

Vicinity Plan



Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah 84074
Church Property Number: 501-3450



Project Team

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Work by Owner

Item	Furnished by	Installed by	Item	Furnished by	Installed by
Special inspections and testing	Owner	Owner	Artwork	Owner	Owner
HVAC test and balance	Owner	Owner	Phone and computer systems	Owner	Owner
Carpet and carpet base, rubber base	Owner	Owner	Internet firewall, network switch, wireless access points	Owner	Contractor
Display boards (writable walls)	Owner	Owner	Internet service provider modem	Owner	Owner
Interior molded plate signage	Owner	Contractor	Cylinders and cores for interior and exterior doors	Owner	Owner
Site post-mounted sign	Owner	Contractor	Network streaming equipment	Owner	Owner
Soap, paper towel, and toilet tissue dispensers	Owner	Contractor	Key cabinet	Contractor	Owner
Refrigerator, microwave	Owner	Contractor	Furniture, desks, chairs, games, and maintenance equipment	Owner	Owner
Exterior metal signs and metal address sign	Owner	Contractor	Television and television wall bracket	Owner	Contractor
Interior trees and plants	Owner	Owner	Wheeled exterior garbage cans	Owner	Owner

Drawings Revision Schedule

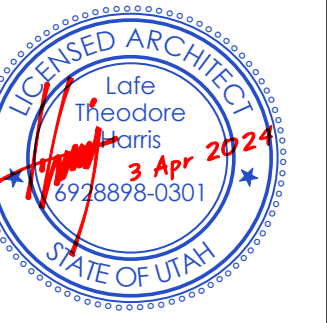
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THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

Tooele UT Deseret Peak Sr Seminary

Approximately 2234 North Berra Boulevard, Tooele, Utah
40,569,684, -112,303,347

Date: 3 Apr 2024
BHD #: 2326
County Parcel: 02-145-0-0115
Plan Series: Custom SCR
Owner #: 501-3450

#	Date	Description
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Cover Sheet

G101

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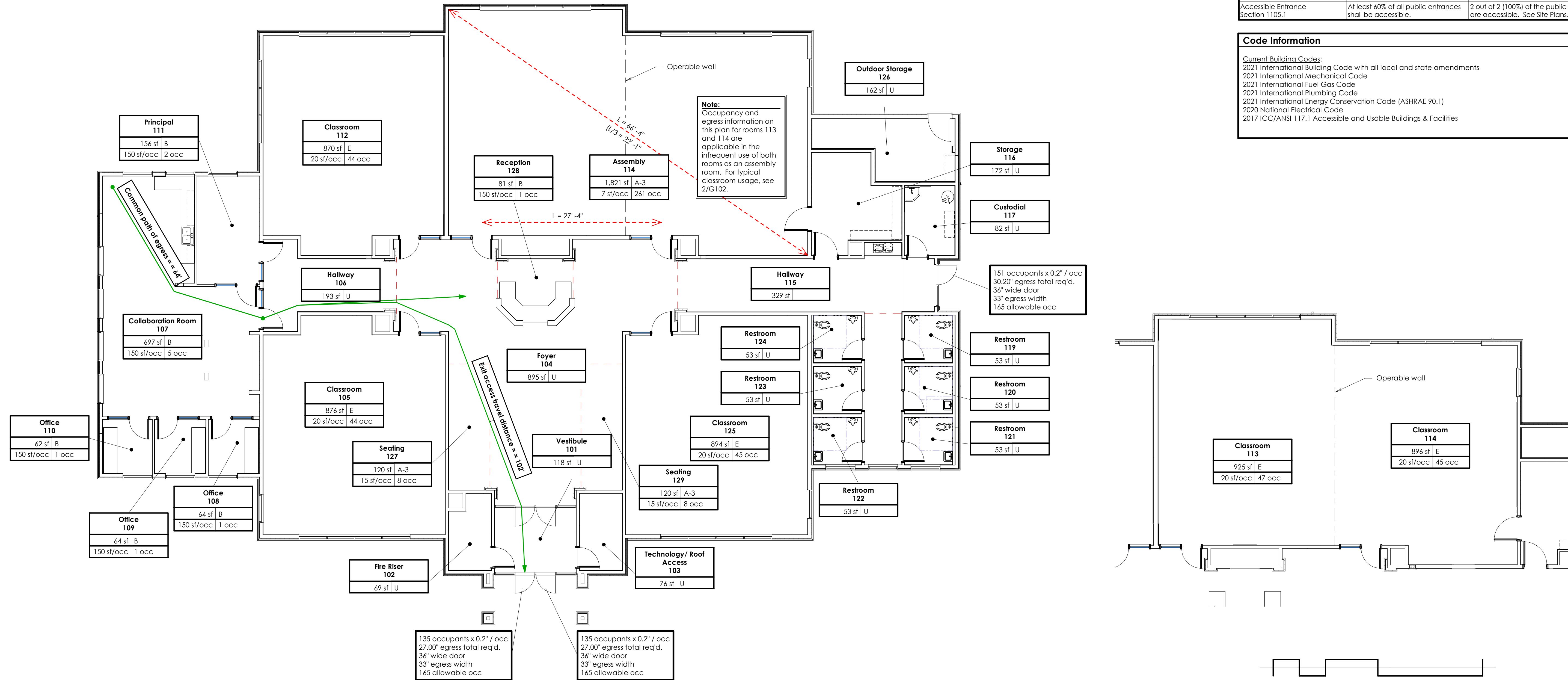
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Occupancy/Use	Occupants			Water Closets				Lavatories			Drinking Fountains		Service Sinks	
	Total Occupants	Male	Female	Male Ratio	Male Required	Female Ratio	Female Required	Male Ratio	Male Required	Female Ratio	Female Required	Ratio		Required
	Educational (E)	225	113	113	1 per 50	2.26	1 per 50	2.26	1 per 50	2.26	1 per 50	2.26		1 per 100
Business (B)	11	6	6	for first 50, 1 per 50 above 50	0.24	for first 50, 1 per 50 above 50	0.24	for first 80, 1 per 80 above 80	0.15	for first 80, 1 per 80 above 80	0.15	1 per 100	0.11	
Assembly (A-3)	16	8	8	1 per 150	0.05	1 per 75	0.11	1 per 200	0.04	1 per 200	0.04	1 per 1,000	0.02	
Required Subtotals	252				2.55		2.61		2.45		2.45		2.38	
Provided Totals					3		3		3		3		1	

Six urinals are also provided (one in each family restroom), but are not included in the totals above.

2021 IBC Code Requirements Information		
Code Item Reference	Code Requirement	Actual Building Design
Occupancy Chapter 3, Section 302, 304.1, 305	E Education B Office	E Education B Office
Occupancy Separation Section 508.3	Non-separated uses - no separation required if the most restrictive use requirements are met.	No separation provided. B Office occupancy governs for area. E Education occupancy governs for number of stories.
Assembly Occupancies Section 303.1.3	Assembly areas are part of E occupancy	Assembly areas are part of E occupancy (Classrooms 113 and 114 are part of E occupancy but are used at times for assembly purposes. Seating 127 and 129 in the Foyer area are part of the E occupancy but include a small gathering space.)
Construction Type Chapter 6	Type V-B non-rated building.	Type V-B non-rated building.
Allowable Building Area Table 506.2	Group B - 36,000 sf allowed.	9,204 sf total building area.
Fire Sprinklers Section 903.2.3 Group E	Sprinklers required if fire area greater than 12,000 sf.	Fully automatic fire sprinkler system provided.
Maximum Height Table 504.3 Group E and B	60'-0"	20'-8 1/2" top of parapet cap.
Maximum Stories Table 504.4 Group E	2 Stories.	1 Story.
Roof Covering Table 1505.1	Class C Fire-Resistance.	Class A Fire-Resistance.
Egress Width Section 1005	421 occupants x 0.20" = 84.2" egress width required.	(3) 3'-0" doors = 3 x 33" = 99" total egress width.
Number of Exits Section 1006	421 occupants. 2 exits required.	2 exits provided.
Exit Access Travel Distance Table 1017.2	E Occupancy 250' Maximum Required.	102'-0" maximum distance.
Common Path of Egress Travel Distance Table 1006.2.1	E Occupancy 75' Maximum Required.	64'-0" maximum distance.
Corridors Section 1020, Table 1020.1	B & E Occupancy with fire sprinklers are not required to be rated.	Fully automatic sprinkler system provided; Hallways are not of rated construction.
Accessible Means of Egress Section 1009	2 accessible means of egress required.	2 out of 2 (100%) of the exits are accessible.
Restroom Accessibility Section 1110, ICC A117.1-2017	1 accessible fixture type for each accessible restroom.	All restrooms and fixtures are accessible.
Accessible Route Section 1104	Accessible route from public way to interior facilities shall be provided.	Accessible route provided. See Site Plans.
Accessible Entrance Section 1105.1	At least 60% of all public entrances shall be accessible.	2 out of 2 (100%) of the public entrances are accessible. See Site Plans.

Code Information	
Current Building Codes:	
2021 International Building Code with all local and state amendments	
2021 International Mechanical Code	
2021 International Fuel Gas Code	
2021 International Plumbing Code	
2021 International Energy Conservation Code (ASHRAE 90.1)	
2020 National Electrical Code	
2017 ICC/ANSI 117.1 Accessible and Usable Buildings & Facilities	

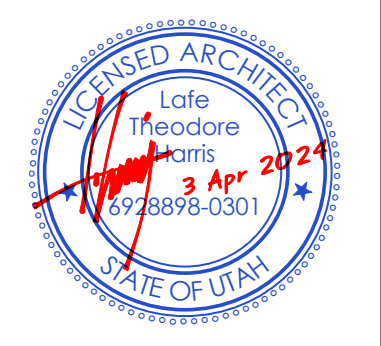


1 Occupancy Plan - Assembly
Scale: 1/8" = 1'-0"
421 total building occupants

2 Occupancy Plan - Classrooms
Scale: 1/8" = 1'-0"
252 total building occupants



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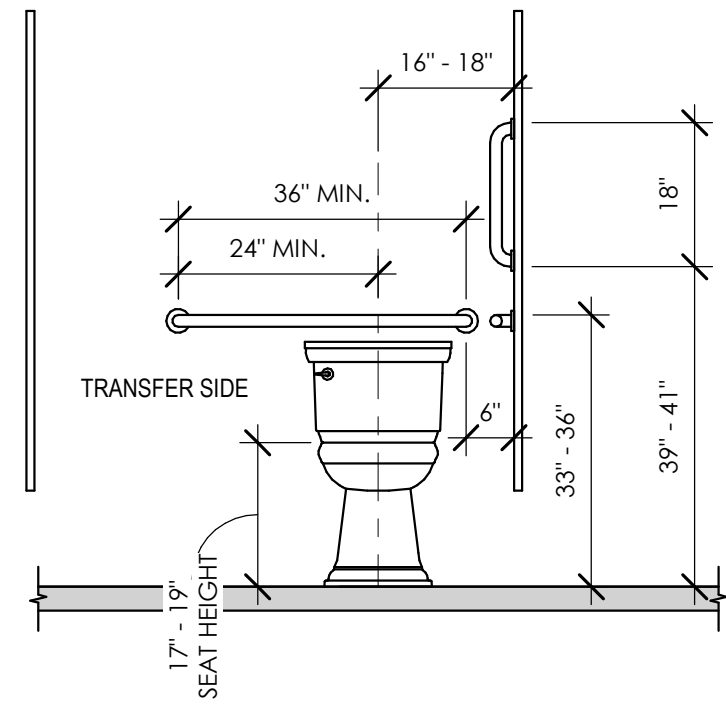
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40.569694, -112.903347
Date: 3 Apr 2024
BHD #: 2326
Plan Series: 02-145-0-0115
Owner #: 501-3450
Custom SCR

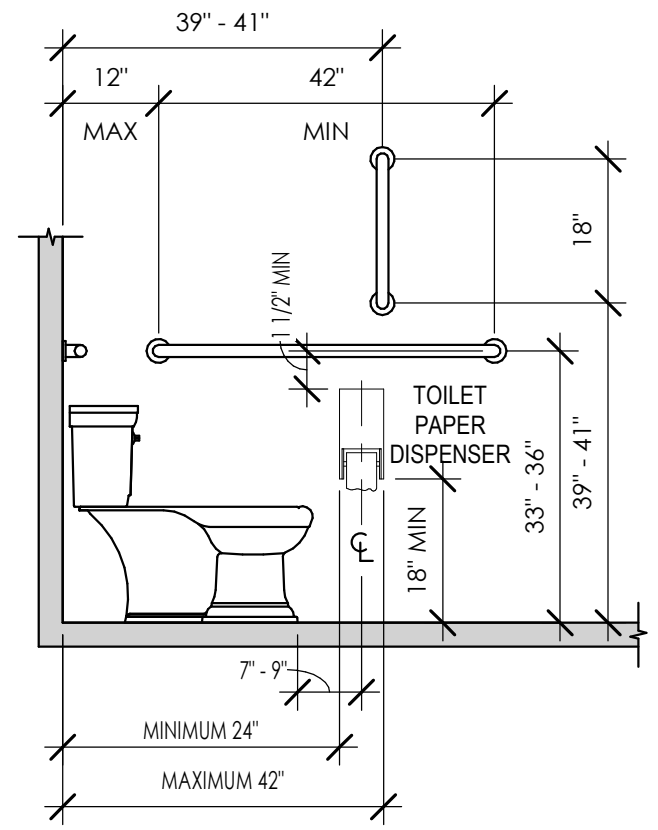
Sheet Issue and Revision Schedule	
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Code Information

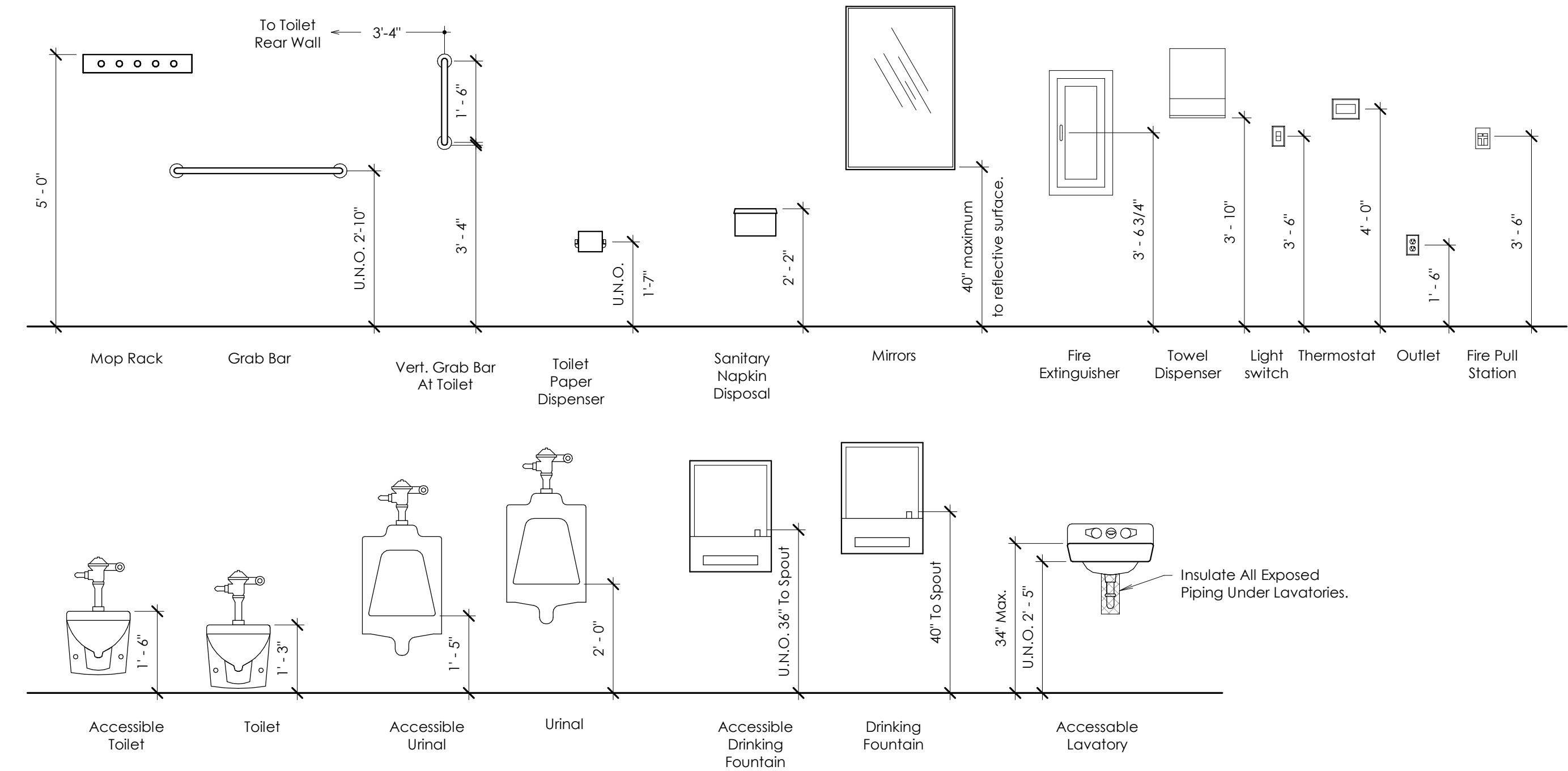
G102



A Grab Bars and Dispensers
Scale: 1/2" = 1'-0"



B Grab Bars and Dispensers
Scale: 1/2" = 1'-0"



C Mounting Heights
Scale: 1/2" = 1'-0"

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SEAL OF ARCHITECT
LIFE MEMBER
LATE THEODORE PARIS
1938-2024
1938-2024
1938-2024
STATE OF UTAH

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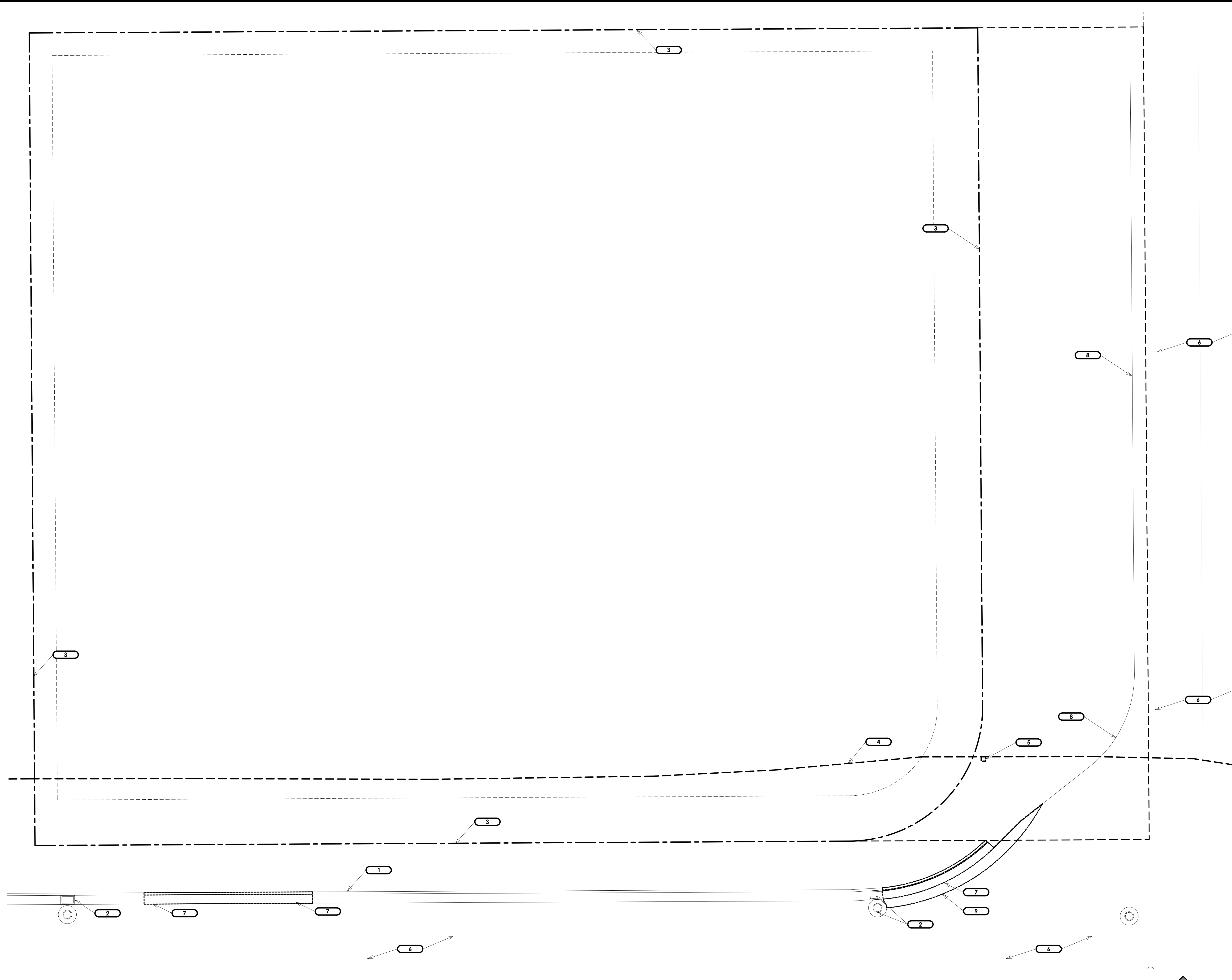
Sheet Issue and Revision Schedule

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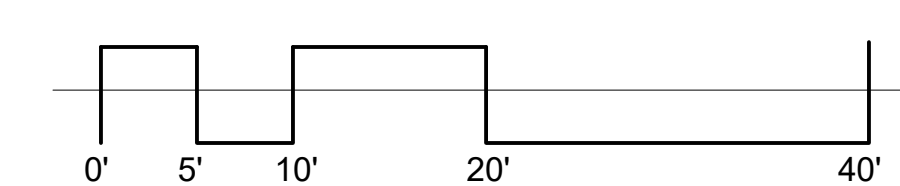
General Information

G501

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1 Site Demolition Plan
Scale: 1" = 10'-0"



General Notes

A. This and any other demolition drawings are not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown in the contract documents.

B. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.

C. Contractor shall enclose the entire area of work with a temporary fence throughout construction - coordinate timing & location with the FM Group.

Keyed Notes

- Existing curb and gutter to remain.
- Existing storm drain catch basin or manhole to remain.
- Property line.
- Remove existing fence.
- Existing telephone pedestal to be relocated.
- Existing asphalt paving to remain.
- Remove section of existing curb and gutter.
- Existing edge of asphalt.
- Cut existing asphalt back 2 feet from the existing lip of the gutter in preparation for new curb and gutter installation.

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Date: 3 Apr 2024
BHD #: 2326
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Plan Series: Custom SCR
Owner #: 501-3450

Drawing #	Date	Description
1	3 Apr 2024	Site Documents

Site Demolition Plan

D101

ALTA / NSPS LAND TITLE SURVEY VACANT LAND, TOOELE, UTAH LDS PROP ID 501-3450

File No.: 2161647FA
Commitment Date: June 2, 2022 at 8:00 AM Amended Date June 15, 2022 5:10 pm.
To: EAGLE LANDING, L.C., a Utah limited liability company
The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 5, 8, 11, and 13 of the Table A thereof. The field work was completed on February 14, 2022.

Date of Plat: August 3, 2022
Professional Land Surveyor
Nathan B. Weber, PLS
License No. 5152762

Legal Description

PROPOSED SEMINARY PARCEL DESCRIPTION - 5/23/2022

A parcel of land for a seminary building located in the Southwest Quarter of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian described as follows:

Beginning at a point at the intersection of the North line of 2200 North Street and the proposed extension of Berra Boulevard which point is South 00°24'30" East 1222.37 feet along the North-South Quarter Section line of said Section 9 and South 89°41'35" West 65.99 feet from the Center Quarter Corner of said Section 9 and running:

thence South 89°41'35" West 185.32 feet along the North line of 2200 North Street;
thence North 0°21'52" West 179.00 feet;
thence North 89°41'35" East 209.00 feet, more or less, to the proposed West line of Berra Boulevard;
thence South 0°21'52" East 149.65 feet along the said proposed West line of Berra Boulevard;
thence 40.76 feet along the arc of a 30.00 foot radius curve to the right through a central angle of 77°50'46" (Long Chord bears South 38°33'32" West 37.70 feet) more or less to the point of beginning.

SCHEDULE B - SECTION II EXCEPTIONS

Items 1-13, 15-19, 22 and 22 are intentionally not included as they are not survey items.

14. Reservations and conditions of the State Patent, recorded April 25, 1912 as Entry No. 141991 in Book 3-H at Page 162 of Official Records, which states in part: subject to any easement or right of way of the public to use all such highways as may have been established according to law, over the same or any part thereof.

Survey Findings: No existing highways or roadways were observed during the performance of this survey except for 2200 North Street which was dedicated by the Sunset Estates Subdivision, Phase 1. Berra Boulevard is proposed along the east line of the property as shown.

20. Matters and details as depicted and described on that certain ALTA/NSPS Land Title Survey, prepared by Diamond Land Surveying, dated May 23, 2022 as Job No. 22-032, and the overall project survey dated April 25, 2022 of same Job No., which includes the following in addition to the above exceptions:

a) an existing fence (wire fence) running through the Southerly portion;

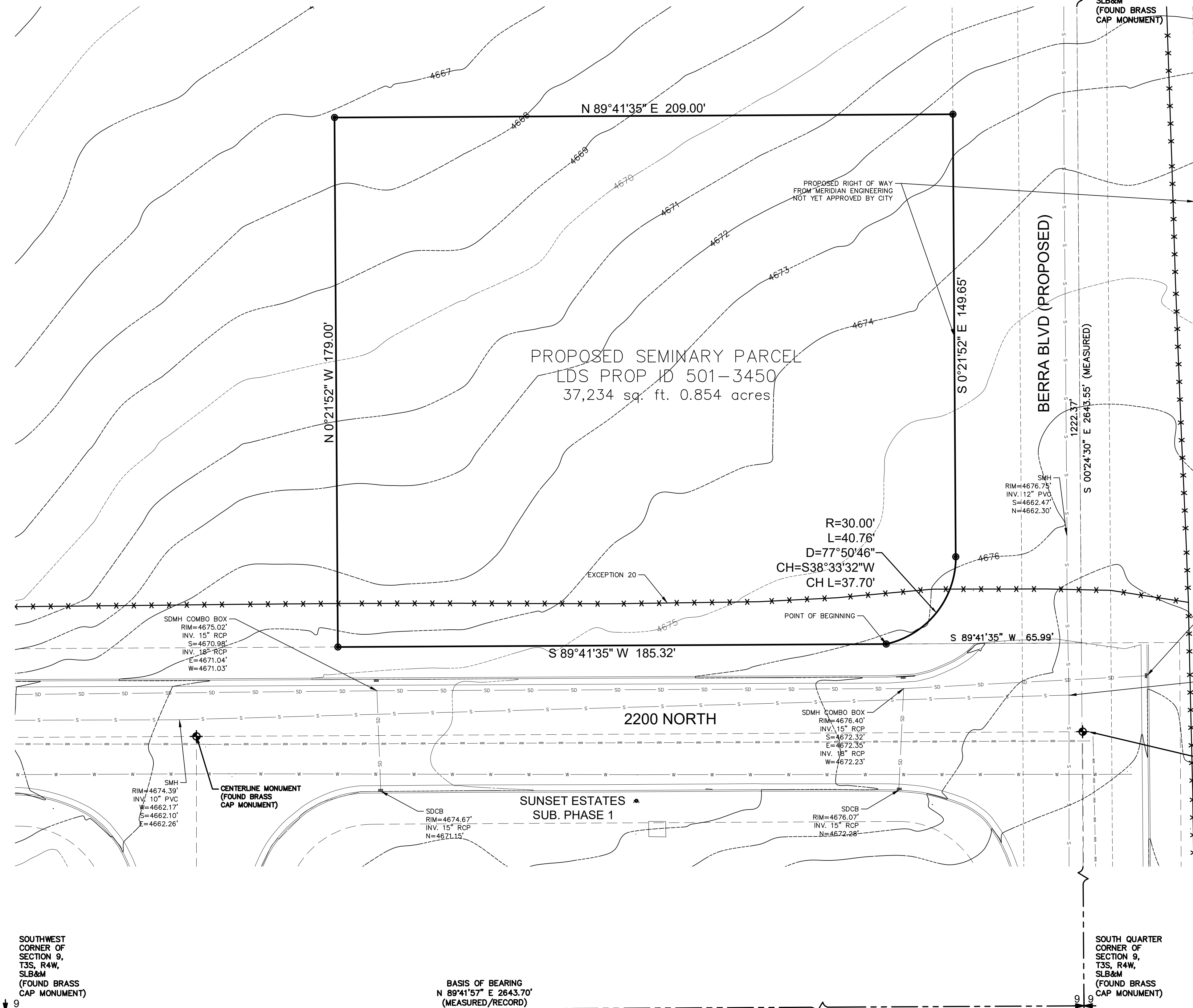
Survey Findings: The wire fence depicted on the above referenced ALTA/NSPS survey is shown along the southern portion of the property. The opinion of this survey is that the fence is a fence line of convenience and not of occupation. The boundary of the property lies south of the fence line as shown.

NOTES:

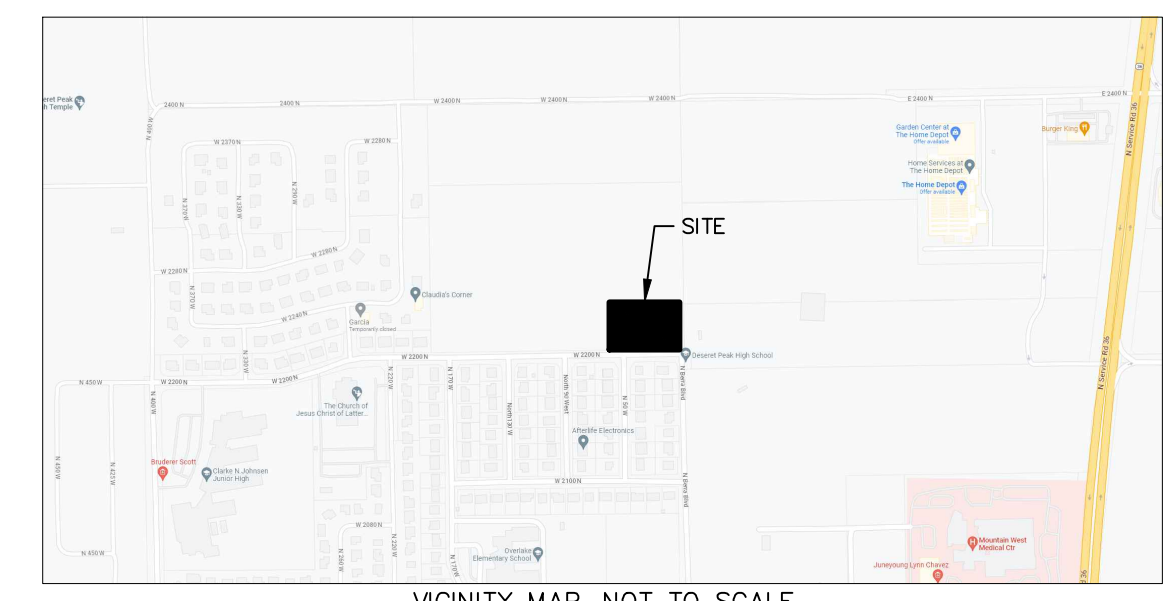
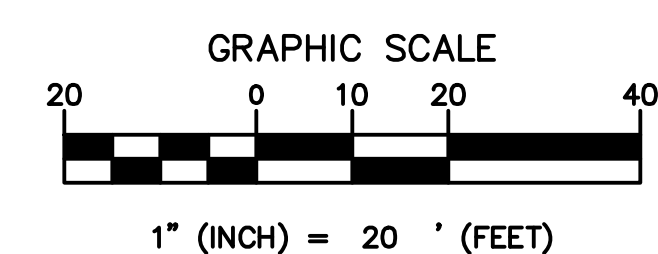
- The basis of bearing is North 89°41'57" East (Sunset Estates Subdivision Phase 4) Between the South Quarter Corner and the Center of Section of Section 9, Township 3 South, Range 4 West, Salt Lake Base and Meridian as shown.
- The purpose of this survey is to create a description for a parcel of land to be used for a seminary building.
- This does not represent a title search by the surveyor. All title information was provided by others.
- The locations of underground utilities as shown hereon are based on above-ground structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. Before excavations are begun, please contact blue stakes and appropriate agencies. Utilities shown in the proposed extension of Berra Boulevard are proposed only and are not approved by the city.
- Parcel has access to a 2200 North Street, a dedicated street or road.
- The purported address for the Parcel is Vacant Land, Tooele, Utah (Tax ID: 02-143-0-0072).
- The parcel lies within Zone D per the FEMA Community Panel 49045C1635C, effective 11/18/2009.
- The parcel lies within Zone RR5 (Research and Development District) per the Tooele City Interactive Zoning Map.

LEGEND

—	Boundary Line	—	Sewer Manhole
---	Section Line	—	Storm Drain Manhole
- - -	Adjoiner Line	—	Light
- - -	Tie Line	⊠	Electrical Meter
— x — x — x —	Fence Line	—	Water Valve
— s — s — s —	Storm Drain Line	—	Fire Hydrant
— s — s — s —	Sewer Line	—	Telephone Box
— w — w — w —	Water Line	—	Cable Box
— i — i — i —	Irrigation Water Line	—	Storm Drain Catch Basin
— e — e — e —	Easement Line	●	Property Corner
—	Section Corner	⊙	Found Property Corner
—	Quarter Section Corner	⊙	Found Street Monument



SOUTHWEST CORNER OF SECTION 9, T3S, R4W, SLB&M (FOUND BRASS CAP MONUMENT)
 BASIS OF BEARING N 89°41'57" E 2643.70' (MEASURED/RECORD)
 SOUTH QUARTER CORNER OF SECTION 9, T3S, R4W, SLB&M (FOUND BRASS CAP MONUMENT)



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN



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Site Survey
C101



Existing property line.

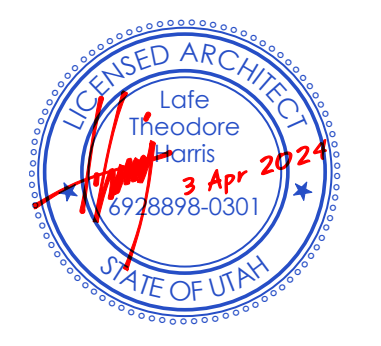
Existing property line.

Existing property line.

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Site Existing
 Conditions Plan

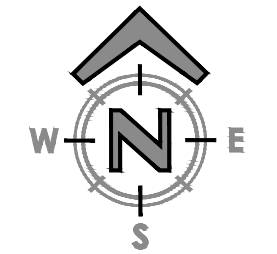
C102

1 Site Existing Conditions Plan

Scale: Not to Scale

Photo taken
 4 Apr 2024

[Click here for
 drone data](#)

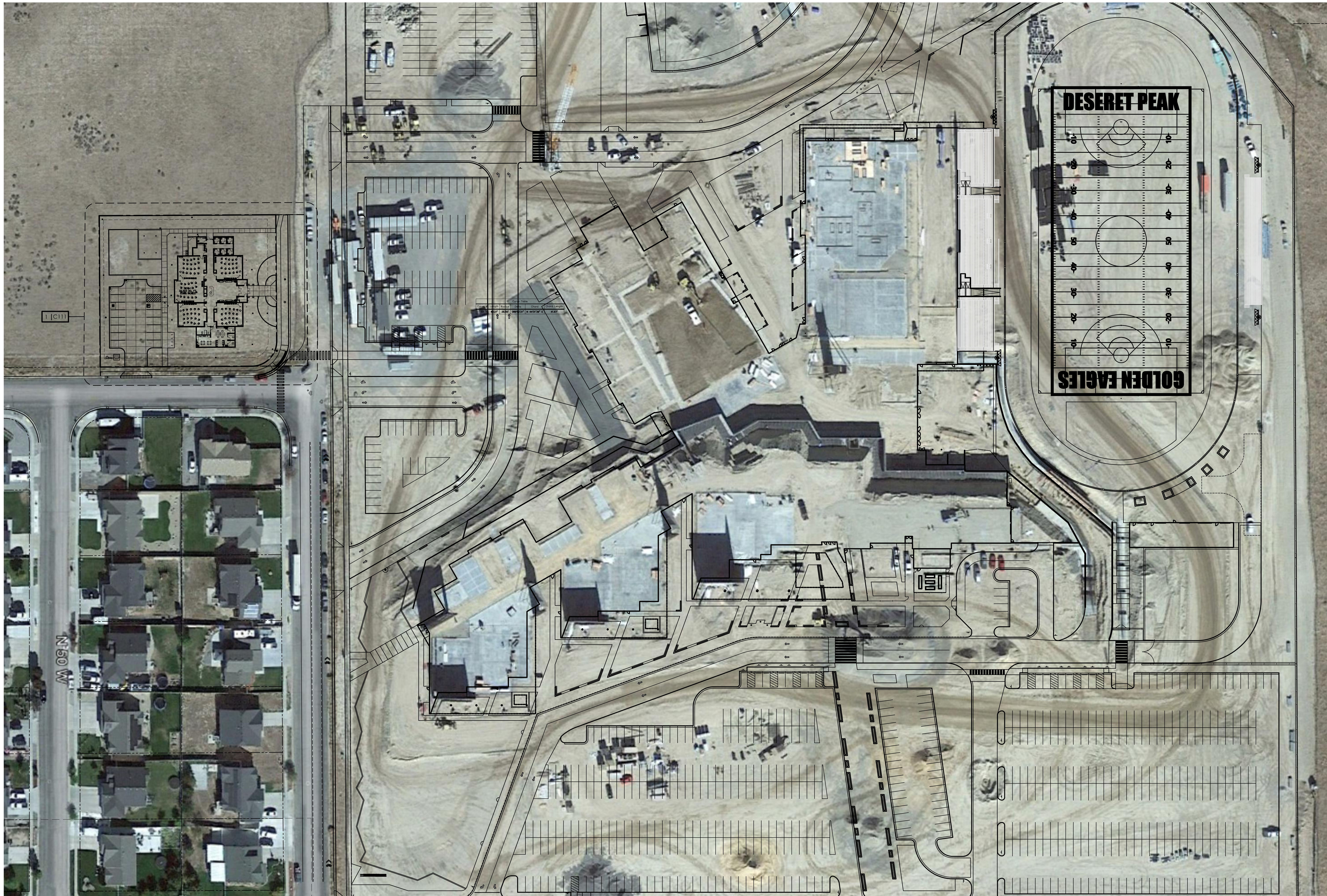


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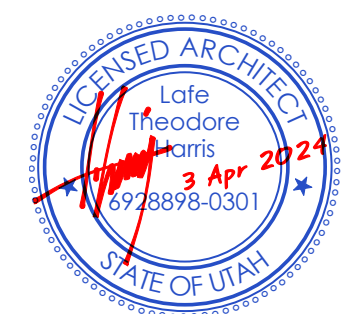
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Vicinity Site Plan

Scale: 1" = 50'-0"



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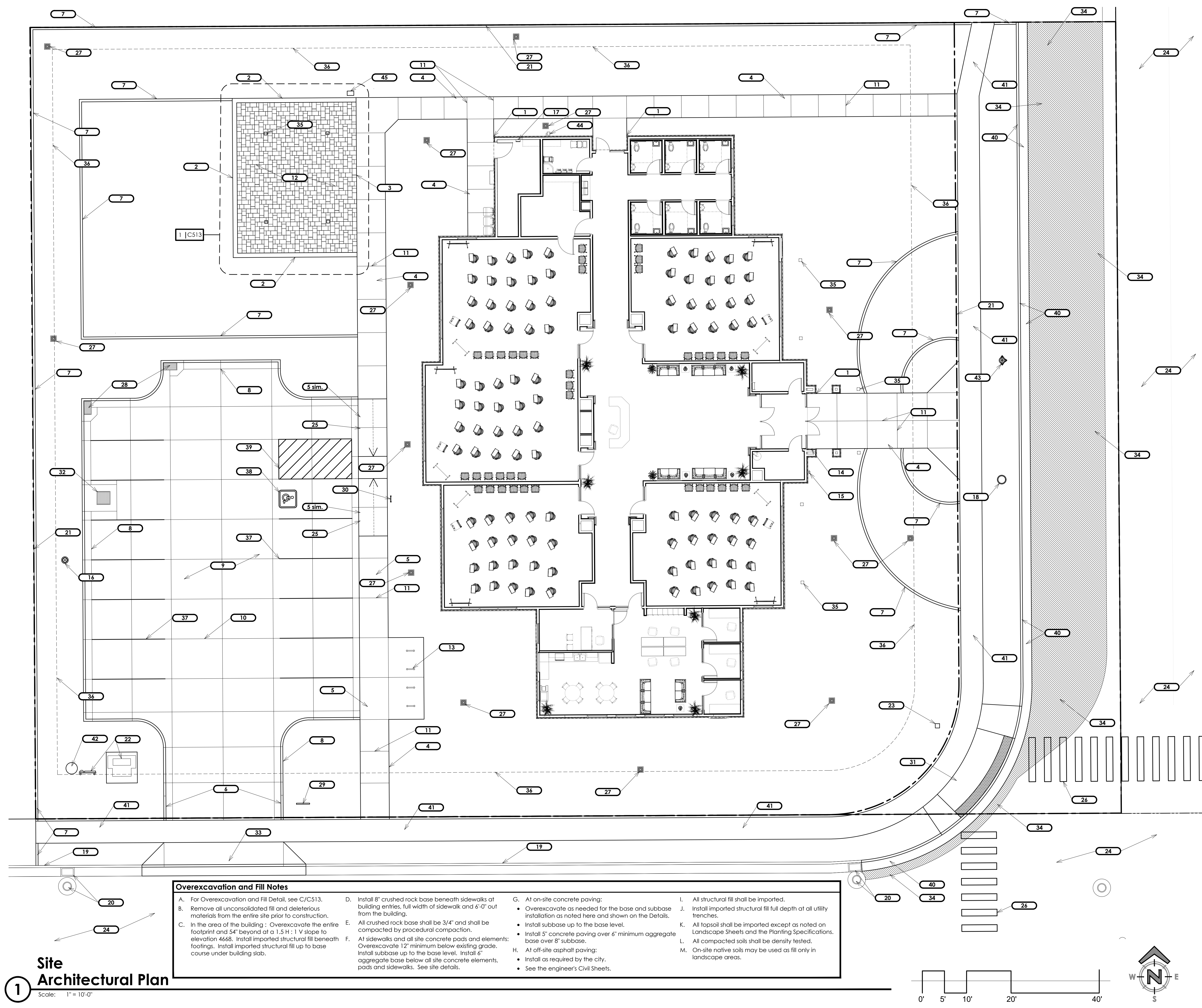
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#	Date	Description
1	3 Apr 2024	Bid Documents

Vicinity Site Plan

C103

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Site Architectural Plan

Scale: 1" = 10'-0"

- ### Overexcavation and Fill Notes
- A. For Overexcavation and Fill Detail, see C/C513.
 - B. Remove all unconsolidated fill and deleterious materials from the entire site prior to construction.
 - C. In the area of the building : Overexcavate the entire footprint and 54" beyond at a 1.5 H : 1 V slope to elevation 4668. Install imported structural fill beneath footings. Install imported structural fill up to base course under building slab.
 - D. Install 8" crushed rock base beneath sidewalks at building entries, full width of sidewalk and 6'-0" out from the building.
 - E. All crushed rock base shall be 3/4" and shall be compacted by procedural compaction.
 - F. At sidewalks and all site concrete pads and elements: Overexcavate 12" minimum below existing grade. Install subbase up to the base level. Install 6" aggregate base below all site concrete elements, pads and sidewalks. See site details.
 - G. At on-site concrete paving:
 - Overexcavate as needed for the base and subbase installation as noted here and shown on the Details.
 - Install subbase up to the base level.
 - Install 5" concrete paving over 6" minimum aggregate base over 8" subbase.
 - H. At off-site asphalt paving:
 - Install as required by the city.
 - See the engineer's Civil Sheets.
 - I. All structural fill shall be imported.
 - J. Install imported structural fill full depth at all utility trenches.
 - K. All topsoil shall be imported except as noted on Landscape Sheets and the Planting Specifications.
 - L. All compacted soils shall be density tested.
 - M. On-site native soils may be used as fill only in landscape areas.

- ### General Notes
- A. This and any other demolition drawings are not intended to be all-inclusive, nor to define the scope of all demolition work required for this project. Demolition drawings are shown only to aid the contractor in preparing his bid and performing the work. Contractor shall examine all contract documents and visit the site during bidding as required to determine the total extent and scope of the demolition portion of this work. All items that are not required to remain shall be of the demolition work whether shown specifically or not. Contractor shall be responsible for all demolition work required to carry out the work as shown in the contract documents.
 - B. All noted items are new unless noted otherwise.
 - C. The contractor shall verify all existing site conditions prior to bidding. Coordinate all work affecting adjacent properties with the respective property owners prior to any demolition or construction work. Repair and replace all existing items on adjacent properties damaged or affected during construction to the satisfaction of the property owner.
 - D. Contractor shall enclose the entire area of work with a temporary fence throughout construction - coordinate timing & location with the FM Group.
 - E. Refer to the Specifications for required locations of expansion joints. Submit a proposed expansion joint plan to the Architect for approval prior to installation of site concrete.
 - F. The building and parking lot are parallel or perpendicular to the east property line.

- ### Keyed Notes
1. Align sidewalk with building foundation wall.
 2. 12" x 12" concrete apron at masonry paver perimeter. See M/C511.
 3. 12" thickened sidewalk face at masonry paver perimeter. See N/C511.
 4. Concrete sidewalk. See A/C511. Typical.
 5. Integral sidewalk, curb, and gutter. See B/C511.
 6. Curb transition. See E/C511.
 7. Concrete mow curb. See K/C511.
 8. Concrete curb and gutter. See C and D/C511.
 9. Concrete paving. See Site Details and Overexcavation and Fill Notes.
 10. Control joint in concrete paving. Typical. See G/C511.
 11. Control joint in concrete flatwork. See H/C511.
 12. Masonry paver system. See M & N/C511.
 13. Stainless steel bike rack. See L/C511.
 14. Fire department 3200 series Knox Box recessed in stone veneer (verify with fire department).
 15. Fire department connection.
 16. New pole light and concrete base. See D/C513 and Electrical Sheets.
 17. Irrigation controller. Refer to landscape sheets.
 18. New water meter. See Civil Sheets.
 19. Existing curb and gutter to remain.
 20. Existing storm drain catch basin or structure to remain.
 21. Existing property line.
 22. New electrical transformer. See Electrical Sheets.
 23. New location of telephone pedestal. Coordinate with utility company.
 24. Existing asphalt paving to remain.
 25. New concrete accessible curb ramp. See B/C512.
 26. New painted crosswalk. Dimensions and paint type per City requirements. Crosswalk shall be installed from curb to curb across the entire road. Coordinate all requirements with the City and the School District.
 27. New area drain box. See C/C512 and Grading and Drainage Plan.
 28. New curb inlet box. See Site Details.
 29. New post-mounted seminary sign.
 30. New accessible parking sign. See A/C512.
 31. New concrete corner ramp per city standards.
 32. New storm drain box. See Civil Sheets.
 33. New concrete drive approach per city standards.
 34. New asphalt paving per City requirements. See C121.
 35. Pergola column. Typical.
 36. Public utilities easement.
 37. New painted parking lines. Parking lines shall be 6" wide black paint with 4" wide reflective white paint centered on top. Typical.
 38. New blue & white painted accessible parking symbol.
 39. New accessible parking access aisle. Paint lines shall be 6" wide black with 4" wide reflective white, at a 45° angle, and have 2'-0" spacing.
 40. New concrete curb and gutter per city requirements.
 41. New concrete sidewalk per city requirements.
 42. New storm drain manhole. See C121.
 43. New fire hydrant. See Site Utility Plan.
 44. Gas meter. See Site Utility Plan.
 45. Gas connection for barbecue grill. See I/C513.

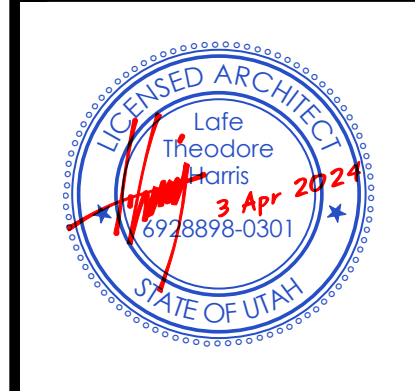
Site Areas

	Square Feet	% of Site
Main building	9,204 sf	24.7%
Concrete Pavement	4,821 sf	13.0%
Concrete	3,620 sf	9.7%
Concrete Pavers	918 sf	2.5%
Turfgrass	3,347 sf	9.0%
Other landscaping	15,313 sf	41.1%
Total site	37,223 sf	.85 acres

Site Data

	Provided	Required
Regular parking stalls	14	
ADA (van accessible)	1	1
ADA (non-van accessible)	0	0
Total parking stalls	15	1
Ordinance requirement	As determined by the Planning Director.	
Bicycle parking	8	None
Ordinance requirement	No requirements.	
Site landscaping %	50.1%	No reqs.
Turfgrass % of landscaping	21.9%	50% max.

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THE CHURCH OF
JESUS CHRIST
 OF LATTER-DAY SAINTS

Tooele UT Deseret Peak Sr Seminary
 Approximately 2234 North Berna Boulevard, Tooele, Utah
 40,569,694 - 112,303,347
 BHD #: 2326
 County Parcel: 02-143-0-0115
 Plan Series: 501-3450
 Owner #: Custom 5CR

Drawing Issue and Revision Schedule

#	Issue	Description
1	3 Apr 2024	Bid Documents

Site Architectural Plan
C111

