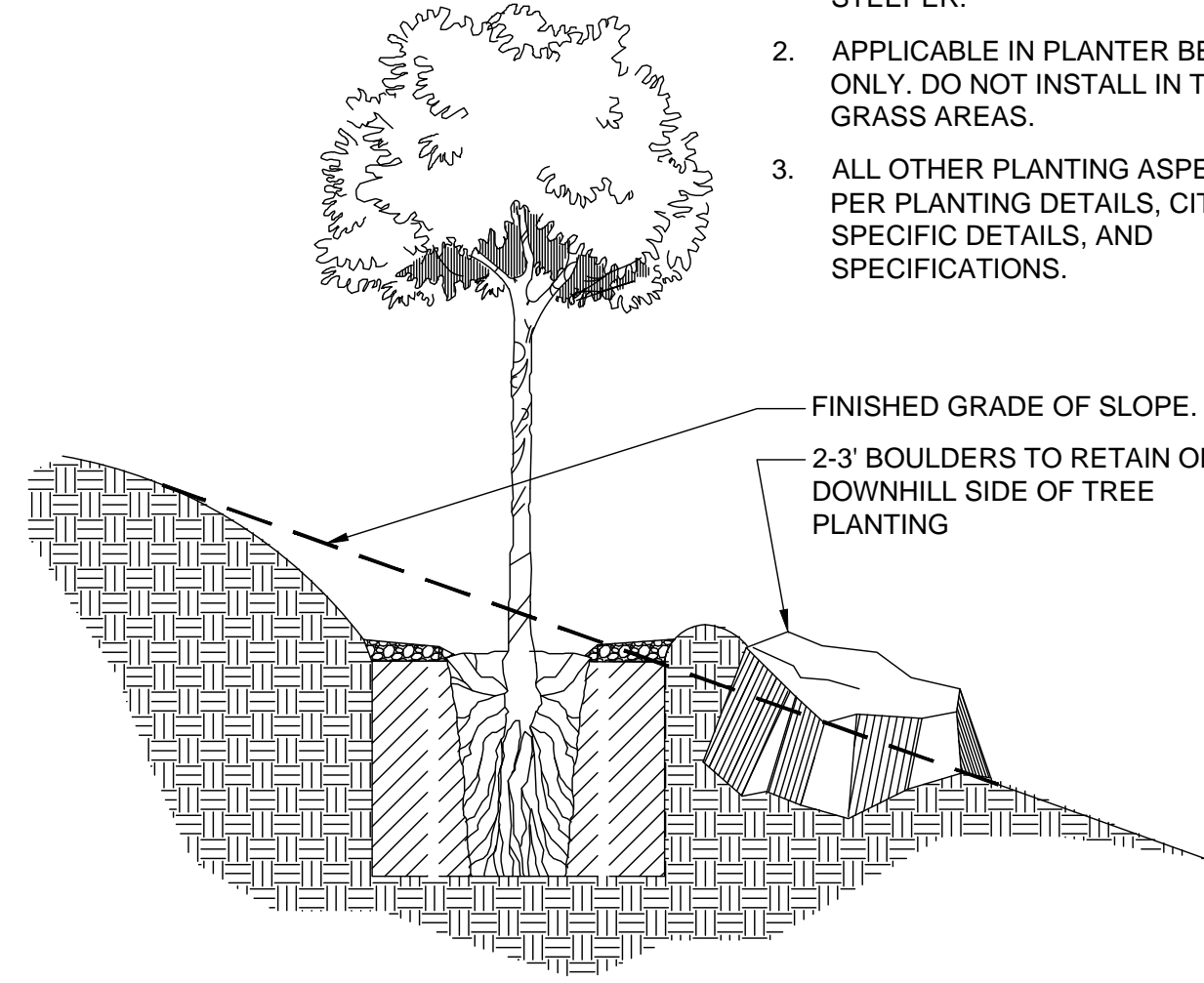
1. PLANT PIT DEPTH TO BE 1" LESS THAN ROOTBALL DEPTH. CROWN BOTTOM OF PIT SO THAT TREE WILL SIT AT 3" ABOVE GRADE.



1 DECIDUOUS TREE
NOT TO SCALE H-PLT-TR-27

NOTES:

1. REQUIRED AT LOCATIONS SHOWN ON PLAN OR ON SLOPES 2:1 OR STEEPER.
2. APPLICABLE IN PLANTER BEDS ONLY. DO NOT INSTALL IN TURF GRASS AREAS.
3. ALL OTHER PLANTING ASPECTS PER PLANTING DETAILS, CITY SPECIFIC DETAILS, AND SPECIFICATIONS.

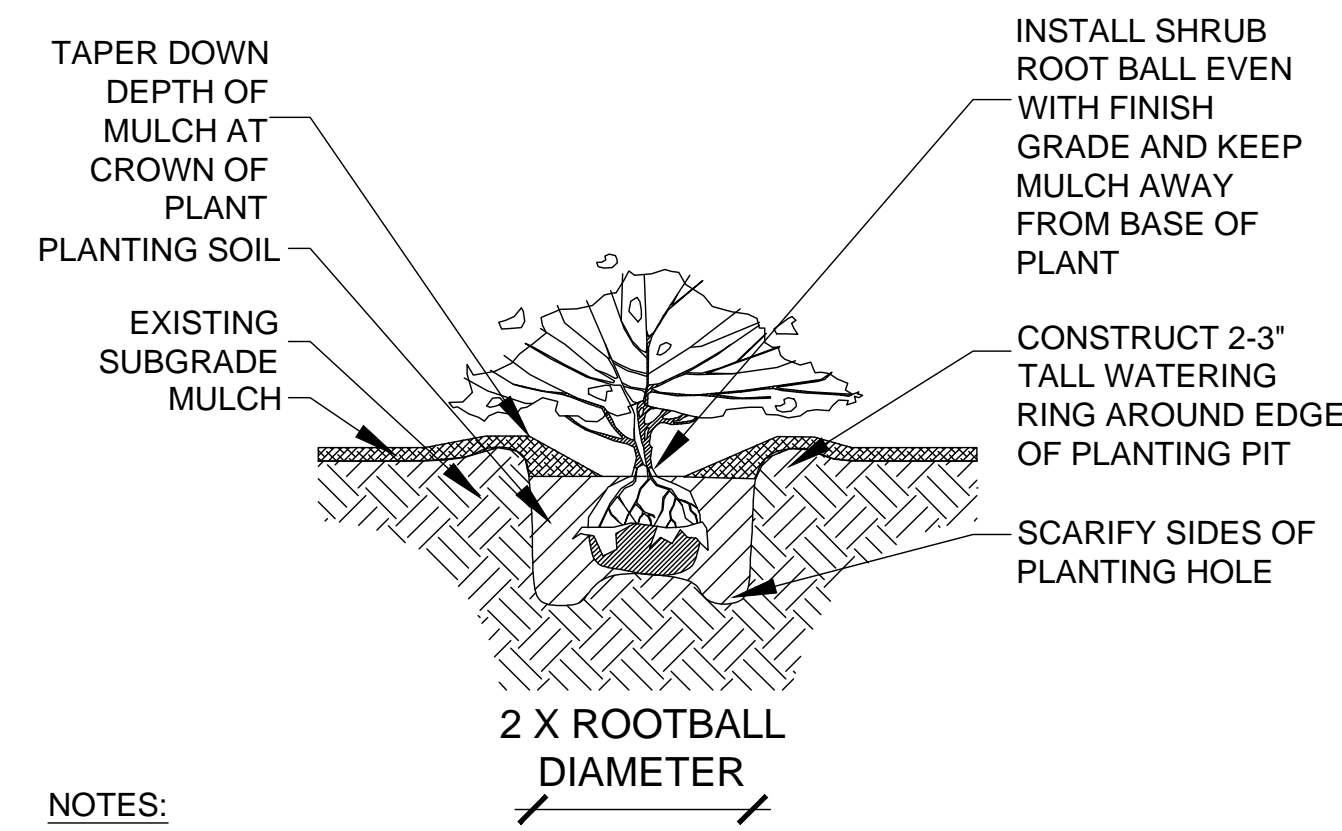


2 TREE PLANTING ON SLOPES
NOT TO SCALE H-PLT-TR-103

- TAPER DOWN DEPTH OF MULCH AT CROWN OF PLANT
PLANTING SOIL
EXISTING SUBGRADE MULCH

NOTES:

1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.
2. LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL APPROVE PLANT MATERIAL HEALTH AND CONDITION PRIOR TO PLANTING.

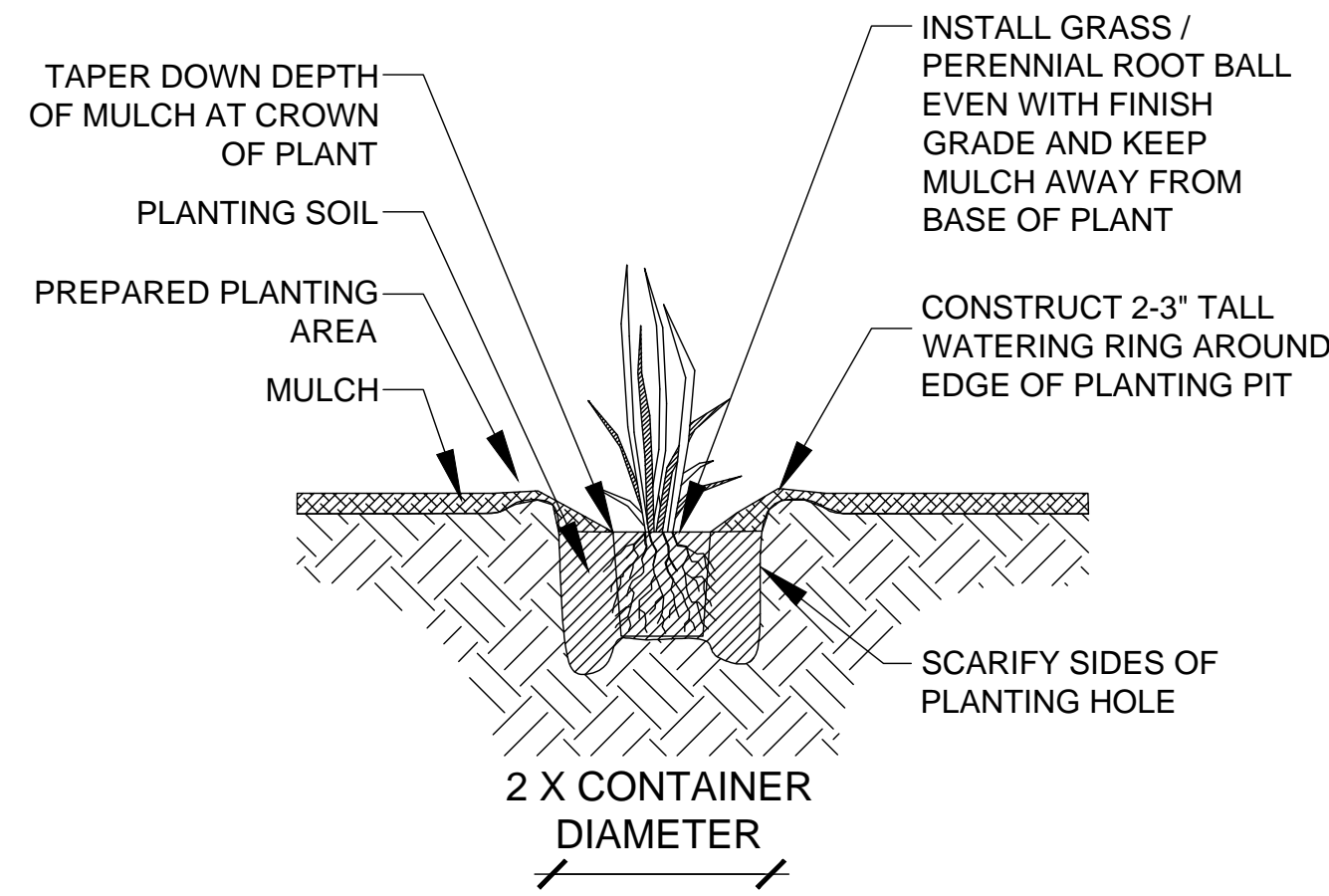


3 SHRUB AND PERENNIAL
NOT TO SCALE H-PLT-SHR-26

NOTES:

1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

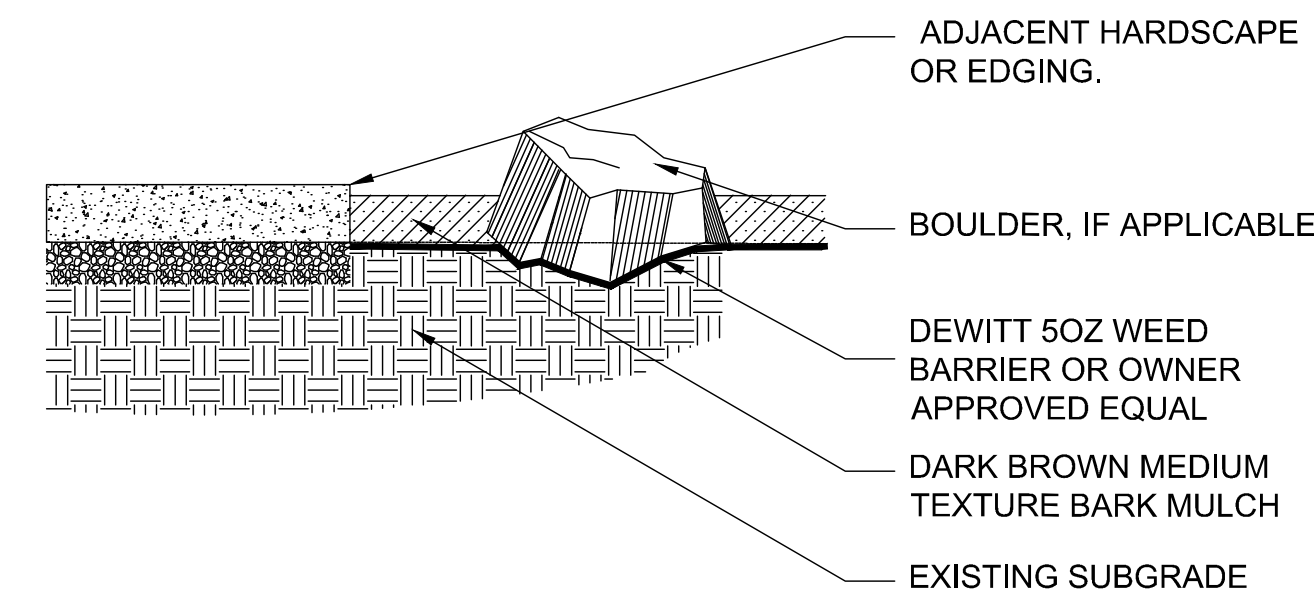
4 ORNAMENTAL GRASS
NOT TO SCALE LD-MF-HELMSQ-23



NOTES:

1. KEEP TOP OF MULCH 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING MULCH.
3. BARK MULCH SHALL BE MEDIUM TEXTURE AND DARK BROWN IN COLOR.

5 BARK MULCH
NOT TO SCALE LD-MF-HELMSQ-23

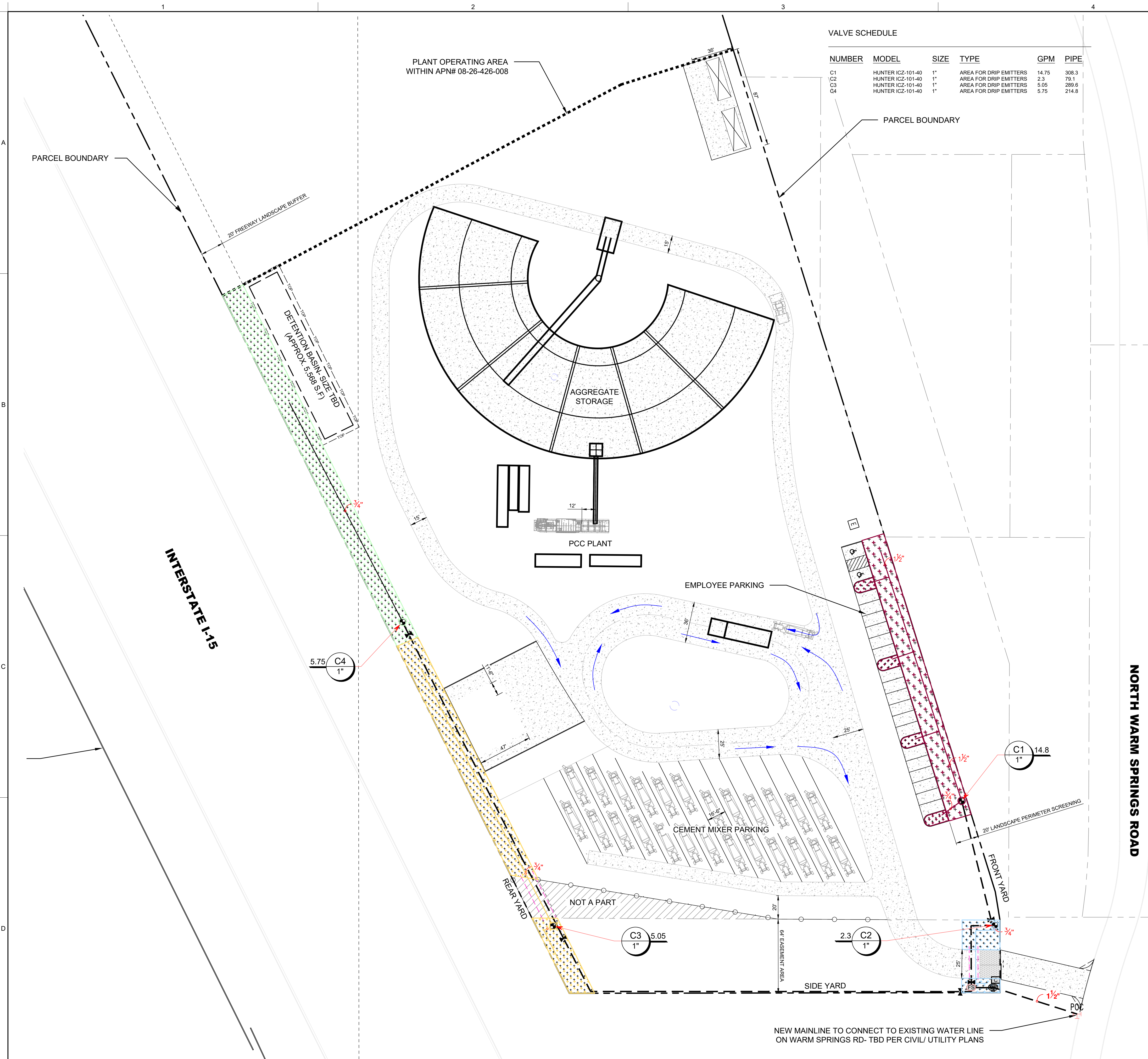


REVISIONS	REV #	DATE

DRAWING INFO	DATE	DESIGNED	DRAWN	CHECKED	PROJECT
	5/29/2023	AM	AM	RS	

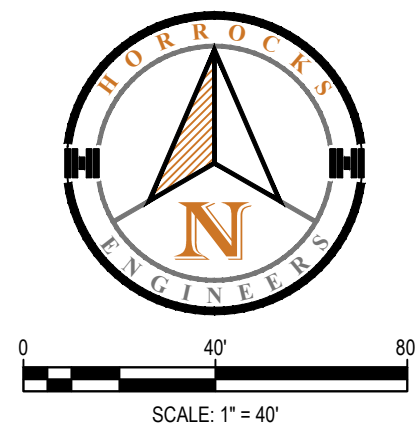
PRELIMINARY
NOT FOR CONSTRUCTION

AMERICAN EAGLE PCC PLANT
825 NORTH WARM SPRINGS ROAD, SALT LAKE CITY 84116
LANDSCAPE DETAILS
BATCH PLANT



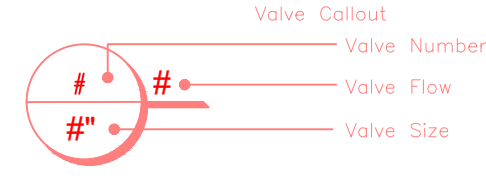
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE
C1	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS	14.75	308.3
C2	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS	2.3	79.1
C3	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS	5.05	289.6
C4	HUNTER ICZ-101-40	1"	AREA FOR DRIP EMITTERS	5.75	214.8



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	4
+	AREA TO RECEIVE DRIP EMITTERS HUNTER PIPE 6 PORTS IN TOTAL BUT CAN BE LIMITED BY PLUGGING THE UNUSED PORTS. BLUE COLOR USED FOR 0.5 GPH, BLACK FOR 1 GPH, RED FOR 7.6 LPH/2 GPH AND TAN FOR 4 GPH.	19,931 S.F.
	Emitter Notes: 05 emitters (2 assigned to each 2 gal plant)	232
	05 emitters (5 assigned to each B & B, 2" plant)	325
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⊗	SHUT OFF VALVE	5
⊕	ZURN 350XL 1" DOUBLE CHECK VALVE ASSEMBLY W/ EZSWAP INSERT.	1
⊖	HUNTER IZC-0800-M 8 STATION OUTDOOR MODULAR CONTROLLER. NO MODULE REQUIRED. COMMERCIAL USE. METAL CABINET.	1
FS	FLOMEC 146990-04 12" 3" FLOWMETER. ANODIZED ALUMINUM WITH STAINLESS STEEL CLAMP. 35-5300 GPM RANGE. MAX. OPERATING PRESSURE 150 PSI. 2-WIRE CONNECTOR W/ LED INDICATORS FOR POWER AND PULSE. STORAGE TEMPS -20 F TO +180 F.	1
POC	POINT OF CONNECTION 1 1/2"	1
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 3/4"	664.2 L.F.
---	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/2"	227.7 L.F.
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,063 L.F.
---	PIPE SLEEVE: PVC CLASS 200 SDR 21	73.6 L.F.



IRRIGATION GENERAL NOTES

- ALL PIPE TO BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE INCLUDED. FITTINGS UP TO 1 1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" MUST BE SCHEDULE 80 OR BETTER.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER.
- PLACE ALL IRRIGATION IN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER. THESE DRAWINGS ARE DIAGRAMMATIC ONLY AND ARE INTENDED TO CONVEY THE IDEA OF FULL COVERAGE OF THE IRRIGATION SYSTEM. PRINTS SHALL NOT BE SCALED. IRRIGATION LINES SHALL BE PLACED IN PLANTERS AND TURF AREAS, RATHER THAN UNDER PAVEMENT, WHERE POSSIBLE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION LAYOUT OF THE SYSTEM IN ACCORDANCE WITH THE DRAWINGS TO PROPORTIONALLY COVER THE GIVEN AREAS AS SHOWN. THE LAYOUT MAY BE MODIFIED IF NECESSARY TO OBTAIN FULL COVERAGE TO SUIT THE MANUFACTURER'S STANDARD SPECIFIED HEADS. DO NOT DECREASE THE NUMBER OF IRRIGATION HEADS OR EMITTERS INDICATED UNLESS THE LANDSCAPE ARCHITECT IS NOTIFIED IN WRITING AND HAS ACCEPTED. THE SYSTEM SHALL BE TESTED FOR COMPLETE COVERAGE AND ALL NECESSARY AND PROPER ADJUSTMENTS HAVE BEEN MADE TO GET FULL AND PROPER COVERAGE PRIOR TO ACCEPTANCE BY THE OWNER.
- MODIFY LOCATION OF IRRIGATION COMPONENTS TO AVOID PLACING TREES, SHRUBS AND OTHER SITE ELEMENTS DIRECTLY OVER PIPE. PER PLANS, DO NOT LOCATE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED TO BY LANDSCAPE ARCHITECT.
- ALL MAINLINES SHALL SLOPE TO DRAIN. IF FIELD CONDITIONS NECESSITATE, ADD ADDITIONAL DRAINS. MAINLINE DRAINS SHALL BE INSTALLED FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM AND TIED TO ADJACENT STORM DRAIN SYSTEM. NO MAINLINE DRAINAGE SUMPS SHALL OCCUR ON SITE.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM

 MAINLINE PIPE SIZE IS 1-1/2". LATERAL LINES ARE 3/4" UNLESS OTHERWISE NOTED ON PLANS
- CONTRACTOR SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES.
- WATER LINES AND ELECTRICAL LINES MUST NOT SHARE CONDUITS. ALL WIRE CONNECTIONS MUST BE CONTAINED IN VALVE BOX WITH 3' OF EXTRA WIRE. WIRE TO BE CONNECTED TO MAIN LINE PIPE WHERE POSSIBLE WITH TAPE AT 25' INTERVALS. SLACK IN CONTROL WIRES REQUIRED AT EVERY CHANGE OF DIRECTION. WIRES MUST HAVE SEPARATE COLORS FOR COMMON CONTROL AND SPARE. MINIMUM 1 SPARE WIRE FOR EVERY 5 VALVES. ALL CONTROL WIRES TO BE INSULATED 14 GAUGE COPPER. ALL SPARE WIRES MUST "HOME RUN" TO CONTROLLER AND SPARE WIRES AVAILABLE AT ALL VALVE MANIFOLDS AND CLUSTERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL EXISTING SITE ITEMS DAMAGED DURING THE COURSE OF CONSTRUCTION WHERE CONSTRUCTION ACTIVITIES HAVE DISTURBED THE SITE INSIDE OR OUTSIDE OF THE CONTRACT LIMITS. ALL AREAS SHALL BE REPAIRED AND RESTORED TO ORIGINAL CONDITION. REPAIRED AREAS SHALL BE CONSTRUCTED TO PROVIDE A SMOOTH TRANSITION IN GRADING AND MATERIALS FROM EXISTING TO NEW CONSTRUCTION.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- ALL VALVES SHALL BE LOCATED IN GROUPS AS SHOWN ON DRAWINGS IN LANDSCAPE AREAS. VALVES SHALL BE LOCATED A MINIMUM OF 12" AWAY FROM ANY BUILDING, FENCE, MOW STRIP, SIDEWALK OR CURB.
- IRRIGATION CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING.
- MAIN LINES SHALL BE 24" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. THE CONTRACTOR IS RESPONSIBLE TO MAKE ADJUSTMENTS AS NEEDED TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT IRRIGATION PLAN UPON COMPLETION OF INSTALLATION AND PRIOR TO FINAL PAYMENT.

HORROCKS ENGINEERS
 2162 West Grove Pkwy., Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100
 www.horrocks.com

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS

REV #	DATE	DESCRIPTION
1	5/29/2024	AM
2		AM
3		RS

DRAWING INFO

DATE	DESIGNED	DRAWN	CHECKED	PROJECT
5/29/2024	AM	AM	RS	

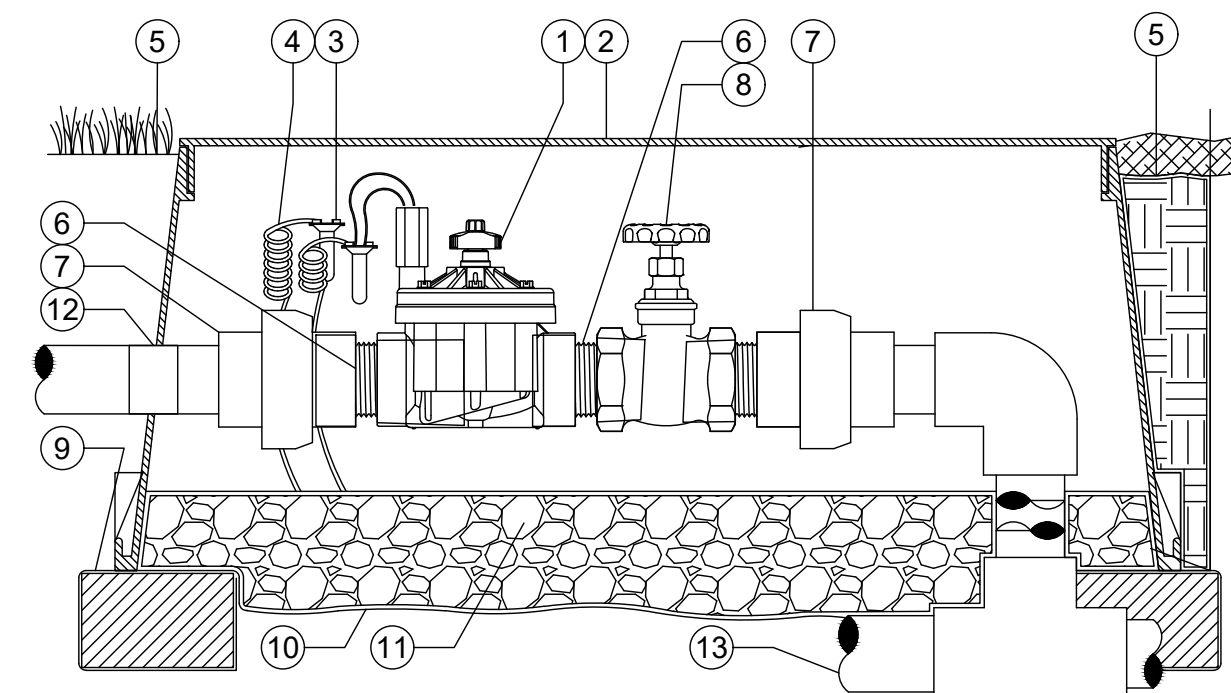
PRELIMINARY NOT FOR CONSTRUCTION

AMERICAN EAGLE PCC PLANT
 825 NORTH WARM SPRINGS ROAD, SALT LAKE CITY 84116
 IRRIGATION PLAN
 BATCH PLANT

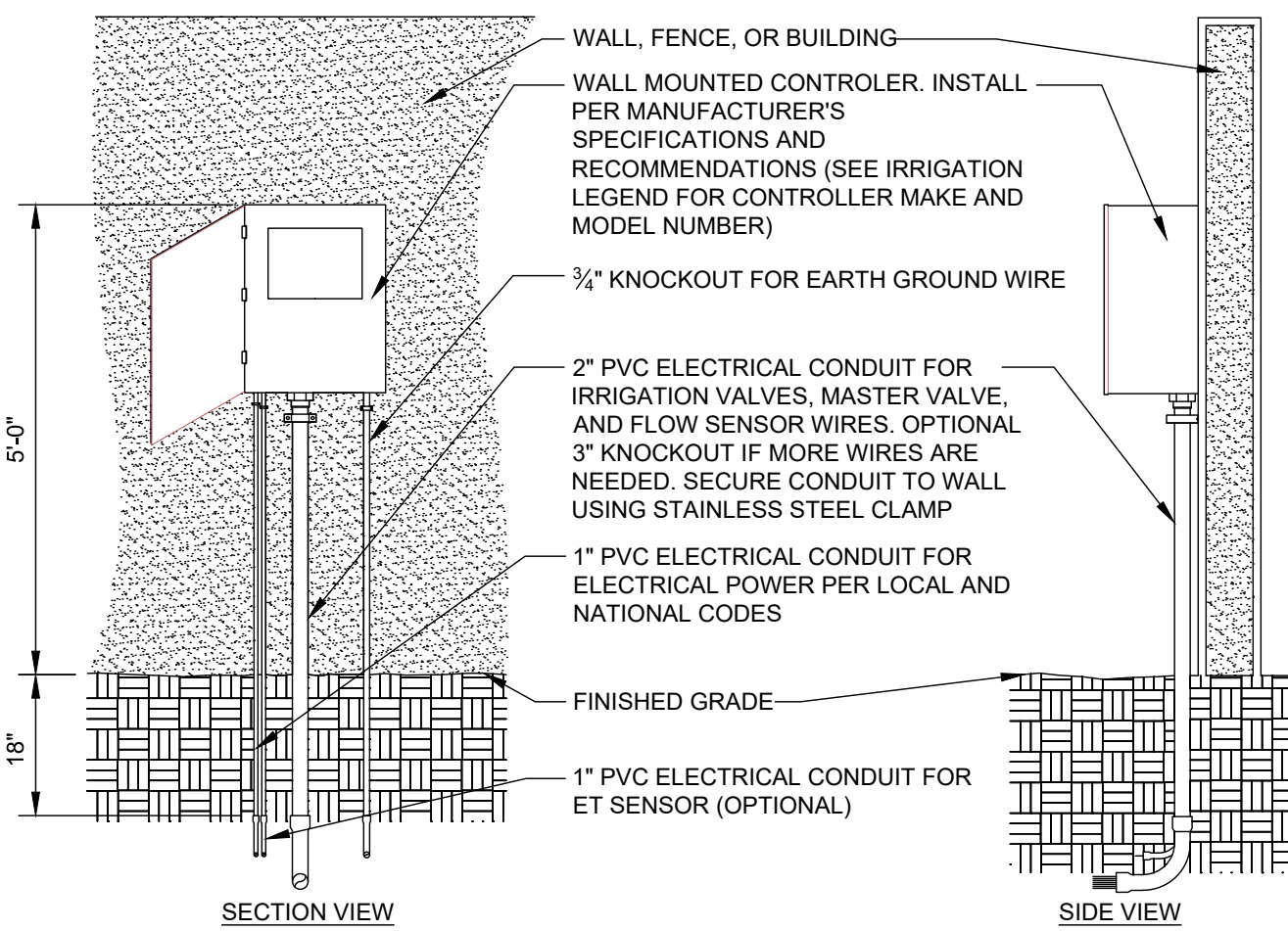
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 PAGE 6

LEGEND

- 1 REMOTE CONTROL VALVE WITH FLOW CONTROL
- 2 IRRIGATION VALVE BOX: MIN. 14"x19"
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- 6 SCH. 80 CLOSE NIPPLE, SIZE PER VALVE
- 7 PVC SLIP (OR FPT) X FPT UNION
- 8 ISOLATION VALVE, SIZE AND TYPE PER PLAN
- 9 BRICK SUPPORTS (4)
- 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 12 IRRIGATION LATERAL
- 13 MAINLINE AND FITTINGS



1 AUTOMATIC CONTROL VALVE
NOT TO SCALE LD-MF-HSMROW-10

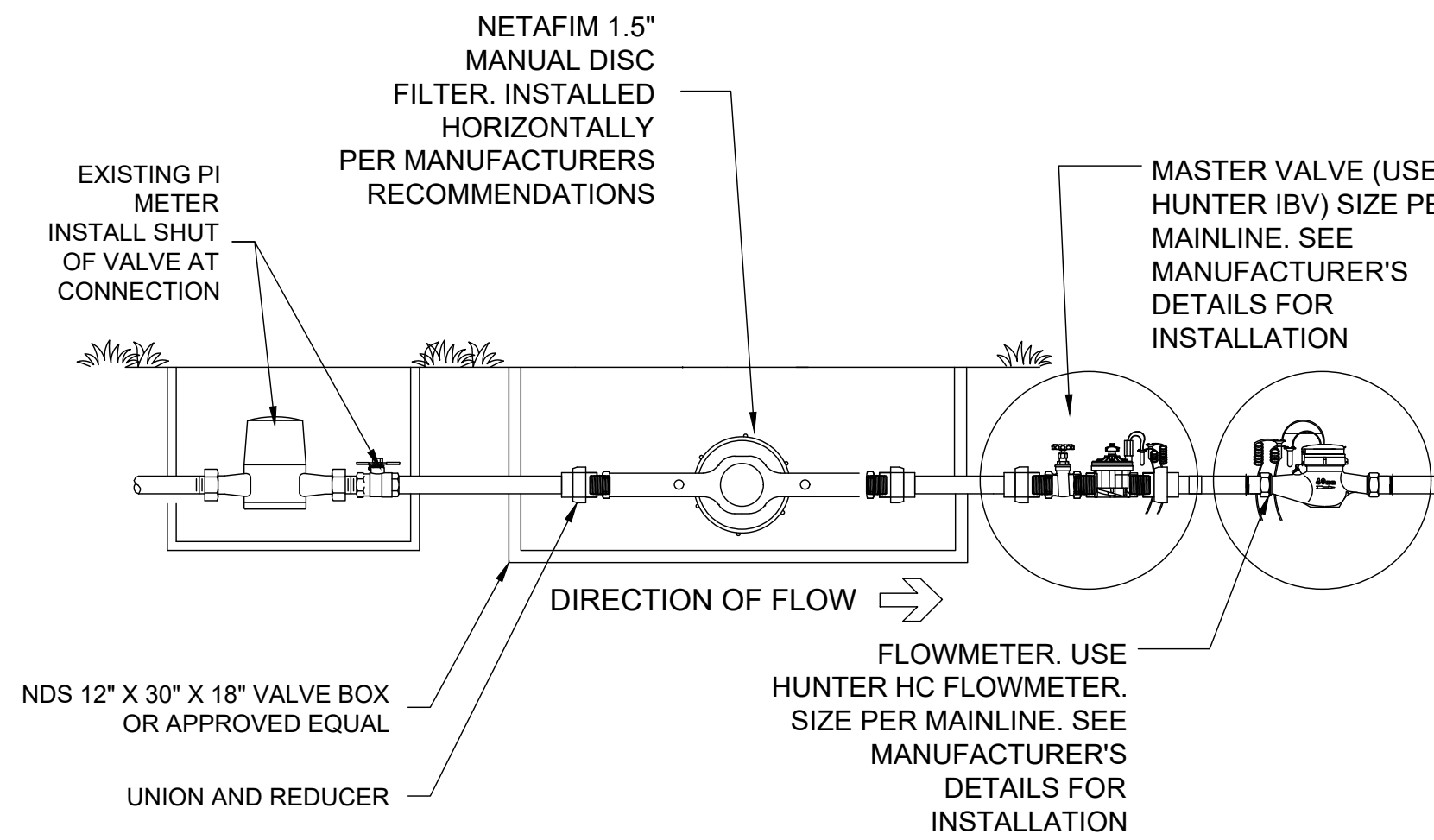


- NOTES:**
- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
 - GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE 3/4" IN DIAMETER X 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
 - ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

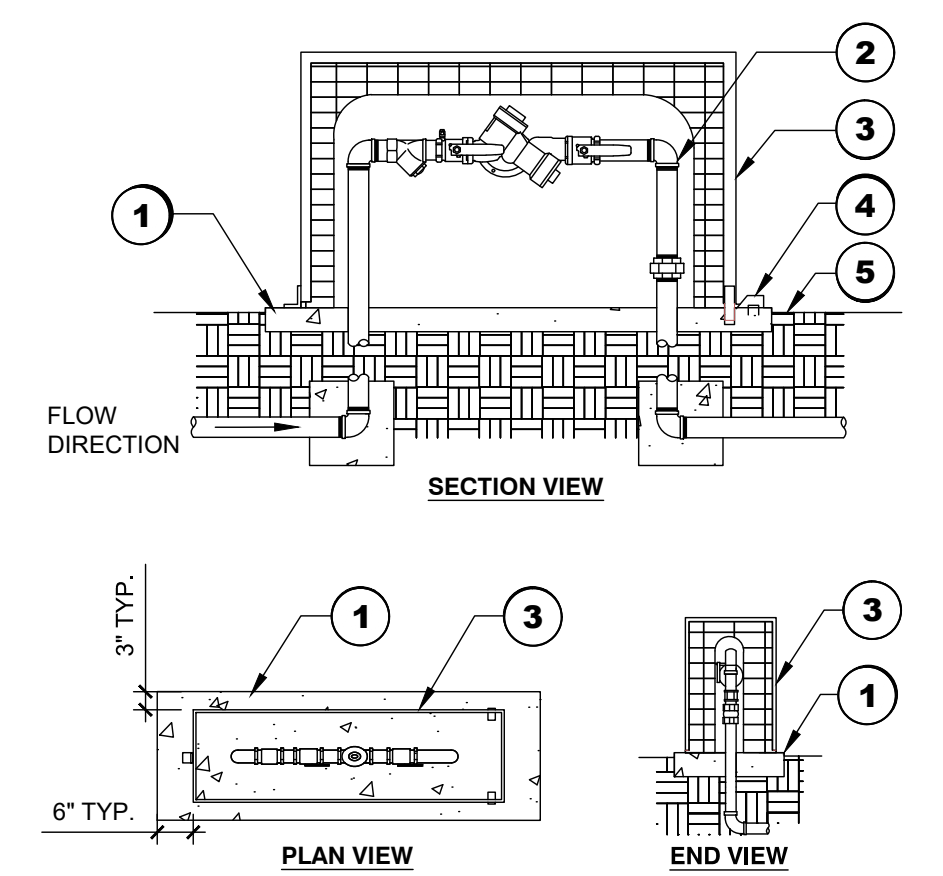
4 WALL MOUNTED CONTROLLER
1/2" = 1'-0" FX-IR-FX-CONT-05

NOTES:

- INSTALL INLINE PRESSURE REGULATOR IF STATIC PSI AT P.O.C. EXCEEDS 120 PSI. REGULATE TO 80 PSI.



2 POINT OF CONNECTION - SECONDARY WATER SOURCE
NOT TO SCALE H-IRR-POC-123

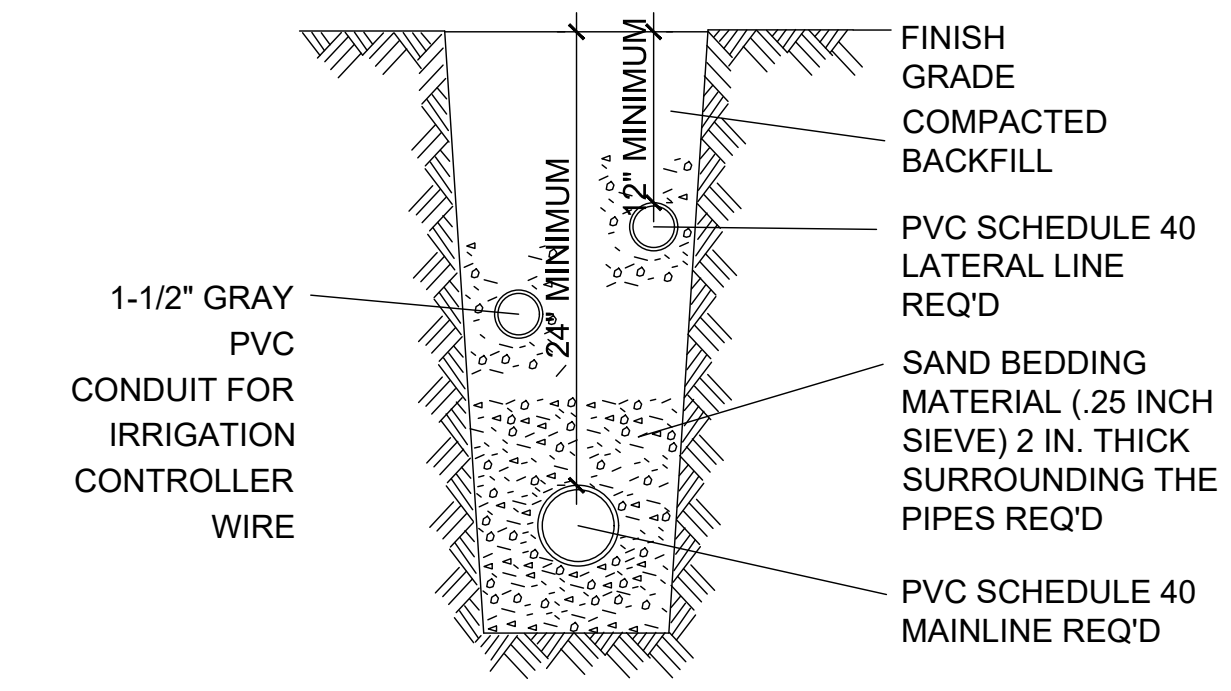


- NOTES:**
- INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 - SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
 - LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
 - CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

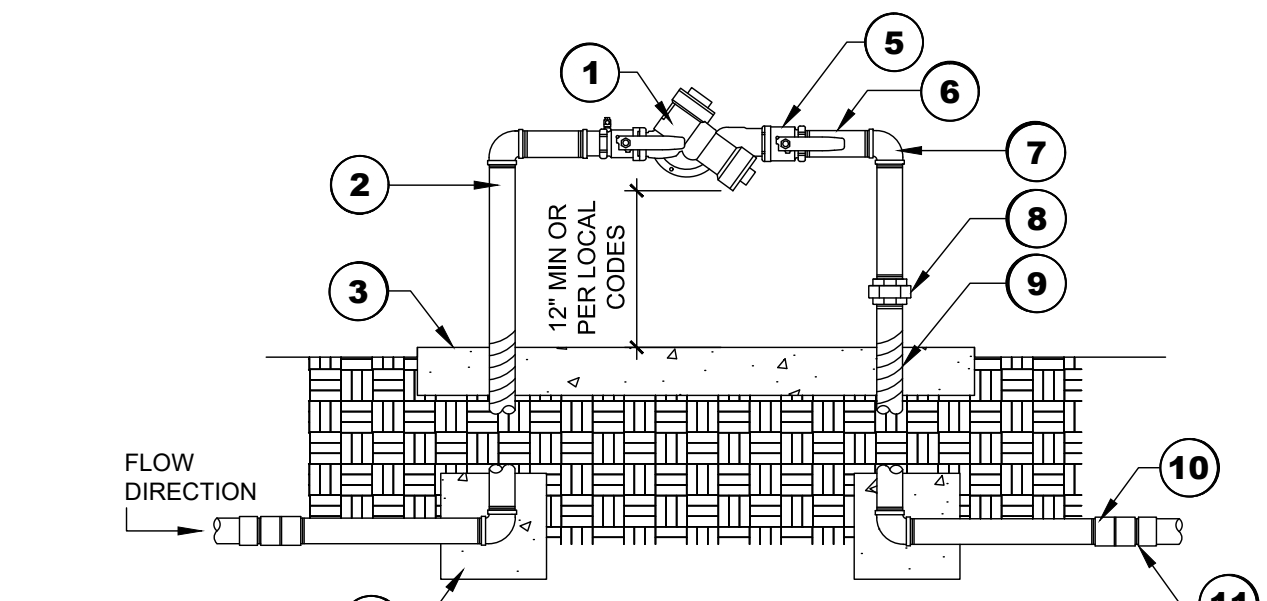
5 BACKFLOW CAGE
3/8" = 1'-0" FX-IR-FX-BACK-01

NOTES:

- ALL PIPE SHALL BE INSTALLED ON THE PROPERTY OF THE OWNER AND IN LANDSCAPE AREAS, OR IN SLEEVES WHERE NECESSARY TO CROSS HARDSCAPE AREAS.
- CONTRACTOR SHALL PRESSURE TEST MAINLINE PRIOR TO BACKFILL.



3 TRENCHING AND PIPE LAYOUT
NOT TO SCALE LD-MF-HSMROW-01

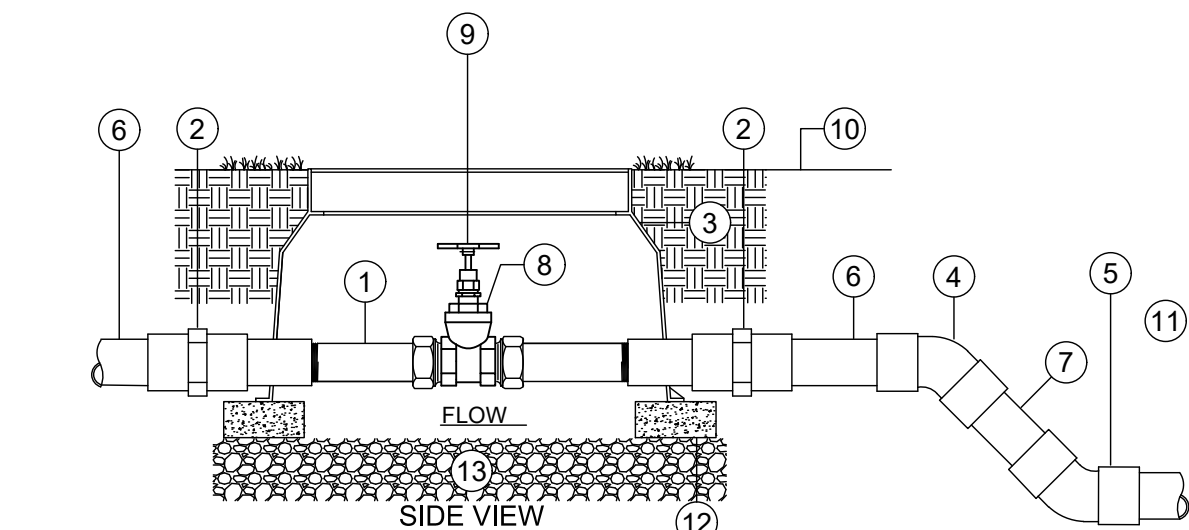


- NOTES:**
- ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
 - GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
 - SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
 - BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
 - BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
 - SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
 - ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
 - ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

6 BACKFLOW PREVENTION DEVICE
3/4" = 1'-0" FX-IR-FX-BACK-02

DETAIL LEGEND:

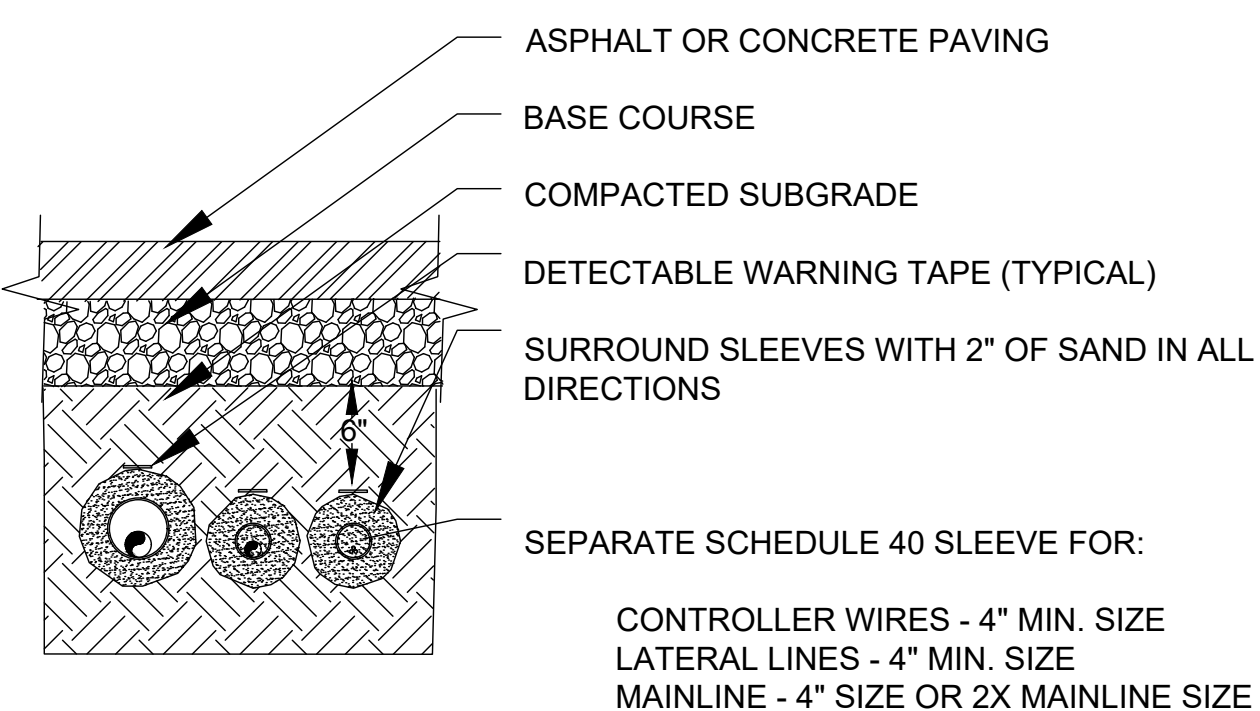
- 1 BRASS NIPPLE (LENGTH TBD BY CONTRACTOR FOR BEST FIT)
- 2 SCH 80 PVC FEMALE ADAPTER (S X T)
- 3 RECTANGULAR VALVE BOX PER SPECIFICATIONS
- 4 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
- 5 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
- 6 1.5" DIA MAIN LINE AT INLET & OUTLET
- 7 MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
- 8 NIBCO GATE VALVE (BRASS)
- 9 STANDARD HAND WHEEL
- 10 FINISH GRADE
- 11 SPECIFIED SOIL COVER (SEE DETAIL 2 THIS SHEET)
- 12 COMMON BRICK
- 13 GRAVEL BASE (1" DIAMETER WASHED WITH NO FINES), 6" (15 cm) DEEP



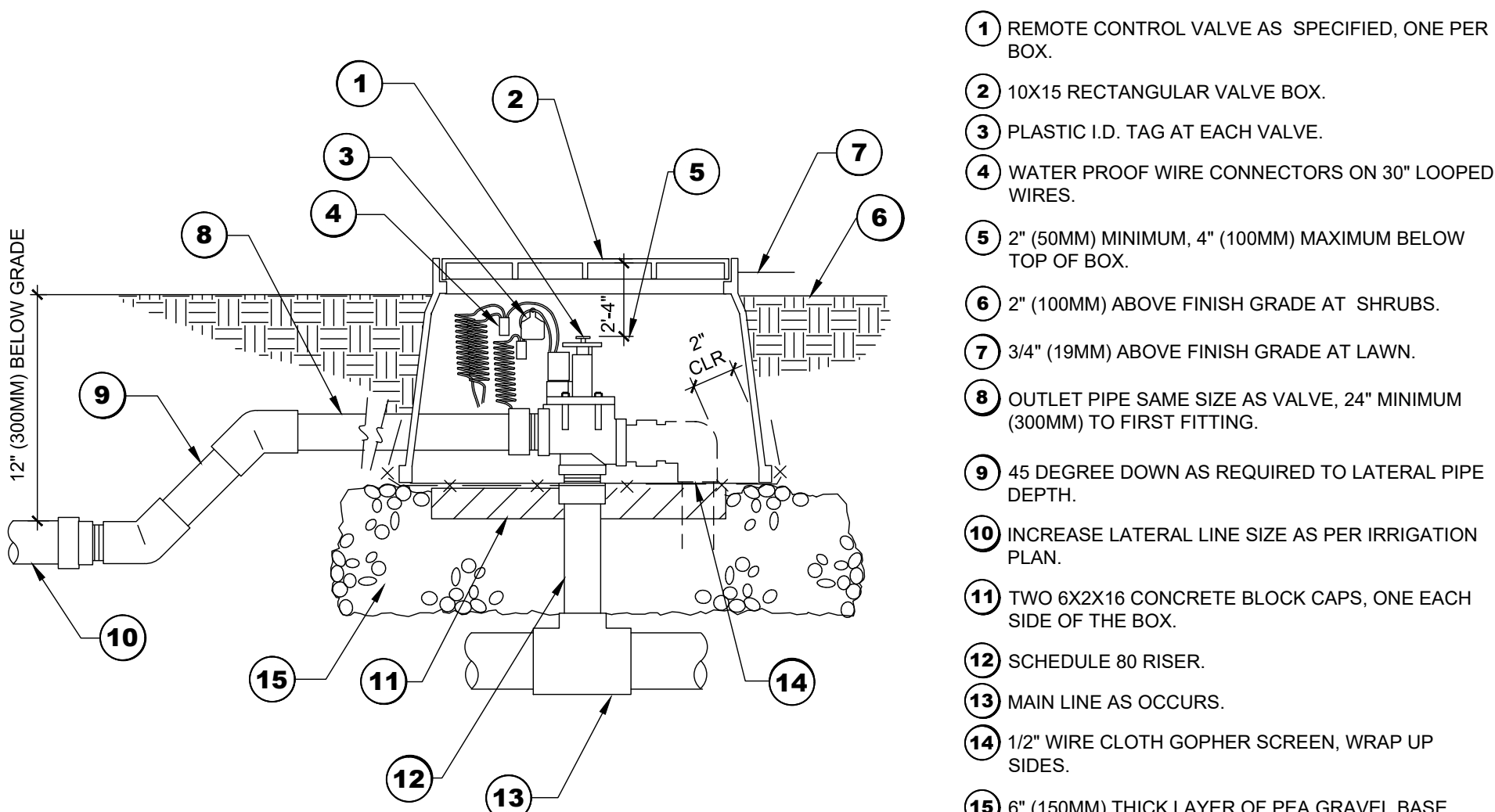
8 BRASS GATE VALVE
NOT TO SCALE LD-MF-HSMROW-20

NOTES:

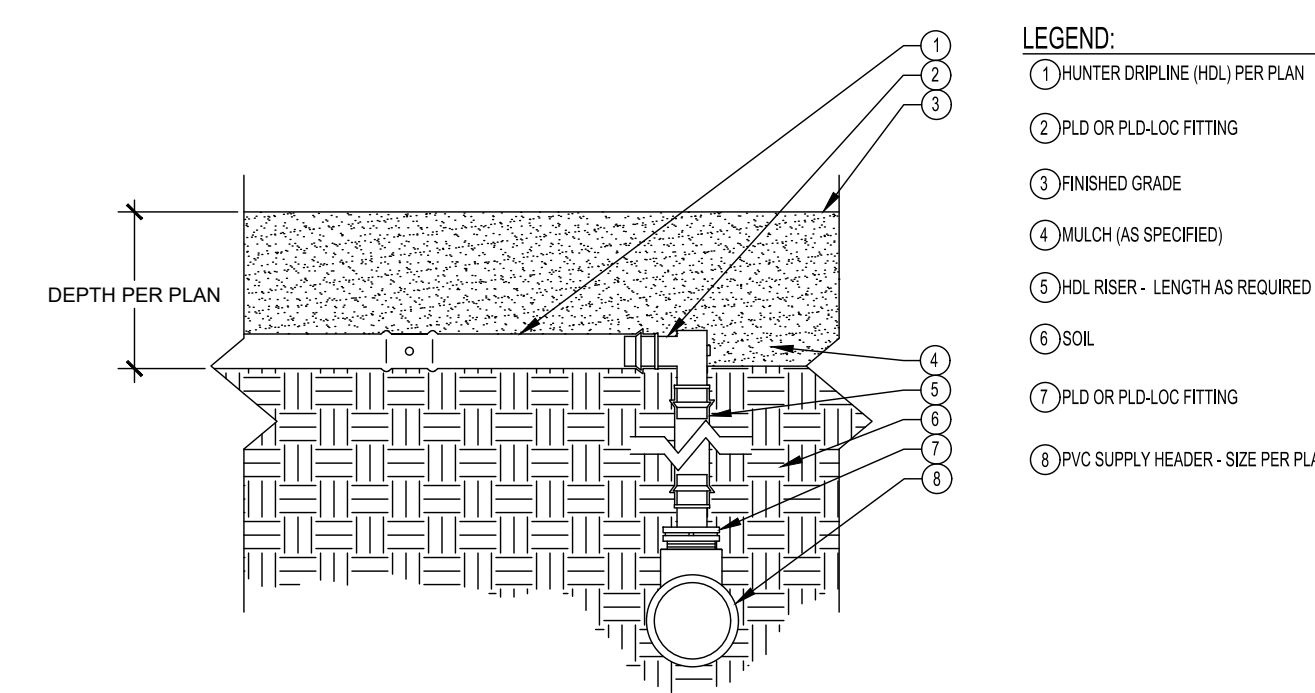
- WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
- WIRES SHALL BE IN SEPARATE SLEEVE.



9 SLEEVING
NOT TO SCALE LD-MF-HSMROW-02



7 REMOTE CONTROL VALVE
1 1/2" = 1'-0" FX-IR-FX-RCV-01



10 LATERAL LINE TO DRIP CONNECTION
NOT TO SCALE H-IRR-DRP-18

WARNING
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REVISIONS	REV #	DATE	BY	CHKD	PROJECT
	5/29/2024		AM	AM	RS

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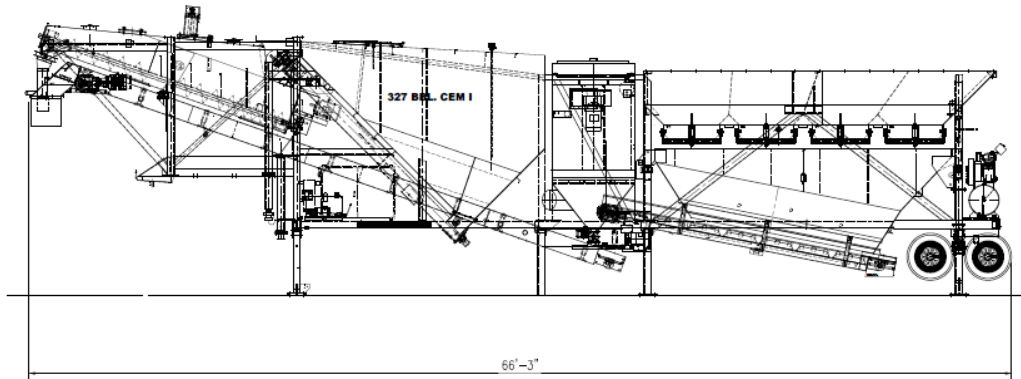
An Oshkosh Corporation Company



LO-PRO® 327S

concrete batch plant

LO-PRO® 327S



SPECIFICATIONS

PRODUCTION CAPACITY:

Theoretical Cycle Time - 2.5 to 3 minutes

BATCHER CAPACITY:

Aggregate - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Cement - 1 to 12 cubic yards (1 to 9.2 cubic meters)

Scales - Direct Load Cells

AGGREGATE BATCHER CONVEYOR:

30" wide (762 mm), 15 horsepower drive.

AGGREGATE DISCHARGE CONVEYOR:

30" wide (762 mm), 10 horsepower drive. Optional

36" (914 mm), 15 horsepower.

CEMENT BATCHER RECIRCULATING SCREW:

14" diameter (360 mm), 15 horsepower. Optional 18" diameter

(457 mm), 20 horsepower

CEMENT FEEDER SCREWS:

Two 9" diameter (230 mm), 15 horsepower drive. Optional

12" diameter (300 mm), 20 horsepower.

CEMENT AERATION:

5 horsepower, high volume, low pressure blower.

IN FRAME DUST COLLECTOR:

Mixer dust collector. Optional central dust collector

HIGH PRESSURE AIR COMPRESSOR:

10 horsepower, 120 gallon (0.45 cubic meters). Optional 15 or 20

horsepower, 120 gallon (0.45 cubic meters).

ELECTRICAL:

460 volt, 3-phase with 120 VAC transformer for control voltage. All motors are TEFC. All motor circuit wiring protected by individual circuit breakers. Electrical components housed in NEMA steel enclosures. Wiring in conduit.

BATCH CONTROL SYSTEM:

Semi-automatic cut-off of cement by presets on digital readouts. Push-Button for electric over air on gates. Optional fully automatic computerized batch control system.

WATER SYSTEM:

3" diameter (77 mm) with up to 500 gallons (1,740 liters) per minute.

Optional permanently mounted water weigh batcher.

TRANSPORTATION SYSTEM:

Rear-mounted 36,000 lb. (16,330 kg) capacity tandem axle with eight (8) 22.5 tires, wheels, air brakes, heavy duty spring suspension, tail and brake lights, and fifth wheel rub plate with king pin.

STORAGE BIN CAPACITIES:

AGGREGATE	HEAPED VOLUME
	43 to 83 cubic yards
	33 to 63 cubic meters
CEMENT I	GROSS VOLUME
	1,308 cubic feet
	37 cubic meters
CEMENT II	GROSS VOLUME
	1,600 to 2,940 cubic feet
	45 to 83 cubic meters

DIMENSIONS:

Towing length..... 57'-3" (15,977 mm)

Towing height..... 14'-4" (4,369 mm)

Towing width..... 12'-0" (3,658 mm)

Empty weight, total..... 60,000 lbs. (24,948 kg)

SHIPPING DIMENSIONS:

Length 66'-3" (20,193 mm)

Height 14'-4" (4,369 mm)

Width 12'-0" (3,658 mm)

Shipping Volume 10,490 cubic feet (323 cubic meters)

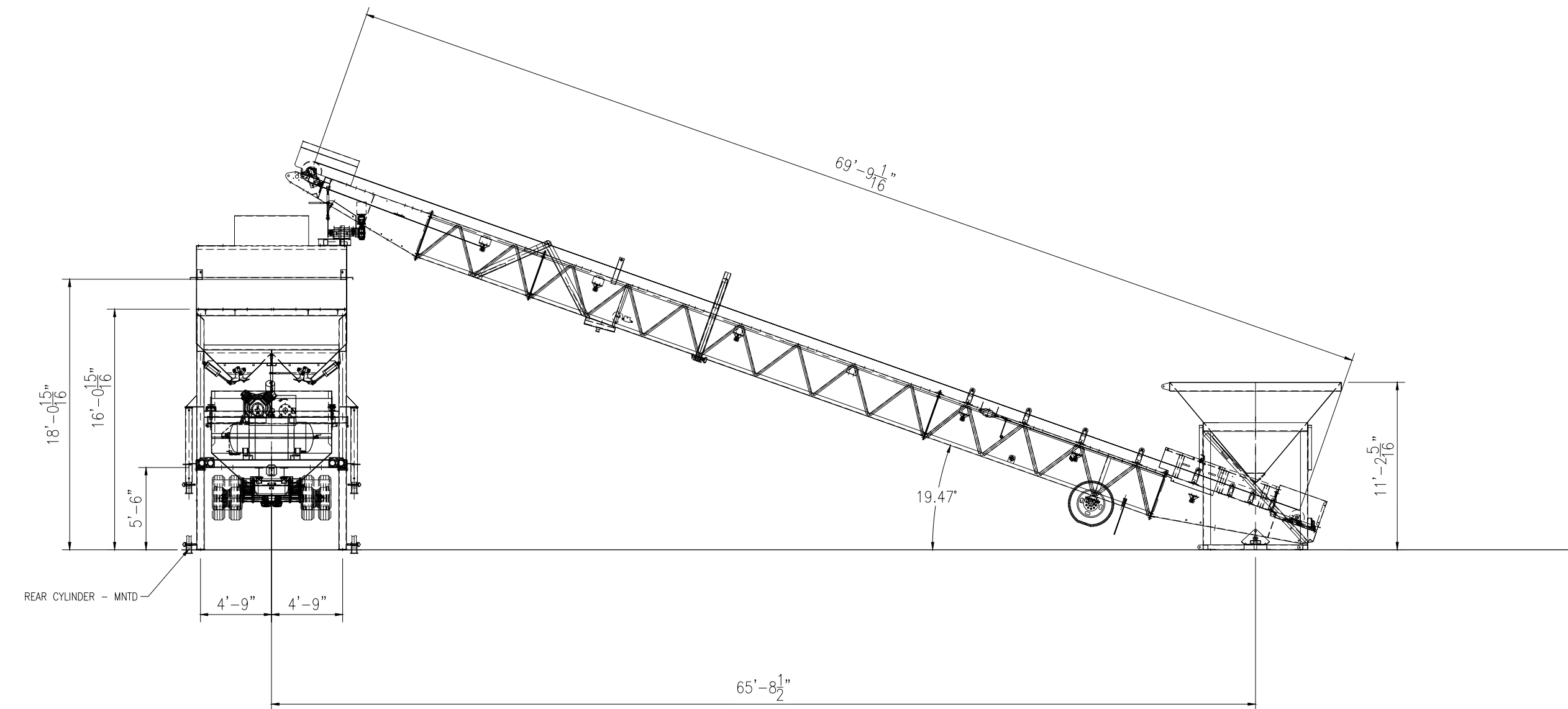
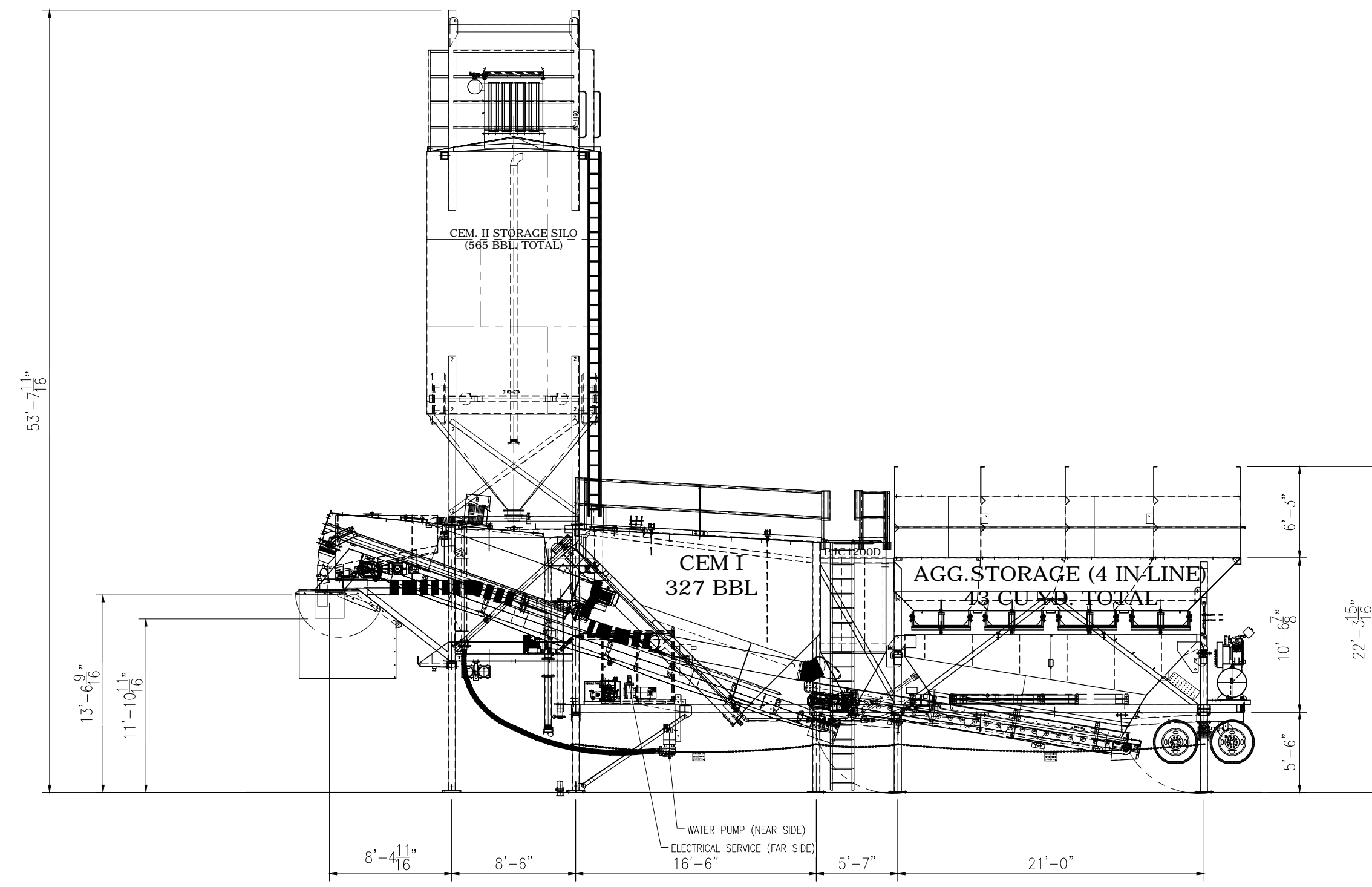
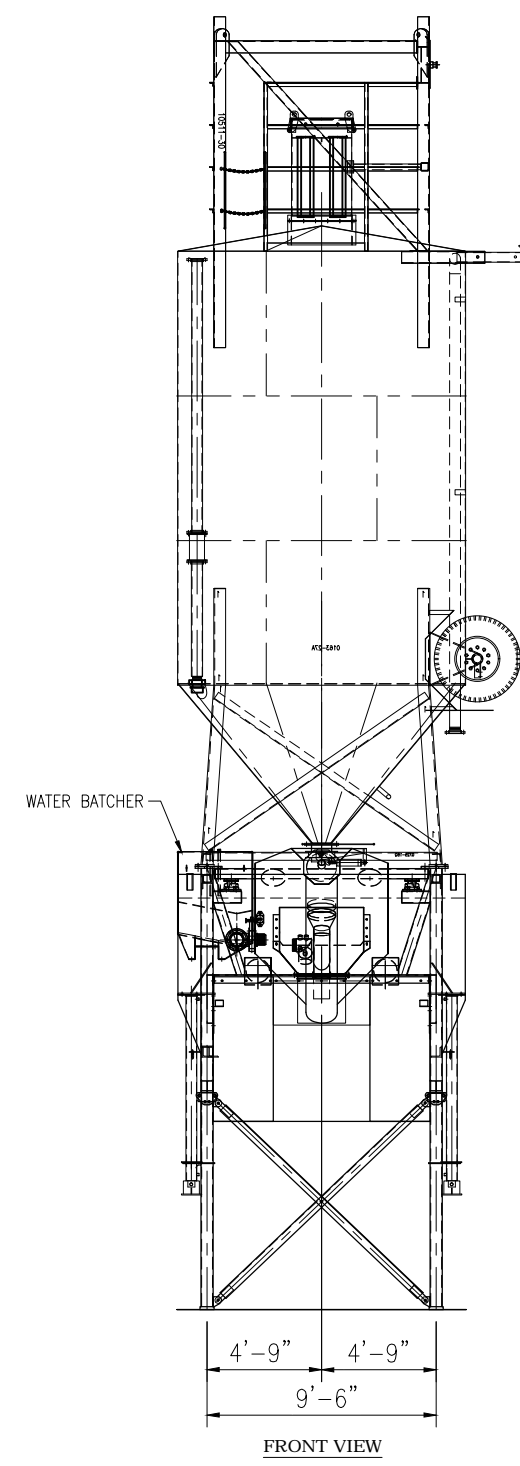
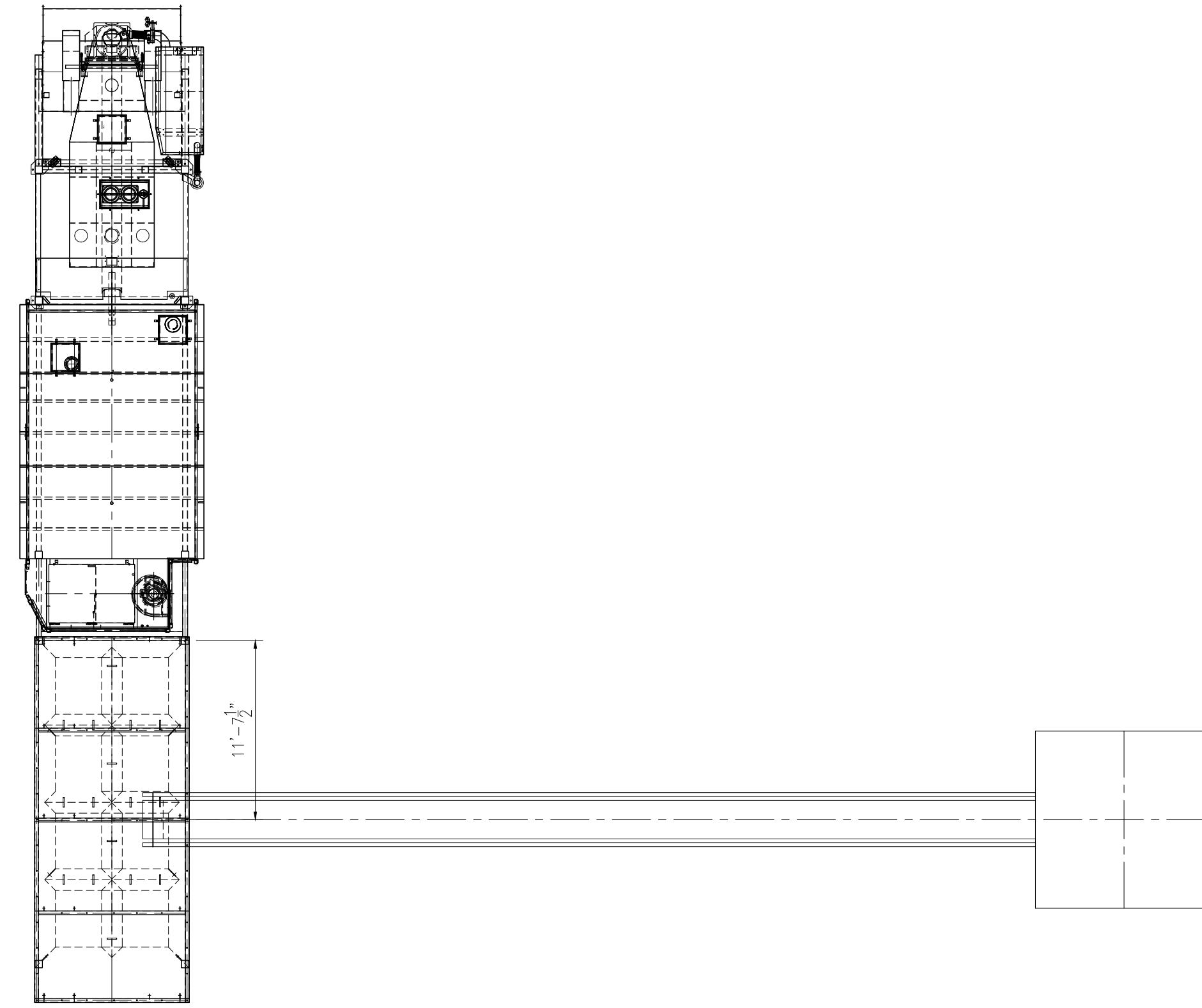
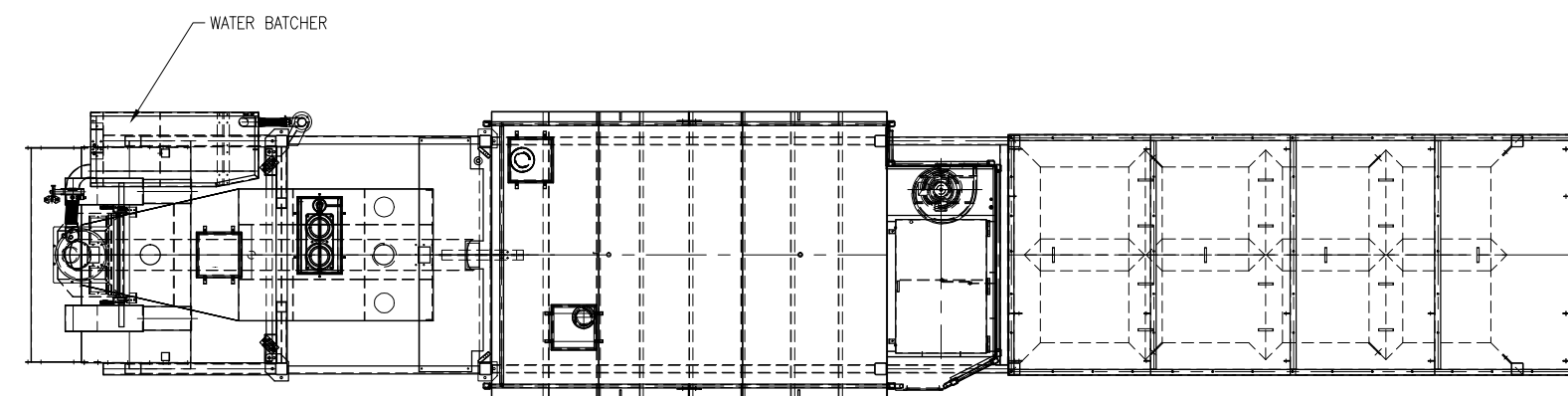
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sales@con-e-co.com

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SOLID PRODUCTS. SOLID PERFORMANCE



SCALE	1/8" = 1'-0"	TITLE	LO-PRO 327S (LP327S) PLANT ASSEMBLY	JOB NO.	ITEM CODE	COPY
DATE	2/1/18	CUSTOMER	AMERICAN EAGLE READY MIX			
DRAWN BY	DLH	CHECKED				
WEIGHT		CHECKED				
LOCATION			SALT LAKE CITY, UTAH			
CONCRETE EQUIPMENT COMPANY			237 N. 12th St., Utah, NE 68108		PART NO.	
AN OSHKOSH CORPORATION COMPANY			PHONE: 402-638-4181		DWG. NO.	
			WEBSITE: CON-E-CO.COM		P 7649-01	
NEXT ASSY.	PRIDE	DATE	APPR. NO.	REVISION		

Granite Construction Batch Plant Site Access

0 550 1,100 2,200 Feet



1 inch = 1,200 feet

Legend

Warm Springs Site Access

Name

-  To I-15 North
-  From I-15 North
-  From I-15 South
-  To I-15 South
-  Warm Springs Dr
-  Parcel Boundary





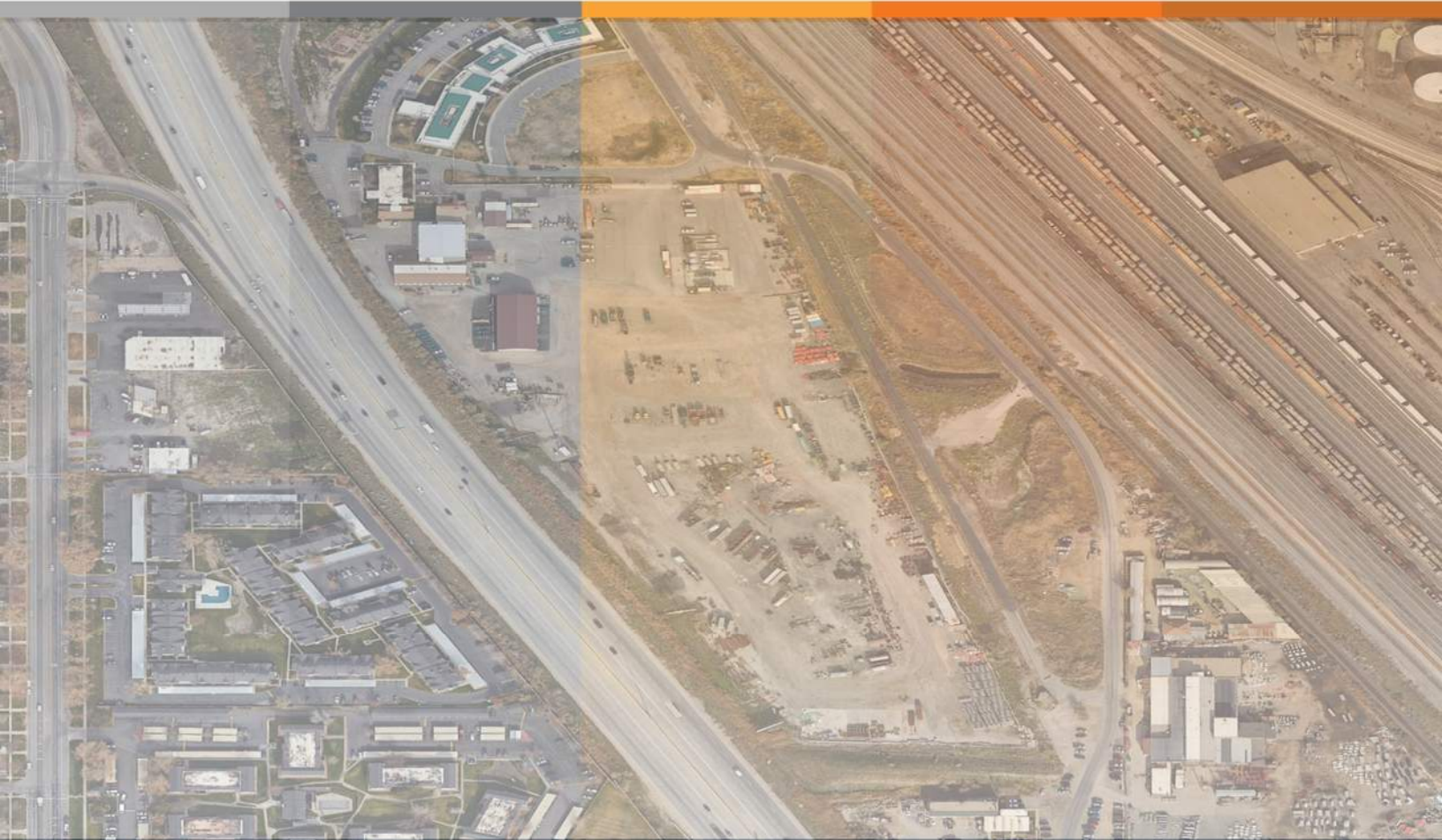
Attachment F
Traffic Impact Study



GRANITE™

HORROCKS

ENGINEERS



WARM SPRINGS ROAD TIS ROSE PARK, UT

AUGUST 9, 2022

PROJECT # UT-6085-22

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Introduction and Summary

PURPOSE OF REPORT AND STUDY OBJECTIVES

The purpose of this Traffic Impact Study (TIS) is to identify the traffic impacts of the proposed development in Salt Lake City, Utah. The study objectives are to define the study intersections, estimate trip generation and distribution for the site, parking analysis, and anticipated routes to freeway.

EXECUTIVE SUMMARY

Site Location and Study Area – The site for the Warm Springs Ready Mix development is located on the west side of Warm Springs Road and north of 800 North (see **Figure 1**).

Development Description – The development will be a concrete manufacturing plant.

CONCLUSIONS AND RECOMMENDATIONS

1. Existing Conditions – Warm Springs Road currently has 996 total vehicle trips.
2. The development will generate 232 new external daily trips with 176 being heavy trucks trips and 56 vehicle trips.
3. Future Conditions – Warm Springs Road will carry 1,228 total vehicle trips
4. Parking Analysis – Per SLC requirements, there is sufficient parking on-site

Proposed Development

SITE LOCATION

The site for the Warm Springs Road Ready Mix development is located on the west side of the Warm Springs Road between 800 North and 1000 North in Salt Lake City, Utah (see **Figure 1**).

Figure 1: Project Location

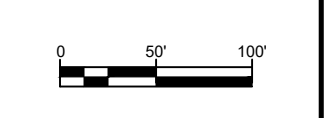


SITE PLAN AND PREFERRED ACCESS

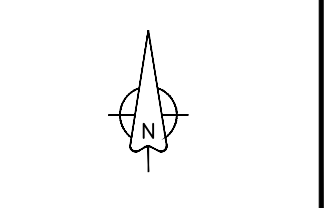
The site will have one access on the south side of the development from Warm Springs Road. The site plan is shown in **Figure 2**.



Revisions	



**Warm Springs Yard
Portable PCC Layout**



August 9, 2022
 Design: BJC
 Drawn: BJC
 Scale: 1" = 100'
 Drawing Number:
F - 1
1 OF 1

Study Area Conditions

STUDY AREA

The road potentially impacted by the Warm Springs Road Ready Mix Development is Warm Springs Road.







Road Descriptions:

- Warm Springs Road: Two-lane local road that runs north/south on the east side of I-15

STUDY ROADWAY LEVEL OF SERVICE

Roadway Level of Service (LOS) is a planning tool used to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the day. The LOS is assigned based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. A visual representation of LOS is included in **Figure 3**. For this development, traffic volume on Warm Springs Road is less than 1,000 vehicle trips per day. With the project traffic and the low existing traffic numbers, Warm Springs roadway will be able to accommodate the additional trips created by the site. As part of this report Horrocks reviewed the truck traffic that will be added to the roadway network.

Figure 3: LOS Representation

LEVEL OF SERVICE REPRESENTATION		
A		Excellent
B		Good
C		Average
D		Acceptable
E		Congested
F		Severely Congested

Project Traffic Volumes

The anticipated trip generation was provided by the developer since the use for the site is specialized. The site is anticipated to have 88 truckloads a day and have up to 10 employees that work full-time on-site. With this, the typical trip generation for the site is shown in **Table 1**, with 176 truck trips and 56 vehicle trips totaling 232 trips. The heavy truck percentage for the site will be approximately 76%.

Table 1: Trip Generation

Warm Springs Road Ready Mix Plant									
Variable	Daily Heavy Truck			Daily Vehicle			Total ADT		
	Total	In	Out	Total	In	Out	Total	In	Out
Concrete Manufacturing (From Client)	2.0	50%	50%	2.0	50%	50%			
Heavy Truck/Vehicle	176	88	88	56	28	28	232	116	116
Total New Trips	176	88	88	56	28	28	232	116	116

Trip Generation Data Provided by Client

TRIP DISTRIBUTION

The estimated new trips from the proposed development will be distributed into the roadway network using Warm Springs Road to access I-15 as shown in **Figure 4**. The traffic distribution from the site will vary depending on the day, but typically will be evenly distributed onto and coming from I-15, which will add approximately 58 total trips, with 44 being truck trips to each route as shown in **Figure 4**.

FIGURE 4: TRIP DISTRIBUTION



**Granite Construction
Batch Plant Site Access**

0 550 1,100 2,200 Feet



Legend

1 inch = 1,200 feet

Warm Springs Site Access

Name

→→ To I-15 North

←← From I-15 North

←← From I-15 South

→→ To I-15 South

— Warm Springs Dr

□ Parcel Boundary



EXISTING ROAD OPERATIONS

The 24-hour counts for Warm Springs Road were obtained by Horrocks Engineers in July 2022. The ADT for Warm Springs Road near the Proposed development site is 996 trips. The count data can be found in the **APPENDIX**.

Project traffic was added to the existing traffic to create an existing plus traffic scenario. The ADT for Warm Springs Road is approximately 1,228 trips and will function at an acceptable LOS.

On-Site Parking

Horrocks reviewed the proposed parking for the development. Per SLC code, employee parking for commercial sites is limited to 1 space per 3 employees and 1 space per company vehicle. It is anticipated that there will be 35 employees that work full-time at the site (25 drivers and up to 10 full-time on site) and a maximum concrete truck storage of 25. Based on the SLC requirements, **Table 2** provides a summary indicating that the appropriate number of parking spaces will be provided on-site.

Table 2: On-Site Parking Summary

Type of Parking	SLC Requirement	Total Spaces Required	Proposed Spaces
Employee	1 space per 3 employees	12	20
Company Vehicle	1 space per vehicle	25	25
Total		37	45

Conclusions and Recommendations

1. Existing Conditions – Warm Springs Road currently has 996 total vehicle trips.
2. The development will generate 232 new external daily trips with 176 being heavy trucks trips and 56 vehicle trips.
3. Future Conditions – Warm Springs Road will carry 1,228 total vehicle trips
4. Parking Analysis – Per SLC requirements, there is sufficient parking on-site

APPENDIX

TRAFFIC COUNTS

*** Monday, July 25, 2022 - Total=232 (Incomplete) , 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	55	56	40	27	21	15	5	8	5	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	6	12	9	4	3	4	1	0	2	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	8	11	12	10	7	4	0	5	2	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	27	20	11	10	4	7	1	1	1	0
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	14	13	8	3	7	0	3	2	0	4

*** Tuesday, July 26, 2022 - Total=996, 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
4	3	1	8	20	49	55	77	50	46	62	59	80	66	69	78	98	68	29	23	20	7	19	5	
0	1	0	0	4	5	15	20	12	13	13	18	23	17	15	17	35	26	11	9	4	1	8	2	1
0	1	0	2	8	8	10	15	11	10	13	9	21	22	29	19	18	18	10	6	4	4	2	2	1
0	0	0	3	4	18	14	17	14	11	17	16	14	15	12	19	27	14	2	5	6	1	9	0	0
4	1	1	3	4	18	16	25	13	12	19	16	22	12	13	23	18	10	6	3	6	1	0	1	2

AM Peak 0700 - 0800 (77), AM PHF=0.77 PM Peak 1545 - 1645 (103), PM PHF=0.74

*** Wednesday, July 27, 2022 - Total=816 (Incomplete) , 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	
4	6	3	13	29	42	47	52	49	60	61	76	86	65	81	67	75	-	-	-	-	-	-	-	-
1	1	1	2	9	1	3	7	10	16	14	22	22	16	29	14	29	-	-	-	-	-	-	-	-
1	0	1	1	8	6	11	17	16	17	16	13	22	16	17	8	21	-	-	-	-	-	-	-	-
0	3	0	5	4	16	10	12	15	14	10	23	24	16	9	21	15	-	-	-	-	-	-	-	-
2	2	1	5	8	19	23	16	8	13	21	18	17	26	24	10	-	-	-	-	-	-	-	-	-

AM Peak 1145 - 1245 (86), AM PHF=0.90