EAGLE MOUNTAIN
CITY COUNCIL MEETING

December 5, 2023, 3:30 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

3:30 P.M. BOARD OF CANVASSERS - CITY COUNCIL CHAMBERS

1. CALL TO ORDER

The City Council will convene as the Board of Canvassers to canvass the results of the 2023 Eagle Mountain General Election.

2. MOTION

2.A MOTION - Approve the Results for the 2023 General Election

BACKGROUND: (*Presented by Assistant City Administrator/City Recorder Fionnuala B. Kofoed*) The Board of Canvassers will review the report of the Eagle Mountain City General Election of November 21, 2023, verifying the results of the election by ratifying the results of the canvass, accepting the report of the Election Official and certifying the election results; and declaring the persons reported by the Election Official as receiving the highest number of votes elected to the Office of City Council.

3. ADJOURNMENT

4:00 P.M. WORK SESSION - CITY COUNCIL CHAMBERS

4. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

4.A UPDATE - City Administrator Items

4.B DISCUSSION - Rose Ranch (Formerly Mae Land)
Rose Ranch Location
Rose Ranch Concept

5. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

6. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussion

reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - CITY COUNCIL CHAMBERS

7. CALL TO ORDER

8. PLEDGE OF ALLEGIANCE

9. INFORMATION ITEMS/UPCOMING EVENTS

10. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns, and comments. (Please limit your comments to three minutes each.)

11. CITY COUNCIL/MAYOR'S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

12. APPOINTMENTS

12.A Cemetery Advisory Board

1. Jennifer Webb - Three-year term through December 2026
2. Heather Jackson - Three-year through December 2026

12.B Parks and Recreation Advisory Board

1. Spencer Dalton - Three-year Term through December 2026
2. Kevin Courtright - Three-year Term through December 2026
4. Colby Webb - Three-year Term through December 2026

12.C Senior Citizens Advisory Council

1. Annette Arndt - Three-year Term through December 2026

12.D Youth Council Committee of Advisors

1. Angeline Washburn - One-year Term through June 2024
2. Nathan Washburn - One-year Term through June 2024

CONSENT AGENDA

13. RESOLUTIONS

13.A RESOLUTION - Timpanogos Special Service District Reorganization

RES--Consenting to Reorganization of TSSD

13.B RESOLUTION - Surplus of City Property - Restroom Facility
RES--Surplus Property - Restroom Facility

14. AGREEMENTS

14.A Amended Agreement - Vanguard Ranches Golf Course, LLC
Amendment to Restrictive Easement, Right of Entry, and Right of Reversion
Exhibit A - Amended Map

14.B Restroom Purchase Agreement - Cadence Homes Building Corp
Restroom Purchase Agreement

14.C Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements

14.D Sewer Easement Agreement - Perry Homes
Easement Agreement - Perry Homes
Airport Road Sewer Easement Exhibit A

14.E Sewer Easement Agreement - Patterson Homes
Easement Agreement - Patterson Homes
Airport Road Sewer Easement Exhibit 1
Airport Road Sewer Easement Exhibit 2

14.F 3D Manhole Scanning & Virtualization Project Second Year - RH Borden & Company, LLC
RH Borden & Company LLC. Second Year - Contract & Exhibit A

14.G 3D Manhole Scanning & Virtualization Project Third Year - RH Borden & Company, LLC
CUES RH Borden Exclusivity
RH Borden & Company LLC. Third Year - Contract & Exhibit A

14.H Installation of updated Audio System and Acoustic Ceiling Clouds for the City Council Chambers - Performance Audio
Audio Upgrade and Acoustics Proposal

14.I AGREEMENT - Approving the First Addendum to Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.
First Addendum to PJ Agreement

15. BOND RELEASES

15.A Harmony Phase A, Plat 8 - Into Warranty

Bond Release Letter
Recorded Plat

15.B Eagle Point Phase J Plat 3 - Out of Warranty
Bond Release Letter
Recorded Plat

15.C Overland Phase D Plat 2 - Out of Warranty
Bond Release Letter
Overland D-2 Recorded Plat

16. CHANGE ORDERS

16.A Intersection Improvements Project Change Order #1 - Oak Hollow Electric Company

16.B Smith Ranch Community Park Change Order #1 - S&L Inc.
Smith Ranch Park - S&L Log & Request

16.C Smith Ranch Community Park Change Order #1- Big T Recreation
Big T Recreation - Estimate

16.D Smith Ranch Community Park Change Order #1 - CXT Restroom
Original - Price Sheet for Taos w/ family use room
Updated - Price Sheet for Taos w/ family use room

17. MINUTES

17.A November 7, 2023 Minutes - Regular City Council Meeting
11.07.2023 CC Minutes - DRAFT

18. 2024 MEETING SCHEDULE

18.A MOTION - Approval of the 2024 Proposed City Council Meeting Schedule
2024 City Council Schedule - Proposed

19. PRELIMINARY PLATS & SITE PLANS

19.A PRELIMINARY PLAT - Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)
ASD Middle School Prelim Plat

19.B MASTER SITE PLAN - Firefly NPA 8 A3
Firefly Site Plan
Firefly Multi-Family Design Standards
Firefly Design Package
Firefly Landscape Plans for NPA 8

ARMDA -- Final Version
Firefly Community Plan

19.C PRELIMINARY PLAT/SITE PLAN - Preliminary Plat/Site Plan of Walmart
Walmart Prelim Plat
Walmart Site Plan
Walmart Wall
Walmart Lighting

SCHEDULED ITEMS

20. ORDINANCES/PUBLIC HEARINGS

20.A ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed ordinance amends EMMC 17.55.080.C, modifying the depth and width of landscape islands in parking areas.

ORD--EMMC 17.55.080.C Landscaping in Parking Areas
EMMC 17.55.080 Landscape Islands

20.B ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, regarding multi-family building height and height of a Religious or Cultural Meeting Hall.

BACKGROUND: *(Presented by Senior Planner David Stroud)* The proposed Code amendments to Title 17 addresses an increase in building height of Multi-family structures in the MF2 zone, and an increase in height of ancillary structures for a Religious or Cultural Meeting Hall, as well as regulation standards.

ORD--EMMC 17 Building Height
Multi-family Building Height
Religious or Cultural Meeting Hall

20.C ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #2 to the Fiscal Year 2023-2024 Annual Budget.

BACKGROUND: *(Presented by Finance Director Kimberly Ruesch)* State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance is Budget Amendment #2 for Fiscal Year 2023-2024 amending the General Fund, Impact Fees, and Interlocal Service Funds.

ORD--FY 2024 Budget Amendment #2
2nd Amendment Budget Worksheet
Budget Amendment Briefing Document

20.D ORDINANCE/PUBLIC HEARING -- An Ordinance Amending the Eagle Mountain City, Utah , Municipal Code, Chapter 7 Parks,Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.

BACKGROUND: (*Presented by Grants Coordinator/Management Analyst Natalie Winterton, Finance/Management Analyst Terrence Dela Pena, and Water Resource Supervisor Jordan Nielson*) The proposed ordinance amends Eagle Mountain Municipal Code Chapter 7 Parks, Trails, and Special Events, updating definitions as it relates to Parks, Trails, and Special Events within the City. It also amends Chapter 16 Subdivisions, adding additional restrictions as it relates to open space requirements. Lastly, the proposed changes amend Chapter 17 Zoning, adding definitions, and updating landscape requirements as it relates to new construction.

ORD--EMMC 7, 16, 17 Landscaping Requirements
23.11.20 Landscape Code - Option 1 Redline
23.11.20 Landscape Code - Option 2 Redline

20.E ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.

BACKGROUND: (*Presented by Planning Manager Robert Hobbs*) The proposed language contains fencing height and placement controls and other regulations for residential, commercial, industrial, and public facilities fencing. It also addresses materials and appearance, non-conforming fencing, abatement of unlawful fencing, walls, chain-link & electric fences, privacy screening elements, trash enclosures, location restrictions, fencing over easements, berms and hedges, the effect of private CCRs on City fence standards, retaining walls, and street screens.

ORD--EMMC 17 Fencing Standards Revisions
EMMC Fence Code Revisions

20.F ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

BACKGROUND: *(Presented by City Engineer Chris Trusty)* The proposed ordinance brings the City into compliance with the Municipal Separate Storm Sewer System (MS4)

permit.

ORD--EMMC 13.75.150 Illicit Discharges
City Code 13.75.150

20.G ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Updating the Transportation Master Plan.

BACKGROUND: *(Presented by Fred Philpot of LRB Public Finance Advisors)* The City's Master Transportation Master Plan is being modified regarding the alignment and classification of Mid Valley Road through the Hidden Hollow valley and into Saratoga Springs.
ORD--Transportation Master Plan Update
TMP- Hidden Valley Update

21. BID AWARDS

21.A BID AWARD - WDG (Web Development Group) Platforms - New City Website

BACKGROUND: *(Presented by Communication Manager Tyler Maffitt)* Eagle Mountain City last implemented a new City website in 2018. Given organizational growth, new branding standards, high expectations from residents and persistent problems with the current website in the areas of user experience, search functionality, data access, and limited use for a variety of City services, staff desired a new website for Eagle Mountain City. Following an initial bid process, the City saw the return of 21 bids, which were all rejected. Following a revising of the bid, staff reached out to select firms. Three bids were received, staff met with 2 and settled on contract terms with WDG.

Website Staff Report
WDG Website Agreement
Eagle Mountain and WDG Platforms

22. ORDINANCES

22.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code to Enact Chapter 12.35 Public Art

BACKGROUND: *(Presented by Grants Coordinator/Management Analyst Natalie Winterton)* The proposed ordinance enacts EMMC Chapter 12.35 Public Art in order to facilitate the orderly and impartial incorporation of public art throughout the City.

EMMC 12.35 Public Art - Draft

23. LEGISLATIVE ITEMS

23.A UPDATE - Legislative Priorities List
Legislative Priorities List

24. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

25. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

26. COMMUNICATION ITEMS

26.A Financial Update
September 2023 Budget Summary.pdf

27. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this this 5th day of December, 2023, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	MOTION - Approve the Results for the 2023 General Election
ITEM TYPE:	Motion
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Jody Bates, Recorder's Office

PRESENTED BY:
Fionnuala B. Kofoed

RECOMMENDATION:
Staff recommends that the Board of Canvassers accept and approve the 2023 Eagle Mountain General Election final results:
1. Verifying the results of the election by ratifying the results of the canvass;
2. Accepting the report of the Election Official and certifying the election results; and
3. Declaring four-year City Council candidates Melissa Clark, Jared Gray and Rich Wood elected.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



NORTH

SCALE: 1"=100'

100 50 0 100

TABULATIONS						
ZONE	LOT COUNT	MIN. AREA	AVG REQ'D	AVG. PROVIDED	SQUARE FEET	ACRES
RC	59	4500	6000 SF	6872.3	405464	9.31
R3	123	6500	8500 SF	9176.0	1128643	25.91
R2	21	8000	10890 SF	12803.3	268869	6.17
R1	22	10890	14520 SF	14740.4	324288	7.44
TOTAL	225					

OPEN SPACE TABULATIONS						
ZONE	LOT COUNT	REQ'D SF /LOT	REQ'D SF	ACRES	OS PROVIDED	ACRES
RC	59	1000	59000.0	1.35		
R3	123	1000	123000.0	2.82		
R2	21	900	18900.0	0.43		
R1	22	750	16500.0	0.38		
TOTAL	225		217400	4.99	547285	12.56

EX. GRAVEL ROAD

S0°10'25"W 2572.20

59' LOCAL

TRAIL CORRIDOR

OPEN SPACE
11.96 ACRES

EX. ASPHALT ROAD

S86°00'06"E 1331.14

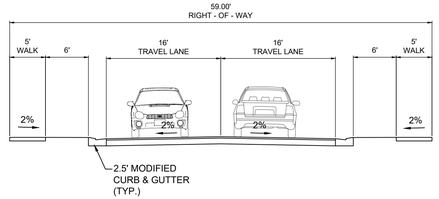
WILLARD PEAK DR

BRANDON PARK

N89°25'06"W 1334.94

FINNSTOWN DRIVE

N0°19'09"E 2651.49



59' LOCAL SECTION

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SMITH PROPERTY

EAGLE MOUNTAIN, UTAH

1K - CONCEPT PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2023-0030
DRAWN BY: RWH
DESIGNED BY: GDM
SCALE: 1"=100'
DATE: 11/27/2023

SHEET 1

U:\0_LEI PROJECTS\2023\2023-0030 SMITH PROPERTY - EAGLE MT\CAD\DWG\CONCEPTS\2023-0030 - SMITH EM - CONCEPT 1K.DWG 11/27/2023 3:21 PM

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	RESOLUTION - Timpanogos Special Service District Reorganization
ITEM TYPE:	Resolution
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:

RECOMMENDATION:
Staff recommends the City Council approve a Resolution consenting to the Timpanogos Special Service District Reorganization.

BACKGROUND:
The Timpanogos Special Service District ("TSSD") is looking to reorganize as a special district (formerly called a local district). Utah State Code provides for a process in which it may do this. It requires the consent of the governing body of each city located entirely or partially within the special service district, as well as the county. TSSD is seeking the City Council's consent to reorganize as an Improvement District, a type of Special District. The proposed Timpanogos Special District ("TSD") would have the same boundaries as the current TSSD. There are several key differences between the way special service districts and special districts operate. Pursuant to Utah Code Section 17D-1-301, the sponsoring entity may govern a special service district directly or it may delegate governance to an administrative control board. If it chooses to delegate its authority to an administrative control board, it may modify, limit, or revoke that authority at any time. The County is the sponsoring entity of TSSD and has delegated governance to an administrative control board with 13 members. Eagle Mountain City has 1 member on the board. Special Districts operate more independently. They are governed by a board of trustees that are not subject to the sponsoring entities whims the way a special service district is. Due to the boundaries of the proposed TSD, there would be 9 members of the board of trustees. Under Utah Code Section 17B-2a-404, the proposed TSD would be considered a Regular Improvement District. Because the proposed TSD only includes a portion of Eagle Mountain City, the City would not be able to appoint its representative to the board of trustees due to state law requirements. The County has agreed to appoint the City's representative to a four year term

starting January 1st. After that initial term, the County would retain authority to appoint the City's representative and need not accept the City's choice. TSSD/TSD has committed to work with the City to get a change in the statute to guarantee the City the ability to appoint its own representative to the board of trustees. The other key difference between a special service district and improvement district lies in the ability to enact property taxes. A special service district may not enact a property tax directly. Rather, the sponsoring entity would levy the property tax and it wouldn't become effect unless approved by the voters in the boundaries of the special service district. For an improvement district, it has the authority to levy a property tax up to .0008 (.8 mills). It would simply follow the same process as the City would in levying its property taxes. While there would be some other minor changes on the margins, these 2 changes would be the significant ones.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Consenting to Reorganization of TSSD

A RESOLUTION OF THE EAGLE MOUNTAIN CITY COUNCIL CONSENTING TO REORGANIZATION OF THE TIMPANOGOS SPECIAL SERVICE DISTRICT AS A SPECIAL DISTRICT

PREAMBLE

WHEREAS, On September 29, 1976, the County Commission of Utah County (the "Commission") established a special service district known as the Timpanogos Special Service District ("TSSD") for the provision of wastewater collection and treatment services in the northern portions of Utah County, including the cities of Alpine, American Fork, Lehi and Pleasant Grove (the "Original Cities") and nearby unincorporated areas of Utah County.

WHEREAS, After the organization of TSSD, large portions of the original unincorporated area of TSSD have been either annexed into the Original Cities or have become incorporated within the boundaries of newly organized municipalities, namely, Cedar Hills, Eagle Mountain, Highland and Saratoga Springs.

WHEREAS, Some of the communities within the boundaries of TSSD receive only a portion of their wastewater collection and treatment from TSSD; said communities are Draper City (a small portion of the Suncrest development), Eagle Mountain (the portion of the city that lies roughly on the east slope of Lake Mountain) and Vineyard (most of the city's wastewater needs are provided by TSSD but a portion of its wastewater is conveyed to and treated by Orem City);

WHEREAS, At the time TSSD was created, the Commission established an Administrative Control Board (the "ACB") to govern and manage the operations of TSSD.

WHEREAS, At the present time the ACB is composed of thirteen board members who are appointed as follows:

(1) a total of nine city-appointed members, with one each from Alpine, American Fork, Cedar Hills, Draper (the general manager of the South Valley Sewer District), Eagle Mountain, Highland, Lehi, Pleasant Grove, and Saratoga Springs; and

(2) four who are at-large appointees of the Commission.

WHEREAS, By resolutions adopted by the County, the authority for the day-to day-and long-range operations of TSSD, has been delegated to the ACB, including without limitation hiring and retention of employees, acquisition of real and personal property, construction of facilities for conveyance and treatment of wastewater, setting of rates for service, financing/bonding authority, etc.

WHEREAS, The law of the State of Utah provides a process under which a special service district, which is subject to the governance of and oversight by the County, may be reorganized and become an independent "special district" (see U.C.A. §17D-1-604, the "Reorganization Statute").

WHEREAS, The County has advised the cities within the boundaries of TSSD of the County's determination that it will be in the best interests of the County and in the best interests of the cities for TSSD to become fully independent from the County and to be reorganized as a special district, governed by the provisions of Title 17B of the Utah Code. The ACB agrees with the County's determination that it is in the best interests of the cities and their residents for TSSD to become fully independent as a special district.

WHEREAS, In order for TSSD to be reorganized to become a special district, each city within TSSD must consent to the reorganization.

WHEREAS, The City of Eagle Mountain (the "City") has determined that it is in the best interests of the City, its residents, and property owners that TSSD be reorganized as a fully independent special district as provided by law, and by this resolution the City desires to memorialize and give its consent to the same.

RESOLUTION

NOW, THEREFORE, it is resolved by the City Council of Eagle Mountain City as follows:

1. The Recitals set forth above are incorporated within this Resolution as though fully set forth herein.

2. The City hereby expressly consents to the reorganization of TSSD as a fully independent special district under Title 17B of the Utah Code, and requests that the Utah County Commission take all such actions as are required to do so.

3. The reorganization of TSSD as a special district under Section 17D-1-604 shall be made under substantially the following terms:

a. The name of TSSD will be the Timpanogos Service District (TSD).

b. The current boundaries of TSD will remain the same as those of TSSD.

c. TSD shall be designated and operated as an "Improvement District" as provided by U.C.A. §17B-2a-401, *et seq.*

d. The services authorized to be provided by TSD, namely, wastewater collection and treatment, will remain the same, but may also include reuse of wastewater and other water and resource conservation by the utilization of means allowed by law.

e. Under the Reorganization Statute, the Commission has the authority to appoint the initial members of the TSD board of trustees. The following individuals (including the communities they represent and the end-date for their terms of office) are appointed as voting members of the initial board of trustees:

Trusteee	Community	End of Term
Alpine	Lon Lott	6/28/26
American Fork	David Bunker	12/31/25
Cedar Hills	Chandler Goodwin	12/7/26
Eagle Mountain	Mack Straw	12/31/2027[1]
Highland	Brian Braithwaite	awaiting city council
Lehi	Chris Condie	12/31/24
Pleasant Grove	Neal Winterton	6/7/26
Saratoga Springs	Mark Christensen	1/3/26
Vineyard	Sullivan Love	12/31/2027

f. If any trustee listed above is no longer qualified to serve as a trustee or resigns as a member of the board, a replacement shall be appointed as provided by law.

g. At the conclusion of the term for a trustee listed above, a replacement shall be appointed as provided by law.

h. Each voting member of the board of trustees shall meet the registered voter and residence requirements of U.C.A. §17B-1-302(1), as amended.

i. There shall be no limitation on the re-appointment of a voting member of the board of trustees.

j. The governing board of trustees of TSD shall also include two (2) *ex-officio* non-voting members as follows:

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i. The current Director of the Utah County Department of Public Works or a designee from the Utah County Department of Public Works with knowledge and experience in wastewater treatment;

ii. Representing the portion of the Suncrest development in Draper City that lies within the boundaries of TSD, an executive of the South Valley Sewer District ("SVSD") nominated by the SVSD board of trustees; said executive shall be either the SVSD General Manager, its Chief Financial Officer, or the Facility Manager of the Jordan Basin Water Reclamation Facility; and

iii. There shall be no limitation of time for service on the board by, or re-appointment of, the above-described non-voting *ex-officio* members; the only limitation being that any such individual shall hold the position with Utah County or SVSD as designated in subsections A and B, above.

4. This Resolution shall take effect immediately upon its passage.

5. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

6. In the event of any conflict between this Resolution and any other enactment of the City, this Resolution shall control.

ADOPTED by the City Council of Eagle Mountain City, Utah this ____ day of October 2023.

By: _____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 7th day of November, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

Fionnuala B. Kofoed, MMC
City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	RESOLUTION - Surplus of City Property - Restroom Facility
ITEM TYPE:	Resolution
FISCAL IMPACT:	$73,450.00 (facility, relocation and installation)
APPLICANT:	EM City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Brad Hickman, Admin

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approves the surplus of a Cortez model (10' 3" x 17') two-stall, fully accessible flush restroom.

BACKGROUND:

Staff is requesting the surplus of a Cortez model (10' 3" x 17') two-stall, fully accessible flush restroom. Standard features include split face walls and ribbed metal formed roof, vitreous China fixtures, interior and exterior lights, off loaded and setup at site.

With the expansion of Smith Ranch Community Park there was an option to move the restroom facility to another location. Rather than removing the restroom and having to store it at the public works facility, staff worked with a local developer to keep the restroom in use and relocate it to another development. This requires the surplus of the public property with the approval of the City Council. The developer would then have an opportunity to purchase the facility and install it at another location, which would fulfill a requirement identified in a Notice of Decision for the development where the restrooms would be relocated to.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RES--Surplus Property - Restroom Facility

RESOLUTION NO. R- - 2023

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
DECLARING SURPLUS PROPERTY
(Restroom Facility)

WHEREAS, Section 3.25.010 of the Eagle Mountain Municipal Code describes the requirement for disposal of surplus property; and

WHEREAS, in accordance with the Eagle Mountain Municipal Code, it has been determined by the City Administrator that the restroom facility described in Exhibit A is surplus and no longer needed by any City departments; and

WHEREAS, Eagle Mountain City desires to dispose of the restroom facility.

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah as follows:

1. The restroom facility more specifically described in Exhibit A is hereby declared surplus property.
2. The value of the restroom facility may be determined by one or more of the following methods to determine the highest and best economic return to the City:
   a. Advertised competitive bid;
   b. Evaluation by a qualified and disinterested appraiser;
   c. Other professional publication and valuation service; or
   d. An informal market survey by the City Administrator or designee.
3. Any monetary proceeds from the sale will be credited to the General Fund.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of December, 2023.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 5th day of December, 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

Cortez model (10’ 3” x 17’) with a chase with two single-user, fully accessible flush restrooms

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Amended Agreement - Vanguard Ranches Golf Course, LLC
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:

RECOMMENDATION:
Staff recommends the City Council approve the Amended Agreement to the Vanguard Ranches Golf Course, LLC.

BACKGROUND:
On October 31, 2012, the Parties entered into an agreement titled Restrictive Easement, Right of Entry, and Right of Reversion ("Original Agreement") in which the Owner granted to the City an easement to enter upon the golf course property to maintain it if certain conditions are met.
As part of the Original Agreement, the Owner granted to the City a right of reversion to the golf course property if the Owner ever ceases to operate a golf course on the property for three (3) consecutive months.
As part of the Original Agreement, certain portions of the golf course property were designated in Exhibit B of the agreement as potential future development and were allowed to be withdrawn from the Original Agreement upon the filing of a partial release of easement.
The Parties now desire to amend Exhibit B of the Original Agreement to include an additional portion of the golf course property as eligible for future development.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Amendment to Restrictive Easement, Right of Entry, and Right of Reversion

Exhibit A - Amended Map

WHEN RECORDED, PLEASE RETURN TO:
Fionnuala B. Kofoed, City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Owner Parcel No. _____

AMENDMENT TO RESTRICTIVE EASEMENT, RIGHT OF ENTRY, AND RIGHT OF REVERSION

This Amendment to Restrictive Easement, Right of Entry, and Right of Reversion ("Amendment') is entered into this 5th day of December 2023 (the "Effective Date"), by and between Vanguard Ranches Golf Course, LLC ("Owner"), a Utah limited liability company, and EAGLE MOUNTAIN CITY, a Utah municipality ("City") ("Owner" and "City" may be individually referred to as a "Party" or collectively as the "Parties"), located at 1650 E. Stagecoach Run, Eagle Mountain, UT 84005.

RECITALS

A. Owner owns the Ranches Golf Course located within the City;

B. On October 31, 2012, the Parties entered into an agreement titled Restrictive Easement, Right of Entry, and Right of Reversion ("Original Agreement") in which the Owner granted to the City an easement to enter upon the golf course property to maintain it if certain conditions are met;

C. As part of the Original Agreement, the Owner granted to the City a right of reversion to the golf course property if the Owner ever ceases to operate a golf course on the property for three (3) consecutive months;

D. As part of the Original Agreement, certain portions of the golf course property were designated in Exhibit B of the agreement as potential future development and were allowed to be withdrawn from the Original Agreement upon the filing of a partial release of easement; and

E. The Parties now desire to amend Exhibit B of the Original Agreement to include an additional portion of the golf course property as eligible for future development.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Recitals. The above stated Recitals are incorporated herein as part of this Agreement.

2. Amendment of Exhibit B. Exhibit B of the Original Agreement is hereby amended as shown in Exhibit A of this Amendment.

3. Effect of Amendment. Except as specifically amended by this Amendment, all other terms and conditions of the Original Agreement shall remain the same.

VANGUARD RANCHES GOLF COURSE, LLC

_____
Signature

Print Name: _____

Title:_____

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On _____, 2023, personally appeared before me, a notary public, _____, who is personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that (s)he executed the above instrument.

_____
Notary Public

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, City Recorder

APPROVED AS TO FORM:

_____
Marcus O. Draper, City Attorney

Exhibit A
(Amended Map)

Ranches Golf Course

ENT 111893:201



EAGLE MOUNTAIN

Future Development

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Restroom Purchase Agreement - Cadence Homes Building Corp
ITEM TYPE:	Agreement
FISCAL IMPACT:	N/A
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve the restroom purchase agreement with Cadence Homes Building Corp.

BACKGROUND:

There was an option to move the restroom from Smith Ranch Community Park to Hidden Hollow Trailhead. Instead of pulling the restroom and moving it to the public works facility for storage, staff worked with a local developer to keep the restroom in use. Staff also worked with the developer to move the restroom to this location, which was a requirement of the Hidden Hollow development. The cost to move the restroom was $12,000.00, which has been paid for by the developer of the project to relocate the restroom. Staff worked to establish a comparable cost for which the restroom could be sold. If approved, this transaction will keep the restroom in functioning capacity, meet the guidelines of the new development and essentially, dispose of the restroom, then the City will receive it back. The cost of the purchase of the restroom was originated from a bid to purchase a new restroom. Upon approval, the City Council can determine where those funds from the transaction can be allocated.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Restroom Purchase Agreement

RESTROOM PURCHASE AGREEMENT

This Restroom Purchase Agreement (this "**Agreement**") is entered into as of the date last executed below (the "**Effective Date**") by and among **Eagle Mountain City,** a municipal corporation of the State of Utah (the "**City**") and **Cadence Homes Building Corp.,** a Utah Corporation **(**"**Purchaser**")**.** City and Purchaser are collectively referred to herein as the "Parties."

RECITALS

A. The City is the owner of a CXT Precast Concrete Product manufactured restroom ("Restroom") that has been in use in Smith Ranch Park.

B. Due to recent park upgrades and changes, the City no longer has no present use for the Restroom in any of its facilities.

C. The City had plans to remove the Restroom from Smith Ranch Park and place it into long term storage until the need for the Restroom arose.

D. The Purchaser is a developer of the Hidden Hollow who is currently in the process of constructing park improvements as part of his residential development.

E. The Purchaser has a need of a restroom for the park improvements and desires to purchase the Restroom from the City.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants of the parties contained herein, the parties agree as follows:

1. Recitals. The above stated Recitals are incorporated herein as part of this Agreement.

2. Sale. The City hereby agrees to sell, transfer, and convey the Restroom to Purchaser, and Purchaser hereby agrees to purchase and acquire the Restroom from the City, upon and subject to the terms and conditions set forth in this Agreement.

3. Purchase Price. The total purchase price for the Restroom shall be seventy-four thousand nine hundred fifty dollars ($73,450) ("Purchase Price"), inclusive of pickup and delivery. The cost of the Restroom shall be sixty-two thousand nine hundred fifty dollars ($61,450) and the cost of removal, pickup, and delivery shall be twelve thousand dollars ($12,000). It is anticipated that the Purchaser shall directly pay the costs of removal, pickup, and delivery of the Restroom in accordance with paragraph 5 of this Agreement. The Purchaser shall pay the remaining Purchase Price in cash, by cashier's check, wire transfer, or other immediately available funds within thirty (30) days of the Effective Date of this Agreement.

4. "As Is" Property Exchange. The Purchaser is expressly purchasing the Restroom in its existing condition **"AS IS AND WITH ALL FAULTS"** with respect to all facts, circumstances, conditions and defects, and the City has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate the Purchaser for same. The City has specifically bargained for the assumption by the Purchaser of all responsibility to investigate the Restroom, laws and regulations, rights, facts, and violations and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. The Purchaser has undertaken all such investigations of the Restroom, laws and regulations, rights, facts, and violations as the Purchaser deems necessary or appropriate under the circumstances as to the status of the Restroom and based upon same the Purchaser is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and the Purchaser is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Restroom and, by reason of all the foregoing, the Purchaser assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Restroom.

5. Relocation of Restroom. The Purchaser shall arrange and pay for the removal, pickup, and delivery of the Restroom from Smith Ranch Park to its new location, as directed by the City. The Purchaser shall indemnify and hold harmless the City and its officers, agents, and employees of any liability associated with the relocation of the Restroom. Upon relocation of the Restroom, the City shall credit the Purchaser with twelve thousand dollars ($12,000) towards the cost of removal, pickup, and delivery of the Restroom. The remaining purchase price shall be paid in accordance with the terms of paragraph 3 of this Agreement.

6. Connection of Utilities. The City agrees to connect all necessary utilities to the Restroom to enable it to become fully operational.

7. Purchaser's Remedies Upon Default. The Purchaser acknowledges and agrees that the Purchaser's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO THE PURCHASER, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

8. General Provisions. The following provisions are also an integral part of this Agreement:

a. *Governmental Immunity*. The City is a governmental entity under the "Utah Governmental Immunity Act" *(Utah Code Ann.* § *63-30-1, et seq.)* (the **"Immunity Act").** Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

b. *Binding Agreement*. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

c. *Counterpart*. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

d. *Severability*. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

e. *Waiver*. No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

f. *Cumulative Remedies*. Except as stated in paragraph 6 of this Agreement, the rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of any other right, remedy or priority allowed by law.

g. *Amendment*. This Agreement may not be modified or amended except by an instrument in writing signed by both Parties.

h. *Interpretation*. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.

i. *Exhibits*. All exhibits annexed to this Agreement are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement, either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

j. *Mutual Drafting*. Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.

k. *No Third-Party Beneficiaries*. Enforcement of the terms of this Ordinance is reserved to the parties hereto and their respective successors and assigns, and nothing contained in this Ordinance provides any claim, benefit or right of action for enforcement to any other person or entity not a party hereto.

l. *No Partnership.* The Parties do not by this Agreement in any way or for any purpose become partners or joint venturers with each other.

m. *Force Majeure.* Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor,

materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

n. *Attorney's Fees.* If any action is brought by either Party against the other Party, relating to or arising out of this Agreement the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 8 (n) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

o. *Authority.* The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. _____ adopted by the City Council on _____ _____, 20_____.

p. *Entire Agreement.* This Agreement, including all Exhibits attached hereto, contains the entire agreement between the Parties, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished. No agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination.

[signatures on following page]

IN WITNESS WHEREOF, the Parties have executed the Agreement as of the date written below.

Dated this __ day of _____, 2023.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala Kofoed, City Recorder

_____
Marcus Draper, City Attorney
Approved as to form

PURCHASER
Cadence Homes Building Corp.
A Utah Corporation

_____
Ryan Bybee, President

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me RYAN BYBEE, duly sworn, did say that he is the President of **CADENCE HOME BUILDING CORP.**, a Utah corporation and that the foregoing instrument was duly authorized by the company and signed in behalf of said company.

_____
NOTARY PUBLIC

EXHIBIT "A"

Park Plan for Hidden Hollow Development

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	Meta (Shivani Dosaj)

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Business Park/Light Industry	Regional Technology and Industry Overlay	471.04	Tech Campus

PUBLIC HEARING:
No

PREPARED BY:
Steve Mumford, Planning

PRESENTED BY:
Planning Department

RECOMMENDATION:
Staff recommends the City Council approve an Amendment to the Stadion LLC Development Agreement Related to Landscaping Requirements.

BACKGROUND:
Development in the RTI overlay zone is required to have a 20-foot landscape buffer of trees and shrubs along a road. EMMC 17.48.090.B states *A 20-foot landscaped buffer (water-wise landscaping with a mix of trees and shrubs) shall be required adjacent to residential zones and along all roads. Landscaping is not required behind walls or where it is not visible from a street.* Frontage along Virtual Drive (also referred to as Magnolia Road), the road to the west of the Meta project, is a mile in length. Due to the type of development on their property and in the vicinity, the size of the development, the future necessary maintenance, and other considerations, the applicant proposes to plant a Sagebrush Steppe ecosystem, rather than the required shrubs and trees, within the proposed berming as shown in the exhibit attached to this staff report.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Sewer Easement Agreement - Perry Homes
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends City Council approve the Sewer Easement Agreement with Perry Homes.

BACKGROUND:
The City has plans to extend Airport Road from where it is currently stubbed to connect up to SR 73. We are currently negotiating with the landowners for purchase of the necessary right-of-way. It is expected that it may take some time before those purchase agreements with the various landowners are ready to bring before the Council for its consideration. Currently, Alpine School District ("ASD") is constructing a future middle school on the north side of SR 73. As part of that project ASD will need to construct a city sewer line that will connect the school to existing infrastructure by running the line through future Airport Road. To facilitate construction, the City is negotiating easement agreements with the landowners to allow construction of the sewer line to begin prior to the consummation of the right-of-way agreements. The City has negotiated this Easement Agreement with one of the landowners, Perry Homes, as part of those efforts.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Easement Agreement - Perry Homes

Airport Road Sewer Easement Exhibit A

WHEN RECORDED, PLEASE RETURN TO:
Fionnuala B. Kofoed, City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Owner Parcel No. _____

Easement Agreement

This Easement Agreement ("Agreement) is entered into this _____ day of _____ 2023 (the "Effective Date"), by and between _____ (collectively "Owner"), the owner(s) of certain property described in Exhibit A ("Easement Property," and EAGLE MOUNTAIN CITY, a Utah municipality ("City") ("Owner" and "City" may be individually referred to as a "Party" or collectively as the "Parties"), located at 1650 E. Stagecoach Run, Eagle Mountain, UT 84005.

RECITALS

A. Owner owns the Easement Property that is described on Exhibit A, attached hereto and incorporated herein;

B. The City is looking to acquire the Easement Property as future public right-of-way and the Parties are currently negotiating a purchase agreement ("Purchase Agreement") for the future right-of-way;

C. The City is also looking to construct a sewer line ("New Sewer Line") to connect a school under construction ("School") to the nearest existing sewer main line ("Sewer Main");

D. Due to the relative positions of the School and the Sewer Main, the City would need to construct a portion of the New Sewer Line through the Easement Property;

E. Due to construction timelines, the City is anticipating starting on the construction of the New Sewer Line prior to finalizing the Purchase Agreement; and

F. The Owner is willing to grant to City an easement to construct and maintain the New Sewer Line ("Easement") upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of Easement. The Owner hereby grants to the City the Easement on the Easement Property for the purpose of constructing, installing, and maintaining the New Sewer Line.

2. Notice of Entry upon the Easement Property. Except in cases of emergency, the City shall provide notice to Owner of at least 24 hours before entering the Easement Property.

3. Termination of Easement. The Parties anticipate entering into the Purchase Agreement in the future. The Easement and this Agreement shall terminate upon the effective date of the Purchase Agreement.

4. Easement(s) -- Non-Interference. At the request of the City, the Owner shall move any property interfering with the construction, installation, or maintenance of the New Sewer Line at Owner's sole cost and expense.

5. Run with Land. The provisions of this Agreement shall run with the Easement Property in perpetuity and shall be binding upon any person or entity having or acquiring any right, title, and interest in or to any portion of the Easement Property, unless the Easement is terminated in accordance with paragraph 2.

6. Recording Agreement / Termination. Owner or the City may cause this Agreement to be recorded.

7. Indemnification. Owner (including all future owners of the Easement Property) agrees to indemnify and hold the City harmless from any and all claims, injuries, death, loss, or damage arising from any liability associated with Owner's use of the Easement Property prior to the termination of this Agreement. City agrees to indemnify and hold the Owner harmless from any and all claims, injuries, death, loss, or damage arising from any liability associated with City's use of the Easement Property.

8. Further Action. The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

9. Notice. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing, and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within three days after such notice is deposited in the United States mail, postage pre-paid, and addressed to following Address:

To City: Eagle Mountain City
Attn: City Recorder
1650 East Stagecoach Run
Eagle Mountain, UT 84005

To Owner: _____
_____
_____
_____

Electronic delivery of notice shall be deemed effective upon its actual receipt provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10. Attorney Fees / Venue. In the event of any litigation to enforce this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. All actions to enforce this Agreement shall be brought in the Fourth Judicial District Court in and for Utah County, Utah.

11. No Third Party Beneficiaries. Enforcement of the terms of this Agreement is reserved to the parties hereto and their respective successors and assigns, and nothing contained in this Agreement provides any claim, benefit or right of action for enforcement to any other person or entity not a party hereto.

12. Interpretation. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.

13. Construction. This Agreement is the result of negotiations between the Parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Each Party hereby waives the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the Party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. Amendment. This Agreement may not be modified or amended except by an instrument in writing signed by both Parties.

15. Waiver. No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

16. Warranty of Authority. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified herein. City and Applicant each represent and warrant that it has full legal right and authority to enter into this Agreement.

17. Governmental Immunity. The City is a governmental entity under the "Utah Governmental Immunity Act" *(Utah Code Ann. § 63-30-1, et seq.)* (the "Immunity

Act"). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

18. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

20. Entire Agreement. This written Agreement, including exhibits, constitutes the entire agreement between the parties and may be amended only by written agreement, properly executed by the parties.

OWNER(S)

_____
Signature

Print Name: _____

_____
Signature

Print Name: _____

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On _____, 2023, personally appeared before me, a notary public, _____, who is personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that (s)he executed the above instrument.

_____
Notary Public

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, City Recorder

APPROVED AS TO FORM:

_____
Marcus O. Draper, City Attorney

Exhibit A
(Easement Property)

Future Sewer Line Easement

N

Parcel ID:
58:048:0091

Legend

- 60 ft Sewer Easement
- Parcel Lines

0 1,000 2,000 4,000 6,000 8,000

US Feet

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Sewer Easement Agreement - Patterson Homes
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council approve the Sewer Easement Agreement with Patterson Homes.

BACKGROUND:
The City has plans to extend Airport Road from where it is currently stubbed to connect up to SR 73. We are currently negotiating with the landowners for purchase of the necessary right-of-way. It is expected that it may take some time before those purchase agreements with the various landowners are ready to bring before the Council for its consideration. Currently, Alpine School District ("ASD") is constructing a future middle school on the north side of SR 73. As part of that project ASD will need to construct a city sewer line that will connect the school to existing infrastructure by running the line through future Airport Road. To facilitate construction, the City is negotiating easement agreements with the landowners to allow construction of the sewer line to begin prior to the consummation of the right-of-way agreements. The City has negotiated this Easement Agreement with one of the landowners, Patterson Homes, as part of those efforts.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Easement Agreement - Patterson Homes
Airport Road Sewer Easement Exhibit 1
Airport Road Sewer Easement Exhibit 2

WHEN RECORDED, PLEASE RETURN TO:
Fionnuala B. Kofoed, City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

Owner Parcel No. _____

Easement Agreement

This Easement Agreement ("Agreement) is entered into this _____ day of _____ 2023 (the "Effective Date"), by and between _____ (collectively "Owner"), the owner(s) of certain property described in Exhibit A ("Easement Property," and EAGLE MOUNTAIN CITY, a Utah municipality ("City") ("Owner" and "City" may be individually referred to as a "Party" or collectively as the "Parties"), located at 1650 E. Stagecoach Run, Eagle Mountain, UT 84005.

RECITALS

A. Owner owns the Easement Property that is described on Exhibit A, attached hereto and incorporated herein;

B. The City is looking to acquire the Easement Property as future public right-of-way and the Parties are currently negotiating a purchase agreement ("Purchase Agreement") for the future right-of-way;

C. The City is also looking to construct a sewer line ("New Sewer Line") to connect a school under construction ("School") to the nearest existing sewer main line ("Sewer Main");

D. Due to the relative positions of the School and the Sewer Main, the City would need to construct a portion of the New Sewer Line through the Easement Property;

E. Due to construction timelines, the City is anticipating starting on the construction of the New Sewer Line prior to finalizing the Purchase Agreement; and

F. The Owner is willing to grant to City an easement to construct and maintain the New Sewer Line ("Easement") upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Grant of Easement. The Owner hereby grants to the City the Easement on the Easement Property for the purpose of constructing, installing, and maintaining the New Sewer Line.

2. Notice of Entry upon the Easement Property. Except in cases of emergency, the City shall provide notice to Owner of at least 24 hours before entering the Easement Property.

3. Termination of Easement. The Parties anticipate entering into the Purchase Agreement in the future. The Easement and this Agreement shall terminate upon the effective date of the Purchase Agreement.

4. Easement(s) -- Non-Interference. At the request of the City, the Owner shall move any property interfering with the construction, installation, or maintenance of the New Sewer Line at Owner's sole cost and expense.

5. Run with Land. The provisions of this Agreement shall run with the Easement Property in perpetuity and shall be binding upon any person or entity having or acquiring any right, title, and interest in or to any portion of the Easement Property, unless the Easement is terminated in accordance with paragraph 2.

6. Recording Agreement / Termination. Owner or the City may cause this Agreement to be recorded.

7. Indemnification. Owner (including all future owners of the Easement Property) agrees to indemnify and hold the City harmless from any and all claims, injuries, death, loss, or damage arising from any liability associated with Owner's use of the Easement Property prior to the termination of this Agreement. City agrees to indemnify and hold the Owner harmless from any and all claims, injuries, death, loss, or damage arising from any liability associated with City's use of the Easement Property.

8. Further Action. The Parties hereby agree to execute and deliver such additional documents and to take further action as may become necessary or desirable to fully carry out the provisions and intent of this Agreement.

9. Notice. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing, and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within three days after such notice is deposited in the United States mail, postage pre-paid, and addressed to following Address:

To City: Eagle Mountain City
Attn: City Recorder
1650 East Stagecoach Run
Eagle Mountain, UT 84005

To Owner: _____
_____
_____
_____

Electronic delivery of notice shall be deemed effective upon its actual receipt provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

10. Attorney Fees / Venue. In the event of any litigation to enforce this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. All actions to enforce this Agreement shall be brought in the Fourth Judicial District Court in and for Utah County, Utah.

11. No Third Party Beneficiaries. Enforcement of the terms of this Agreement is reserved to the parties hereto and their respective successors and assigns, and nothing contained in this Agreement provides any claim, benefit or right of action for enforcement to any other person or entity not a party hereto.

12. Interpretation. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.

13. Construction. This Agreement is the result of negotiations between the Parties, neither of whom has acted under any duress or compulsion, whether legal, economic or otherwise. Accordingly, the terms and provisions hereof shall be construed in accordance with their usual and customary meanings. Each Party hereby waives the application of any rule of law which otherwise would be applicable in connection with the construction of this Agreement that ambiguous or conflicting terms or provisions should be construed against the Party who (or whose attorney) prepared the executed Agreement or any earlier draft of the same. As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

14. Amendment. This Agreement may not be modified or amended except by an instrument in writing signed by both Parties.

15. Waiver. No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

16. Warranty of Authority. Each individual executing this Agreement does hereby represent and warrant that he or she has been duly authorized to sign this Agreement in the capacity and for the entities identified herein. City and Applicant each represent and warrant that it has full legal right and authority to enter into this Agreement.

17. Governmental Immunity. The City is a governmental entity under the "Utah Governmental Immunity Act" *(Utah Code Ann. § 63-30-1, et seq.)* (the "Immunity

Act"). Nothing herein shall be construed as a waiver of any defenses available under the Immunity Act nor does City waive any limits of liability provided by the Immunity Act or any other provisions of Utah law.

18. Force Majeure. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

19. Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

20. Entire Agreement. This written Agreement, including exhibits, constitutes the entire agreement between the parties and may be amended only by written agreement, properly executed by the parties.

OWNER(S)

_____
Signature

Print Name: _____

_____
Signature

Print Name: _____

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On _____, 2023, personally appeared before me, a notary public, _____, who is personally known or proved to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that (s)he executed the above instrument.

_____
Notary Public

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, City Recorder

APPROVED AS TO FORM:

_____
Marcus O. Draper, City Attorney

Exhibit A
(Easement Property)

Future Sewer Line Easement

N

Parcel ID:
58:048:0113

Legend
- Sewer Easement
- Parcel Lines

0 190 380 760 1,140 1,520
US Feet

Future Sewer Line Easement

N

Parcel ID:
58:048:0112

Legend

- Sewer Easement
- Parcel Lines

0 120 240 480 720 960

US Feet

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	3D Manhole Scanning & Virtualization Project Second Year - RH Borden & Company, LLC
ITEM TYPE:	Agreement
FISCAL IMPACT:	$99,550.00
APPLICANT:	EM City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Mack Straw

RECOMMENDATION:
Staff recommends that the City Council approve the agreement for the 3D Manhole Imaging Agreement Second Year with RH Borden & Company LLC.

BACKGROUND:
In November of 2021, staff solicited for bids through and RFP for 3D Manhole Imaging and Scanning. On January 18, 2022, the City Council approved a bid award to RH Borden to begin scanning all manholes in the Eagle Mountain collection system. The first phase included 1,100 manholes with the trunk lines being the main focus of the project. The project included all manholes to our metering station for TSSD, White Hills and a portion of City Center. The data provides details for any degradation to the integrity of the concrete walls, pipe size, manhole size, flow elevation, invert elevation and the overall depth. All of this data is housed in a cloud base system for a year, giving us the time to import into our GIS system. This data will also be captured in a way to be viewed in a VR system.

At the time of the original approval for contracted service, it was the intent of the public utilities department to have a 3-year contract with RH Borden & Company, LLC. At completion of the project, staff processed payment in the total amount of $99,550.00. The last payment for year one services was paid on June 30, 2022.

As the new fiscal year budget was approved, public utility staff

proceeded with the project with the understanding that there was a contract in place to cover service for 3 years of the project. Staff resumed the project in the fall of 2022 through the spring of 2023. Upon completion of that phase of the project, staff processed payment in the total amount of $99,027.00. The last payment for year two services was paid on March 1, 2023.

As staff submitted a purchase order for year three of the project, it was determined that the contract was only signed for one year of services, not three as was initially intended. At this time, it became apparent that a second year of the contract had been paid for without a proper contract in place. Staff had further discussion with RH Borden and they acknowledged that they would honor the price that was quoted with their original RFP submission. Staff reviewed the option and recommend moving forward with the services from RH Borden at the price of $99,550.00 per year. Staff also recommends the City Council approve this agreement for the second year of services that were previously completed.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

RH Borden & Company LLC. Second Year - Contract & Exhibit A

EAGLE MOUNTAIN CITY
CONTRACT FOR GOODS AND SERVICES

This contract and all attachments are public record.

1. **CONTRACTING PARTIES**: This contract is between Eagle Mountain City and the following Contractor:

RH Borden and Company LLC
Name

526 W Center St, Sutie S-106
Address

Pleasant Grove, UT 84062
City, State ZIP

LEGAL STATUS OF CONTRACTOR

- ○ Sole Proprietor
- ○ Non-profit Corporation
- ○ For-profit Corporation
- ○ Partnership
- ○ Government Agency

Contact Name: Jonathan Borden Phone Number: 385-228-5350

Email: jon.borden@rhborden.com Vendor Number: _____

2. **GENERAL PURPOSE OF CONTRACT OR PROJECT NAME**: 3D Manhole Scanning & Virtualization Project

3. **CONTRACT PERIOD**:

Effective Date: July 1, 2022

Project Completion Deadline (Contractor will complete the Scope of Work on or before): April 1, 2023

Termination Date (Completion of Scope of Work, unless terminated early or extended in accordance with the terms of conditions of this contract): _____

Renewal Options (if applicable): _____

Eagle Mountain City Project Manager Signature: _____

4. **CONTRACT COSTS**: See Cost Schedule (Attachment B).
   a. Total Contract Cost: $99,550.00
   b. Is this project a budgeted project: ◉ Yes ○ No
   c. Is this a fixed-price contract: ◉ Yes ○ No

5. ATTACHMENT A: Standard Terms and Conditions for Services
   ATTACHMENT B: Scope of Work/Cost Schedule
   ATTACHMENT C: Insurance

ANY CONFLICTS BETWEEN ATTACHMENT A AND THE OTHER ATTACHMENTS WILL BE RESOLVED IN FAVOR OF ATTACHMENT A.

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
    a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____ , 20_____ .

EAGLE MOUNTAIN CITY

_____
Signature

Print Name: _____

Title: _____

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

_____
Jeremy R. Cook
City Attorney

Dated this _____ day of _____ , 20_____ .

CONTRACTOR

_____
Signature

Print Name: _____

Title: _____

ATTACHMENT A:

STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for engineering services (including professional services) meaning the furnishing of labor, time, or effort by a Consultant.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
   a) "**Confidential Information**" means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
   b) "**Contract**" means the Contract including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from this Contract.
   c) "**Consultant**" means the individual or entity delivering the Services identified in this Contract. The term "Consultant" shall include Consultant's agents, officers, employees, and partners.
   d) "**Services**" means the furnishing of labor, time, or effort by Consultant pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Consultant performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
   e) "**Proposal**" means Consultant's response to Eagle Mountain's Solicitation.
   f) "**Solicitation**" means the documents used by Eagle Mountain to obtain Consultant's Proposal.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Consultant will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Consultant shall maintain or supervise the maintenance of all records necessary to properly account for Consultant's performance and the payments made by Eagle Mountain to Consultant under this Contract. These records shall be retained by Consultant for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Consultant agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
   1. Consultant certifies as to its own entity, under penalty of perjury, that Consultant has registered and is participating in the Status Verification System to verify the work eligibility status of Consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   2. Consultant shall require that each of its sub-consultants certify by affidavit, as to their own entity, under penalty of perjury, that each sub-consultant has registered and is participating in the Status Verification System to verify the work eligibility status of sub-consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   3. Consultant's failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Consultant represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain. Consultant further warrants that it has no financial or other interest in the outcome of the work performed under the contract. Examples of this situation would be a Consultant who owns land, options to buy land, or some business enterprise that would be financially enhanced or diminished by any project alternatives.
7. **INDEPENDENT CONTRACTOR:** Consultant shall be an independent contractor, and as such, shall have no authority, express or implied to bind Eagle Mountain to any agreement, settlement, liability or understanding whatsoever; and agrees not to perform any acts as agent for Eagle Mountain, except as specifically authorized and set forth herein. Persons employed by Eagle Mountain and acting under the direction of Eagle Mountain shall not be deemed to be employees or agents of the Consultant. Compensation provided to the Consultant

herein shall be the total compensation payable hereunder by Eagle Mountain.

8. **LIABILITY INSURANCE:** Services to be provided by Consultant under this Contract are required to be covered by insurance. Consultant shall furnish Eagle Mountain a Certificate of Insurance applying to this Contract for each type of insurance required, to be approved by the Eagle Mountain, before Consultant begins work under this Contract. The Consultant's insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. The following insurance shall be maintained in force until all activities which are required by this Contract or as changed by contract modification are completed and accepted by Eagle Mountain:

   (a) General Liability insurance with a limit of not less than $1,000,000 per occurrence and not less than $3,000,000 aggregate and having an A.M. Best rating of A-class VIII or better. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered.

   (b) Commercial Automobile insurance with a minimum combined single limit of $1,000,000 per occurrence OR $500,000 liability per person, $1,000,000 per occurrence, $250,000 Property Damage, and having an A.M. Best rate of A-class VIII or better.

   (c) Architect and/or Engineers Professional Liability (errors and omissions) insurance having an A.M. Best rating of A-class VIII or better, is required at the coverage amount of $1,000,000 per claim and $3,000,000 aggregate. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered (on construction contracts or modifications for construction management the insurance, shall remain in effect for one (1) year after completion of the project).

   (d) Valuable Papers & Records Coverage and/or Electronic Data Processing (Data and Media) Coverage for the physical loss or destruction of the work product including drawings, plans, specifications and electronic data and media. Such insurance shall be of a sufficient limit to protect Consultant, its sub-consultants and Eagle Mountain from the loss of said information.

   (e) Consultant shall provide evidence that his employees and sub-consultant employees are covered by Workers Compensation. If they are covered by Workers Compensation Fund of Utah, then the A.M. Best rating is not required in this area.

   (f) Consultant shall require the insurance company that issues the Certificates of Insurance for the evidence of the required insurance coverage to endeavor to provide Eagle Mountain with 30-days written notice in the event that coverage is canceled before the policy expiration date stated in the Certificate. Consultant further agrees to provide Eagle Mountain with 30 days written notice prior to making an alternation or material change to the required insurance coverage.

   Policies referred to in 9(a) and 9(b) above are required to be endorsed naming Eagle Mountain as Additional Insured and, on General Liability, indicate they are primary and not contributing coverage. All required policies, endorsements, insurance companies issuing same, and self-insured programs are subject to review and approval by Eagle Mountain.

9. **EMPLOYMENT PRACTICES:** Consultant agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Consultant further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Consultant's employees.

   If applicable, Consultant shall comply with the following: (1) Sections 49 CFR 21 through Appendix C (2016) and 23 CFR 710.405(b) (2016) in all contracts and subcontracts financed in whole or in part with Federal-aid highway funds; (2) all applicable requirements of 49 CFR Part 26 (2016) in the award and administration of

federal-aid contracts; and (3) all regulations relative to nondiscrimination in federally-assisted programs of 49 CFR Part 21, and 23 CFR Part 200 as they may be amended from time to time.

10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.

11. **OWNERSHIP OF WORK PRODUCTS PROCURED OR DEVELOPED UNDER THIS CONTRACT**: Unless specifically designated hereinafter or preexisting information and know-how of Consultant, Eagle Mountain retains ownership of all materials, products, devices, equipment, facilities, data, test, results, reports, graphics, presentations, visual aids, computer elements, software (including source code), software license agreements, testing apparatus, services, etc., that are developed, procured, constructed, installed or performed under this Contract and that become an integral part of or that are intended to facilitate or enhance the use, operation, maintenance, documentation or understanding of the deliverables of this Contract. Notwithstanding the foregoing, ownership of any and all Consultant work product shall remain with Consultant unless and until the payment by Eagle Mountain to Consultant of all undisputed invoiced amounts.

12. **DEBARMENT:** Consultant certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Consultant must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.

13. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Consultant may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

    Consultant shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Consultant agrees that in the event of such termination for cause or without cause, Consultant's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Consultant having to terminate other contracts necessarily and appropriately entered into by Consultant pursuant to this Contract. In no event shall Eagle Mountain be liable to the Consultant for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Consultant. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Consultant of any liability to Eagle Mountain for any damages or claims arising under this Contract.

14. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Consultant, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

    If a written notice is delivered under this section, Eagle Mountain will reimburse Consultant for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

15. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Consultant's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Consultant's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

16. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle

Mountain will provide Consultant with its sales tax exemption number. It is Consultant's responsibility to request Eagle Mountain's sales tax exemption number. It also is Consultant's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

17. **PUBLIC INFORMATION:** Consultant agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Consultant gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Consultant also agrees that the Consultant's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Consultant of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
18. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Consultant delivers nonconforming Services, Eagle Mountain may, at its option and at Consultant's expense: (i) return the Services for a full refund; (ii) require Consultant to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Consultant being responsible for any cover costs. Acceptance of Services by Eagle Mountain shall not limit Eagle Mountain's recourse or remedies in the event Eagle Mountain later determines the Services were defective or failed to meet the standard of professional skill and care ordinarily provided by other design professionals.
19. **INVOICING:** Unless otherwise set forth in the Contract, Consultant will submit invoices within thirty (30) days of Consultant's performance of the Services to Eagle Mountain. Consultant will prepare monthly progress reports in sufficient detail to document the progress of the work and support the monthly claim for payment. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
20. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Consultant will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Consultant as prescribed in the Utah Prompt Payment Act. The acceptance by Consultant of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Consultant. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Consultant. Eagle Mountain will not allow the Consultant to charge end users electronic payment fees of any kind.
21. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. If no deadline is stated, Consultant shall prosecute the work diligently. For all Services, time is of the essence. Consultant shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Consultant's failure to timely perform the Services required under this Contract.
22. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
23. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Consultant's Services, including Consultant's sub-consultants. Results of any evaluation may be made available to Consultant upon request.
24. **STANDARD OF CARE:** The Services of Consultant and its sub-consultants shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Consultant shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third-party claims (e.g., another Consultant's claim against

Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

25. **ASSIGNMENT:** Consultant may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
26. **CONSTRUCTION RETENTION**: If this Contract is for design services, the Consultant will be retained to answer and clarify any questions on the design during construction. Consultants will be required to include this task in their cost proposal. The Construction Project Engineer will call on Consultant as needed. If the work required from Consultant is due to errors in the design, Consultant will not be reimbursed. To enhance the communication between Eagle Mountain and Consultant, Eagle Mountain may require Consultant to attend the following meetings: kickoff meeting, preconstruction meeting, and the final inspection meeting.
27. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Consultant in default of this Contract: (i) Consultant's non-performance of its contractual requirements and obligations under this Contract; or (ii) Consultant's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Consultant will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Consultant's liability for damages. If the default remains after Consultant has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Consultant from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Consultant under this Contract for Services that do not conform to this Contract.
28. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
29. **CONFIDENTIALITY:** If Confidential Information is disclosed to Consultant, Consultant shall: (i) advise its agents, officers, employees, partners, and Subconsultants of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Consultant will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

    Consultant shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Consultant shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Consultant or anyone for whom the Consultant is liable.

    Upon termination or expiration of this Contract, Consultant will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
30. **PUBLICITY:** Consultant shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
31. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY**: Consultant will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Consultant's liability, such limitations or liability will not apply to this section.
32. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Consultant agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Consultant prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Consultant shall transfer any ownership claim to Eagle Mountain.

33. **CONSULTANT'S ENDORSEMENT ON PLANS, ETC**.: Consultant (if a firm, the responsible principal) is required to endorse and affix its seal to plans, reports, and engineering data furnished to Eagle Mountain under this Contract.
34. **DESIGN/CONSTRUCTION**: Consultant will utilize all current Eagle Mountain standards and be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by Consultant under this Contract. Consultant will, without additional compensation, correct or revise any errors or omissions in its design, drawings, specifications and other services.
35. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
36. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
37. **PROCUREMENT ETHICS**: Consultant understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
38. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Consultant, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Consultant agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
39. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Consultant's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Consultant or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
40. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
41. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
42. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B:

SCOPE OF WORK/COST SCHEDULE

ATTACHMENT C:

INSURANCE

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	3D Manhole Scanning & Virtualization Project Third Year - RH Borden & Company, LLC
ITEM TYPE:	Agreement
FISCAL IMPACT:	$99,550.00
APPLICANT:	EM City

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Mack Straw

RECOMMENDATION:
Staff recommends that the City Council approve the agreement for the 3D Manhole Scanning & Virtualization Agreement Third Year with RH Borden & Company LLC.

BACKGROUND:
In November of 2021 staff solicited for bids through and RFP for 3D Manhole Imaging and Scanning. On January 18, 2022, the City Council approved a bid award to RH Borden to begin scanning all manholes in the Eagle Mountain collection system. The first phase included 1,100 manholes with the trunk lines the main focus of the project. The project included all manholes to our metering station for TSSD, White Hills and part of city center. This data gives us any degradation to the integrity of the concrete walls, pipe size, manhole size, flow elevation, invert elevation and the overall depth. All of this data is housed in a cloud base system for a year, giving us the time to import into our GIS system. This data will also be captured in a way to be viewed in a VR system.

Staff recommends that the City Council approve an agreement for the final year of the project. Staff discussed the price of the contract that RH Borden & Company LLC is providing for the project. If the City was to go back out to RFP for the project for one final year of services, it would likely result in an increase of funding to complete the final year of the project. The final year of the project will result in a fiscal impact of $99,550.00.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

CUES RH Borden Exclusivity

RH Borden & Company LLC. Third Year - Contract & Exhibit A

Eagle Mountain City
2565 N Pony Express Parkway
Eagle Mountain, UT 84005

October 28, 2020

Thank you for your interest in the SPiDER 3D scanner. We understand the task of choosing a vendor/contractor can be daunting and respect how difficult it is to weigh the differences from one manufacturer to another, especially for such a specialty technical product like that of inspection equipment and software.

The CUES Spider has unique capabilities including a 2000 point per inch point cloud and the capability to provide comparative analytics between multiple scans. It is the only manhole scanner in the US market that has these features.

RH Borden is currently the only contractor, in Utah, possessing a Spider 3D Manhole scanner and is therefore the only provider of this kind of service in the state.

Finally, we view our relationship with RH Borden as a partnership rather than merely being a vendor for you. We take pride in providing long-term solutions for your team and your clients to meet your needs of now and into the future, and we appreciate the opportunity in advance.

Sincerely,

Pierre Mikhail

Director – Manhole Inspection Division
Office: 800.327.7791 x407
pmikhail@cuesinc.com

EAGLE MOUNTAIN CITY
CONTRACT FOR GOODS AND SERVICES

This contract and all attachments are public record.

1. **CONTRACTING PARTIES**: This contract is between Eagle Mountain City and the following Contractor:

RH Borden and Company LLC
Name

526 W Center St, Sutie S-106
Address

Pleasant Grove, UT 84062
City, State ZIP

LEGAL STATUS OF CONTRACTOR

- ○ Sole Proprietor
- ○ Non-profit Corporation
- ○ For-profit Corporation
- ○ Partnership
- ○ Government Agency

Contact Name: Jonathan Borden Phone Number: 385-228-5350

Email: jon.borden@rhborden.com Vendor Number: _____

2. **GENERAL PURPOSE OF CONTRACT OR PROJECT NAME**: 3D Manhole Scanning & Virtualization Project

3. **CONTRACT PERIOD**:

Effective Date: December 5, 2023

Project Completion Deadline (Contractor will complete the Scope of Work on or before): June 1, 2024

Termination Date (Completion of Scope of Work, unless terminated early or extended in accordance with the terms of conditions of this contract): _____

Renewal Options (if applicable): _____

Eagle Mountain City Project Manager Signature: _____

4. **CONTRACT COSTS**: See Cost Schedule (Attachment B).
   a. Total Contract Cost: $99,550.00
   b. Is this project a budgeted project: ◉ Yes ○ No
   c. Is this a fixed-price contract: ◉ Yes ○ No

5. ATTACHMENT A: Standard Terms and Conditions for Services
   ATTACHMENT B: Scope of Work/Cost Schedule
   ATTACHMENT C: Insurance

ANY CONFLICTS BETWEEN ATTACHMENT A AND THE OTHER ATTACHMENTS WILL BE RESOLVED IN FAVOR OF ATTACHMENT A.

6. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
    a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

7. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____ , 20_____ .

EAGLE MOUNTAIN CITY

_____
Signature

Print Name: _____

Title: _____

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

_____
Jeremy R. Cook
City Attorney

Dated this _____ day of _____ , 20_____ .

CONTRACTOR

_____
Signature

Print Name: _____

Title: _____

ATTACHMENT A:

STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for engineering services (including professional services) meaning the furnishing of labor, time, or effort by a Consultant.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
   a) "**Confidential Information**" means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
   b) "**Contract**" means the Contract including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from this Contract.
   c) "**Consultant**" means the individual or entity delivering the Services identified in this Contract. The term "Consultant" shall include Consultant's agents, officers, employees, and partners.
   d) "**Services**" means the furnishing of labor, time, or effort by Consultant pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Consultant performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
   e) "**Proposal**" means Consultant's response to Eagle Mountain's Solicitation.
   f) "**Solicitation**" means the documents used by Eagle Mountain to obtain Consultant's Proposal.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in the Fourth Judicial District Court for Utah County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Consultant will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Consultant shall maintain or supervise the maintenance of all records necessary to properly account for Consultant's performance and the payments made by Eagle Mountain to Consultant under this Contract. These records shall be retained by Consultant for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Consultant agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
   1. Consultant certifies as to its own entity, under penalty of perjury, that Consultant has registered and is participating in the Status Verification System to verify the work eligibility status of Consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   2. Consultant shall require that each of its sub-consultants certify by affidavit, as to their own entity, under penalty of perjury, that each sub-consultant has registered and is participating in the Status Verification System to verify the work eligibility status of sub-consultant's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   3. Consultant's failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Consultant represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain. Consultant further warrants that it has no financial or other interest in the outcome of the work performed under the contract. Examples of this situation would be a Consultant who owns land, options to buy land, or some business enterprise that would be financially enhanced or diminished by any project alternatives.
7. **INDEPENDENT CONTRACTOR:** Consultant shall be an independent contractor, and as such, shall have no authority, express or implied to bind Eagle Mountain to any agreement, settlement, liability or understanding whatsoever; and agrees not to perform any acts as agent for Eagle Mountain, except as specifically authorized and set forth herein. Persons employed by Eagle Mountain and acting under the direction of Eagle Mountain shall not be deemed to be employees or agents of the Consultant. Compensation provided to the Consultant

herein shall be the total compensation payable hereunder by Eagle Mountain.

8. **LIABILITY INSURANCE:** Services to be provided by Consultant under this Contract are required to be covered by insurance. Consultant shall furnish Eagle Mountain a Certificate of Insurance applying to this Contract for each type of insurance required, to be approved by the Eagle Mountain, before Consultant begins work under this Contract. The Consultant's insurer must be authorized to do business in Utah and must meet the specified A.M. Best rating or better at the time this contract is executed. The following insurance shall be maintained in force until all activities which are required by this Contract or as changed by contract modification are completed and accepted by Eagle Mountain:

   (a) General Liability insurance with a limit of not less than $1,000,000 per occurrence and not less than $3,000,000 aggregate and having an A.M. Best rating of A-class VIII or better. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered.

   (b) Commercial Automobile insurance with a minimum combined single limit of $1,000,000 per occurrence OR $500,000 liability per person, $1,000,000 per occurrence, $250,000 Property Damage, and having an A.M. Best rate of A-class VIII or better.

   (c) Architect and/or Engineers Professional Liability (errors and omissions) insurance having an A.M. Best rating of A-class VIII or better, is required at the coverage amount of $1,000,000 per claim and $3,000,000 aggregate. If this coverage is written on a claims-made basis, the Certificate of Insurance shall so indicate. Consultant represents that as long as commercially available the insurance shall remain in effect such that claims reported up to three (3) years beyond the date of substantial completion of this contract are covered (on construction contracts or modifications for construction management the insurance, shall remain in effect for one (1) year after completion of the project).

   (d) Valuable Papers & Records Coverage and/or Electronic Data Processing (Data and Media) Coverage for the physical loss or destruction of the work product including drawings, plans, specifications and electronic data and media. Such insurance shall be of a sufficient limit to protect Consultant, its sub-consultants and Eagle Mountain from the loss of said information.

   (e) Consultant shall provide evidence that his employees and sub-consultant employees are covered by Workers Compensation. If they are covered by Workers Compensation Fund of Utah, then the A.M. Best rating is not required in this area.

   (f) Consultant shall require the insurance company that issues the Certificates of Insurance for the evidence of the required insurance coverage to endeavor to provide Eagle Mountain with 30-days written notice in the event that coverage is canceled before the policy expiration date stated in the Certificate. Consultant further agrees to provide Eagle Mountain with 30 days written notice prior to making an alternation or material change to the required insurance coverage.

   Policies referred to in 9(a) and 9(b) above are required to be endorsed naming Eagle Mountain as Additional Insured and, on General Liability, indicate they are primary and not contributing coverage. All required policies, endorsements, insurance companies issuing same, and self-insured programs are subject to review and approval by Eagle Mountain.

9. **EMPLOYMENT PRACTICES:** Consultant agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Consultant further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Consultant's employees.

   If applicable, Consultant shall comply with the following: (1) Sections 49 CFR 21 through Appendix C (2016) and 23 CFR 710.405(b) (2016) in all contracts and subcontracts financed in whole or in part with Federal-aid highway funds; (2) all applicable requirements of 49 CFR Part 26 (2016) in the award and administration of

federal-aid contracts; and (3) all regulations relative to nondiscrimination in federally-assisted programs of 49 CFR Part 21, and 23 CFR Part 200 as they may be amended from time to time.

10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.

11. **OWNERSHIP OF WORK PRODUCTS PROCURED OR DEVELOPED UNDER THIS CONTRACT**: Unless specifically designated hereinafter or preexisting information and know-how of Consultant, Eagle Mountain retains ownership of all materials, products, devices, equipment, facilities, data, test, results, reports, graphics, presentations, visual aids, computer elements, software (including source code), software license agreements, testing apparatus, services, etc., that are developed, procured, constructed, installed or performed under this Contract and that become an integral part of or that are intended to facilitate or enhance the use, operation, maintenance, documentation or understanding of the deliverables of this Contract. Notwithstanding the foregoing, ownership of any and all Consultant work product shall remain with Consultant unless and until the payment by Eagle Mountain to Consultant of all undisputed invoiced amounts.

12. **DEBARMENT:** Consultant certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Consultant must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.

13. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Consultant may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

    Consultant shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Consultant agrees that in the event of such termination for cause or without cause, Consultant's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Consultant having to terminate other contracts necessarily and appropriately entered into by Consultant pursuant to this Contract. In no event shall Eagle Mountain be liable to the Consultant for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Consultant. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Consultant of any liability to Eagle Mountain for any damages or claims arising under this Contract.

14. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Consultant, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

    If a written notice is delivered under this section, Eagle Mountain will reimburse Consultant for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

15. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Consultant's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Consultant's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

16. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle

Mountain will provide Consultant with its sales tax exemption number. It is Consultant's responsibility to request Eagle Mountain's sales tax exemption number. It also is Consultant's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

17. **PUBLIC INFORMATION:** Consultant agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Consultant gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Consultant also agrees that the Consultant's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Consultant of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.
18. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Consultant delivers nonconforming Services, Eagle Mountain may, at its option and at Consultant's expense: (i) return the Services for a full refund; (ii) require Consultant to promptly correct or reperform the nonconforming Services subject to the terms of this Contract; or (iii) obtain replacement Services from another source, subject to Consultant being responsible for any cover costs. Acceptance of Services by Eagle Mountain shall not limit Eagle Mountain's recourse or remedies in the event Eagle Mountain later determines the Services were defective or failed to meet the standard of professional skill and care ordinarily provided by other design professionals.
19. **INVOICING:** Unless otherwise set forth in the Contract, Consultant will submit invoices within thirty (30) days of Consultant's performance of the Services to Eagle Mountain. Consultant will prepare monthly progress reports in sufficient detail to document the progress of the work and support the monthly claim for payment. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.
20. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Consultant will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Consultant as prescribed in the Utah Prompt Payment Act. The acceptance by Consultant of final payment, without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Consultant. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Consultant. Eagle Mountain will not allow the Consultant to charge end users electronic payment fees of any kind.
21. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. If no deadline is stated, Consultant shall prosecute the work diligently. For all Services, time is of the essence. Consultant shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Consultant's failure to timely perform the Services required under this Contract.
22. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
23. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Consultant's Services, including Consultant's sub-consultants. Results of any evaluation may be made available to Consultant upon request.
24. **STANDARD OF CARE:** The Services of Consultant and its sub-consultants shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Consultant shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third-party claims (e.g., another Consultant's claim against

Eagle Mountain), to the extent caused by wrongful acts, errors, or omissions that do not meet this standard of care.

25. **ASSIGNMENT:** Consultant may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
26. **CONSTRUCTION RETENTION**: If this Contract is for design services, the Consultant will be retained to answer and clarify any questions on the design during construction. Consultants will be required to include this task in their cost proposal. The Construction Project Engineer will call on Consultant as needed. If the work required from Consultant is due to errors in the design, Consultant will not be reimbursed. To enhance the communication between Eagle Mountain and Consultant, Eagle Mountain may require Consultant to attend the following meetings: kickoff meeting, preconstruction meeting, and the final inspection meeting.
27. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Consultant in default of this Contract: (i) Consultant's non-performance of its contractual requirements and obligations under this Contract; or (ii) Consultant's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Consultant will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Consultant's liability for damages. If the default remains after Consultant has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Consultant from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Consultant under this Contract for Services that do not conform to this Contract.
28. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
29. **CONFIDENTIALITY:** If Confidential Information is disclosed to Consultant, Consultant shall: (i) advise its agents, officers, employees, partners, and Subconsultants of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Consultant will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

    Consultant shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Consultant shall indemnify, hold harmless, and defend Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Consultant or anyone for whom the Consultant is liable.

    Upon termination or expiration of this Contract, Consultant will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.
30. **PUBLICITY:** Consultant shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
31. **INDEMNIFICATION RELATING TO INTELLECTUAL PROPERTY**: Consultant will indemnify and hold Eagle Mountain harmless from and against any and all damages, expenses (including reasonable attorneys' fees), claims, judgments, liabilities, and costs in any action or claim brought against Eagle Mountain for infringement of a third party's copyright, trademark, trade secret, or other proprietary right. The parties agree that if there are any limitations of Consultant's liability, such limitations or liability will not apply to this section.
32. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Consultant agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing. All deliverables, documents, records, programs, data, articles, memoranda, and other materials not developed or licensed by Consultant prior to the execution of this Contract, but specifically created or manufactured under this Contract shall be considered work made for hire, and Consultant shall transfer any ownership claim to Eagle Mountain.

33. **CONSULTANT'S ENDORSEMENT ON PLANS, ETC**.: Consultant (if a firm, the responsible principal) is required to endorse and affix its seal to plans, reports, and engineering data furnished to Eagle Mountain under this Contract.
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35. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
36. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
37. **PROCUREMENT ETHICS**: Consultant understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
38. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Consultant, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Consultant agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
39. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Consultant's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Consultant or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
40. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
41. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
42. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

ATTACHMENT B:

SCOPE OF WORK/COST SCHEDULE

ATTACHMENT C:

INSURANCE

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Installation of updated Audio System and Acoustic Ceiling Clouds for the City Council Chambers - Performance Audio
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Jody Bates, Recorder's Office

PRESENTED BY:

RECOMMENDATION:
Staff recommends the City Council approve an agreement with Performance Audio for the installation of a new Audio System and Acoustic Ceiling Clouds for the City Council Chambers.

BACKGROUND:
Funding for this project has been previously approved by the City Council. Performance Audio, an approved vendor through the State Contract, will install a total of 14 Televic Unicos audio systems for the council chambers. This includes 13 systems to be installed on the dais and 1 system in the recording booth. In addition, a Confidea Flex system will be installed on the podium. This will aid in the sound quality and performance during City Council and Planning Commission meeting and on the live feed to residents.

The new equipment will seamlessly integrate with the existing control system. To ensure quick response time in case of critical gear failure, Performance Audio will provide a computer for the rack to take advantage of Lifesize as a more permanent solution.

Additionally, 16 custom ceiling clouds in oak color, with custom suspension, will be installed for both acoustic optimization and aesthetic enhancement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Audio Upgrade and Acoustics Proposal

PERFORMANCE AUDIO
2456 S West Temple Salt Lake City, UT 84115
Phone: (801) 466-3196

Proposal

Project No: PERF-10935
Revision: 0
Quote Date: 11/14/2023

Eagle Mountain Televic / Acoustics

1650 E. Stagecoach Run Eagle Mountain, UT 84005

Presented By: Randy Barker 804-466-3196 randy@performanceaudio.com

Bill To:

Eagle Mountain City
Eagle Mountain
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
8017896610
fkofoed@emcity.org

Primary Contact:

Eagle Mountain City
Eagle Mountain
1650 E. Stagecoach Run
Eagle Mountain, UT 84005
8017896610
fkofoed@emcity.org

Scope Of Work

Project Overview:

Performance Audio will be providing and installing a total of 14 Televic Unicos audio systems for the council chambers at Eagle Mountain. This includes 13 systems to be installed on the dias and 1 system in the booth. In addition, a Confidea Flex system will be installed on the podium. The new equipment will seamlessly integrate with the existing control system. To ensure quick response time in case of critical gear failure, Performance Audio will provide a computer for the rack to take advantage of lifesize on a more permanent solution. Performance Audio will be providing hot swap replaceable Visionary Encoder, Decoder and QSC Core 110 Processor. Additionally, 16 custom ceiling clouds in Oak color with custom suspension will be installed for both acoustic optimization and aesthetic enhancement.

Equipment and Components Provided:

14 Televic Unicos Audio Systems

13 systems for the dias
1 system for the booth
1 Confidea Flex System for the podium

1each Hot Swap Replaceable Visionary Encoder and Decoder

1 Main QSC Core Processor

1 3rd Gen Larger Touch Panel for Control at the City Recorder Position. Relocation of the Existing Touch Panel to the Booth for Dual Control Points

1 24 port HP network Switch

16 Custom Ceiling Clouds in Oak Color

Custom Suspension for Optimal Placement

1 rack computer for (lifesize)

Pricing Summary

Total Installation Price:	$177,802.99
Grand Total:	**$177,802.99**

Pricing valid until 12/14/2023

Price does not include taxes

This proposal includes a 3% cash or check discount. Payments made with a credit card will incur a credit card fee of 3% per transaction

Payment Schedule	Amount	Percent
Equipment Arrival and Warehousing	$62,231.05	35%
Progress Labor Billing	$80,011.35	45%
Final Completion	$35,560.59	20%

I **Eagle Mountain** certify that I am authorized by **Eagle Mountain City**("Customer") to make purchasing decisions and have read and understand this proposal. I also verify the functionality, equipment selection, and aesthetic properties of the equipment as laid forth in this proposal to be acceptable. By signing this proposal, I am signifying my agreement to this proposal in full and am authorizing Performance Audio to proceed with ordering the above listed equipment and fulfilling their obligations laid out above. Any changes to the above proposal will be subject to cancellation and/or restocking fees.

This proposal is subject to the terms and conditions at https://installs.performanceaudio.com/termsandconditions

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and executed representatives.

Eagle Mountain City

Accepted by (Signature) **Date**

Eagle Mountain / **Accounts Payable**

Name / Title (Printed)

Performance Audio

Authorized by (Signature) **Date**

Randy Barker / **Sales Engineer**

Name / Title (Printed)

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	AGREEMENT - Approving the First Addendum to Amended and Restated Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services.
ITEM TYPE:	Agreement
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Marcus Draper, Admin

PRESENTED BY:
City Attorney Marcus Draper

RECOMMENDATION:
Staff recommends the City Council consider an amended agreement between Eagle Mountain City and Paul Jerome for City Administrator Services, and if approved, authorize the Mayor to sign the contract.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

First Addendum to PJ Agreement

FIRST ADDENDUM
TO
AMENDED AND RESTATED AGREEMENT
between
EAGLE MOUNTAIN CITY
and
PAUL JEROME
for
CITY ADMINISTRATOR SERVICES

This First Addendum to the *Amended and Restated Agreement between Eagle Mountain City ("City") and Paul Jerome ("Employee") for City Administrator Services* is effective as of December 5, 2023. The Addendum is intended to amend and revise that certain Amended and Restated Agreement entered into by and between Eagle Mountain City and Paul Jerome on July 18, 2023 for City Administrator Services.

RECITALS:

WHEREAS, Employee has served as the City Administrator for Eagle Mountain City since 2020;

WHEREAS, Employee received the last increase in salary compensation on December 6, 2021, and an automatic 3% cost of living adjustment on July 1, 2022;

WHEREAS, Employee has requested that the Eagle Mountain City Council ("Council") consider an increase to Employee's annual compensation;

WHEREAS, The Council has determined that it is in the best interest of Eagle Mountain City to modify the compensation paid to Employee.

AMENDMENT:

NOW THEREFORE, for good and valuable consideration, Employee and City agree to amend the *Agreement between Eagle Mountain City and Paul Jerome for City Administrator Services* ("Agreement") as follows:

I. **Section 2 of the Agreement is hereby deleted in its entirety, and the following is inserted in lieu thereof:**

2. Mr. Jerome will be paid salary compensation in the amount of $180,000.00 annually. Employee's salary shall be payable in installments at the same time as all other City employees. Employee will receive the same cost of living adjustment to annual salary, if any, granted to other employees of the City.

II. All other terms of the Agreement shall remain the same.

DATED this 5th day of December, 2023.

EAGLE MOUNTAIN CITY

By: _____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

_____
Paul Jerome

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Wednesday, September 27, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Harmony Phase "A" plat 8 into warranty Bond Release**

City Recorder:

The above referenced subdivision has completed all the required improvements as of this date. With the approval of the installed infrastructure, we are recommending this subdivision begin the required one-year warranty period. A reduced bond letter has been generated, reducing all bond items which have been completed. A warranty bond for the remaining warranty amount must be issued and maintained until released from the warranty period by the city.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Harmony phase "A" plat 8 Bond
Reduced
Revised

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

1st Bond Release		
Original Bond Amount:	$	124,844.59
Previous Release Amount:	$	-
Amount to Release this Period:	$	1,062.60
Amount Remaining in Bond :	$	123,781.99

Bond Releases Summary		
#1	$	1,062.60
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	1,062.60

9/28/2023

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**SITE PREP.**										
a	Mobilization	1	0	LS	$9,500.00	$0.00	0	0	100%	$0.00	$0.00
b	Clear & grub	129,086	0	SF	$0.06	$0.00	0	0	100%	$0.00	$0.00
c	Import fill	11114	0	TON	$14.50	$0.00	0	0	100%	$0.00	$0.00
d	Lot cut/fill	10312	0	CY	$4.00	$0.00	0	0	100%	$0.00	$0.00
2	**ROADWAY IMPROVEMENTS**										
a	3" Asphalt Roadway	69000	690	SF	$1.54	$1,062.60	0	69000	100%	$1,062.60	$1,062.60
b	6" road base	69000	0	SF	$0.76	$0.00	0	0	100%	$0.00	$0.00
c	9" subbase	82000	0	SF	$0.92	$0.00	0	0	100%	$0.00	$0.00
d	4" sidewalk	10000	0	SF	$4.10	$0.00	0	0	100%	$0.00	$0.00
e	Sidewalk base	20000	0	SF	$1.65	$0.00	0	0	100%	$0.00	$0.00
f	ADA ramps & placards	4	0	EA	$1,400.00	$0.00	0	0	100%	$0.00	$0.00
g	30" Curb & Gutter modified	3700	0	LF	$22.45	$0.00	0	0	100%	$0.00	$0.00
h	Rough grade	100000	0	SF	$0.14	$0.00	0	0	100%	$0.00	$0.00
i	8' Asphalt trail w/base	9500	0	SF	$2.20	$0.00	0	0	100%	$0.00	$0.00
j	Sawcut	2	0	LF	$250.00	$0.00	0	0	100%	$0.00	$0.00
k	Street Signs	3	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
l	Stop signs	2	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
3	**CULINARY WATER**										
a	8" C-900 water line	1983	0	LF	$43.00	$0.00	0	0	100%	$0.00	$0.00
b	8" gate valve	11	0	EA	$1,900.00	$0.00	0	0	100%	$0.00	$0.00
c	8" bend	5	0	EA	$650.00	$0.00	0	0	100%	$0.00	$0.00
d	1" service	57	0	EA	$2,050.00	$0.00	0	0	100%	$0.00	$0.00
e	8" tee	3	0	EA	$1,200.00	$0.00	0	0	100%	$0.00	$0.00
f	2" temp blow off	2	0	EA	$1,650.00	$0.00	0	0	100%	$0.00	$0.00
g	Water collars	14	0	EA	$400.00	$0.00	0	0	100%	$0.00	$0.00
h	Fire Hydrant	3	0	EA	$6,425.00	$0.00	0	0	100%	$0.00	$0.00
i	Connect to existing	2	0	EA	$1,000.00	$0.00	0	0	100%	$0.00	$0.00
4	**SEWER**										
a	8" sewer main	1766	0	LF	$47.25	$0.00	0	0	100%	$0.00	$0.00
b	48" Sewer manholes	5	0	EA	$4,425.00	$0.00	0	0	100%	$0.00	$0.00
c	Manhole collars	10	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
d	4" Sewer services	57	0	EA	$1,350.00	$0.00	0	0	100%	$0.00	$0.00
e	60" sewer manhole	5	0	EA	$5,025.00	$0.00	0	0	100%	$0.00	$0.00
f	Connect to existing	2	0	EA	$1,100.00	$0.00	0	0	100%	$0.00	$0.00
5	**STORM DRAIN**										
a	15" storm drainpipe	525	0	LF	$50.60	$0.00	0	0	100%	$0.00	$0.00
b	18" storm drainpipe	525	0	LF	$54.65	$0.00	0	0	100%	$0.00	$0.00
c	60" Storm drain manholes	3	0	EA	$4,025.00	$0.00	0	0	100%	$0.00	$0.00
d	2'x3' catch basin	4	0	EA	$2,950.00	$0.00	0	0	100%	$0.00	$0.00
e	3'x6' combo box	4	0	EA	$5,550.00	$0.00	0	0	100%	$0.00	$0.00
f	Storm drain collars	7	0	EA	$500.00	$0.00	0	0	100%	$0.00	$0.00
g	Connect to existing	3	0	EA	$1,250.00	$0.00	0	0	100%	$0.00	$0.00
	TOTAL CONSTRUCTION COST					**$1,062.60**					
	Original 10% Bond Coverage					$123,781.99		Released this Period		$1,062.60	
	TOTAL BOND AMOUNT:					**$124,844.59**					

Christopher T. Trusty, P.E.
Engineering Director

10/2/23
Date

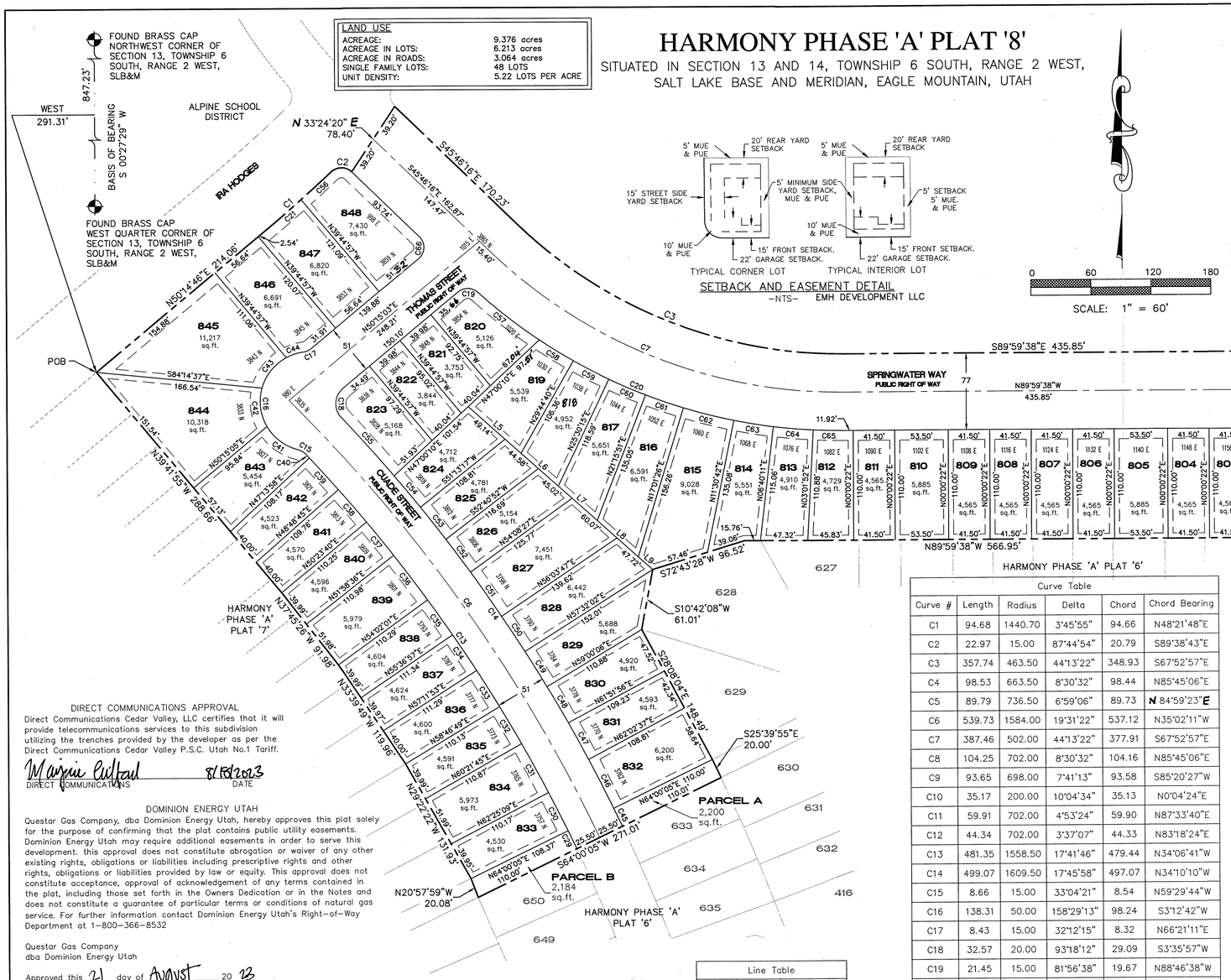
Robert Ballif
Engineering Tech.

10/2/23
Date

HARMONY PHASE 'A' PLAT '8'

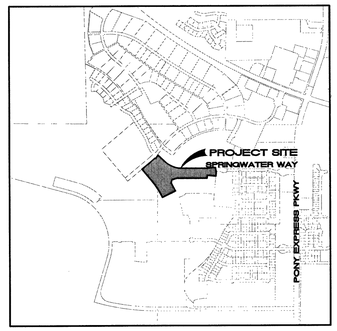
SITUATED IN SECTION 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH

LAND USE	
ACREAGE:	9.376 acres
ACREAGE IN LOTS:	6.213 acres
ACREAGE IN ROADS:	3.064 acres
SINGLE FAMILY LOTS:	48 LOTS
UNIT DENSITY:	5.22 LOTS PER ACRE



SETBACK AND EASEMENT DETAIL
–NTS– EMH DEVELOPMENT LLC

0 60 120 180
SCALE: 1" = 60'



VICINITY MAP

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17–23–17. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S. DATE Aug 11, 2023

BOUNDARY DESCRIPTION

Beginning at a point which is South 00°27'29" West 847.23 feet along the section line and West 291.31 feet from the Northwest Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 50°14'46" East 214.06 feet; thence Northeasterly 94.68 feet along the arc of a 1440.70 foot radius curve to the left, through a central angel of 03°45'55" the chord of which bears North 48°21'48" East 94.66 feet; thence Easterly 22.97 feet along the arc of a 15.00 foot radius curve to the right, through a central angel of 87°44'54" the chord of which bears South 89°38'43" East 20.79 feet; thence North 33°24'20" East 78.40 feet; thence South 45°46'16" East 170.23 feet; thence Southeasterly 357.74 feet along the arc of a 463.50 foot radius curve to the left, through a central angel of 44°13'22" the chord of which bears South 67°52'57" East 348.93 feet; thence South 89°59'38" East 435.85 feet; thence Easterly 98.53 feet along the arc of a 663.50 foot radius curve to the left, through a central angel of 08°30'32" the chord of which bears North 85°45'06" East 98.44 feet; thence Easterly 89.79 feet along the arc of a 736.50 foot radius curve to the right, through a central angel of 06°59'06" the chord of which bears North 84°59'23" East 89.73 feet; thence South 14°01'31" East 79.10 feet; thence South 05°06'19" West 84.47 feet; thence North 84°53'41" West 160.80 feet; thence South 05°06'41" West 55.79 feet; thence North 89°59'38" West 566.95 feet; thence South 72°43'28" West 96.52 feet; thence South 10°42'08" West 61.01 feet; thence South 28°08'04" East 148.49 feet; thence South 25°39'55" East 20.00 feet; thence North 64°00'05" West 271.01 feet; thence North 20°57'59" West 20.08 feet; thence North 29°22'22" West 131.93 feet; thence North 33°39'49" West 119.96 feet; thence North 37°45'26" West 91.98 feet; thence North 39°41'55" West 288.66 feet to the point of beginning.

Parcel contains: 9.376 acres

Basis of Bearing: the line between the Northwest Corner and the West Quarter Corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian which bears South 00°27'29" West (NAD 83).

DATE SURVEYOR (See Seal Below)

OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10–9a–607, Utah code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City an the inhabitants thereof.

OWNER(S): PRINTED
BCP Development, Inc
Nate Hutchings, President

AUTHORIZED SIGNATURES
8/17/2023

ACKNOWLEDGEMENT

On the 17th day of August, 2023, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners

My Commission Expires 6/11/25

718363
COMMISSION NUMBER

NOTARY PUBLIC SIGNATURE, A NOTARY PUBLIC COMMISSIONED IN UTAH

Matt Rasband
PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision an hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this 31 day of August 2023

APPROVED BY MAYOR

APPROVED BY CITY ENGINEER (See Seal Below)

APPROVED BY CITY ATTORNEY

ATTEST BY CITY RECORDER (See Seal Below)

HARMONY PHASE 'A' PLAT '8'

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

RECORDING INFORMATION
ENT 71906:2023 MAP# 18976
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Nov 1 02:48 PM FEE 150.00 BY TM
RECORDED FOR EAGLE MOUNTAIN CITY

PROFESSIONAL LAND SURVEYOR No. 5152741 TRAVIS TRANE STATE OF UTAH 8-11-23

NOTARY PUBLIC SEAL — MATT RASBAND NOTARY PUBLIC COMMISSION # 718363 COMM. EXP. 6-11-25

CITY RECORDER'S SEAL — CHRISTOPHER TODD TRUSTY NOTARY PUBLIC STATE OF UTAH 8-24-23

CLERK–RECORDED SEAL — EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

CHRISTOPHER TODD TRUSTY
No: 266052

DIRECT COMMUNICATIONS APPROVAL

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

DIRECT COMMUNICATIONS 8/14/2023 DATE

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. this approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or in the Notes and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right–of–Way Department at 1–800–366–8532

Questar Gas Company
dba Dominion Energy Utah

Approved this 21 day of August 20 23

By: Title: Pre-construction Rep II

ROCKY MOUNTAIN POWER APPROVAL

1. Pursuant to Utah Code Ann 54–3–27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann 10–9a–603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under.
   (1). A recorded easement of right of way
   (2). The law applicable to prescriptive rights
   (3). Title 54, Chapter 8a, Damage to Underground Utility Facilities
   (4). Any other provision of law

ROCKY MOUNTAIN POWER 8/21/2023 DATE

NOTES:
1– PARCEL A AND PARCEL B ARE PUBLIC UTILITY EASEMENTS AND DEDICATED TO EAGLE MOUNTAIN CITY AS PUBLIC OPEN SPACE. PARCELS TO BE MAINTAINED BY THE HARMONY HOMEOWNERS ASSOCIATION
2– COLLECTOR ROAD FENCING REQUIRED ALONG LOTS 845–848

Line Table		
LINE #	LENGTH	DIRECTION
L1	4.45	S05°06'41"W
L2	4.44	S05°06'41"W
L3	25.50	N84°53'41"W
L4	25.50	N 84°53'41"W
L5	70.48	S48°13'32"E
L6	49.83	S48°13'32"E
L7	52.03	S48°13'32"E
L8	55.00	S48°13'32"E
L9	19.18	S48°13'32"E

HARMONY PHASE 'A' PLAT '6'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	94.68	1440.70	3°45'55"	94.66	N48°21'48"E
C2	22.97	15.00	87°44'54"	20.79	S89°38'43"E
C3	357.74	463.50	44°13'22"	348.93	S67°52'57"E
C4	98.53	663.50	8°30'32"	98.44	N85°45'06"E
C5	89.79	736.50	6°59'06"	89.73	N 84°59'23" E
C6	539.73	1584.00	19°31'22"	537.12	N35°02'11"W
C7	387.46	502.00	44°13'22"	377.91	S67°52'57"E
C8	104.25	702.00	8°30'32"	104.16	N85°45'06"E
C9	93.65	698.00	7°41'13"	93.58	S85°20'27"W
C10	35.17	200.00	10°04'34"	35.13	N0°04'24"E
C11	59.91	702.00	4°53'24"	59.90	N87°33'40"E
C12	44.34	702.00	3°37'07"	44.33	N83°18'24"E
C13	481.35	1558.50	17°41'46"	479.44	N34°06'41"W
C14	499.07	1609.50	17°45'58"	497.07	N34°10'10"W
C15	8.66	15.00	33°04'21"	8.54	N59°29'44"W
C16	138.31	50.00	158°29'13"	98.24	S3°12'42"W
C17	8.43	15.00	32°12'15"	8.32	N66°21'11"E
C18	32.57	20.00	93°18'12"	29.09	S3°35'57"W
C19	21.45	15.00	81°56'38"	19.67	N88°46'38"W
C20	397.99	540.50	42°11'19"	389.06	S68°53'59"E
C21	54.12	1440.70	2°09'08"	54.12	N49°10'11"E
C22	23.56	740.50	1°49'22"	23.56	N89°05'41"E
C23	22.74	15.00	86°51'07"	20.62	N48°23'26"W
C24	30.69	174.50	10°04'34"	30.65	N0°04'24"E
C25	39.66	225.50	10°04'34"	39.61	N0°04'24"E
C26	22.78	15.00	87°00'08"	20.65	S38°32'11"W
C27	6.98	740.50	0°32'25"	6.98	N81°46'03"E
C28	97.53	659.50	8°28'24"	97.44	S85°44'02"W
C29	20.00	1558.50	0°44'07"	20.00	N25°37'51"W
C30	42.93	1558.50	1°34'42"	42.93	N26°47'16"W
C31	55.95	1558.50	2°03'25"	55.95	N28°36'19"W
C32	43.04	1558.50	1°34'56"	43.04	N30°25'30"W
C33	43.04	1558.50	1°34'56"	43.04	N32°00'26"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C34	43.04	1558.50	1°34'56"	43.04	N33°35'23"W
C35	43.04	1558.50	1°34'56"	43.04	N35°10'19"W
C36	55.95	1558.50	2°03'25"	55.95	N36°59'30"W
C37	43.04	1558.50	1°34'56"	43.04	N38°48'41"W
C38	43.03	1558.50	1°34'55"	43.03	N40°23'37"W
C39	42.97	1558.50	1°34'47"	42.97	N41°58'28"W
C40	5.30	1558.50	0°11'42"	5.30	N42°51'43"W
C41	40.22	50.00	46°05'11"	39.14	S52°59'20"E
C42	39.96	50.00	45°47'35"	38.91	S7°02'57"E
C43	40.00	50.00	45°50'12"	38.94	S38°45'57"W
C44	18.13	50.00	20°46'16"	18.03	S72°04'10"W
C45	20.00	1609.50	0°42'43"	20.00	N25°38'33"W
C46	54.89	1609.50	1°57'15"	54.89	N26°58'32"W
C47	42.00	1609.50	1°29'43"	42.00	N28°42'01"W
C48	42.01	1609.50	1°29'43"	42.00	N30°11'44"W
C49	41.66	1609.50	1°28'59"	41.66	N31°41'05"W
C50	42.35	1609.50	1°30'27"	42.34	N33°10'48"W
C51	54.00	1609.50	1°55'21"	54.00	N34°53'41"W
C52	41.01	1609.50	1°27'35"	41.01	N36°35'10"W
C53	41.01	1609.50	1°27'35"	41.01	N38°02'45"W
C54	41.01	1609.50	1°27'36"	41.01	N39°30'20"W
C55	79.13	1609.50	2°49'01"	79.12	N41°38'39"W
C56	40.56	1440.70	1°36'47"	40.56	N47°17'14"E
C57	77.88	540.50	8°15'19"	77.81	S51°55'59"E
C58	40.04	540.50	4°14'40"	40.03	S58°10'59"E
C59	40.01	540.50	4°14'27"	40.00	S62°25'32"E
C60	40.00	540.50	4°14'26"	39.99	S66°39'58"E
C61	40.00	540.50	4°14'25"	39.99	S70°54'24"E
C62	52.00	540.50	5°30'43"	51.98	S75°46'58"E
C63	39.99	540.50	4°14'23"	39.99	S80°39'31"E
C64	39.99	540.50	4°14'22"	39.98	S84°53'53"E
C65	28.08	540.50	2°58'34"	28.07	S88°30'21"E
C66	25.14	15.00	96°01'19"	22.30	N2°14'24"E

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

97681

SEC 13+14, T6S, R2W, SLB&M TV-038 BM2

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, November 16, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Eagle Point phase "J" plat 3 out of warranty Bond Release**

City Recorder:

The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

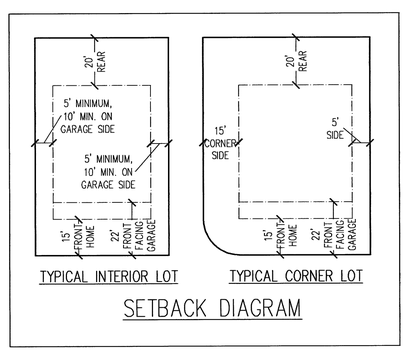
EAGLE POINT PHASE J PLAT 3

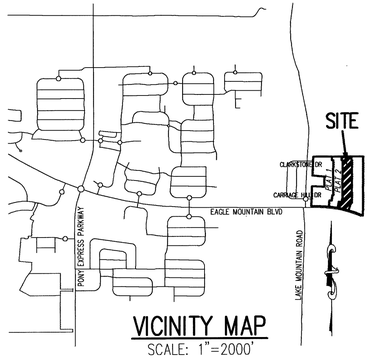
CURVE TABLE

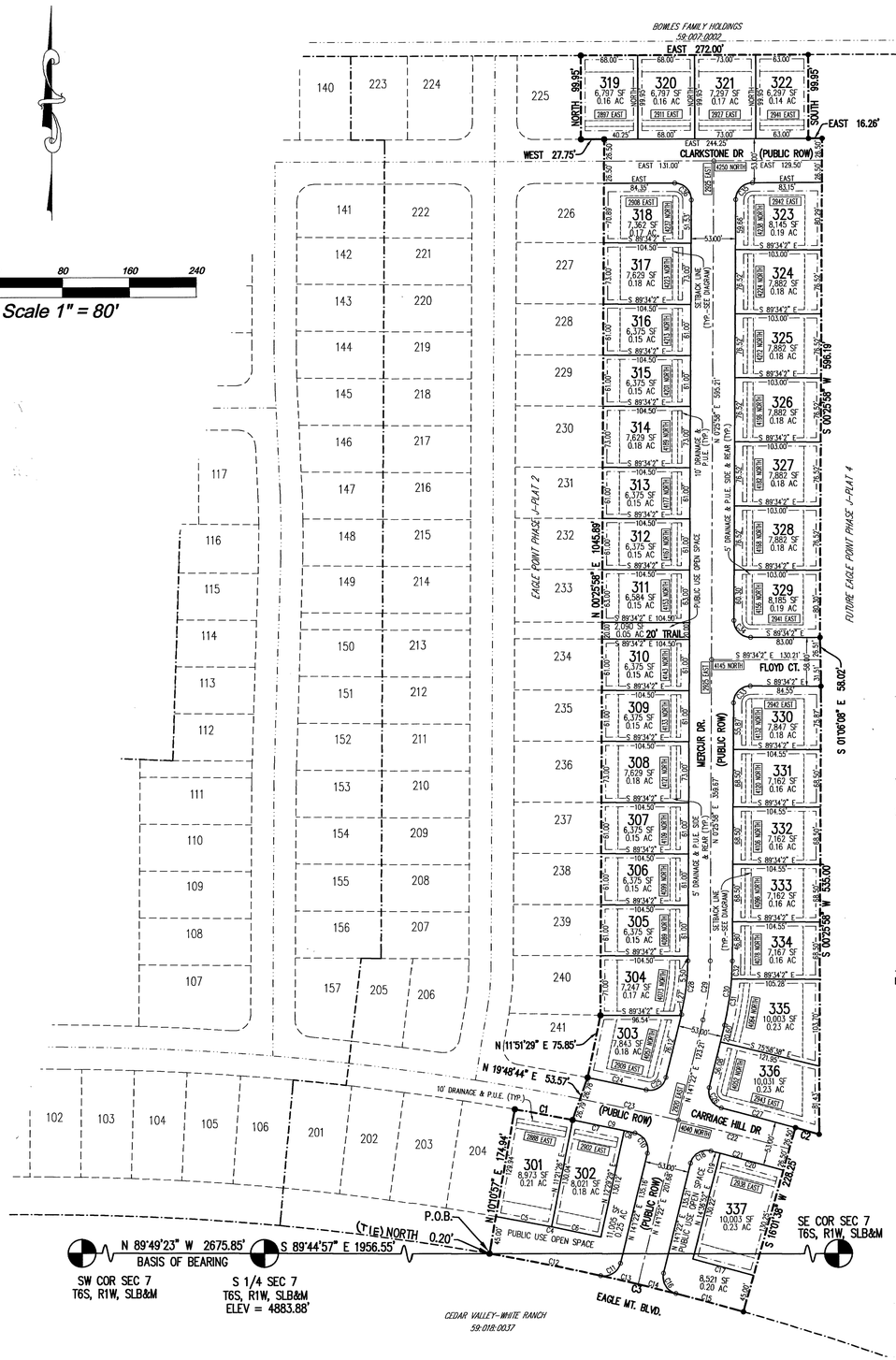
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	3180.00	70.36	1°16'4"	70.36	S 79°16'36" E
C2	3233.00	29.52	0°31'23"	29.52	N 73°42'40" W
C3	3046.50	311.69	5°51'43"	311.55	N 76°53'12" W
C4	3091.50	128.07	2°22'25"	128.06	S 78°37'51" E
C5	3091.50	67.70	1°15'17"	67.69	S 79°11'25" E
C6	3091.50	60.37	1°7'8"	60.37	S 78°0'13" E
C7	3180.00	62.95	1°8'3"	62.94	S 78°4'32" E
C8	3180.00	13.03	0°14'5"	13.03	S 77°23'28" E
C9	3180.00	75.97	1°22'8"	75.97	S 77°57'30" E
C10	20.00	31.87	91°17'47"	28.60	S 31°37'32" E
C11	20.00	30.96	88°42'29"	27.96	S 58°22'36" W
C12	3046.50	135.50	2°32'54"	135.49	S 78°32'36" E
C13	3046.50	46.05	0°51'58"	46.05	S 76°50'10" E
C14	3046.50	46.34	0°52'18"	46.34	S 75°58'2" E
C15	3046.50	83.78	1°34'33"	83.78	S 74°44'37" E
C16	20.00	31.26	89°33'15"	28.17	N 30°45'16" W
C17	3091.50	75.20	1°23'37"	75.20	S 74°39'10" E
C18	20.00	31.55	90°23'23"	28.38	N 59°13'3" E
C19	3180.00	11.21	0°12'7"	11.21	S 75°29'11" E
C20	3180.00	78.41	1°24'46"	78.41	S 74°40'45" E
C21	3180.00	89.62	1°36'53"	89.62	S 74°46'48" E
C22	3206.50	137.19	2°27'5"	137.18	N 75°11'54" W
C23	3206.50	120.23	2°8'54"	120.22	N 77°29'53" W
C24	3233.00	71.46	1°15'59"	71.45	S 77°52'12" E
C25	20.00	30.98	88°44'26"	27.97	N 58°23'35" E
C26	20.00	31.28	89°37'17"	28.19	S 30°47'17" E
C27	3233.00	91.75	1°37'33"	91.74	S 74°47'8" E
C28	273.50	64.87	13°35'24"	64.72	N 7°13'40" E
C29	300.00	71.16	13°35'24"	70.99	N 7°13'40" E
C30	326.50	77.44	13°35'24"	77.26	N 7°13'40" E
C31	326.50	55.73	9°46'45"	55.66	N 9°7'59" E
C32	326.50	21.72	3°48'39"	21.71	N 2°20'17" E
C33	20.00	31.42	90°0'0"	28.28	N 45°25'58" E
C34	20.00	31.42	90°0'0"	28.28	N 44°34'2" W
C35	20.00	31.26	89°34'2"	28.18	N 45°12'59" E
C36	20.00	31.57	90°25'58"	28.39	N 44°47'1" W

FIRE NOTE:

FOUR (4) FIRE HYDRANTS MEET IFC REQUIREMENTS. NO COMBUSTIBLE CONSTRUCTION UNTIL FIRE HYDRANTS ARE IN PLACE.







80 40 0 80 160 240

Scale 1" = 80'

PHASE J PLAT 3 CALCULATIONS

TOTAL ACREAGE:	9.16 ACRES
BUILDABLE ACREAGE:	9.16 ACRES
TOTAL ACREAGE IN LOTS:	6.33 ACRES
RIGHT-OF-WAY AREA:	2.33 ACRES
TOTAL OPEN SPACE:	0.50 ACRES
TOTAL IMPROVED OPEN SPACE:	0.50 ACRES
AVERAGE LOT SIZE:	7,452 SF/0.17 ACRES
LARGEST LOT SIZE:	10,031 SF/0.23 ACRES
SMALLEST LOT SIZE:	6,297 SF/0.14 ACRES
OVERALL DENSITY:	4.04 LOTS/ACRE
TOTAL # OF LOTS:	37 LOTS

PLAT NOTES:

1. ALL PUBLIC USE OPEN SPACE IS DEDICATED TO EAGLE MOUNTAIN CITY AND MAINTAINED BY THE CITY. PUBLIC USE OPEN SPACE IS A PUBLIC UTILITY EASEMENT.
2. SETBACKS: FRONT=15' DRIVEWAY=22' REAR=20' CORNER=15' SIDE=15' TOTAL (5' MIN. & 10' ON GARAGE SIDE)
3. ALL FRONT-FACING GARAGES MUST BE 22' FROM PROPERTY LINE.

LOT DRAINAGE NOTES:

1. ALL LOTS ARE TO RETAIN ALL STORM WATER RUNOFF ON THEIR OWN LOT OR STORM WATER CAN BE DISCHARGED FROM THEIR LOT DIRECTLY INTO THE PUBLIC ROADWAY. HOWEVER, NO STORM WATER IS PERMITTED TO DRAIN ONTO AN ADJACENT LOT.
2. ALL ROOF DRAINS FOR NEW HOMES ARE TO BE PIPED TO THE FRONT OF THE HOME SO THAT STORM WATER DISCHARGE FROM THE ROOF WILL DISCHARGE TO THE PUBLIC STREET.

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No.1 Tariff.

Marjorie Clifford — 6/14/2021
DIRECT COMMUNICATIONS — DATE

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54,Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

Mark Steuler — 6/14/21
ROCKY MOUNTAIN POWER — DATE

DOMINION ENERGY

Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat,including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-way department at 1-800-366-8532.

Approved this 14 day of June 20 21 — Dominion Energy

By Beverly Eldredge

Title Pre-Con

17836

SURVEYOR: ZTEC ENGINEERING INC.
732 N. 780 W.
AMERICAN FORK, UT. 84003
(801) 224-7308

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

MAY 26, 2021 — DATE

AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 89°44'57" EAST ALONG SECTION LINE 1956.55 FEET AND NORTH 0.20 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE N 10°10'57" E, A DISTANCE OF 174.94 FEET; THENCE ALONG THE ARC OF A 3,180.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°16'04" FOR 70.36 FEET (CHORD BEARS S 79°16'36" E 70.36 FEET); THENCE N 19°48'44" E, A DISTANCE OF 53.57 FEET; THENCE N 11°51'29" E, A DISTANCE OF 75.85 FEET; THENCE N 00°25'58" E, A DISTANCE OF 1,045.89 FEET; THENCE WEST, A DISTANCE OF 27.75 FEET; THENCE NORTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 272.00 FEET; THENCE SOUTH, A DISTANCE OF 99.95 FEET; THENCE EAST, A DISTANCE OF 16.26 FEET; THENCE S 00°25'58" W, A DISTANCE OF 596.19 FEET; THENCE S 01°06'08" E, A DISTANCE OF 58.02 FEET; THENCE S 00°25'58" W, A DISTANCE OF 535.00 FEET; THENCE ALONG THE ARC OF A 3,233.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°31'23" FOR 29.52 FEET (CHORD BEARS N 73°42'40" W 29.52 FEET); THENCE S 16°01'38" W, A DISTANCE OF 228.25 FEET; THENCE ALONG THE ARC OF A 3,046.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°51'43" FOR 311.69 FEET (CHORD BEARS N 76°53'12" W 311.55 FEET) TO THE POINT OF BEGINNING.

CONTAINING 399,073 SQUARE FEET OR 9.16 ACRES, MORE OR LESS.

BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

ENT 134349:2021 Map # 17836
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Aug 02 11:32 am FEE 124.00 BY AS
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah, together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

OWNER(S): PATTERSON HOMES, LLC
PRINTED NAME OF OWNER
Scott Dunn, Manager — MATTHEW S. CHILDS
AUTHORIZED SIGNATURE(S) — 6/14/21

ACKNOWLEDGMENT

On the 14 day of June, 2021, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the owners.

MY COMMISSION EXPIRES 01-08-2024 — NOTARY PUBLIC SIGNATURE
709876 — COMMISSION NUMBER
Julie Ann Allen — PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF July, 2021.

APPROVED BY MAYOR — APPROVED BY CITY ATTORNEY
APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST BY CITY RECORDER (SEE SEAL BELOW)

FINAL PLAT 3

EAGLE POINT PHASE J

SUBDIVISION

LOCATED IN THE SE CORNER OF SEC 7, TOWNSHIP 6S, RANGE 1W, S.L.B.&M.

EAGLE MOUNTAIN CITY — UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET

Surveyor/Engineer Seal: PROFESSIONAL LAND SURVEYOR, NO. 6418780, AARON D. THOMAS, 5-26-21, STATE OF UTAH
Notary Public Seal: JULIE ANN ALLEN, NOTARY PUBLIC-STATE OF UTAH, COMMISSION# 709876, COMM. EXP. 01-08-2024
City Engineer Seal: No. 288053, CHRISTOPHER TODD TRUSTY, 5-20-21, STATE OF UTAH
Clerk-Recorder Seal: CORPORATE SEAL, EAGLE MOUNTAIN, EST 1996, STATE OF UTAH

Sec. 7, T6S, R1W & Sec 18, T6S, R1W, SLB&M N-038 GT

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Tuesday, November 21, 2023

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: **Overland phase "D" plat 2 out of warranty Bond Release**

City Recorder:

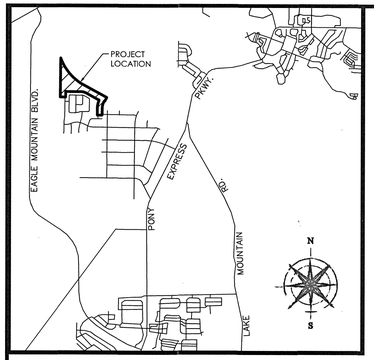
The above referenced subdivision has completed the required one-year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and releases all bonds placed by the developer and held by the city for this development.

Please contact me should you have any comments, questions, or concerns. Thank you.

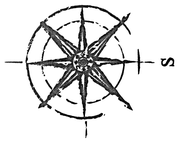
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



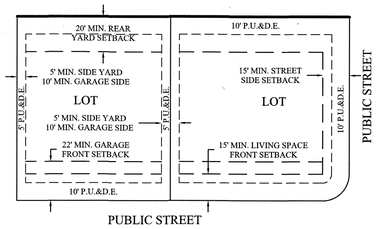
VICINITY MAP
N.T.S



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.



TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PLAT TABULATIONS

TOTAL ACREAGE:	16.85 ACRES
TOTAL ACREAGE IN LOTS:	12.78 ACRES
AVERAGE LOT SIZE:	0.34 ACRES OR 14651 SQFT.
LARGEST LOT SIZE:	1.35 ACRES OR 58991 SQFT.
SMALLEST LOT SIZE:	0.23 ACRES OR 9840 SQFT.
OVERALL DENSITY:	2.26 LOTS/ACRE
TOTAL NUMBER OF LOTS:	38 LOTS
TOTAL ACREAGE IN ROW:	4.07 ACRES
TOTAL IN OPEN SPACE:	0.00 ACRES

NOTES:

1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ✠ STREET MONUMENT TO BE SET.
3) ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
4) LOTS WITH SHARED LOT LINE DRAINAGE SWALE, MUST MAINTAIN PORTION OF DRAINAGE SWALE THAT IS WITHIN THEIR LOT.

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

06/25/2021
Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the Northwest Corner of Lot D101, PHASE "D" PLAT 1, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded June 10, 2021 as Entry No. 106241:2021 in the Office of the Utah County Recorder, located N00°36'31"E along the Section line 735.58 feet from the West 1/4 Corner of Section 36, T5S, R2W, SLB&M; thence N00°36'31"E along the Section line 1,326.72 feet to the Southerly line of Airport Road described in Exchange Patent Entry No. 19679-190741:2005 of the Official records of Utah County; thence along said road the following two (2) courses: 1) Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,675.07 feet (radius bears: N70°24'53"E) a distance of 1,226.75 feet through a central angle of 41°57'40" Chord: S40°33'57"E 1,199.52 feet; 2) S61°32'47"E 891.89 feet to the Northwest Corner of Lot B330, PHASE "B" PLAT 3, OVERLAND SUBDIVISION, according to the Official Plat thereof recorded September 5, 2019 as Entry No. 87072:2019 in the Office of the Utah County Recorder; thence along said plat the following seven (7) courses: 1) S28°27'13"W 149.00 feet; 2) N61°32'47"W 16.74 feet; 3) S28°27'13"W 53.00 feet; 4) S19°21'42"W 81.48 feet; 5) S10°55'31"W 64.41 feet; 6) S04°02'51"W 64.32 feet; 7) S00°34'55"W 228.97 feet to the Northeast Corner of Lot D151, of said PHASE "D" PLAT 1, OVERLAND SUBDIVISION; thence along said plat the following twelve (12) courses: 1) N89°34'21"W 110.00 feet; 2) N89°25'05"W 53.00 feet; 3) N00°34'55"E 229.24 feet; 4) Northerly along the arc of a non-tangent curve to the right having a radius of 699.50 feet (radius bears: S89°26'14"E) a distance of 276.19 feet through a central angle of 22°37'23" Chord: N11°54'46"E 274.40 feet to a point of reverse curvature; 5) along the arc of a curve to the left having a radius of 15.00 feet a distance of 22.19 feet through a central angle of 84°46'15" Chord: N19°09'40"W 20.22 feet; 6) N61°32'47"W 510.78 feet; 7) along the arc of a curve to the left with a radius of 273.50 feet a distance of 132.91 feet through a central angle of 27°50'34" Chord: N75°28'04"W 131.60 feet; 8) N89°23'21"W 534.17 feet; 9) along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°36'39"W 21.21 feet; 10) S00°36'39"W 174.99 feet; 11)N89°23'21"W 63.00 feet; 12) N89°23'26"W 119.98 feet to the point of beginning.

Contains: 16.85 acres+/-

ENT 176005:2021 Map # 17961
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 14 3:06 pm FEE 224.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

OWNERS DEDICATION

THE UNDERSIGNED OWNER OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, [illegible] AND PUBLIC ROADS. THE STATE OF UTAH, THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION ("SITLA"), DOES HEREBY DEDICATE AND CONVEY UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, TO EAGLE MOUNTAIN CITY, UTAH (THE "CITY"), ALL PARCELS OF LAND DEPICTED ON THIS PLAT AS PUBLIC ROADS, FOR THE BENEFIT OF THE CITY AND THE PUBLIC. EXCEPTING AND RESERVING TO THE STATE OF UTAH THE MINERAL ESTATE, INCLUDING ALL COAL, OIL AND GAS AND OTHER MINERALS IN ALL LANDS SO CONVEYED AND DEDICATED. ALL LOTS, COMMON AREAS, PUBLIC ROADS, AND EASEMENTS ARE AS NOTED OR SHOWN, ARE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OVERLAND IN EAGLE MOUNTAIN, UTAH RECORDED APRIL 27, 2017, AS ENTRY NO. 40466:2017

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF July, 2021.
THE STATE OF UTAH, ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION

David Uke — DAVID UKE
DIRECTOR
APPROVED AS TO FORM: SEAN REYES, UTAH ATTORNEY GENERAL
SPECIAL ASSISTANT ATTORNEY GENERAL

JOINDER AND CONSENT

THE UNDERSIGNED AS LESSEE OF THE REAL PROPERTY DESCRIBED ON THIS PLAT PURSUANT TO THE DEVELOPMENT LEASE NUMBER 1074 BETWEEN IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP, AND THE STATE OF UTAH ACTING THROUGH THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION, HEREBY JOINS IN AND CONSENTS TO THE ABOVE CONVEYANCES AND DEDICATIONS
IVORY HOMES, LTD, A UTAH LIMITED PARTNERSHIP

PRINTED NAME OF OWNER: RYAN TESCH
BY: RYAN TESCH
SECRETARY, IVORY HOMES, LTD
AUTHORIZED SIGNATURE:

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

DONNA PERKINS
NOTARY PUBLIC- STATE OF UTAH
COMMISSION# 700225
COMM. EXP. 05-30-2022

ON THE 2 DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME RYAN TESCH, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE SECRETARY OF IVORY HOMES, LTD., AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

MY COMMISSION EXPIRES: 5-30-2022
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 700225
Donna Perkins
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 2nd DAY OF September, 2021.

APPROVED BY MAYOR
APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PREPARED FOR

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UT 84117
(801) 407-6891
CONTACT: BRYON PRINCE

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS — 7/1/21 DATE

DOMINION ENERGY, INC.

Dominion Energy, Inc. approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy, Inc. may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy, Inc. Right-of-way department at 1-800-366-8532.

Approved this 19 day of July, 2021.
Dominion Engergy, Inc.
By: Emily Eldredge
Title: Rep

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

ROCKY MOUNTAIN POWER — 7-1-21 DATE

PAGE 1 OF 3 | 10/30/2020

STATE OF UTAH ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE 21st DAY OF July, 2021, PERSONALLY APPEARED BEFORE ME DAVID UKE, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE DIRECTOR OF THE SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION OF THE STATE OF UTAH, AND THE SIGNER OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED HEREIN.

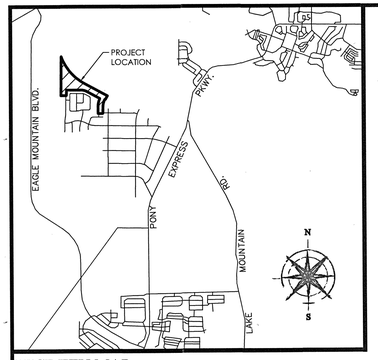
MY COMMISSION EXPIRES: 5-16-22
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 700487
Lisa Stamos Jones
PRINTED FULL NAME OF NOTARY

PHASE "D" PLAT 2
OVERLAND
SUBDIVISION
LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 6/25/21 STATE OF UTAH	CORPORATE SEAL EAGLE MOUNTAIN EST 1996 STATE OF UTAH	LICENSED PROFESSIONAL ENGINEER No. 181952 CHRISTOPHER TODD TRUSTY 9-2-21 STATE OF UTAH	

1796 1 of 3

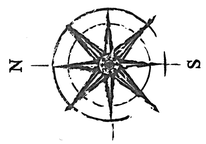
Z:_2020\20-0462 Overland Phase D Plat 2\design 20-0462\dwg\sheets\(22,0-FINAL PLAT.dwg
Sec 36 T5S R2W TU 38 IG



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



GRAPHIC SCALE

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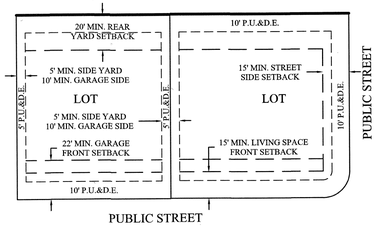
(IN FEET)
1 inch = 50 ft.



TYPICAL BUILDING SETBACKS
N.T.S.

NOTES:
1) #5 REBAR & CAP TO BE SET AT ALL REAR LOT CORNERS. NAIL OR LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) ✠ STREET MONUMENT TO BE SET.
3) ALL STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
4) LOTS WITH SHARED LOT LINE DRAINAGE SWALE, MUST MAINTAIN PORTION OF DRAINAGE SWALE THAT IS WITHIN THEIR LOT.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	646.50	4°03'38"	45.82	N02°38'00"E	45.81
C2	646.50	8°24'59"	94.97	N08°52'18"E	94.88
C3	646.50	9°27'18"	106.69	N17°48'26"E	106.57
C4	15.00	95°55'08"	25.11	N70°29'39"E	22.28
C5	326.50	13°18'29"	75.84	N68°12'02"W	75.67
C6	326.50	14°32'04"	82.83	N82°07'19"W	82.60
C7	1675.07	0°25'05"	12.22	S61°20'15"E	12.22
C8	1675.07	5°25'28"	158.59	S58°24'58"E	158.53
C9	15.00	90°00'00"	23.56	N44°23'21"W	21.21
C10	15.00	50°19'22"	13.17	N25°46'20"E	12.76
C11	50.00	53°46'44"	46.93	N24°02'40"E	45.23
C12	50.00	59°35'43"	52.01	N32°38'34"W	49.69
C13	1675.07	3°47'52"	111.03	S53°48'18"E	111.01
C14	50.00	57°17'45"	50.00	S88°54'43"W	47.94
C15	1675.07	7°42'44"	225.47	S48°03'00"E	225.30
C16	50.00	61°59'59"	54.10	S29°15'51"W	51.50
C17	50.00	47°58'34"	41.87	S25°43'26"E	40.65
C18	15.00	50°19'22"	13.17	S24°33'02"E	12.76
C19	15.00	90°00'00"	23.56	S45°36'39"W	21.21
C20	15.00	90°00'00"	23.56	N44°23'21"W	21.21

Curve Table					
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C34	300.00	50°19'33"	263.50	S25°46'26"W	255.12

Line Table		
LINE	DIRECTION	LENGTH
L1	S50°56'12"W	23.12

ENT 176005:2021 Map # 17961
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Oct 14 3:06 pm FEE 224.00 BY JR
RECORDED FOR EAGLE MOUNTAIN CITY

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
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PHASE "D" PLAT 2
OVERLAND
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LOCATED IN A PORTION OF SECTION 36, T5S, R2W, SALT LAKE BASE & MERIDIAN
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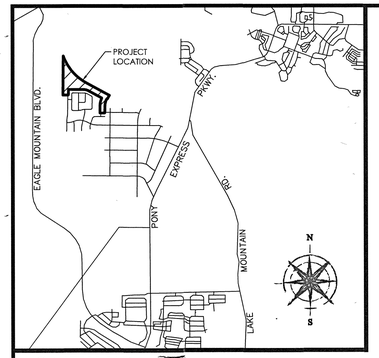
12961 2 of 3

PAGE 3 OF 3 | 10/30/2020

Z:_2020\20-0462 Overland Phase D Plat 2\design 20-0462\dwg\sheets\C2.2-FINAL PLAT.dwg



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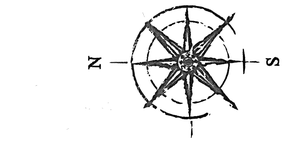

GRAPHIC SCALE

50 0 25 50 100 200

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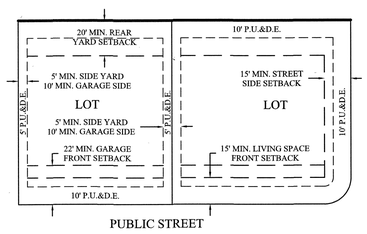

TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

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EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1"=60'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR No. 10538607 SPENCER W. LLEWELYN 10/25/21 STATE OF UTAH		LICENSED PROFESSIONAL ENGINEER No. 260052 CHRISTOPHER TODD TRUSTY 9.24.21 STATE OF UTAH	

1796/3 of 3

Z:\2020\20-0462 Overland Phase D Plat 2\design 20-0462\dwg\sheets\C21-FINAL PLAT.dwg

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Intersection Improvements Project Change Order #1 - Oak Hollow Electric Company
ITEM TYPE:	Change Order
FISCAL IMPACT:	$105,000
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Chris Trusty, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends the City Council approve the Intersection Improvements Project Change Order #1 to Oak Hollow for $105,000.

BACKGROUND:
The intersection improvement project consists of new traffic signals on Pony Express Parkway at Woodhaven, Ranches and Stonebridge and Majors Street and Eagle Mountain Blvd. and was awarded to Oak Hollow Electric Company for $1,137,517.50.

As the project was nearing completion, City staff asked for a cost to add advanced warning signs for the Stonebridge signal due to concerns of the visibility of the signal for traffic on Ranches Parkway. No advanced warning had been recommended by the City's consultants based on the signed speed limit of the signal location, but staff is concerned that there is sufficient need for this advanced warning to ask for a cost proposal from the contractor. The cost for the advanced warning signs are just under $25,000 each.

The City has also asked for a cost to add a dedicated right arrow for northbound Woodhaven that would allow cars to turn right freely onto eastbound Pony Express while westbound vehicles are turning left onto Woodhaven. This wasn't included in the original bid, but observations have shown there is still significant stacking at certain times of the day that would warrant this signal to help flush out the right turn pocket. The anticipated cost for this new light should be

less than $10,000.

Lastly. city staff asked for additional changes during the construction which included adding concrete to the island south of the Ranches and Pony Express intersection, upgrades to pedestrian pedestals at Stonebridge and Woodhaven, and the replacement of the ADA ramps at Woodhaven. These scope changes totaled $45,000 above the original contract amount.

The total change order is as follows:

Advanced warning; $25,000 x 2 = $50,000
Right turn signal = $10,000
Additional scope = $45,000
Total = $105,000
Total Contract Price = $1,242,517.50

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Smith Ranch Community Park Change Order #1 - S&L Inc.
ITEM TYPE:	Change Order
FISCAL IMPACT:	$26,392.56
APPLICANT:	Brad Hickman

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve change order #1 in the amount of $26,392.56 for the Smith Ranch Community Park.

BACKGROUND:

The city council approved the full value bid contract on April 18, 2023, in the amount of $3,822,522.21, also as part of this contract there was a contingency amount that was approved in the of $100,000.00 or 2.6% of the contract. During construction of this project many discussions and construction meetings have taken place, this has resulted in changes reductions and increases to the contract amount. But the total increase about the contingency amount to the S & L contract will be $26,392.56.

A breakdown of all the changes is detailed below.

Proposal #1 - Playground Modifications - (+$118,770.76)

The largest items of the change order are proposal #1, as a result of bid schedule item #43 that had an original bid schedule value of 2996 SF. During construction and review it was apparent there was a mistake on the original quote. This change adds an additional 22,917

SF to prep the playground areas with drain tile and base preparation for poured in place to be installed. This one-line item uses all the contingency allocated for this project. Just to be clear on this change, the quantity amount will increase, but the unit cost will remain the same.

Proposal #2 - Credit for Seat Walls - (-$17,280.00)

As part of the discussion for this item staff was able to reduce the length of the seat walls which resulted in a credit and allowed for better functionality for use. This adjust to the project reflects to a reduction of 48 LF that is broke up on 4 separate areas with the reduction of 12 LF per section.

Proposal #3 - Remote wireless switch and hardware - (+2,400.20)

In evaluation of the electrical gear and hardware that will control the skatepark lighting. Staff changed the gear that was originally specified in the plan to reflect a control unit that will allow for the lighting to be controlled by a background timer and now allow the lights to run throughout the night. The change in the electrical gear resulted in an increase of $2,400.20.

Proposal #4 - Haul Off due to Grade Revisions - (+6,336.00)

Due to some grade revisions on the site, there was an excess of dirt material generated from the site. Staff was able to use some of the material to repair an issue in which the water break on Silver Creek Way created significant erosion in which staff corrected the issue. Several cubic yards were used to fill in erosion and correct the issue. Also, staff used the material and hauled it out to the dirt roads south of Tiffany Lane in which the road profiles are low. Staff used this material that was good material to help build up the road in an intent

to get the profile to allow for drainage on the side. Using this material on these two areas saved the city several thousand dollars in change orders that would have been needed to haul off the material. As part of the excess dirt S&L did use some of the material to adjust the slope in some areas on site. The placing of this material resulted in an increase of $6,336.00.

Proposal #5 - Pavilion Footings - (+16,165.60)

During the value engineering of the original contract staff pulled the pricing for pavilions from the S&L contract and ordered the pavilions directly from Big T Recreation. As a result of this change left a couple of items that didn't apply to a specific contract. Staff has negotiated that S&L will provide the footings for the pavilions which results in an increase of $16,165.60. Due to pricing of install of the pavilions it was cheaper to adjust the contract with Big T Recreation that will be discussed below.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Smith Ranch Park - S&L Log & Request

S&L COR SUMMARY LOG

S&L JOB#: 529
S&L JOB NAME: Smith Ranch Park
S&L P.M.: Shelby McCune 801-420-4177

PCO LOG REVISION DATE: ***11/17/2023***

PCO #	PCO DATE	GENERAL DESCRIPTION	PCO $	APPROVED YES / NO	CCO#	NOTES
1	10/30/23	PR01-Playground Mods	$ 118,770.76			
2	10/11/23	PR02-SeatWalls Credit	$ (17,280.00)			
3	10/30/23	Electrical Modifications	$ 2,400.20			
4	10/30/23	Haul Off due to Grade Revisions	$ 6,336.00			
5	10/30/23	Pavilion Footings	$ 16,165.60			
TOTAL CONTRACT CHANGES:			**$ 126,392.56**			

CHANGE ORDER REQUEST

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 1
SUBMITTAL DATE: 10/30/2023
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	**Eagle Mountain City**
PROJECT:	**Smith Ranch Regional Park**
DATE:	**10/30/2023**
ATTN:	**Brad Hickman**
EMAIL:	bhickman@emcity.org
PHONE:	**801-420-3188**

S&L PM REVIEW:	INITIAL	DATE
	sm	10/30/2023

Phase/Task	Category	Amount

PR01 - Additional Playground Drainage, Modified/additional Curb Walls, Added Thickend Edge Sidewalk - Quantity Increases

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
46	Reduced- 8" Landscape Mow Curb	LF	-900			$ 25.00	$25.00	($22,500.00)
--	Add- 6" slipped w/ 3/8" rod - Landscape Mow Curb	LF	440			$ 18.00	$18.00	$7,920.00
47	Add- Play Curb Wall (@ 8")	LF	147			$ 42.00	$42.00	$6,174.00
47a	CREDIT- Modified PlayCurb Wall - Reduced from 10" to 8"	LF	1374			$ (2.00)	($2.00)	($2,748.00)
--	Add- Thickened Edge Sidewalk	LF	406			$ 19.00	$19.00	$7,714.00
43	Add- PLAYGROUND BASE/DRAIN PREP FOR SOFTFAL	SF	22917	$ 4.00	$ 1.00		$5.00	$114,585.00
43a	CREDIT- Modified Gravel Drain from 12" to 8"	SF	25913	$ (0.48)	$ (0.18)		($0.66)	($17,102.58)
5	Backfill 4" Native @ PlayGrounds (Reduce Gravel Drains)	CY	325		$ 17.00		$17.00	$5,525.00
							SUB-TOTAL:	**$107,973.42**
							P&O @ 10%:	**$10,797.34**
							TOTAL:	**$118,770.76**

CHANGE ORDER REQUEST

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 2
SUBMITTAL DATE: 10/11/2023
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	10/11/2023
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

S&L APPROVAL:

INITIAL	DATE
sm	10/11/2023

Phase/Task	Category	Amount

PR-02 - Reduced overall seat wall length by 12lf at each of 4 loacation for a total of 48LF.

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
50	Reduce - Seat Walls	LF	-48			$ 360.00	$360.00	($17,280.00)
							$0.00	$0.00
							SUB-TOTAL:	**($17,280.00)**
							TOTAL:	**($17,280.00)**

PROPOSED CHANGE ORDER

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 3
SUBMITTAL DATE: 10/30/2023
S&L JOB NO.: 521
OWNER PROJECT NO.: U22-029
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	10/25/2023
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

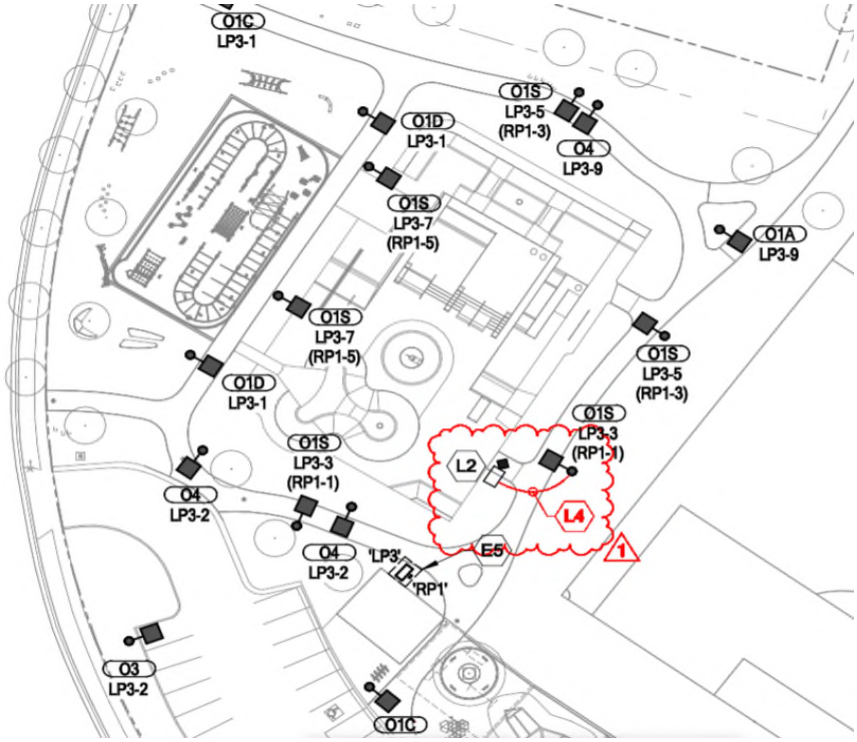
S&L APPROVAL:

INITIAL	DATE
sm	10/30/2023

Phase/Task	Category	Amount

Electrical Revision 10-12-23
Revised switch for Skate Park - Remote switch, new power line

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	EQUIPMENT	UNIT PRICE w/ TAX	AMOUNT
--	New Remote wireless switch and hardware	EA	1	$ 703.00			$703.00	$703.00
--	New conduit and wire	LS	1	$ 1,196.00	$ 400.00		$1,596.00	$1,596.00
--	Programming	LS	1	$ 250.00			$250.00	$250.00
--	CREDIT:Original switch hardware (original conduit already inst	**LS**	**1**	**$ (367.00)**			($367.00)	($367.00)
							SUB-TOTAL:	**$2,182.00**
							P&O @ 10%:	**$218.20**
							TOTAL:	**$2,400.20**



CHANGE ORDER REQUEST

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 4
SUBMITTAL DATE: 11/17/2023
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	11/17/2023
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

S&L APPROVAL:

INITIAL	DATE
sm	11/17/2023

Phase/Task	Category	Amount

Mitigation of 3500cy excess spoil haul off due to grade modifications of western property line

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
--	Spread Excess Spoil Onsite in Landscape Areas	CY	720		$ 8.00		$8.00	$5,760.00
--	>>No Charge - Previously hauled offsite for S&L use	CY	300					
--	>>COR#1 - 4" of backfill in playgrounds	CY	400					
--	>>Owner Haul Off Excess Spoil From Site	CY	2080					
							SUB-TOTAL:	**$5,760.00**
							P&O @ 10%:	**$576.00**
							TOTAL:	**$6,336.00**

CHANGE ORDER REQUEST

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 5
SUBMITTAL DATE: 10/30/2023
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	10/30/2023
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

S&L APPROVAL:

INITIAL	DATE
sm	10/30/2023

Phase/Task	Category	Amount

Small Pavilion Footings: Excavate, Form-Pour, Place Customer Supplied Anchor Bolt Sets

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
--	Pavilion Footings	EA	22	$ 68.00		$ 600.00	$668.00	$14,696.00
							$0.00	$0.00
							SUB-TOTAL:	**$14,696.00**
							P&O @ 10%:	**$1,469.60**
							TOTAL:	**$16,165.60**

QUOTE - CHANGE ORDER REQUEST

S&L Incorporated
935 West Center Street
Lindon, Utah 84042
Phone: (801) 785-8458
Fax: (801) 785-8453

PROPOSAL NO.: 6
SUBMITTAL DATE: 11/17/2023
S&L JOB NO.: 529
OWNER PROJECT NO.:
OWNER CHANGE ORDER NO.:

TO:	Eagle Mountain City
PROJECT:	Smith Ranch Regional Park
DATE:	11/17/2023
ATTN:	Brad Hickman
EMAIL:	bhickman@emcity.org
PHONE:	801-420-3188

S&L APPROVAL:

INITIAL	DATE
sm	11/17/2023

Phase/Task	Category	Amount

Installation of owner provided Icon pavilion structures - 4/ea 12x12 and 1/ea 24x40 -- Footing provided in COR#5

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	SUB	UNIT PRICE	AMOUNT
--	Installation of Icon 12x12 Pavilion	EA	4	$ 70.00	$ 6,100.00		$6,170.00	$24,680.00
--	Installation of Icon 24x40 Pavilion (gable tier)	EA	1	$ 375.00	$ 22,500.00		$22,875.00	$22,875.00
							SUB-TOTAL:	**$47,555.00**
							P&O @ 10%:	**$4,755.50**
							TOTAL:	**$52,310.50**

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**

TITLE:	Smith Ranch Community Park Change Order #1- Big T Recreation
ITEM TYPE:	Change Order
FISCAL IMPACT:	$24,744.00
APPLICANT:	Brad Hickman

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve Change Order #1with Big T Recreation in the amount of $24,744.00 for the Smith Ranch Community Park.

BACKGROUND:

The installation of the pavilions was removed from the bid schedule at that time staff was having discussions about value engineering on the project. As part of the installation costs the total increase to the Big T Recreation would be $24,744.00. The contractor will be responsible for the installation of all 5 pavilions in the park.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Big T Recreation - Estimate

QUOTE

Big T Recreation
11618 S. State St #1602
Draper, UT 84020
801-572-0782
taft@bigtrec.com

Date	Quote #
11/16/2023	17360

Exp. Date
01/30/2024

Shipping Address
Eagle Mountain City 1650 E Stagecoach Run Eagle Mountain, UT 84005

PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
	Pavilion Assembly and Placement Smith Rach Park			
Installation	Assembly and Placement of 24 x 34 Pavilion Does Not Include Concrete Footings or Flat Work Assembly and Placement Only.	1	11,900.00	11,900.00
Installation	Assembly and Placement of 12 x 12 Pavilions Does Not Include Concrete Footings or Flat Work Assembly and Placement Only.	4	3,211.00	12,844.00
	City to take delivery of Pavilions / Unload Shipment			
			SUBTOTAL	
			TAX	
			TOTAL	$24,744.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft @bigTrec.com or merit@bigTrec.com.

We thank you for your business.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Smith Ranch Community Park Change Order #1 - CXT Restroom
ITEM TYPE:	Change Order
FISCAL IMPACT:	$22,000.00
APPLICANT:	Brad Hickman

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Brad Hickman, Public Works

PRESENTED BY:
Brad Hickman

RECOMMENDATION:
Staff recommends that the City Council approve Change Order #1 with CXT Restroom in the amount of $22,000.00 for the Smith Ranch Community Park.

BACKGROUND:

The city council approved a contract for the purchase of a prefabricated restroom in the amount of $257,587.80. As staff reviewed the details, staff asked CXT to make sure that all finishes matched the other restrooms the city has previously purchased and installed. There were two items missing from the quote including split face block and ribbed metal in the roof. These 2 changes result in an increase in the amount of $22,000.00. This would increase the total contract amount to $279,587.80.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Original - Price Sheet for Taos w/ family use room
Updated - Price Sheet for Taos w/ family use room

ORDERING INFORMATION

Sourcewell Awarded Contract Contract # 081721-CXT

CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to- use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):
Remitting by check:
CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:
Beneficiary: CXT, Inc.
Beneficiary Bank: PNC Bank, Pittsburgh, PA
Account: 1077766885 ABA/Routing: 043000096
Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at http://www.cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

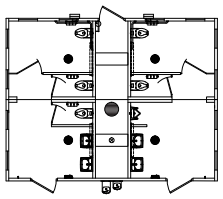
9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.
- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.
- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

TAOS — 20' X 26'

Taos with chase has two multiuser fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 30-gallon water heater, interior and exterior lights, off loaded, and set up at site.





CXT
800.696.5766
cxtinc.com

		Price Per Unit		
Base Price		$ 166,987.80		$ 166,987.80
Added Cost Options			Click to Select	
Final Connection to Utilities (per section)		$ 5,000.00	☑	10,000.00
Optional Wall Texture (per section)- *choose one* ○ Split Face Block ($5,500) ○ Stone ($7,000)			Reset Wall Texture	
Optional Roof Texture (per section) ☐ Ribbed Metal		$ 5,500.00		0.00
Insulation and Heaters (per section)		$ 19,500.00	☑	39,000.00
Stainless Steel Water Closet (each)	Qty: 5	$ 1,750.00	☐	0.00
Stainless Steel Lavatory (each)	Qty: 4	$ 1,500.00	☐	0.00
Stainless Steel Urinal (each)	Qty: 1	$ 1,500.00	☐	0.00
Electric Hand Dryer (each)	Qty: 2	$ 700.00	☐	0.00
Electronic Flush Valve (each)	Qty: 5	$ 1,500.00	☐	0.00
Electronic Lavatory Faucet (each)	Qty: 4	$ 1,500.00	☐	0.00
Electronic Urinal Flush Valve (each)	Qty: 1	$ 1,500.00	☐	0.00
Paper Towel Dispenser (each)	Qty: 2	$ 350.00	☐	0.00
Toilet Seat Cover Dispenser (each)	Qty: 5	$ 350.00	☐	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 3	$ 100.00	☐	0.00
Baby Changing Table (each)	Qty: 2	$ 750.00	☐	0.00
Skylight in Restroom (each)	Qty: 4	$ 1,600.00	☐	0.00
Marine Grade Skylight in Restroom (each)	Qty: 4	$ 2,450.00	☐	0.00
Marine Package *(excluding fiberglass doors and frames)* (per section)		$ 2,350.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	$ 5,600.00	☑	5,600.00
2K Anti-Graffiti Coating (per section)		$ 4,000.00	☐	0.00
Optional Door Closure (each)	Qty: 2	$ 700.00	☐	0.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty: 3	$ 3,300.00	☐	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty: 2	$ 1,350.00	☐	0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	$ 1,200.00	☐	0.00
			Total for Added Cost Options:	$ 54,600.00
Custom Options: 8 hr Crane min $3000, added family use room $12,000				$ 15,000.00
			Engineering and State Fees:	$ 4,000.00
			Estimated One-Way Transportation Costs to Site (quote):	$ 17,000.00
			Estimated Tax:	$
			Total Cost per Unit Placed at Job Site:	$ 257,587.80

Estimated monthly payment on 5 year lease ***$5,177.51***

Sourcewell Awarded Contract Contract # 081721-CXT

This price quote is good for 60 days from date below, and is accurate and complete.

Kurt A Mee

Digitally signed by Kurt A Mee
Date: 2023.04.03 16:38:21 -07'00'

CXT Sales Representative Date

I accept this quote. Please process this order.

Company Name

Company Representative Date

OPTIONS

Exterior Color(s) *(For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)*

_____ Amber Rose	_____ Berry Mauve	_____ Buckskin	_____ Cappuccino Cream
_____ Charcoal Grey	_____ Coca Milk	_____ Evergreen	_____ Georgia Brick
_____ Golden Beige	_____ Granite Rock	_____ Hunter Green	_____ Java Brown
_____ Liberty Tan	_____ Malibu Taupe	_____ Mocha Caramel	_____ Natural Honey
_____ Nuss Brown	_____ Oatmeal Buff	_____ Pueblo Gold	_____ Raven Black
_____ Rich Earth	_____ Rosewood	_____ Sage Green	_____ Salsa Red
_____ Sand Beige	_____ Sun Bronze	_____ Toasted Almond	_____ Western Wheat

Special roof color # _____

Special wall color # _____

Special trim color # _____

Rock Color

☐ Basalt ☐ Mountain Blend ☐ Natural Grey ☐ Romana

Roof Texture

☐ Cedar Shake ☐ Ribbed Metal

Wall Texture(s) *(For single color mark an X. For top and bottom textures use T = Top and B = Bottom.)*

_____ Barnwood _____ Horizontal Lap

_____ Split Face Block _____ Board & Batt

_____ Stucco/Skip Trowel _____ Brick

Can only be used as bottom texture

_____ Napa Valley Rock _____ River Rock

_____ Flagstone

(Textures not included in CXT's quote are additional cost.)

Door Opener

☐ Non-locking ADA Handle ☐ Privacy ADA Latch ☐ Pull Handle/Push Plate

Deadbolt ☐

Accessible Signage

☑ Men ☑ Women ☐ Unisex

Toilet Paper Holder

☐ 2-Roll Stainless Steel ☐ 3-Roll Stainless Steel

Notes:

ORDERING INFORMATION

Sourcewell Awarded Contract Contract # 081721-CXT

CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to- use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):
Remitting by check:
CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:
Beneficiary: CXT, Inc.
Beneficiary Bank: PNC Bank, Pittsburgh, PA
Account: 1077766885 ABA/Routing: 043000096
Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at http://www.cxtinc.com.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-½% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: All orders are cash in advance. At CXT's discretion, credit may be given after approval of credit application. Payment to CXT by the purchaser of any approved credit amount is net 30 days after submission of invoice to purchaser. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

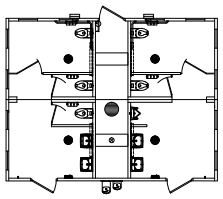
9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.
- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.
- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.
- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.

TAOS – 20' X 26'

Taos with chase has two multiuser fully accessible flush restrooms. Standard features include simulated barnwood textured walls, simulated cedar shake textured roof, vitreous china fixtures, 30-gallon water heater, interior and exterior lights, off loaded, and set up at site.





CXT
800.696.5766
cxtinc.com

		Price Per Unit		
Base Price		$ 166,987.80		$ 166,987.80
Added Cost Options			Click to Select	
Final Connection to Utilities (per section)		$ 5,000.00	☑	10,000.00
Optional Wall Texture (per section)- *choose one*	◉ Split Face Block ($5,500) ○ Stone ($7,000)		Reset Wall Texture	11,000.00
Optional Roof Texture (per section)	☑ Ribbed Metal	$ 5,500.00		11,000.00
Insulation and Heaters (per section)		$ 19,500.00	☑	39,000.00
Stainless Steel Water Closet (each)	Qty: 6	$ 1,750.00	☑	0.00
Stainless Steel Lavatory (each)	Qty: 5	$ 1,500.00	☑	0.00
Stainless Steel Urinal (each)	Qty: 1	$ 1,500.00	☑	0.00
Electric Hand Dryer (each)	Qty: 2	$ 700.00	☐	0.00
Electronic Flush Valve (each)	Qty: 5	$ 1,500.00	☐	0.00
Electronic Lavatory Faucet (each)	Qty: 4	$ 1,500.00	☐	0.00
Electronic Urinal Flush Valve (each)	Qty: 1	$ 1,500.00	☐	0.00
Paper Towel Dispenser (each)	Qty: 2	$ 350.00	☐	0.00
Toilet Seat Cover Dispenser (each)	Qty: 5	$ 350.00	☐	0.00
Sanitary Napkin Disposal Receptacle (each)	Qty: 3	$ 100.00	☐	0.00
Baby Changing Table (each)	Qty: 2	$ 750.00	☐	0.00
Skylight in Restroom (each)	Qty: 4	$ 1,600.00	☐	0.00
Marine Grade Skylight in Restroom (each)	Qty: 4	$ 2,450.00	☐	0.00
Marine Package *(excluding fiberglass doors and frames)* (per section)		$ 2,350.00	☐	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt (each)	Qty: 1	$ 5,600.00	☑	5,600.00
2K Anti-Graffiti Coating (per section)		$ 4,000.00	☐	0.00
Optional Door Closure (each)	Qty: 2	$ 700.00	☐	0.00
Fiberglass Entry and Chase Doors and Frames (each)	Qty: 3	$ 3,300.00	☐	0.00
Timed Electric Lock System (2 doors- does not include chase door) (each)	Qty: 2	$ 1,350.00	☐	0.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	$ 1,200.00	☐	0.00
			Total for Added Cost Options:	$ 76,600.00
Custom Options: 8 hr Crane min $3000, added family use room $12,000				$ 15,000.00
			Engineering and State Fees:	$ 4,000.00
			Estimated One-Way Transportation Costs to Site (quote):	$ 17,000.00
			Estimated Tax:	$
			Total Cost per Unit Placed at Job Site:	$ 279,587.80

Estimated monthly payment on 5 year lease ***$5,619.71***

Sourcewell Awarded Contract Contract # 081721-CXT

This price quote is good for 60 days from date below, and is accurate and complete.

Kurt A Mee

Digitally signed by Kurt A Mee
Date: 2023.04.03 16:38:21 -07'00'

CXT Sales Representative Date

I accept this quote. Please process this order.

Company Name

Brad Hickman

Digitally signed by Brad Hickman
Date: 2023.08.18 15:52:26 -06'00'

Company Representative Date

OPTIONS

Exterior Color(s) *(For single color mark an X. For two-tone combinations use W = Walls and R = Roof.)*

_____ Amber Rose	_____ Berry Mauve	_____ Buckskin	_____ Cappuccino Cream
_____ Charcoal Grey	_____ Coca Milk	_____ Evergreen	_____ Georgia Brick
_____ Golden Beige	_____ Granite Rock	_____ Hunter Green	R Java Brown
_____ Liberty Tan	_____ Malibu Taupe	_____ Mocha Caramel	_____ Natural Honey
_____ Nuss Brown	_____ Oatmeal Buff	_____ Pueblo Gold	_____ Raven Black
_____ Rich Earth	_____ Rosewood	_____ Sage Green	_____ Salsa Red
_____ Sand Beige	_____ Sun Bronze	W Toasted Almond	_____ Western Wheat

Special roof color # _____

Special wall color # _____

Special trim color # _____

Rock Color

☐ Basalt ☐ Mountain Blend ☐ Natural Grey ☐ Romana

Roof Texture

☐ Cedar Shake ☑ Ribbed Metal

Wall Texture(s) *(For single color mark an X. For top and bottom textures use T = Top and B = Bottom.)*

_____ Barnwood	_____ Horizontal Lap	Can only be used as bottom texture	
X Split Face Block	_____ Board & Batt	_____ Napa Valley Rock	_____ River Rock
_____ Stucco/Skip Trowel	_____ Brick	_____ Flagstone	

(Textures not included in CXT's quote are additional cost.)

Door Opener

☑ Non-locking ADA Handle ☐ Privacy ADA Latch ☐ Pull Handle/Push Plate

Deadbolt ☑

Accessible Signage

☑ Men ☑ Women ☐ Unisex

Toilet Paper Holder

☐ 2-Roll Stainless Steel ☑ 3-Roll Stainless Steel

Notes:

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	November 7, 2023 Minutes - Regular City Council Meeting
ITEM TYPE:	Minutes
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Jody Bates, Recorder's Office

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

11.07.2023 CC Minutes - DRAFT

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

November 7, 2023, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Bailey Ensign; Digital Communications Specialist; Embret Fossum, Unified Fire Authority Battalion Chief; B.J. Eccles; Sergeant; and Melissa Yates, Purchasing Agent; and Jordan Nielson, Water Resource Supervisor.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; and Brad Hickman, Public Works Director.

Mayor Westmoreland called the meeting to order at 4:09 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. UPDATE – City Administrator Items

Communications

- A bid award for a new City website will be coming to the City Council at the December 5th meeting. Staff will meet with Councilmembers well in advance of that meeting to explain the reasoning behind the bid recommendation. The recommended firm is a major player in the web development market, having completed the official websites for The American Red Cross, the National League of Cities, and The White House, among many others.
- The Implementation Plan for the proposed new City branding will also be discussed at the December 5th City Council meeting, pending approval of new branding at tonight's meeting. These plans will outline in detail the prioritization and expense associated with a changeover in branding, as well as timelines for implementation in key target areas.

Engineering

- Mid Valley Road has been paved. There are still some striping issues to be corrected. The City will perform a final walkthrough this week.
- Grimshaw continues drilling operations at Well 7. They added sound walls and mud to the well over the last couple of weeks prior to recommencing drilling and have drilled down to about 112 feet.
- The Pony Express and Corey Wride booster pumps have completed the start-up operations.
- Well 8 is complete and is expected to be capable of pumping up to 4500 gpm. The design of the well house is underway.
- New streetlights have been energized at Woodhaven Boulevard, Majors Street, and Stonebridge Lane. The City has asked the contractor for pricing for advanced warning lights for the Stonebridge Lane signal.
- City staff are reviewing 90% of the completion drawings for the Old Airport Road.
- City staff conducted a pre-con with the contractors for the Alpine School District on the offsite sewer connection for the new middle school.
- The Cedar Pass waterline has had issues passing bacteria tests. It was re-chlorinated yesterday and flushed today. Testing will take place on Thursday and Friday this week.
- An updated Transportation Master Plan was presented to the Planning Commission showing the revised alignment and road classification of the Mid Valley Road from Pony Express into Saratoga Springs. This update will be presented to the City Council at the December 5th City Council meeting.

Facilities, Fleet, and Emergency Management

- Dave Ulibarri is teaching a CERT training course for high school students.
- The City completed the last HAM radio class and exam for the year. The class had 42 applicants and 56 exams were given bringing the total number of licenses for 2023 to 141 new licenses and upgrades for the year.
- The Sewer Office Building shingle replacement is complete.
- Facilities parking lots will be crack-sealed on Friday, November 10th.

Public Works

Public Services

- Smith Ranch Community Park is continuing to move forward; all the concrete sidewalks and asphalt trails have been completed. Also, one of the multipurpose fields has been installed along with most of the xeriscape landscaping throughout the edges of the park.
- Black & McDonald is scheduled to begin working this week on installing power conduit and streetlight bases on the Pony Express Streetlight Project. The work will begin on the north end of the project by Lake Mountain Road and work towards Eagle Mountain Boulevard. This project will be done in sections to provide as-builts for Rocky Mountain Power to reduce the wait time between streetlight installation and the energizing of the lights.
- The Storm Water Department is working on a detention pond in Arrival to make improvements that will reduce and mitigate the risk of flooding. The pond will have

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adjustments made to the inlet and outflow from the pond and adjust the pond to function appropriately.

- There is a request for proposals (RFP) out to select a firm to help with a Community Forest Tree Master Plan. The RFP submissions will be due November 14th. It is anticipated that an award for a firm will be on the December 5th City Council meeting agenda.

Public Utilities

- Last Thursday, November 2nd staff responded to a water break on Silver Creek Way. It was a significant fracture to the mainline and staff worked through the day to get water restored to the residents. Cleanup is underway and there will be a large patch to the asphalt from the damage caused by the leak.
- Staff will be adjusting to the Central Utah Water Conservancy District (CUWCD) takedown schedule this week. As part of this take-down schedule, staff will monitor and adjust other sources that will not be needed during the winter season.
- The wastewater headworks project will start receiving flows this Thursday. Staff anticipates a walkthrough for this project on Monday, November 13th.

Community Development

- In October, 53 new single-family, residential permits were issued and 52 additional applications are currently in for review.
- The Zoning Map Plan will be presented to the Planning Commission on November 24th for recommendation of approval, followed by presentation to the City Council on December 5th for approval/adoption of the official zoning map. Staff will provide drafts beforehand for review and feedback.
- Upcoming Municipal Code amendments: fencing amendments; historical zoning; church height and multifamily height; Wildlife Overlay Zone amendments; Industrial, Agriculture, and Commercial Storage Zone amendments; and final amendments to comply with State Legislation.

1.B. DISCUSSION – Timpanogos Special Service District – Rate Increase

Timpanogos Special Service District (TSSD) Board Chairman Sullivan Love, Attorney Mark Bell with Hayes, Godfrey, and Bell, TSSD Board Member David Bunker

Sullivan Love, Board Chairman presented information regarding the Timpanogos Special Service District rate increase.

1.C. DISCUSSION – Comcast

Applicant representative, Jeff Harbertson explained that the request is for the City to relinquish reversionary interests on a parcel of Ranches Golf Course property to enable them to sell the parcel to Comcast for the installation of equipment to provide services. Comcast has indicated it is a preferable, central location that will have less installation impacts than other areas.

Discussion ensued regarding the following:

- The multiple requests by the Ranches Golf Course ownership to convert land to other uses including housing;

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- The failure of the developers to provide the required amenities for the neighboring properties and whether the planned putting green meets the same purpose as the previously planned miniature golf course;
- Possibly requiring the building of an additional amenity, such as a playground area, should the City agree to the land purchase; and
- The proposed layout, building, and fencing for the property.

1.D. DISCUSSION – Water Supply Agreement

Grants Coordinator/Management Analyst Natalie Winterton, Finance/Management Analyst Terrence Dela Pena, and Water Resource Supervisor Jordan Nielson explained the history of the issue, the updated definition of total landscaped area, staff attempts to negotiate with the Central Utah Water Conservancy District (CUWCD), and the option for the City Council to accept the terms as stipulated by the CUWCD or to reject the contract and the resulting impacts of each option.

Discussion clarified the following:

- CUWCD requirements would apply to the area installed by the developer up to where a fence would be installed on the side of the properties;
- The CUWCD rejecting all City proposals because other cities interested in purchasing the water have already adopted CUWCD requirements;
- The consequences of potential water shortages and the unlikelihood of additional water sources being available in the future;
- CUWCD plans to reduce turf maximums to 20% for industrial, commercial, and institutional uses and discussions to further reduce industrial and commercial landscaping to offset allowing additional residential turf; and
- Additional cement required by the City for a two-car garage being allowed to be counted toward the total landscaped area.

1.E. DISCUSSION – Multi-Family Building Height and Religious or Cultural Meeting Halls Building Height

Senior Planner David Stroud explained that staff moved forward as directed by the City Council with a Municipal Code amendment consideration to increase multifamily building height standards from 35 feet to 45 feet to allow for steeper roofs and additional architectural features. Also, under consideration is permitting flat roofs with amenities as have been developed in other areas in the State. Church heights in residential zones are limited to 35 feet with leeway for ancillary structures such as a steeple to be an additional 10 feet above the structure. The steeples in the community are much higher than permitted. A current application has a 71-foot-tall steeple on a 32.9-foot-tall structure. A height standard specific to steeples for religious structures in the City could be set through the reintroduction of special uses for churches.

Discussion evaluated the heights of steeples currently in the City, methods to bring current churches into compliance without increasing the allowance for steeple heights, and Councilmember endorsement of increasing multifamily height standards to improve aesthetics for structures while still retaining the three-story height maximum.

Councilmember Wright stated that although he is amenable to permitting rooftop amenities, he objects to allowing them to count towards amenity requirements to protect against the reduction of publicly accessible, ground-level open space.

Councilmember Curtis concurred with Councilmember Wright and stated an additional consequence of allowing rooftop space to count towards amenity requirements could be an increase in the building footprint or number of units.

2. AGENDA REVIEW

9. AGREEMENTS

9.A. White Hills Well Upgrade Agreement – White Hills Water Company Inc.

City Attorney Marcus Draper explained that the agreement substitutes the party from Oquirrh Wood Ranch, LLC to White Hills Water Company and adds a limitation on the assignability of the contract.

Applicant representative Chase Andrizzi explained that the purpose of the change is to spread out the responsibility for the various parties and White Hills Water Company will be the party performing the work. White Hills Water Company has assets and vested interests in the project. The contract has safeguards to protect against defaults.

9.B. Water Tank Reimbursement Agreement – White Hills Water Company Inc.

10. MINUTES

10.A. October 17, 2023 Minutes – Regular City Council Meeting

Councilmember Wright requested typo corrections on the last paragraph on page two.

Councilmember Love requested to amend the applicable sentence on Page 17 to, “Councilmember Love recommended requiring items in the large purchase category to be approved by the City Council *through* July 1, 2024,” to accurately reflect her intention.

11. WAIVER

11.A. Approval of Extended Construction Hours as per EMMC 8.15.080(G) for the Construction of Well #7

Councilmember Burnham verified with staff that the extended drilling hours could be revoked should issues arise or the City receive complaints from residents.

Assistant City Administrator/City Recorder Fionnuala Kofoed stated that she spoke with residents in the area and their greatest concern was with the noise from the trucks. The residents have not

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had issues with the current construction activities. She asked that the residents contact her with any issues or concerns and recommended noting the ability of the City to rescind the extended hours in the motion for the item.

City Engineer Chris Trusty confirmed that the construction company has agreed to bring in a rig with different lighting or to point lighting downwards to prevent light from shining into traffic and to reduce temporary light pollution. The trucks have the ability to turn off the reverse signal alarm; however, the Occupational Safety and Health Administration (OSHA) requires an individual to be onsite to assist with backing up the vehicles. He has no objections to conditioning the approval on turning off the back-up alarms. The bid amount was based upon the assumption that they would be allowed to drill 24 hours a day which would shorten the drill time from four to six months to two to three months.

Councilmember Curtis requested for staff to add language to construction application documents to clarify construction hour limitations.

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN AMENDMENT – Eagle Mountain Pet Care

Discussion verified that the amendment would relocate the site access from the requested location by the City Council to the originally proposed location to align with the site access already installed by the master developer. The change should have minimal impact on the amount of parking available.

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting an Official City Logo, Icon, Tagline, Colors, and Type Faces.

Mayor Westmoreland requested that the item be removed from the consent agenda and placed as a regularly scheduled item.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: ***Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, annotated. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

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The motion passed with a unanimous vote.

The meeting was adjourned at 6:09 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Colby Curtis, Jared Gray, Carolyn Love, and Brett Wright.

CITY STAFF PRESENT: Paul Jerome, City Administrator; Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Planning Manager; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Bailey Ensign; Digital Communications Specialist; and Melissa Yates, Purchasing Agent.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; Mack Straw, Public Utilities Manager; and Brad Hickman, Public Works Director.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:14 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Gray led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- Join Eagle Mountain City for the annual Turkey Trot 5k. It takes place on Thursday, November 23rd starting at 8:00 a.m. Those interested in participating can register on the City's social media. Run now, gobble later at the Turkey Trot.
- The City's Storm Water Department is once again offering residents free bags for our annual Bag the Leaf program. Residents with leaves to dispose of on their property can pick up leaf bags at Eagle Mountain City Hall now through December 8th. Set the bags on the park strip of your property and they will be retrieved by the City. For questions, email Larry Diamond
- Election Day is November 21st. Registered voters may begin participating in the State's early voting period from November 13th to 20th. A drop box for your ballot is available on the north side of Eagle Mountain City Hall.

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- Residents who do not use social media to stay in touch with the City are encouraged to sign up for the City's text notification system. Weekly, the City sends updates on news, important information, and sign-ups for recreational sports. Learn more at eaglemountaincity.com.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:16 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Gray
Councilmember Gray thanked the residents for attending and encouraged them to vote.

Councilmember Burnham
Councilmember Burnham said that residents who are unsure who to vote for can listen to the recording of the candidate debate. She explained that she recently suffered a fall resulting in injuries to her face and is still healing but suffered no permanent harm.

Councilmember Love
Councilmember Love welcomed the meeting participants and reminded them to turn in their ballots for the City Council election.

Councilmember Wright
Councilmember Wright expressed gratitude for the meeting participants. He wished everyone an early Happy Thanksgiving. The Senior Citizen Advisory Council is putting together Thanksgiving baskets for residents in need. Information is available on the Eagle Mountain City Facebook page on how to nominate recipients.

Councilmember Curtis
Councilmember Curtis announced that the Veteran's Breakfast will be held on Saturday, November 11th at the Overland Barn. Breakfast will be served beginning at 7:00 a.m. The event will conclude at 11:00 a.m. Pony Express Events and Eagle Mountain City received a Professional Rodeo Cowboys Association (PRCA) award for Best Medium Rodeo of the Year.

CONSENT AGENDA

9. AGREEMENTS

9.A. White Hills Well Upgrade Agreement – White Hills Water Company Inc.

9.B. Water Tank Reimbursement Agreement – White Hills Water Company Inc.

10. MINUTES

DRAFT

10.A. October 17, 2023 Minutes – Regular City Council Meeting

11. WAIVER

11.A. Approval of Extended Construction Hours as per EMMC 8.15.080(G) for the Construction of Well #7

12. PRELIMINARY PLATS & SITE PLANS

12.A. SITE PLAN AMENDMENT – Eagle Mountain Pet Care

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting an Official City Logo, Icon, Tagline, Colors, and Type Faces.

MOTION: ***Councilmember Curtis moved to approve the consent agenda removing item 13 and placing it as a regularly scheduled item. Councilmember Wright seconded the motion.***

AMENDED MOTION: ***Councilmember Curtis moved to approve the consent agenda removing item 13 and placing it as a regularly scheduled item and adding that the City Council reserves the right to modify the hours of operation being approved in item 11.A. and the back-up alarms shall be disabled on the construction vehicles during nighttime hours and perhaps during daytime. Councilmember Wright seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

SCHEDULED ITEMS

13. RESOLUTIONS

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting an Official City Logo, Icon, Tagline, Colors, and Type Faces.

DRAFT

Communications Manager Tyler Maffitt introduced the item and thanked the individuals who went above and beyond while working on the project.

Rushford Lee, Redkor Brand Marketing Chief Executive Officer, presented the Eagle Mountain City Brand and Marketing Playbook containing the research report, brand foundation, messaging strategy, brand style guide, marketing strategy, and brand visualization used to create the new Eagle Mountain City logo, icon, tagline, colors, and typeface and presented examples for implementation of their use.

Councilmembers expressed appreciation to staff and Redkor for their excellent work on the project and voiced approval of the logo.

Discussion ensued regarding the following:

- The use of colors in the logo, flags, and merchandise;
- Verification that the Marketing Playbook and style guide are excluded from the approval of the item and will return to the City Council for approval;
- Concerns with and support of using the word ascend in the tagline;
- Planned usage of the tagline including business attraction, community events, and City signage; and
- Concerns with the tagline Ascend Together being lessened when viewing it as a complementary companion to the logo, an association with the actions of an eagle, and as an indication of intrinsic growth and unity of the City rather than growth through population increase.

MOTION: ***Councilmember Wright moved to approve a resolution of Eagle Mountain City, Utah, adopting an Official City Logo, Icon, Tagline, Colors, and Type Faces. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

MOTION: ***Councilmember Gray moved to recess the meeting at 8:15 p.m. Councilmember Burnham seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*

DRAFT

☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was recessed from 8:15 p.m. to 8:30 p.m.

14. BRYLEE NORTH

14.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning certain lands known as Brylee North Commercial from Mixed Use Commercial to Commercial Regional.

Items 14.A. and 14.B. were presented and discussed concurrently.

Presented by Senior Planner David Stroud. The subject is currently zoned Mixed Commercial, a zone that is no longer contained in Eagle Mountain Municipal Code Title 17. The applicant requests the property be rezoned to the Commercial Regional Zone. The proposal also consists of a master site plan and preliminary plat approval. The subject property, located adjacent to Eagle Mountain Boulevard, meets the criteria for the Commercial Regional Zone. The 71.26-acre property would be divided into twelve lots ranging in size from 1.26 acres to 2.34 acres with an average lot size of 1.26 acres.

The Planning Commission recommends that the City Council approve the rezone, master site plan, and preliminary plat.

Mr. Stroud explained that although the adopting ordinance specified Mixed Commercial zoning, he was unable to find a corresponding zone or uses in previous City standards. One reason for the applicant desiring the Commercial Regional Zone is due to the 10-to-25-foot setback requirement in the Commercial Community Zone which could be difficult to achieve on a structure with a double drive-through.

Deputy City Administrator/Community Development Director Steve Mumford stated that he believes that the property was zoned Commercial and the exhibit to the ordinance was erroneously labeled Mixed Commercial based upon the General Plan designation of Mixed Use Commercial.

Desert Willow Drive is planned to continue to the west but has not been developed at this time and will be built to a 59-foot right-of-way residential standard. The indication of the street being constructed as 53 feet in the staff report cover page was incorrect. Desert Willow Drive will be constructed to a 72-foot-wide standard to the east of Eagle Mountain Boulevard and the two sections of the road do not need to be the same width. Desert Willow Drive will not connect to the future freeway to the west.

Discussion ensued regarding the following:

- Concerns with Desert Willow Drive narrowing from a 72-foot to a 59-foot right-of-way and not connecting to the future freeway;

- Planned connections from Eagle Mountain Boulevard to the future freeway;
- The inability of the City to require the developer to widen the road or to use impact fees for the City to pay for the expansion as it is not included in the Transportation Master Plan (TMP) and Impact Fees Facility Plan (IFFP) as a 72-foot right-of-way; and
- Whether to amend the TMP and IFFP to include the wider right-of-way with consideration of other east-to-west connections from Eagle Mountain Boulevard to the future freeway.

Mayor Westmoreland opened the public hearing at 8:50 p.m. As there were no comments, he closed the hearing.

Applicant representative Randy Smith said that businesses have indicated that they would be interested in the development once the infrastructure is complete. They feel the Commercial Regional Zone is appropriate due to the location being adjacent to a major arterial road and the future freeway and as it is the only zone with setbacks that allow putting in a two-lane drive-through with adequate stacking lengths. The lots are deeper than the standard lot size to provide for the drive-through and still meet the parking requirements. They will be selling rather than leasing the lots and are creating a Commercial Owner's Association to help maintain the common areas. A medical office user has expressed interest in the five back lots. Desert Willow Drive is inaccessible to the townhomes to the south. The townhome roads connect directly to Eagle Mountain Boulevard and the south through the single-family homes. He explained the accesses and traffic flow for the site. The Desert Willow Drive and Eagle Mountain Boulevard intersection will have three lanes – a lane turning into the site and two exit lanes, a straight/right turn lane, and a left turn lane.

Staff clarified shared parking requirements and the approval process.

Councilmember Gray advocated for the City to update the TMP and IFFP and purchase land for a wider right-of-way for Desert Willow Drive.

Mr. Smith noted the arbitrariness of determining a wider road is needed when only evaluating a single project. He voiced concerns about being required to solve a theoretical traffic issue that does not currently exist. Adding additional right-of-way width would require him to reengineer the plat and the construction document which could result in the loss of the medical office user who has the option to cancel the contract if the approval is not secured by the end of the month.

Discussion ensued regarding roads and connections planned for this area of the City.

Councilmember Curtis stated that although he has some concerns with granting Commercial Regional rather than Commercial Community, in his perspective Commercial Regional is preferable to the current zoning or multifamily housing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, rezoning certain lands known as Brylee North Commercial from Mixed Use Commercial to Commercial Regional. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

Councilmember Gray clarified that his intention was to vote against the master site plan and preliminary plat. He has no objection to the rezone.

As the motion passed, the body opted to not call for a revote.

14.B. SITE PLAN/PRELIMINARY PLAT – Brylee North Commercial Master Site Plan and Preliminary Plat.

Councilmember Gray requested that the turn lanes for the intersection of Desert Willow Drive and Eagle Mountain Boulevard be striped to prevent motorists from turning into the wrong lane due to issues with similar intersections in the City.

Discussion ensued regarding the conditions they felt were necessary to include in the motion.

MOTION: ***Councilmember Curtis moved to approve the master site plan and preliminary plat for Brylee North Commercial with the condition that there is sufficient asphalt to accommodate one incoming and two outgoing lanes. Councilmember Burnham seconded the motion.***

Councilmember Gray expressed concern about delivery truck access to the site.

City Attorney Marcus Draper stated that he has no concerns with the application adhering to City ordinances and that access concerns can be addressed during the site plan review.

Discussion ensued regarding the concerns and ability of the City to require changes.

AMENDED MOTION: ***Councilmember Curtis moved to approve the master site plan and preliminary plat for Brylee North Commercial with the following conditions:***

1. ***There is sufficient asphalt to accommodate two outgoing and one incoming lane; and***
2. ***The private road meets Municipal Code standards.***

Councilmember Burnham seconded the motion.

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*

☐ *Jared Gray*	☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4 to 1.

15. PUBLIC HEARING/MOTION

15.A. PUBLIC HEARING/MOTION – Cedar Pass Ranch Plat F Amended Lot 85

Planning Manager Robert Hobbs presented the item stating when Cedar Pass Ranch was annexed into Eagle Mountain City it was zoned RA5. Applicants began constructing a house earlier this year. It was discovered after commencement that the house was situated too close to the street and the front property line. As the proposed 35-foot setback cannot be sanctioned through a variance process, a plat amendment application has been submitted for review and approval. There are no formal criteria found in the plat amendment section of EMMC 16.55; accordingly, the City may freely approve, approve with conditions, or deny the applicants' petition.

Cedar Pass Ranch was originally approved in Utah County. During its entitlement, a 50-foot circuitous building setback was imposed and memorialized by the plat. While interest in being allowed reduced setbacks for primary and accessory structures has been expressed by a few Cedar Pass Ranch residents, no formal allowance has been approved by the City which now controls development in the subdivision post-annexation. Most lots in the whole of Cedar Pass Ranch are built out and presumably positioned in compliance with the plat's required setbacks. The placement of the applicant's house was approved based on the plan depiction of a 50-foot front setback. Unfortunately, the actual placement of the home on the applicant's property was done in error. The house foundation and exterior shell framing are now in and set 35 feet from the front property line. Construction has been delayed pending the outcome of the proposed plat amendment. There appears to not be any real topographical hardship that would hinder having the building moved back another 15 feet from the front property line.

Discussion ensued regarding clarification of the locations of the correct measurement for the setback and where the incorrect setback was identified in relation to the road on the exhibit submitted to the City by the applicant.

Applicant representative Danielle Peterson with Empress Homes, the general contractor for the project, explained that the architect for the project completed the plan that was submitted to the City for approval. The error had been overlooked until a neighbor reported the error after being denied a setback exemption for their property. She has a voice recording of the homeowner's association (HOA) president, Pat Dempsey, in response to the letter they received from the neighbor.

Discussion ensued regarding City inspections having been measured in accordance with the plan's erroneous denotation of the property line.

Mayor Westmoreland opened the public hearing at 9:41 p.m.

DRAFT

Geoff Phillips submitted an email against the plat amendment.

Bettina Cameron requested for Municipal Code to be updated to have a comment clarifying that Cedar Pass Ranch requires a 50-foot setback to prevent reoccurrences of setback confusion.

Mayor Westmoreland closed the public hearing at 9:44 p.m.

Ms. Peterson verified that a survey had been conducted but the markers were no longer there when she began on the project.

Councilmember Wright stated that the letter regarding concerns with the setbacks was sent to the two representatives of the HOA and the management company on March 13, 2023. During the Planning Commission review of the item, Commissioner Brent Strong stated that he was a member of the Cedar Pass Ranch HOA Board of Trustees. He read a transcription of Commissioner Strong's comments indicating that the homeowner had been informed of the issues two days after the footings were placed.

Applicant Rebecca Jewkes, the homeowner, said she received a phone call from the HOA but no formal notification in writing about the issue and she told the member of the HOA she would need time to investigate the matter. Commissioner Strong initiated a conversation with her in a manner that made her feel uncomfortable. She was then contacted by Mr. Dempsey and was told that the HOA would allow the project to move forward because they had reviewed and approved the records. She reviewed City standards which stated that the setback requirement was 35 feet and she could not find a reference for 50-foot setbacks in Cedar Pass Ranch in Municipal Code. If the plat amendment is denied, she will be bankrupt and need to sell the property and move out of the state to a less expensive area.

Ms. Peterson stated that she petitioned the subdivision and has signatures from them in addition to the voicemail. The first time she was aware of the issue was when the subcontractor on site received a stop work order from the City. The homeowner had informed her that the HOA had said that the setbacks were incorrect but allowed the project to continue. The City had inspected and approved the project on several occasions. The project could have easily been relocated before the footings had been poured. The building is now over 80% complete and they are $400,000 into the project. She played the March 13, 2023voicemail from Mr. Dempsey in which he said that as the committee had signed off on the project, the HOA was not going to require any changes.

MOTION: ***Councilmember Love moved to approve the plat amendment for Cedar Pass Ranch Plat F Lot 85. Councilmember Curtis seconded the motion.***

Councilmember Burnham requested an amendment to the motion requiring any future buildings on the property to adhere to the 50-foot setback.

Mr. Hobbs suggested having a planning review to prevent a recurrence of such issues and to require the applicant to provide the City with a copy of the survey.

Councilmembers Curtis and Love stated that they are willing to consider an exception due to the failure of multiple parties to recognize the setback error.

Councilmember Gray stated that in his experiences as an excavator, the verification of setbacks is never the responsibility of the city.

Mr. Mumford verified that the inspector will generally only check the setback if a visual inspection indicates there could be an issue.

Discussion ensued regarding road track outs and Cedar Pass Ranch roads lacking curb and gutter adding to the confusion about where to measure the setback.

AMENDED MOTION: ***Councilmember Love moved to approve the plat amendment for Cedar Pass Ranch Plat F Lot 85 with the condition that all other structures constructed on the lot shall be required to meet the proper setback distances. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☐ *Carolyn Love*	☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☐ *Brett Wright*	☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion failed with a vote of 3:2.

MOTION: ***Councilmember Wright moved to deny the plat amendment for Cedar Pass Ranch Plat F Lot 85. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☐ *Donna Burnham*	☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4:1.

Councilmember Gray said that he is sympathetic to the homeowner's situation and desires to find a way to resolve the issue but also believes in adhering to the rules.

Councilmember Curtis explained that his vote was in solidarity with the other Councilmembers.

DRAFT

Councilmember Burnham said that her reason for voting against denial was due to the applicant being reassured by the HOA that she could move forward with the project.

Ms. Peterson explained that Precision Point had surveyed and staked the property and they used the plan with incorrectly marked setbacks.

MOTION: ***Councilmember Loved moved to reconsider. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 4:1.

MOTION: ***Councilmember Love moved to approve the plat amendment for Cedar Pass Ranch Plat F Lot 85 with the condition that all other structures constructed on the lot shall be required to meet the proper setback distances. Councilmember Curtis seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☐ *Jared Gray*	☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☐ *Brett Wright*	☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a vote of 3:2.

Mr. Mumford explained that the Building Department has made changes to site plan requirements and setback verification.

Councilmember Gray advocated for clarifying the setback requirements for primary residences and accessory buildings in Cedar Pass Ranch.

Discussion ensued regarding setback requirements in Cedar Pass Ranch and methods to clarify standards and resolve issues.

16. LEGISLATIVE ITEMS

DRAFT

16.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan updated the City Council regarding additions to and progress made on the Legislative Priorities List. In January, the continuing and newly elected City Council will review and rank the priorities list.

17. CITY COUNCIL/MAYOR'S BUSINESS

18. CITY COUNCIL BOARD LIAISON REPORTS

19. COMMUNICATION ITEMS

20. ADJOURNMENT

MOTION: ***Councilmember Curtis moved to adjourn at 10:45 p.m. Councilmember Gray seconded the motion.***

Those Voting Yes	*Those Voting No*	*Those Abstaining*	*Those Absent*
☒ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*	☐ *Donna Burnham*
☒ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*	☐ *Colby Curtis*
☒ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*	☐ *Jared Gray*
☒ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*	☐ *Carolyn Love*
☒ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*	☐ *Brett Wright*

The motion passed with a unanimous vote.

The meeting was adjourned at 10:45 p.m.

Approved by the City Council on December 5, 2023.

_____

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

EAGLE MOUNTAIN CITY COUNCIL
2024 MEETING SCHEDULE

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah

The Eagle Mountain City Council, at its regularly scheduled meeting on December 5, 2023, adopted the following meeting schedule for the year 2024.

Work Sessions	4:00 p.m.
Policy Sessions	7:00 p.m.

January 2, 16
February 6, 20
March 5, 19
April 2, 16 (Spring Break 1st-5th)
May 7, 21
June 4, 18
July 2, 16 (Independence Day 4th)
August 6, 20
September 3, 17
October 1, 15 (Fall Break 17th-18th)
November 19 (General Election 5th)
December 3

The public is invited to participate in all City Council meetings and may monitor or listen to open portions of electronic meetings at https://eaglemountaincity.com/cityrecorder/citymeetings-portal#meetingdocs.

If you need special accommodation to participate in a City Council meeting, please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

*ULCT Local Officials Day 01/17/2024
*Recorders I&A Conf. 04/1-04/5 2024
*ULCT Midyear Conf.
*ULCT Annual Conf. 09/05-09/5 2024
*Recorders Annual Conf.
*ICMA Annual Conf. 09/22-09/25 2024

DRAFT

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	PRELIMINARY PLAT - Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat)
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	Alpine School District

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Agricultural/Rural Density Two	Tier 1 Residential	64.96	North Benches

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve the Alpine School District Preliminary Plat (Eagle Mountain Middle School Plat).

BACKGROUND:
Preliminary Plat approval of a two lot, two parcel subdivision by Alpine School District in order to construct a middle school at approximately 9000 N. Belle Street, Parcel 58:044:0164, 64.9 acres.

With the growth in the Eagle Mountain area, Alpine School District is in need of a middle school for the expected rise in student enrollment. ASD owns 64 acres immediately south of the Arrival development. The proposal is to subdivide this property to locate the school and also provide a lot to construct a future seminary building. The City is limited in what can be done with regulating a school in regard to a site plan but does have discretion with a preliminary plat. A site plan application has been submitted to the City for review. The property is zoned as Tier I Residential with 1/2 acre minimum lot size as per the Clearview Estates MDA. The exhibits in the staff report contain on-site improvements, which are not subject to approval as this time, but will be once a site plan has been reviewed and scheduled for Planning Commission and City Council review. The extent of this approval is a preliminary plat, which entails lots, utilities, roads, sidewalks, street lights, and park-strip landscaping.

ITEMS FOR CONSIDERATION:
Staff has reviewed the preliminary plat and finds the proposal complies with the applicable Clearview Estates MDA, zoning, and engineering standards.

REQUIRED FINDINGS:
Preliminary Plat approval is based upon compliance with City code requirements and requirements of any applicable Development Agreement. Criteria of preliminary plat approval requests are contained in EMMC §16.20. Plats are to be approved if all required elements and proper design are provided in the drawings.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends 5-0 approval to the City Council regarding the Eagle Mountain Middle School preliminary plat.

ATTACHMENTS:
ASD Middle School Prelim Plat

RBallif 10/10/23 no comment
DDeVoogd/UFA reviewed 10/10/2023 - No Comments
CTrusty 10/12/23- No Comments
Z. Hilton - Reviewed - 10/12/2023 - No Comments
D Stroud no comments 10.12.23
M BAHR 10-11-23 NO COMMENTS
DPayne 10/13/2023- No Comments

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUTOFF ROAD, EAGLE MOUNTAIN, UT



SITE SET
2023 OCT 03

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800 | VCBO.COM

owner
SCOTT JOHNSON
ALPINE SCHOOL DISTRICT

general contractor
MARK PETERSEN
WESTLAND CONSTRUCTION
1411 W 1250 S SUITE 103
OREM, UT 84058
mark@westlandconstruction.com
801.374.6085

architect
DAVID S. COX
VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84102
dcox@vcbo.com
801.575.8800

civil engineer
NICHOLE LUTHI
MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH SUITE 102
SOUTH JORDAN, UT 84095
nluthi@meiamerica.com
801.569.1315

structural engineer
ALEX KARRAS
CALDER RICHARDS STRUCTURAL CONSULTING
634 400 W SUITE 100
SALT LAKE CITY, UT 84101
scott@crceng.com
801.466.1699

mechanical engineer
MITCH TERVORT
OLSEN & PETERSON ENGINEERING
14 EAST 2700 SOUTH
SALT LAKE CITY, UT 84115
mitch@op-eng.com
801.486.4646

electrical engineer
DRAYTON BAILEY
BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UT 84111
drayton@bnaconsulting.com
801.532.2196

food services
ED REICH
W.S. REICH & ASSOCIATES
2846 SOUTH 450 WEST
BOUNTIFUL, UT 84010
ed@wsreich.com
801.295.4109

landscape architect
ERIC LYMAN
EA LYMAN LANDSCAPE ARCHITECTS
8159 PINE CREEK LANE
SANDY, UT 84093
eric@ealyman.com
801.943.6564

fire marshal
CHRIS HENDRICKSON
UTAH STATE FIRE MARSHAL'S OFFICE
5272 SOUTH COLLEGE DRIVE SUITE 302
MURRAY, UT 84123
cahendrickson@utah.gov
385.302.5411

4-way inspector
MIKE BURR
ALPINE SCHOOL DISTRICT
490 NORTH STATE STREET
LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

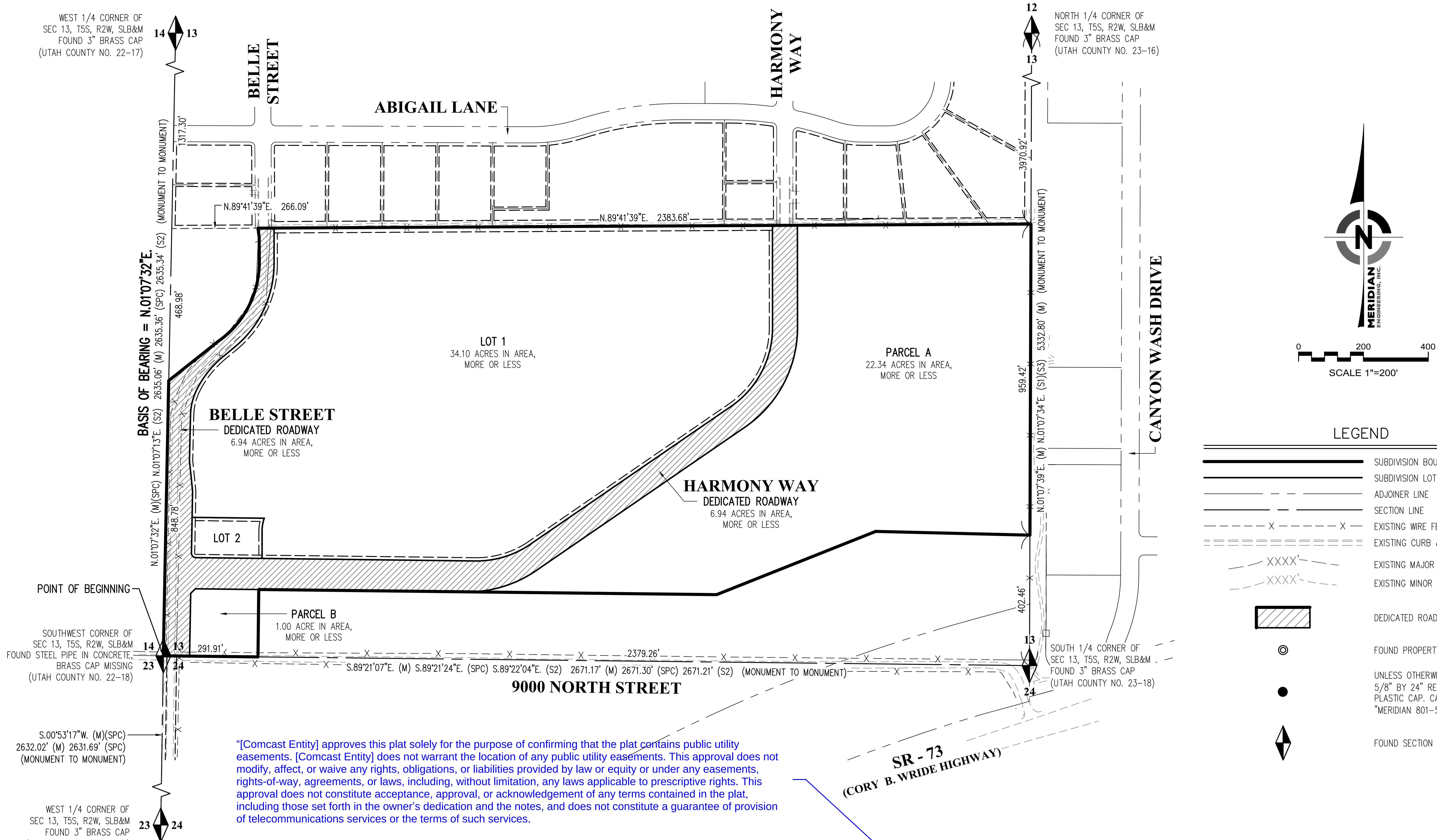
5/8/2023 10:08:52 AM 22105 ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN CONSTRUCTION BID SET

VOLUME 1

EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

PRELIMINARY - NOT TO BE RECORDED



LEGEND

- SUBDIVISION BOUNDARY
- SUBDIVISION LOT LINE
- ADJOINER LINE
- SECTION LINE
- EXISTING WIRE FENCE LINE
- EXISTING CURB & GUTTER
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- DEDICATED ROADWAY AREA
- FOUND PROPERTY CORNER AS NOTED
- UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP. CAP IS STAMPED "MERIDIAN 801-569-1315"
- FOUND SECTION CORNER

"[Comcast Entity] approves this plat solely for the purpose of confirming that the plat contains public utility easements. [Comcast Entity] does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

PLAT NOTES:
1. PARCEL A AND PARCEL B WILL OWNED AND MAINTAINED BY ALPINE SCHOOL DISTRICT. PARCEL A AND PARCEL B ARE NOT BUILDING PARCELS.

SURVEY NOTES:
1. 5/8" X 24" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "MERIDIAN 801-569-1315" TO BE PLACED AT ALL OTHER LOT CORNERS.

(M) BEARING AND/OR DISTANCE DATA TAKEN FROM FIELD MEASUREMENTS.
(S1) BEARING AND/OR DISTANCE DATA TAKEN FROM ARRIVAL SUBDIVISION PHASE "A" PLAT 1: ENTRY NO. 81331:2014.
(S2) BEARING AND/OR DISTANCE DATA TAKEN FROM ARRIVAL SUBDIVISION PHASE "B" PLAT 1: ENTRY NO. 101295:2017.
(S3) BEARING AND/OR DISTANCE DATA TAKEN FROM CEDAR PASS NORTH PLAT "A": ENTRY NO. 59885:1997.
(SPC) BEARING AND/OR DISTANCE DATA TAKEN FROM STATE PLANE COORDINATE & DEPENDENT RESURVEY OF SECTION 13 OF TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN.

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, A PARCEL AND STREETS, TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS: "EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

PROFESSIONAL LAND SURVEYOR · PLS NO. 4938744 · MICHAEL NADEAU · STATE OF UTAH · 09/26/2023

MICHAEL W. NADEAU
PLS NO. 4938744
DATE OF PLAT: SEPTEMBER 26, 2023

BOUNDARY DESCRIPTION

A TRACT OF LAND AS DESCRIBED IN WARRANTY DEED IN FAVOR OF ALPINE SCHOOL DISTRICT RECORDED AS ENTRY NO. 81444:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 13 (BASIS OF BEARING IS N.01°07'32"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENT (STEEL PIPE IN CONCRETE) REPRESENTING THE SOUTHWEST CORNER AND THE FOUND MONUMENT (3"BRASS CAP) REPRESENTING THE WEST QUARTER CORNER OF SAID SECTION 13); AND RUNNING THENCE ALONG THE SECTION LINE N.01°07'32"E. 848.78 FEET; THENCE N.51°32'36"E. 195.85 FEET TO THE BEGINNING OF A NON-TANGENT 297.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 285.90 FEET THROUGH A CENTRAL ANGLE OF 55°09'17" (NOTE: CHORD FOR SAID CURVE BEARS N.27°15'43"E. FOR A DISTANCE OF 274.99 FEET); THENCE N.00°18'55"W. 76.41 FEET; THENCE N.07°26'25"W. 27.89 FEET TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF ARRIVAL SUBDIVISION PHASE "B" PLAT 1 RECORDED AS ENTRY NO. 101295:2017 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE AND ITS EXTENSION N.89°41'39"E. 2383.68 FEET (2383.78 FEET BY RECORD) TO A POINT IN THE CENTER QUARTER LINE, SAID POINT IS ALSO IN THE WESTERLY BOUNDARY LINE OF CEDAR PASS NORTH PLAT "A" RECORDED AS ENTRY NO. 59885:1997 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID CENTER QUARTER LINE AND WESTERLY BOUNDARY LINE S.00°11'39"W. (S.00°11'34"W. BY RECORD) 959.42 FEET; THENCE N.88°37'01"W. 475.99 FEET (476.11 FEET BY RECORD); THENCE S.68°19'07"W. 527.66 FEET; THENCE N.89°21'39"W. 1412.07 FEET; THENCE S.00°38'21"W. 207.85 FEET (207.83 FEET BY RECORD) TO A POINT IN THE SECTION LINE; THENCE ALONG SAID SECTION LINE N.89°21'07"W. (N.89°21'24"W. BY RECORD) 291.91 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 65.00 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE BOUNDARY LINES AND PROPERTY CORNERS OF THE SUBJECT PARCEL. IT IS ALSO THE INTENT OF THIS PLAT TO SUBDIVIDE THE SUBJECT PROPERTY INTO 2-LOTS, 1-PARCEL AND STREETS. THE BASIS OF BEARINGS FOR THIS SURVEY IS N.01°07'32"E. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENT (STEEL PIPE IN CONCRETE) REPRESENTING THE SOUTHWEST CORNER AND THE FOUND MONUMENT (3" BRASS CAP) REPRESENTING THE WEST QUARTER CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN NOVEMBER OF 2019 AND REVISITED IN JANUARY OF 2023.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, A PARCEL AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEYS TO EAGLE MOUNTAIN CITY AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

DATED THIS ________ DAY OF ____________ A.D. 2023. OWNER: ALPINE SCHOOL DISTRICT

BY: ______________________________

ITS: ______________________________

ACKNOWLEDGMENT
(ALPINE SCHOOL DISTRICT)

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS ______ DAY OF ____________, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, ______________________, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE ______________________ OF ______________________,AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID BOARD OF EDUCATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID UNIVERSITY EXECUTED THE SAME.

NOTARY PUBLIC NAME ______________________
COMMISSION NUMBER ______________________
MY COMMISSION EXPIRES ______________________
A NOTARY PUBLIC COMMISSIONED IN UTAH

____
NOTARY PUBLIC

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS______DAY OF______________, A.D. 2023.

CITY MAYOR
CITY ATTORNEY
CITY ENGINEER
ATTEST: CITY RECORDER

COMCAST

APPROVED THIS ________ DAY OF ____________ A.D. 2023

REPRESENTATIVE

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS
DATE

PLAT CALCULATIONS		
INFORMATION	ACRES	NOTES
TOTAL ACREAGE	65.00	-
BUILDABLE ACREAGE	-	-
TOTAL ACREAGE IN LOTS	58.48	2 LOTS, 1 PARCEL
TOTAL OPEN SPACE	-	-
TOTAL IMPROVED OPEN SPACE	-	-
AVERAGE LOT SIZE	19.49	-
LARGEST LOT SIZE	34.10	LOT 1
SMALLEST LOT SIZE	0.62	LOT 2
OVERALL DENSITY	-	-
TOTAL # OF LOTS	3	2 LOTS, 1 PARCEL

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS_____DAY OF__________2023.

BY______________________

TITLE______________________
DOMINION ENERGY QUESTAR CORP.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8A DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS_____DAY OF__________2023.

ROCKY MOUNTAIN POWER

RECORDED OWNER:

ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST,
AMERICAN FORK, UTAH 84003

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 569-1315 FAX (801) 569-1319

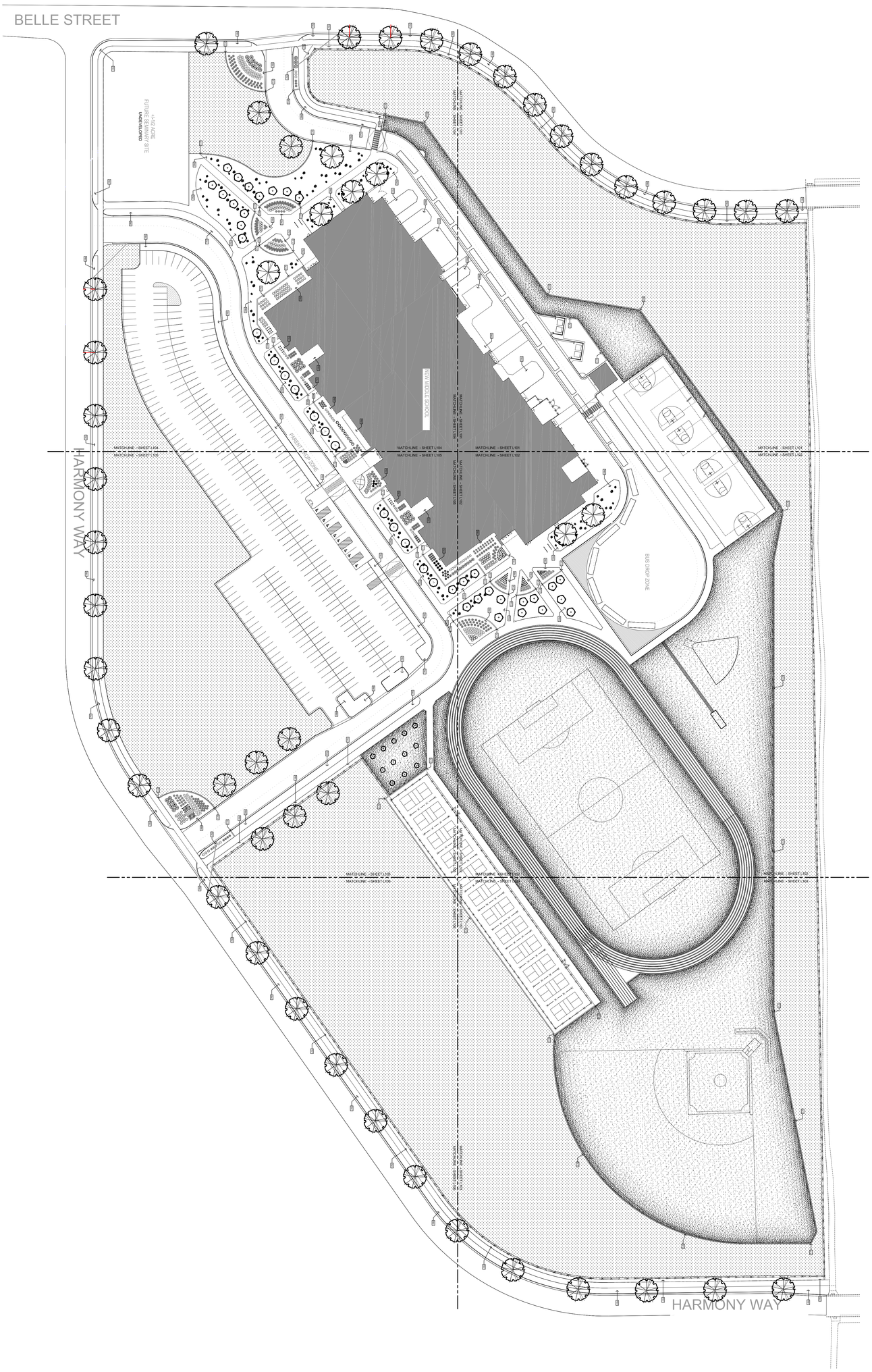
EAGLE MOUNTAIN MIDDLE SCHOOL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13,
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH COUNTY, STATE OF UTAH

SURVEYORS SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

COMP. FILE 22353 PRELMINARY PLAT
PROJECT NO. 22353
SHEET NO. 1 OF 2

U:\Projects\2022\22353-NLL-VCBO-Eagle Mountain Middle School\22353\dwg\22353_Preliminary Plat.dwg Sep 26, 2023 - 10:55am


BELLE STREET
HARMONY WAY
HARMONY WAY
+/-12 ACRE
FUTURE SEMINARY SITE
UNDEVELOPED
NEW MIDDLE SCHOOL
PARENT DROP ZONE
BUS DROP ZONE
MATCHLINE - SHEET L104
MATCHLINE - SHEET L105
MATCHLINE - SHEET L101
MATCHLINE - SHEET L102
MATCHLINE - SHEET L106
MATCHLINE - SHEET L107
MATCHLINE - SHEET L108
MATCHLINE - SHEET L109
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MATCHLINE - SHEET L111
MATCHLINE - SHEET L112
MATCHLINE - SHEET L113
MATCHLINE - SHEET L114
MATCHLINE - SHEET L115
MATCHLINE - SHEET

ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED

&	AND
@	AT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AL/ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BD	BOARD
BLDG	BUILDING
BLK	BLOCK (ING)
BO	BOTTOM OF
BRG	BEARING
BSMT	BASEMENT
BS	BOTH SIDES
BW	BOTH WAYS
CAB	CABINET
CB	CATCH BASIN
CCSA	CUSTOM COLOR SELECTED BY ARCHITECT
CG	CORNER GUARD
CHAM	CHAMFER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CONSTRUCTION MANAGER
COL	COLUMN
COMP	COMPUTER
CONC	CONCRETE
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CSBA	COLOR SELECTED BY ARCHITECT
CT	CERAMIC TILE
D	DEPTH
DB	DECK BEARING
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DRN	DRAIN
DTL/ DET	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EVAP	EVAPORATIVE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN	FINISHED
FLR	FLOOR
F.O.	FACE OF
FT	FOOT, FEET
FRP	FIBER REINFORCED PANEL
FRT	FIRE RETARDANT TREATED WOOD
FTG	FOOTING
FV	FIELD VERIFY
GA.	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFRC	GLASSFIBER REINFORCED PANEL
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HANDICAP ACCESSIBLE
HDW	HARDWARE
HDF	HIGH DENSITY FIBERBOARD
HM	HOLLOW METAL
H	HEIGHT
HOR	HORIZONTAL
ID	INSIDE DIAMETER
ICF	INSULATED CONCRETE FORM
IN	INCH
INCL	INCLUDE
INFO	INFORMATION
INT	INTERIOR
INSUL	INSULATE, (D), (ION)
INV	INVERT
JST	JOIST
JT	JOINT

LAV	LAVATORY
LB/ LBS	POUND (S)
MAT	MATERIAL (S)
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNT, (ED)
MTL	METAL
MW	MICROWAVE
N	NORTH
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFD	OVERFLOW DRAIN
OH	OVERHEAD
OPG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OZ	OUNCE
PERI	PERIMETER
PERM	PERMANENT
PL	PLATE
PLAM	PLASTIC LAMINATE
PNL	PANEL
PNT	PAINT (ED)
P.O.	POINT OF
PR	PAIR
PT	POST TENSIONED
PART	PARTITION
PLY	PLYWOOD
QT	QUARRY TILE
R / RAD	RADIUS
RCP	REFLECTED CEILING PLAN
REC	RECESSED
REF	REFERENCE
REFG	REFRIGERATOR
REINF	REINFORCE (ED)
REM	REMOVE (ED)
REPL	REPLACE
REQD	REQUIRED
REV	REVISION (S)
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SALV	SALVAGE (ED)
SECT	SECTION
SF	SQUARE FOOT
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE (AL)
SUSP	SUSPENDED
SYM	SYMMETRY (ICAL)
T	THICKNESS
T & B	TOP AND BOTTOM
T & G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEMP	TEMPORARY
THRU	THROUGH
T.O.	TOP OF
TRANS	TRANSFORMER
TS	TUBE STEEL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS OTHERWISE NOTED
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VWC	VINYL WALLCOVERING
W	WEST
W	WIDTH
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/O	WITHOUT
WSCT	WAINSCOT
WWF	WELDED WIRE FABRIC

UTILITY CONTACTS

power
ROCKY MOUNTAIN POWER
www.rockymountainpower.net
1-800-469-3981

natural gas
DOMINION ENERGY
dominionenergy.com
801.324.5111

water/storm drain
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
801.789.6678

sewer
EAGLE MOUNTAIN CITY
www.eaglemountaincity.com/public-utilities
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telephone
CENTURYLINK
www.centurylink.com
800.244.1111

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4-way inspector
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ALPINE SCHOOL DISTRICT
490 NORTH STATE STREET
LINDON, UT 84042
mburr@alpinedistrict.org
801.610.8084

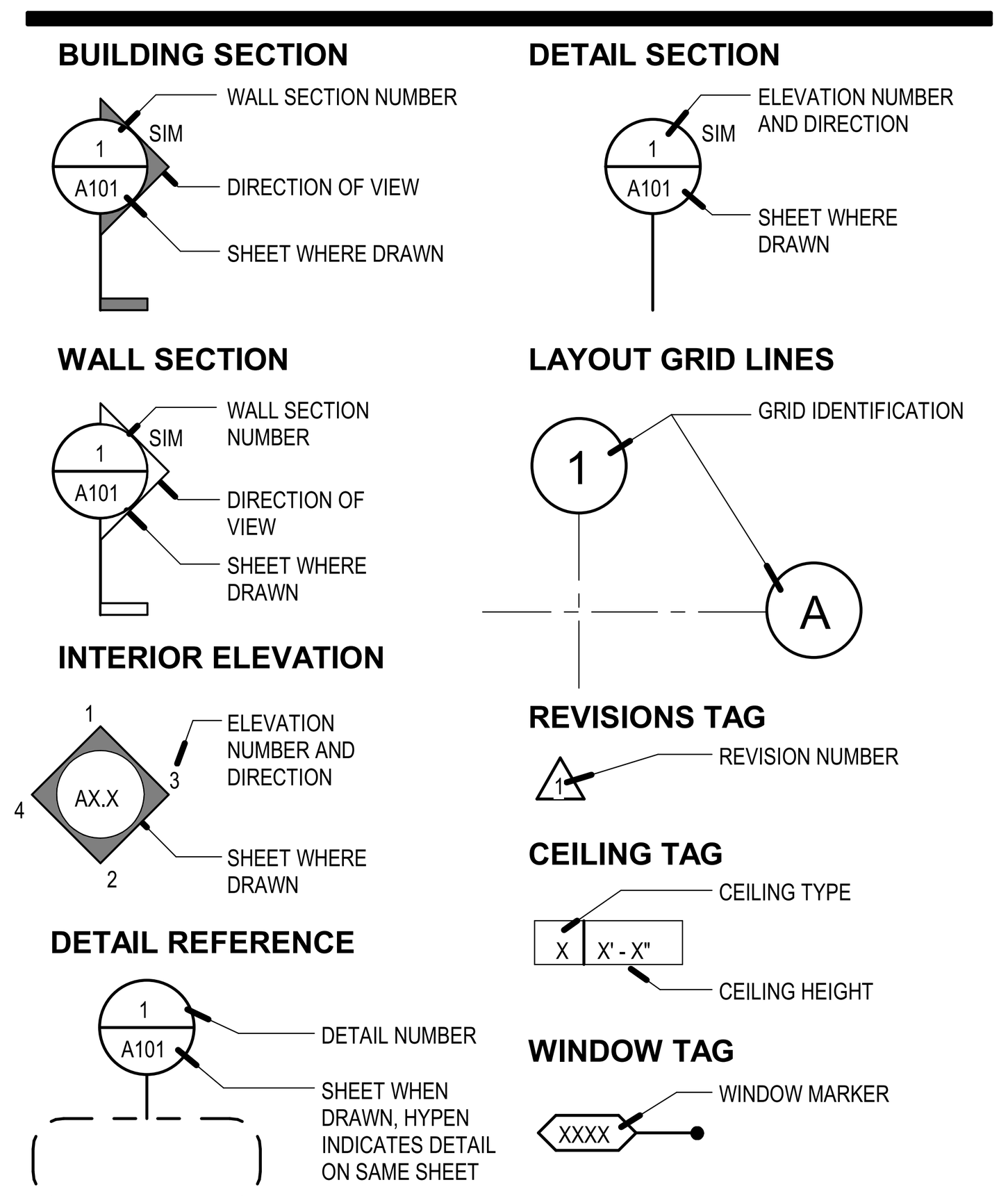
GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.
3. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN; DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
5. CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON SHEET G301, GENERAL ACCESSIBILITY GUIDELINES. NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS SHEET.

NOTES TO BIDDERS

1. THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR ANY PORTION, OR ALL, OF THIS PROJECT, THAT PERSON, PARTY OR ENTITY SHALL BE RESPONSIBLE FOR ANY AND ALL INFORMATION CONTAINED IN THESE DRAWINGS AND SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO, ANY SUBSEQUENT ADDENDUMS OR CLARIFICATIONS THAT MAY BE ISSUED.
2. THESE DOCUMENTS SHOW THE DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE EVERYTHING SHOWN ON THE DRAWINGS OR SPECIFIED REGARDLESS OF WHERE IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS. FOR EXAMPLE; SOME MILLWORK DETAILS HAVE STEEL FRAMES WHICH MAY BE PROVIDED BY DIVISION 05 OR WITH THE MILLWORK AT THE CONTRACTOR'S DISCRETION, BUT IT SHALL BE PROVIDED AS PART OF THE CONTRACT.
3. EVERYTHING CALLED FOR IN THESE DOCUMENTS SHALL BE "NEW" AND PROVIDED BY THE CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT UNLESS NOTED OTHERWISE AS EXISTING (EXIST), NOT IN CONTRACT (NIC) OR FOR REFERENCE ONLY. FURNISHINGS SHOWN DASHED SHALL BE FOR REFERENCE ONLY.

REFERENCE SYMBOL LEGEND



SITE PLAN AREAS

	AREA SF	AREA ACRES	PERCENTAGE
TOTAL IMPACTED AREA	1,512,379 SF	34.72 ACRES	100.0%
TOTAL SCHOOL PROPERTY	1,512,379 SF	34.72 ACRES	100.0%
IMPERVIOUS AREA	406,961 SF	9.34 ACRES	26.9%
LANDSCAPE AREA	979,192 SF	22.48 ACRES	64.7%
BUILDING PAD AREA	117,969 SF	2.71 ACRES	7.8%

SHEET INDEX - VOLUME 1

GENERAL	
CVR	COVER
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CIVIL	
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C201	EXISTING SURVEY AND TOPOGRAPHY
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CS210	OVERALL DEMOLITION PLAN
CS211	OFFSITE DEMOLITION PLAN
CS212	OFFSITE DEMOLITION PLAN
CS220	SIGNAGE AND STRIPING PLAN
CS221	SIGNAGE AND STRIPING PLAN
CS222	SIGNAGE AND STRIPING PLAN
CS223	SIGNAGE AND STRIPING PLAN
CS230	OVERALL SITE LAYOUT PLAN
CS231	ENLARGED SITE LAYOUT PLAN
CS232	ENLARGED SITE LAYOUT PLAN
CS233	ENLARGED SITE LAYOUT PLAN
CS234	ENLARGED SITE LAYOUT PLAN
CS235	ENLARGED SITE LAYOUT PLAN
CS236	ENLARGED SITE LAYOUT PLAN
CS237	ENLARGED SITE LAYOUT PLAN
CU300	OVERALL UTILITY PLAN
CU301	ENLARGED UTILITY PLAN
CU302	ENLARGED UTILITY PLAN
CU303	ENLARGED UTILITY PLAN
CU304	ENLARGED UTILITY PLAN
CU305	ENLARGED UTILITY PLAN
CU306	ENLARGED UTILITY PLAN
CU307	ENLARGED UTILITY PLAN
CU310	SEWER LINE PLAN AND PROFILE
CU311	SEWER LINE PLAN AND PROFILE
CU312	SEWER LINE PLAN AND PROFILE
CU313	SEWER LINE PLAN AND PROFILE
CU314	SEWER LINE PLAN AND PROFILE
CU315	SEWER LINE PLAN AND PROFILE
CU316	SEWER LINE PLAN AND PROFILE
CU317	SEWER LINE PLAN AND PROFILE
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CU323	SEWER LINE PLAN AND PROFILE
CU324	SEWER LINE PLAN AND PROFILE
CU325	SEWER LINE PLAN AND PROFILE
CU326	SEWER LINE PLAN AND PROFILE
CU327	SEWER LINE PLAN AND PROFILE
CU328	SEWER LINE PLAN AND PROFILE
CU329	SEWER LINE PLAN AND PROFILE
CU330	ONSITE SEWER LINE PLAN AND PROFILE
CU331	ONSITE SEWER LINE PLAN AND PROFILE
CU340	WATER LINE PLAN AND PROFILE
CU341	WATER LINE PLAN AND PROFILE
CU342	WATER LINE PLAN AND PROFILE
CU343	WATER LINE PLAN AND PROFILE
CG400	OVERALL GRADING PLAN
CG401	ENLARGED GRADING PLAN
CG402	ENLARGED GRADING PLAN
CG403	ENLARGED GRADING PLAN
CG404	ENLARGED GRADING PLAN
CG405	ENLARGED GRADING PLAN
CG406	ENLARGED GRADING PLAN
CG407	ENLARGED GRADING PLAN
CG410	BELLE STREET ROADWAY PLAN AND PROFILE STA 49+70 - STA 55+70
CG411	BELLE STREET ROADWAY PLAN AND PROFILE STA 55+70 - STA 61+70
CG412	BELLE STREET ROADWAY PLAN AND PROFILE STA 61+70 - STA 63+90
CG420	HARMONY WAY ROADWAY PLAN AND PROFILE
CG421	HARMONY WAY ROADWAY PLAN AND PROFILE
CG422	HARMONY WAY ROADWAY PLAN AND PROFILE
CG423	HARMONY WAY ROADWAY PLAN AND PROFILE
CG424	HARMONY WAY ROADWAY PLAN AND PROFILE
CG450	HYDROLOGY PLAN
CG460	CUT FILL PLAN
C500	EROSION CONTROL PLAN
C510	EROSION CONTROL PLAN DETAILS

VICINITY MAP

ASD EAGLE MOUNTAIN
MIDDLE SCHOOL



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	2023 JUNE 27

ASD MIDDLE SCHOOL #440 - EAGLE MOUNTAIN

ALPINE SCHOOL DISTRICT
1190 E BELLE ST. & 9050 N HARMONY WAL, EAGLE MOUNTAIN, UT

CONFORMED SET

GENERAL INFORMATION + INDEX

9/5/2023 5:30:00 PM

G001

GENERAL NOTES

SPECIAL PROJECT NOTE:

- ALL CONSTRUCTION ACTIVITY WITHIN STREET ROW AND FOR SITE WATER LINES AND SEWER LINES SHALL CONFORM TO EAGLE MOUNTAIN CITY STANDARD PLANS AND "APWA MANUAL OF STANDARD PLANS" (LATEST EDITION) AND THE DEVELOPMENT GUIDELINES AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN COPIES OF SAID CITY STANDARDS AND APWA STANDARDS PRIOR TO CONSTRUCTION.

GENERAL

1. ANY MODIFICATION TO THIS CONSTRUCTION PACKAGE SHALL BE APPROVED BY THE OWNER. PRIOR TO SAID APPROVAL, ALL IMPROVEMENT DRAWINGS SHALL BE RESUBMITTED AND APPROVED BY THE CITY ENGINEER.
2. THE CONTRACTOR SHALL LOCATE, RETAIN AND PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE DIRECTED BY THE ENGINEER. EXISTING GAS, TELEPHONE, POWER, OR WATERLINES WHICH MUST BE RELOCATED OR LOWERED FOR NEW GRAVITY LINES WILL BE COMPLETED BY THE CONTRACTOR TO THE UTILITY COMPANY SPECIFICATIONS.
3. ALL SUITABLE EXCAVATION MATERIAL MAY BE STOCKPILED ON LANDSCAPE AREAS (NOT OVER 3'DEEP) AND GRADED TO DRAIN. EXCESS TOPSOIL SHALL BE REMOVED AND STORED AS INDICATED ON THE LANDSCAPE PLANS. SUITABLE MATERIAL IS DEFINED IN THE PROJECT GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT AS WELL AS CITY EARTHWORK SPECIFICATIONS. ALL EARTHWORK SHALL BE COMPLIANT WITH THESE DOCUMENTS. IF CITY SPECIFICATIONS AND THE GEOTECHNICAL REPORT ARE IN CONFLICT REFER TO THE CITY ENGINEER FOR DIRECTION ON WHICH REQUIREMENTS MUST BE FOLLOWED IN THE FIELD.
4. TRACER TAPE SHALL BE PLACED ABOVE ALL SEWER, PVC ROOF DRAIN LINES. WATER AND SECONDARY WATER LINES PER CITY AND DISTRICT STANDARD SPECIFICATIONS. TRACER WIRE SHALL BE INSTALLED OVER THE WATER LINES.
5. ALL EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION. CONTRACTOR SHALL POTHOLE AND FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL UTILITY CONFLICTS UPON DISCOVERY.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER BACKFILLING, COMPACTING, AND PAVEMENT RESTORATION WERE NECESSARY TO INSTALL NEW UTILITIES OR NEW IMPROVEMENTS PER CITY STANDARDS IN EXISTING ROADWAYS.
7. CONTRACTOR SHALL PROVIDE CITY INSPECTOR WITH CONSTRUCTION SCHEDULE AFTER SAID SCHEDULE HAS BEEN APPROVED BY OWNER.
8. CONTRACTOR SHALL COORDINATE CONSTRUCTION DEMOLITION AND INSTALLATION OF ELECTRICAL, AND COMMUNICATION SERVICES WITH THE UTILITY COMPANY. OWNER SHALL PAY ALL ASSOCIATED UTILITY COMPANY FEES. CONTRACTOR TO PROVIDE ELECTRICAL LINE OR COMMUNICATION TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH POWER AND COMMUNICATION COMPANY. ALL DEMOLITION OF EXISTING AND PROPOSED NEW SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
9. CONTRACTOR TO KEEP A SET OF NEAT PLANS ON WHICH ALL CHANGES HAVE BEEN CLEARLY SHOWN. THIS SET OF REDLINES SHALL BE TURNED INTO THE ARCHITECT.
10. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY PRIOR TO ANY WORK.
11. ALL UTILITY STRUCTURES WITHIN PAVEMENT SHALL BE RAISED TO ACCURATE FINISHED GRADE WITH A CONCRETE COLLAR. SEE DETAIL K ON SHEET C100.
12. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS, BONDS, AND APPROVALS HAVE BEEN OBTAINED. ALL PERMIT AND BOND FEES ARE TO BE PAID BY THE OWNER.
13. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED, AND THOROUGHLY REVIEWED, ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE CURRENT REQUIREMENTS AND DEVELOPMENT STANDARDS OF THE CITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE SOILS REPORT AND PLANS ETC.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST AND EROSION CONTROL, CLEANING STREET AND OTHER SMPP REGULATIONS.
16. ALL EXISTING ASPHALT TO REMAIN SHALL BE SAW CUT IN NEAT, STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.
17. NO CHANGE IN DESIGN LOCATIONS OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ENGINEER.
18. CONTRACTOR SHALL NOT ALLOW ANY GROUND WATER, SURFACE WATER, ANIMALS, OR DEBRIS TO ENTER NEW PIPING DURING CONSTRUCTION.
19. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT ALL NEW FACILITIES DURING THE CONSTRUCTION PERIOD UNTIL THE DESIGN GRADE AND COVER HAVE BEEN REACHED AND WORK HAS BEEN ACCEPTED BY OWNER.
20. CONTRACTOR IS TO REMAIN WITHIN THE CONTRACT LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS DURING CONSTRUCTION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF, OR DAMAGE TO, EXISTING AND NEW UTILITIES AND FACILITIES. INCLUDING WORK DONE WITHIN THE WARRANTY PERIOD.
22. ALL ONSITE PAVEMENT SECTIONS, GRADING, EXCAVATION, BACKFILLING, AND OTHER EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS PREPARED FOR THIS PROJECT. STRUCTURAL FILL, BEDDING, IMPORTED BACKFILL, GRANULAR SUBBASE, BASE COURSE AND ASPHALTIC CONCRETE MATERIALS SHALL MEET THE REQUIREMENTS OUTLINED IN THE PROJECT SPECIFICATIONS. ALL EARTHWORK AND PAVING IN CITY R.O.W. SHALL MEET CITY SPEC'S.
23. COORDINATE GAS INSTALLATION WITH THE GAS COMPANY. GAS COMPANY WILL ROUTE GAS TO THE METER LOCATION SHOWN ON THE PLANS. ACCOMMODATE GAS COMPANY CONTRACTOR ON SITE DURING GAS LINE INSTALLATION.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING THAT MAY BE NEEDED TO COMPLETE THE JOB.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND TRAFFIC PERMITS AND TRAFFIC CONTROL PLANS FOR ALL WORK IN CITY R.O.W. (EXISTING AND NEW ROADWAYS) PRIOR TO BEGINNING WORK.
26. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS, AND SERVICES WITH THE UTILITY COMPANY. ASSOCIATED UTILITY COMPANY FEES WILL BE PAID AS OUTLINED IN CONTRACT GENERAL CONDITIONS. CONTRACTOR TO PROVIDE ELECTRICAL AND TELEPHONE LINE TRENCHING AND BACKFILL. COORDINATE LOCATIONS WITH ROCKY MOUNTAIN POWER AND CENTURY LINK. COORDINATE AND SCHEDULE WITH DOMINION ENERGY, CENTURY LINK, AND ROCKY MOUNTAIN POWER FOR CONNECTION OF THESE UTILITIES TO THE NEW BUILDING. GAS, TELEPHONE AND POWER ALL MUST BE EXTENDED TO THE SITE FROM THE NEW DEVELOPMENT IN THE AREA. COORDINATE WITH THESE UTILITIES FOR LOCATION OF THESE NEW EXTENSIONS.
27. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
28. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM RUNOFF TOWARDS ANY BUILDING.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
30. CONTACT FOR UTILITY COORDINATION INCLUDE:
    - SEWER- EAGLE MOUNTAIN CITY 801-789-6678
    - WATER- EAGLE MOUNTAIN CITY 801-789-6678
    - GAS- DOMINION ENERGY 1-800-323-5517
    - POWER- ROCKY MOUNTAIN POWER 1-800-469-3981
31. CONTRACTOR TO COORDINATE INSTALLATION OF ALL LANDSCAPE SLEEVES PRIOR TO FORMING CONCRETE SIDEWALKS, RETAINING WALLS, SEAT WALLS OR STAIR WALLS. SEE LANDSCAPE PLANS.

EAGLE MOUNTAIN CITY GENERAL NOTES FOR CONSTRUCTION:

SEWER-

- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A)STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN B)ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED.12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

WATER-

- VALVES: 1.VALVES MUST BE FLANGED TO TEE S(FITTINGS). 2.VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1 1/2" TO 2"SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP, STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.
- WATER MAIN LINE: NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN – FOR CITY ROW ONLY

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS:COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 132" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION – FOR CITY ROW ONLY

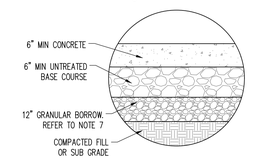
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

SYMBOL LEGEND

- YARD HYDRANT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- WATER CAP
- WATER TEE
- WATER CROSS
- WATER WYE
- WATER REDUCER
- WATER BENDS
- AREA DRAIN (SIZE PER PLAN)
- CATCH BASIN (SIZE PER PLAN)
- PRE-TREATMENT CURB INLET BOX (PRE-TREAT CIB)
- CURB INLET BOX (CIB)
- COMBO BOX (COMBO)
- STORM DRAIN FLARED END SECTION
- STORM DRAIN / SANITARY SEWER CLEANOUT
- 4'ø STORM DRAIN /SANITARY SEWER MANHOLE
- 5'ø STORM DRAIN /SANITARY SEWER MANHOLE
- ELECTRIC METER
- GAS METER
- LIGHT POLE
- DOUBLE LIGHT POLE
- CURB & GUTTER (24")
- CURB WALL (6")
- 33.05 TBC — SPOT ELEVATION
- HANDICAPPED PARKING
- STOP BAR
- PAVEMENT MARKING
- PP — POWER POLE
- SIGN
- CLEANOUT BOX
- THREE CHAMBER PRE-TREATMENT BOX
- GREASE TRAP
- CITY STREET LIGHT (REFER TO ELECTRICAL PLANS)

LINE LEGEND

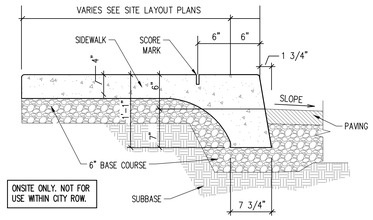
- PROPERTY LINE
- LIMITS OF PROJECT
- MATCHLINE
- CENTERLINE
- SAW CUT LINE
- 4435 — PROPOSED MAJOR CONTOUR
- 4434 — PROPOSED MINOR CONTOUR
- SS — SANITARY SEWER PIPELINE
- SD — STORM DRAIN PIPELINE
- LD — LAND DRAIN
- T — TELEPHONE
- W — WATER PIPELINE
- IRR — SECONDARY WATER PIPELINE
- G — GAS PIPELINE
- P — BURIED POWER
- CATV — CATV
- FO — FIBER OPTIC
- RIDGE — RIDGE LINE
- FLOW — FLOW LINE
- X — FENCE
- SF — SILT FENCE
- TEMPORARY SHORING
- REMOVAL
- ABANDON



NOTE:
1. USE FOR DUMPSTER PADS AND OTHER CONCRETE PAVING WITH VEHICLE TRAFFIC. AS INDICATED BY HATCH ON CIVIL SITE LAYOUT PLAN. REINFORCING FOR DUMPSTER PADS REFER TO ARCHITECTURAL SPECS. USE 6.5" OF PORTLAND CEMENT CONCRETE OVER 4" OF BASE COURSE FOR DUMPSTER PADS.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.
4. SEALED CONTRACTION JOINTS TO BE ½" DEEP. JOINT PATTERN AS OUTLINED ON ARCHITECTURAL SITE PLANS. 15' MAXIMUM SPACING
5. SEAL ALL EXPANSION JOINTS PER SPEC'S.
6. ALL COLD JOINTS ON SITE NEED TO BE DOWELED.
7. GRANULAR BORROW IS NOT NEEDED WHERE THE SUBGRADE IS GRANULAR WITH A CBR OF AT LEAST 20%

CONCRETE PAVEMENT SECTION (ON SITE ONLY) — A

N.T.S.

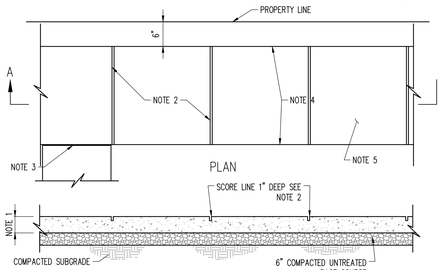


FOR USE ON AREAS WHERE WATER DRAINS AWAY FROM CURB

NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

MONOLITHIC SIDEWALK AND CURB DETAIL — E

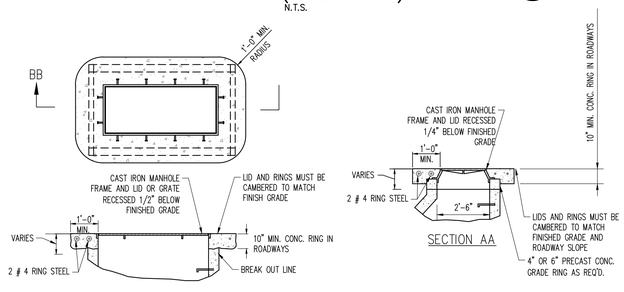
N.T.S.



NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. SAWCUT AND CHAMFER SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK AFTER POUR. SAW CUTTING SHOULD BE DONE 4 TO 12 HOURS AFTER THE CONCRETE HAS BEEN FINISHED. IN HOT WEATHER EARLY-ENTRY DRY-CUT JOINTS SHOULD BE CUT 1 TO 4 HOURS AFTER FINISHING.
3. SIDEWALK EXPANSION JOINTS SHALL BE 20' ON CENTER MAXIMUM. THE EXPANSION JOINT SHALL INCLUDE ASPHALT IMPREGNATED FIBER EXPANSION MATERIAL. THE CONTRACTOR WILL USE BOND BREAKER TAPE WITH POLYURETHANE JOINT SEALANT TO A DEPTH OF 3/8".
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. ALL CONCRETE SIDEWALK SLABS SHALL BE DOWELED TO ADJACENT SLABS WITH REBAR DOWELS AT EXPANSION JOINTS OR ANY BREAK IN THE POUR. DOWELS ARE TO BE EVENLY SPACED WITH MAXIMUM DISTANCE BETWEEN DOWELS NOT TO EXCEED 24". REBAR DOWELS MUST BE #4 OR LARGER AT LEAST 24" LONG. DOWELS MUST BE EMBEDDED AT LEAST 3" DEEP AND NO CLOSER THAN 6" FROM THE EDGE OF THE SLAB.

CONCRETE SIDEWALK (ON SITE ONLY) — H

N.T.S.

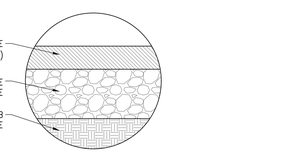


CATCH BASIN/JUNCTION BOX SECTION BB

NOTES:
1. REQUIRED FOR EXISTING OR NEW CATCH BASINS (OUTSIDE OF C&G), CLEAN OUTS, VALVES OR MANHOLES IN THE PROJECT LIMITS INCLUDING IN LANDSCAPE AREAS.
2. WHERE CONCRETE PAVING IS COMPLETED AROUND UTILITY STRUCTURE, USE REINFORCEMENT SHOWN AROUND THE UTILITY STRUCTURE.
3. CONCRETE COLLARS ARE REQUIRED IN ALL LOCATIONS INCLUDING IN LANDSCAPE AREAS.

CONCRETE RING AROUND SURFACE UTILITY STRUCTURES — K

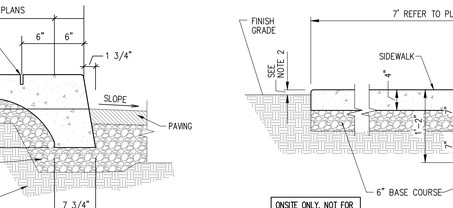
N.T.S.



NOTE:
1. USE FOR PARKING AREAS OR OTHER LIGHT VEHICLE TRAFFIC.
2. PROOF ROLL NATURAL SUBGRADE PER SPEC'S.
3. PAVEMENT CONSTRUCTION DURING WET PERIODS WILL REQUIRE 12" OF GRANULAR FILL MATERIAL PLACED DIRECTLY BELOW THE GRANULAR FILL SUBBASE LAYER. INSTALL GEOTEXTILE FABRIC (MIRAFI 600X OR EQUIVALENT) WHERE SUBGRADE COMPACTION IS NOT FEASIBLE. PROVIDE ADDITIONAL FILL & FABRIC IF NECESSARY FOR COMPLETION SCHEDULE AT NO ADDITIONAL COST TO OWNER.

ASPHALT PAVEMENT SECTION (ON SITE ONLY) — B

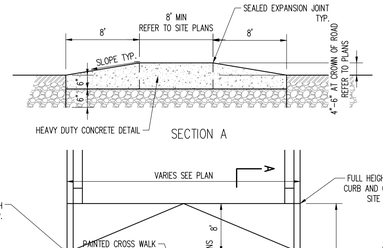
N.T.S.



NOTES
1. USE MONOLITHIC CONSTRUCTION 4" THICK EXCEPT AT DRIVEWAYS WHERE THICKNESS OF 6" IS REQUIRED.
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORMLY PLACED ALONG LENGTH OF SIDEWALK.
3. USE 1/2" EXPANSION JOINT FILLER MADE OF PREMOLDED BITUMINOUS OR SIMILAR MATERIAL AT INTERSECTIONS WITH PERPENDICULAR SIDEWALKS.
4. EDGE SIDEWALK WITH 1/2" RADIUS EDGING TOOL. ROUND EDGES AT EXPANSION JOINTS TO A RADIUS OF 1/2".
5. USE HAIR-BROOM BRUSH TO FINISH SIDEWALKS.
6. OVER NEWLY BACKFILLED TRENCHES, PLACEMENT OF 2-10' #4 BARS IN SIDEWALK IS REQUIRED.
7. REMOVE NON-ENGINEERED FILL BELOW SIDEWALK AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE WITH STRUCTURAL FILL.
8. MATERIALS, CONSTRUCTION, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

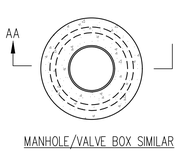
COMBINATION SIDEWALK-CURB AND GUTTER DETAIL — F

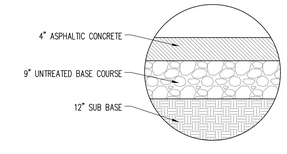
N.T.S.



RAISED CROSSWALK — I

N.T.S.





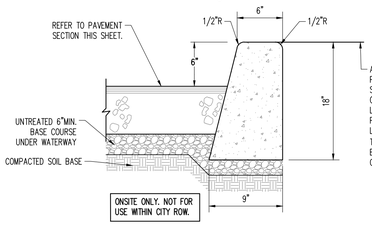
NOTE:
1. REFER TO EAGLE MOUNTAIN CITY STANDARDS. CONTRACTOR IS TO BE AWARE OF THESE STANDARDS AND CONSTRUCT THE ROAD TO THESE STANDARDS.

ASPHALT PAVEMENT SECTION (CITY PUBLIC ROW) — L

N.T.S.

HEAVY DUTY (ON SITE ONLY) ASPHALT PAVEMENT SECTION — C

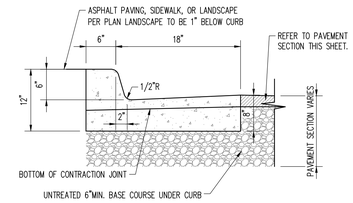
N.T.S.



NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.

CURB DETAIL — D

N.T.S.

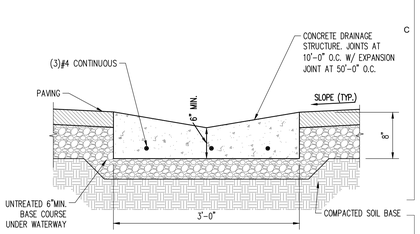


NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF CURB.
4. REMOVE NON-ENGINEERED FILL BELOW CURB AND 2' MINIMUM BEYOND THE EDGE OF CONCRETE AND REPLACE STRUCTURAL FILL. REFER TO SPEC. SECTION 312000 FOR SUBGRADES PREPARATION OVEREXCAVATION REQUIREMENTS.
5. ALL COLD JOINTS ON SITE NEED TO BE DOWELED

ONSITE ONLY. NOT FOR USE WITHIN CITY ROW.

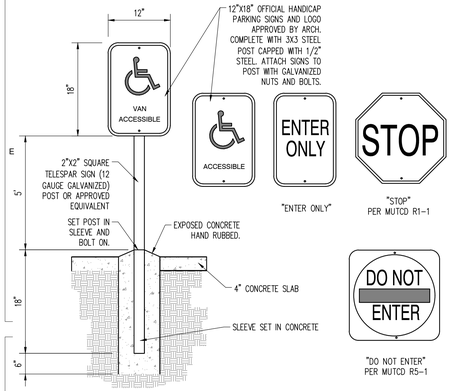
CURB & GUTTER — G

N.T.S.



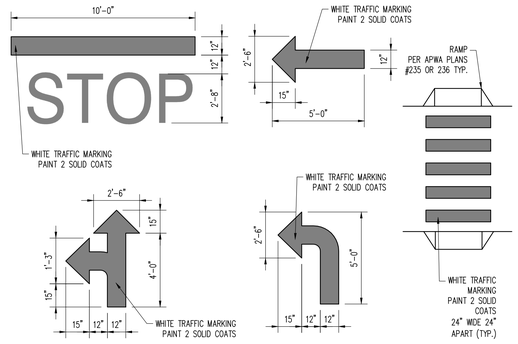
SIMILAR TO APWA PLAN #221

NOTES:
1. CONCRETE SHALL BE MONOLITHIC 4000 PSI @ 28 DAYS (6% AIR ENTRAINED).
2. PLACE EXPANSION-CONTRACTION JOINTS AT ALL BC AND EC POINTS. PLACE CONTROL JOINTS AT 10' INTERVALS.
3. PLACE JOINT FILLER STRIPS BETWEEN WALK AND CURB TO DEPTH OF CONCRETE PLUS ONE INCH WITH TIP SET FLUSH WITH TOP BACK OF C

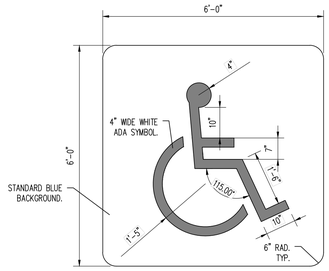


NOTES:
ALL SIGNS TO CONFORM TO MUTCD 2009 STANDARDS.

SIGN DETAIL 1 — A
N.T.S.

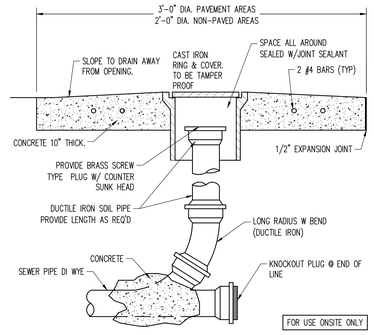


PAINTED TRAFFIC MARKINGS — B
N.T.S.



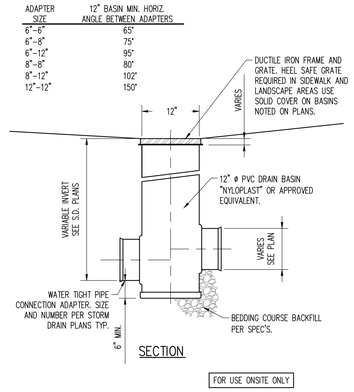
D-08-312-3012

PAINTED ADA SYMBOL — C
N.T.S.

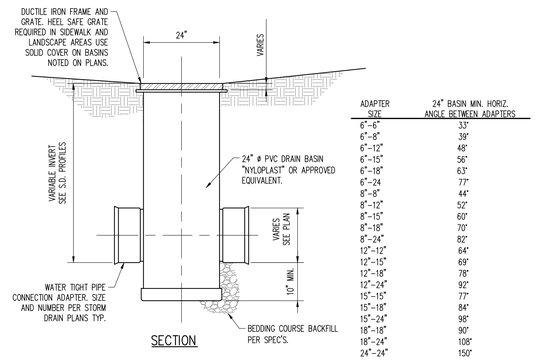


EXTERIOR CLEAN OUT (SSCO AND SDCO) — D
N.T.S.

ADAPTER SIZE	12" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	65°
6"–8"	75°
6"–12"	95°
8"–8"	80°
8"–12"	102°
12"–12"	150°



12" AREA DRAIN (AD) — E
N.T.S.

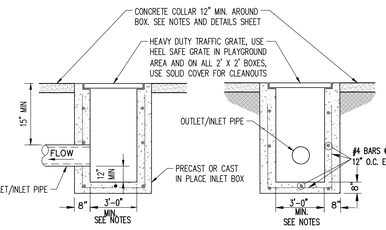


ADAPTER SIZE	24" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	33°
6"–8"	39°
6"–12"	48°
6"–15"	56°
6"–18"	63°
6"–24	77°
8"–8"	44°
8"–12"	52°
8"–15"	60°
8"–18"	70°
8"–24"	82°
12"–12"	64°
12"–15"	69°
12"–18"	78°
12"–24"	92°
15"–15"	77°
15"–18"	84°
15"–24"	98°
18"–18"	90°
18"–24"	108°
24"–24"	150°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

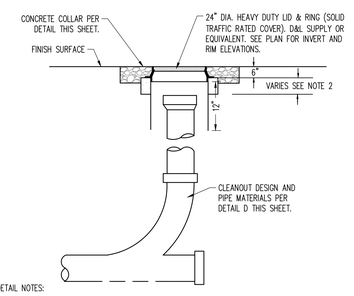
24" CATCH BASIN (CB) — F
N.T.S.



NOTES:

1. REVISE BARS TO #5 AT 12" O. C. IF DEPTH IS GREATER THAN 4'–0" AND LESS THAN 6'–0". USE 3'X3' BOX WHERE NOTED ON PLANS. IF DEPTH IS MORE 6'–0", USE 4'X4' BOX. 4'x4' MIN. BOX IF NECESSARY TO FIT ANGLED PIPING CONNECTIONS OR TO FIT LARGER PIPE. THE PIPE BELL SHALL NOT TERMINATE IN THE BOX.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.
3. USE SOLID COVER FOR CLEAN OUT BOXES. CLEAN OUT BOXES ARE NOTED AS "COB" ON PLANS. NO GRATED COVER WILL BE ALLOWED ON A "COB." USE ROUND GRATE FOR CB THAT INLET WATER ON THE SIDE.
4. ALL BOXES IN PLAYGROUNDS REQUIRE HEEL SAFE GRATES.
5. CATCH BASINS ON WATER WAYS USE 18"x3' FLAT GRATE IN LIEU OF ROUND MANHOLE INLET.

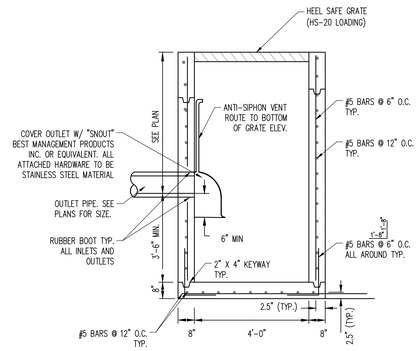
STORM DRAIN CLEAN OUT BOX (SDCOB) — G
N.T.S.

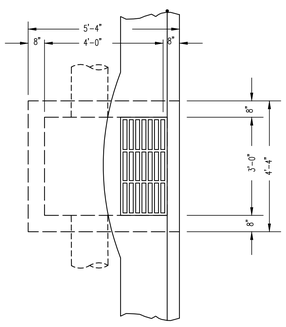


DETAIL NOTES:

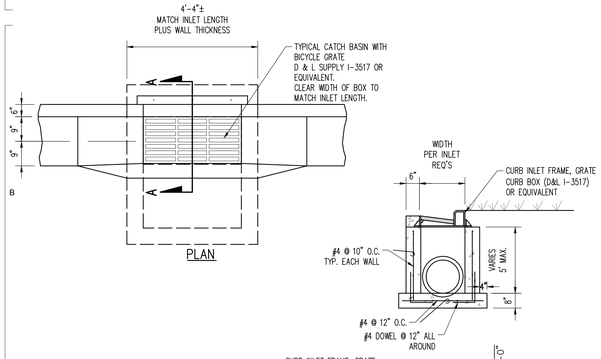
1. ANY APPROVED EQUIVALENTS REQUIRE ENGINEER'S WRITTEN APPROVAL.
2. PROVIDE GRADE RINGS AS NECESSARY TO PROVIDE FULL PAVEMENT DEPTH (INCLUDING BASE) OVER TOP OF CONCRETE LID IN PAVED AREAS AND A MIN OF 12" OF SOIL OVER CONCRETE LID IN LANDSCAPE AREAS. DO NOT EXCEED 10" OF GRADE RINGS.

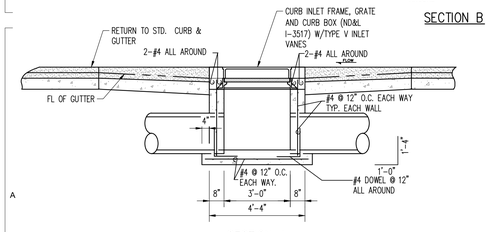
BOX MANHOLE (BMH) — H
N.T.S.





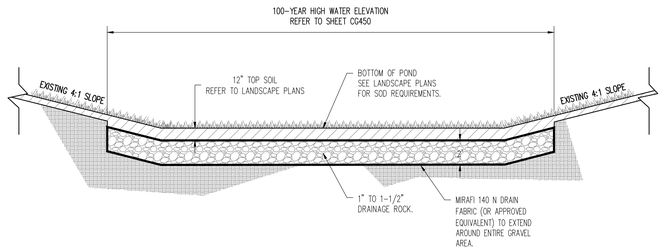
PRETREATMENT INLET (PRECIB) — I
N.T.S.



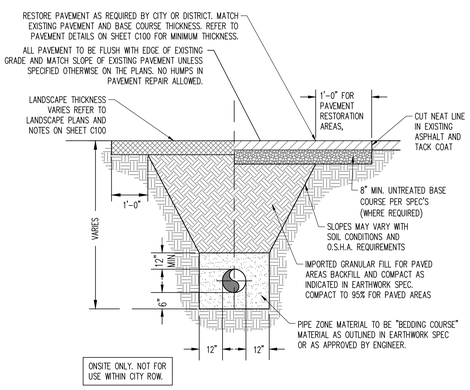


NOTES:
1. PRECAST BOXES IN ACCORDANCE WITH SPECIFICATIONS ARE ACCEPTABLE.
2. CUT PIPING SMOOTH WITH BOX WALL. PIPING JOINT WITH BOX WALL AND ALL LEDGES SHALL BE GROUTED SMOOTH WITH EPOXY GROUT.

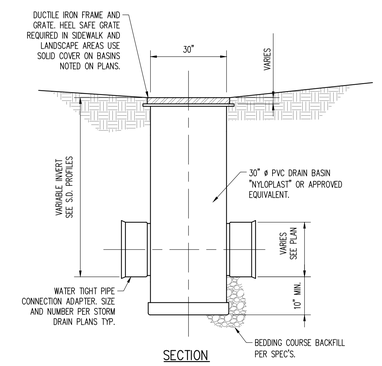
CURB & GUTTER INLET (CIB) — J
N.T.S.



RETENTION POND — K
N.T.S.



TYPICAL TRENCH AND SURFACE REPAIR (ON SITE ONLY) — L
N.T.S.



ADAPTER SIZE	30" BASIN MIN. HORIZ. ANGLE BETWEEN ADAPTERS
6"–6"	30°
6"–8"	34°
6"–12"	45°
6"–15"	48°
6"–18"	55°
6"–24	66°
8"–8"	35°
8"–12"	48°
8"–15"	55°
8"–18"	60°
8"–24"	70°
12"–12"	56°
12"–15"	60°
12"–18"	68°
12"–24"	80°
15"–15"	69°
15"–18"	75°
15"–24"	85°
18"–18"	78°
18"–24"	88°
24"–24"	90°

NOTE:

1. USE H-20 GRATES AND FRAMES FOR COVERS IN PAVED AREAS. USE H-10 GRATES AND FRAMES FOR COVERS IN LANDSCAPE AREAS. DEPTH OF GRATE PER MANUFACTURES STANDARDS.
2. CONSTRUCT BASINS PER MANUFACTURES REQUIREMENTS.
3. USE LOCKING GRATES ON ALL CATCH BASINS USED IN DETENTION BASIN AREAS.

⚠ 30" CATCH BASIN (CB) — M
N.T.S.

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — No. 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠	05/15/2023	ADD#1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

UTILITY DETAILS

CONFORMANCE SET

25 YEARS OF EXCELLENCE — MERIDIAN ENGINEERING

Blue Stakes of UTAH 811

C101

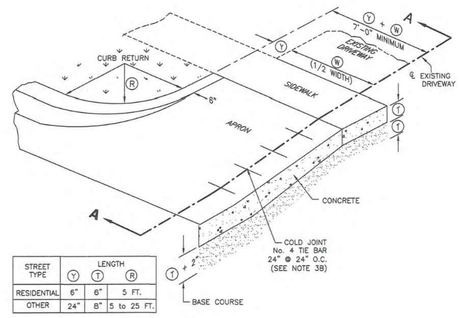
Open driveway approach

1. GENERAL
- A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
- B. Field Changes to Slope Requirements:
  1) Grades may have a 6 percent change in slope over a 11 feet wheel base run for both crest or sag vertical curves.
  2) Where heavy truck use and fire truck access applies, or to improve design speed, design grades should be cut in half.
  3) Specific uses or site conditions may require profile design submittal for review and acceptance.
- C. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
- D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A615.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Reinforcement: Not required if driveway apron is constructed without a cold joint.
- C. Concrete Placement: APWA Section 03 30 10.
  1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
  2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- D. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

225



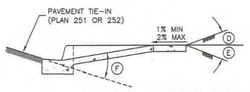
STREET TYPE	LENGTH (Y)	(T)	(R)
RESIDENTIAL	6"	6"	5 FT.
OTHER	24"	8"	5 to 25 FT.

OBLIQUE



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (A)	(B)	(C)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



STREET TYPE	BREAK OVER ANGLE (MAXIMUM) (D)	(E)	(F)
RESIDENTIAL	16%	12%	16%
OTHER	6%	8%	10%

SECTION A-A - TYPICAL DRIVEWAY APPROACH

APWA Utah Chapter

Open driveway approach

Plan 225 December 2009

Midblock curb cut assembly

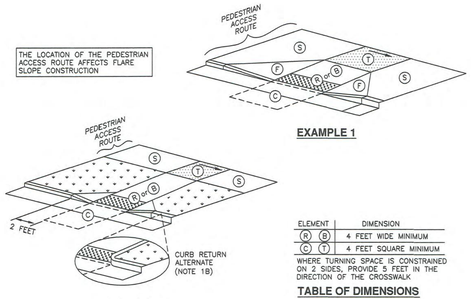
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

236.1

TURNING SPACE AT SIDEWALK LEVEL

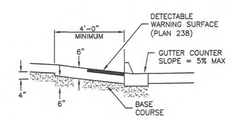


EXAMPLE 1 / EXAMPLE 2

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.1 September 2011

Mid-block curb cut assembly

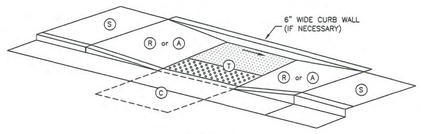
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown.
- B. Installation of a curb wall is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73..
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate the ramp or approach areas shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the turning space. Length of the curb modification abutting the turning space is 4 feet minimum.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on the ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends.
- D. Curb Wall: Set top of curb wall equal to elevation of extended lateral lines of sidewalk.
- E. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- F. Clear Space: No trip hazards in the clear space.

236.3

TURNING SPACE AT STREET LEVEL

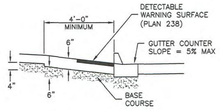


EXAMPLE 5

ELEMENT	DIMENSION
(R) (A)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	STREET GRADE	2
CURB RAMP	(R)	8.33	2
CLEAR SPACE	(C)	5	STREET GRADE
SIDEWALK	(S)	STREET GRADE	2
APPROACHE	(A)	8.33	2

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL

SLOPE TABLE

APWA Utah Chapter

Mid-block curb cut assembly

Plan 236.3 September 2011

Corner curb cut assembly

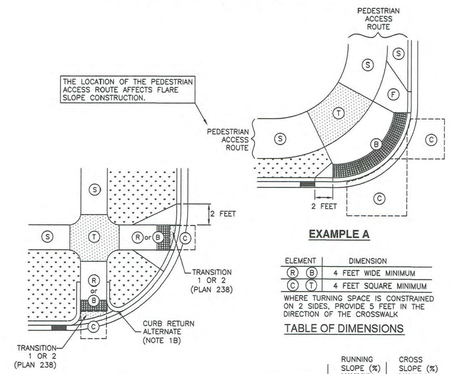
1. GENERAL
- A. Where existing elements or spaces are altered to receive an assembly; slopes and dimensions shall comply with slopes and dimensions shown on the drawing, or to the maximum extent feasible permitted by the ENGINEER. Final configuration of the assembly may be different than shown. Where physical constraints (e.g. utility covers, poles, vaults, etc.) prevent compliance, a single diagonal curb cut assembly may serve both pedestrian street crossings.
- B. Installation of flares or curb returns is ENGINEER's choice.
- C. Definitions and supplemental requirements are specified in APWA Section 32 16 14.

2. PRODUCTS
- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
- C. Detectable Warning Surface: Paver, ribbed composite panel, or tile. Provide a color that contrasts with adjacent walking surface, either light-on-dark or dark-on-light. ENGINEER to select type and color unless indicated elsewhere.
- D. Concrete: Class 4000, APWA Section 03 30 04.
- E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. EXECUTION
- A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
- B. Curb Modifications:
  1) The sloped surface created to accommodate a flare area shall be perpendicular to the back of curb.
  2) No grade break shall exist between the flow-line and the foot of the curb ramp or blended transition. Length of the curb modification abutting the curb ramp or transition is 4 feet minimum for each crosswalk served.
- C. Curb Ramp: Length not required to exceed 15 feet. Grade breaks are perpendicular to the direction of ramp run and are not permitted on ramp or turning space surface. Sides are parallel to each other and perpendicular to the ends. At the bottom grade break it may be necessary to install a transition zone, (APWA Plan 238).
- D. Concrete Placement: APWA Section 03 30 10.
  1) Maximum length to width ratio for rectangular panel joints is 1.5 to 1. Joint spacing measured in feet not to exceed twice slab thickness measured in inches or a maximum of 15 feet.
  2) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install contraction joints vertical, 1/8-inch wide, and 1/4 of the depth of the concrete flatwork.
  3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
- E. Clear Space: No trip hazards in the clear space.

235.1

TURNING SPACE AT SIDEWALK LEVEL

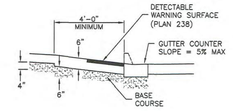


EXAMPLE A / EXAMPLE B

ELEMENT	DIMENSION
(R) (B)	4 FEET WIDE MINIMUM
(C) (T)	4 FEET SQUARE MINIMUM

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

TABLE OF DIMENSIONS



MATERIALS

		RUNNING SLOPE (%) MAXIMUM	CROSS SLOPE (%) MAXIMUM
TURNING SPACE	(T)	2	2
CURB RAMP	(R)	8.33	2 (c)
BLENDED TRANSITION	(B)	5	2 (c)
CLEAR SPACE	(C)	5	2 (c)
SIDEWALK	(S)	STREET GRADE	2
FLARE	(F)	10	--

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL
(c) SLOPE MAY EQUAL STREET OR HIGHWAY GRADE AT CROSSWALKS THAT ARE WITHOUT VEHICULAR YIELD OR STOP CONTROL

SLOPE TABLE

APWA Utah Chapter

Corner curb cut assembly

Plan 235.1 September 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800, VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C102

Sidewalk

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

Sanitary sewer manhole

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
   B. Manhole size.
      1) Diameter is 4 feet: For sewers under 12" diameter.
      2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Riser and Reducing Riser: ASTM C478.
   E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   F. Grout: 2 parts sand to 1 part cement mortar, ASTM C1329.
   G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
   D. Pipe Connections: Grout around all pipe openings.
   E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
   F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
   G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
   H Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
   I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

Pipe outfall

1. **GENERAL**
   A. Round concrete pipe application.
   B. Additional requirements are specified in APWA Section 33 05 02.

2. **PRODUCTS**
   A. Use the same quality of precast end section as the pipe.
   B. Use the joint material and connection that is the same as the joints in the pipeline.

3. **EXECUTION**
   A. General dimensions and geometric shapes may vary from manufacturer to manufacturer.
   B. Steel reinforcement is not required in the concrete end section shown.
   C. Provide joint restraint connectors if required by ENGINEER.

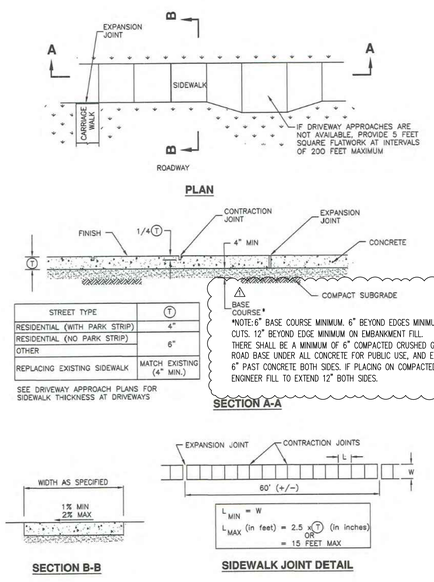
Cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Stabilization-Separation Geotextile: High MARV, woven or non-woven, APWA Section 31 05 19.
   F. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a sewer rock in a geotextile wrap to stabilize an unstable foundation.
   B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   C. Reinforcement: Center steel in walls and slabs with a minimum cover of 2-inches. Keep steel 2-inches clear around pipe and lid opening. Tie-bars required at all corners, vertical and horizontal. Tie-bars connecting two walls must match wall bar size and spacing. Tie-bars connecting walls to top and bottom slabs must match slab steel size and spacing.
   D. Concrete Placement: APWA Section 03 30 10. Adjust concrete dimensions at frame accordingly. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Access: Eccentric access is shown. Before construction, verify if concentric access is required. Adjust reinforcement accordingly.
   F. Ladder Rungs: Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
   G. Backfill: Provide backfill against all of the box walls. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

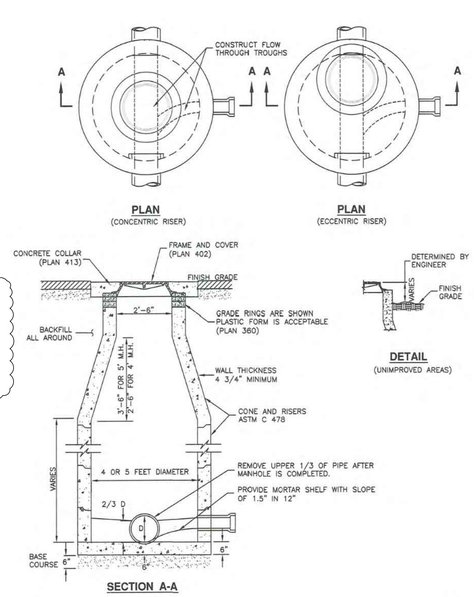
231



STREET TYPE	T
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

Utah Chapter — **Sidewalk** — REVISED Plan **231** March 2009

411



Utah Chapter — **Sanitary sewer manhole** — Plan **411** April 2011

323.1

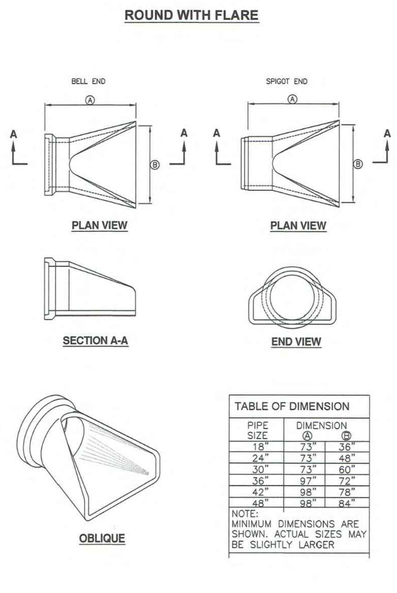
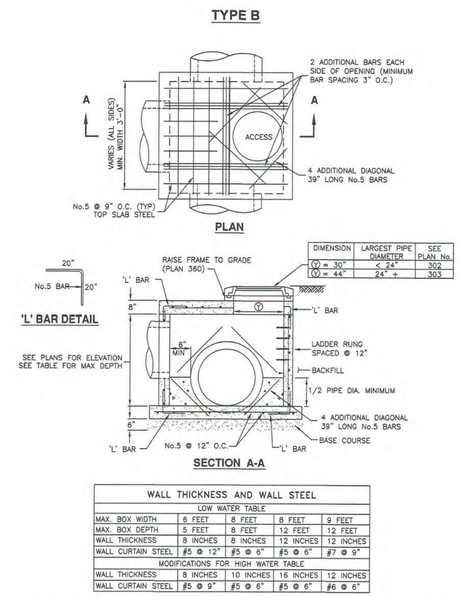


TABLE OF DIMENSION		
PIPE SIZE	DIMENSION A	B
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	98"	78"
48"	98"	84"

NOTE:
MINIMUM DIMENSIONS ARE SHOWN. ACTUAL SIZES MAY BE SLIGHTLY LARGER

Utah Chapter — **Pipe outfall** — Plan **323.1** November 2010

331.2



DIMENSION	LARGEST PIPE DIAMETER	SEE PLAN No.
Y = 30"	< 24"	302
Y = 44"	24" +	303

WALL THICKNESS AND WALL STEEL				
LOW WATER TABLE				
MAX. BOX WIDTH	6 FEET	8 FEET	8 FEET	9 FEET
MAX. BOX DEPTH	5 FEET	8 FEET	12 FEET	12 FEET
WALL THICKNESS	8 INCHES	8 INCHES	12 INCHES	12 INCHES
WALL CURTAIN STEEL	#5 @ 12"	#5 @ 6"	#5 @ 6"	#7 @ 9"
MODIFICATIONS FOR HIGH WATER TABLE				
WALL THICKNESS	8 INCHES	10 INCHES	16 INCHES	12 INCHES
WALL CURTAIN STEEL	#5 @ 9"	#5 @ 6"	#5 @ 6"	#6 @ 6"

Utah Chapter — **Cleanout box** — Plan **331.2** April 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811 — Know what's below. Call before you dig.

C103

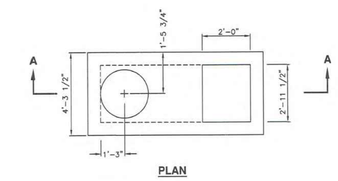
Combination catch basin and cleanout box

1. **GENERAL**
   A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

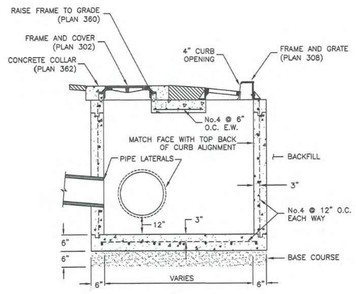
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: Class 4000, APWA Section 03 30 04.
   D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
   C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
   D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316



PLAN



SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — Plan 316 March 2011

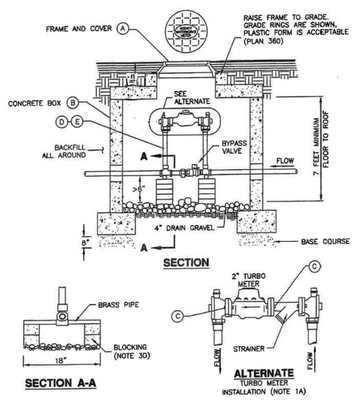
1 1/2" and 2" meter

1. **GENERAL**
   A. Turbine meters are required on all systems used exclusively for irrigation or fire protection.
   B. Where domestic use is applicable, use a standard meter.
   C. Before backfilling, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt based paint or better.

3. **EXECUTION**
   A. Meter Placement:
      1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
      2) Do not install meters under driveway approaches, sidewalks, or curb and gutter.
      3) In new construction, install meter at center of lot or per agency requirements.
   B. Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
   C. Bypass Valve: Lock in off position.
   D. Blocking: Use clay brick or concrete block.
   E. Concrete Box:
      1) Center frame and cover over water meter.
      2) Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.
   F. Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
   G. Base Course and Backfill Placement: Maximum lift thickness before compaction is 8-inches. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

522



SECTION

SECTION A-A

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 502
(B)		CONCRETE BOX	PLAN 505
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — [redacted] and 2" meter — Plan 522 August 2001

SELECT 2" METER SIZE FOR SEMINARY PROPERTY

Fire hydrant with valve

1. **GENERAL**
   A. Before backfilling, secure inspection of installation by ENGINEER.
   B. Additional requirements are specified in APWA Section 33 11 00.

2. **PRODUCTS**
   A. Hydrant: Dry barrel, AWWA C502.
   B. Thrust Bocks: Concrete Class 4000, APWA Section 03 30 04.
   C. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
   D. Backfill: APWA Section 31 05 13. Maximum particle size 2-inches.
      1) Sewer Rock: ASTM Size No. 3 (2" to 1") or larger.
      2) Other Type of Common Fill: CONTRACTOR's choice,.
   E. Geotextile: Stabilization-separation fabric, APWA Section 31 05 19.

3. **EXECUTION**
   A. Installation:
      1) Provide at least 1 cubic yard of sewer rock around drain hole at base of hydrant spool. Wrap geotextile around sewer rock and tape geotextile to hydrant spool to prevent silting of sewer rock.
      2) Paint fire hydrant to agency's fire hydrant paint code.
      3) Apply non-oxide grease to all buried metal surfaces. Wrap with polyethylene sheet and tape wrap.
      4) Notify fire department as soon as hydrant is placed in service.
   B. Thrust Blocks:
      1) Before pouring concrete, wrap pipe system with polyethylene sheet to prevent bonding of concrete to pipe system.
      2) Not required for flange or welded pipe systems.
   C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

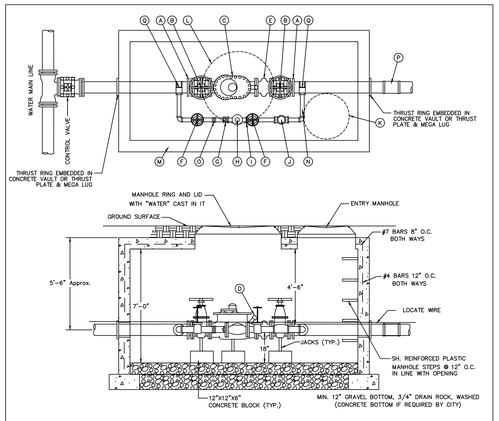
511

LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		FIRE HYDRANT	AWWA C502
(B)		VALVE BOX WITH LID	2-PIECE CAST IRON
(C)		GATE VALVE WITH 2" X 2" NUT	AWWA C509
(D)		TEE WITH 125 # FLANGE	AWWA C110

* FURNISHED BY UTILITY AGENCY

SECTION

APWA Utah Chapter — *Fire hydrant with valve* — Plan 511 February 2011



LEDGEND			
LTR	*	ITEM	DESCRIPTION
A		3" OR 4" FLANGE X P.E. D.I.P. SPOOL W/2" HOLE 9" F.F.E ON TOP	SMITH-BLAIR FLANGE COUPLING
B		3" OR 4" GATE VALVE WITH HAND WHEEL	
C	*	3" OR 4" COMPOUND METER	SENSUS OMNI
D		2" TEST ASSEMBLY	
E		3" OR 4" CHECK VALVE	
F		2" GATE VALVE (BRONZE)	
G		2" METER FLANGE	
H	*	2" DISPLACEMENT METER	
I		2" MALE METER FLANGE	
J		2" CHECK VALVE (BRONZE)	
K		27" FRAME & COVER, MANHOLE	PLAN 502
L		38" FRAME & COVER, MANHOLE W/2" HOLE FOR E.R.T.	PLAN 503
M		CONCRETE BOX (VAULT)	PLAN 505
N		BRASS PIPING	
O		2" BRASS UNION	
P		MJ SLEEVE	
Q		BRASS SADDLE	

* FURNISHED BY AGENCY

NOTE:
1. ALL 4" PIPE TO BE D.I.
2. ALL 2" PIPE TO BE BRASS/COPPER.
3. THIS DRAWING SHOWS A 4" METER, OTHER SIZES WILL BE SIMILAR.
4. BYPASS REQUIRED ON ALL METERS 2" AND LARGER.
5. NUTS & BOLTS REQUIRED TO BE STAINLESS STEEL W/ANTI SEIZE THREAD COMPOUND.

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	DRAWING NO.
REVISED	FEB 2020		LARGE COMPOUND METER W/2" BYPASS 3" OR 4" METER	LCM-1
DATE	MAY 2012			
SCALE	VARIES			

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT
CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811

C104

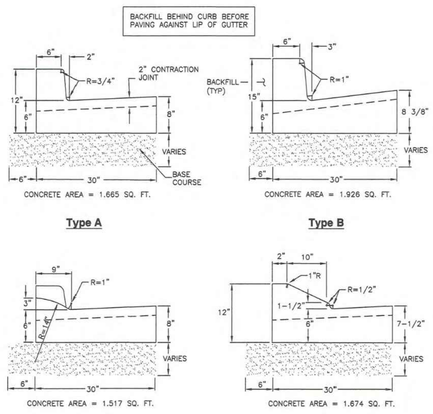
205.1

Curb and gutter

1. **GENERAL**
   A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 32 16 13.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
   C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
   D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

3. **EXECUTION**
   A. Base Course Placement: APWA Section 32 05 10. Thickness is 6-inches if flow-line grade is 0.5 percent (s=0.005) or greater. If slope is less, provide 8-inches. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Concrete Placement: APWA Section 03 30 10.
      1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface. Install at the start or end of a street intersection curb return. Expansion joints are not required in concrete placement using slip-form construction.
      2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Match joint location in adjacent Portland-cement concrete roadway pavement.
      3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.



APWA Utah Chapter — *Curb and gutter* — Plan **205.1** December 2008

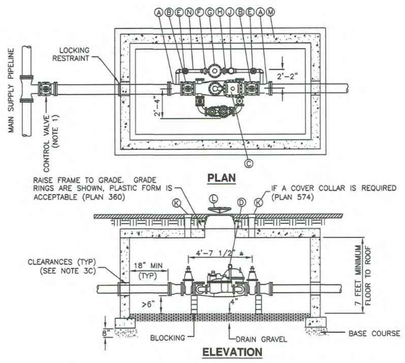
525

6" Compound meter with 2" bypass

1. **GENERAL**
   A. Configuration may be changed at ENGINEER's discretion.
   B. Additional requirements are specified in APWA Section 33 12 16.

2. **PRODUCTS**
   A. Small Fittings: Brass. Do not use galvanized materials.
   B. Blocking: Clay brick or concrete block.
   C. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.

3. **EXECUTION**
   A. Control Valve: Install valve with valve box adjacent to main.
   B. Center frame and cover over water meter.
   C. Allow 1-inch clearance around waterline where water line passes through concrete box wall. Seal opening with compressible seal.



LEGEND			
No.	*	ITEM	DESCRIPTION
A		6" FLANGE x M.J. ADAPTER	
B		6" GATE VALVE WITH 2"x2" OPERATING NUT	
C		6" x 3" METER	
D		2" TEST ASSEMBLY	
E		2" GATE VALVE	
F		2" METER FLANGE	
G		2" DISPLACEMENT METER	
H		2" MALE METER FLANGE	
J		2" CHECK VALVE	
K		TOP SECTION OF VALVE BOX WITH LID	
L		27" FRAME AND COVER	PLAN 574
M		CONCRETE BOX	PLAN 502
N		COPPER PIPING	PLAN 505

* FURNISHED BY AGENCY

APWA Utah Chapter — *6" Compound meter with 2" bypass* — Plan **525** August 2001

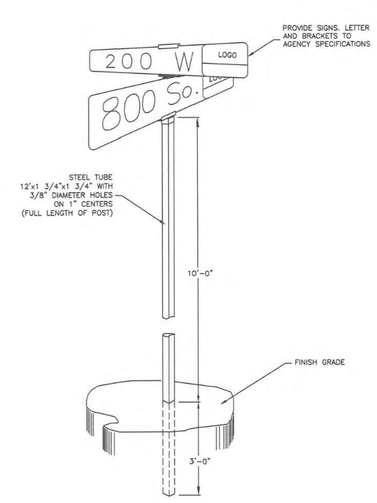
292

Street name signpost

1. **GENERAL**
   A. Get ENGINEER's approval of sign format and installation.

2. **PRODUCTS**
   A. Bolts, Nuts, Washers, Accessories: Stainless or galvanized steel, APWA Section 05 05 23.

3. **EXECUTION**
   A. Install sign posts on corner selected by ENGINEER.
   B. Install the edge of the sign 2 feet from the vertical extension of the back of curb as near as possible to the approach curb P.C. (point of curvature).



APWA Utah Chapter — *Street name signpost* — Plan **292** April 1997

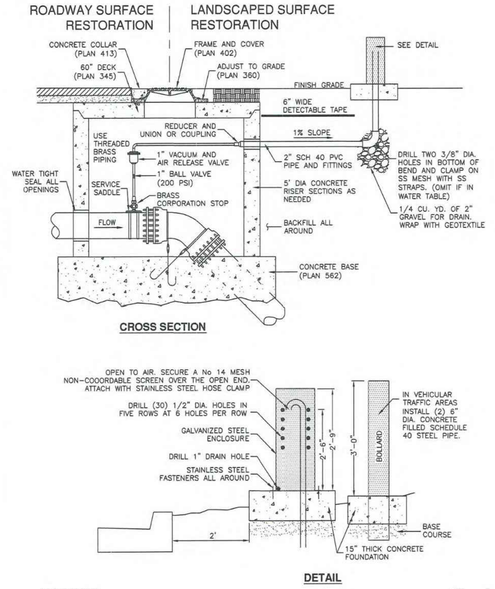
575

Air release assembly

1. **GENERAL**
   A. This drawing detail is applicable to water main piping less than 16-inches diameter.
   B. PCCP, steel, MLAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
   C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
   D. Before backfilling around the assembly, secure inspection of installation by ENGINEER.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
   C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   D. Concrete: Class 4000, APWA Section 03 30 04.
   E. Manhole: Riser, ASTM C478.
   F. Reinforcement: Deformed, steel, ASTM A615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
   G. Small Fittings: Brass. Do not use galvanized materials.
   H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
   I. Water Tight Wall Seal: Waterproof, compressible.

3. **EXECUTION**
   A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
   B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
   E. Seal manhole joints water-tight and ground flush with interior wall.
   F. Follow applicable AWWA and NSF standards when connecting piping.
   G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.



APWA Utah Chapter — *Air release assembly* — Plan **575** February 2011

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTHI — No.8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/03/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

Blue Stakes of Utah 811 — Bluestakes.org

C105

Combination catch basin and cleanout box

1. GENERAL

A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the box.

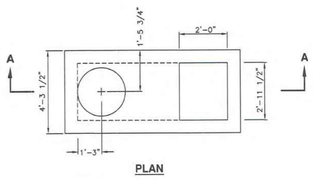
2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: Class 4000, APWA Section 03 30 04.
D. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.
E. Ladder Rungs: Plastic, or plastic coated steel typically 8-inches wide.

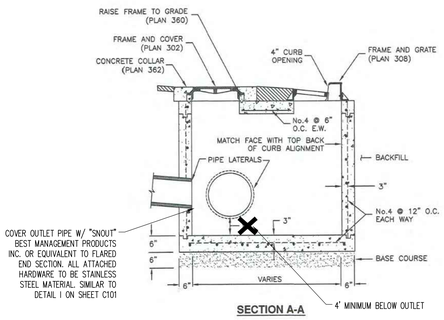
3. EXECUTION

A. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "begin warp" line in the gutter flow-line and the top of the grate at the curb face opening.
C. Ladder Rungs: Provide rungs in boxes over 6 feet deep. When measured from the floor of the box, place bottom rung the greater distance of 4 feet from the floor of the box or 1 foot above the top of the pipe. Place top rung within 3 feet of bottom of box ceiling.
D. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
E. Backfill: Provide backfill against all sides of the box. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

316



PLAN



SECTION A-A

APWA Utah Chapter — *Combination catch basin and cleanout box* — REVISED Plan 316 March 2011

⚠

PRETREATMENT INLET (CITY PRECIB) (A)

N.T.S.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — No. 8023335

REV	DATE	DESCRIPTION
⚠1	10/03/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CITY DETAILS

C106

SURVEYOR'S CERTIFICATE

I, MICHAEL W. NADEAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NUMBER 4938744, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND STATE THAT INFORMATION SHOWN ON THIS PLAT HAS BEEN OBTAINED THROUGH SURFACE SURVEYS OF STRUCTURES, UTILITIES AND IMPROVEMENTS VISIBLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. UNDERGROUND STRUCTURES, UTILITIES AND IMPROVEMENTS HAVE NOT BEEN SURVEYED. UNDERGROUND FEATURES, INCLUDING ELEVATIONS, SIZES, TYPES, CAPACITIES AND DIMENSIONS ARE SHOWN GRAPHICALLY AS OBTAINED THROUGH MUNICIPAL OR GOVERNING ENTITY RECORDS AND MAPS. INFORMATION AS REPRESENTED HEREON DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

4938744 MICHAEL W. NADEAU — SURVEYOR

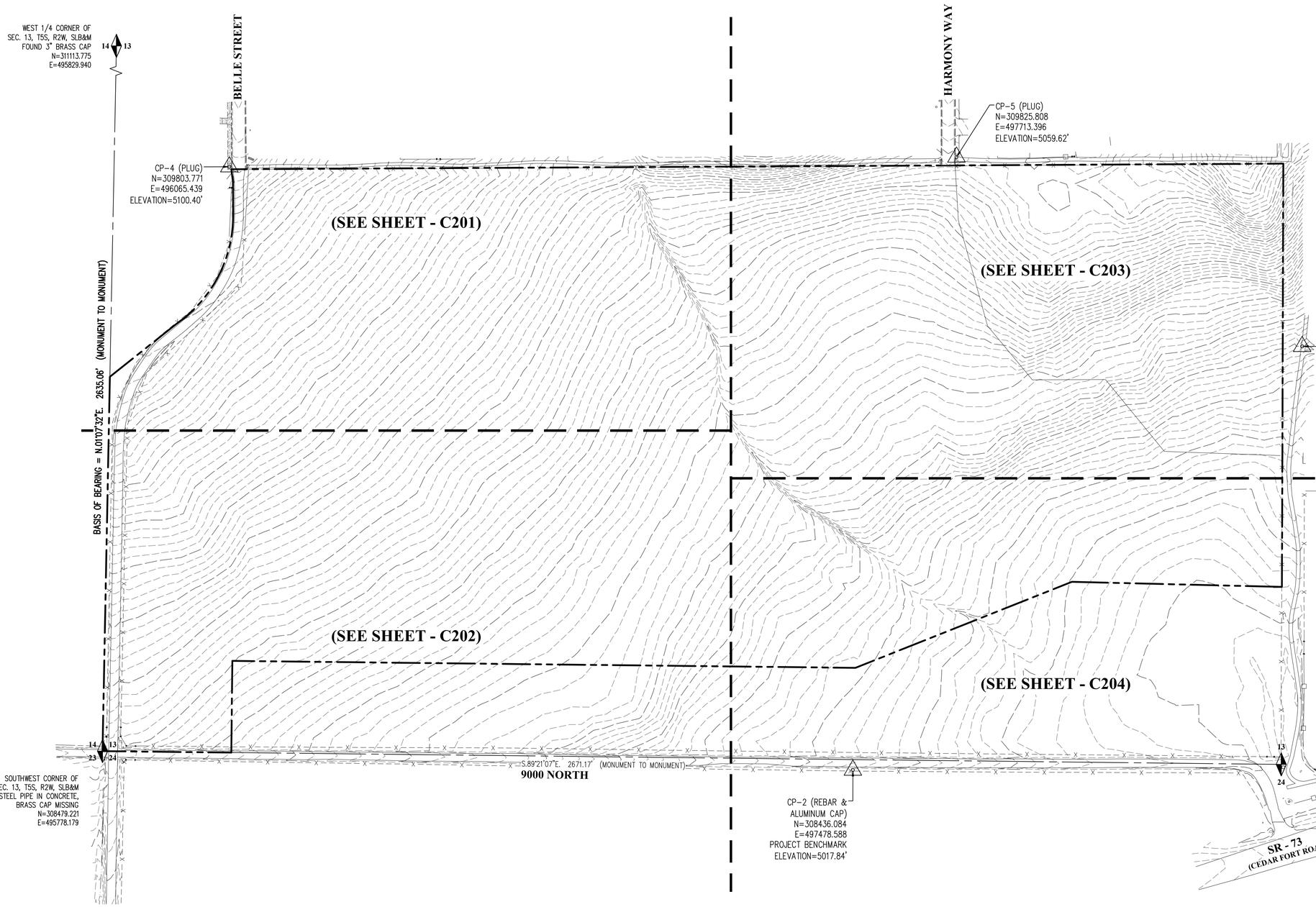
MICHAEL W. NADEAU
PLS NO. 4938744

EXISTING TOPO NOTES:

1. THIS SURVEY AND CONTROL POINTS SHOWN WERE ESTABLISHED BY MERIDIAN ENGINEERING, INC. IN JANUARY OF 2023. ALL CONTROL POINTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION ACTIVITIES TO ENSURE THEY ARE STILL INSIDE AN ACCEPTABLE MEASUREMENT TOLERANCE.
2. CONTROL POINT ELEVATIONS SHOWN WERE DERIVED FROM THE PROJECT BENCHMARK USING DIFFERENTIAL LEVELING.
3. THE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY EXIST.
4. ELEVATIONS, SIZES, TYPES AND CONDITIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN ON THIS PLAT ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED WITH THE APPROPRIATE AGENCY OR CONTROLLING PARTY BEFORE DESIGN OR CONSTRUCTION.
5. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
6. UNLESS OTHERWISE SHOWN, NO ATTEMPT HAS BEEN MADE AS PART OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO DISCLOSE THE LOCATIONS, SIZE, TYPE OR CONDITION OF ANY TREE, HEDGE, GROUND COVER, LAWN, PLANTINGS OR ANY OTHER LANDSCAPING OR SPRINKLER HEADS, PIPES OR ANY APPURTENANT PARTS THEREOF. ADDITIONAL LANDSCAPING OR IRRIGATION FACILITIES MAY EXIST.
7. CONTRACTOR MUST OBTAIN A PERMIT BEFORE BEGINNING WORK WITHIN THIRTY FEET OF AN ESTABLISHED COUNTY SURVEY MONUMENT, PER UTAH STATE CODE 17-23-14 SUBSECTIONS 2 AND 4.

LEGEND

PROPERTY BOUNDARY	EXISTING ELECTRICAL BOX
SECTION LINE	EXISTING IRRIGATION BOX
EXISTING BURIED POWER LINE	EXISTING TELEPHONE PEDESTAL
EXISTING OVERHEAD POWER LINE	EXISTING SEWER MANHOLE
EXISTING STORM DRAIN LINE	EXISTING STORM DRAIN MANHOLE
EXISTING SEWER LINE	EXISTING CLEAN OUT
EXISTING WATER LINE	EXISTING CATCH BASIN
EXISTING TELEPHONE LINE	EXISTING WATER METER
EXISTING BURIED TELEPHONE LINE	EXISTING LIGHT POLE
EXISTING CABLE LINE	EXISTING GUY WIRE
EXISTING GAS LINE	EXISTING SIGN
EXISTING IRRIGATION LINE	EXISTING ELECTRICAL TRANSFORMER
EXISTING DECORATIVE FENCE	EXISTING WATER VALVE
EXISTING WIRE FENCE	EXISTING IRRIGATION VALVE
EXISTING CURB & GUTTER	EXISTING FIRE HYDRANT
EXISTING MAJOR CONTOUR LINE	CONTROL MONUMENT
EXISTING MINOR CONTOUR LINE	FOUND SECTION CORNER
EXISTING CONCRETE	



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV DATE DESCRIPTION

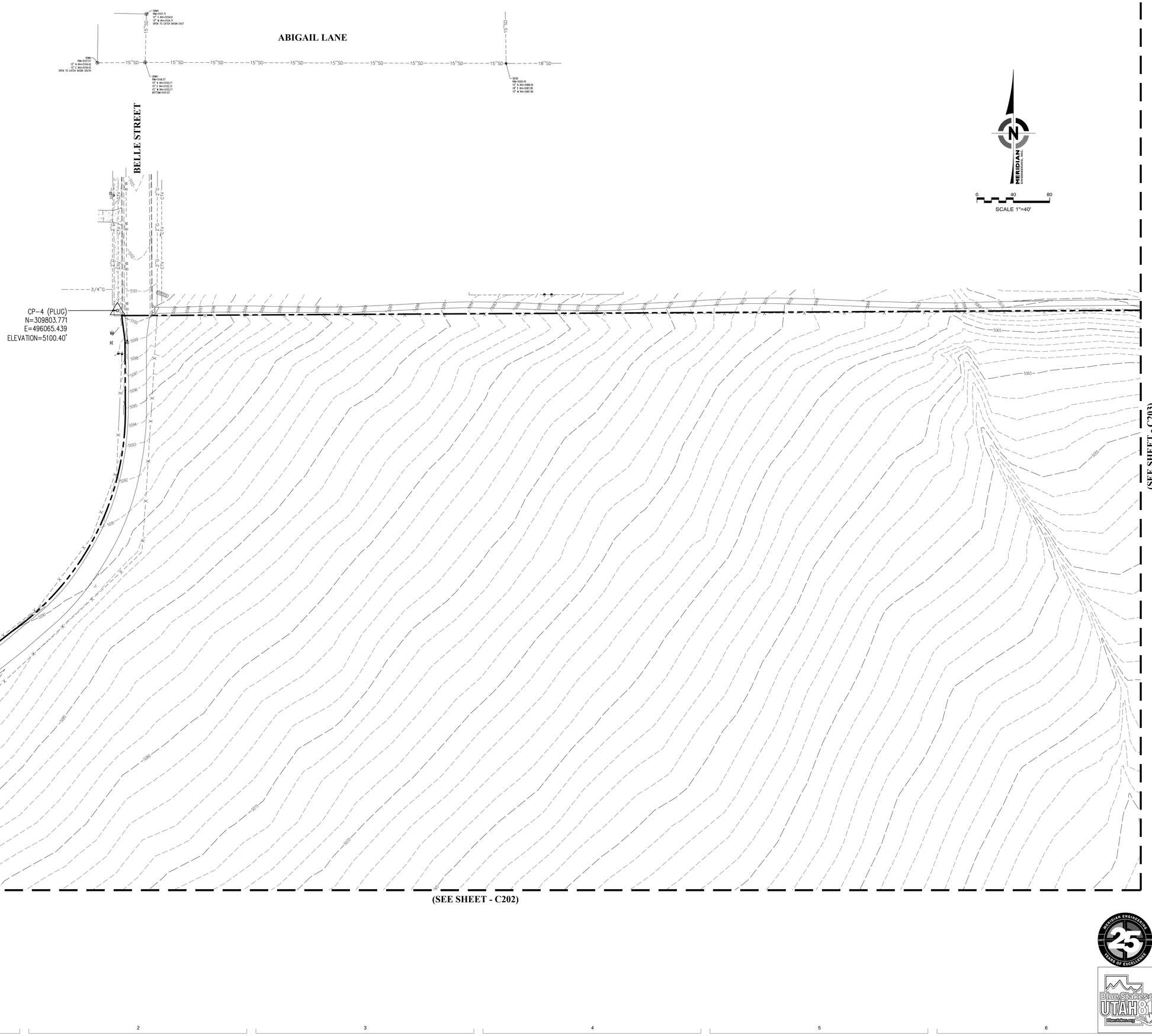
VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: MAY 9, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT
CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C200



VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	MAY 9, 2023

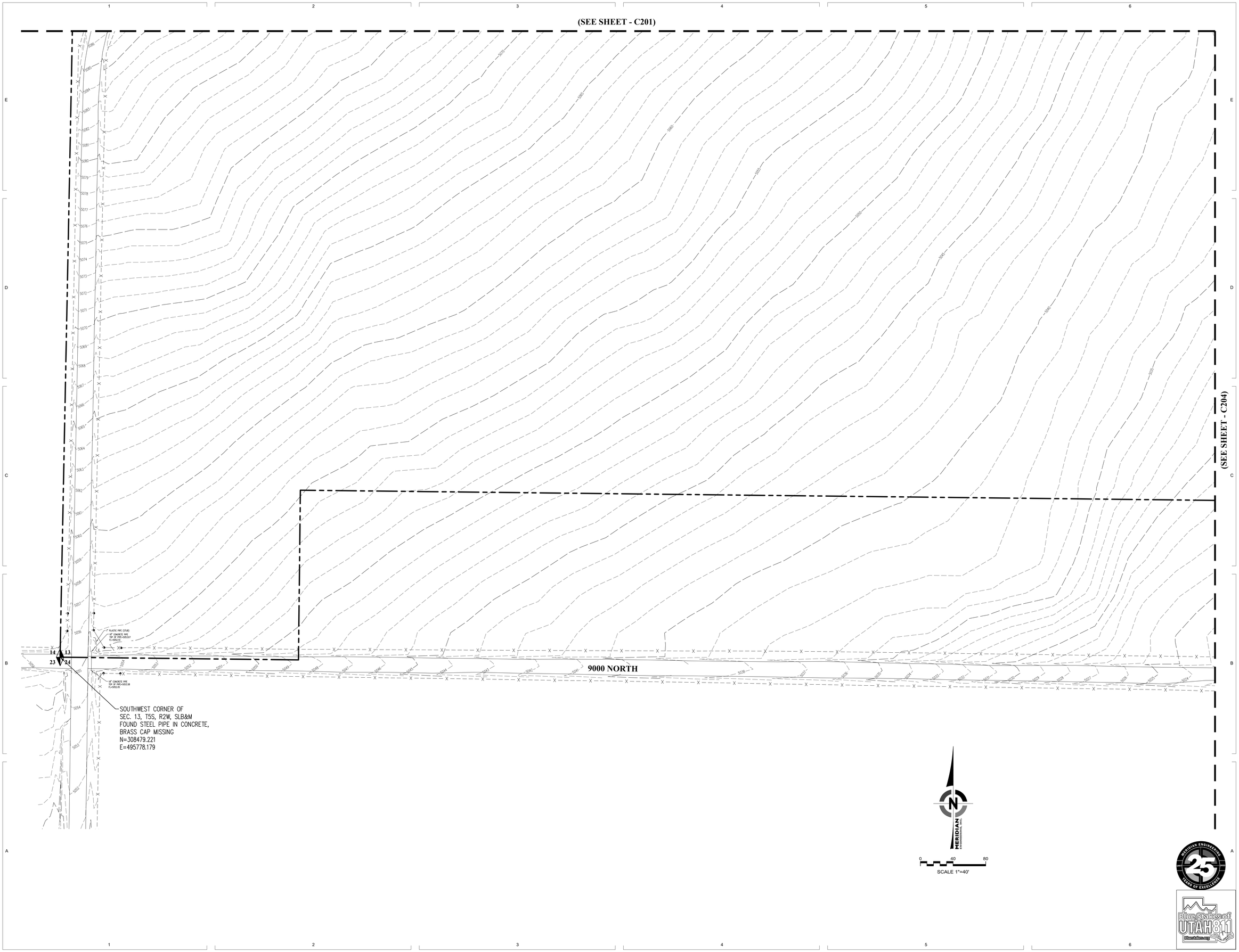
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C201



VCBO ARCHITECTURE

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102

801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: MAY 9, 2023

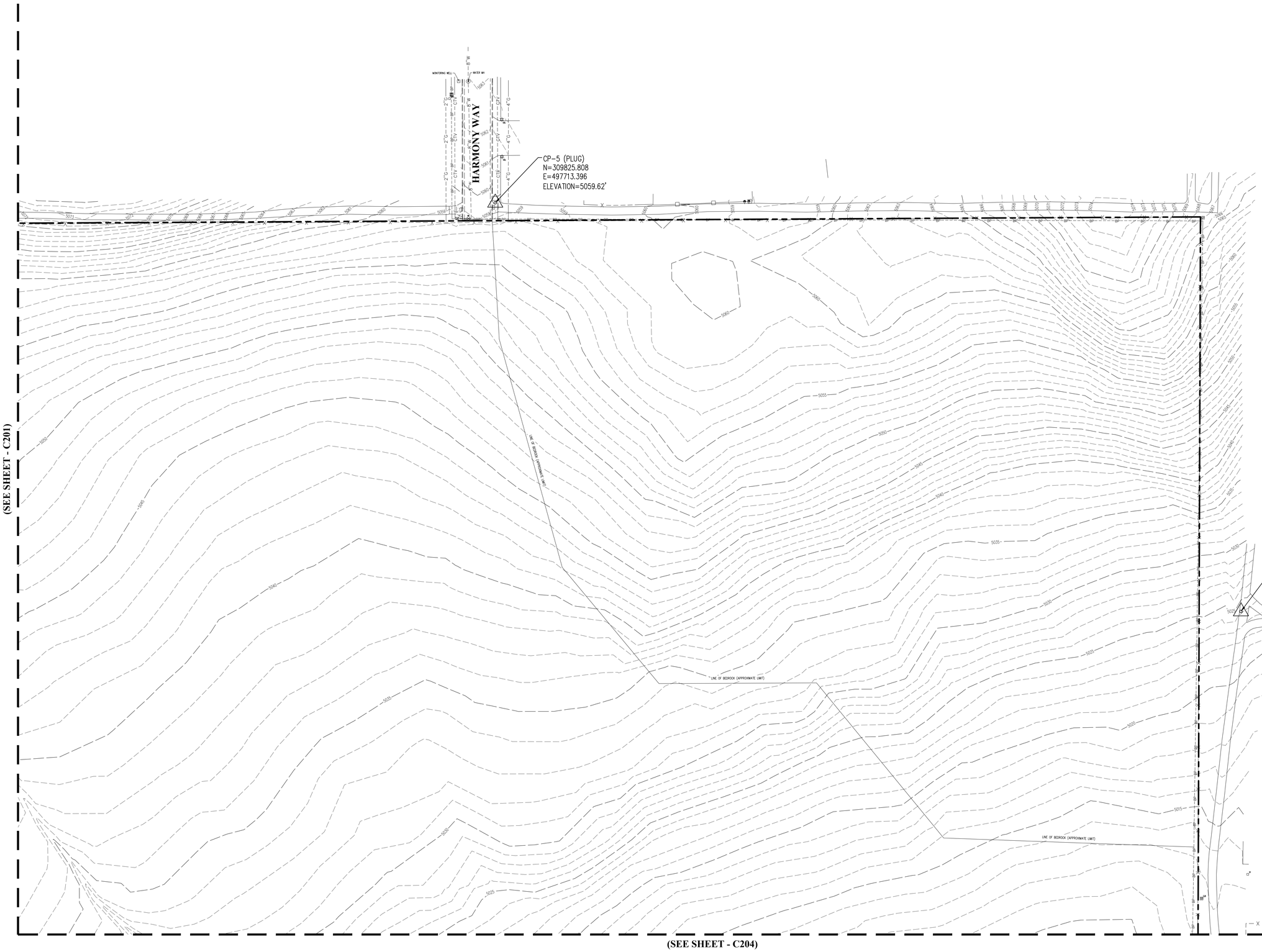
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C202



MERIDIAN ENGINEERING

0 40 80

SCALE 1"=40'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	MAY 9, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C203

(SEE SHEET - C203)

(SEE SHEET - C202)

9000 NORTH

CP-2 (REBAR & ALUMINUM CAP)
N=308436.084
E=497478.588
PROJECT BENCHMARK
ELEVATION=5017.84'

SOUTH 1/4 CORNER OF SEC. 13, T5S, R2W, SLB&M
FOUND 3" BRASS CAP
N=308449.005
E=498449.180

SR - 73
(CEDAR FORT ROAD)

N

MERIDIAN ENGINEERING

0 40 80
SCALE 1"=40'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
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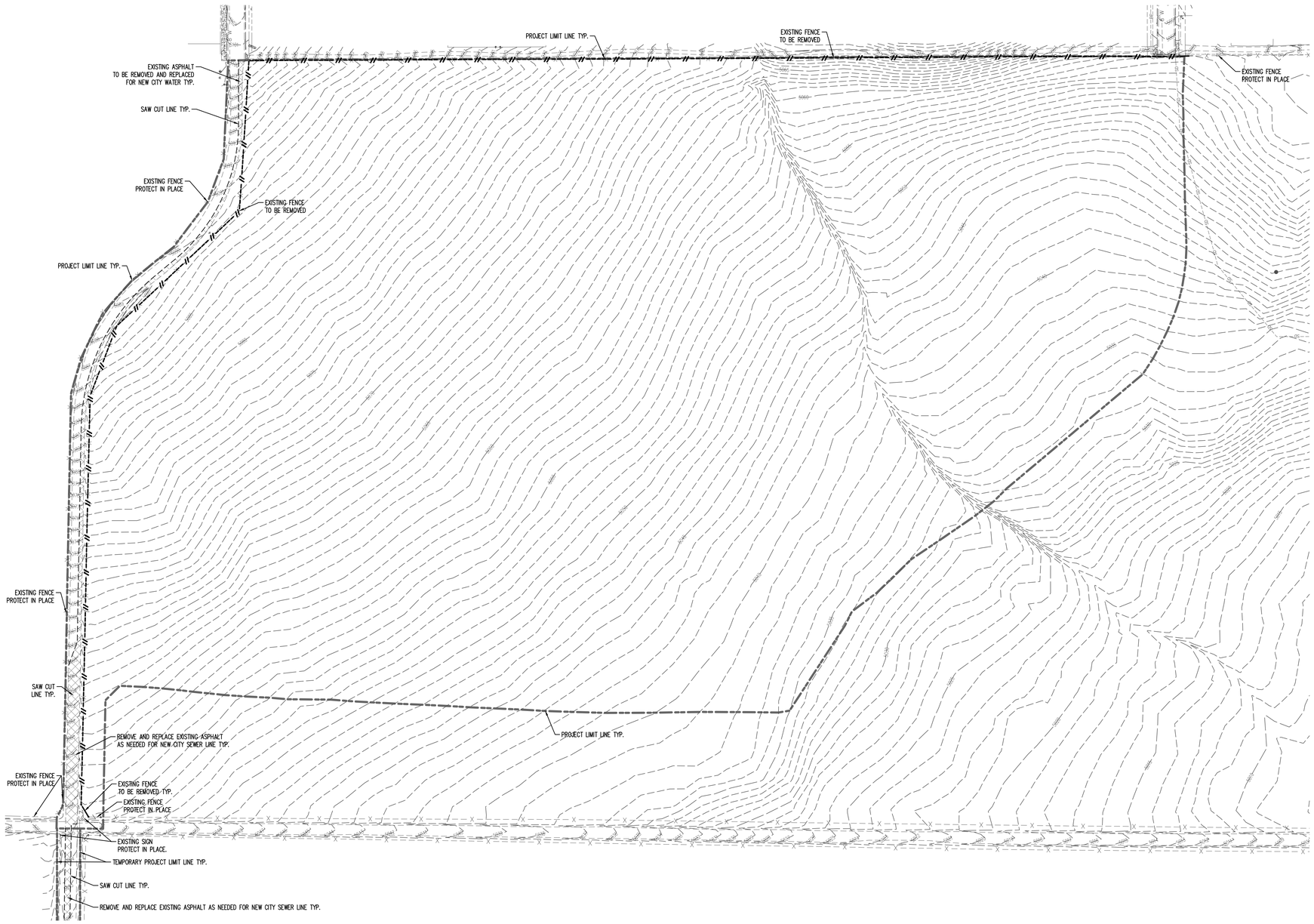
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONSTRUCTION BID SET

EXISTING SURVEY AND TOPOGRAPHY

C204



SITE DEMOLITION PLAN NOTES:

1. COORDINATE ALL UTILITY INFORMATION WITH OWNER. THE COORDINATES SHOWN ON THE PLANS ARE BASED ON SURVEY CONTROL AND TOPOGRAPHIC SURVEY COMPLETED BY MERIDIAN ENGINEERING INC. REFER TO EXISTING TOPOGRAPHIC PLAN FOR SURVEY CONTROL ON SHEET C200–C204.
2. REFER TO SITE LAYOUT PLANS ON SHEET CS230.
3. SIDEWALK REMOVAL AND REPLACEMENT TO BE AS INDICATED ON THE SITE PLAN AND WILL MATCH EXISTING SIDEWALK WIDTHS.
4. EXCAVATION ADJACENT TO TREES SHALL BE A MINIMUM OF 8' FROM THE CENTER OF THE TREE OR THE TREE DRIP LINE AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IF TREE ROOTS ARE ENCOUNTERED NEAR TREES TO REMAIN, COORDINATE TREE ROOT PRUNING WITH OWNER WHENEVER TREE ROOTS MAY BE ENCOUNTERED IN EXCAVATION. DO NOT COVER TREE ROOTS DAMAGED BY EXCAVATION NEAR TREE THAT ARE TO REMAIN. WHERE NECESSARY FOR EQUIPMENT OPERATION, TREES MAY BE TRIMMED. COORDINATE ANY TRIMMING OF TREES TO REMAIN WITHIN LANDSCAPE PLANS AND OWNER.
5. ALL WORK WITHIN CITY ROAD ROW SHALL MEET CITY STANDARDS AND SPECIFICATIONS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY ROAD RIGHT OF WAY. OBTAIN ALL NECESSARY EXCAVATION PERMITS AND PROVIDE NECESSARY TRAFFIC CONTROL MEASURES PER CITY REQUIREMENTS.
6. REMOVE AND SALVAGE ALL SIGNS, BENCHES, AND EXTERIOR LIGHTS WITHIN THE PROJECT LIMITS. AFTER REMOVAL COORDINATE OWNER FOR PICKUP OF SIGNAGE OR OTHER SALVAGED ITEMS.
7. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. DAMAGE TO SOFT SUBGRADE AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS.
8. PLACEMENT OF GRANULAR IMPORT MATERIALS MAY BE NECESSARY TO MAINTAIN CONSTRUCTION TRAFFIC PATHWAYS DURING WET PERIODS OF THE YEAR. CONTRACTOR IS REQUIRED TO MAINTAIN TRAFFIC PATHWAYS AT ALL TIMES DURING CONSTRUCTION AND REMOVE OR ADD TO THESE GRANULAR MATERIALS TO MEET THE GRADES NECESSARY TO OBTAIN THE GRADES SHOWN ON CG400.
9. APPROXIMATE FOUNDATION EXCAVATION LIMIT LINE MAY BE EXTENDED WITH APPROVAL FROM THE OWNER. ANY AFFECTED IMPROVEMENTS IMPACTED SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. REFER TO BUILDING PLANS FOR APPLICABLE EXCAVATION LIMIT LINE FOR THE NEW BUILDING.
10. ALL STRIPING WITHIN THE PROJECT LIMIT LINE SHALL BE BLACKED OUT AND REPLACED WITH STRIPING PER STRIPING PLAN ON SHEET CS220.
11. ALL SIGNS TO REMAIN UNLESS INDICATED ON THIS SHEET OR THE SITE PLAN.

UTILITY DEMOLITION NOTES

1. REMOVE UTILITIES ONLY AFTER NEW TEMPORARY UTILITY LINES HAVE BEEN REROUTED AND CONNECTED.
2. TEMPORARY PUMPING OF SANITARY SEWER WILL BE REQUIRED AS PORTIONS OF THE EXISTING PIPING ARE REMOVED AND REPLACED. BACKUP PUMPS AND POWER WILL BE REQUIRED WHERE PUMPING IS NECESSARY TO MAINTAIN SERVICE TO THE BUILDING. TEMPORARY BYPASS PIPING OR PUMPING IS REQUIRED UNTIL THE NEW PIPING IS OPERATIONAL.
3. REFER TO THE ELECTRICAL OR MECHANICAL PLANS FOR SITE DEMOLITION OF EXISTING TRANSFORMERS, ELECTRICAL LINES, EXISTING LIGHTING, ELECTRICAL EQUIPMENT, HEATING VAULTS. HEATING LINES, GAS LINES, OR OTHER SITE DEMOLITION INSIDE OR OUTSIDE THE PROJECT LIMITS.
4. ALL EXISTING UTILITIES OR SURFACE IMPROVEMENTS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE. ANY DAMAGE TO THE UTILITIES OR SURFACE IMPROVEMENTS SHALL BE REPAIRED WITH NEW MATERIALS AT NO ADDITIONAL COST TO THE OWNER. ALL INTERRUPTIONS OF UTILITIES SERVICE WILL BE COORDINATED WITH THE OWNER AT LEAST ONE WEEK IN ADVANCE. NIGHTTIME INTERRUPTIONS OF A SERVICE MAY BE NECESSARY TO SUCCESSFULLY COMPLETE NEW UTILITY CONNECTIONS.
5. UTILITIES ABANDONED IN PLACE UNDER PAVEMENT OR CONCRETE IMPROVEMENTS SHALL HAVE SAND BLOWN INTO THE ABANDONED PIPING. ALL OPEN ENDS OF ABANDONED PIPING SHALL BE PLUGGED AND CAPPED. REPAIR EXISTING MANHOLES AND INLETS WHERE PIPING IS REMOVED AS PART OF THE DEMOLITION. PLUG AND GROUT (EPOXY GROUT) HOLES IN THE EXISTING STRUCTURES. CORE DRILL AND EPOXY GROUT ALL NEW PIPING INTO EXISTING CONCRETE STRUCTURES.
6. BACKFILL ALL EXCAVATIONS FOR UTILITY PIPING OR STRUCTURE REMOVAL (MANHOLES, INLETS, ETC.) WITH STRUCTURAL FILL TO THE ROUGH GRADE ELEVATION SHOWN ON GRADING PLANS.
7. PROVIDE TEMPORARY STORM DRAINAGE PUMPING OR OTHER APPROVED STORM DRAIN DISPOSAL METHOD TO MAINTAIN DRAINAGE TO THE SITE DURING CONSTRUCTION.
8. MAINTAIN UTILITY SERVICE TO THE EXISTING BUILDING AT ALL TIMES UNLESS OTHERWISE COORDINATED.
9. ALL WORK WITHIN STREET ROW SHALL BE PER APWA STANDARD PLANS AND SPECIFICATIONS (2017 EDITION) AND CITY STANDARDS. OBTAIN CITY PERMIT PRIOR TO ANY WORK WITHIN CITY RIGHT OF WAY.
10. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SUBGRADE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OVER EXCAVATED SUBGRADE.
11. NEW UTILITIES SHALL BE INSTALLED AS REQUIRED TO MAINTAIN SERVICE TO EXISTING BUILDINGS. PRIOR TO REMOVAL OF EXISTING UTILITIES COORDINATE SERVICE INTERRUPTION AND REMOVAL OF UTILITIES WITH OWNER.
12. POTHOLE AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF ANY NEW UTILITY OR CONNECTION TO EXISTING UTILITIES.
13. PROVIDE TEMPORARY WATER CONNECTION FOR MAINTAINING IRRIGATION OF LANDSCAPE THAT IS TO REMAIN. REFER TO LANDSCAPE PLANS.
14. RAISE/LOWER EXISTING VALVES, M.H., ELECTRICAL AND MECHANICAL VAULT HATCHES, AND UTILITY STRUCTURES WITHIN THE WORK AREA LIMITS TO NEW GRADES SHOWN ON GRADING PLAN.

N

MERIDIAN ENGINEERING, INC.

0 80 160

SCALE 1"=80'

DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX
- REMOVE EXISTING ASPHALT

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
LICENSED ARCHITECT
W Luthi
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

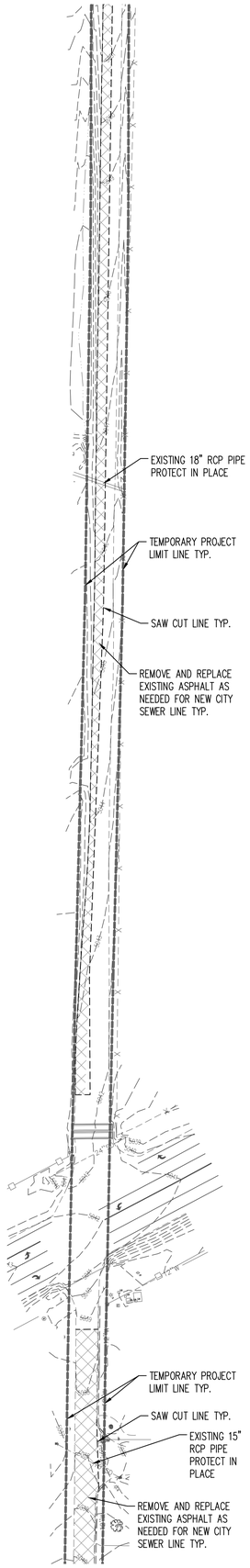
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

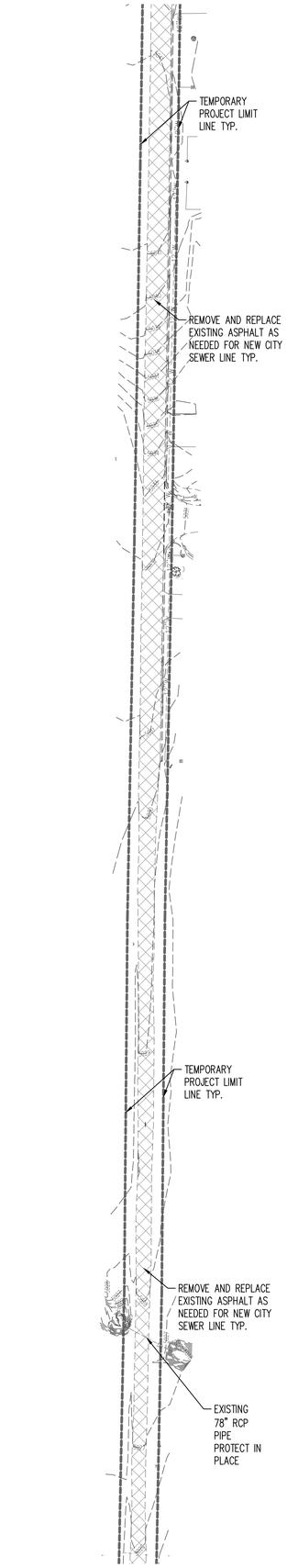
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

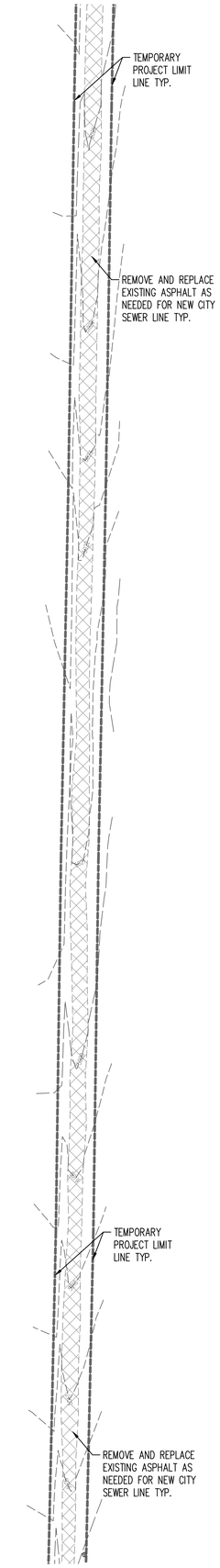
CONFORMANCE SET

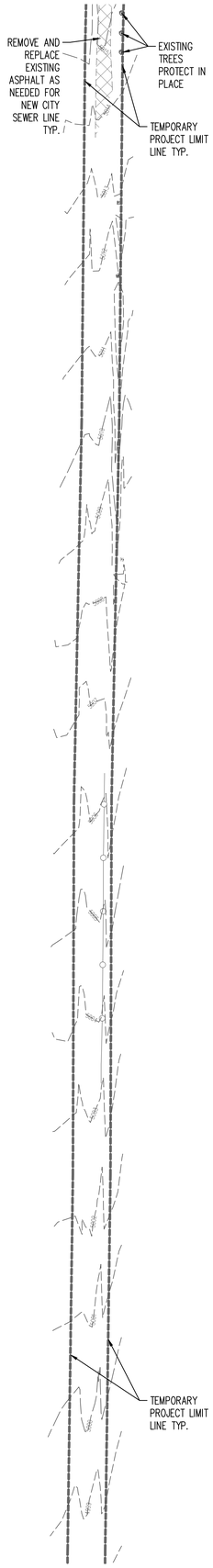
OVERALL
DEMOLITION PLAN

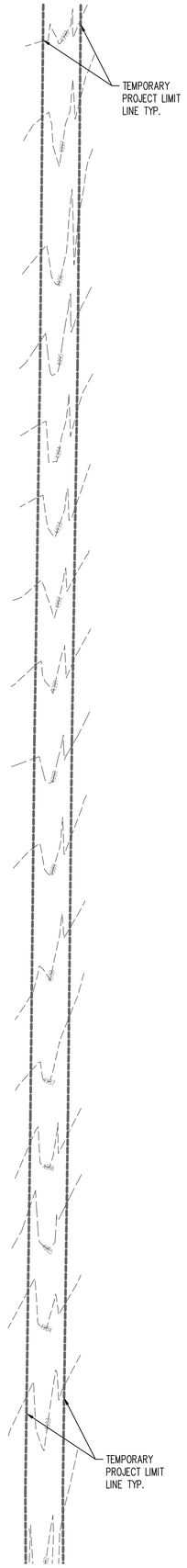
CS210











DEMOLITION LEGEND

REMOVE FENCING

REMOVE WALL/CURBING/CURB AND GUTTER

PROJECT LIMIT LINE

TEMPORARY PROJECT LIMIT LINE

SAWCUT

REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX

REMOVE EXISTING ASPHALT

NOTES:

1. REFER TO NOTES ON SHEET CS210.



0 60 120

SCALE 1"=60'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

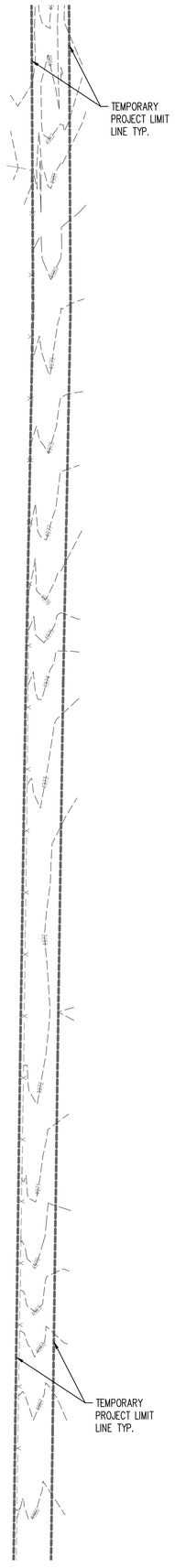
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

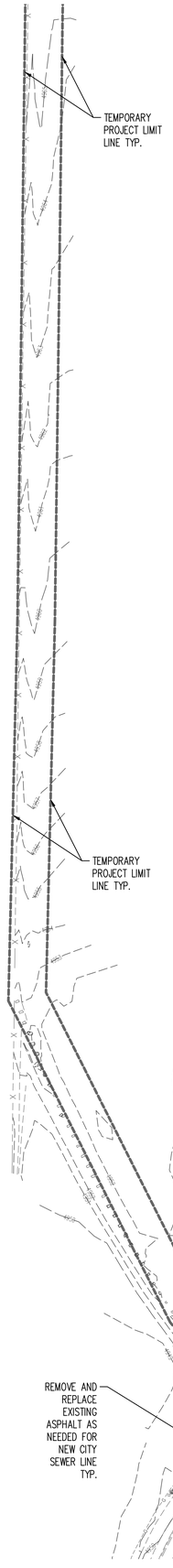
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS211

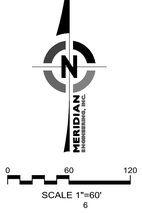




DEMOLITION LEGEND

- REMOVE FENCING
- REMOVE WALL/CURBING/CURB AND GUTTER
- PROJECT LIMIT LINE
- TEMPORARY PROJECT LIMIT LINE
- SAWCUT
- REMOVE TREES, UTILITY STRUCTURES, LIGHTS ETC. XX
- REMOVE EXISTING ASPHALT

NOTES:
1. REFER TO NOTES ON SHEET CS210.



0 60 120
SCALE 1"=60'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM



REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

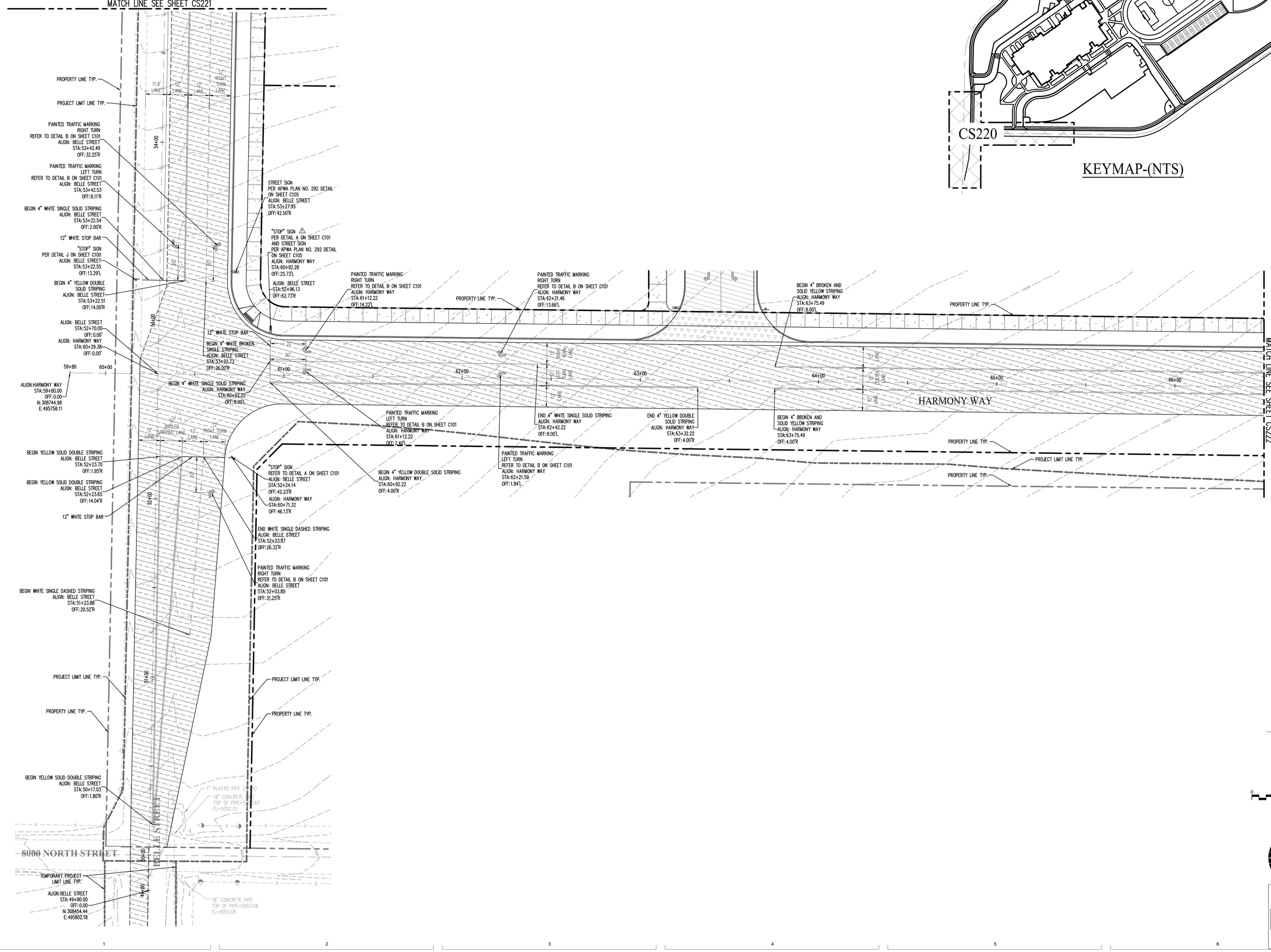
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OFFSITE
DEMOLITION PLAN

CS212



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

SIGNAGE AND STRIPING PLAN

CONFORMANCE SET

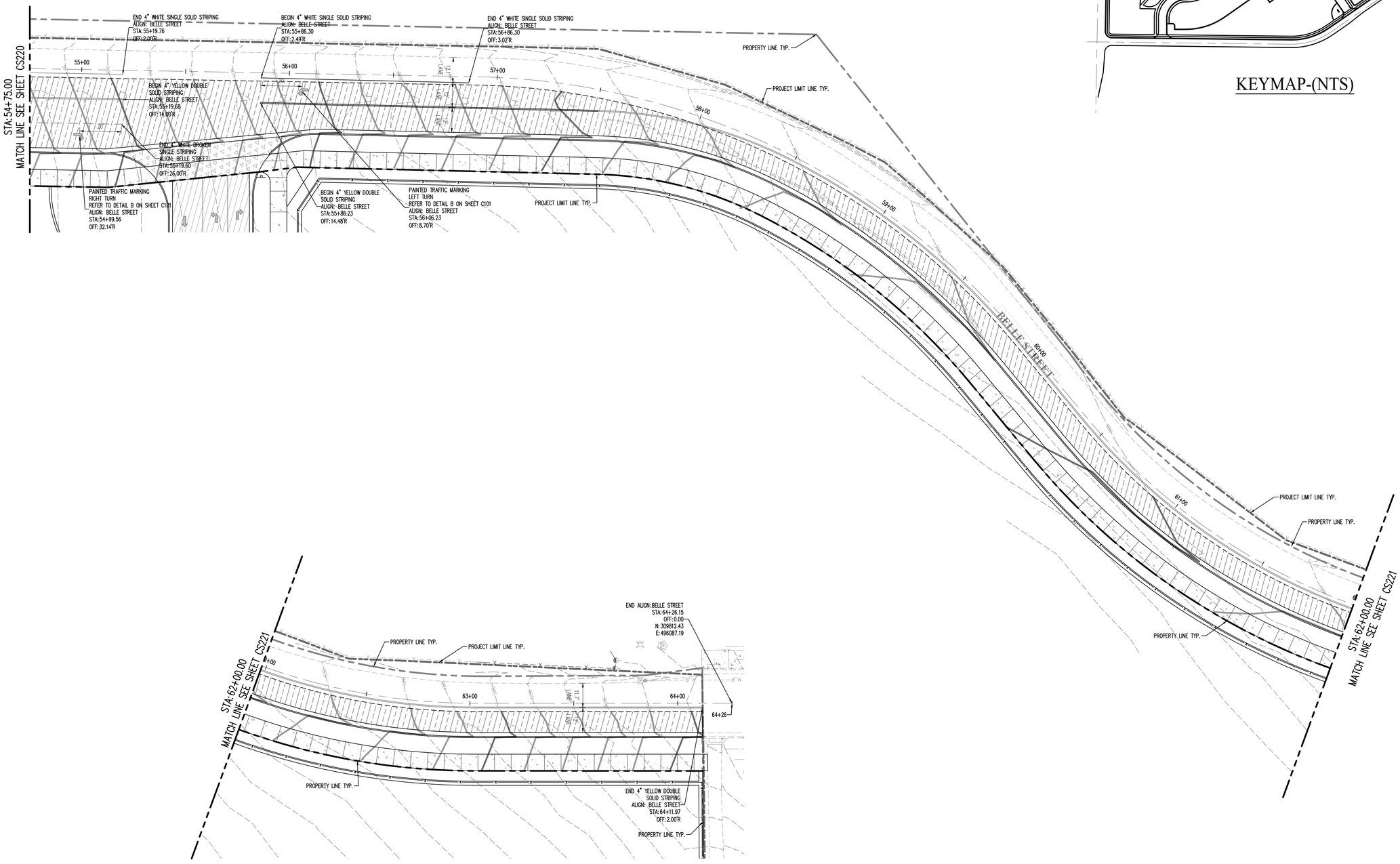
MERIDIAN ENGINEERING, INC.

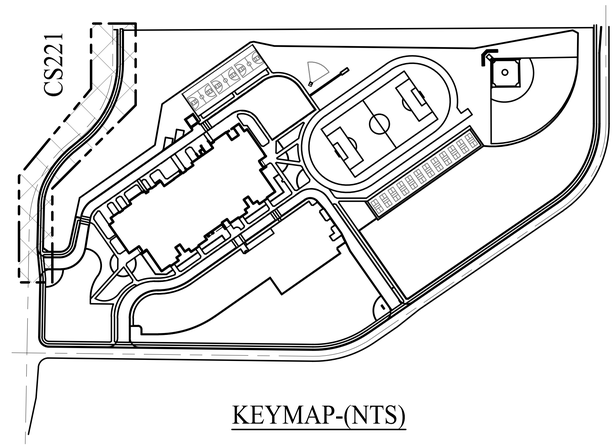
0 20 40
SCALE 1"=20'

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

CS220





KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

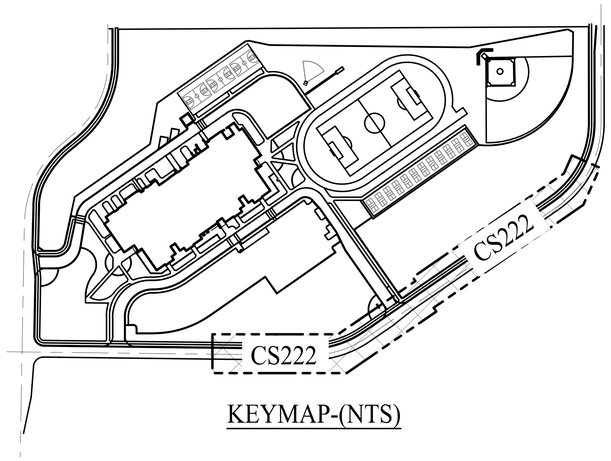
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

Blue Stakes of Utah 811

CS221

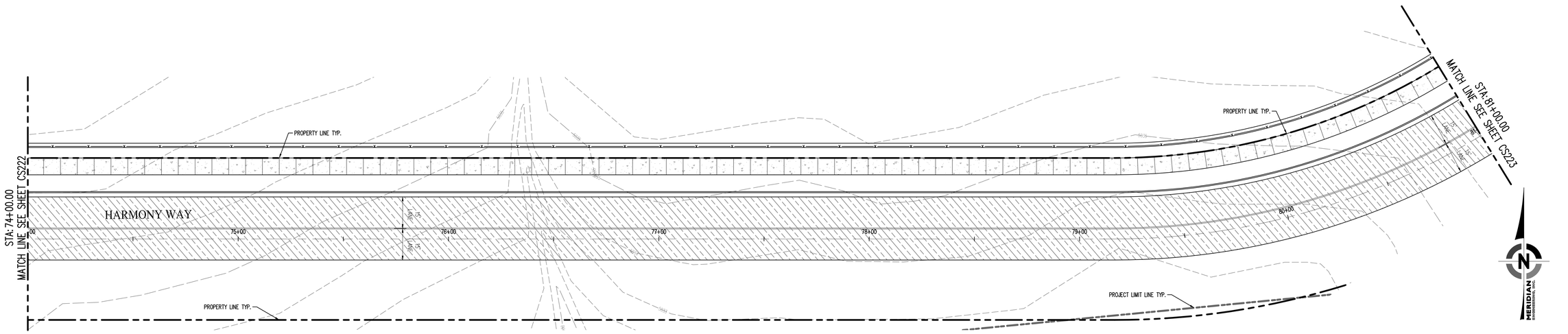


KEYMAP-(NTS)



0 20 40

SCALE 1"=20'



0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE

524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102

801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

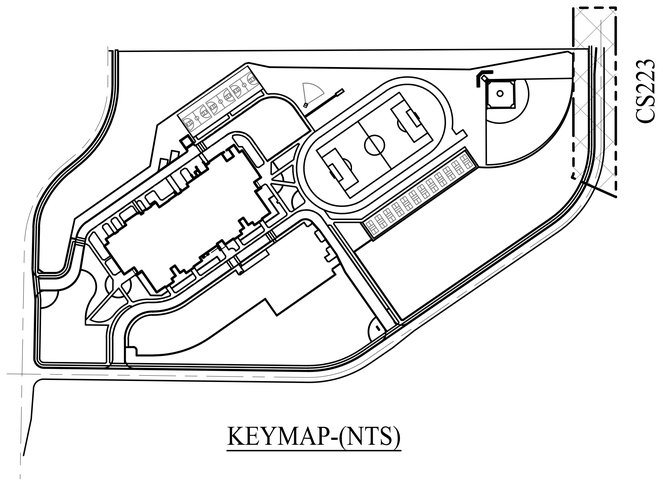
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS222

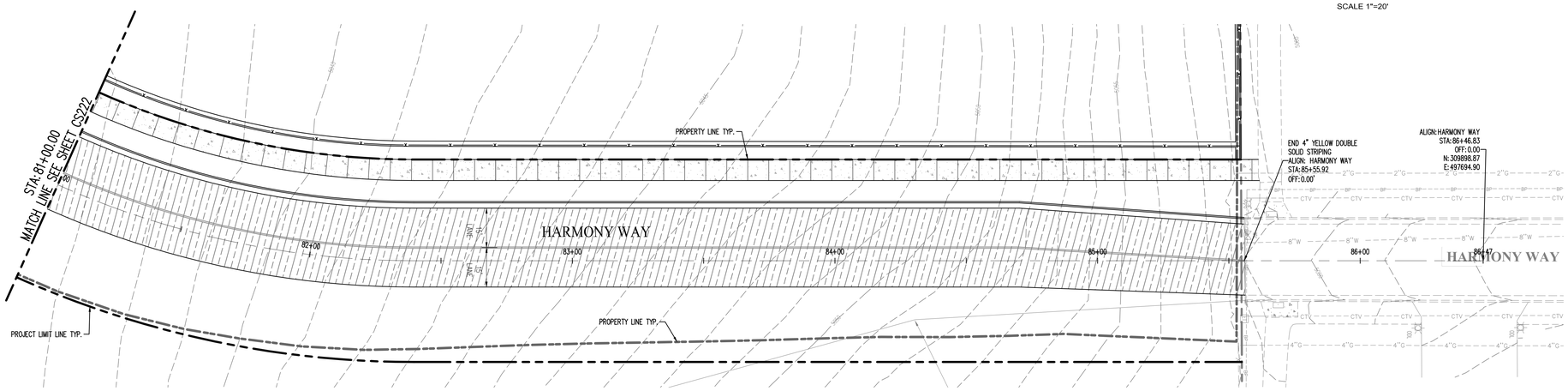


KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'



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SALT LAKE CITY, UT 84102
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REGISTERED STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
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REV	DATE	DESCRIPTION

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

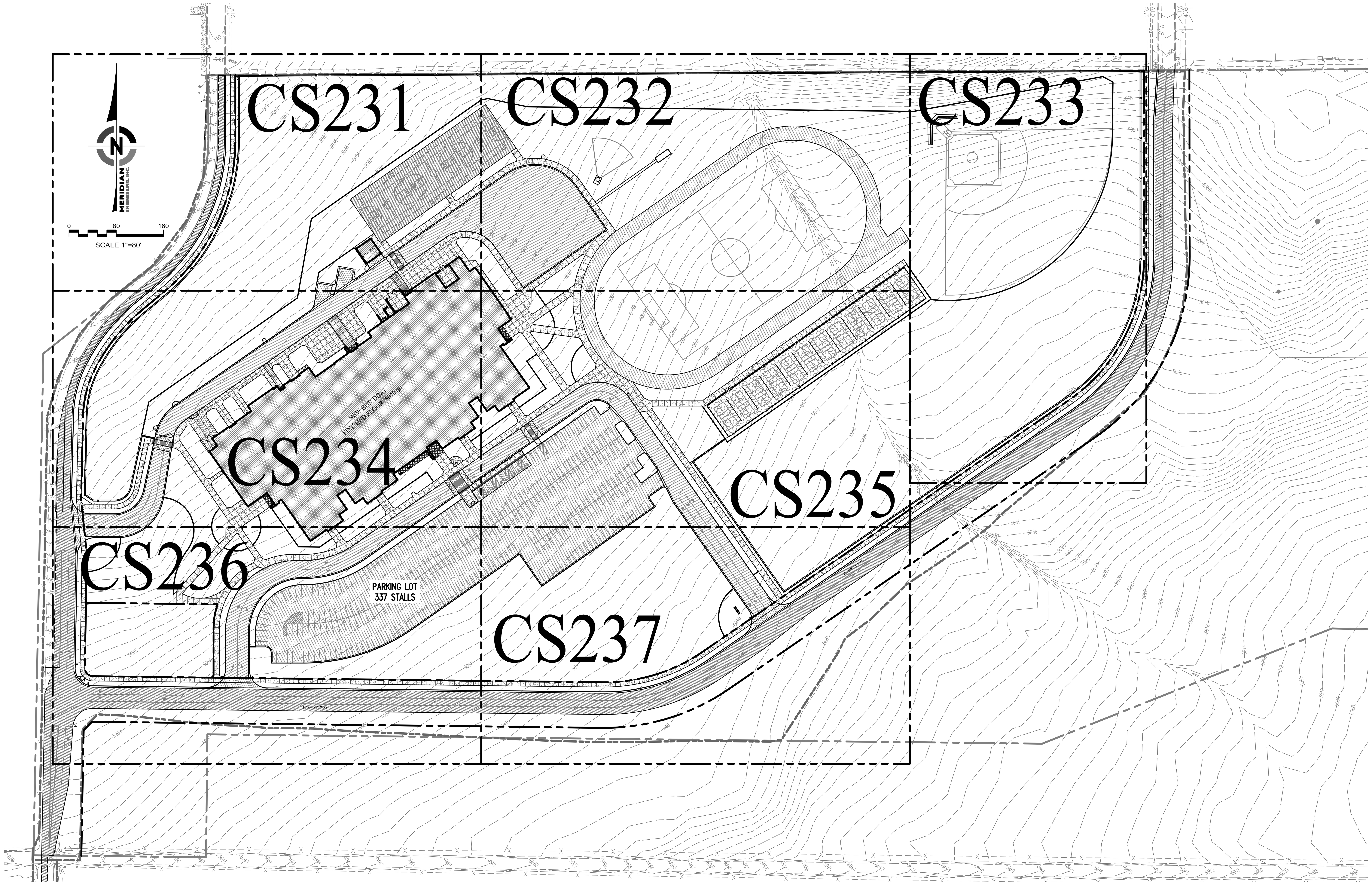
CONFORMANCE SET

SIGNAGE AND STRIPING PLAN

CS223

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



TBC Line Table		
L#	L	Bearing
L1	42.36	N90° 00' 00.00"E
L2	96.88	N12° 09' 10.71"E
L3	279.92	N54° 59' 59.92"E
L4	22.99	S9° 59' 59.92"W
L5	25.89	S9° 59' 59.92"W
L6	29.11	N54° 59' 59.92"E
L7	6.50	N35° 01' 17.29"W
L8	6.49	S34° 58' 42.88"E
L9	245.82	N54° 59' 59.92"E
L10	90.81	N35° 12' 20.83"W
L11	173.26	N55° 00' 00.00"E
L12	86.50	N35° 00' 00.00"W
L13	537.04	N54° 59' 59.92"E
L14	16.13	N9° 10' 18.38"E
L15	86.19	N9° 10' 18.38"E
L16	36.64	N90° 00' 00.00"E
L17	138.34	N42° 08' 47.37"E
L18	52.20	S35° 00' 00.00"E
L19	7.54	S13° 57' 45.76"W
L21	7.60	N80° 00' 00.00"W
L22	43.96	N35° 00' 00.00"W
L23	7.07	N10° 00' 00.00"E
L26	7.07	N80° 00' 00.00"W
L27	76.97	N34° 59' 48.84"W
L28	8.10	N2° 05' 54.48"E
L29	22.06	N34° 35' 14.26"E
L33	6.37	S10° 00' 00.00"W
L34	11.99	S55° 00' 00.00"W
L35	6.37	N80° 00' 00.00"W
L38	6.37	N10° 00' 00.00"E
L39	12.33	N55° 00' 00.00"E
L40	6.37	S80° 00' 00.00"E
L43	6.37	S10° 00' 00.00"W
L44	43.67	S54° 59' 59.92"W
L45	6.36	N80° 00' 00.00"W
L48	6.36	N10° 00' 00.00"E
L49	6.02	N54° 59' 59.92"E
L50	6.36	S80° 00' 00.00"E
L55	6.37	S10° 00' 00.00"W
L56	28.21	S54° 59' 59.92"W
L57	6.36	N80° 00' 00.00"W
L58	33.75	N35° 00' 00.00"W
L59	7.07	S80° 00' 00.00"E
L60	46.13	N55° 00' 00.00"E
L61	6.60	N10° 00' 00.00"E
L62	17.33	N55° 00' 00.00"E
L63	7.07	N10° 00' 00.00"E
L64	33.75	N35° 00' 00.00"W
L65	7.07	N10° 00' 00.00"E
L66	18.67	N55° 00' 00.00"E
L67	7.06	S80° 00' 00.00"E
L69	7.38	N10° 00' 00.00"E
L70	83.00	N35° 01' 47.77"W

TBC Line Table		
L#	L	Bearing
L71	6.86	N0° 40' 55.30"E
L72	20.50	N55° 00' 00.00"E
L73	7.07	S80° 00' 00.00"E
L74	81.14	S35° 00' 00.00"E
L75	11.73	S89° 46' 38.80"E
L76	35.33	S35° 00' 00.00"E
L77	38.07	N0° 40' 55.30"E
L78	107.24	N55° 00' 00.00"E
L79	4.06	S60° 34' 48.76"E
L80	86.17	S55° 00' 00.00"W
L81	3.65	N62° 09' 32.35"W
L82	2.91	N13° 38' 38.66"W
L83	79.82	N55° 00' 00.00"E
L84	3.50	S59° 19' 04.70"E
L85	3.60	N37° 39' 32.65"E
L86	72.48	N82° 17' 17.32"W
L87	2.98	N45° 40' 55.30"E
L88	80.21	S82° 17' 17.32"E
L89	5.26	N50° 18' 54.10"W
L90	17.10	S35° 02' 34.57"E
L91	7.07	N9° 58' 42.71"E
L92	50.18	S55° 00' 00.00"W
L93	7.07	S80° 00' 00.00"E
L94	107.64	N35° 00' 00.00"W
L96	5.70	N69° 46' 07.00"W
L97	115.32	N35° 00' 00.00"W
L98	5.66	N10° 00' 00.00"E
L99	68.42	N55° 00' 00.00"E
L100	5.15	S79° 59' 06.29"E
L103	6.16	N9° 59' 06.28"E
L104	76.83	N55° 00' 00.00"E
L105	6.15	N80° 00' 00.00"W
L108	5.17	N10° 00' 00.00"E
L109	12.91	N55° 00' 00.00"E
L110	323.60	N35° 00' 00.00"W
L111	4.04	S55° 00' 00.00"W
L114	7.07	N10° 00' 00.00"E
L115	55.00	N55° 00' 00.00"E
L116	5.54	S50° 42' 31.09"E
L117	4.33	N55° 00' 00.00"E
L118	5.54	N19° 17' 28.91"W
L119	34.25	N55° 00' 00.00"E
L120	5.17	S80° 00' 00.00"E
L123	6.14	N10° 00' 00.00"E
L124	70.52	S55° 00' 00.00"W
L125	5.94	N80° 00' 00.00"W
L128	5.87	N10° 00' 00.00"E
L129	17.69	N90° 00' 00.00"E
L130	6.21	N73° 23' 20.59"W
L131	59.47	N35° 00' 00.00"W
L132	7.07	N10° 00' 00.00"E
L133	55.92	N55° 00' 00.00"E
L134	63.85	N0° 00' 01.87"E

TBC Line Table		
L#	L	Bearing
L135	12.19	N90° 00' 00.00"E
L136	458.12	N55° 00' 00.00"E
L137	1.61	N55° 30' 29.60"E
L138	382.98	N35° 00' 00.00"W
L139	7.07	N80° 00' 00.23"W
L140	5.00	S54° 59' 59.55"W
L141	383.15	S35° 00' 00.00"E
L142	4.62	S27° 30' 00.00"W
L143	88.32	N90° 00' 00.00"W
L144	66.91	S35° 02' 34.57"E
L145	72.34	S54° 57' 25.43"W
L146	32.54	S35° 00' 00.00"E
L147	8.87	S62° 30' 00.00"E
L148	92.17	N90° 00' 00.00"E
L149	414.36	N54° 57' 25.43"E
L150	82.34	S35° 02' 34.57"E
L151	222.20	N35° 00' 00.00"W
L152	25.64	N26° 07' 41.26"W
L153	0.92	N25° 00' 00.00"W
L154	24.63	S55° 00' 00.00"W
L156	17.00	S35° 00' 00.00"E
L157	235.00	S55° 00' 00.00"W
L158	66.00	N35° 00' 00.00"W
L159	218.50	N55° 00' 00.00"E
L160	56.59	N90° 00' 00.00"E
L161	17.26	S0° 00' 00.00"E
L163	10.00	N90° 00' 00.00"E
L164	65.06	N0° 00' 00.00"E
L165	2.19	N90° 00' 00.00"E
L166	458.62	N55° 00' 00.00"E
L167	12.86	N54° 59' 52.66"E
L168	15.50	S35° 00' 00.00"E
L169	144.00	N55° 00' 00.00"E
L170	10.00	N35° 00' 00.00"W
L171	6.03	N55° 00' 00.00"E
L172	17.00	N35° 00' 00.00"W
L173	3.48	N55° 00' 00.00"E
L174	3.48	N55° 00' 00.00"E
L175	17.00	S35° 00' 00.00"E
L176	194.62	N55° 00' 00.00"E
L177	2.19	N90° 00' 00.00"W
L178	26.24	N0° 00' 00.00"E
L179	8.96	N55° 00' 00.00"E
L180	33.00	N35° 00' 00.00"W
L181	10.96	S55° 00' 00.00"W
L182	31.00	S35° 00' 00.00"E
L183	9.62	S55° 00' 00.00"W
L184	17.00	S35° 00' 00.00"E
L185	18.00	S55° 00' 00.00"W
L186	16.00	S35° 00' 00.00"E
L187	27.62	N55° 00' 00.00"E
L188	29.00	N35° 00' 00.00"W

GENERAL SITE LAYOUT NOTES:

1. REFER TO ARCHITECTURAL SITE PLAN FOR DETAIL OF DUMPSTER ENCLOSURE.
2. REFER TO ELECTRICAL PLANS FOR TRANSFORMER LOCATIONS AND LIGHTING.
3. REFER TO LANDSCAPE PLANS FOR LAYOUT OF PLANTINGS.
4. VERIFY THE GRID DISTANCES SHOWN FOR BUILDING LOCATIONS WITH ARCH PLANS.
5. ALL PAVEMENT REPAIR TO MEET REQUIREMENT STANDARD DETAILS ON C100.
6. TRANSITION CURB FROM STANDARD CURB HEIGHT TO CURB TERMINATION OVER 6' MINIMUM AT ALL LOCATIONS.
7. REPAIR/CONSTRUCT DRIVE APPROACHES PER CITY STANDARDS.
8. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON THIS SHEET.

PARKING STALL COUNT	
TOTAL STALLS:	337
STALLS:	329
HC STALLS:	8

HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C1	25.25	30.00	048°13'42"	S22° 45' 33"E	24.51
C2	12.22	30.00	023°20'51"	S78° 19' 35"E	12.14
C3	67.93	50.00	077°50'49"	N51° 04' 35"E	62.83
C4	60.57	81.00	042°50'49"	S33° 34' 35"W	59.17
C5	11.78	15.00	045°00'00"	N32° 30' 00"E	11.48
C6	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C7	7.46	9.50	045°00'00"	N32° 30' 00"E	7.27
C8	4.71	2.00	135°00'00"	S57° 30' 00"E	3.70
C9	5.50	3.50	090°01'17"	N9° 59' 21"E	4.95
C10	5.50	3.50	090°01'17"	S79° 59' 21"E	4.95
C11	136.18	86.50	090°12'17"	N80° 18' 29"W	122.55
C12	93.46	59.50	090°00'00"	N80° 00' 00"W	84.15
C13	37.39	50.00	042°50'49"	S33° 34' 35"W	36.53
C14	113.56	80.50	080°49'42"	N49° 35' 09"E	104.38
C15	17.43	30.00	033°16'50"	S73° 21' 35"W	17.18
C16	19.08	30.00	036°26'02"	S19° 15' 57"W	18.76
C17	14.30	30.00	027°18'36"	S48° 39' 18"E	14.16
C18	22.43	30.00	042°50'00"	N76° 55' 30"E	21.91
C19	7.90	5.00	090°30'30"	N10° 15' 15"E	7.10
C20	56.93	125.00	026°05'37"	S49° 52' 43"W	56.44

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C21	86.83	60.00	082°54'57"	S78° 17' 26"W	79.45
C22	59.77	49.50	069°10'57"	N71° 59' 23"W	56.20
C23	53.26	159.84	019°05'33"	S19° 52' 25"W	53.02
C24	54.34	159.84	019°28'38"	S6° 42' 19"E	54.07
C25	31.75	159.84	011°22'56"	S29° 23' 41"E	31.70
C26	22.69	13.00	100°00'00"	N75° 00' 00"W	19.92
C27	22.43	30.00	042°50'00"	N34° 05' 29"E	21.91
C29	6.45	139.50	002°39'04"	N56° 19' 15"E	6.45
C30	56.21	139.50	023°05'18"	N78° 27' 21"E	55.83
C31	47.51	125.00	021°46'41"	S79° 06' 39"W	47.23
C32	22.43	30.00	042°50'00"	N69° 15' 55"E	21.91
C33	14.92	30.00	028°29'59"	N14° 15' 01"E	14.77
C34	122.42	120.50	058°12'34"	S29° 06' 17"W	117.22
C35	66.86	120.50	031°47'26"	S74° 06' 17"W	66.01
C36	91.32	149.50	035°00'00"	N72° 30' 00"E	89.91
C37	102.10	65.00	090°00'00"	S80° 00' 00"E	91.92
C38	14.83	30.00	028°19'35"	N20° 50' 13"W	14.68
C39	8.63	5.00	098°52'19"	N75° 33' 51"W	7.60
C40	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C41	196.46	323.50	034°47'42"	N72° 23' 51"E	193.45

TBC Curve Table					
C#	L	R	Δ	Chord Bearing	Chord L
C42	15.71	10.00	090°00'00"	S45° 00' 00"E	14.14
C43	22.43	30.00	042°50'00"	S67° 54' 05"E	21.91
C44	14.21	30.00	027°08'10"	S13° 34' 05"E	14.08
C45	140.59	89.50	090°00'00"	S45° 00' 00"W	126.57
C46	110.26	180.50	035°00'00"	N72° 30' 00"E	108.55
C47	39.29	29.50	076°18'44"	N86° 50' 38"W	36.45
C48	8.77	5.00	100°32'22"	N3° 57' 17"E	7.69
C49	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C50	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C51	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C52	116.37	190.50	035°00'00"	N72° 30' 00"E	114.57
C53	124.88	79.50	090°00'00"	S45° 00' 00"W	112.43
C54	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C55	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C56	4.71	3.00	090°00'00"	N10° 00' 00"E	4.24
C57	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07
C58	4.71	3.00	090°00'00"	S10° 00' 00"W	4.24
C59	4.71	3.00	090°00'00"	S80° 00' 00"E	4.24
C60	7.85	5.00	090°00'00"	N10° 00' 00"E	7.07
C61	7.85	5.00	090°00'00"	N80° 00' 00"W	7.07

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED PROFESSIONAL ENGINEER · STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV | DATE | DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

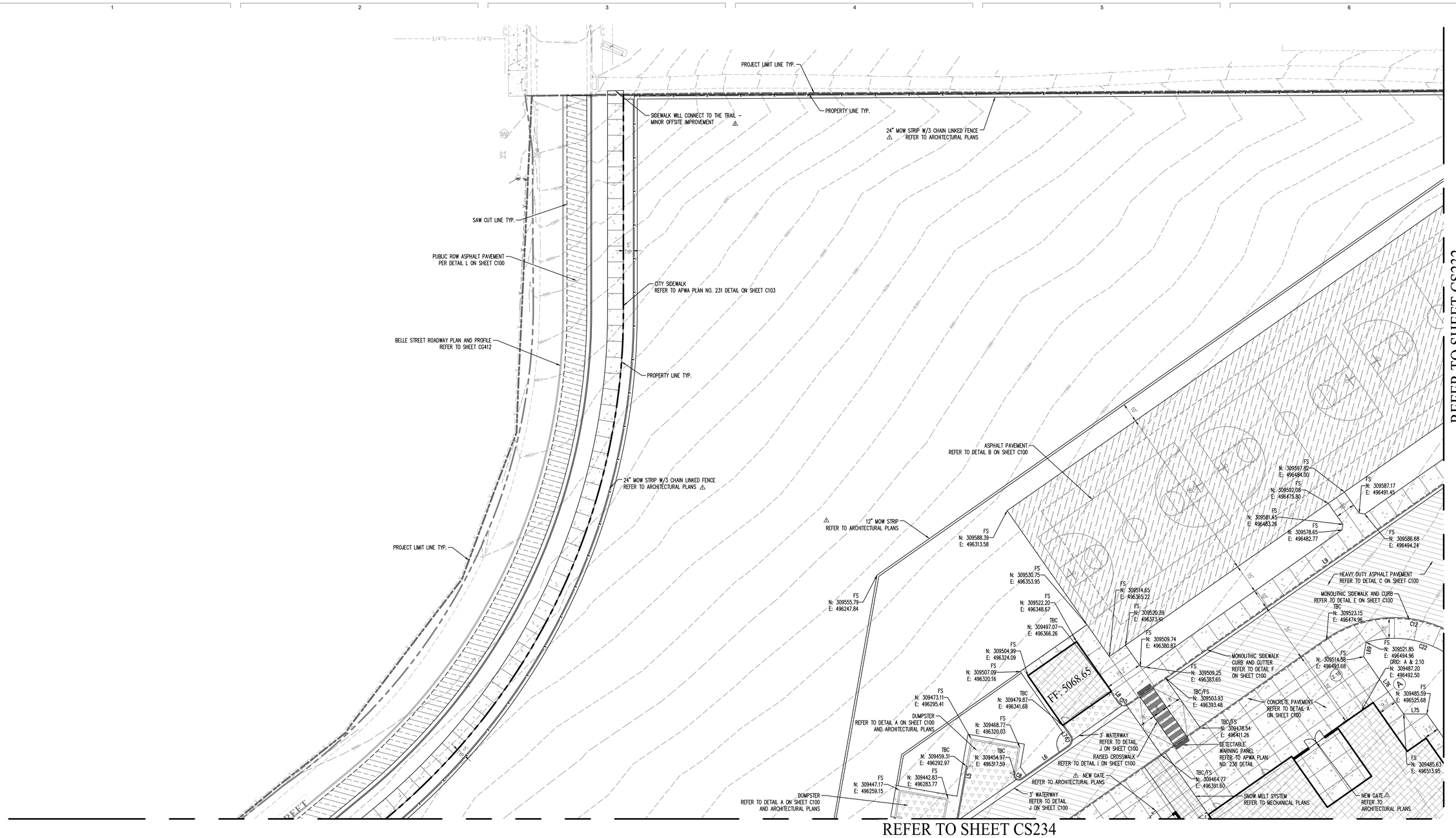
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL SITE LAYOUT PLAN

CS230



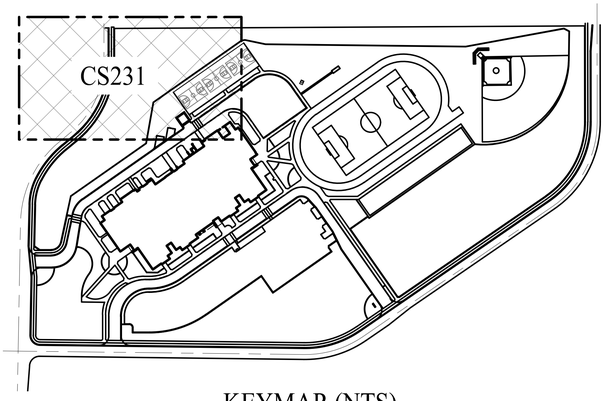
HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	06/06/2023	ASP
2	06/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

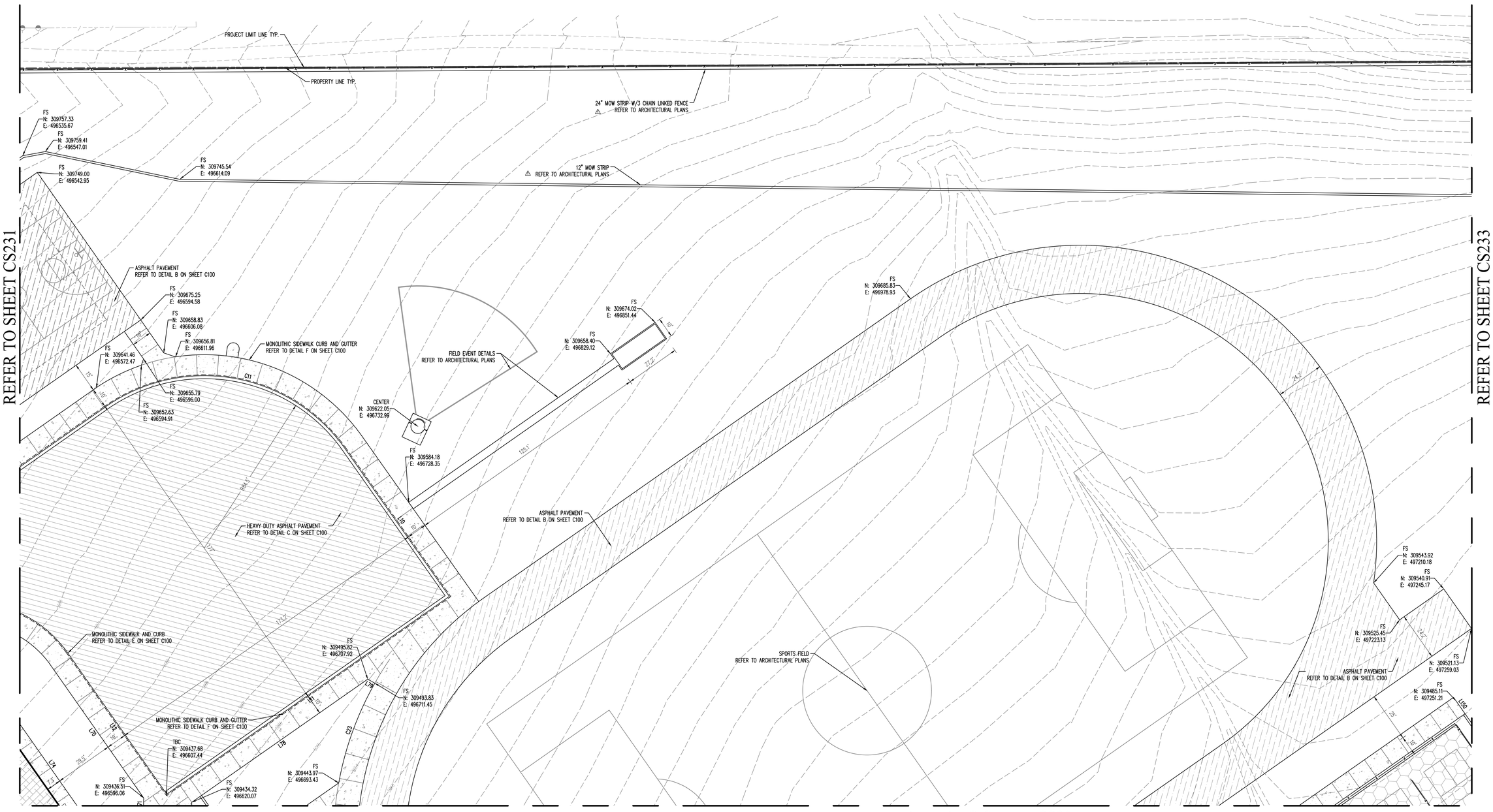
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS231



REFER TO SHEET CS235

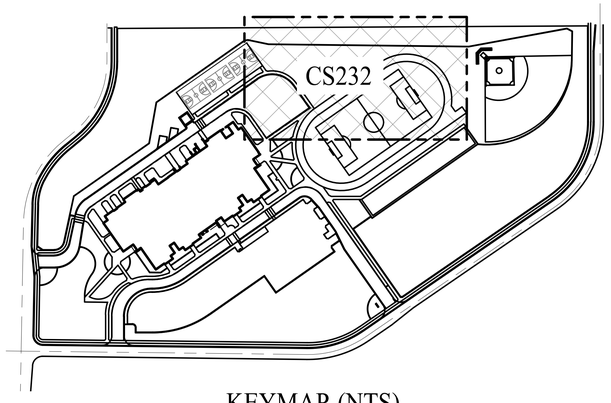
HATCH LEGEND

VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	6" CURB REFER TO DETAIL D ON SHEET C100	SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS	NEW BUILDING
ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100	POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.	BUILDING OVERHANG
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100	SIDEWALK PER DETAIL H ON SHEET C100	NEW SURFACE UTILITIES REFER TO CU300
	24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100	PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100	

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.





KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — DATE ISSUED: 10/3/23 — 8023335

REV	DATE	DESCRIPTION
1	06/06/2023	ASIP

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

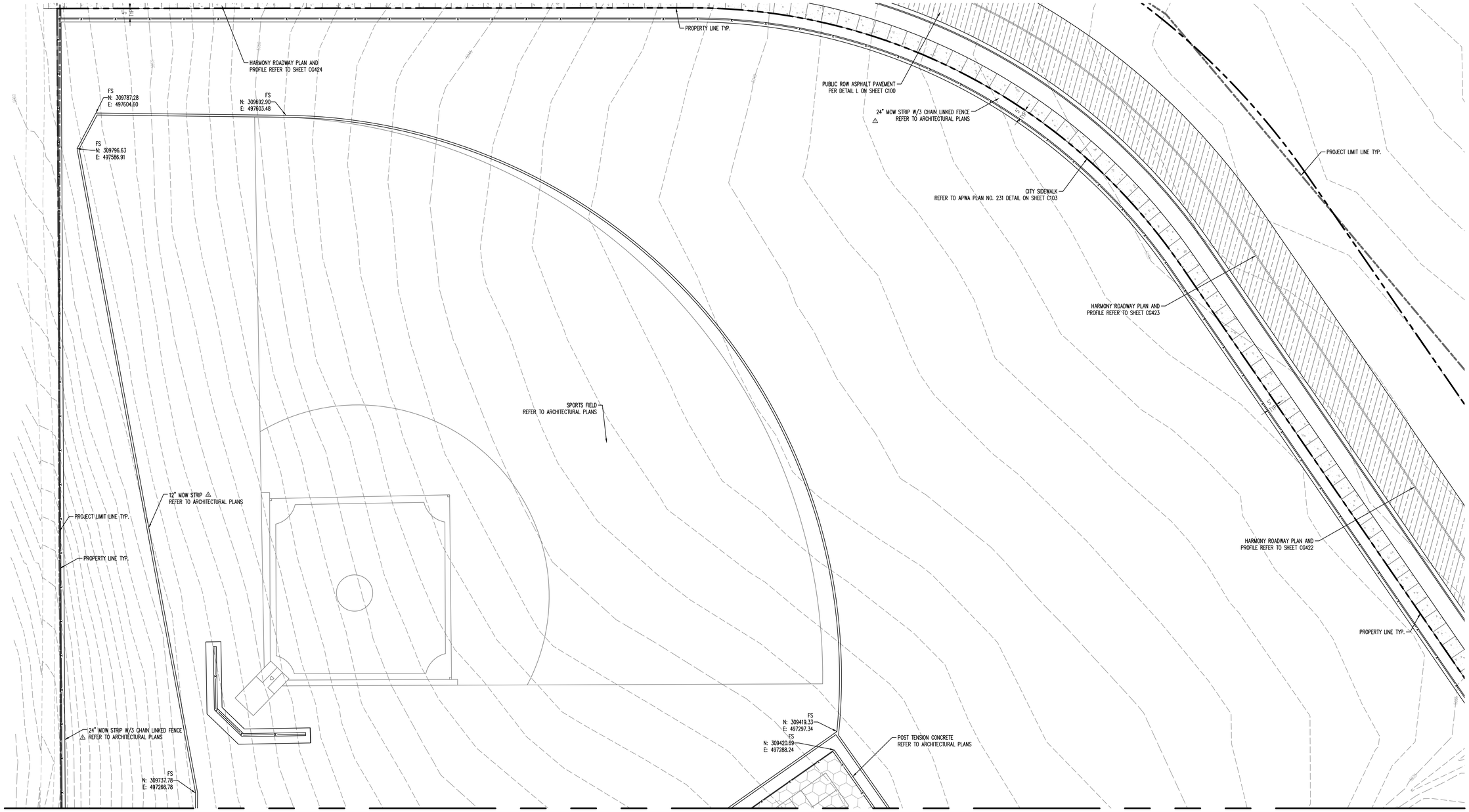
CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811

CS232



REFER TO SHEET CS232

REFER TO SHEET CS235

HATCH LEGEND

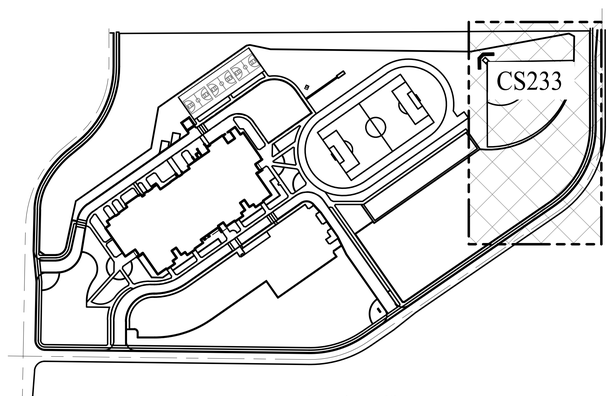
VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	6" CURB REFER TO DETAIL D ON SHEET C100	SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS	NEW BUILDING
ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100	POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.	BUILDING OVERHANG
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100	SIDEWALK PER DETAIL H ON SHEET C100	NEW SURFACE UTILITIES REFER TO CU300
	24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100	PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100	

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	06/08/2023	ASI#1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

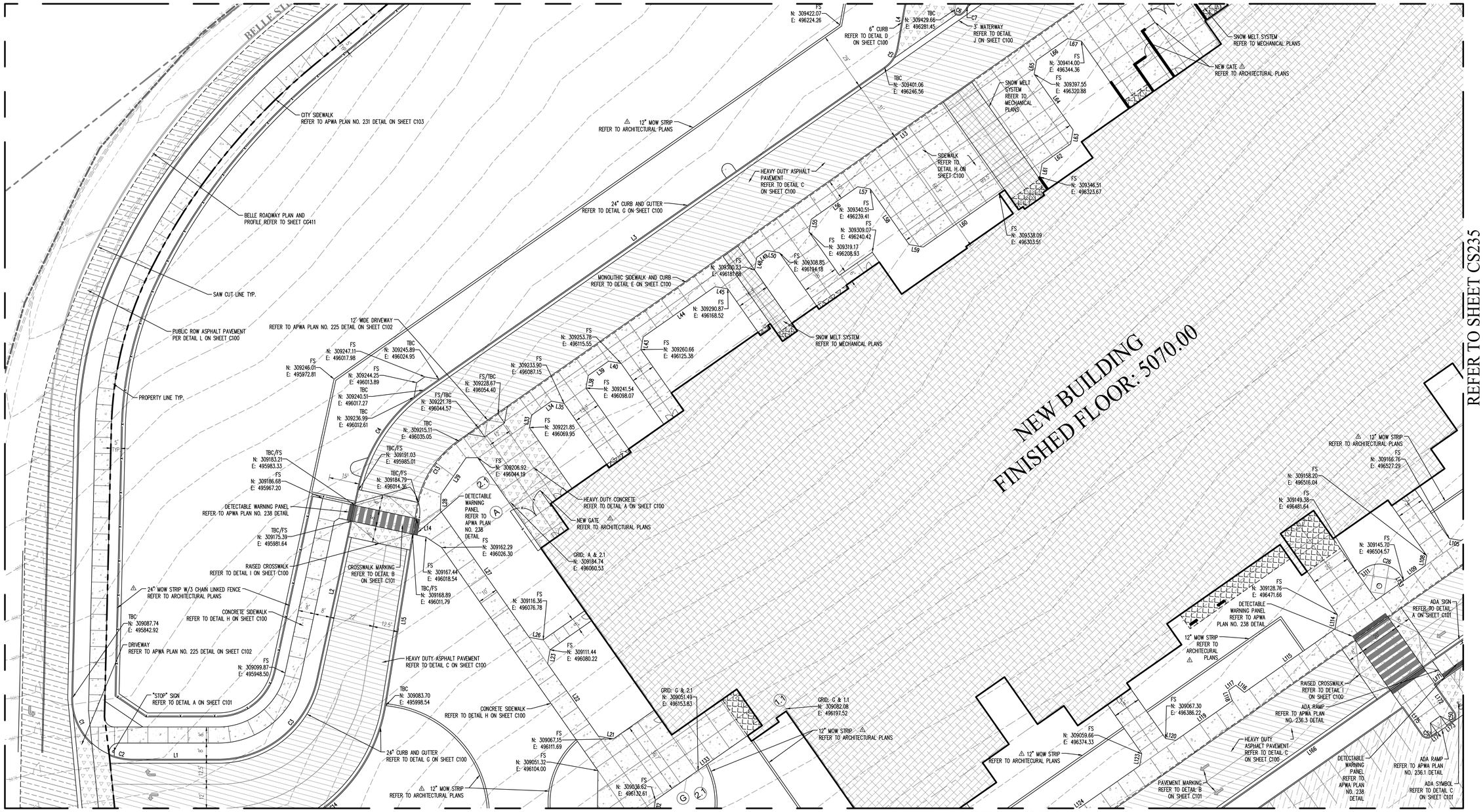
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS233

REFER TO SHEET CS231



REFER TO SHEET CS235

REFER TO SHEET CS236

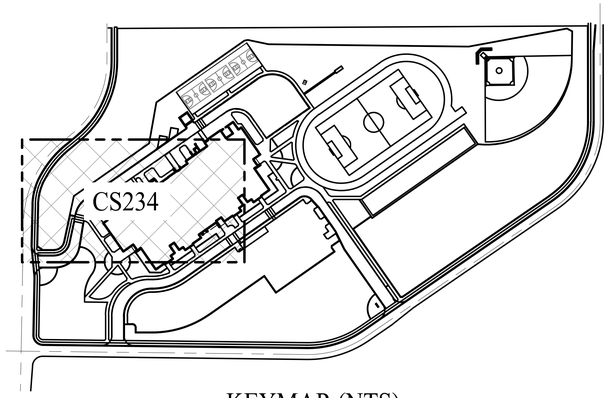
HATCH LEGEND

- VEHICULAR CONCRETE — PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT — SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAIL C ON SHEET C100
- 6" CURB — REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB — REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER — REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER — REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM — REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE — REFER TO ARCHITECTURAL PLANS.
- SIDEWALK — PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT — PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES — REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.





KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	06/06/2023	ASP

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS234

REFER TO SHEET CS232

REFER TO SHEET CS234

REFER TO SHEET CS233

REFER TO SHEET CS237

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309423.77 E: 496691.07

FS N: 309419.12 E: 496572.22

N: 309386.25 E: 496619.62

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309376.94 E: 496623.36

FS N: 309370.07 E: 496697.38

FS N: 309363.66 E: 496595.66

GRID: G & 2.10 N: 309353.96 E: 496585.80

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309363.10 E: 496618.67

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

GRID: G & 1.13 N: 309340.57 E: 496566.69

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309302.48 E: 496728.48

GRID: K & 1.13 N: 309277.22 E: 496611.04

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

"ENTER ONLY" SIGN REFER TO DETAIL A ON SHEET C101

FS N: 309252.92 E: 496810.77

FS N: 309248.82 E: 496818.64

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 309240.78 E: 496751.11

TBC N: 309242.79 E: 496714.71

TBC N: 309239.17 E: 496726.97

FS N: 309238.82 E: 496823.64

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 309248.82 E: 496914.30

POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS

FS N: 309223.31 E: 496609.05

FS N: 309228.99 E: 496815.32

FS N: 309230.22 E: 496808.36

FS N: 309234.73 E: 496823.51

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

CROSSWALK MARKING REFER TO DETAIL B ON SHEET C101

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309211.22 E: 496777.71

FS N: 309238.82 E: 496917.45

FS N: 309215.67 E: 496597.14

TBC N: 309203.13 E: 496762.68

12" MOW STRIP REFER TO ARCHITECTURAL PLANS

FS N: 309186.42 E: 496954.20

FS N: 309177.47 E: 496951.92

ADA SIGN REFER TO DETAIL A ON SHEET C101

RAISED CROSSWALK REFER TO DETAIL I ON SHEET C100

ANGLED STRIPING TYP.

TBC N: 309176.10 E: 496781.80

TBC N: 309157.15 E: 496815.57

3' WATERWAY REFER TO DETAIL J ON SHEET C100

24" MOW STRIP REFER TO ARCHITECTURAL PLANS

TBC N: 309156.57 E: 496609.01

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

TBC N: 309134.76 E: 496809.74

TBC N: 309133.40 E: 496832.20

TBC N: 309124.44 E: 496795.00

6" CURB REFER TO DETAIL D ON SHEET C100

ANGLED STRIPING TYP.

3' WATERWAY REFER TO DETAIL J ON SHEET C100

TBC N: 309111.33 E: 496804.18

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

TBC N: 309100.88 E: 496841.56

ADA SYMBOL REFER TO DETAIL C ON SHEET C101

TBC N: 309086.75 E: 496821.38

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET C0422

PROPERTY LINE TYP.

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

24" MOW STRIP W/3 CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

ANGLED STRIPING TYP.

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 309075.97 E: 496860.21

TBC N: 309068.65 E: 496830.40

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

24" MOW STRIP W/3 CHAIN LINKED FENCE REFER TO ARCHITECTURAL PLANS

HATCH LEGEND

VEHICULAR CONCRETE PER DETAIL A ON SHEET C100	6" CURB REFER TO DETAIL D ON SHEET C100	SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS	NEW BUILDING
ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100	MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100	POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.	BUILDING OVERHANG
HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100	MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100	SIDEWALK PER DETAIL H ON SHEET C100	NEW SURFACE UTILITIES REFER TO CU300
	24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100	PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100	

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

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MERIDIAN ENGINEERING

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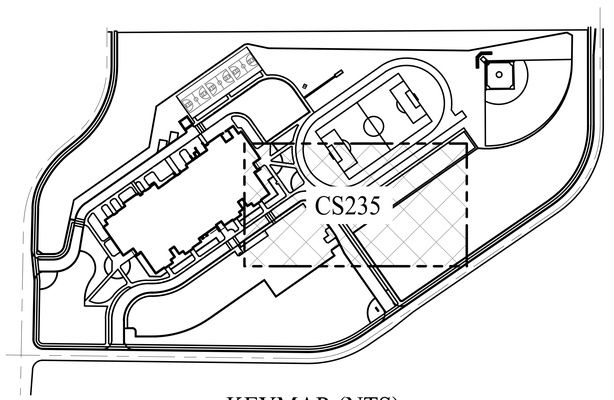
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	06/06/2023	ASP

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS235

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org

REFER TO SHEET CS234

REFER TO SHEET CS237

DRIVEWAY REFER TO APWA PLAN NO.: 225 DETAIL ON SHEET C102

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

12" MOW STRIP ⚠ REFER TO ARCHITECTURAL PLANS

L16 PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

TBC N: 309016.03 E: 495919.07

TBC N: 308986.58 E: 495852.43

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CC410

SAW CUT LINE TYP.

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

ADA RAMP REFER TO APWA PLAN NO. 235.1 DETAIL

DETECTABLE WARNING PANEL REFER TO APWA PLAN NO. 238 DETAIL

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC420

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

"STOP" AND "DO NOT ENTER" SIGNS REFER TO DETAIL A ON SHEET C101

FS N: 309018.17 E: 496103.61

FS N: 309029.66 E: 496131.38

FS N: 309024.47 E: 496122.80

12" MOW STRIP REFER TO ARCHITECTURAL PLANS ⚠

CONCRETE SIDEWALK REFER TO DETAIL H ON SHEET C100

FS N: 308938.03 E: 496107.77

FS N: 308904.53 E: 496014.25

FS N: 308903.64 E: 496089.57

6" CURB REFER TO DETAIL D ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

TBC N: 308857.59 E: 496143.81

HEAVY DUTY ASPHALT PAVEMENT REFER TO DETAIL C ON SHEET C100

TBC N: 308831.35 E: 496153.81

12" MOW STRIP REFER TO ⚠ ARCHITECTURAL PLANS

TBC N: 308804.10 E: 496180.07

"DO NOT ENTER" SIGN REFER TO DETAIL A ON SHEET C101

TBC N: 308762.74 E: 496072.46

DRIVEWAY REFER TO APWA PLAN NO. 225 DETAIL ON SHEET C102

12" MOW STRIP REFER TO ARCHITECTURAL PLANS ⚠

GRID: K & 1.1 N: 309018.73 E: 496241.88

FS N: 309005.05 E: 496291.23

FS N: 309010.76 E: 496304.43

FS N: 309009.75 E: 496310.16

FS N: 308999.27 E: 496290.21

MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100

PAVEMENT MARKING REFER TO DETAIL B ON SHEET C101

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 308947.09 E: 496233.31

TBC N: 308937.09 E: 496235.50

6" CURB REFER TO DETAIL D ON SHEET C100

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

FS N: 308887.48 E: 496233.91

ANGLED STRIPING

FS N: 308850.76 E: 496206.67

TBC N: 308862.60 E: 496421.06

ASPHALT PAVEMENT REFER TO DETAIL B ON SHEET C100

24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100

TBC N: 308804.10 E: 496236.66

CITY SIDEWALK REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100

HARMONY WAY

PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
- BUILDING OVERHANG
- NEW SURFACE UTILITIES REFER TO CU300

ENLARGED SITE LAYOUT NOTES:

1. CURVE AND LINE DATA IS BASED ON THE TOP BACK OF CURB AND FRONT OF SIDEWALK. CURVE AND LINE DATA TABLES SHOWN ON SHEET CS230.

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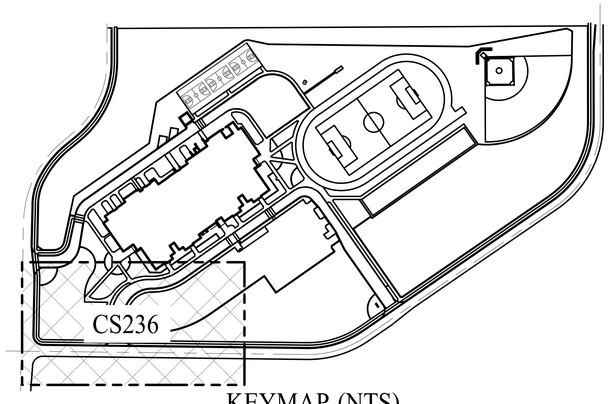
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠	06/06/2023	ASP
⚠	10/03/2023	PR 0023

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED SITE LAYOUT PLAN

CS236

Blue Stakes of UTAH 811 — Blue Stakes of Utah.com

REFER TO SHEET CS235

REFER TO SHEET CS236

FS
N: 309022.21
E: 496613.27

FS
N: 308989.44
E: 496636.21

ASPHALT PAVEMENT
REFER TO DETAIL B
ON SHEET C100

24" CURB AND GUTTER
REFER TO DETAIL G ON SHEET C100

HEAVY DUTY
ASPHALT PAVEMENT
REFER TO DETAIL C
ON SHEET C100

6" CURB
REFER TO DETAIL D ON SHEET C100

CONCRETE SIDEWALK
REFER TO DETAIL H ON SHEET C100

PROPERTY LINE TYP.

24" MOW STRIP W/3 CHAIN LINKED FENCE
REFER TO ARCHITECTURAL PLANS

TBC
N: 308916.73
E: 497021.76

FS
N: 308920.86
E: 497043.28

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC422

HARMONY WAY

PAVEMENT MARKING
REFER TO DETAIL B ON SHEET C101

TBC
N: 308893.95
E: 496987.66

12" MOW STRIP
REFER TO ARCHITECTURAL PLANS

MARQUEE BY OTHERS

"STOP" SIGN
REFER TO DETAIL A ON SHEET C101

TBC
N: 308909.23
E: 497063.32

DRIVEWAY
REFER TO APWA
PLAN NO. 225
DETAIL ON
SHEET C102

TBC
N: 308852.01
E: 496980.08

HARMONY ROADWAY PLAN AND
PROFILE REFER TO SHEET CC421

PUBLIC ROW ASPHALT PAVEMENT
PER DETAIL L ON SHEET C100

CITY SIDEWALK
REFER TO APWA PLAN NO. 231 DETAIL ON SHEET C103

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROPERTY LINE TYP.

PROJECT LIMIT LINE TYP.

HATCH LEGEND

- VEHICULAR CONCRETE PER DETAIL A ON SHEET C100
- ASPHALT PAVEMENT SEE DETAIL B ON SHEET C100
- HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL C ON SHEET C100
- 6" CURB REFER TO DETAIL D ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB REFER TO DETAIL E ON SHEET C100
- MONOLITHIC SIDEWALK AND CURB AND GUTTER REFER TO DETAIL F ON SHEET C100
- 24" CURB AND GUTTER REFER TO DETAIL G ON SHEET C100
- SNOW MELTING SYSTEM REFER TO MECHANICAL PLANS
- POST TENSION CONCRETE REFER TO ARCHITECTURAL PLANS.
- SIDEWALK PER DETAIL H ON SHEET C100
- PUBLIC ROW ASPHALT PAVEMENT PER DETAIL L ON SHEET C100
- NEW BUILDING
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MERIDIAN ENGINEERING

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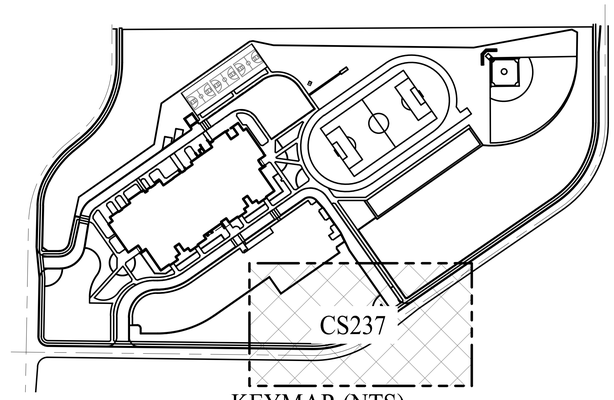
SCALE 1"=20'



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524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
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MICHOLE LEE LUTH
No. 8023335

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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

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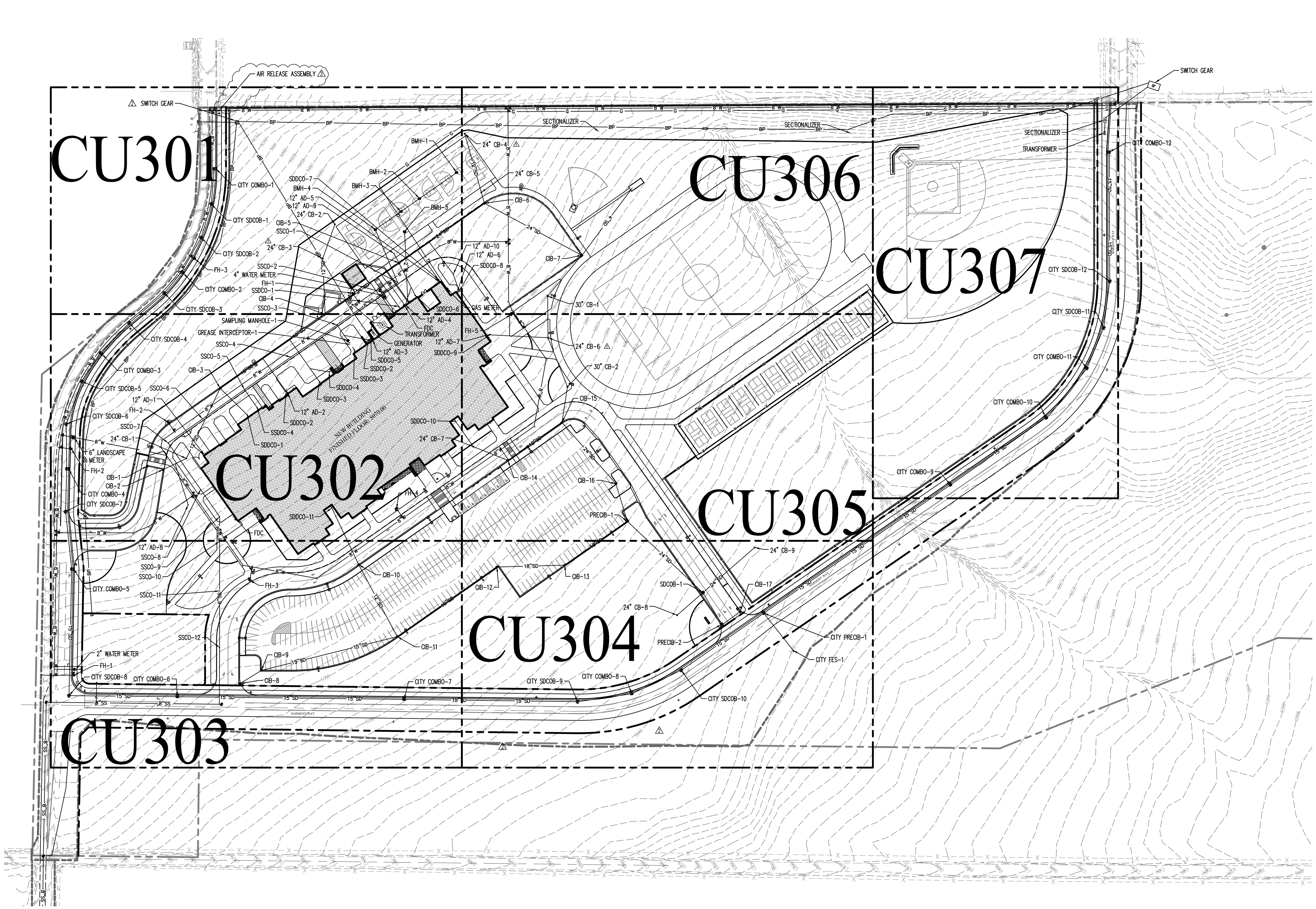
CONFORMANCE SET

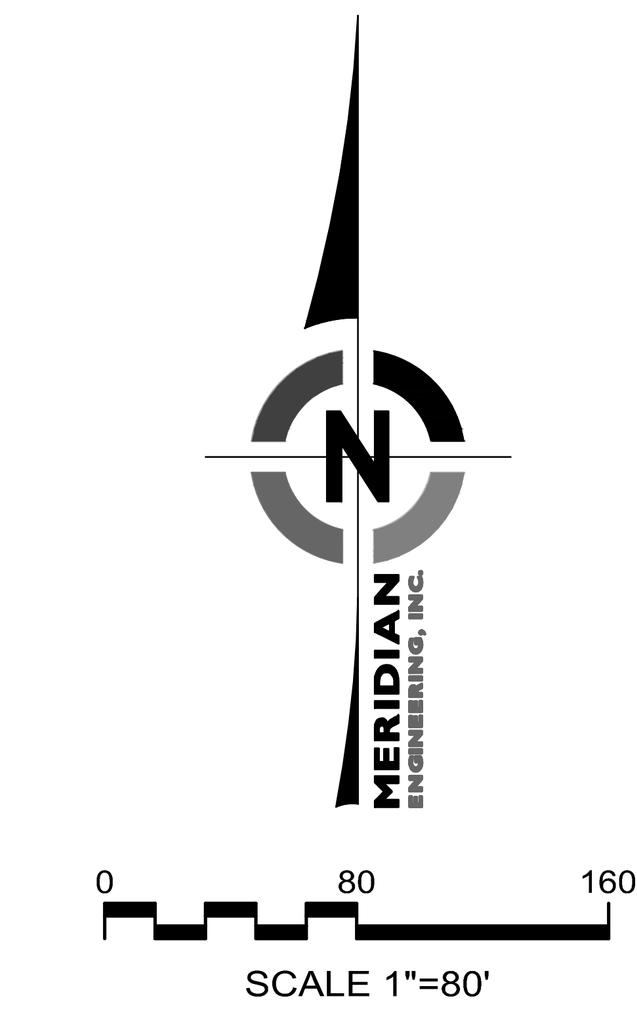
ENLARGED SITE
LAYOUT PLAN

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811

CS237





STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
△ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
△ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
△3 AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

GENERAL UTILITY NOTES:

1. PLUMBING CONTRACTOR WILL TERMINATE THEIR ROOF DRAIN LINES WITH A CLEAN OUT APPROXIMATELY 5' FROM THE BUILDING. COORDINATE WITH PLUMBING CONTRACTOR ON SCHEDULE AND PLACEMENT OF ROOF DRAIN LINES NEAR THE BUILDING.
2. ALIGN ALL INTERIOR AND EXTERIOR UTILITIES. SITE UTILITY CONTRACTOR TO COORDINATE PLACEMENT HORIZONTALLY AND VERTICALLY WITH BUILDING PLUMBING CONTRACTOR. SITE "INTERFACE LINE" BETWEEN THE BUILDING PLUMBING CONTRACTOR AND THE SITE UTILITY CONTRACTOR WILL BE AT 5' FROM THE BUILDING AND (EXCEPT FOR THE FIRE SPRINKLER LINE) A CLEAN OUT WILL BE INSTALLED BY THE PLUMBING CONTRACTOR APPROXIMATELY 5' FROM THE BUILDING FOR STORM DRAIN AND SEWER LINES. CONNECTION TO BUILDING PIPING AND ALL PIPING BEYOND THIS INTERFACE SHALL BE THE SITE UTILITY CONTRACTOR'S RESPONSIBILITY. PROVIDE REDUCERS, ADAPTERS, OR OTHER FITTINGS AS REQUIRED AT THE INTERFACE TO CONNECT TO BUILDING PIPE. COLLECT ROOF DRAIN LINES AS SHOWN AND ROUTE TO NEW CATCH BASINS OR CLEAN OUTS ON SITE. PREFERRED SLOPES, APPROXIMATE DISTANCES, AND INVERTS OF GRAVITY PIPING ARE SHOWN ON THE PLAN MAY REQUIRE ADJUSTMENT TO CONNECT TO BUILDING ROOF OR SEWER DRAIN LINES. MAINTAIN 2% SLOPE FOR 4" DIAMETER OR SMALLER PIPES, 1% FOR 6" AND 0.5% FOR 8" DIAMETER PIPES.
3. ALL PROPOSED SITE ELECTRICAL EQUIPMENT STRUCTURES AND LINES SHOWN ON CIVIL PLANS ARE SCHEMATICALLY SHOWN ONLY AS A COORDINATION BETWEEN ELECTRICAL AND CIVIL. PLEASE REFER DIRECTLY TO ELECTRICAL PLANS FOR THE LAYOUT AND DETAILS OF ALL SITE ELECTRICAL EQUIPMENT AND LINES.
4. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY WHEN COMPLETING THE SEWER CONNECTION.
5. SITE CONTRACTOR SHALL COORDINATE WITH EAGLE MOUNTAIN CITY INSPECTOR WHEN COMPLETING WATER CONNECTIONS IN CITY STREETS OR ON SITE WHERE REQUIRED.
6. ALL CONSTRUCTION IN THE CULINARY WATERLINE AND SANITARY SEWER LINE PIPE ZONE SHALL COMPLY WITH ALL EAGLE MOUNTAIN CITY SPECIFICATIONS AND REQUIREMENTS. SEE GENERAL NOTES ON SHEET C100. WHERE THRUST BLOCKING CANNOT BE COMPLETED DUE TO OTHER ADJACENT UTILITIES OR OTHER SITE CONSTRAINTS, RESTRAINED JOINTS WILL BE REQUIRED PER EAGLE MOUNTAIN CITY STANDARD SPEC'S. THRUST BLOCK ALL WATERLINE FITTINGS PER EAGLE MOUNTAIN CITY STANDARDS TYP.
7. COORDINATES FOR FIRE HYDRANTS, CURB INLETS, CATCH BASINS, OR CLEAN OUTS ARE AT THE CENTER OF THE UTILITY STRUCTURE. ALL STORM DRAIN BOXES ARE 3'X3', UNLESS OTHERWISE NOTED OR THOSE INLETS PLACES IN CURB AND GUTTER.
8. ALL VALVES, AREA CATCH BASINS (NOT IN C&G), CLEAN OUTS, OR MANHOLES SHALL HAVE CONCRETE GRADE ADJUSTMENT COLLARS PLACED PER DETAIL K ON SHEET C100.
9. STORM DRAIN CLEAN OUTS TO BE SIMILAR TO DETAIL SHOWN ON PLUMBING PLANS AND SHALL BE EXTENDED TO GRADE. ALL EXTERIOR ROOF DRAIN PIPING TO BE CAST IRON SOIL PIPE AND FITTINGS IN ACCORDANCE WITH ASTM A 74.
10. ROOF DRAIN CONNECTIONS AT CATCH BASINS OR CLEAN OUT BOXES TO BE CORE DRILLED AND EPOXY GROUTED INTO PRECAST BOXES DUE TO FIELD ADJUSTMENTS WHICH MAY BE NECESSARY TO CONNECT TO BUILDING PIPING. 3" &4" INTERIOR ROOF DRAIN PIPE TO BECOME 4" OR 6" STORM DRAIN PIPE. 5" &6" INTERIOR ROOF DRAIN PIPE TO BECOME 8" STORM DRAIN PIPE.
11. THE FIRE SPRINKLER LINE SHALL BE ROUTED INTO THE FIRE SPRINKLER ROOM INSIDE THE BUILDING AND TERMINATE 12" ABOVE FINISH FLOOR WITH A 6" FLANGE. CAP WITH BLIND FLANGE FOR LINE TESTING. REFER TO PLUMBING PLANS FOR RISER LOCATION IN THE BUILDING. THE FIRE SERVICE LINE SHALL BE CEMENT LINED DUCTILE IRON PIPE (PER AWWA C151 350 PSI AND AWWA C104) WRAPPED IN POLYETHYLENE (PER AWWA C105) FROM THE BUILDING CONNECTION TO THE TEE AT THE FIRE LOOP CONNECTION PER CITY WATER STANDARD SPECIFICATIONS AND DETAILS.
12. ALL CONSTRUCTION, PIPING MATERIALS AND INSTALLATION TO BE:
   WATER LINES:
   - 6" FIRE SPRINKLER LINE PER CITY STANDARD.
   - 4" – 8" PVC AWWA C-900 WITH CEMENT MORTAR-LINED DUCTILE IRON PIPE FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE SLEEVES PER AWWA C-105 AND PER EAGLE MOUNTAIN CITY STANDARDS AND APWA STANDARDS.
   SEWER LINES, MANHOLES, AND CLEANOUTS:
   - PVC PIPE 6" TO 12" (SDR 35), USE 6" DI AT FITTING ON SERVICE LINES TO BUILDINGS REFER TO CLEAN OUT DETAILS.
   - MANHOLES AND CLEANOUTS TO EAGLE MOUNTAIN CITY STANDARDS. PVC PIPING, PRECAST MANHOLES.
   STORM DRAIN:
   - 6" TO 18" HDPE PIPE WITH WATER TIGHT JOINTS. WYE FITTING TO BE WATER TIGHT JOINT STANDARDS.
   ROOF DRAIN PIPING:
   - ROOF DRAIN PIPING 4" TO 10" PIPING PVC (SDR 35).
   RETENTION BASIN:
   - SEE DETAIL K ON C101
   GAS LINE:
   - DOMINION ENERGY. COORDINATE WITH DOMINION ENERGY
   CITY RIGHT-OF-WAY STORM WATER:
   - PIPING IN CITY ROW TO BE RCP.
13. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION. ANY NEW BACKFLOW DEVICES AND THE STOP AND WASTE VALVE ARE SHOWN ON THE LANDSCAPE DRAWINGS.
14. INSPECTION AND APPROVAL FOR THE SEWER/WATER LINE CROSSINGS ON SITE SHALL BE REVIEWED AND APPROVED BY EAGLE MOUNTAIN CITY PRIOR TO CONSTRUCTION OF THE CROSSING. EAGLE MOUNTAIN CITY SHALL ALSO INSPECT THE CROSSING PRIOR TO BACKFILL.
15. REFER TO SHEET C200 FOR PROJECT BASIS OF BEARING, BASIS OF COORDINATES AND BENCHMARK.
16. ALL UTILITIES OUTSIDE OF PUBLIC R.O.W. ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY OWNER UNLESS NOTED OTHERWISE.
17. POT HOLE AND FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
18. USE FLOWABLE FILL BETWEEN UTILITY CROSSINGS THAT ARE LESS THAN 12" SEPARATION. ALL GRAVITY LINES MUST BE INSTALLED BEFORE PRESSURIZED LINES.
19. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
20. ALL FIRE SPRINKLER LINES SHALL HAVE 60" OF COVER MINIMUM. ALL OTHER WATERLINES INCLUDING EXISTING LINES TO HAVE 48" MINIMUM COVER.
21. POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO ROUTING ANY NEW UTILITIES. ALL NEW SEWER, DRAINAGE, OR OTHER GRAVITY LINES SHALL BE COMPLETED PRIOR TO ROUTING ANY PRESSURE LINES. WHERE EXISTING UTILITIES CONFLICT WITH NEW GRAVITY LINES, RAISE OR LOWER EXISTING UTILITIES TO ACCOMMODATE NEW GRAVITY LINES. PROVIDE 12" MIN. CLEARANCE BETWEEN WATER AND OTHER UTILITIES. WATER LINES SHALL NOT BE PLACED UNDER SEWER LINES AND SHALL HAVE A MINIMUM OF 18" CLEARANCE OF SEWER.
22. THRUST BLOCK ALL FITTINGS OR PROVIDE RESTRAINED JOINTS PER CITY STANDARDS. THE NEW 4" AND 6" CONNECTIONS TO THE NEW BUILDING WILL REQUIRE RESTRAINED JOINTS FOR MANY FITTINGS DUE TO LIMITED SPACE BETWEEN PIPES.
23. COORDINATE WITH LANDSCAPE PLANS PRIOR TO COMPLETION OF PAVEMENT FOR INSTALLATION OF IRRIGATION SLEEVES ACROSS PAVING OR PARKING AREAS.
24. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE A 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. REFER TO DETAIL ON SHEET C100. CONCRETE COLLARS TO BE USED IN ONLY ASPHALT PAVEMENT AREAS OR PAVER AREAS.
25. USE HS-20 SOLID COVERS ON ALL MANHOLES, CIB, AND CB'S. AD AND ADS BOXES TO HAVE PEDESTRIAN TRAFFIC GRATED COVERS EXCEPT AS NOTED. ALL CIB BOXES TO HAVE HS-20 FRAME AND GRATES.
26. REPAIR PAVEMENT, AS WELL AS CURB AND GUTTER, AND SIDEWALKS WHERE UTILITIES CROSS INTO PUBLIC R.O.W. TO MAINTAIN TRAFFIC THROUGH THESE AREAS. ALL REPAIR IN PUBLIC R.O.W. TO MEET APWA AND CITY STANDARDS.
27. SET NEW UTILITY MANHOLE OR STRUCTURE OVER EXISTING PIPING WHERE NEW AND EXISTING PIPING CONNECT. RECONNECT ALL EXISTING PIPING TO NEW STRUCTURES. PROVIDE NEW SECTIONS OF PIPE IF NECESSARY TO RECONNECT ALL PIPING TO THE NEW UTILITY STRUCTURES.
28. GAS LINE CONSTRUCTION TO THE BUILDING METER WILL BE COMPLETED BY DOMINION ENERGY/ COORDINATE GAS INSTALLATION WITH DOMINION ENERGY.
29. 8"X6" WYE FITTINGS FOR ROOF DRAIN OR OTHER WYE CONNECTIONS TO THE 6" OR 8" PVC DRAIN LINES TO BE DI FITTINGS WRAPPED IN 10 MIL. POLYETHYLENE (PER AWWA C105). PLACE CONCRETE ON WYE FITTING SIMILAR TO THE CLEANOUT DETAIL (DETAIL D ON C-101).
30. ALL CB TO HAVE LOCKED DOWN GRATES IN DETENTION AREAS. ALL BUBBLE UP MANHOLES TO BE BOLTED DOWN IN DETENTION AREAS.
31. CONTRACTOR RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSPECTIONS WHILE WORKING IN THE PUBLIC RIGHT OF WAY.
32. PROJECT LOCATED IN AREA OF MINIMUM FLOOD HAZARD ZONE X 49049C0125F EFFECTIVE, 06/19/2022.
33. VALVES ATTACH DIRECTLY TO TEE FITTINGS. "FL" INDICATES FLANGE FITTING AND "MJ" INDICATED MECHANICAL JOINT FITTING. ALL VALVING WILL CONNECT TO MAIN LINE PIPE WITH FLANGE FITTING. MAIN LINE FITTINGS CONNECTING TO VALVES WILL ALSO BE FLANGE FITTINGS. WRAP AND GREASE ALL FITTINGS PER SPECIFICATIONS AND NOTES.
34. USE MECHANICAL JOINTS FOR EACH PIPE JOINT ON THE SEWER LINE FROM THE BUILDING CONNECTION TO 10' NORTH OF THE GEOTHERMAL LINES CROSSING. PIPE ZONE MATERIAL TO BE CONCRETE FILL FOR THE SEWER LINE (SEE SHEET C301), AND FLOWABLE FILL FOR THE WATER AND GEOTHERMAL LINE WITHIN 10' OF THE SEWER LINE CROSSING. POLYETHYLENE ENCASEMENT (8MIL.) FOR ALL MECHANICAL JOINTS.
35. ALL MANHOLES (BOTH SEWER AND STORM) TO BE 4' IN DIAMETER UNLESS SPECIFIED OTHERWISE.
36. ALL WYE FITTINGS FOR STORM DRAIN PIPING TO BE FACTORY FABRICATED. WHERE MAIN PIPE IS 8" OR LARGER, USE FLOWABLE FILL 3' UPSTREAM AND DOWNSTREAM FROM ALL FITTINGS. WYE FITTINGS CONNECTING TO PIPE LARGER THAN 8" SHALL BE NEAR THE TOP OF THE MAIN STORM DRAIN PIPE. FLOWABLE FILL MAY TERMINATE 6" ABOVE THE TOP OF THE SMALLER STORM DRAIN PIPE CONNECTION TO THE MAIN PIPE. PROVIDE A MINIMUM OF 18" TOPSOIL COVER OVER TOP OF FLOWABLE FILL IN LANDSCAPE AREAS.
37. THE CONTRACTOR SHALL MAINTAIN 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION BETWEEN SANITARY SEWER AND CULINARY WATER LINES. FOLLOW CITY STANDARDS FOR ALL WATER/SEWER CROSSINGS.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

PROFESSIONAL ENGINEER STATE OF UTAH LICENSED
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
△1	5/19/2023	ADD#2
△2	7/5/2023	PR-2
△3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

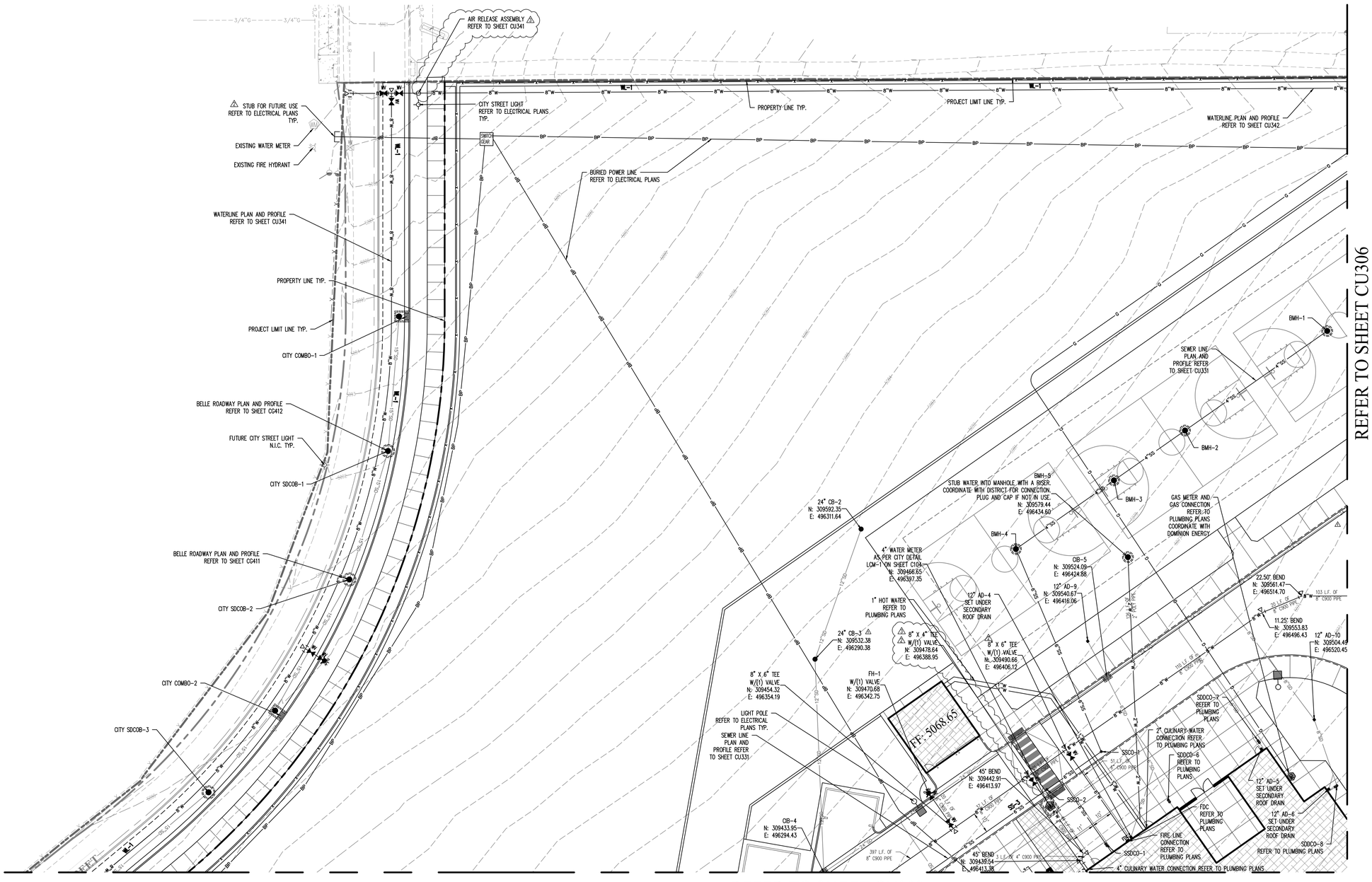
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

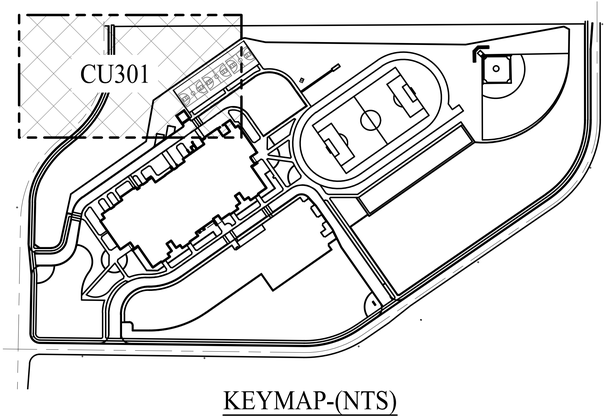
OVERALL UTILITY PLAN

CU300



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106





KEYMAP-(NTS)

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SALT LAKE CITY, UT 84102
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8023335
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU301

REFER TO SHEET CU301

REFER TO SHEET CU305

REFER TO SHEET CU303

NEW BUILDING
FINISHED FLOOR: 5070.00

PROJECT LIMIT LINE TYP.
BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG411
CITY SDCOB-4
CITY STREET LIGHT. REFER TO ELECTRICAL PLANS TYP.
CITY COMBO-3
CITY SDCOB-5
WATERLINE PLAN AND PROFILE REFER TO SHEET CU340
CITY SDCOB-6
PROPERTY LINE TYP.
2" METER REFER TO LANDSCAPE PLANS N: 309215.74 E: 495852.08
STUB IRRIGATION LINE REFER TO LANDSCAPE PLANS N: 309194.29 E: 495966.01
CITY COMBO-4
CITY SDCOB-7
8" TEE W/(3) GATE VALVES N: 309048.18 E: 495821.06
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
45° BEND N: 309198.95 E: 496004.77
45° BEND N: 309211.46 E: 496007.00
43 L.F. OF 8" C900 PIPE
139 L.F. OF 6" C900 PIPE
8" X 6" TEE W/(1) VALVE N: 309226.89 E: 496029.08
FH-2 W/(1) VALVE N: 496017.63
CIB-1 SET AT BOTTOM OF RAMP
CIB-2 SET AT BOTTOM OF RAMP
135 L.F. OF 8" C900 PIPE
11.25° BEND N: 309059.44 E: 495983.24
22.50° BEND N: 309048.18 E: 495956.05
CIB-3 N: 309303.15 E: 496109.34
CIB-4 N: 309433.95 E: 496294.43
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
SSCO-3
SSCO-4
SSCO-5
SSCO-6
SSCO-7
SSCO-8
SSCO-9
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330
SEWER LINE PLAN AND PROFILE REFER TO SHEET CU331
SAMPLING MH-1
GREASE INT-1
SSCO-2
SSCO-5 REFER TO PLUMBING PLANS
TRANSFORMER REFER TO ELECTRICAL PLANS TYP.
GENERATOR REFER TO ELECTRICAL PLANS TYP.
12" AD-3 SET UNDER SECONDARY ROOF DRAIN
SDDCO-4 REFER TO PLUMBING PLANS
SDDCO-3 REFER TO PLUMBING PLANS
SDDCO-2 REFER TO PLUMBING PLANS
12" AD-2 SET UNDER SECONDARY ROOF DRAIN
SDDCO-1 REFER TO PLUMBING PLANS
12" AD-1 SET UNDER SECONDARY ROOF DRAIN
24" CB-1 N: 309179.35 E: 496049.65
12" AD-8 N: 309097.40 E: 496052.90
8" TEE W/(3) VALVES N: 309115.18 E: 496063.18
8" X 6" TEE W/(2) VALVES N: 309039.64 E: 496115.85
FDC REFER TO PLUMBING PLANS
FIRE LINE CONNECTION REFER TO PLUMBING PLANS
90° BEND N: 309062.87 E: 496148.88
10 L.F. OF 6" DUCTILE IRON PIPE
59 L.F. OF 6" C900 PIPE
SDDCO-10 REFER TO PLUMBING PLANS
SDDCO-11 REFER TO PLUMBING PLANS
LIGHT POLE REFER TO ELECTRICAL PLANS TYP.
FH-4 W/(1) VALVE N: 309090.72 E: 496420.57
20 L.F. OF 6" C900 PIPE
8" X 6" TEE W/(1) VALVE N: 309074.33 E: 496432.04

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MERIDIAN ENGINEERING, INC.

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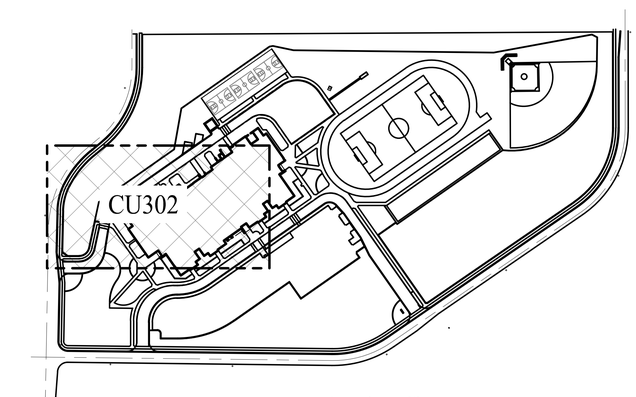
SCALE 1"=20'



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No. 8023335
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU302

Blue Stakes of Utah 811

REFER TO SHEET CU302

REFER TO SHEET CU304

CITY COMBO-5

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

BELLE ROADWAY PLAN AND PROFILE REFER TO SHEET CG410

STUB FOR FUTURE USE REFER TO ELECTRICAL PLANS

WATERLINE PLAN AND PROFILE REFER TO SHEET CU340

PROPERTY LINE TYP.

2" WATER METER AS PER APWA PLAN NO. 522 ON SHEET C104

6" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

2" WATER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

4" SEWER LINE STUB AND CAP FOR FUTURE DEVELOPMENT

OFFSITE SEWER LINE PLAN AND PROFILE REFER TO SHEET CU329

HARMONY WAY ROADWAY PLAN AND PROFILE REFER TO SHEET CG420

CITY COMBO-6

PROPERTY LINE TYP.

CITY SDCOB-8

SSCO-10

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

8" X 6" TEE W/(1) GATE VALVE N: 308988.20 E: 496165.74

45° BEND N: 308991.06 E: 496149.72

16 L.F. OF 6" C900 PIPE

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SEWER LINE PLAN AND PROFILE REFER TO SHEET CU330

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SSCO-11

FH-3 W/(1) VALVE N: 308964.54 E: 496161.51

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

45° BEND N: 308967.85 E: 496279.83

CIB-10 N: 308991.91 E: 496353.80

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

SSCO-12

CIB-9 SET IN CORNER

CIB-8 N: 308782.04 E: 496144.13

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

CIB-11 N: 308864.97 E: 496421.83

LIGHT POLE REFER TO ELECTRICAL PLANS TYP.

PROPERTY LINE TYP.

CITY COMBO-7

CITY STREET LIGHT REFER TO ELECTRICAL PLANS TYP.

HARMONY WAY

FUTURE CITY STREET LIGHT N.I.C. TYP.

FUTURE CITY STREET LIGHT N.I.C. TYP.

PROJECT LIMIT LINE TYP.

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SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
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CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
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4" WATER METER	CITY DETAIL LCM-1 SHEET C104
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AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

MERIDIAN ENGINEERING, INC.

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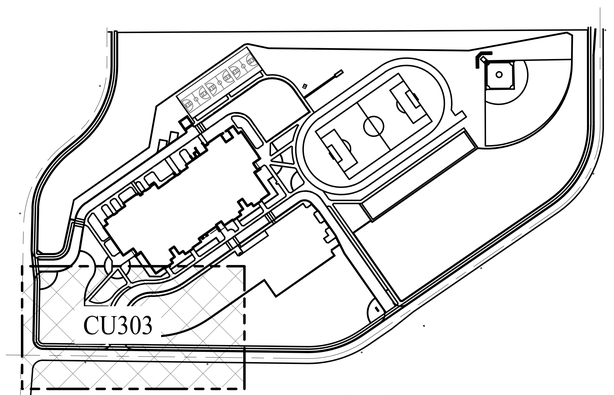
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE

524 SOUTH 600 EAST SALT LAKE CITY, UT 84102

801.575.8800 VCBO.COM

STATE OF UTAH — MICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	7/5/2023	PR-2
3	8/23/2023	ASI 003
4	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU303

REFER TO SHEET CU305

REFER TO SHEET CU303

CIB-13
N: 308991.13
E: 496717.07

CIB-12
SET IN CORNER

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

LIGHT POLE
REFER TO ELECTRICAL PLANS
TYP.

24" CB-9
N: 309022.32
E: 497052.15
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

PROPERTY LINE TYP.

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY WAY

SDCOB-1
N: 308942.54
E: 496960.68

CIB-17
N: 308909.43
E: 497026.57

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

24" CB-8
N: 308902.94
E: 496915.27
BOTTOMLESS BUBBLE UP BOX WITH LOCKED LID

CITY PRECOB-1

PRECIB-2
N: 308896.26
E: 496993.08

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

CITY FES-1

CITY SDCOB-10

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC421

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

CITY SDCOB-9

CITY COMBO-8

FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

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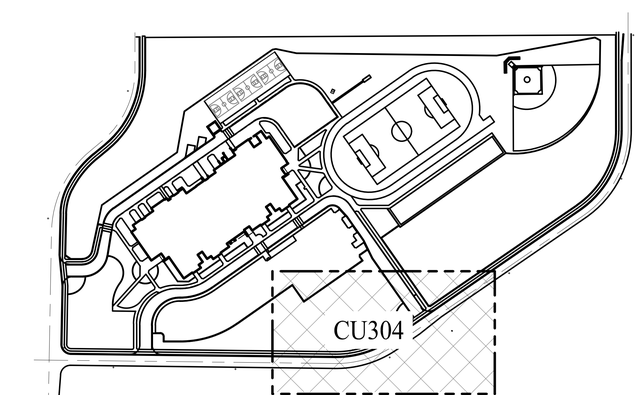

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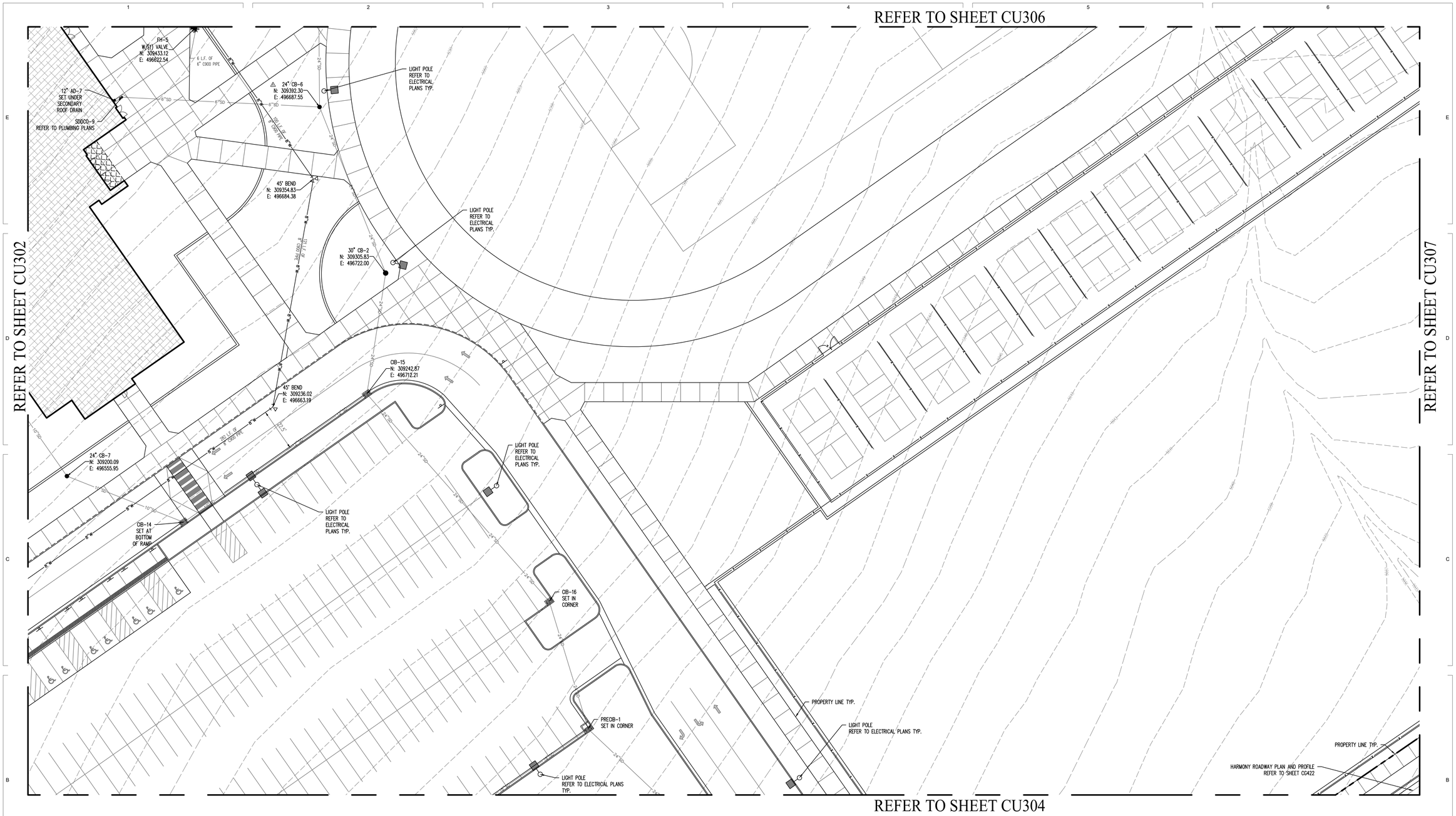
CONFORMANCE SET

ENLARGED UTILITY PLAN

CU304



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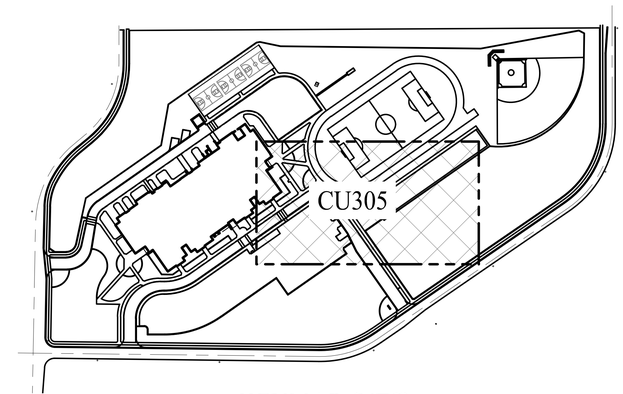
0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
△1	05/16/2023	ADD#2
△2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

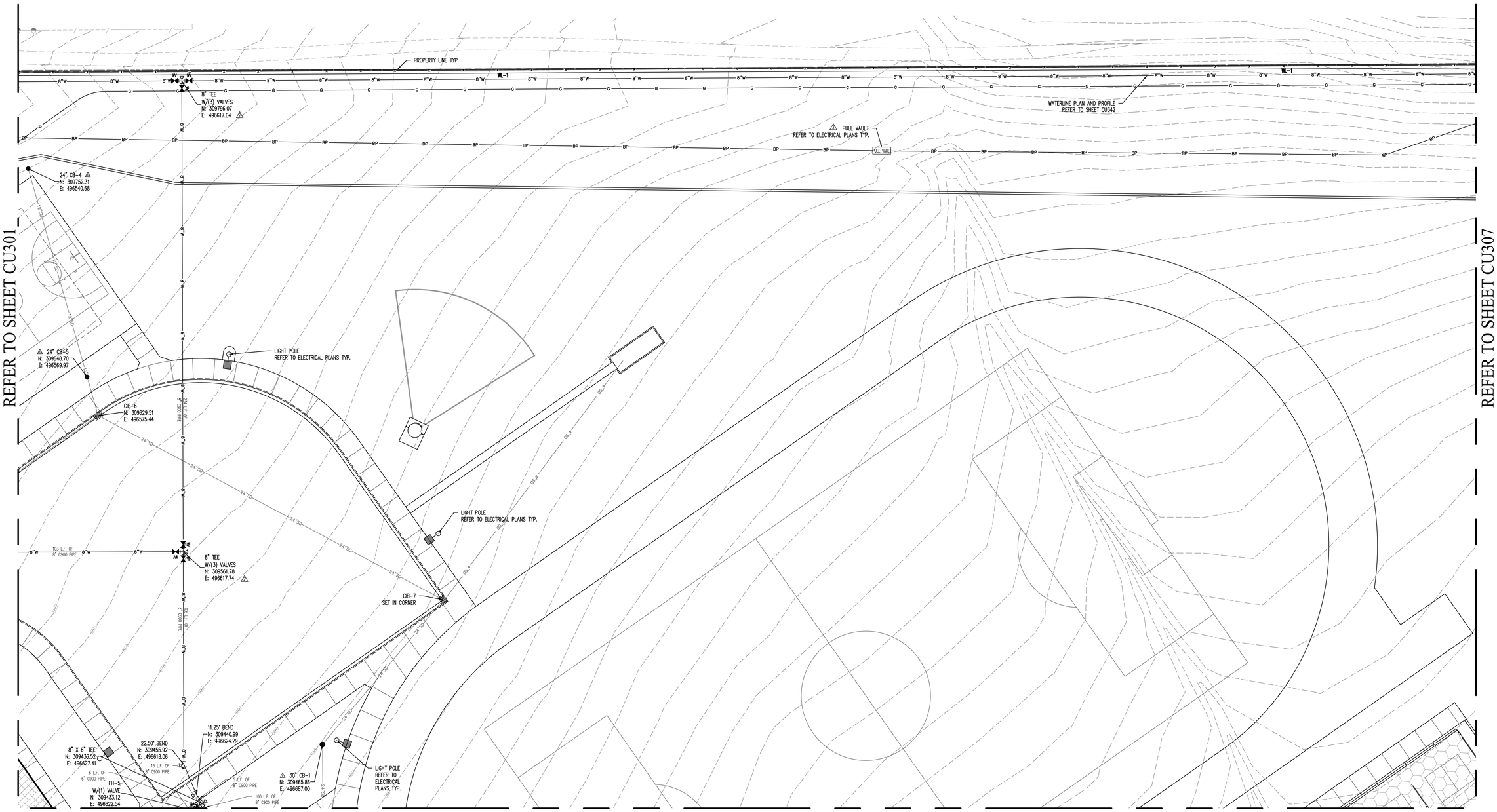
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

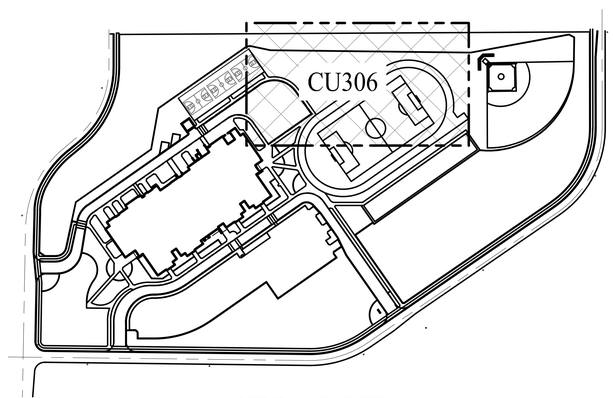
ENLARGED UTILITY PLAN

CU305



STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
⚠1	5/19/2023	ADD#2
⚠2	7/5/2023	PR-2
⚠3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

CU306

CONNECT TO EXISTING GAS LINE
COORDINATE WITH DOMINION ENERGY

FUTURE CITY STREET LIGHT
N.I.C. TYP.

CITY COMBO-12

HARMONY WAY

CITY SDCOB-12

CITY SDCOB-11

FUTURE CITY STREET LIGHT
N.I.C. TYP.

PROJECT LIMIT LINE TYP.

CITY COMBO-11

SECT

TRANS

TRANSFORMER
REFER TO ELECTRICAL PLANS
TYP.

SECTIONALIZER
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC424

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

PROPERTY LINE TYP.

EXISTING FIRE HYDRANT

WATERLINE PLAN AND PROFILE
REFER TO SHEET CU343

CITY COMBO-10

CITY STREET LIGHT
REFER TO ELECTRICAL PLANS
TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC423

CITY COMBO-9

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CC422

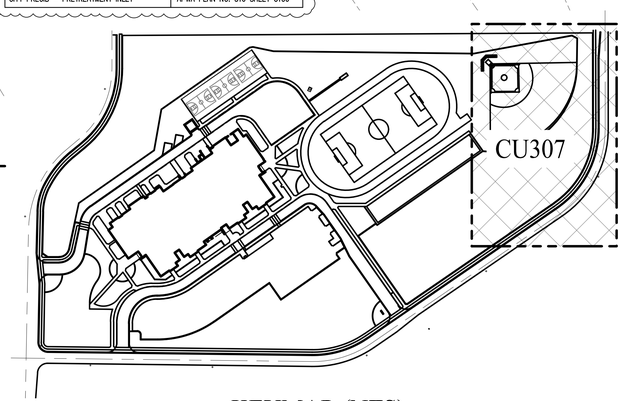
PROJECT LIMIT LINE TYP.

PROPERTY LINE TYP.

REFER TO SHEET CU306

REFER TO SHEET CU305

STRUCTURE LABEL	DETAIL #
SDCO & SSCO – STORM AND SEWER CLEANOUT	DETAIL D SHEET C101
AD – 12"ø AREA DRAIN	DETAIL E SHEET C101
⚠ CB – 24"ø CATCH BASIN	DETAIL F SHEET C101
SDCOB – STORM DRAIN CLEAN OUT BOX	DETAIL G SHEET C101
BMH – BOX MANHOLE	DETAIL H SHEET C101
PRECIB – PRETREAMENT INLET	DETAIL I SHEET C101
CIB – CURB AND GUTTER INLET	DETAIL J SHEET C101
RETENTION POND	DETAIL K SHEET C101
⚠ CB – 30"ø CATCH BASIN	DETAIL M SHEET C101
SSMH – SANITARY SEWER MANHOLE	APWA PLAN NO. 411 SHEET C103
FES – FLARED END SECTION	APWA PLAN NO. 323.1 SHEET C103
CITY SDCOB – STORM DRAIN CLEAN OUT BOX	APWA PLAN NO. 331.2 SHEET C103
CITY SDCOMBO – STORM DRAIN COMBO BOX	APWA PLAN NO. 316 SHEET C104
2" WATER METER	APWA PLAN NO. 522 SHEET C104
FH – FIRE HYDRANT	APWA PLAN NO. 511 SHEET C104
4" WATER METER	CITY DETAIL LCM-1 SHEET C104
6" LANDSCAPE METER	APWA PLAN NO. 525 SHEET C105
⚠ AIR RELEASE ASSEMBLY	APWA PLAN NO. 575 SHEET C105
CITY PRECIB – PRETREATMENT INLET	APWA PLAN NO. 316 SHEET C106



KEYMAP-(NTS)

MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
⚠1	5/19/2023	ADD#2
⚠2	7/5/2023	PR-2
⚠3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

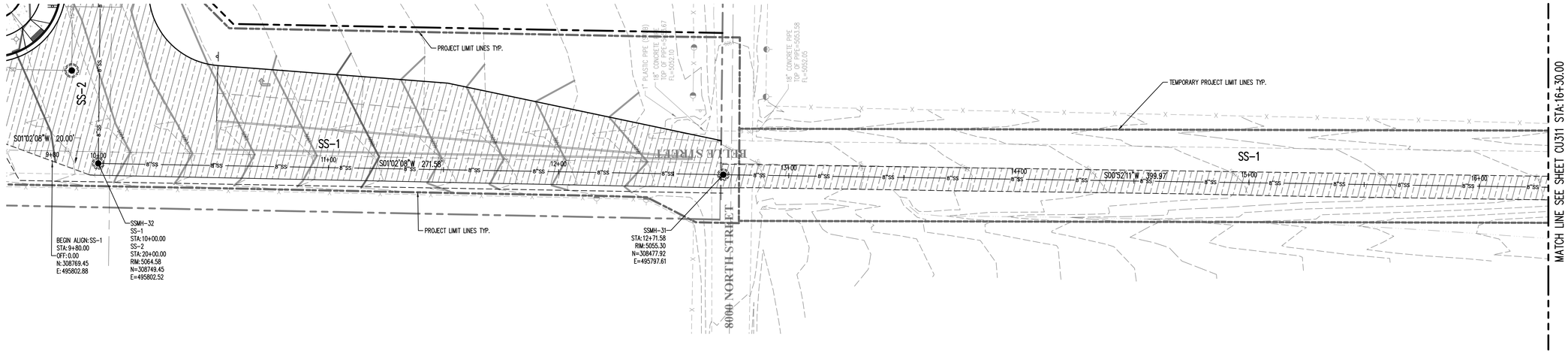
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED UTILITY PLAN

Blue Stakes of Utah 811

CU307



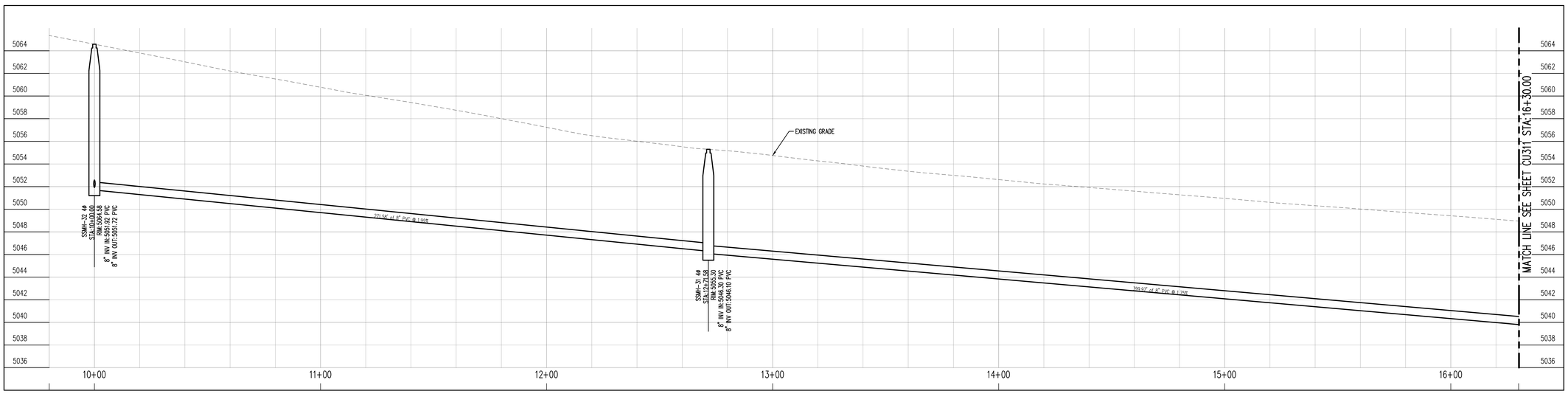


KEYMAP-(NTS)

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

NOTES: REFER TO NOTES ON CU300.



SS-1 SEWERLINE PROFILE

MERIDIAN ENGINEERING, INC.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

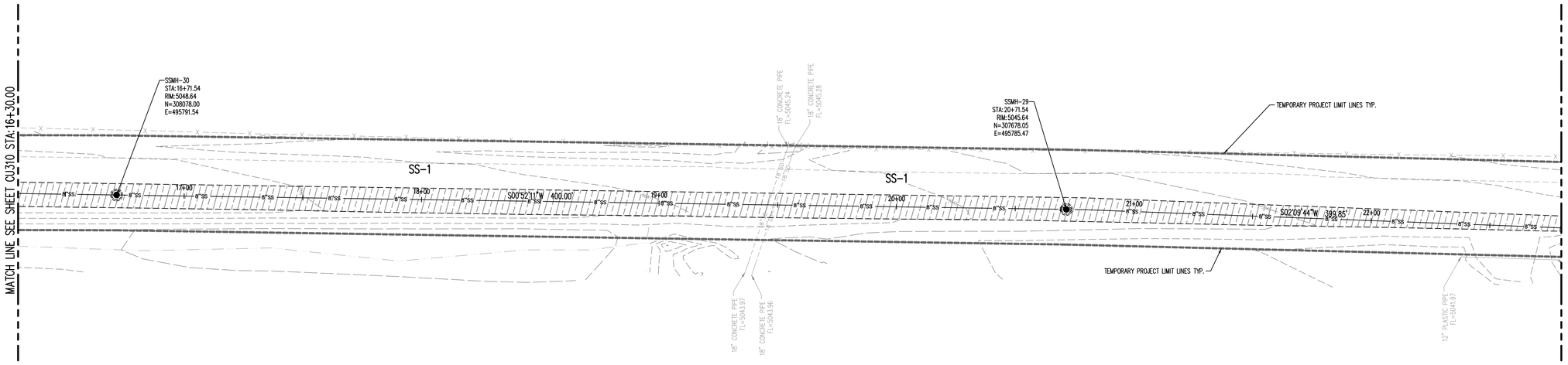
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU310

Blue Stakes of Utah 811





KEYMAP-(NTS)

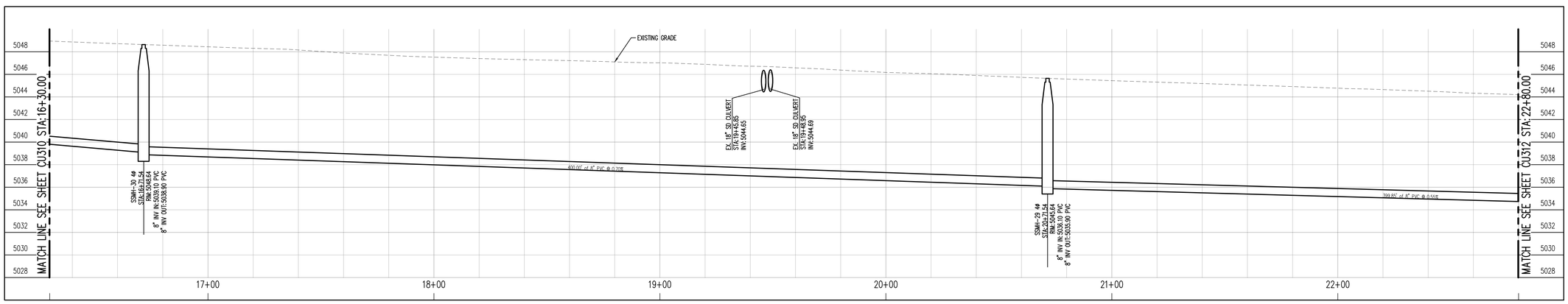
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

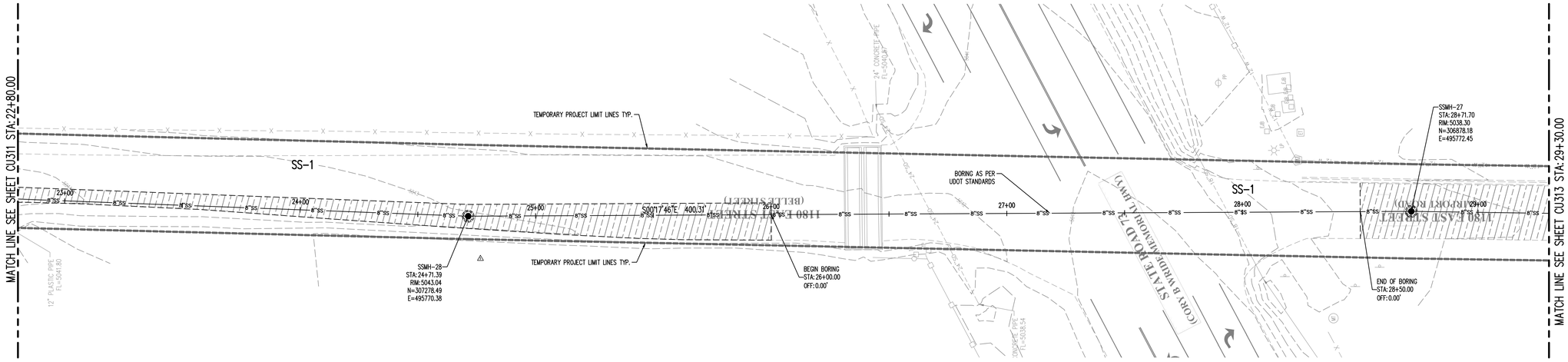
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU311





KEYMAP-(NTS)

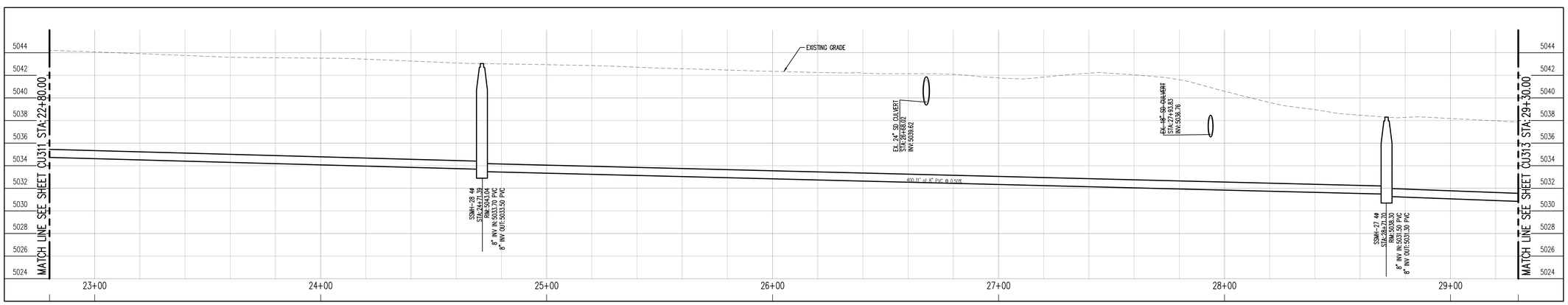
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Juth
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	08/28/2023	ASI#3

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

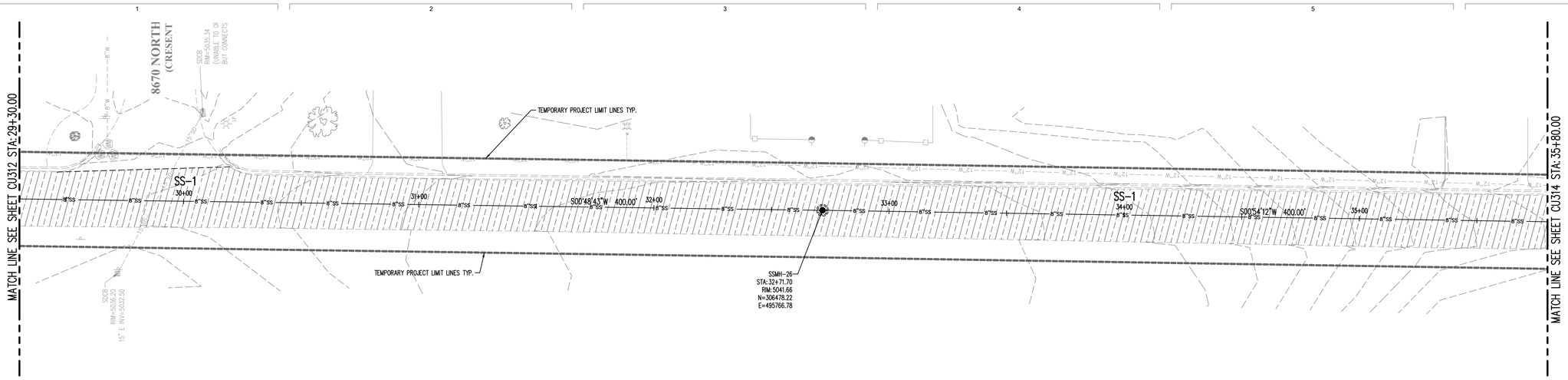
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU312





KEYMAP-(NTS)

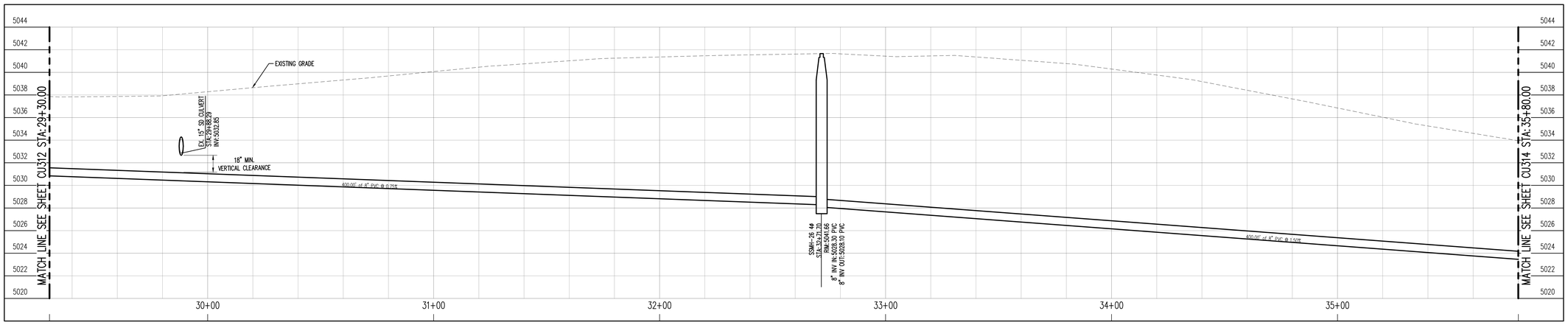
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

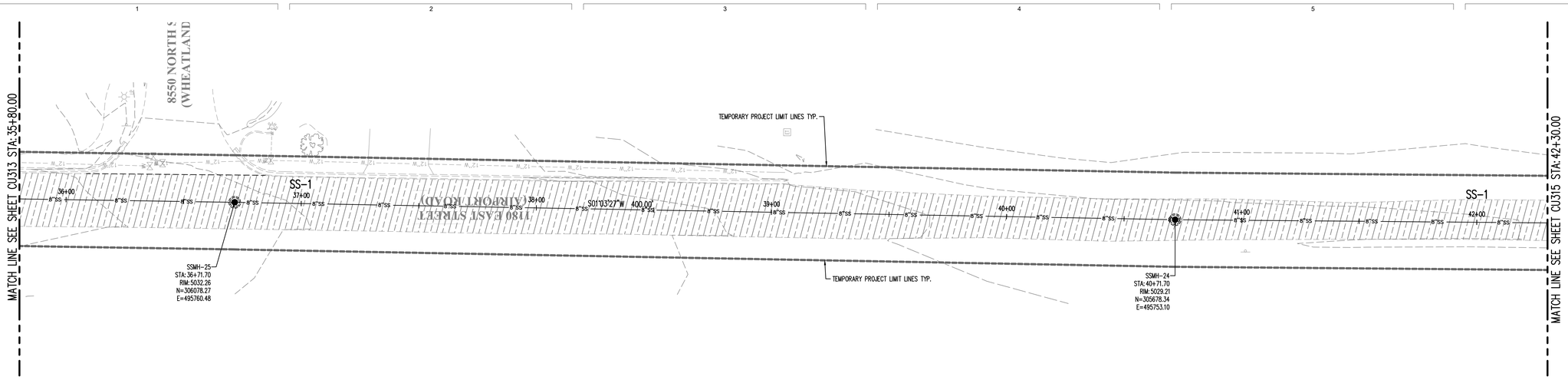
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU313





KEYMAP-(NTS)

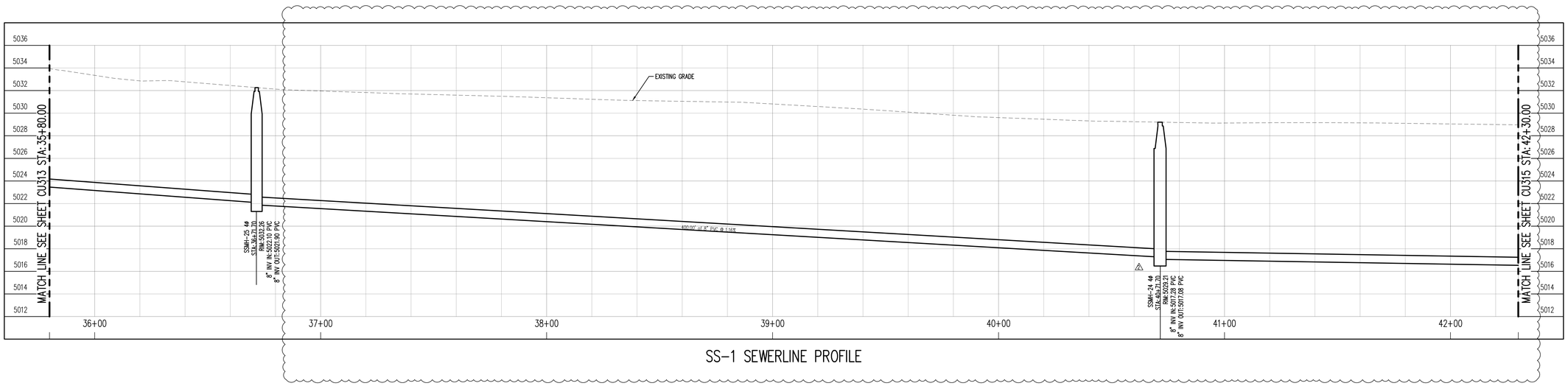
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

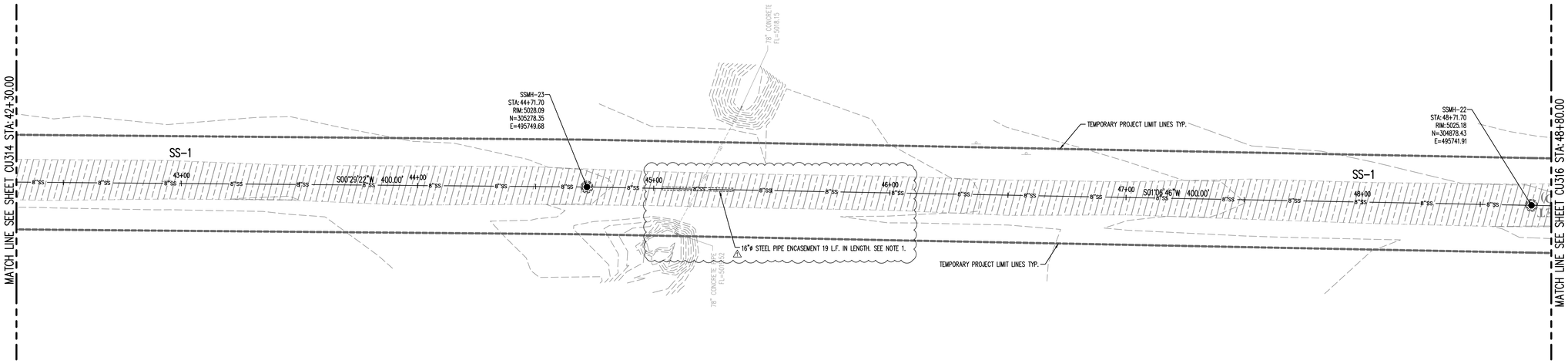
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU314

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Utah811.com





KEYMAP-(NTS)

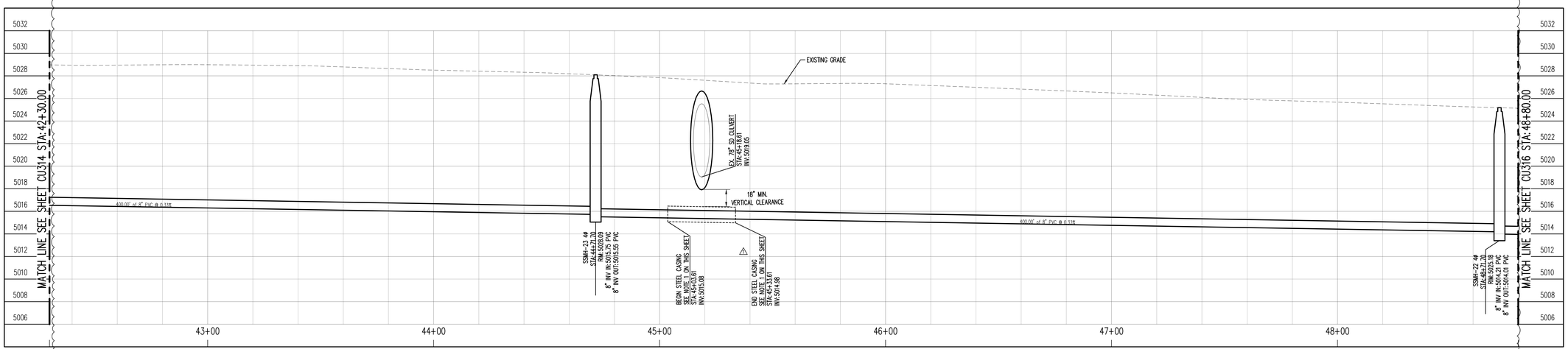
SCALE 1"=20'

HORIZONTAL SCALE
SCALE 1"=20'

VERTICAL SCALE
SCALE 1"=4'

NOTES: REFER TO NOTES ON CU300.

1. STEEL CASING TO BE THE DIAMETER SHOWN ON PLANS. USE ASTM A53 STEEL PIPE WITH A MINIMAL WALL THICKNESS OF 0.375". THE ENDS OF THE CASING TO BE SEALED WATER TIGHT. USE ULTRA HIGH MOLECULAR WEIGHT POLYMER CASING SPACERS. STEEL CASING NOT TO EXTEND 15 FEET PAST CULVERT ON BOTH SIDES.



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
#8023335

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

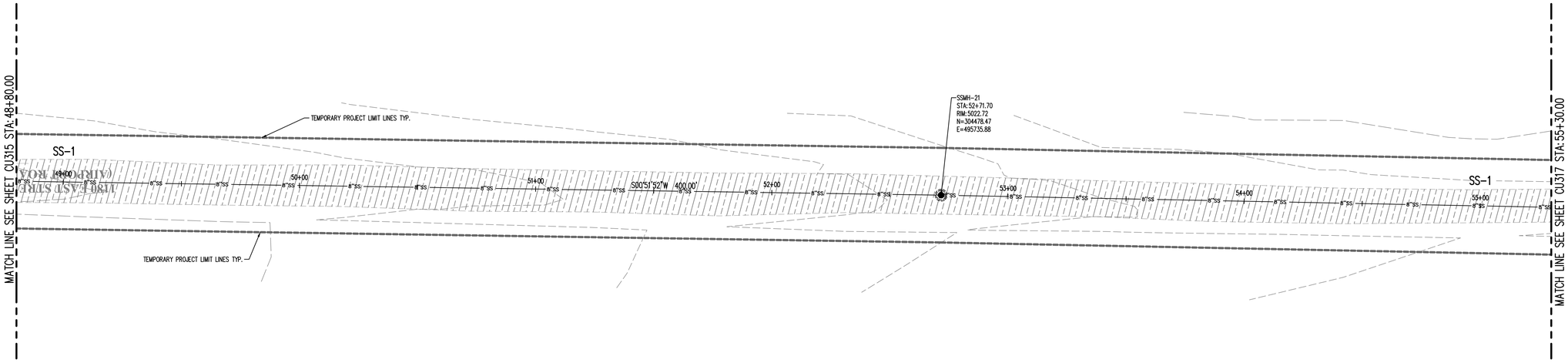
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU315





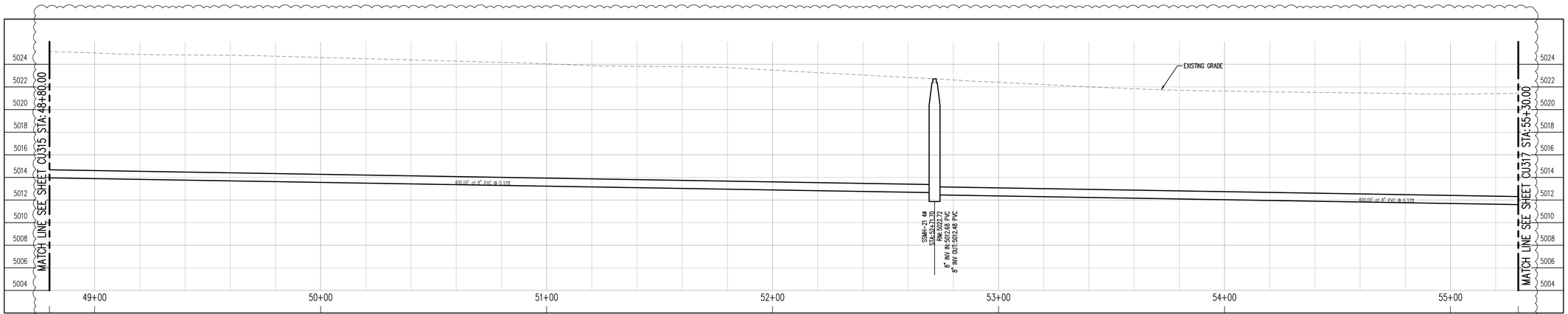
KEYMAP-(NTS)

SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
SCALE 1"=20'

VERTICAL SCALE
SCALE 1"=4'



⚠ SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
#8023335

REV	DATE	DESCRIPTION
⚠1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

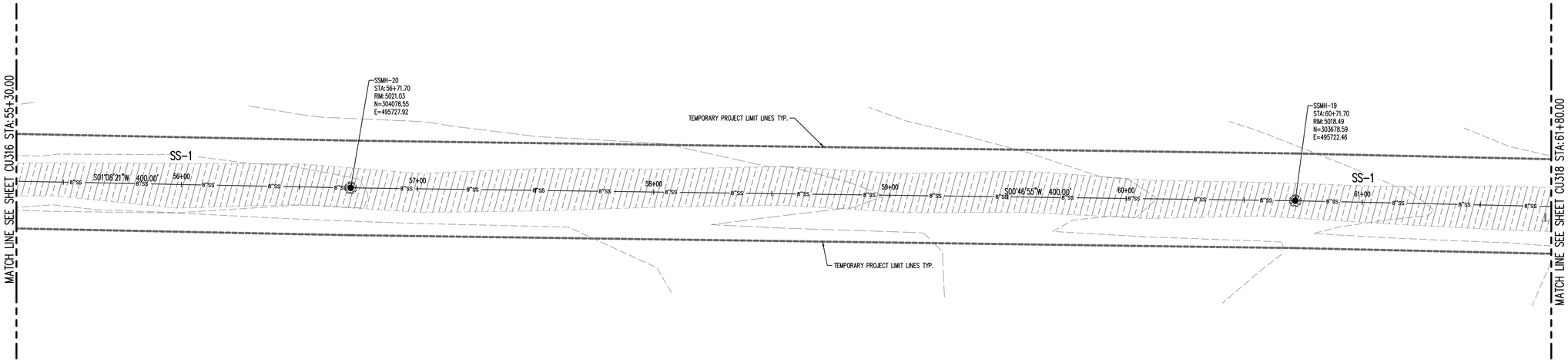
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU316





KEYMAP-(NTS)

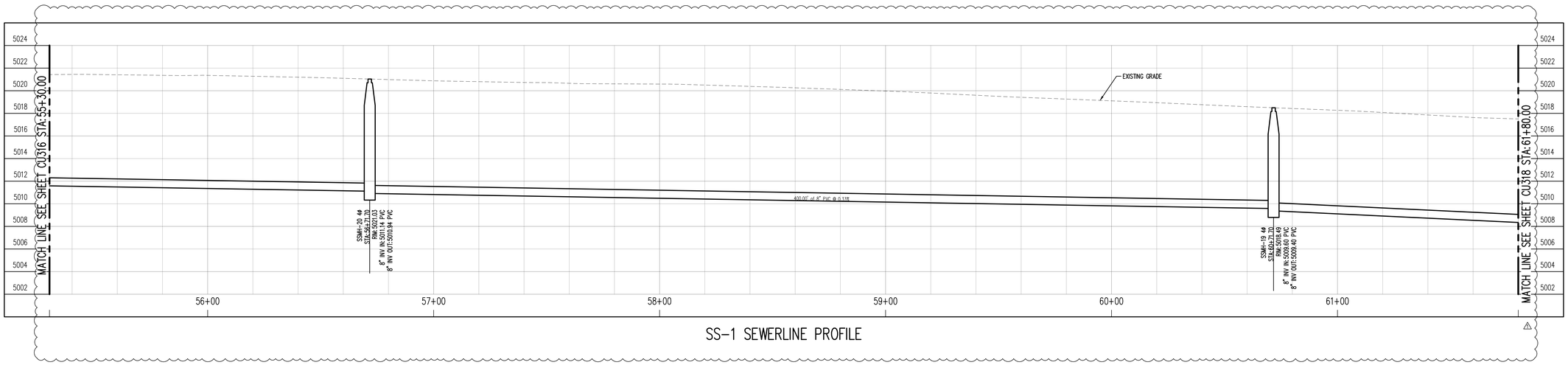
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

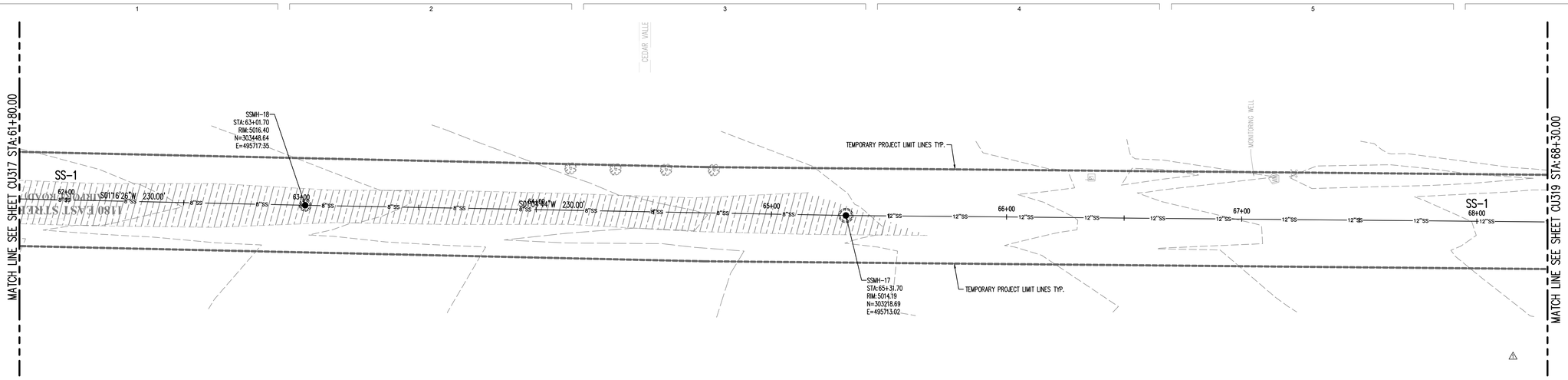
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU317

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Dial before you dig





KEYMAP-(NTS)

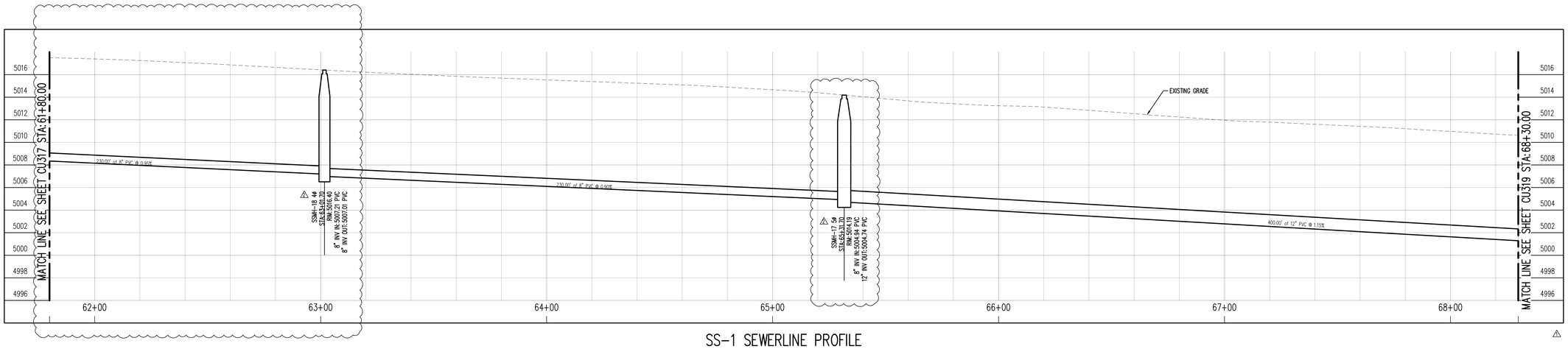
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

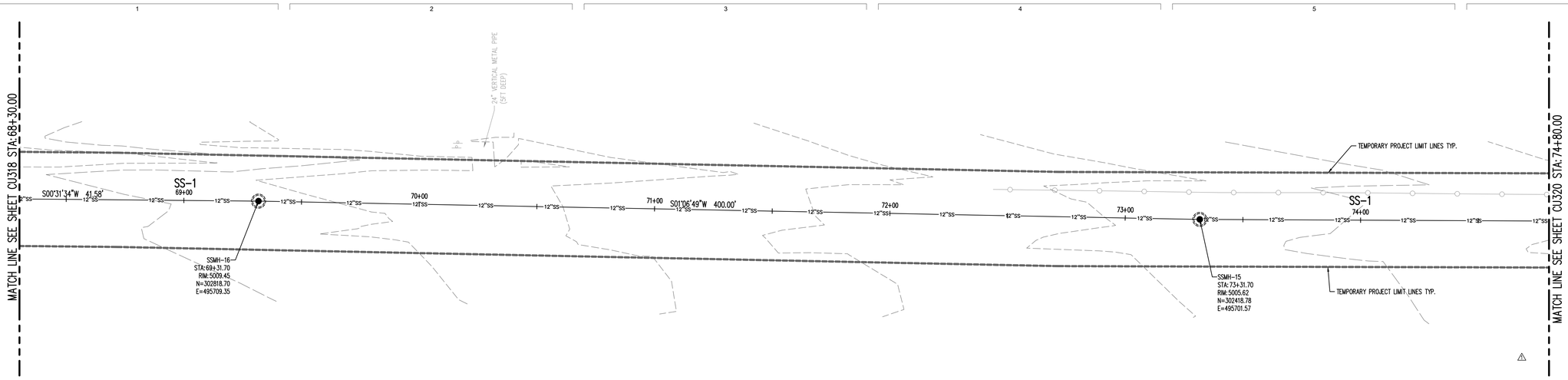
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

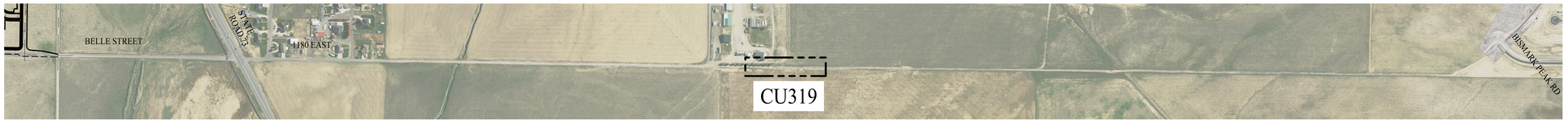
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU318





KEYMAP-(NTS)

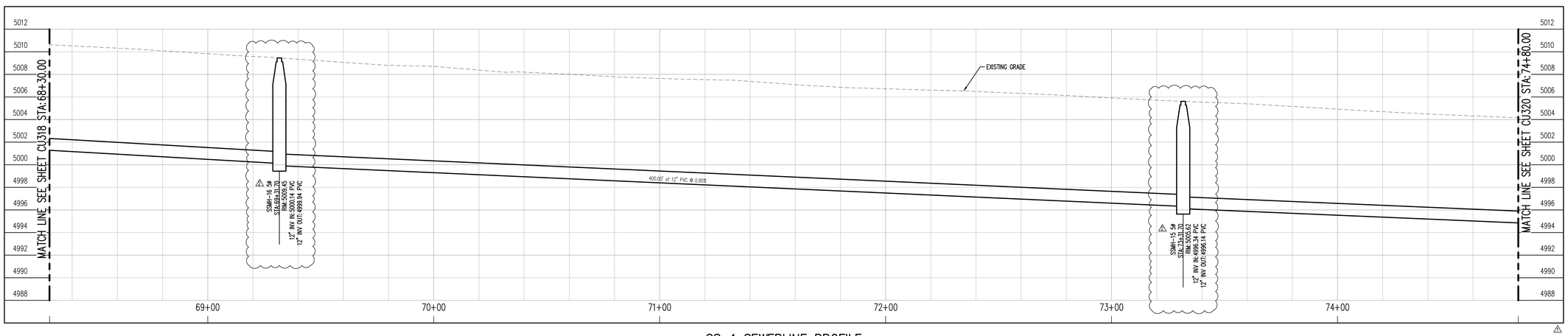
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

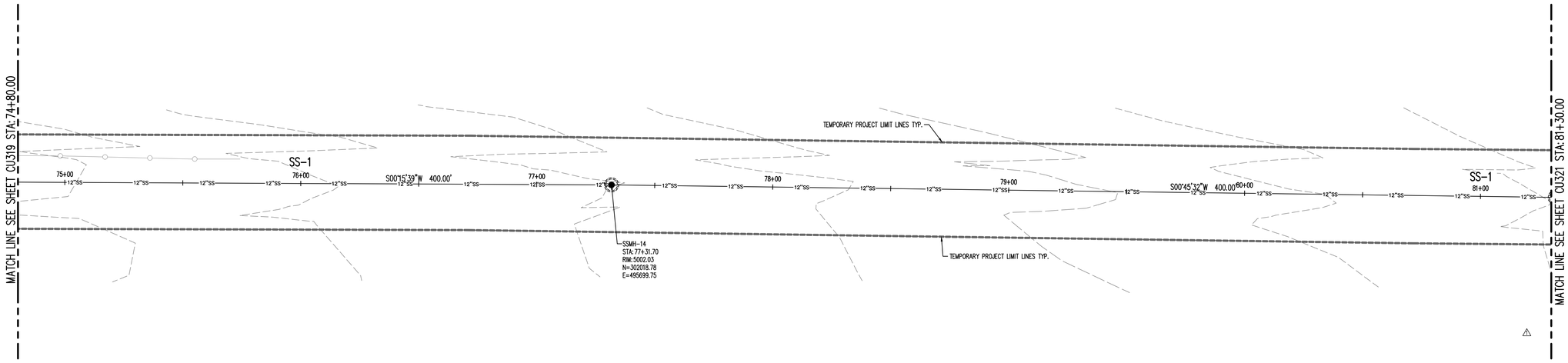
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU319

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Blue Stakes of Utah.com





KEYMAP-(NTS)

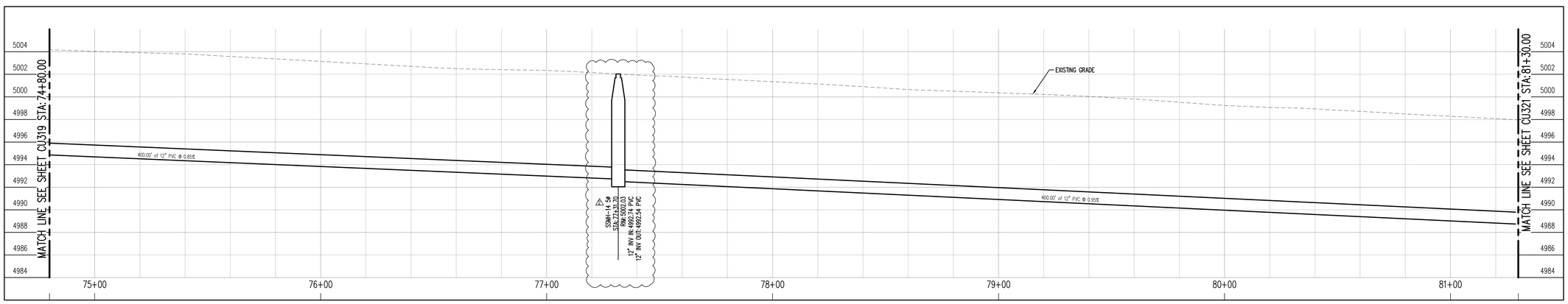
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

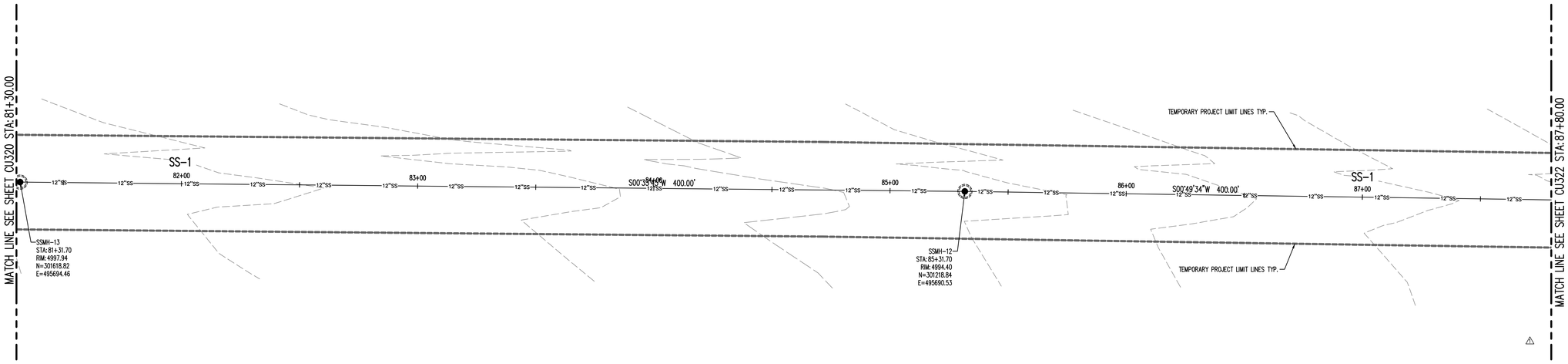
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU320

Blue Stakes of Utah 811





KEYMAP-(NTS)

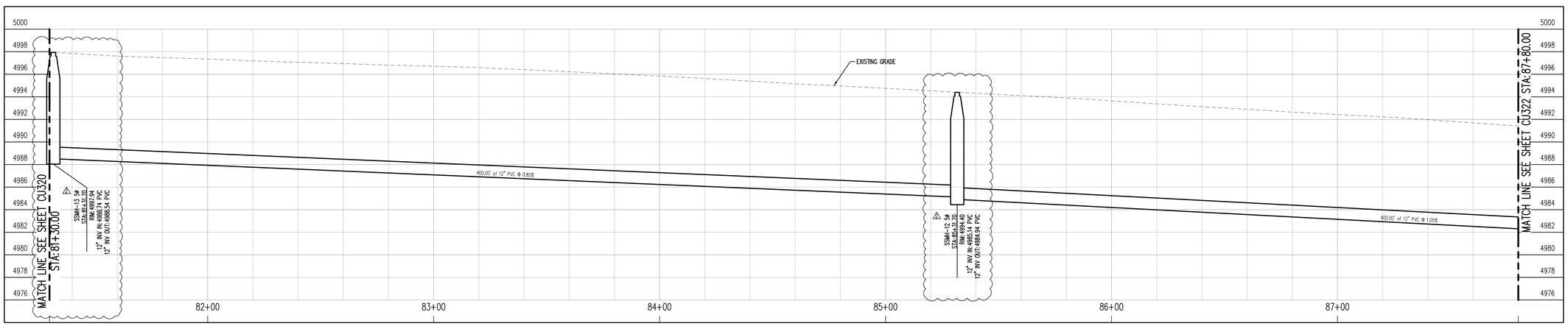
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

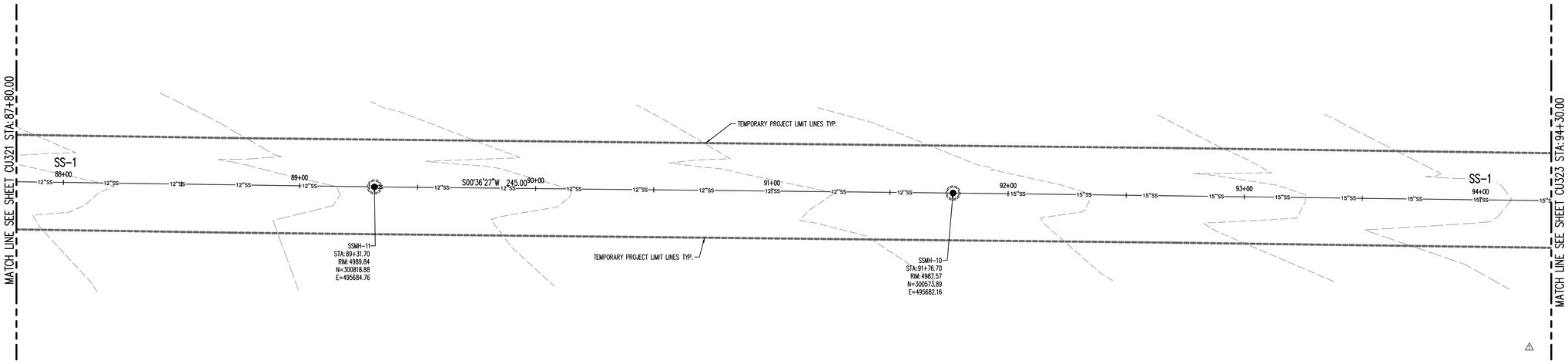
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU321

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org





KEYMAP-(NTS)

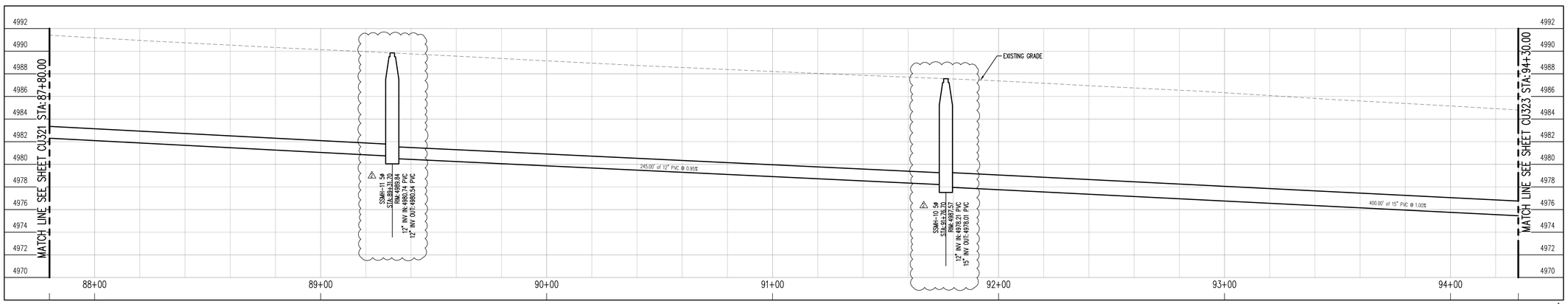
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

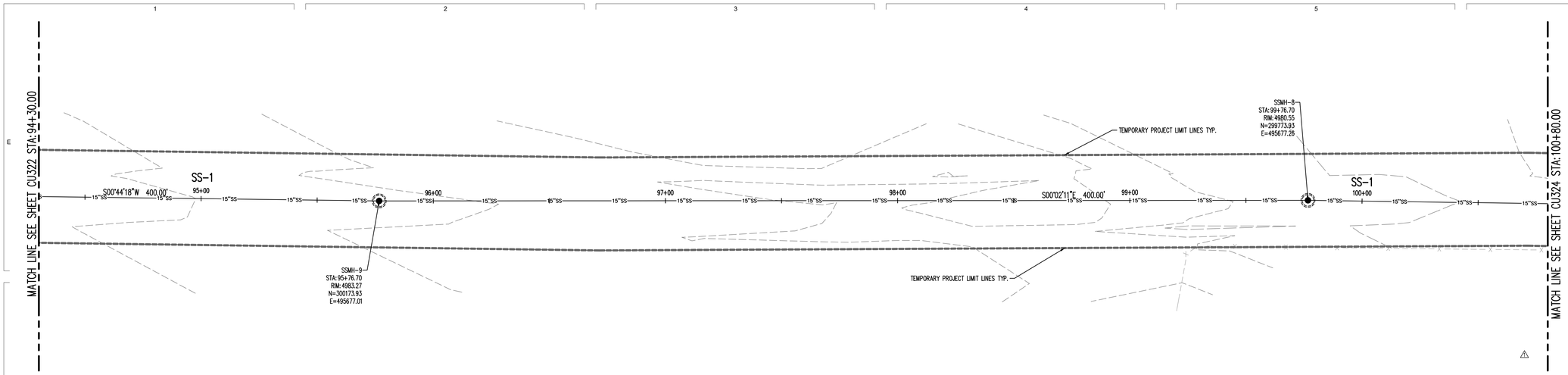
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU322

25 YEARS OF EXCELLENCE

Blue Stakes of Utah 811
Dial before you dig





KEYMAP-(NTS)

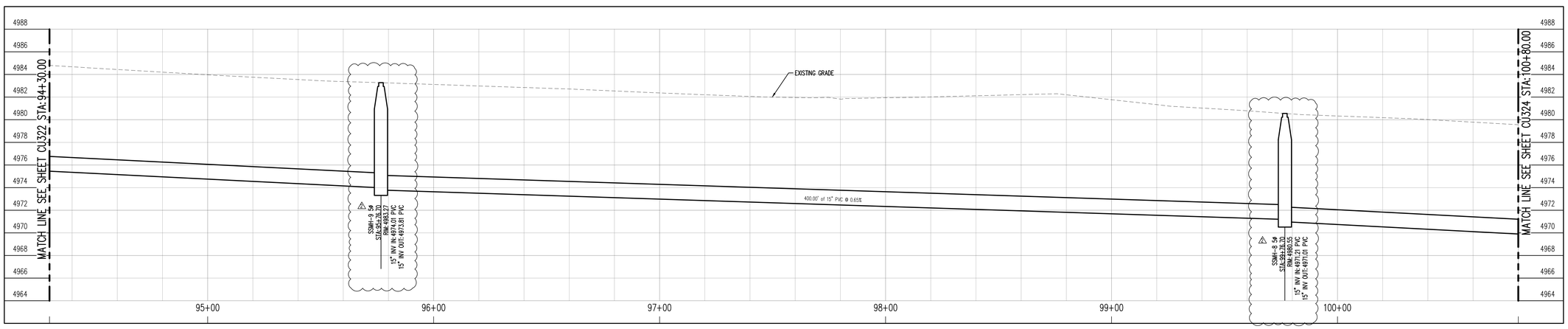
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

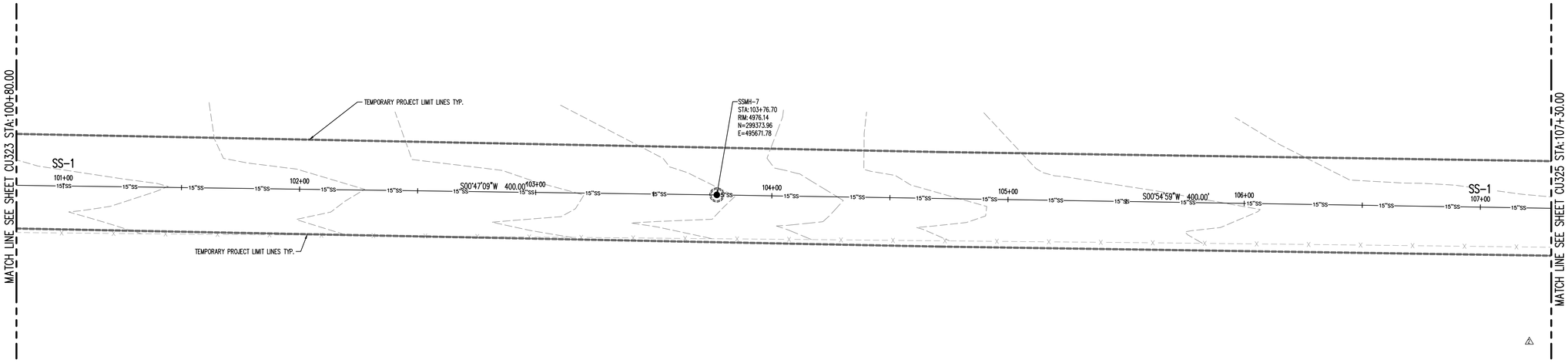
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU323





KEYMAP-(NTS)

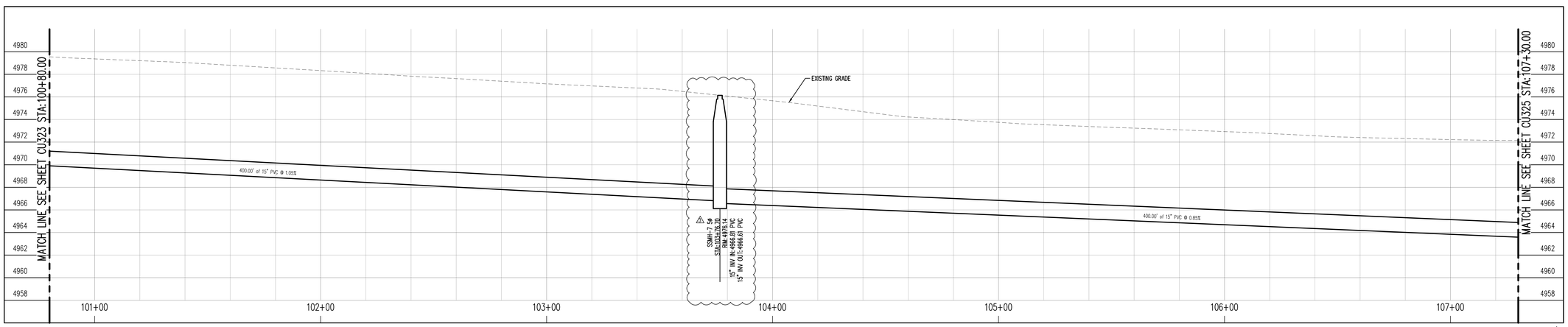
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Juth
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/24/2023	PR 002
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

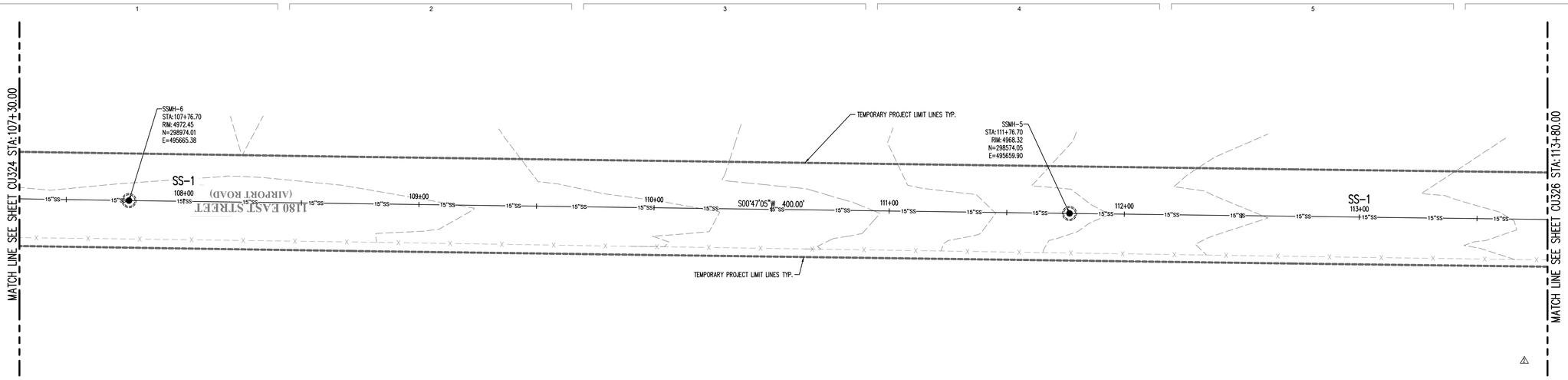
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU324





KEYMAP-(NTS)

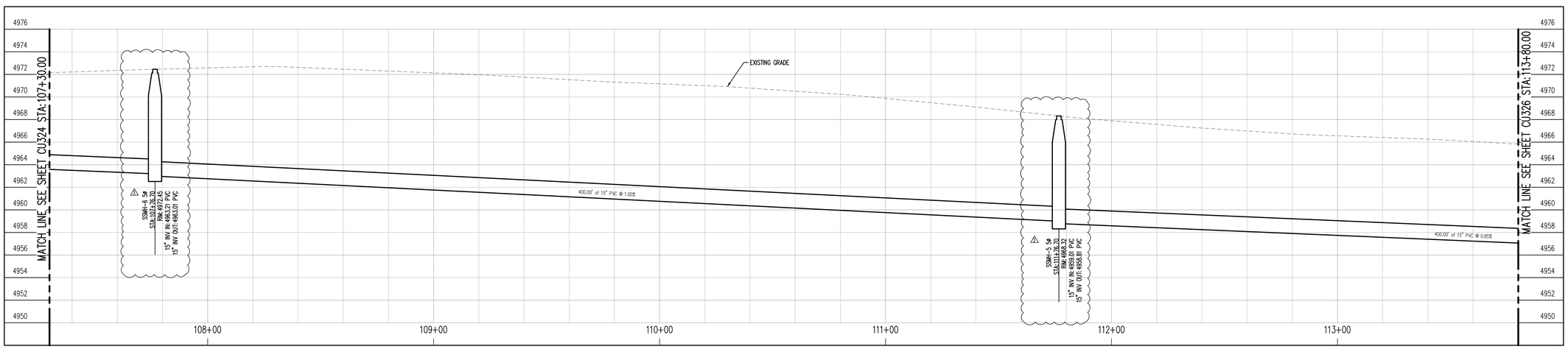
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/24/2023	PR 002
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

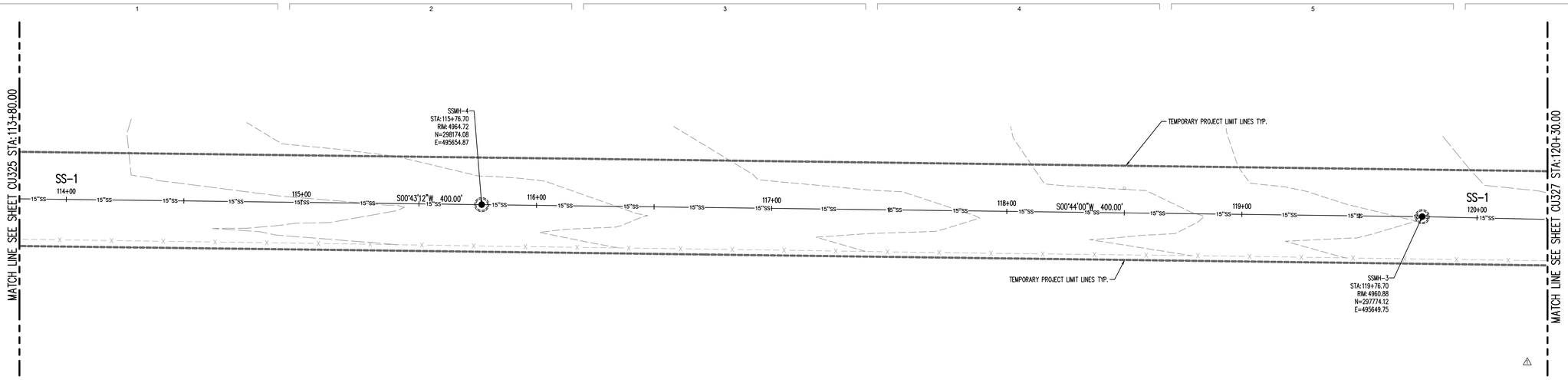
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU325

Blue Stakes of Utah 811





KEYMAP-(NTS)

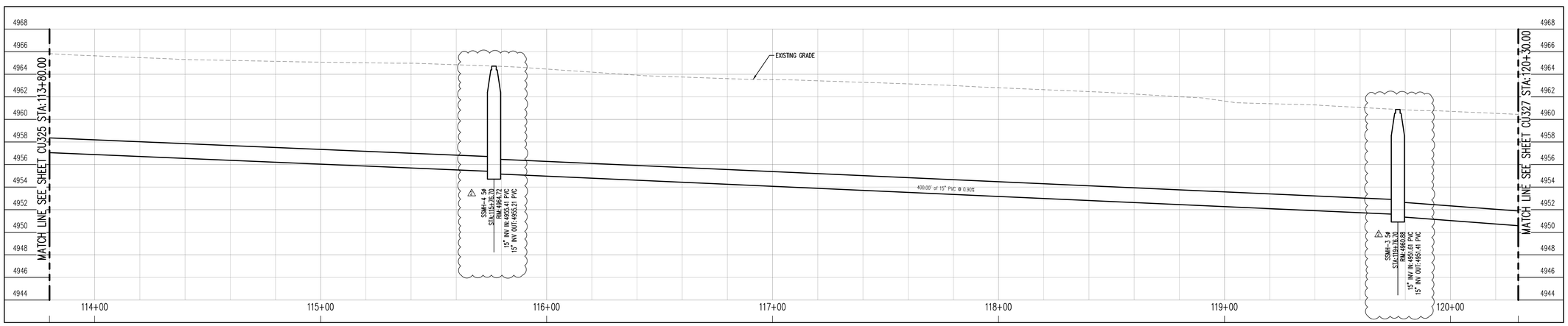
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

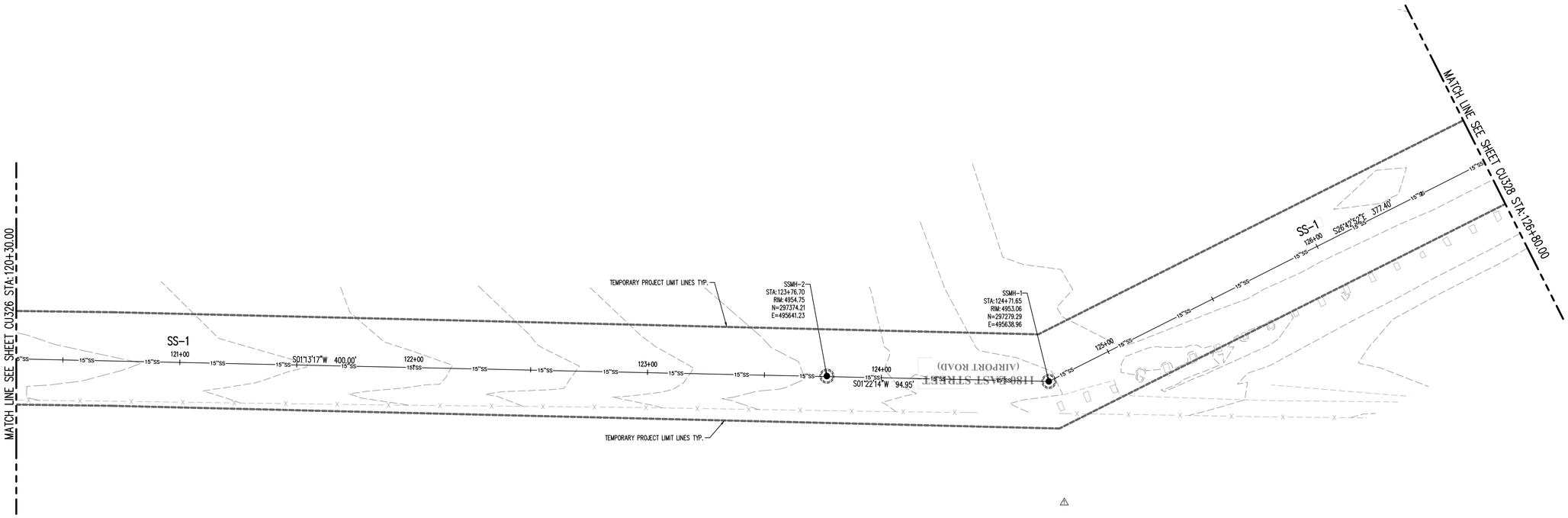
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU326





KEYMAP-(NTS)

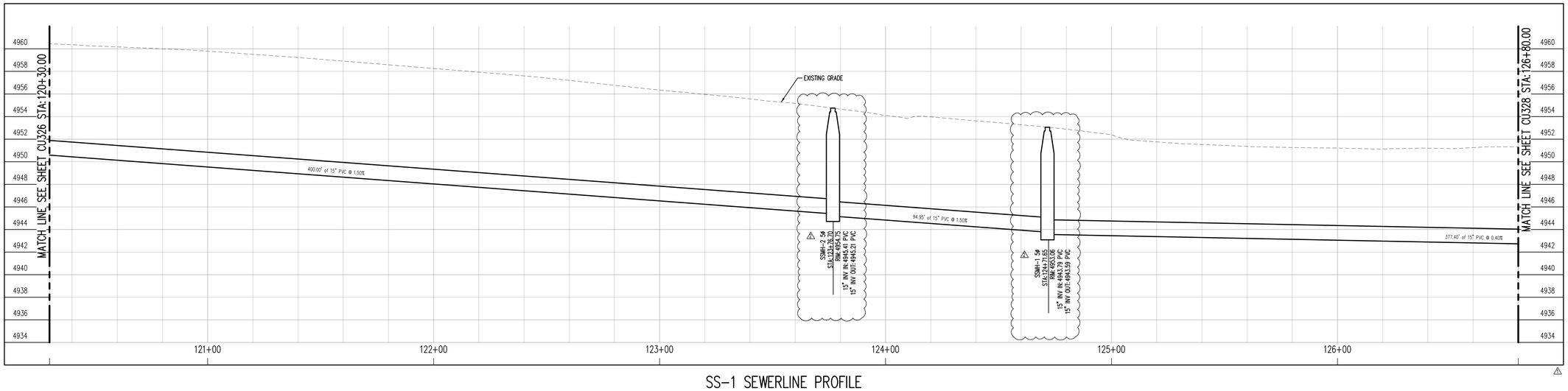
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

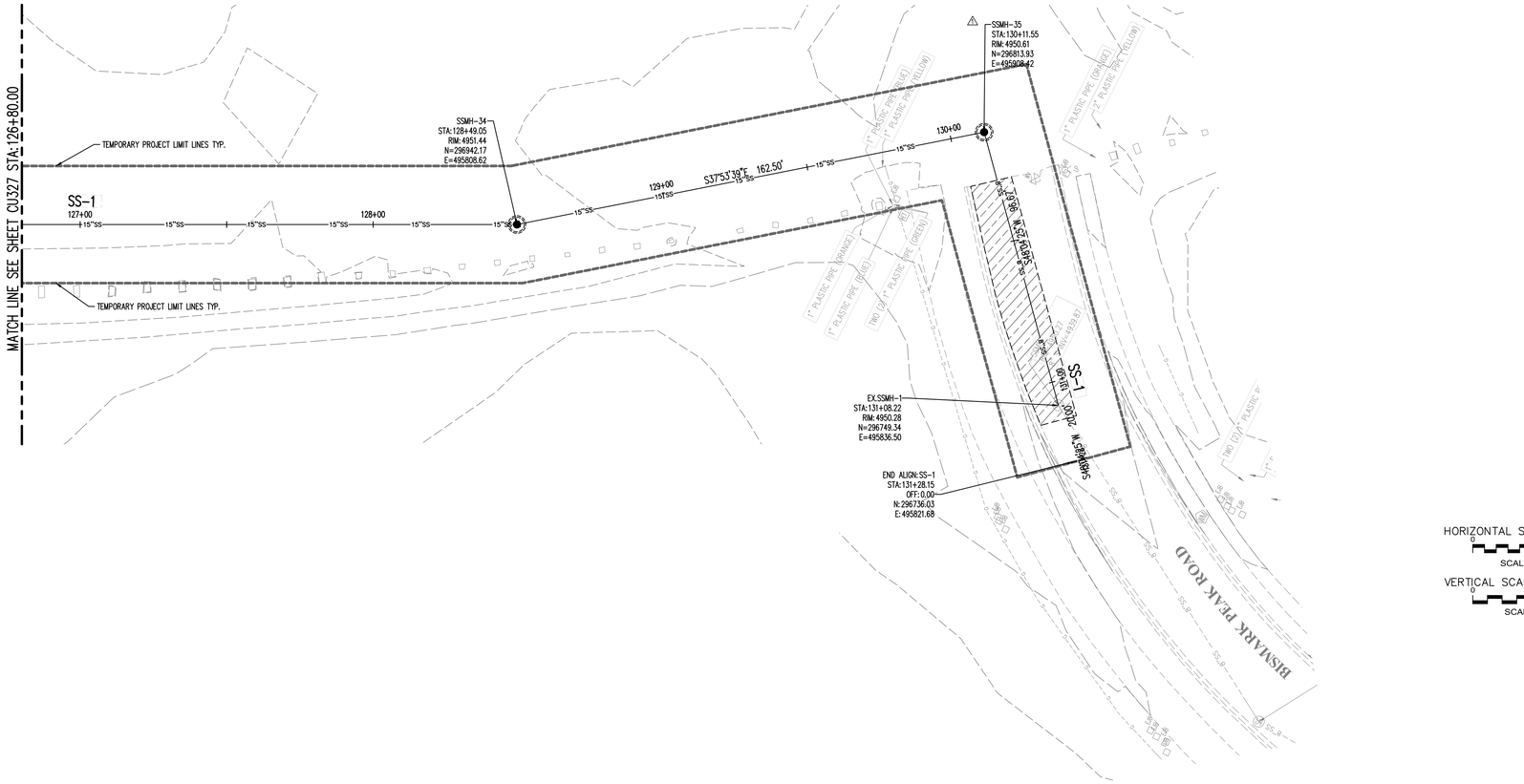
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

CU327



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

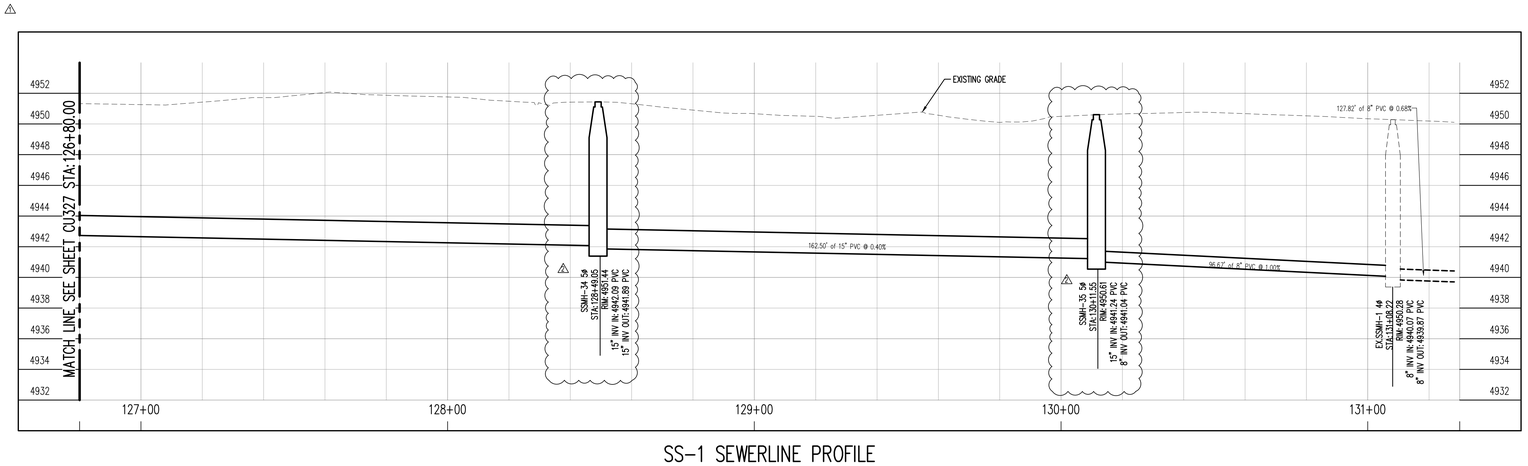
MERIDIAN ENGINEERING

0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.



KEYMAP-(NTS)



SS-1 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST, SALT LAKE CITY, UT 84102
801.575.8800 VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	8/24/2023	PR 002
2	10/3/2023	PR 002.1

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

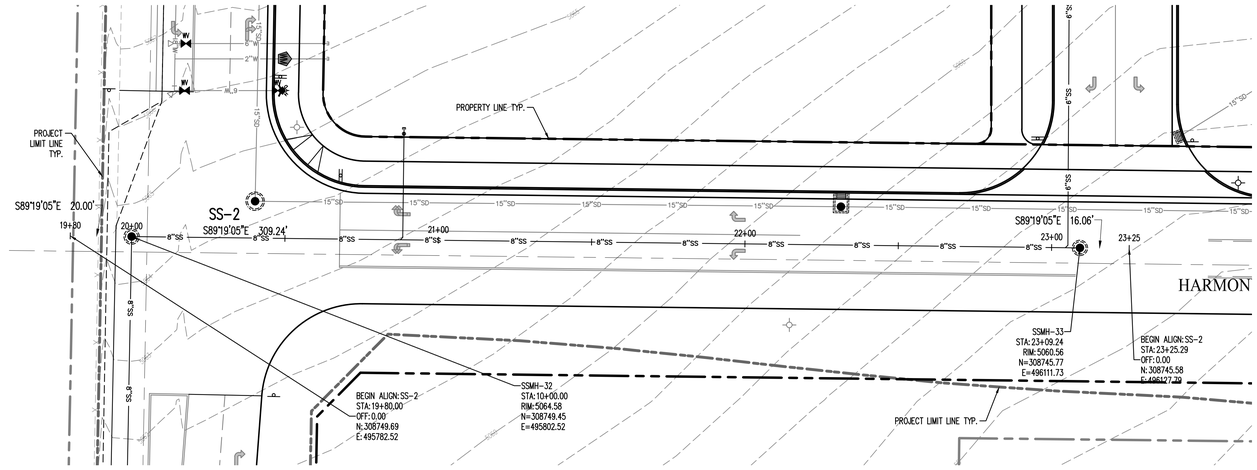
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

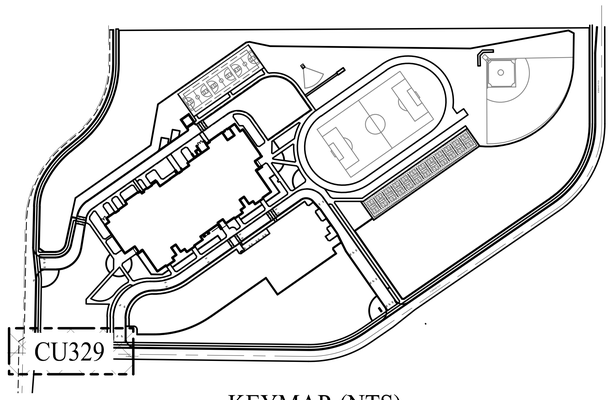
Blue Stakes of UTAH 811

CU328



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

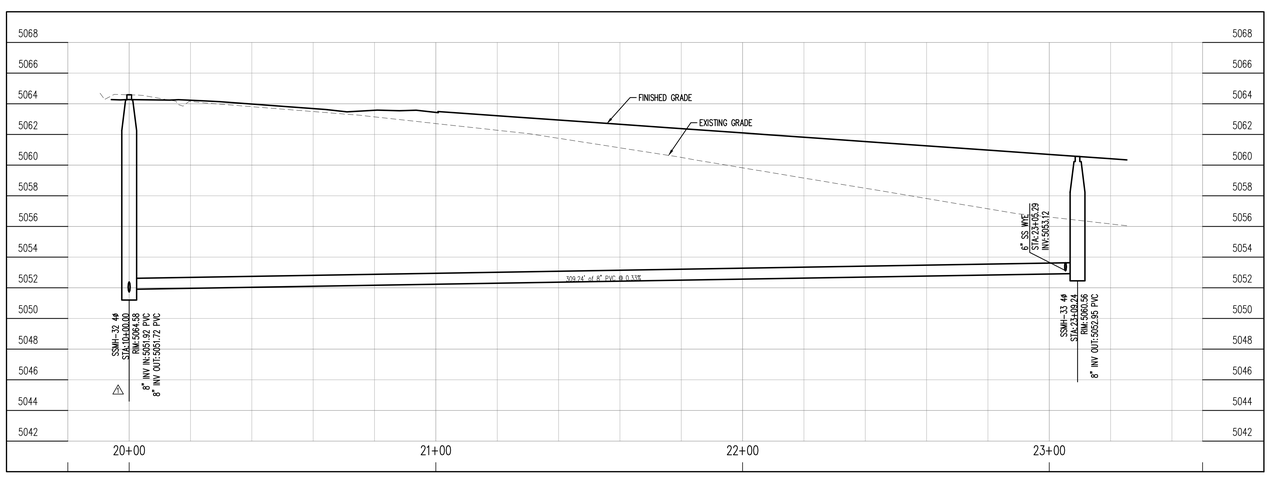


KEYMAP-(NTS)



0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.



SS-2 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

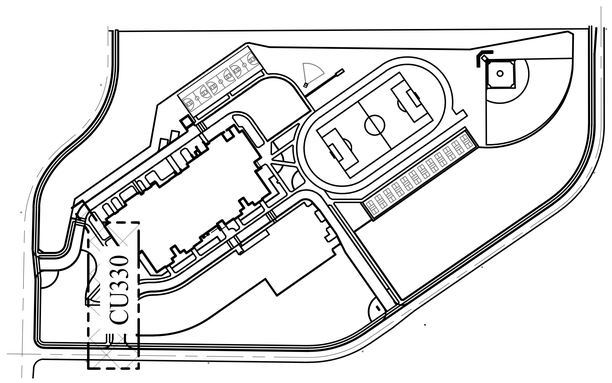
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

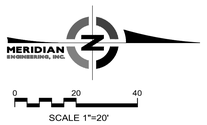
CONFORMANCE SET

SEWER LINE PLAN AND PROFILE

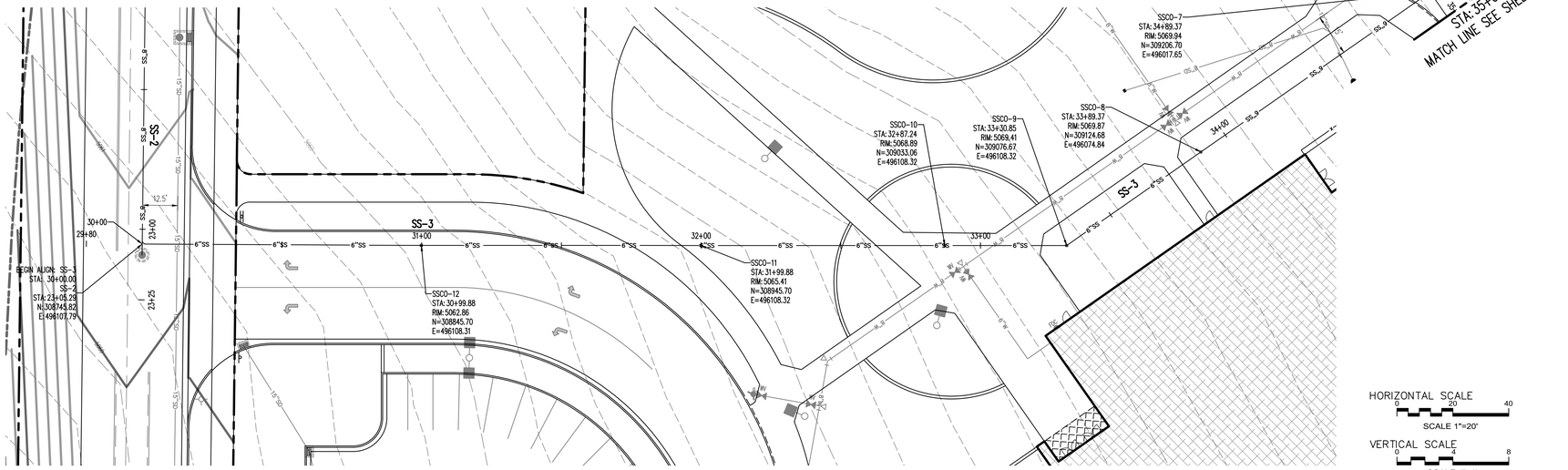
CU329

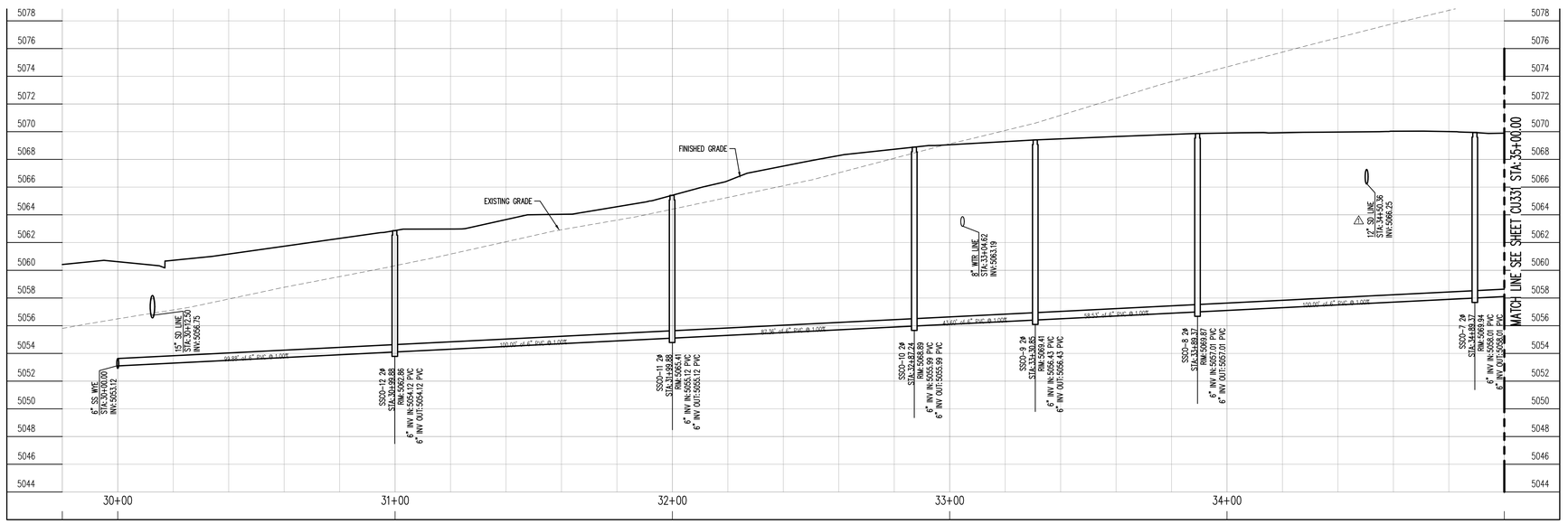


KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.





SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	8/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

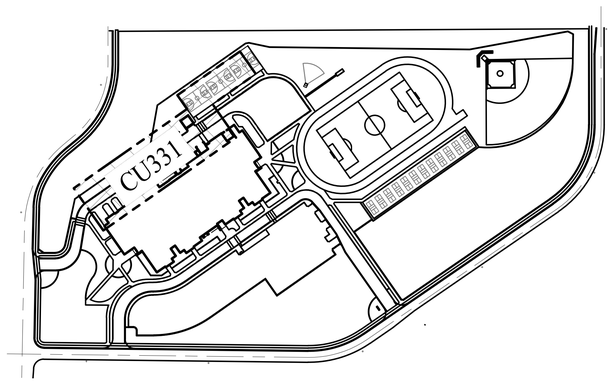
CONFORMANCE SET

ONSITE SEWER LINE
PLAN AND PROFILE

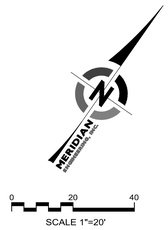
CU330

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

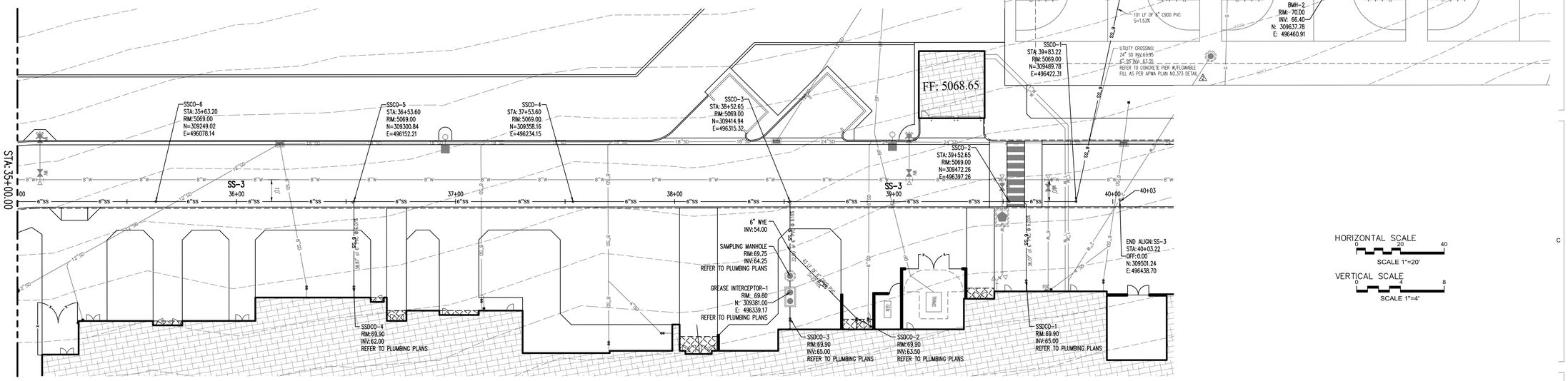
Blue Stakes of UTAH 811 Bluestakes.org

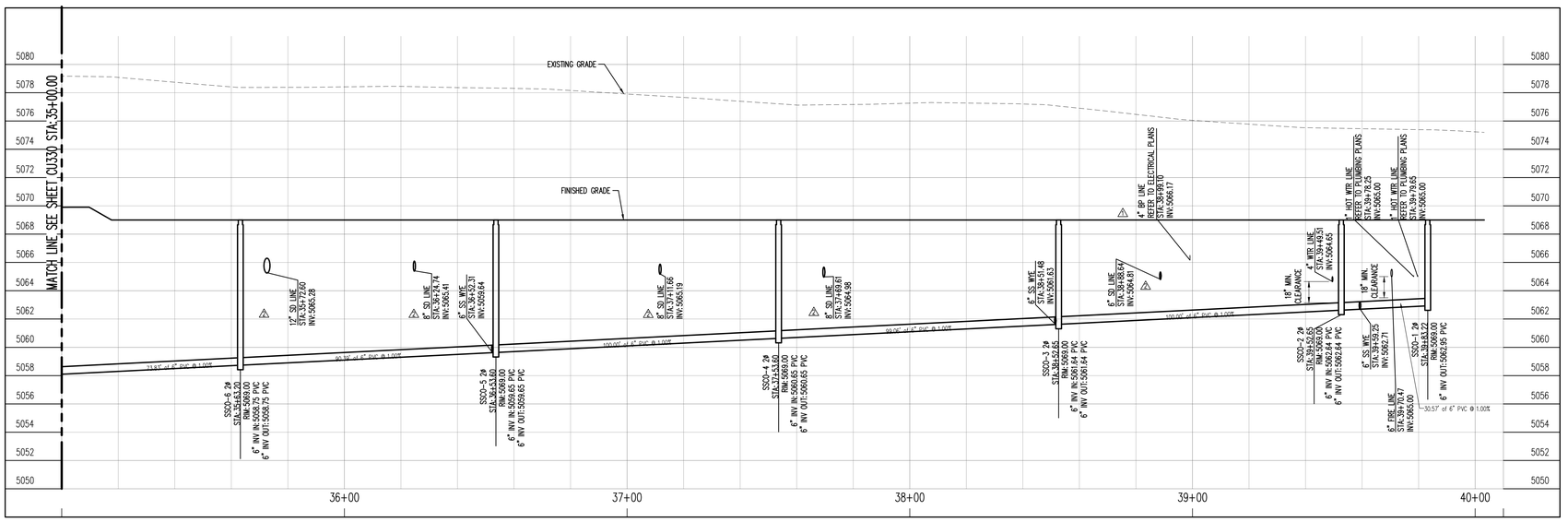


KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.





SS-3 SEWERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	8/23/2023	ASI 003

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

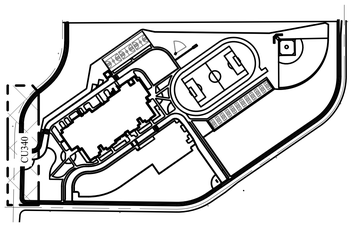
CONFORMANCE SET

ONSITE SEWER LINE PLAN AND PROFILE

CU331

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811
Bluestakesutah.com



KEYMAP-(NTS)

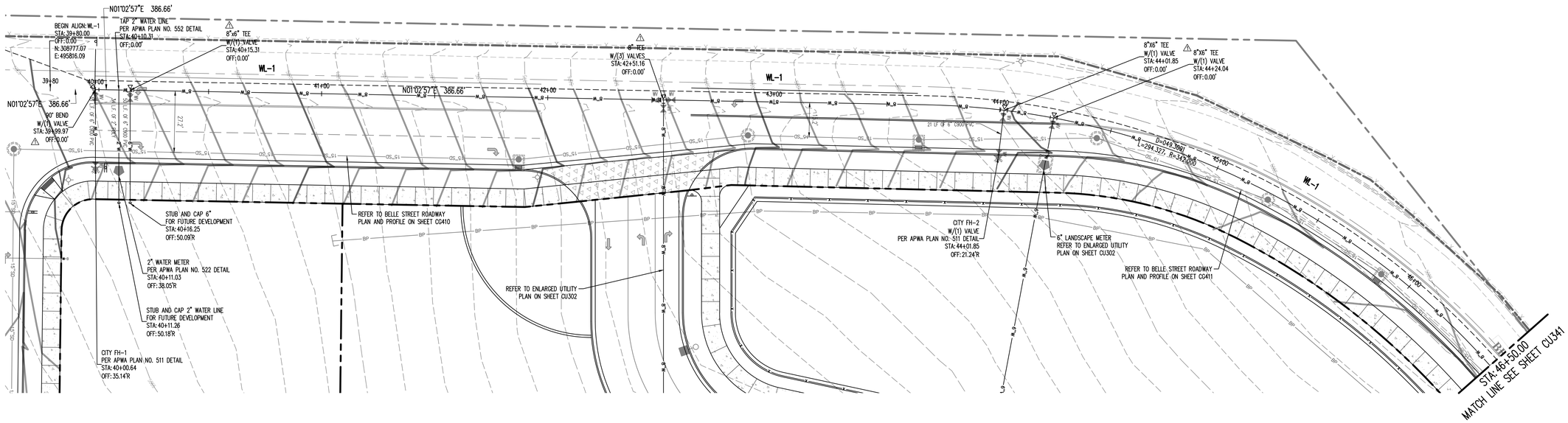
MERIDIAN ENGINEERING, INC.

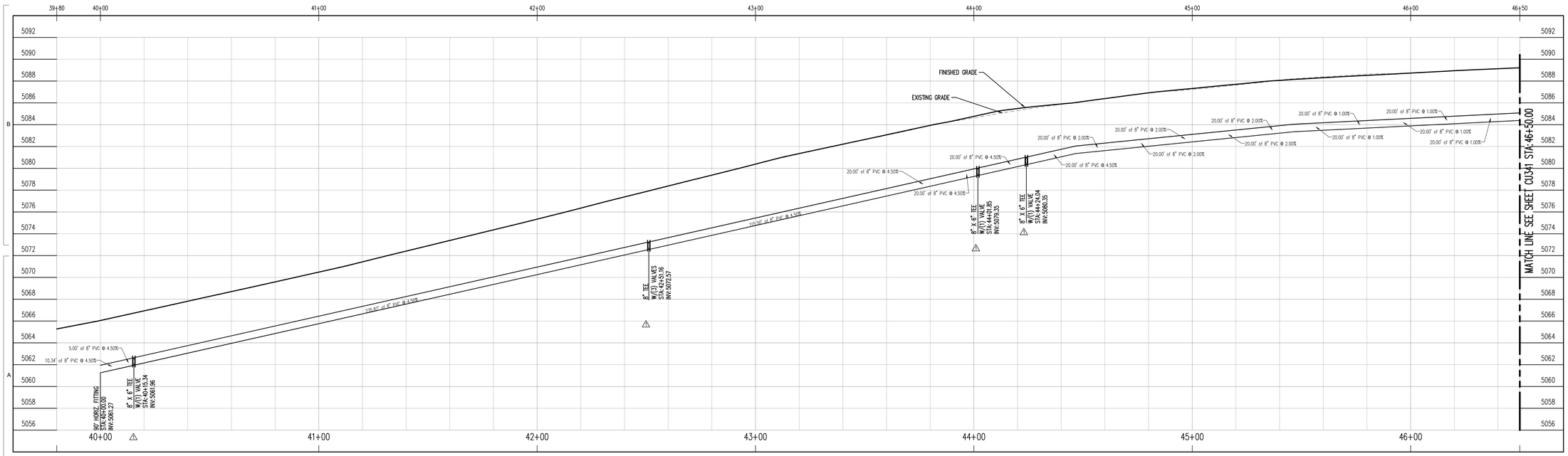
0 20 40
SCALE 1"=20'

NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'





WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

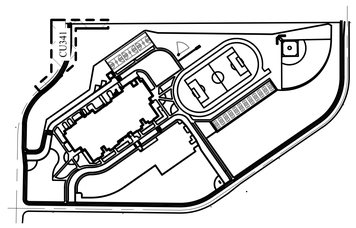
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

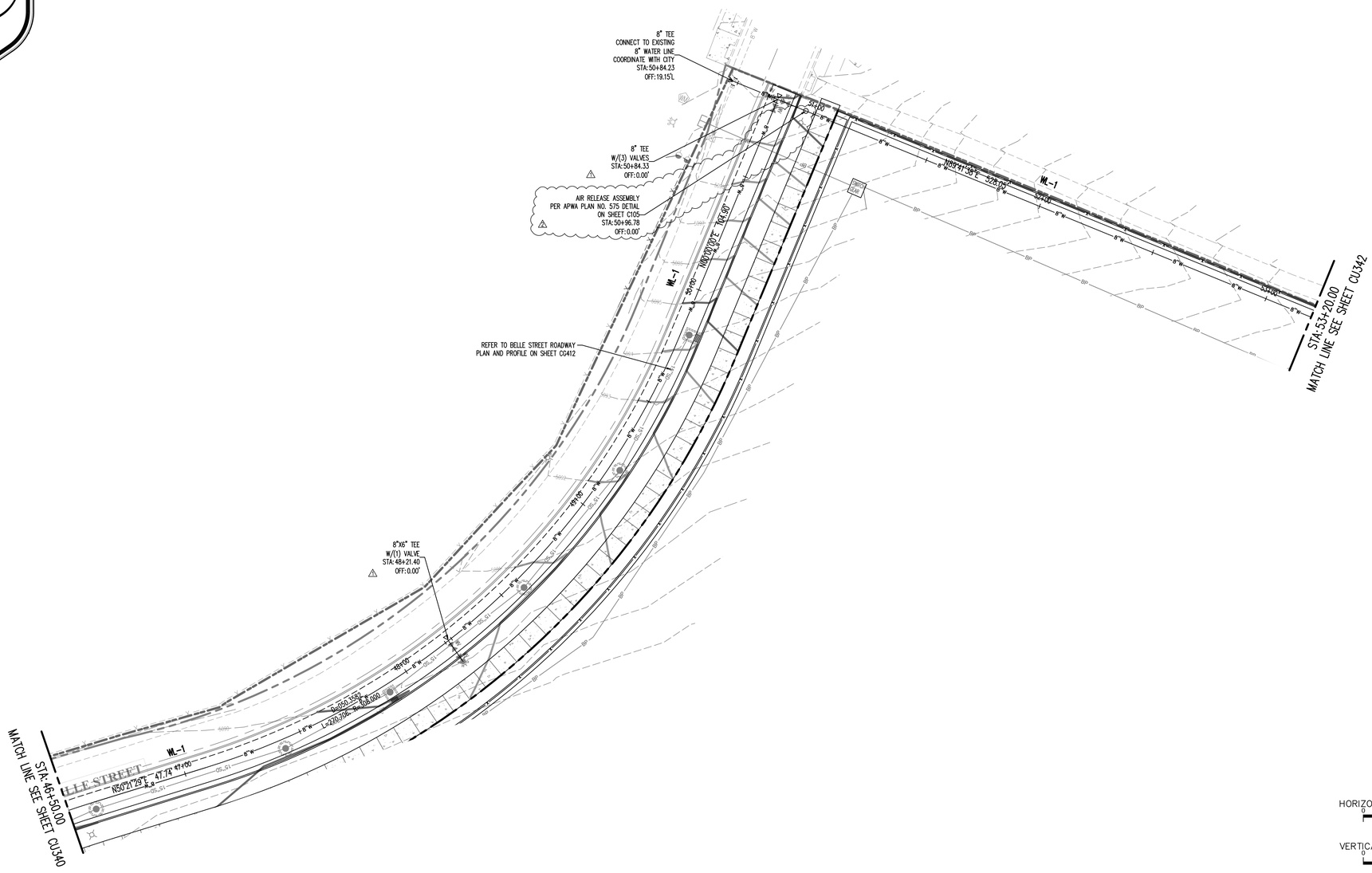
CONFORMANCE SET

WATER LINE PLAN AND PROFILE

CU340



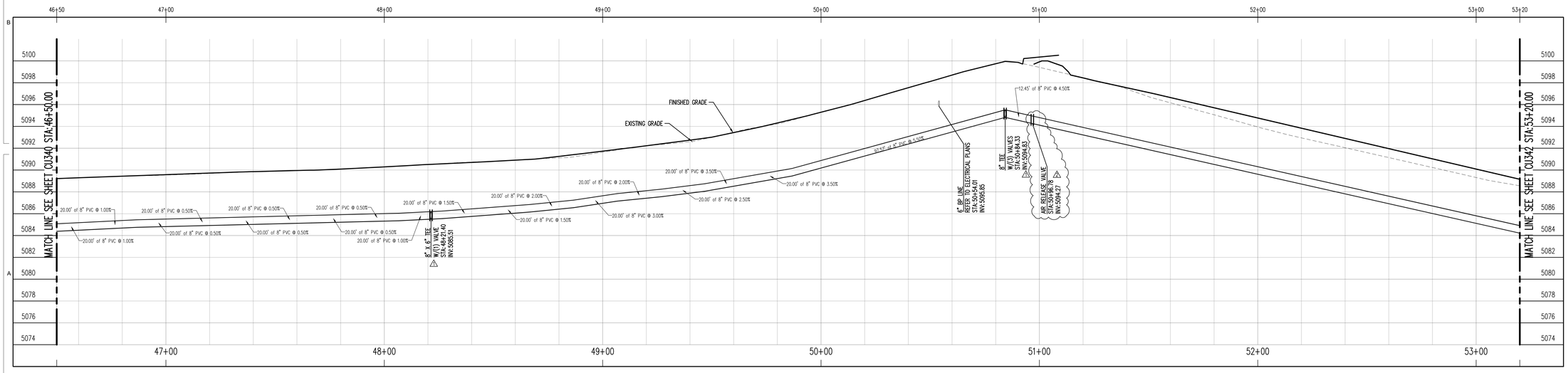
KEYMAP-(NTS)



NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2
2	10/3/2023	PR.002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

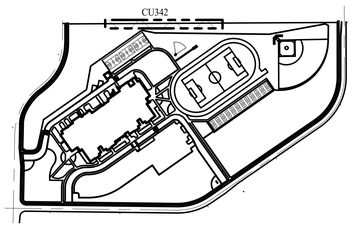
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU341



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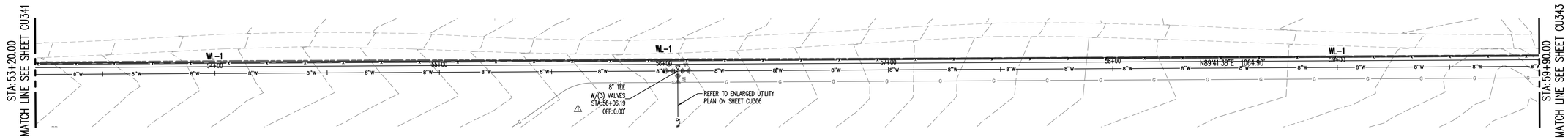
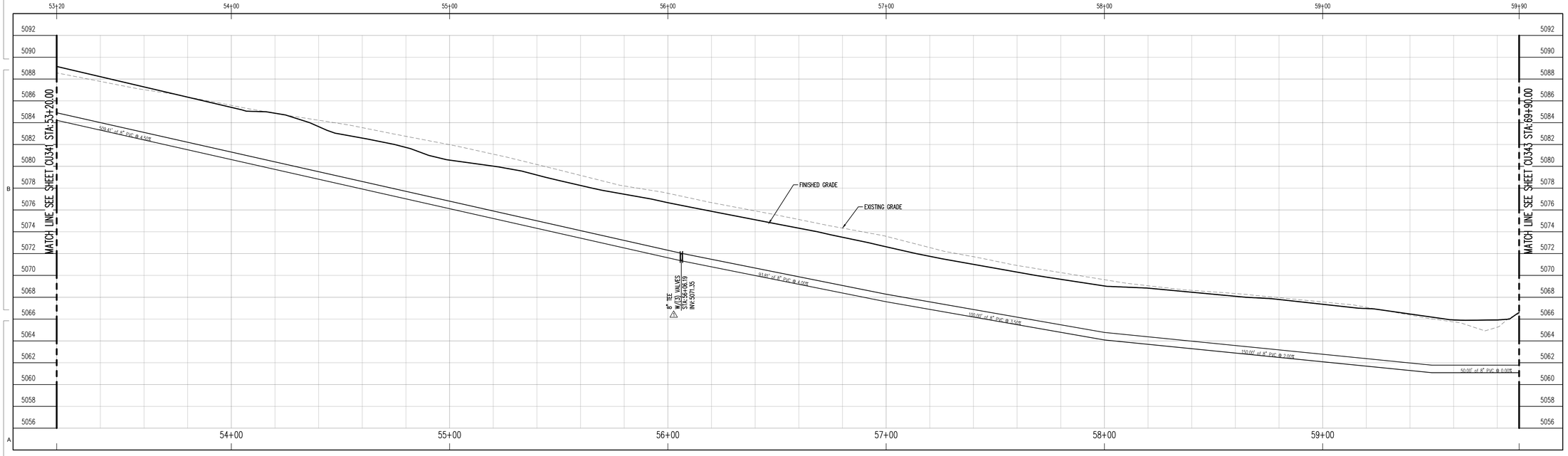




NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED:
10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

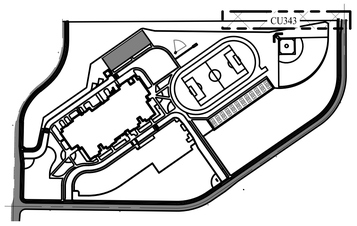
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU342



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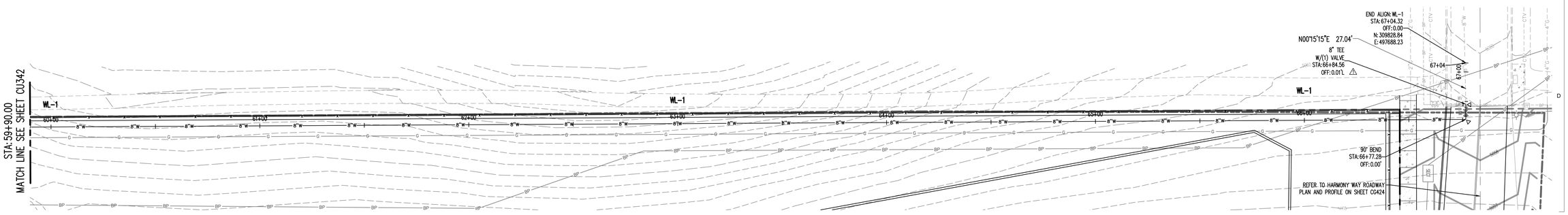
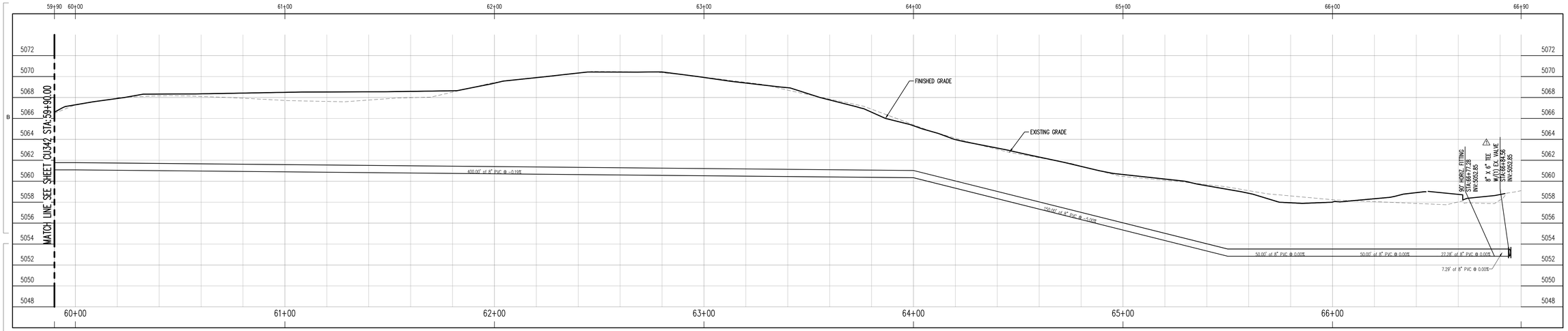




NOTES: REFER TO NOTES ON CU300.

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'



WL-1 WATERLINE PROFILE

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
10/3/23
DATE ISSUED:
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

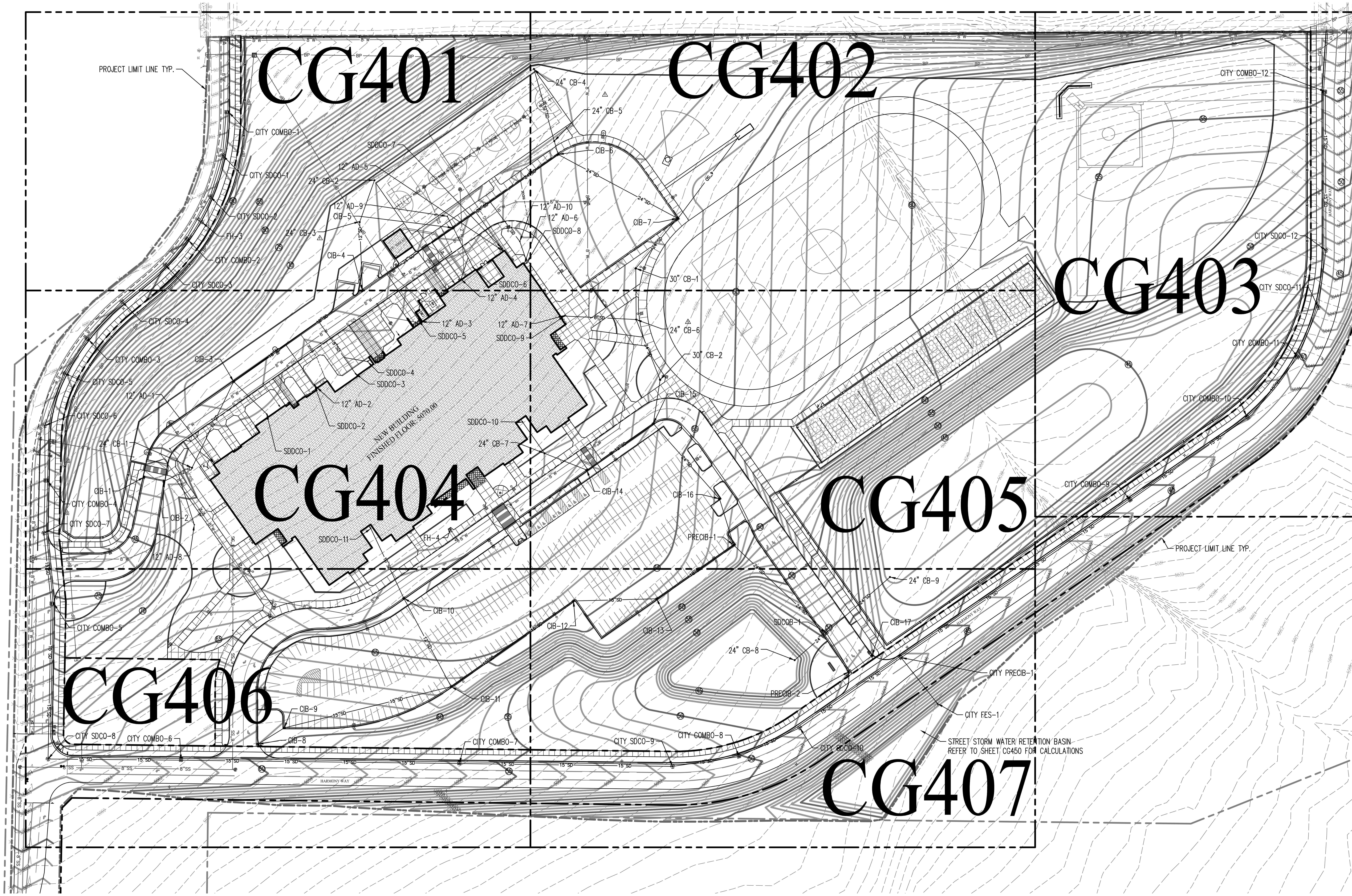
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

WATER LINE PLAN
AND PROFILE

CU343



GENERAL GRADING NOTES:

1. REFER TO SHEET ARCHITECTURAL SITE PLAN DETAILS FOR RAISED PLANTERS, HANDICAP RAMPS, SIDEWALK DETAILS, FLUSH CURB, DIMENSIONS OF PLAYGROUND, PARKING LOT STRIPING AND SITE FENCING WITH MOW STRIP.
2. CONTOURS OF THE SITE ARE BASED ON A SURVEY BY MERIDIAN ENGINEERING INC. REFER TO SHEET C200 FOR PROJECT BENCH MARK AND BASIS OF BEARING.
3. ALL WORK IN BELLE CITY ROADWAY AND HARMONY ROADWAY CITY ROADWAY SHALL BE IN ACCORDANCE WITH APWA AND CITY OF EAGLE MOUNTAIN CITY STANDARD PLANS AND SPECIFICATIONS. NEW CURB AND GUTTER, PAVEMENT REPAIRS, AND THE NEW DRIVEWAYS SHALL COMPLY WITH THESE APWA AND CITY STANDARDS. TRAFFIC CONTROL FOR THE PROJECT SHALL ALSO BE APPROVED BY THE CITY WHERE THE SITE ACCESSES TO PUBLIC STREETS. COORDINATE WITH CITY FOR PAVEMENT CONSTRUCTION IN RIGHT OF WAY TO THE REQUIRED PAVEMENT THICKNESS FOR ALL STREET REPAIRS.
4. PROVIDE APPROVED SILT PROTECTION FOR ALL NEW AND EXISTING CATCH BASINS UNTIL LANDSCAPING IS WELL ESTABLISHED AND PARKING IS COMPLETE. THE PIPING SYSTEM SHALL BE CLEANED OUT BEFORE FINAL APPROVAL. USE MIRAFI 'DANDY BAG" OR ANOTHER APPROVED EQUIVALENT FOR EXISTING INLET PROTECTION. REFER TO SHEET C500 AND C510.
5. DIMENSIONS OR COORDINATES ARE TO THE CENTER OF CATCH BASINS FOR AREA INLETS AND AT THE CENTER OF THE CATCH BASIN AT TBC FOR INLETS IN CURB AND GUTTER.
6. HANDICAP PARKING AREA SHALL NOT EXCEED 2% IN ANY DIRECTION. THE PERPENDICULAR CROSS SLOPE TO PARKING STALL IN OTHER AREAS OF THE PARKING LOT SHALL NOT EXCEED 4% IN SLOPE AND SLOPE SHALL NOT EXCEED 6% IN ANY DIRECTION FOR DRIVEWAYS.
7. ALL WALKWAYS SHALL NOT EXCEED 5% SLOPE. THE PERPENDICULAR CROSS SLOPE TO NOT EXCEED 2% MAX. SLOPE FOR WALKWAYS 2% MAX. FROM BUILDING OR STAIR RISERS FOR 5' MINIMUM. ALSO SLOPE 2% MAX FOR 5' AT THE END OF THE 1:12 SLOPE OF ALL H.C. RAMPS.
8. REFER TO SHEET CS230 FOR SITE LAYOUT PLAN.
9. PIPING LENGTHS ARE APPROXIMATE LENGTHS AND ARE ROUNDED TO THE NEAREST FOOT. LENGTHS ARE FROM CENTER TO CENTER OF INLETS OR CLEANOUTS. PIPE SLOPES ARE ALSO APPROXIMATE. USE INVERTS AT EACH BOX FOR CONTROL OF PIPE INSTALLATION.
10. "TBC" IS TOP BACK OF CURB ELEVATIONS. "FS" IS FINISH SURFACE ELEVATIONS. "TOC" IS TOP OF CONCRETE ELEVATIONS. "TOW" IS TOP OF WALL ELEVATIONS. "BOT" IS FINISH SURFACE AT BOTTOM OF WALL ELEVATIONS. "FL" IS FLOW LINE.
11. TRANSITION FACE OF CURB TO BE FLUSH TO ADJACENT FINISHED SURFACE WHERE INDICATED BY "TBC/FS" TO FULL HEIGHT OVER 5' (MIN).
12. PLACE CONCRETE COLLAR AROUND ALL NEW CATCH BASINS OR CLEANOUTS (NOT IN CURB AND GUTTER). COLLAR TO BE 1' MINIMUM WIDTH AND SHALL BE 8" MINIMUM THICKNESS. PLACE 2 #4 BARS AROUND OPENING. SEE DETAIL ON SHEET C100.
13. ALL LANDSCAPE AREAS SHALL HAVE 4" MINIMUM OF TOPSOIL OR AS REQUIRED BY LANDSCAPE PLANS. LANDSCAPE AREAS TO BE GRADED TO DRAIN AND MOUND WHERE INDICATED ON LANDSCAPE PLANS.
14. REFER TO SHEET C100 AND CS230 FOR REQUIRED PAVEMENT SECTIONS. ⚠
15. ALL STORM WATER TO BE RETAINED ONSITE FOR THE 100-YEAR STORM EVENT.
16. DO NOT DRIVE HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE. SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER SUBGRADE WILL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. REPAIRS TO BE COMPLETED AS OUTLINED IN THE SPEC SECTION WITH UP TO 2' OF IMPORTED STRUCTURAL GRANULAR FILL TO STABILIZE SOFT AREAS CAUSED BY ROUTING HEAVY EQUIPMENT OR TRUCKS OVER EXCAVATED SUBGRADE.
17. SITE SOILS MAY NOT SUPPORT CONSTRUCTION TRAFFIC DURING WET PERIODS OF THE YEAR. CONTRACTOR WILL BE RESPONSIBLE TO PLACE GRANULAR FILL AND/OR COBBLE MATERIALS AS NECESSARY TO MAINTAIN ACCESS TO THE SITE OR BUILDING THROUGHOUT THE CONSTRUCTION SITE AT ALL TIMES. EXCESS MATERIAL SHALL BE REMOVED AS REQUIRED TO COMPLETE THE SITE TO THE GRADES SHOWN ON GRADING PLANS. ALSO REFER TO GEOTECHNICAL INVESTIGATION SHEETS FOR SITE SOIL PREPARATION REQUIREMENTS.
18. PROVIDE TEMPORARY STORM DRAIN PUMPING, PONDING, BERMING, PIPING AND INLETS OR OTHER MEASURES TO RETAIN CONSTRUCTION STORM DRAIN RUNOFF ON SITE DURING CONSTRUCTION UNTIL THE NEW SYSTEM IS OPERATIONAL. ALL CONSTRUCTION SITE RUNOFF TO HAVE HEAVY SEDIMENT REMOVED PRIOR TO RELEASING TO EXISTING SITE DRAIN SYSTEM. PROTECT ADJACENT BUILDING FROM CONSTRUCTION RUNOFF AT ALL TIMES.
19. THERE SHOULD BE NO STANDING WATER ONSITE. ALL STORM WATER SHALL DRAIN TO AN INLET OR AREA DRAIN. CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF ANY LOW SPOTS THAT DO NOT DRAIN ARE ENCOUNTERED. A WATER TEST WILL BE PERFORMED BY THE CONTRACTOR WITH THE ENGINEER OF RECORD IN ATTENDANCE OR A SURVEY OF THE NEW IMPROVEMENTS PROVIDED TO THE ENGINEER AT COMPLETION OF THE PROJECT TO VERIFY THAT ALL STORM DRAIN WATER DRAINS AS DESIGNED.
20. ALL "MATCH" LOCATIONS INDICATE THAT THE CONTRACTOR IS TO MATCH THE EXISTING GRADE. AN APPROXIMATE ESTIMATE IS PROVIDED BY THE ENGINEER BASED ON AN INTERPOLATION OF NEAREST SPOT ELEVATIONS PROVIDED BY THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE ELEVATIONS. IF THE ELEVATION PROVIDED BY THE ENGINEER VARIES GREATLY FROM THE ACTUAL ELEVATION FOUND BY THE CONTRACTOR THE CONTRACTOR IS TO NOTIFY THE ENGINEER SO THAT THE ENGINEER CAN PROVIDE FURTHER DIRECTION.
21. GRADE UNIFORMLY BETWEEN SPOT ELEVATIONS AND CONTOURS UNLESS NOTED OTHERWISE. IF ANY QUESTIONS ARISE ABOUT THE PROPOSED GRADING SHOWN ON PLANS CONTACT THE ENGINEER OF RECORD BEFORE FIELD GRADING.
22. MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAINS DURING CONSTRUCTION OF ALL PHASES. PROVIDE TEMPORARY MEASURES OF NEW PIPING, PUMPING, OR OTHER METHODS TO MAINTAIN DRAINAGE FROM ALL EXISTING ROOF DRAIN WHILE NEW PIPING SYSTEMS OUTFALLS ARE COMPLETED.
23. REMOVE ALL CLAY MATERIALS FROM UNDER BUILDINGS AS OUTLINED IN THE SPECIFICATIONS.
24. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY REFERENCED IN PLAN SET. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOIL REPORT.
25. ADS INJECTION MOLDED 45° REDUCER WYE (OR APP EQUIVALENT) FLOWABLE FILL TO BE PLACED AROUND EACH WYE CONNECTION. TYP.
26. NO STORM WATER TO ENTER THE RETENTION BASIN UNTIL THE PIPING SYSTEM AND PRE-TREATMENT INLET HAS BEEN INSTALLED. CONTRACTOR TO CLEAN ENTIRE SYSTEM BEFORE IT IS ATTACHED TO THE RETENTION BASIN.
27. NOTIFY ENGINEER OF RECORD IF THERE ARE ANY CONFLICTS WITH UTILITY LINES OR IF ASSUMED INVERTS VARY, FOR FURTHER COORDINATION. SEWER AND WATERLINES TO HAVE 18" SEPARATION WITH WATER OVER SEWER. ALL OTHER UTILITIES TO HAVE 12" SEPARATION MIN. IF 12" SEPARATION CANNOT BE ACHIEVED UTILITIES TO HAVE FLOWABLE FILL BETWEEN THE UTILITY LINES 5' EACH WAY.
28. CONTRACTOR IS RESPONSIBLE TO INFORM THE ENGINEER OF RECORD IF THE GRADES SHOWN ON THE SURVEY DO NOT MEET THE ACTUAL GRADES IN THE FIELD.
29. ALL STRUCTURE LIDS WITHIN THE PROJECT LIMITS WILL NEED TO HAVE THEIR GRADE ADJUSTED. WATER VALVES, SEWER MANHOLES, STORM DRAIN INLETS OR CLEANOUT BOXES, AND OTHER SURFACE UTILITY ACCESSORIES SHALL BE RAISED AND SLOPED TO ACCURATE FINISH SURFACE BY A CONCRETE GRADE COLLAR IN PAVEMENT. COLLAR SHALL BE 12" WIDE AROUND THE UTILITY APPARATUSES AND 8" MINIMUM THICKNESS. PLACE 2 #4 REBAR HOOPS IN COLLAR. CONCRETE COLLARS TO BE USED ONLY IN ASPHALT/CONCRETE/AND GRASS PAVER AREAS.
30. REFER TO LANDSCAPE PLANS FOR ALL INFORMATION ABOUT EXISTING AND PROPOSED TREES.
31. REMOVE AND REPLACE ANY DAMAGED CURB, GUTTER, OR SIDEWALK ALONG FRONTAGE BEFORE FINAL INSPECTION.
32. ALL GUTTERS TO SLOPE 0.5% MINIMUM TOWARDS CURB INLET BOX. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IF THE PROPOSED GRADE DOES NOT MEET 0.5% SLOPE IN GUTTER.
33. SITE WALLS (EXCEPT STAIR CHEEK WALLS OR SEAT WALLS) TO HAVE A 3" PERFORATED DRAIN (PVC OR HDPE WRAPPED IN DRAINAGE FABRIC) AS SHOWN ON PLANS AND ON THE RETAINING WALL DETAILS ON THE STRUCTURAL PLANS. CONNECT TO SITE DRAINAGE STRUCTURES AS SHOWN WITH 4" PVC SOLID PIPE (SDR 35) FROM THE CONNECTION AT THE PERFORATED FOOTING DRAIN TO THE STORM DRAIN STRUCTURE. SLEEVE DRAIN PIPE THROUGH SITE WALLS AS REQUIRED TO CONNECT TO DRAINAGE SYSTEM. WHERE FOOTINGS STEP DOWN BELOW NORMAL DEPTH FOR UTILITY CROSSING, PERFORATED DRAIN PIPE DOES NOT STEP DOWN TO AVOID ANY LOW POINTS IN THE WALL DRAIN PIPING.

MERIDIAN ENGINEERING, INC.

0 60 120
SCALE 1"=60'

GRADING LEGEND

(75)	MAJOR CONTOUR
⚠3 (72)	MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No.8023335

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	5/26/2023	ADD#3
3	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

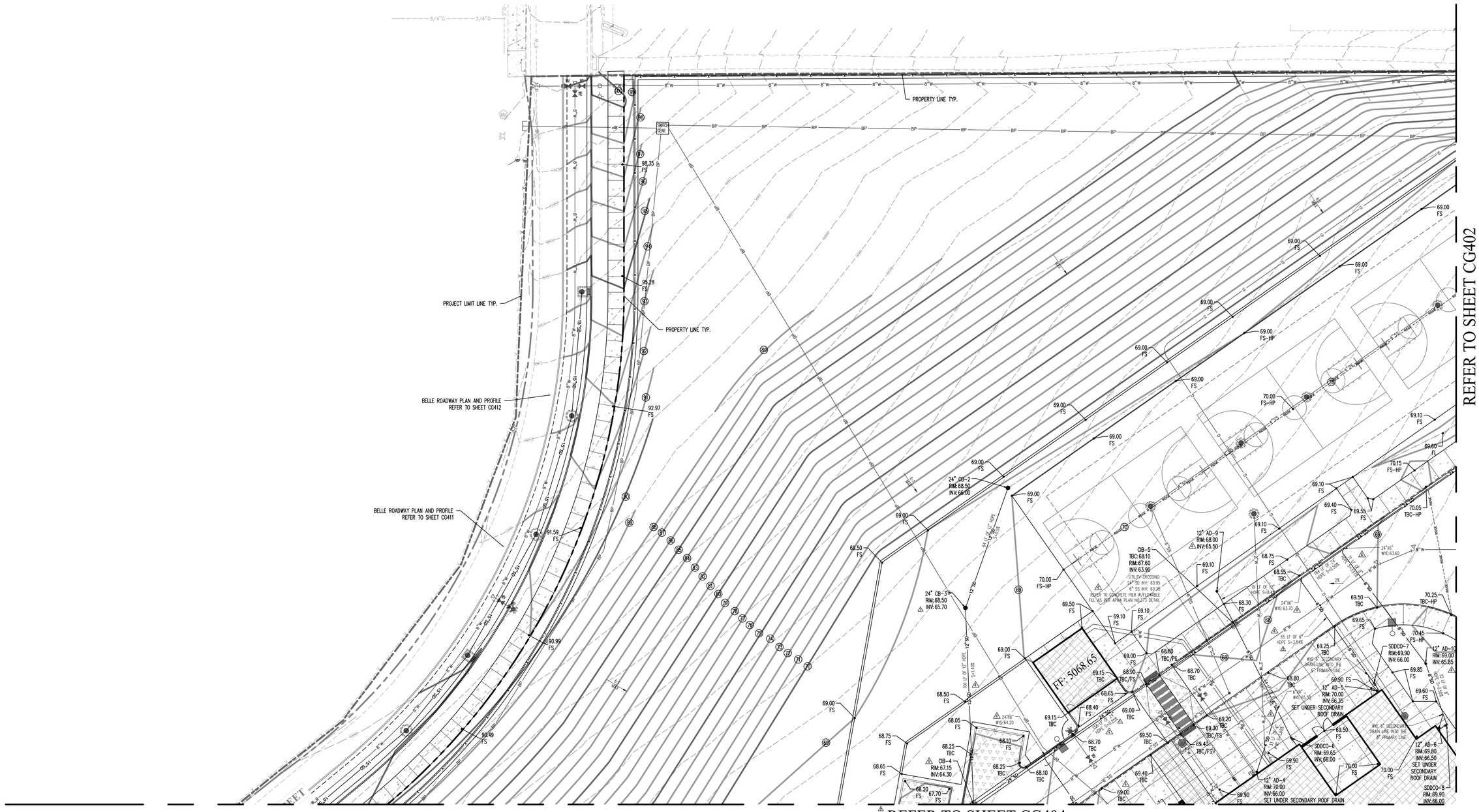
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

OVERALL GRADING PLAN

CG400


PROPERTY LINE TYP.
PROJECT LIMIT LINE TYP.
PROPERTY LINE TYP.
BELLE ROADWAY PLAN AND PROFILE
REFER TO SHEET CG412
BELLE ROADWAY PLAN AND PROFILE
REFER TO SHEET CG411
REFER TO SHEET CG402
REFER TO SHEET CG404
FF: 5068.65
98.35 FS
95.28 FS
92.97 FS
91.59 FS
90.99 FS
90.49 FS
24" CB-2 RIM: 68.50 INV: 66.00
24" CB-3 RIM: 68.50 INV: 65.70
CIB-4 RIM: 67.15 INV: 64.30
CIB-5 TBC: 68.10 RIM: 67.60 INV: 63.90
12" AD-9 RIM: 68.00 INV: 65.50
SDCO-7 RIM: 69.90 INV: 66.00
12" AD-10 RIM: 69.00 INV: 65.85
12" AD-5 RIM: 70.00 INV: 66.35
SET UNDER SECONDARY ROOF DRAIN
SDCO-6 RIM: 69.65 INV: 66.00
12" AD-6 RIM: 69.80 INV: 66.50
SET UNDER SECONDARY ROOF DRAIN
12" AD-4 RIM: 70.00 INV: 66.00
SET UNDER SECONDARY ROOF DRAIN
SDCO-8 RIM: 69.90 INV: 66.00
UTILITY CROSSING 24" SD INV: 63.95 8" SS INV: 63.26
REFER TO CONCRETE PIER W/FLOWABLE FILL AS PER APWA PLAN NO. 375 DETAIL
69.00 FS
70.00 FS-HP
69.10 FS
69.60 FL
70.15 FS-HP
69.40 FS
69.55 FS
70.05 TBC-HP
68.75 FS
68.55 TBC
68.30 FS
69.50 TBC
70.25 TBC-HP
69.65 FS
70.45 FS-HP
69.25 TBC
68.80 TBC/FS
68.90 TBC/FS
68.70 TBC
68.85 FS
69.60 FS
68.80 TBC
69.90 FS
69.50 FS
70.00 FS
68.90 FS
69.20 TBC
69.30 TBC/FS
69.40 TBC/FS
68.50 FS
68.05 FS
68.75 FS
68.25 TBC
68.65 FS
68.10 TBC
68.40 FS
69.15 TBC
68.70 TBC
68.20 FS
67.70 FS
69.00 TBC
69.40 TBC
69.50 FS
69.00 FS-HP
69.00 TBC
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68.90 FS
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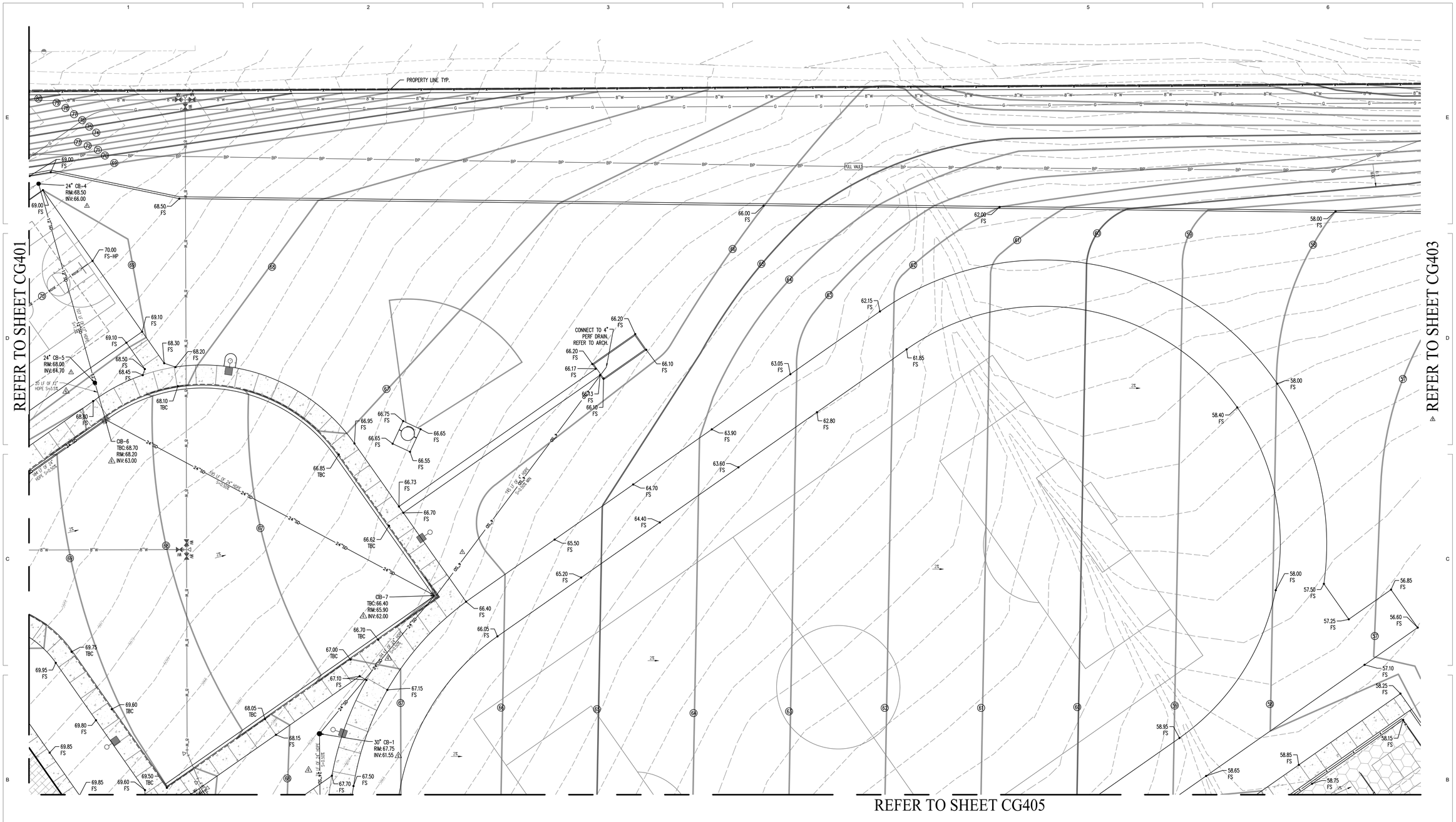
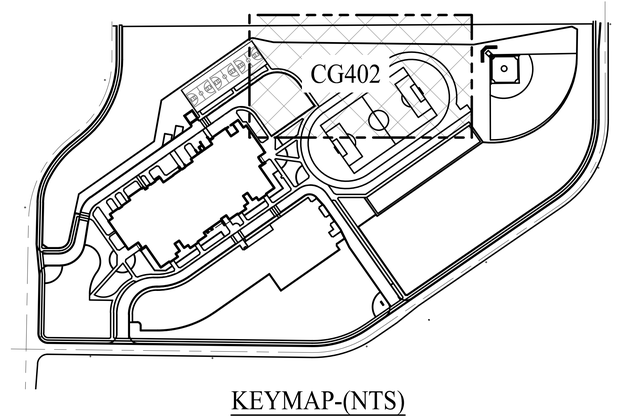
68.70 TBC
68.10 TBC
68.25 TBC
68.65 FS
68.75 FS
68.20 FS
67.70 FS
69.00 FS
69.50 FS
69.00 FS
69.00 FS
69.00





KEYMAP-(NTS)

GRADING LEGEND

75	MAJOR CONTOUR
72	MINOR CONTOUR

THE CONTRACTOR TO SCHEDULE THE ENGINEER OF RECORD IN WRITING 3 DAYS MINIMUM BEFORE PLACEMENT OF CONCRETE CURBING, FLATWORK, OR ASPHALT PAVING. ALL AREAS MUST BE FORMED AND HAVE COMPACTED BASE COURSE IN PLACE FOR THE ENGINEER TO COMPLETE A RANDOM SPOT GRADE CHECK BEFORE ASPHALT AND CONCRETE CONSTRUCTION. THE RANDOM GRADE CHECKS ARE FOR GENERAL CONFORMANCE TO SLOPES AND GRADING SHOWN ON PLANS USING A SMART LEVEL. RANDOM CHECKS DO NOT ALLEVIATE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE GRADING IS IN CONFORMANCE WITH PLANS AND SPECIFICATIONS AND SATISFY PERFORMANCE OF HIS WORK. WITHIN 2 DAYS OF THE RANDOM SPOT CHECK, RESULTS OF THE SPOT CHECKS AND AREAS OF NON COMPLIANCE WILL BE PROVIDED TO THE CONTRACTOR AND ARCHITECT.

MERIDIAN ENGINEERING, INC.

0 20 40

SCALE 1"=20'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Juth
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	5/26/2023	ADD#3
3	7/5/2023	PR-2
4	8/23/2023	ASI 003

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

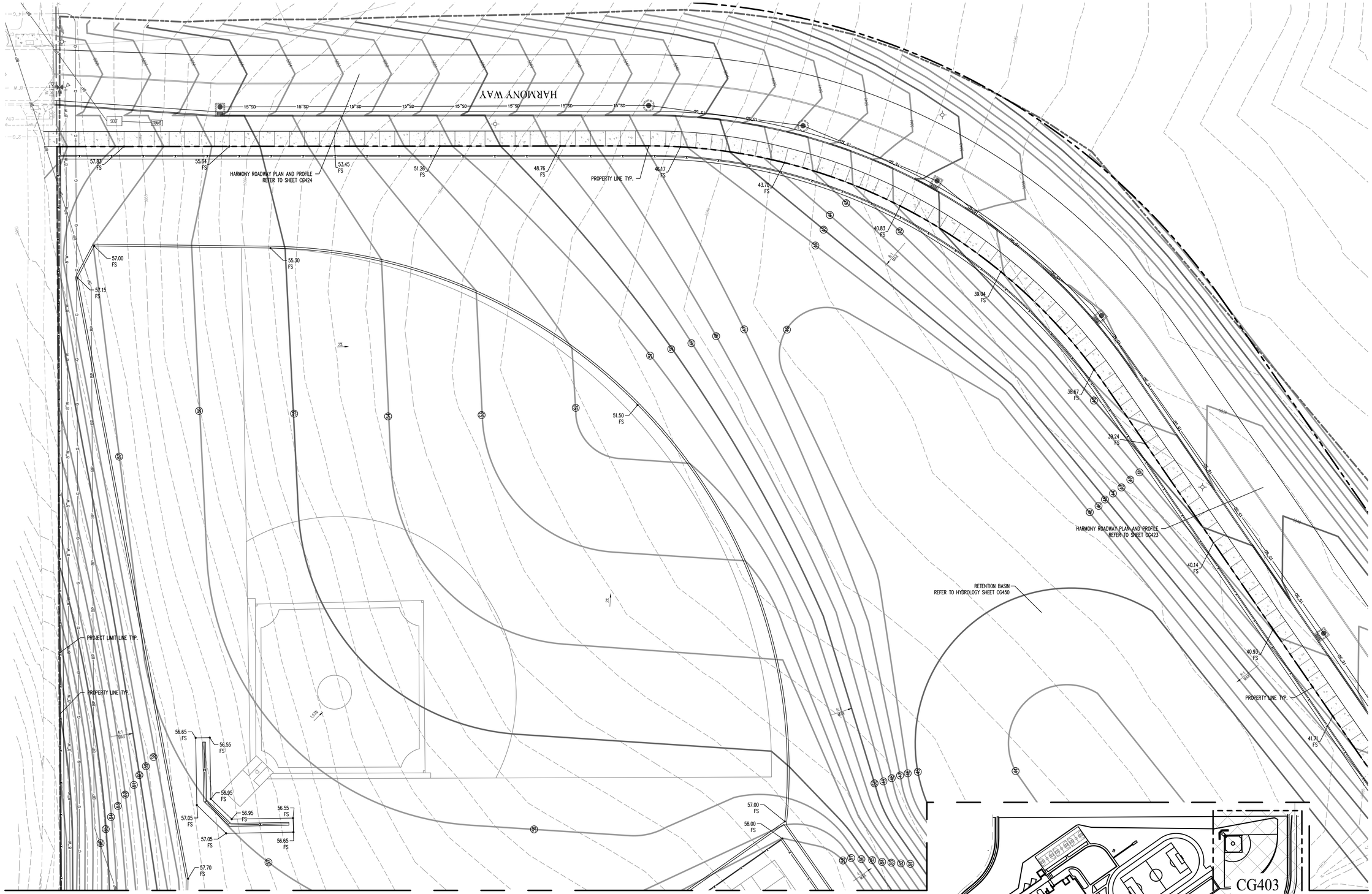
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

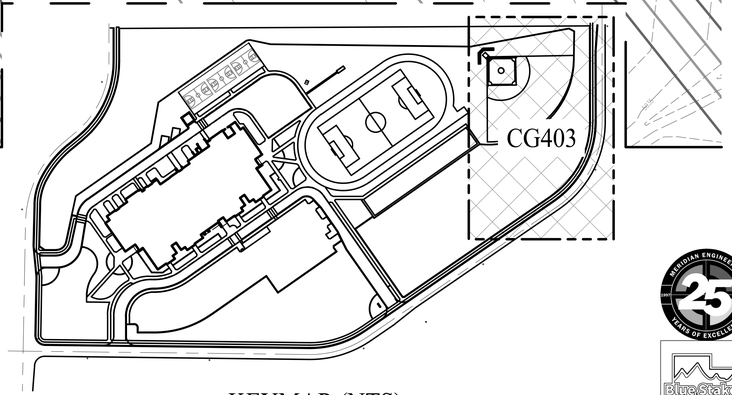
Blue Stakes of UTAH 811

CG402



REFER TO SHEET CG402

REFER TO SHEET CG405



KEYMAP-(NTS)

GRADING LEGEND

75	MAJOR CONTOUR
72	MINOR CONTOUR

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MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'

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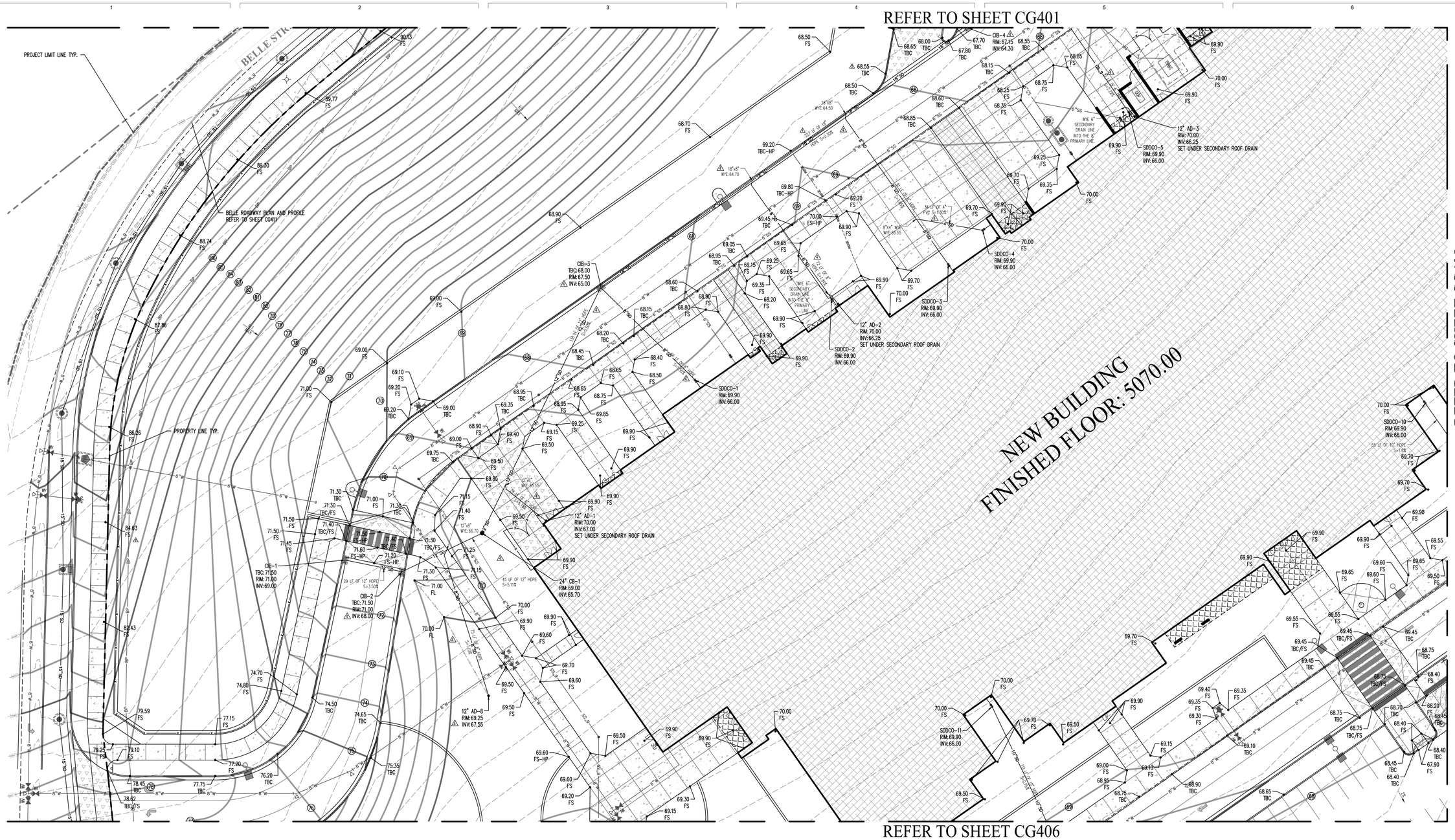
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

CG403



GRADING LEGEND

75	MAJOR CONTOUR
72	MINOR CONTOUR

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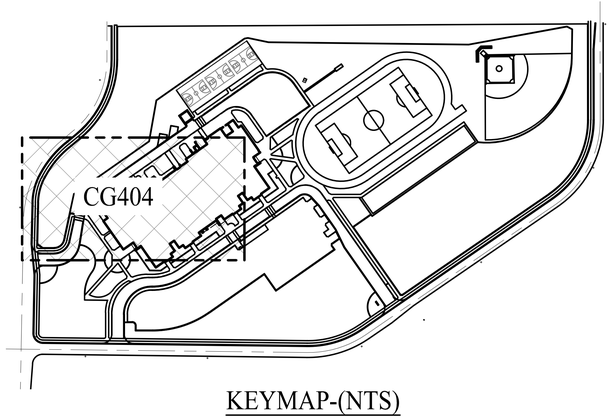
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Luth
DATE ISSUED: 10/3/23
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No. 8023335

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VCBO NUMBER: 22705
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

Blue Stakes of UTAH 811

CG404

REFER TO SHEET CG402

REFER TO SHEET CG403

REFER TO SHEET CG404

REFER TO SHEET CG407

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

PROPERTY LINE TYP.

GRADING LEGEND

MAJOR CONTOUR

MINOR CONTOUR

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MERIDIAN ENGINEERING

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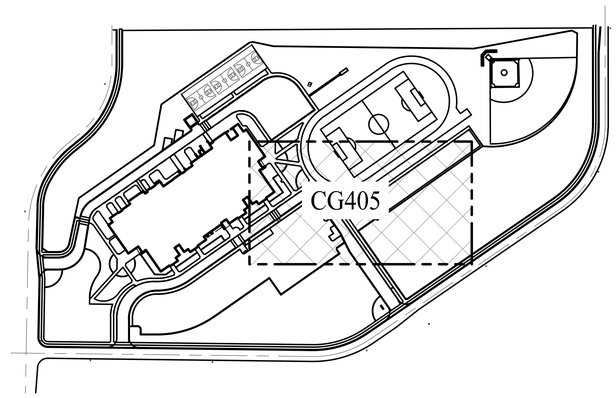
SCALE 1"=20'



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MICHOLE LEE LUTH
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

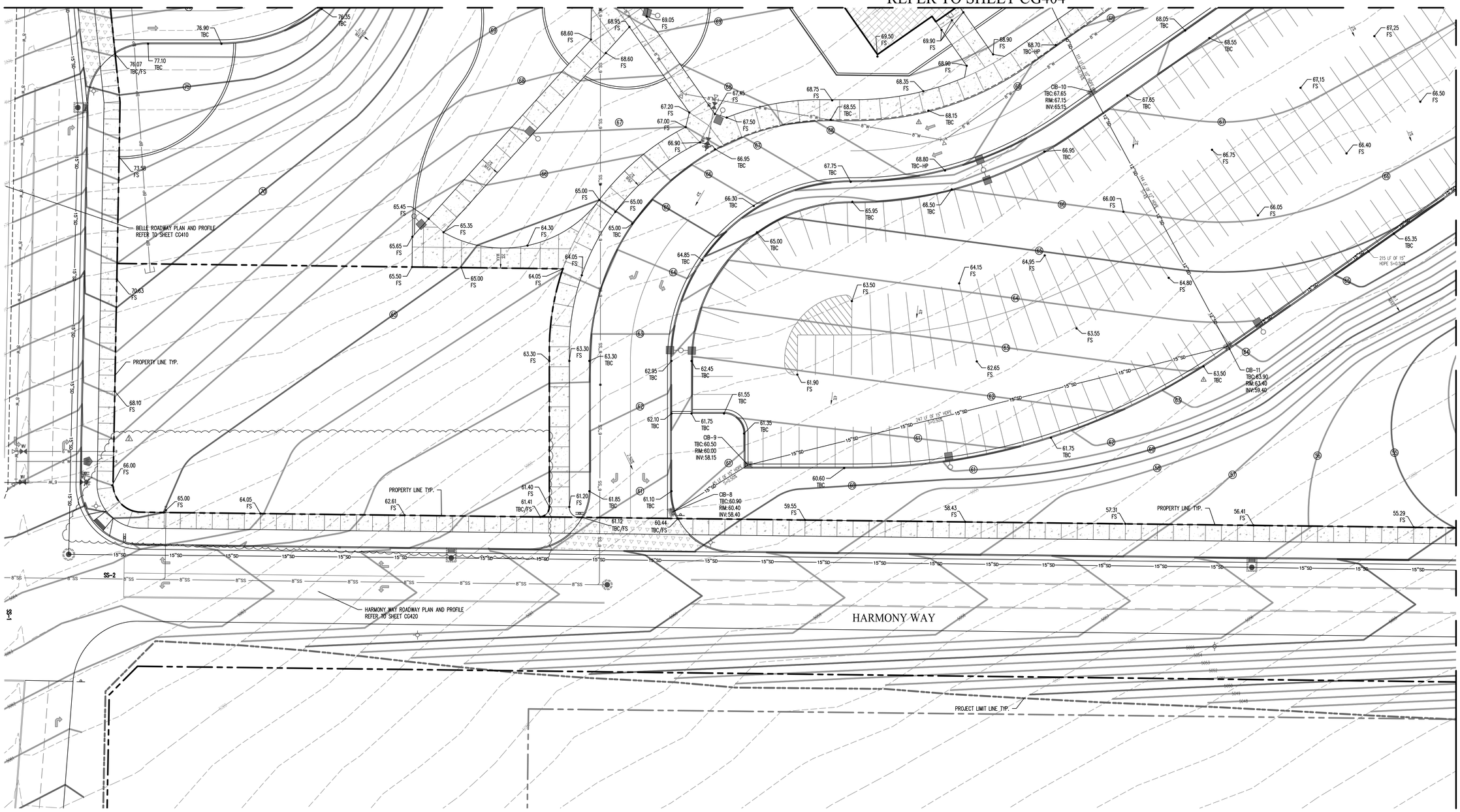
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

ENLARGED
GRADING PLAN

CONFORMANCE SET

Blue Stakes of UTAH 811

CG405



GRADING LEGEND

75	MAJOR CONTOUR
72	MINOR CONTOUR

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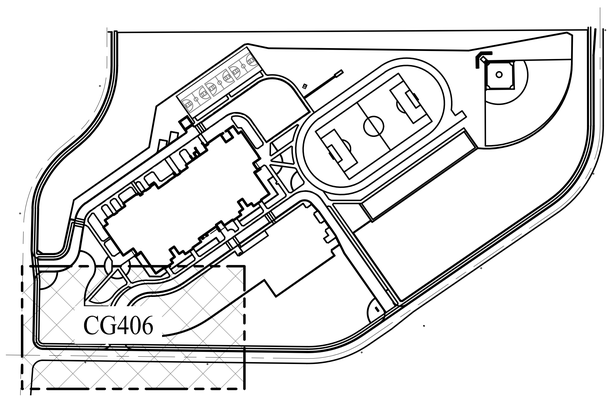
MERIDIAN ENGINEERING, INC.

0 20 40
SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	5/26/2023	ADD#3
2	7/5/2023	PR-2
3	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

ENLARGED GRADING PLAN

CG406

REFER TO SHEET CG405

REFER TO SHEET CG406

66.55 FS

66.00 FS

65.15 FS

CIB-13
TBC:64.00
RIM:63.50
INV:57.70

135 LF OF 18" HDPE S=0.50%

CIB-12
TBC:65.95
RIM:65.45
INV:58.30

120 LF OF 18" HDPE S=0.50%

65.15 FS

66.05 TBC-HP

216 LF OF 15" HDPE S=0.50%

64.50 TBC

24" CB-9
RIM:44.00
INV:40.70

PROPERTY LINE TYP.

RETENTION BASIN
REFER TO HYDROLOGY SHEET CG450

45.19 FS

HARMONY WAY

46.09 FS

51.50 TBC

51.35 TBC

SDCO-1
RIM:49.90
INV:40.70

46.95 FS

46.88 FS

47.15 FS

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

48.00 TBC

24" CB-8
RIM:44.00
INV:40.70

48.80 FS

48.80 FS

48.60 FS

48.60 FS

48.50 TBC

47.18 TBC/FS

47.85 TBC/FS

CIB-17
TBC:47.60
RIM:47.10
INV:44.10

PRECIB-2
TBC:48.25
RIM:47.75
INV:43.75

48.22 FS

48.90 FS

49.86 FS

50.75 FS

53.94 FS

52.93 FS

51.89 FS

PROPERTY LINE TYP.

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG421

HARMONY ROADWAY PLAN AND PROFILE
REFER TO SHEET CG422

STREET STORM WATER RETENTION BASIN
REFER TO SHEET CG450 FOR CALCULATIONS

PROJECT LIMIT LINE TYP.

GRADING LEGEND

MAJOR CONTOUR

MINOR CONTOUR

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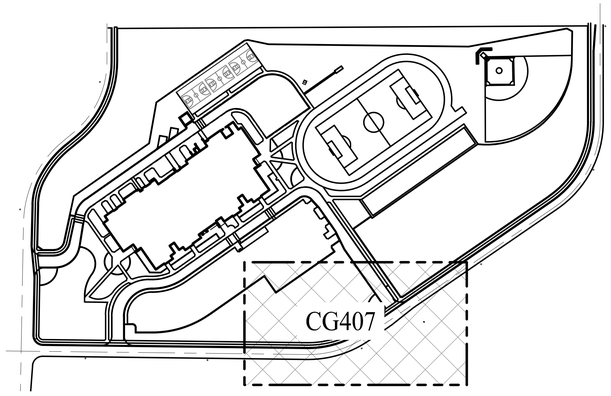
MERIDIAN ENGINEERING

0 20 40

SCALE 1"=20'



KEYMAP-(NTS)

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
MICHOLE LEE LUTH
No.8023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION
1	5/19/2023	ADD#2
2	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
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ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

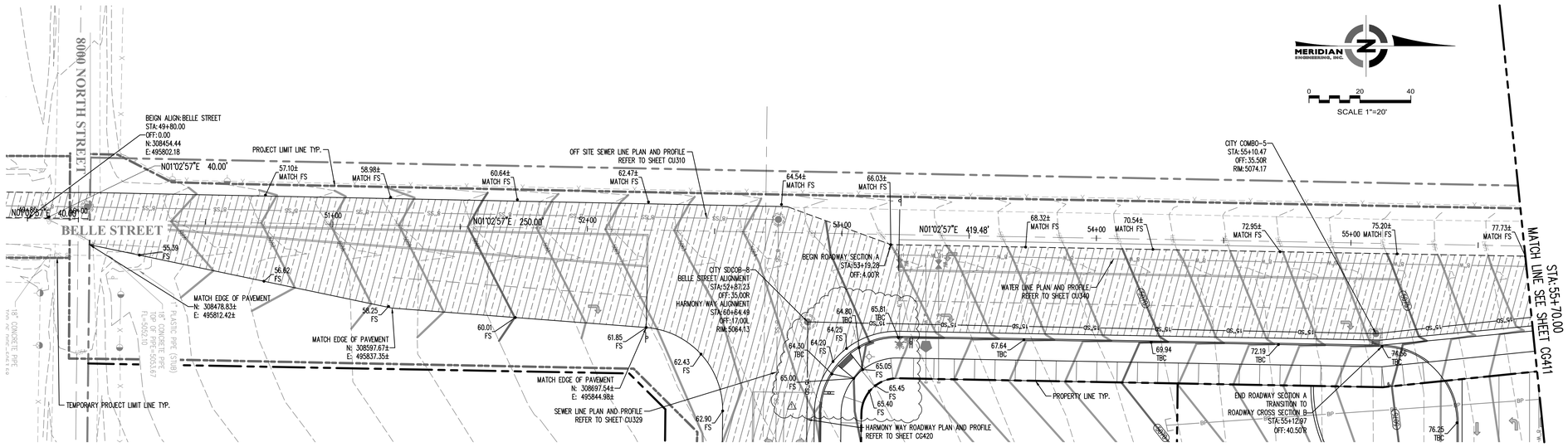
ENLARGED GRADING PLAN

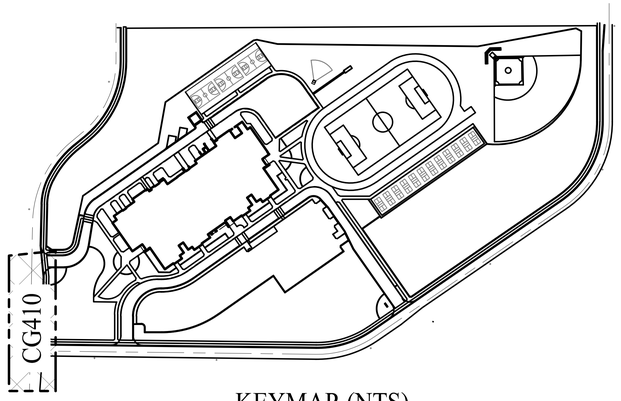
CONFORMANCE SET

CG407

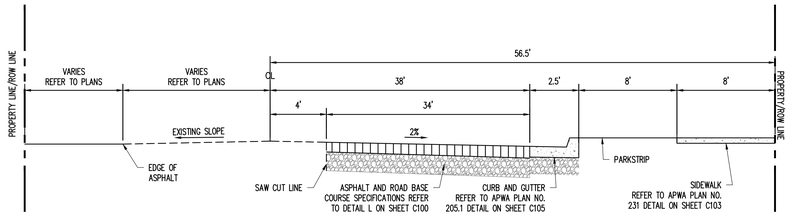
MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Bluestakes.org



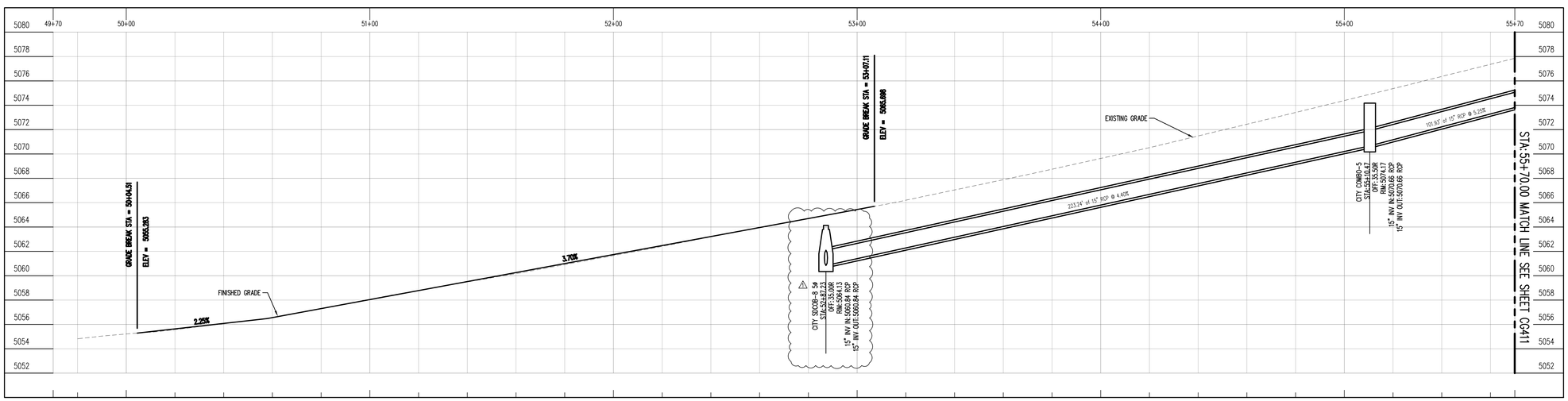


KEYMAP-(NTS)



BELLE STREET PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
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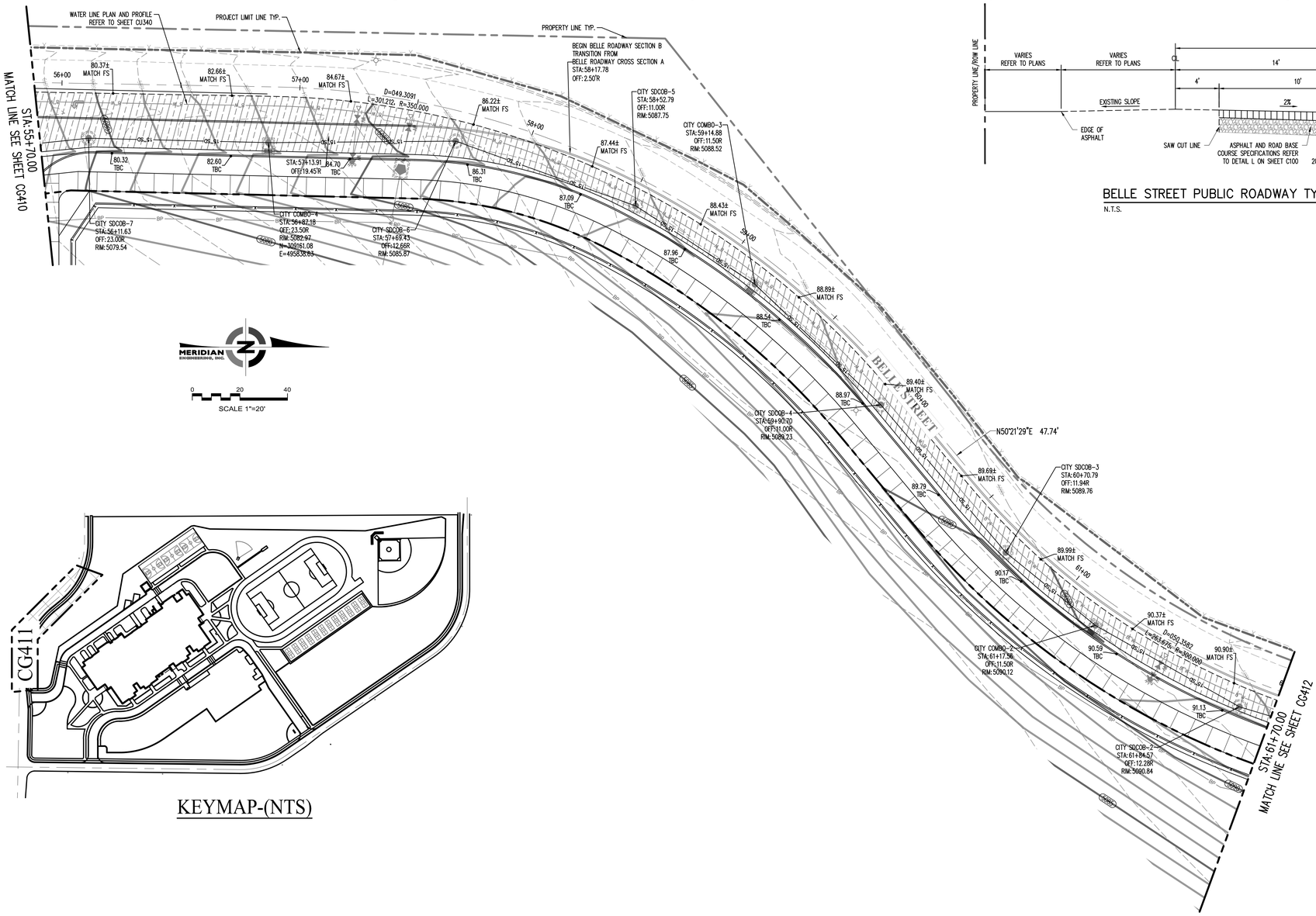
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

BELLE STREET
ROADWAY PLAN AND
PROFILE
STA: 49+70 - STA:55+70

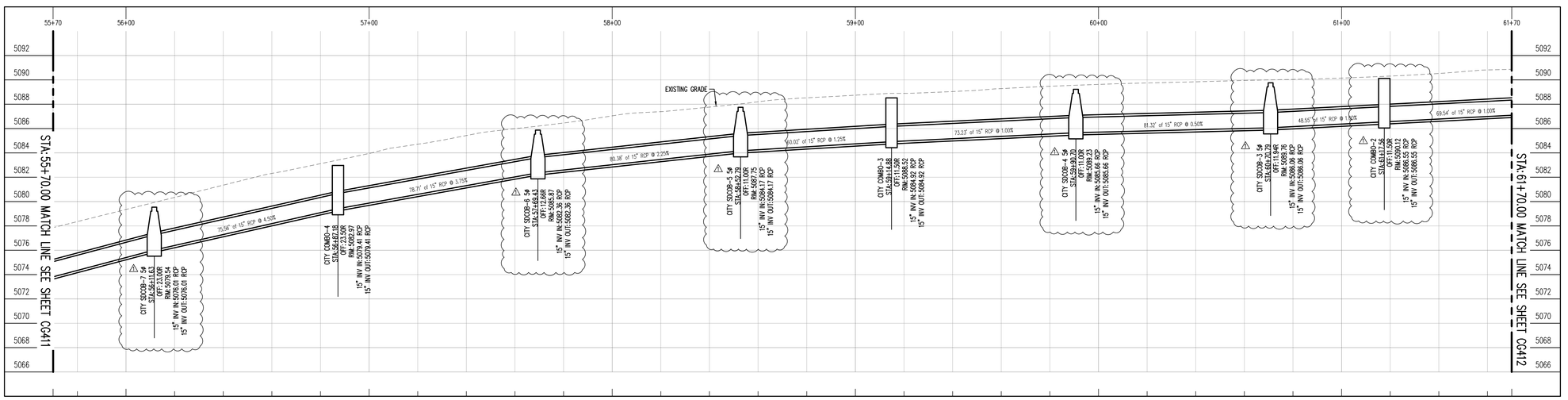
CG410



KEYMAP-(NTS)

BELLE STREET PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



BELLE STREET ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
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MICHOLE LEE LUTH
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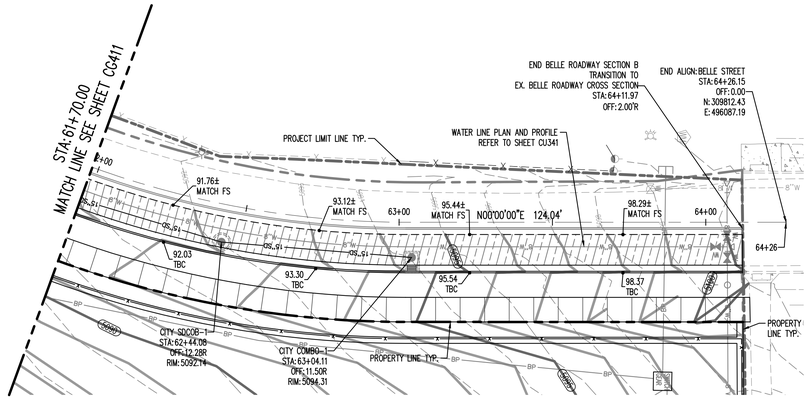
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

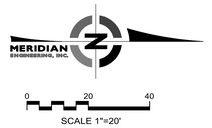
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

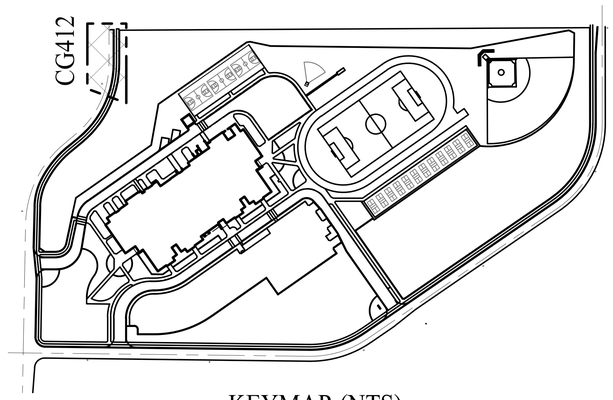
CONFORMANCE SET

BELLE STREET
ROADWAY PLAN AND
PROFILE
STA:55+70 - STA:61+70

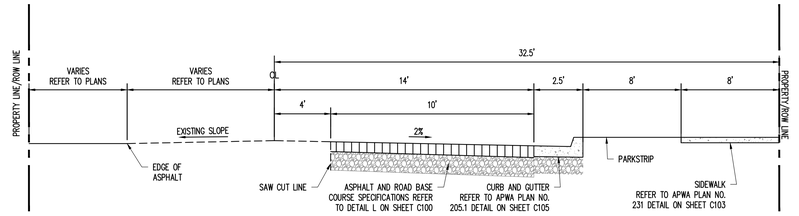
CG411





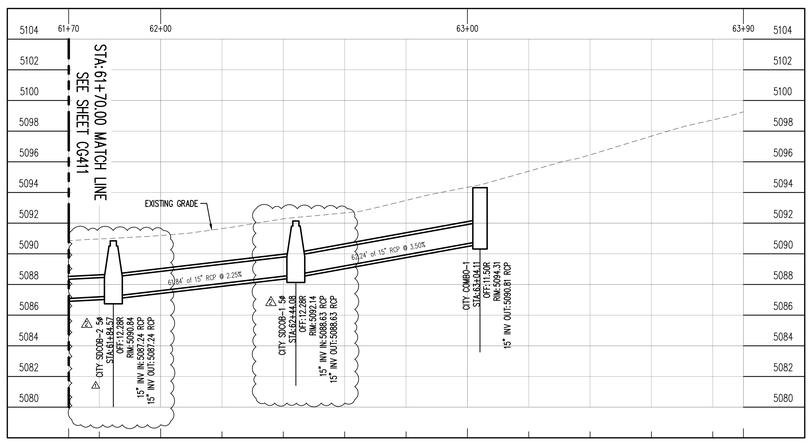


KEYMAP-(NTS)

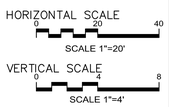


BELLE STREET PUBLIC ROADWAY TYPICAL SECTION (B)

N.T.S.



BELLE STREET ROADWAY PROFILE



VCBO ARCHITECTURE
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No. 8023335

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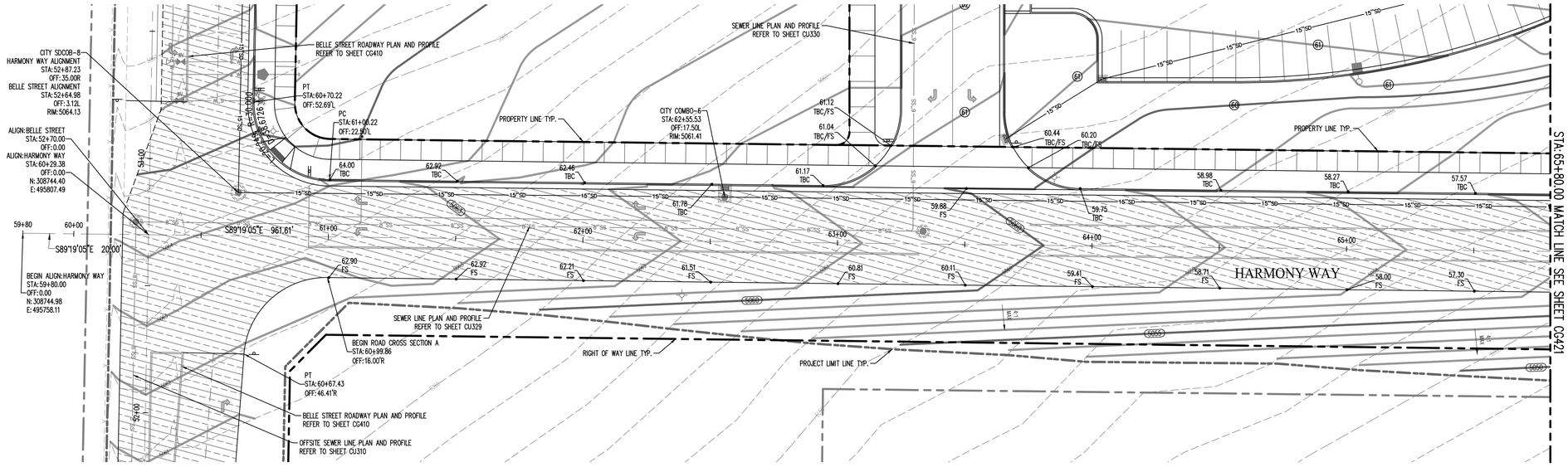
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

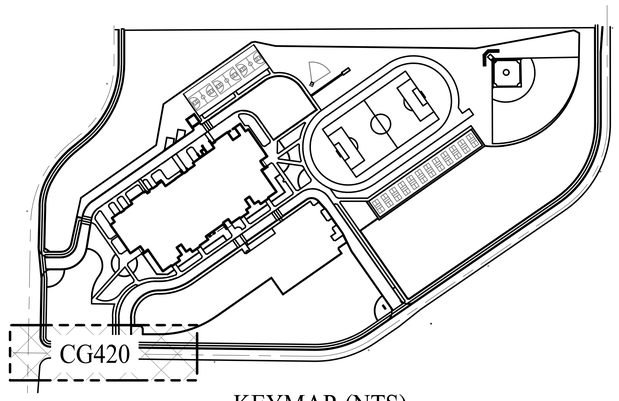
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

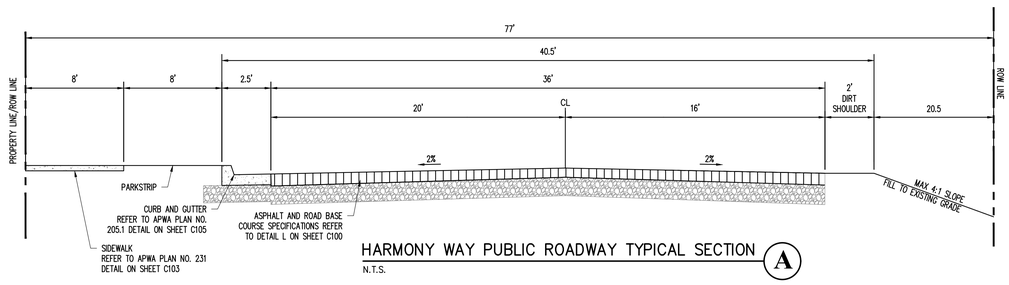
BELLE STREET
ROADWAY PLAN AND
PROFILE
STA:61+70 - STA:63+90

CG412



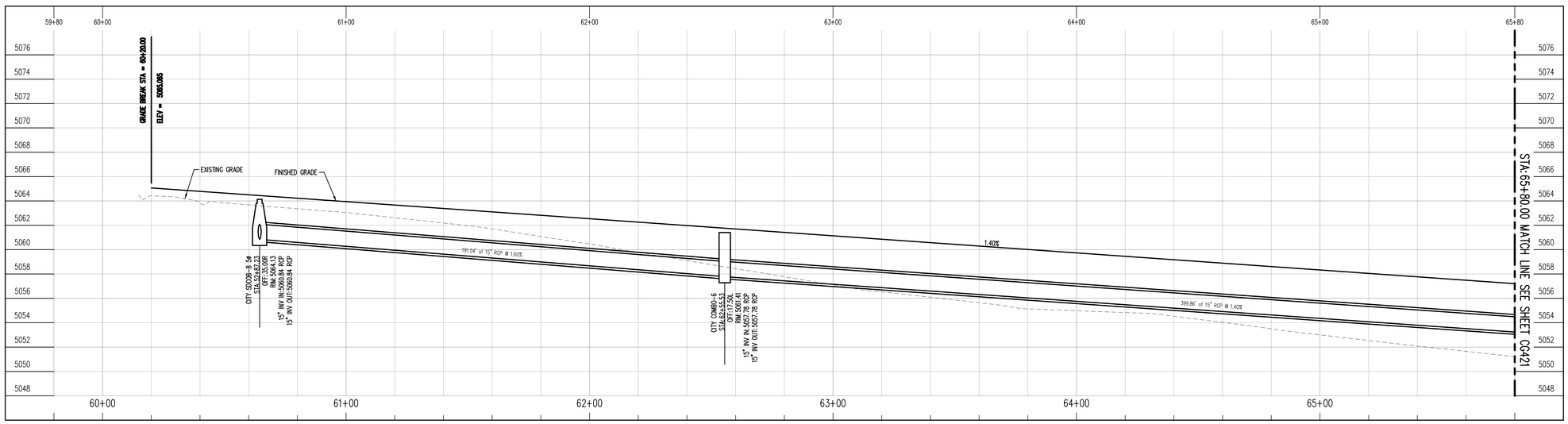


KEYMAP-(NTS)



HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
9023335
DATE ISSUED:
10/3/23

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

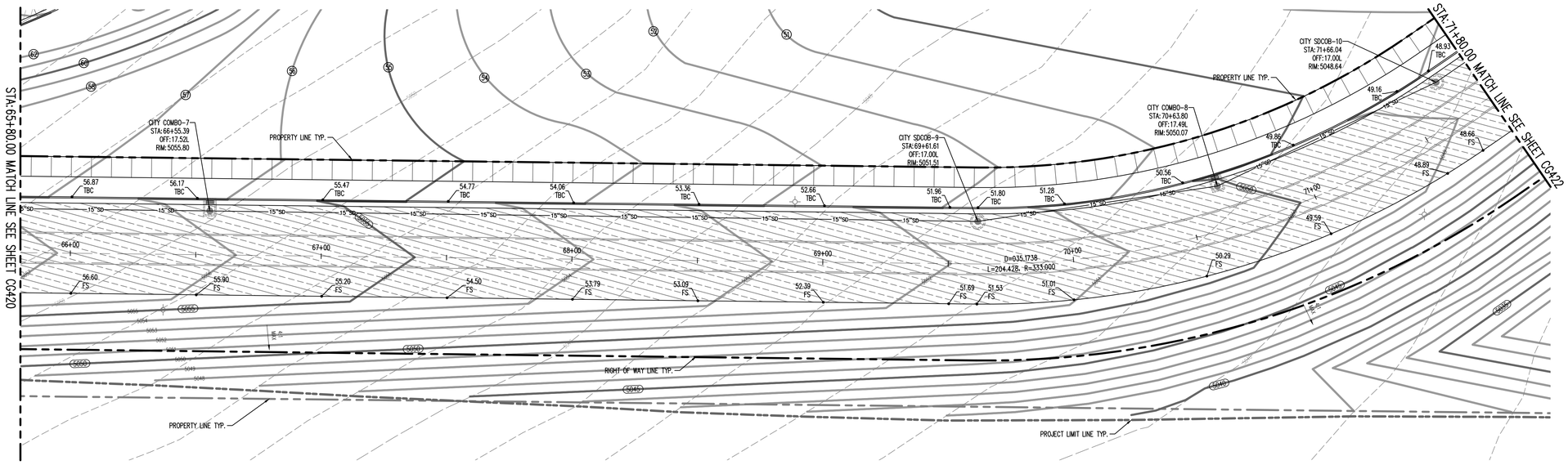
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

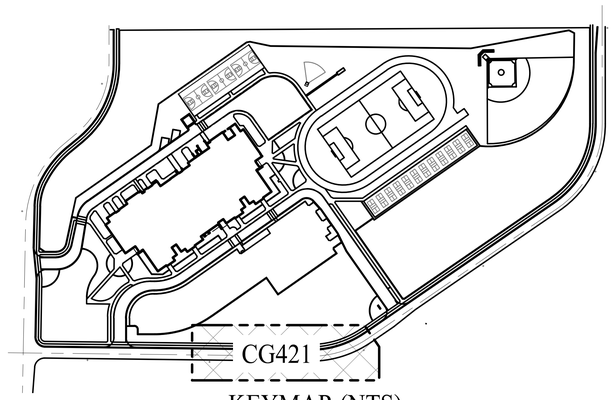
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG420





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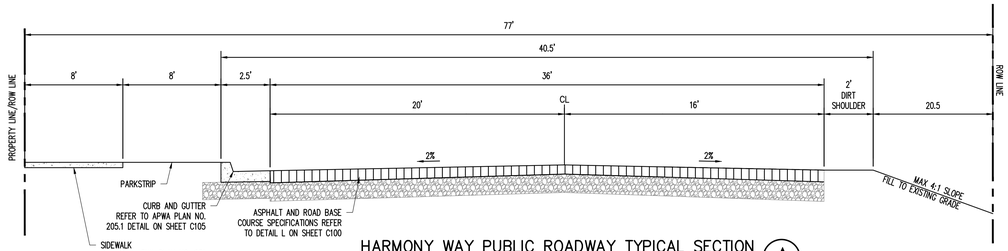
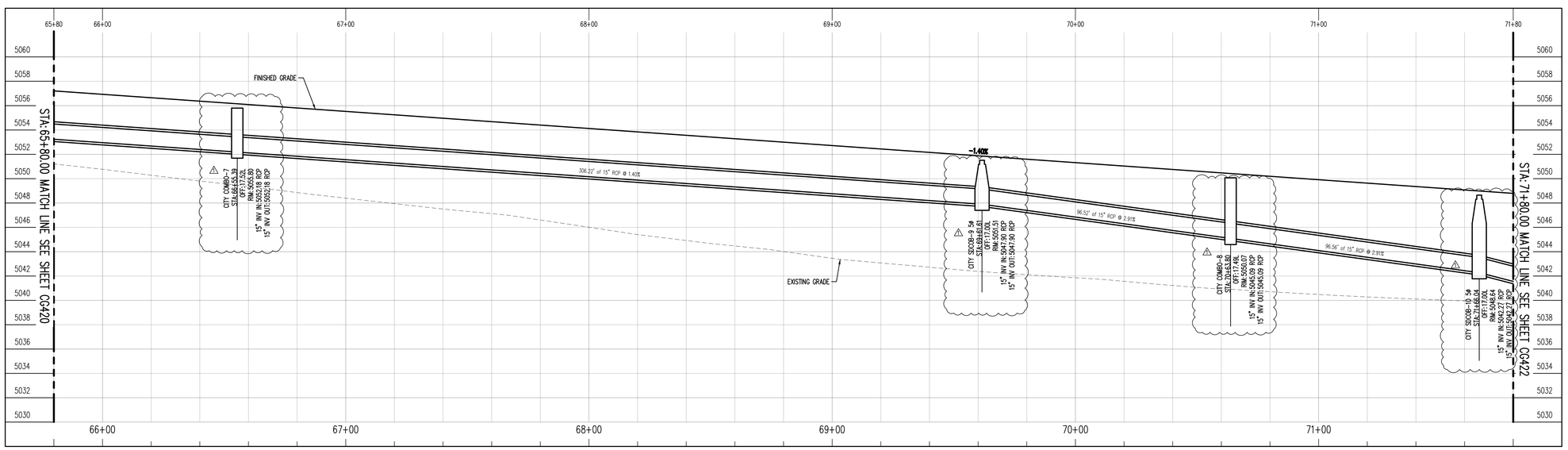


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION (A)

N.T.S.



HARMONY WAY ROADWAY PROFILE

SCALE 1"=20'

HORIZONTAL SCALE
SCALE 1"=20'

VERTICAL SCALE
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
W Juth
DATE ISSUED: 10/3/23
NICHOLE LEE LUTHI
No. 8023335

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

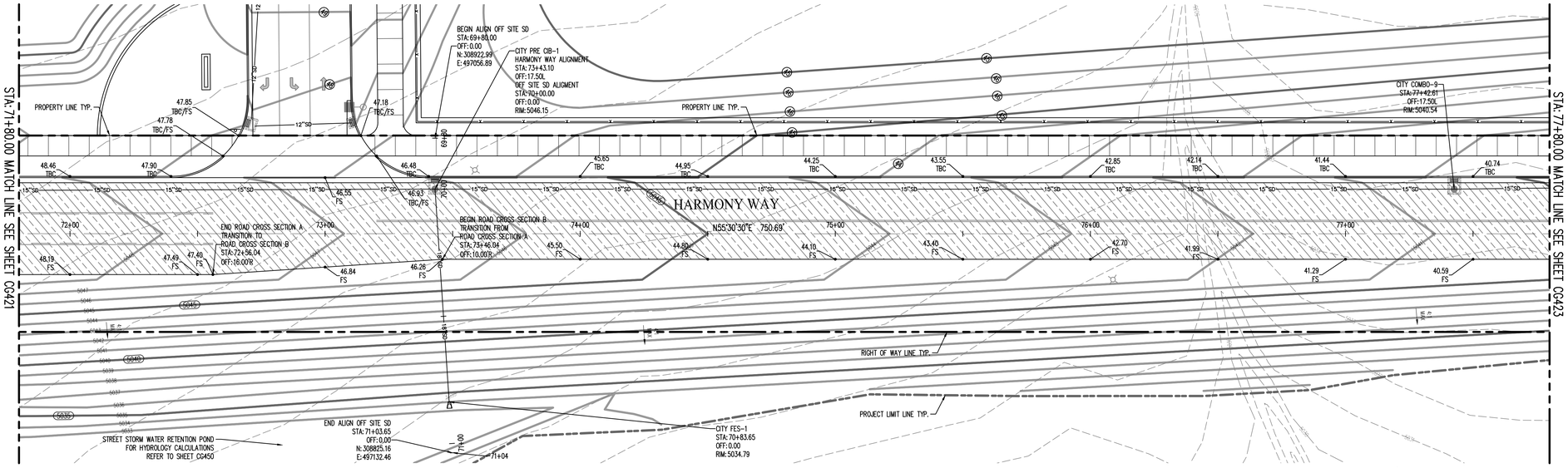
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

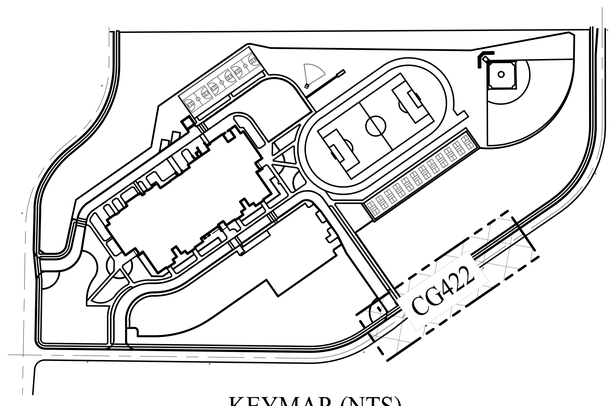
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY ROADWAY PLAN AND PROFILE

CG421





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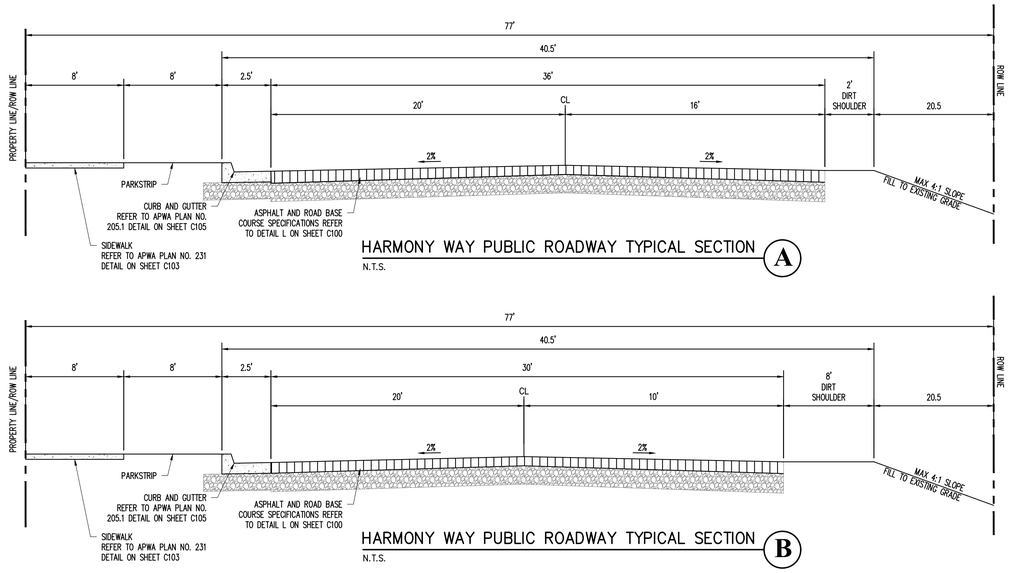
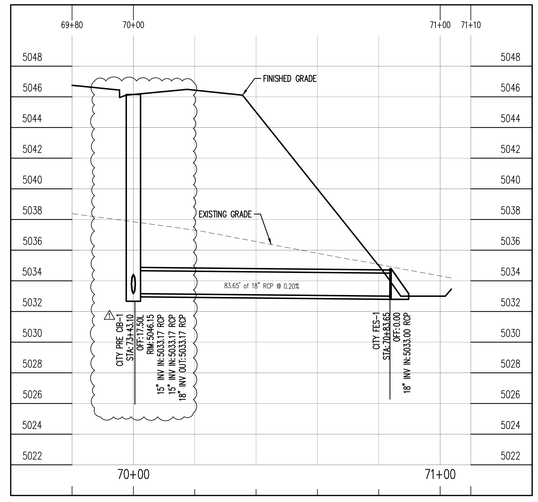


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **A**

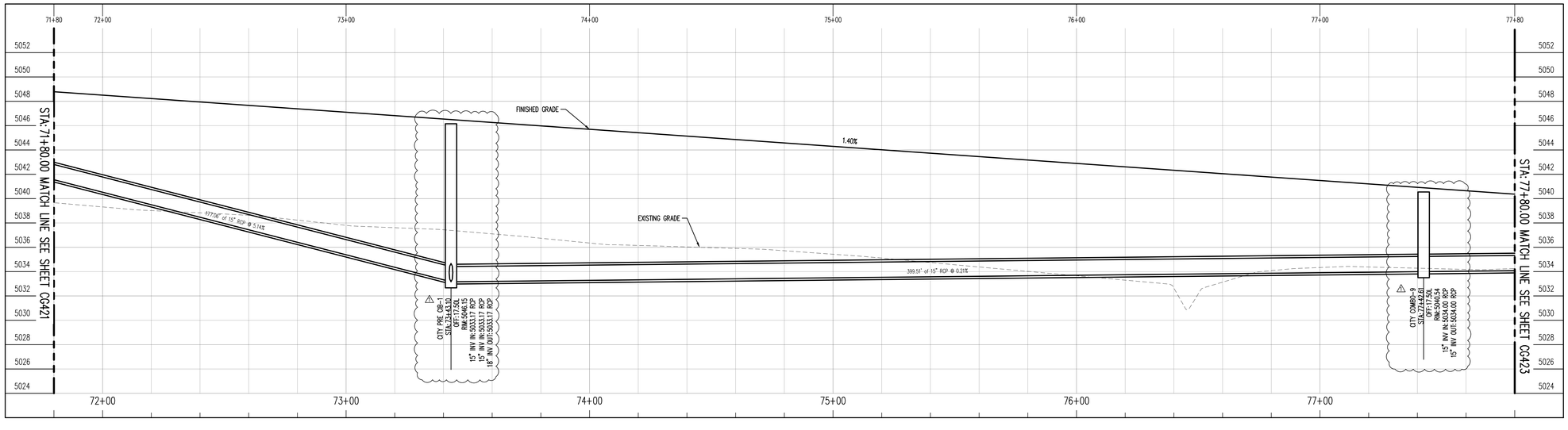
N.T.S.

HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



Off Site SD ROADWAY PROFILE



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
MICHOLE LEE LUTH
No. 8023335
DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

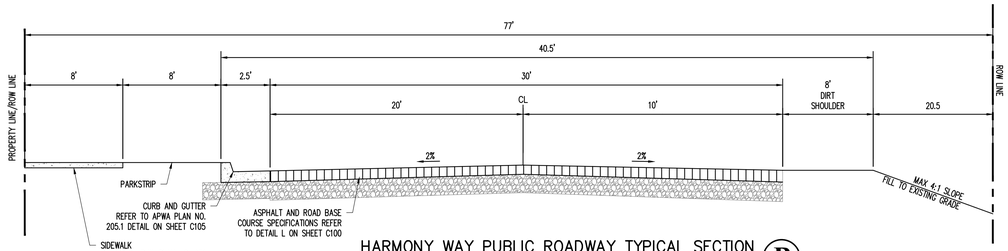
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

Blue Stakes of UTAH 811

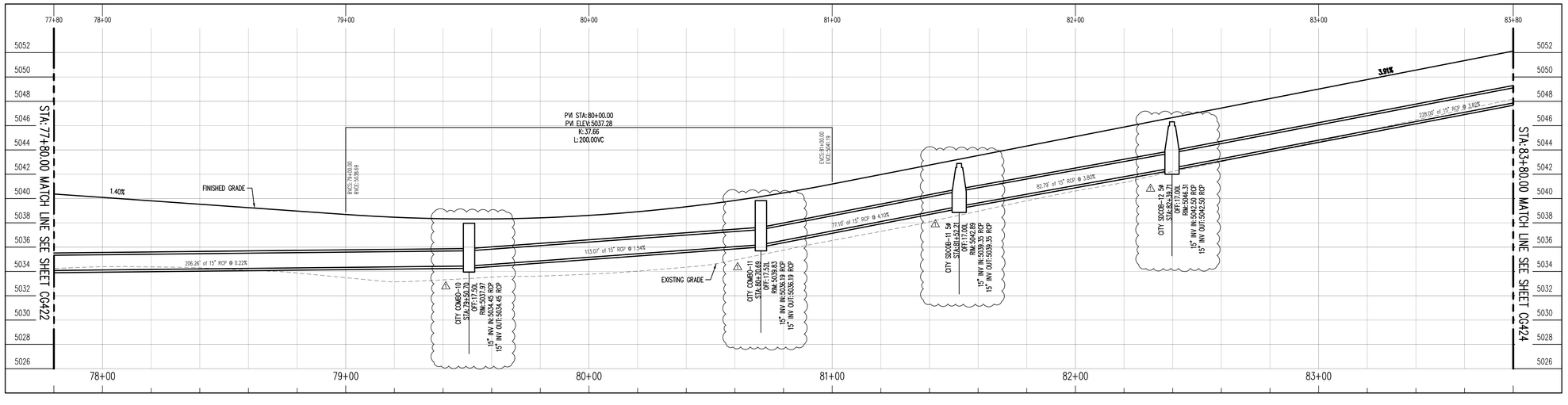
CG422



HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.

KEYMAP-(NTS)



HARMONY WAY ROADWAY PROFILE

HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
NICHOLE LEE LUTH
9023335

REV	DATE	DESCRIPTION
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VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

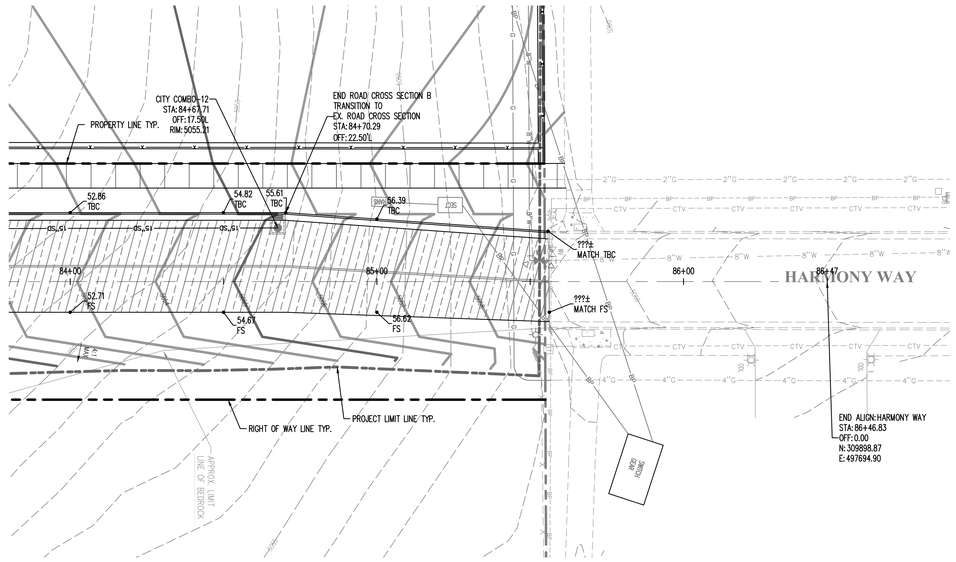
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

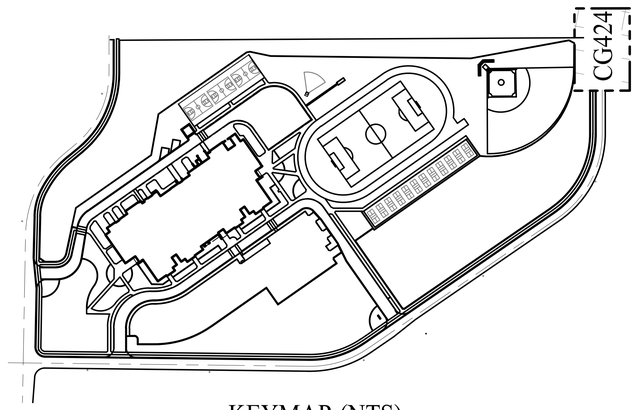
ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG423





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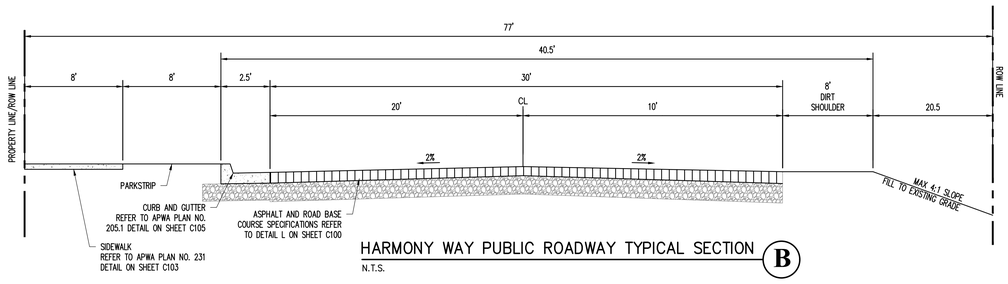
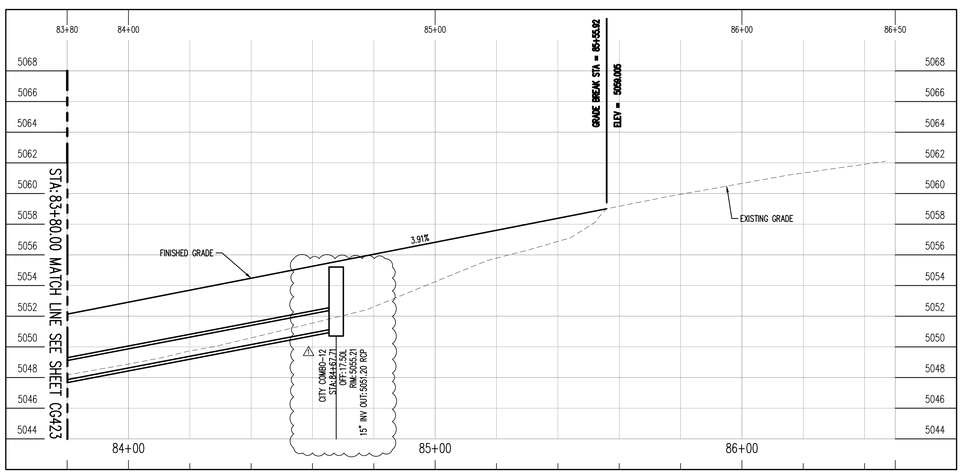
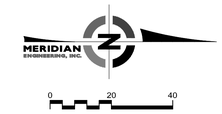


HARMONY WAY PUBLIC ROADWAY TYPICAL SECTION **B**

N.T.S.



HARMONY WAY ROADWAY PROFILE



HORIZONTAL SCALE
0 20 40
SCALE 1"=20'

VERTICAL SCALE
0 4 8
SCALE 1"=4'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM



REV	DATE	DESCRIPTION
1	10/3/2023	PR 002.1

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

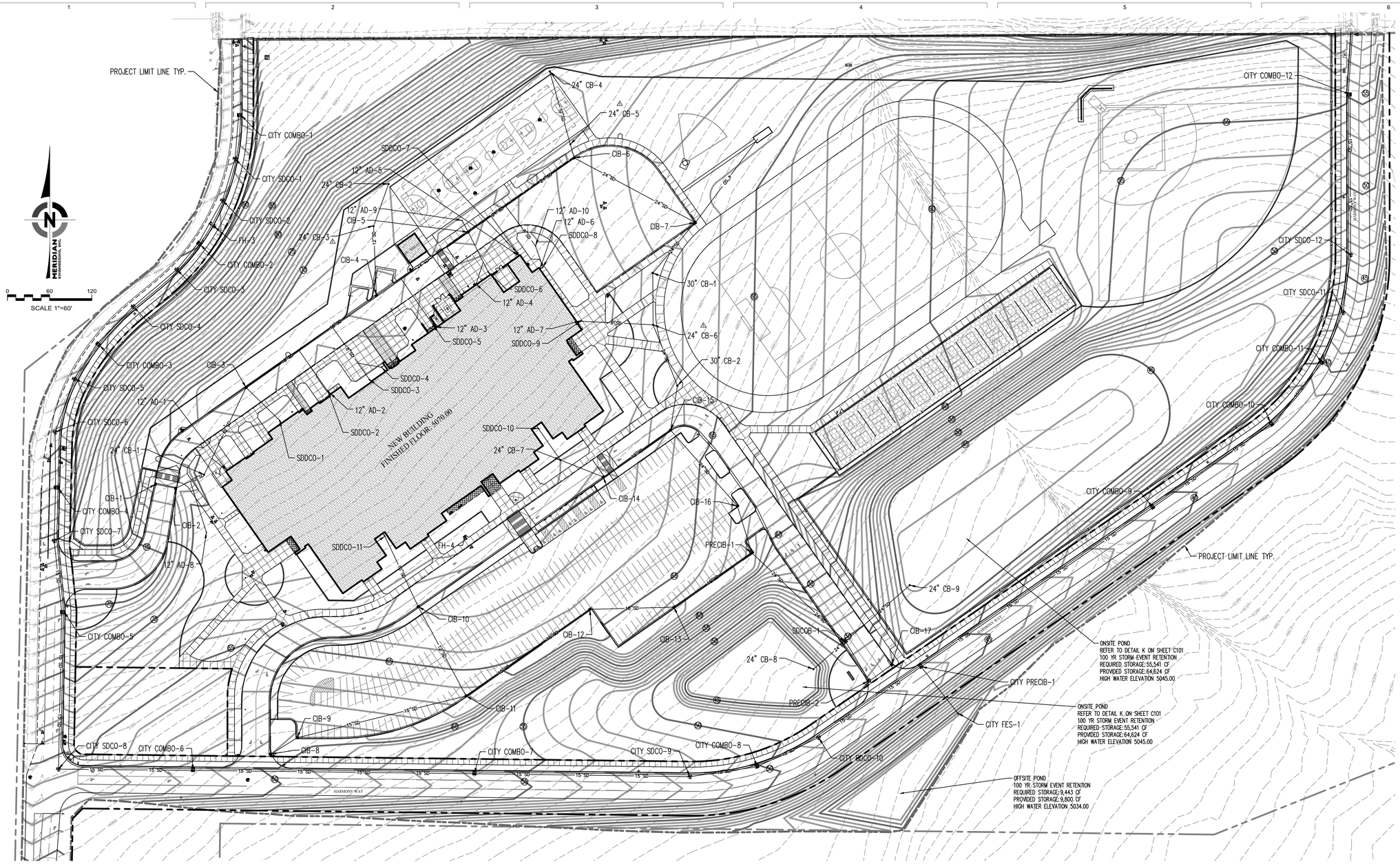
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

HARMONY WAY
ROADWAY PLAN
AND PROFILE

CG424



Date: 30-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Onsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

School Area	**34.70 Ac.**	**1,511,589 SF**	
Infiltration Rate	**10.50 cfs**	**3.75"/hr**	half of geotech rate
		120,929	Infiltration Area (SF)

		Runoff Coefficients
Paved Area:	496,753 SF	C= 0.9
Landscape Area:	896,471 SF	C= 0.2
Roof Area	90,223 SF	C= 0.95
TOTAL AREA	1,483,447 SF	Weighted C 0.47

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	16.41	55178	9448	45730
30	1.26	16.41	74437	18895	55541
60	1.56	16.41	92180	37790	54389
120	1.67	16.41	98658	75581	23077
180	1.68	16.41	99249	113371	0
360	1.75	16.41	103384	226742	0
720	1.92	16.41	113427	453484	0
1440	1.99	16.41	117563	906968	0

REQUIRED RETENSION STORAGE: **55,541 CF** 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.48	16.41	28239	9448	18791
30	0.64	16.41	37998	18895	19091
60	0.80	16.41	47025	37790	9235
120	0.892	16.41	52696	75581	0
180	0.94	16.41	55355	113371	0
360	1.10	16.41	64962	226742	0
720	1.24	16.41	73229	453484	0
1440	1.44	16.41	85070	906968	0

REQUIRED SCHOOL SITE RETENSION STORAGE: **19,091 CF** 10 yr Event

WEST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	14,807	13,939
BOTTOM	44.00	12,970	
	Total:		**13,939 CF**

EAST Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	45.00	73,400	50,685
BOTTOM	44.00	27,970	
	Total:		**50,685 CF**

TOTAL PROVIDED RETENTION STORAGE: Total: **64,624 CF**

Date: 9-Mar-23

Drainage calculations for : *Eagle Mountain Middle School*

Offsite Pond

Location: Eagle Mountain, Utah

Allowable Release Rate

Street Area	**3.08 Ac.**	**134,078 SF**	
Infiltration Rate	**1.26 cfs**	**3.75"/hr**	half of geotech rate
		14,461	Infiltration Area (SF)

		Runoff Coefficients
Paved Area:	116,396 SF	C= 0.9
Landscape Area:	17,682 SF	C= 0.2
Roof Area	- SF	C= 0.95
TOTAL AREA	134,078 SF	Weighted C 0.81

Lapsed Time Minutes	Accum. Rainfall Inches (100 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.93	2.49	8359	1130	7229
30	1.26	2.49	11277	2260	9017
60	1.56	2.49	13962	4519	9443
120	1.67	2.49	14946	9038	5908
180	1.68	2.49	15036	13557	1479
360	1.75	2.49	15662	27114	0
720	1.92	2.49	17184	54229	0
1440	1.99	2.49	17810	108458	0

REQUIRED RETENSION STORAGE: **9,443 CF** 100 yr Event

Lapsed Time Minutes	Accum. Rainfall Inches (10 yr)	"CA" Acre	Total Runoff Vol. CF	Discharge CF	Req'd Storage CF
15	0.48	2.49	4278	1130	3148
30	0.64	2.49	5705	2260	3495
60	0.80	2.49	7124	4519	2605
120	0.892	2.49	7953	9038	0
180	0.94	2.49	8381	13557	0
360	1.10	2.49	9846	27114	0
720	1.24	2.49	11045	54229	0
1440	1.44	2.49	12888	108458	0

REQUIRED SCHOOL SITE RETENSION STORAGE: **3,495 CF** 10 yr Event

Pond Volume: * Volume=(Area1+Area2)/2*(Elev1-Elev2)

		Area (SF)	Volume (CF)*
TOP	34.00	11,557	9,800
BOTTOM	33.00	8,593	
	Total:		**9,800 CF**

TOTAL PROVIDED RETENTION STORAGE: Total: **9,800 CF**

HYDROLOGY LEGEND

HIGH WATER LINE

NOTES:

1. SEDIMENT WILL NOT BE ALLOWED INTO RETENTION BASIN DURING CONSTRUCTION AND DURING LANDSCAPE STABILIZATION OF SOILS. CONTRACTOR WILL BE REQUIRED TO CLEAN OR REPLACE RETENTION BASINS THAT ARE NOT MAINTAINED FREE OF SEDIMENT DURING CONSTRUCTION AND DURING ESTABLISHMENT OF ALL LANDSCAPED AREAS.
2. APPROXIMATED A 100 YEAR STORM EVENT IS TO BE RETAINED ABOVE GROUND IN AREAS SHOWN IN THE PLANS ABOVE.
3. PONDS TO BE CERTIFIED PRIOR TO ACCEPTANCE PER CITY STANDARDS. AS-BUILT SURVEY OF BOTH PONDS TO BE PROVIDED TO MERIDIAN IN CAD FORMAT WITH SURFACE FOR MERIDIAN TO CHECK AND CERTIFY COMPLIANCE.

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8600
VCBO.COM

LICENSED TO PRACTICE IN THE STATE OF UTAH
DATE ISSUED: 10/3/23
NICHOLE LEE LUTH
No.8023335

REV	DATE	DESCRIPTION
1	05/16/2023	ADMIN
2	10/03/2023	PR 0023

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

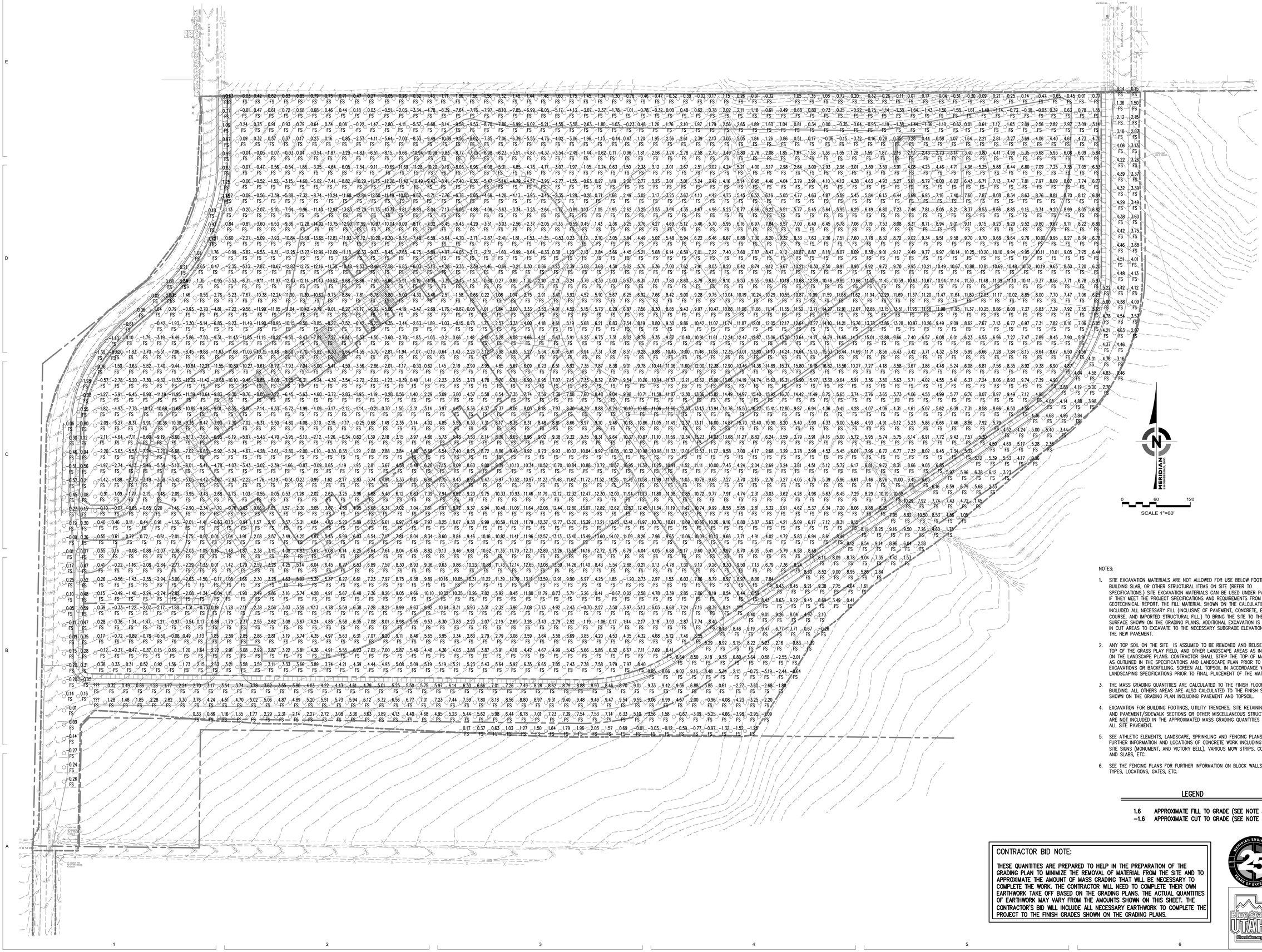
HYDROLOGY PLAN

CONFORMANCE SET

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 Know what's below.

CG450



NOTES:

1. SITE EXCAVATION MATERIALS ARE NOT ALLOWED FOR USE BELOW FOOTING, BUILDING SLAB, OR OTHER STRUCTURAL ITEMS ON SITE (REFER TO SPECIFICATIONS.) SITE EXCAVATION MATERIALS CAN BE USED UNDER PAVEMENTS IF THEY MEET THE PROJECT SPECIFICATIONS AND REQUIREMENTS FROM THE GEOTECHNICAL REPORT. THE FILL MATERIAL SHOWN ON THE CALCULATIONS INCLUDED ALL NECESSARY FILL (INCLUSIVE OF PAVEMENT, CONCRETE, BASE COURSE, AND IMPORTED STRUCTURAL FILL.) TO BRING THE SITE TO THE FINISH SURFACE SHOWN ON THE GRADING PLANS. ADDITIONAL EXCAVATION IS REQUIRED IN CUT AREAS TO EXCAVATE TO THE NECESSARY SUBGRADE ELEVATIONS FOR THE NEW PAVEMENT.
2. ANY TOP SOIL ON THE SITE IS ASSUMED TO BE REMOVED AND REUSED AT THE TOP OF THE GRASS PLAY FIELD, AND OTHER LANDSCAPE AREAS AS INDICATED ON THE LANDSCAPE PLANS. CONTRACTOR SHALL STRIP THE TOP OF MATERIAL AS OUTLINED IN THE SPECIFICATIONS AND LANDSCAPE PLAN PRIOR TO ANY EXCAVATIONS OR BACKFILLING. SCREEN ALL TOPSOIL IN ACCORDANCE WITH LANDSCAPING SPECIFICATIONS PRIOR TO FINAL PLACEMENT OF THE MATERIAL.
3. THE MASS GRADING QUANTITIES ARE CALCULATED TO THE FINISH FLOOR OF THE BUILDING, ALL OTHERS AREAS ARE ALSO CALCULATED TO THE FINISH SURFACE SHOWN ON THE GRADING PLAN INCLUDING PAVEMENT AND TOPSOIL.
4. EXCAVATION FOR BUILDING FOOTINGS, UTILITY TRENCHES, SITE RETAINING WALLS, AND PAVEMENT/SIDEWALK SECTIONS OR OTHER MISCELLANEOUS STRUCTURES ARE NOT INCLUDED IN THE APPROXIMATED MASS GRADING QUANTITIES UNDER ALL SITE PAVEMENT.
5. SEE ATHLETIC ELEMENTS, LANDSCAPE, SPRINKLING AND FENCING PLANS FOR FURTHER INFORMATION AND LOCATIONS OF CONCRETE WORK INCLUDING LARGE SITE SIGNS (MONUMENT, AND VICTORY BELL), VARIOUS MOW STRIPS, COLLARS AND SLABS, ETC.
6. SEE THE FENCING PLANS FOR FURTHER INFORMATION ON BLOCK WALLS, FENCING TYPES, LOCATIONS, GATES, ETC.

LEGEND

1.6 APPROXIMATE FILL TO GRADE (SEE NOTE 3)
–1.6 APPROXIMATE CUT TO GRADE (SEE NOTE 3)

CONTRACTOR BID NOTE:

THESE QUANTITIES ARE PREPARED TO HELP IN THE PREPARATION OF THE GRADING PLAN TO MINIMIZE THE REMOVAL OF MATERIAL FROM THE SITE AND TO APPROXIMATE THE AMOUNT OF MASS GRADING THAT WILL BE NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR WILL NEED TO COMPLETE THEIR OWN EARTHWORK TAKE OFF BASED ON THE GRADING PLANS. THE ACTUAL QUANTITIES OF EARTHWORK MAY VARY FROM THE AMOUNTS SHOWN ON THIS SHEET. THE CONTRACTOR'S BID WILL INCLUDE ALL NECESSARY EARTHWORK TO COMPLETE THE PROJECT TO THE FINISH GRADES SHOWN ON THE GRADING PLANS.

VCBO ARCHITECTURE
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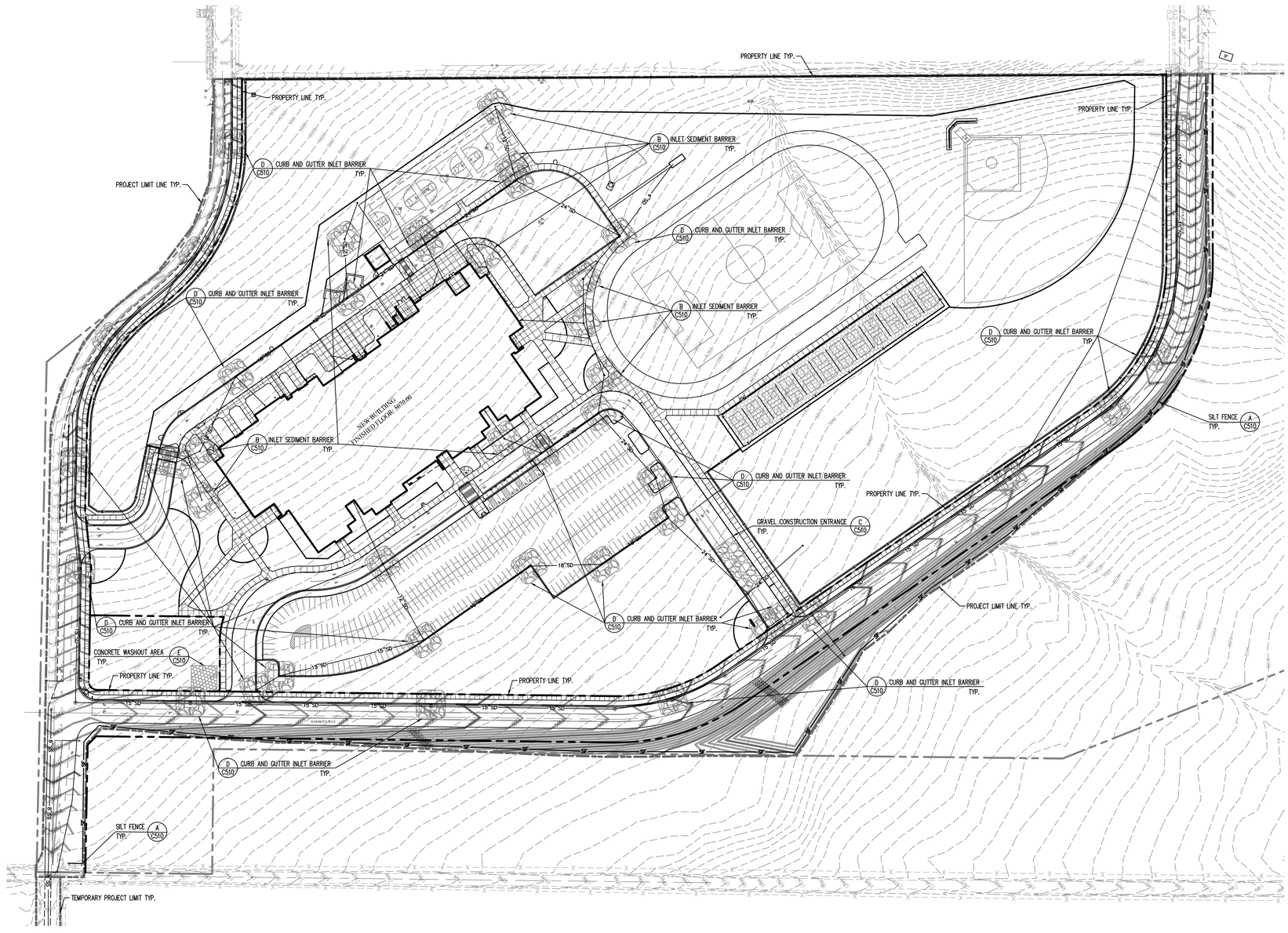
ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

CUT FILL PLAN

CG460



NOTES:

1) THERE ARE ABOUT 42.0 ACRES WITHIN THE PROJECT BOUNDARY THAT WILL BE DISTURBED WITH NEW CONSTRUCTION OR CONTRACTOR STORAGE ACTIVITIES.

SEQUENCE OF CONSTRUCTION ACTIVITIES:

1) FIELD MARK LIMIT OF DISTURBANCE FOR APPROVAL BY EAGLE MOUNTAIN CITY AND OBTAIN A STORM WATER MANAGEMENT PERMIT AS NEEDED BY EAGLE MOUNTAIN CITY.

2) INSTALL SILT FENCE AND/OR ENVIRONMENTAL FENCE AROUND PERIMETER OF PROJECT AS INDICATED ON THIS PLAN SHEET.

3) INSTALL SEDIMENT CONTROL MEASURES INDICATED IN ALL EXISTING STORM DRAIN INLETS ADJACENT TO THE CONSTRUCTION SITE.

4) CONTRACTOR WILL BEGIN DEMOLITION, GRADING, EXCAVATION, AND CONSTRUCTING UTILITY SITE IMPROVEMENTS. AS NEW DRAINAGE ELEMENTS ARE COMPLETED, CONSTRUCT SEDIMENT PROTECTION AT ALL NEW INLETS.

5) AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WILL BE STABILIZED WITH SOD IN LANDSCAPED AREAS AND PAVEMENT IN PARKING AND DRIVEWAY AREAS. SITE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION ACTIVATES TO BE COMPLETED WITHIN 21 DAYS OF FINISHING AN AREA TO THE FINAL LINES AND GRADES INDICATED ON THE GRADING PLAN.

6) UPON LANDSCAPE ESTABLISHMENT, REMOVE TEMPORARY MEASURE & CLEAN STORM DRAIN SYSTEM PRIOR TO RELEASE OF SYSTEM TO THE OWNER.

RUNOFF COEFFICIENTS AND DISCHARGE:

1) THE EXISTING RUNOFF COEFFICIENT FOR THE PROJECT AREA IS ESTIMATED TO BE 0.15. THE NEW RUNOFF COEFFICIENT WILL BE APPROXIMATELY 0.39 FOR THE NEW IMPROVEMENTS.

2) RUNOFF WILL BE COLLECTED ON SITE AND RETAINED IN AN ABOVE GROUND RETENTION PONDS.

POST CONSTRUCTION STORM WATER MANAGEMENT PRACTICES:

1) THE OWNER WILL SUBMIT POST CONSTRUCTION BEST MANAGEMENT PRACTICES TO EAGLE MOUNTAIN CITY.

GENERAL STORM WATER POLLUTION CONTROL NOTES:

1) SEE C510 FOR STORM WATER POLLUTION CONTROL NOTES AND GENERAL PRACTICES.

2) ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.

3) CONTRACTOR SHALL BE REQUIRED TO KEEP RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.



0 80 160
SCALE 1"=80'

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
DATE ISSUED: 10/3/23
MICHOLE LEE LUTH
No. 8023335

REV	DATE	DESCRIPTION

VCBO NUMBER:	22705
CLIENT NUMBER:	00000
DATE:	June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

EROSION CONTROL PLAN

C500

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

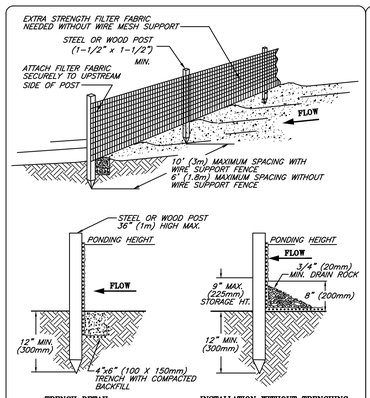
Blue Stakes of Utah 811 Dig Safely

SILT FENCES. INSTALLATION OF SILT FENCES NOTE:

1. DIG OR TRENCH A FOUR INCH WIDE BY SIX INCH DEEP TRENCH, THE LENGTH OF THE SILT FENCE
2. ROLL OUT SILT FENCE MATERIAL ALONG THE FRONT OF THE TRENCH SUCH THAT THE STAKES WILL BE ON THE DOWNSTREAM SIDE AND THE BOTTOM FLAP LAY IN THE TRENCH.
3. STARTING AT ONE END, DRIVE THE FIRST STAKE AT LEAST 10 INCHES INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
4. AT THE NEXT STAKE, PULL THE MATERIAL TAUT BEFORE DRIVING THE SECOND STAKE INTO THE GROUND. NOTE THAT THE STAKE MUST BE DRIVEN FAR ENOUGH INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.
5. REPEAT STEP 4 UNTIL THE STAKES ARE DRIVEN INTO THE GROUND.
6. WHEN ATTACHING TWO LENGTHS OF FENCE TOGETHER, DO THE FOLLOWING:
   - 6.1 PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
   - 6.2 ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION, TO CREATE A TIGHT SEAL WITH THE FENCE MATERIAL.
   - 6.3 DRIVE BOTH POST INTO THE GROUND SO THAT 8 – 12 INCHES OF MATERIAL REMAINS IN THE GROUND.

EROSION CONTROL GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
3. ALL BEST MANAGEMENT PRACTICES AND EROSION CONTROL MEASURES ARE TO CONFORM TO THE CITY LAND DISTURBANCE DESIGN AND CONSTRUCTION STANDARDS.
4. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS DEPOSITED BY TRAFFIC FROM THE SITE.
5. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AS INDIVIDUAL INLETS ARE INSTALLED.
6. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
7. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
8. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
10. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, GRAVEL BAGS, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
12. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
13. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS SHALL BE DONE IMMEDIATELY UPON DISCOVERY.
14. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE. DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.



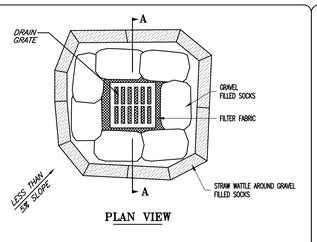
TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

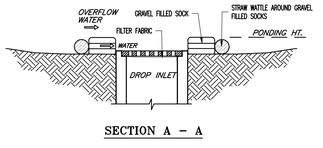
NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6" (150mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

FILE: SILT FENCE

SILT FENCE (A)



PLAN VIEW

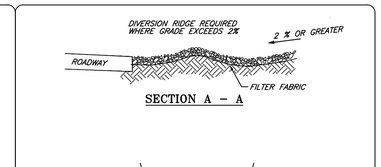


SECTION A – A

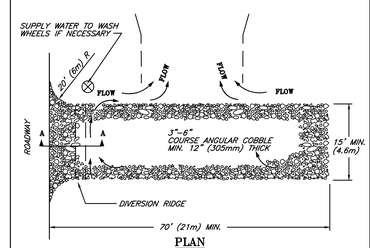
NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: ENTRANCE

INLET SEDIMENT BARRIER (B)



SECTION A – A

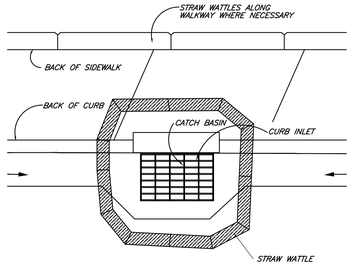


PLAN

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

FILE: N/A

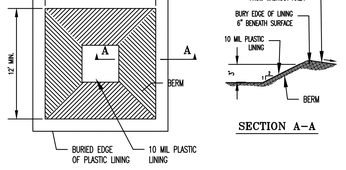
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT (C)



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BYPASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWN SLOPE SIDE OF THE STRUCTURE.
4. INLET PROTECTION TO MEET OR EXCEED ASTM D8057 AS PER EAGLE MOUNTAIN CITY CODE 15.50.070

FILE: N/A

CURB & GUTTER INLET SEDIMENT BARRIER (D)



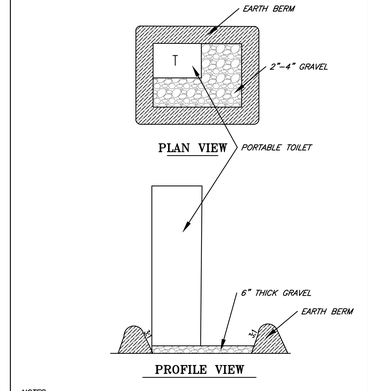
PLAN

SECTION A–A

NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. PLASTIC LINING MATERIAL SHALL BE OF 10 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
3. A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
6. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
7. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.

FILE: CURB AND GUTTER

CONCRETE WASHOUT AREA (E)



PLAN VIEW

PROFILE VIEW

NOTES:
1. CONTRACTOR TO LOCATE ON SITE BASED ON TRAILER LOCATION.

PORTABLE TOILET BARRIER (F)

LIMIT OF DISTURBANCE NOTES:

1. THE LIMITS OF DISTURBANCE (L.O.D.) TO BE FIELD MARKED.
2. FIELD VERIFICATION OF AN L.O.D. BY CITY ENGINEERING.
3. PRECONSTRUCTION EROSION AND SEDIMENT CONTROL MEETING REQUIRED PRIOR TO ANY DISTURBANCE. THE REQUIRED ATTENDEES WILL BE DEVELOPER'S PROJECT MANAGER, CONSTRUCTION COMPANY'S ON SITE MANAGER.
4. MODIFICATION OF L.O.D. AS REQUIRED BY RESULTS OF PRECONSTRUCTION MEETING.
5. THE CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE CITY CERTIFYING THE L.O.D., DUST CONTROL, AND TREE PROTECTION HAS BEEN REVIEWED AND APPROVED PRIOR TO WORK BEGINNING

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES NOTES:

1. CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS, CITY EROSION, SEDIMENT, REVEGETATION REQUIREMENTS AND THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY.
2. THE CONTRACTOR WILL PERFORM EARTHWORK IN ACCORDANCE WITH THE PROJECT EARTHWORK SPECIFICATIONS AND THE EARTHWORK RECOMMENDATIONS FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED FOR THIS PROJECT. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE DOCUMENTS MENTIONED (NOTE 2) AND THE CITY'S EROSION AND SEDIMENT CONTROL REQUIREMENTS OR THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY, THE CITY'S REQUIREMENTS AND THE STATE REQUIREMENTS WILL CONTROL.
3. L.O.D. BARRIERS WILL BE PROPERLY INSTALLED PRIOR TO ANY DISTURBANCE. L.O.D. BARRIERS ARE DEFINED AS SILT FENCE AND ENVIRONMENTAL FENCE.
4. INSTALL SILT FENCE ON ALL DOWNHILL SIDE OF L.O.D. SEE DETAIL AND SILT FENCE NOTES FOR CORRECT INSTALLATION PROCEDURE.
5. ENVIRONMENTAL FENCES ARE TO BE INSTALLED ON ALL UPHILL SIDE OF L.O.D.
6. THE L.O.D. SILT FENCE BARRIERS DO NOT REPLACE OR FUNCTION AS SEDIMENTATION B.M.P.S.. ADDITIONAL SEDIMENT (BEST MANAGEMENT PRACTICES) BMPS WILL BE REQUIRED AS SHOWN ON THE PLANS OR AS REQUIRED BY THE CITY THROUGHOUT THE PROJECT AS UNFORESEEN SITUATIONS OCCUR.
7. WITHIN THE SAME WORKING DAY SOIL IS DISTURBED ALL SEDIMENT CONTROL B.M.P.S. WILL BE INSTALLED. AN EXAMPLE OF SEDIMENT CONTROL BMP IS A SILT FENCE OR A TEMPORARY SEDIMENTATION BASIN. EXISTING VEGETATION WILL NOT BE BURIED, THE METHOD OF DISPOSAL WILL BE SUBMITTED AND APPROVED BY THE CITY.
8. INSTALL ALL SEDIMENTATION BMPS AS SHOWN ON PLANS AND AS DIRECTED BY THE CITY
9. DUST CONTROL MEASURES WILL BE ON SITE AND IN WORKING ORDER WHEN SOIL IS DISTURBED. DUST CONTROL WILL BE USED 24 HOURS SEVEN DAYS PER WEEK UNTIL SOIL IS RESEEDED AND PROTECTED. WATER USED TO CONTROL DUST WILL CONTAIN CALCIUM CHLORIDE OR SIMILAR ADDITIVE. THE DUST CONTROL PLAN AS REQUIRED BY THE STATE OF UTAH DEPARTMENT OF ENVIRONMENTAL DIVISION OF AIR QUALITY DOES NOT REPLACE THE CALCIUM CHLORIDE REQUIREMENT.
10. INSTALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
11. ALL DISTURBED SOIL WILL BE MADE STABLE AS WITHIN 21 DAYS OF DISTURBANCE.
12. TEMPORARY AND PERMANENT SEDIMENT BEST MANAGEMENT PRACTICES WILL REMAIN FUNCTIONAL AT ALL TIMES THROUGH THE ENTIRE PROJECT AND UNTIL ALL DISTURBED SOIL HAS BEEN STABILIZED TO PREVENT EROSION. WRITTEN APPROVAL MUST BE OBTAINED FROM THE CITY CERTIFYING ALL DISTURBED SOIL IS STABLE BEFORE ABANDONING SEDIMENTATION BEST MANAGEMENT PRACTICES.
13. IF THE EXISTING GRADES ARE DIFFERENT THAN WHAT IS SHOWN ON THE GRADING PLAN, STOP WORK AND NOTIFY THE CITY.
14. IF THE PROJECT REQUIRES EXPORT OR IMPORT MATERIAL TO ACHIEVE A BALANCED SITE. THE CONTRACTOR IS TO KEEP OFFSITE ROADS CLEAN AT ALL TIMES. FAILURE TO KEEP STREETS CLEAN WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED ON THE IMPORT/ EXPORT OPERATION.
15. THE PROJECT CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL PAVED STREETS ADJACENT TO OR ABUTTING THE GRADING PROJECT CLEAN AND FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. WHEREAS THIS IS A PUBLIC HEALTH AND SAFETY ISSUE, FAILURE TO COMPLY WILL RESULT IN A MANDATORY WORK STOP ORDER BEING ISSUED OVER THE ENTIRE PROJECT, INCLUDING COMMERCIAL AND RESIDENTIAL CONSTRUCTION PROJECTS.
16. THE CONTRACTOR WILL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL PLANS, AND PERMITS AS REQUIRED BY THE CITY, THE COUNTY AND THE STATE OF UTAH AS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
17. FAILURE TO FOLLOW THE SEQUENCE OF CONSTRUCTION SHALL RESULT IN THE ISSUANCE OF A WORK STOP ORDER BEING ISSUED.
18. CONCRETE TRUCKS TO USE PRE-ASSIGNED WASH OUT AREA. CONCRETE TRUCKS ARE NOT TO BE CLEANED OUT OR WASHED DOWN IN THE PUBLIC RIGHT-OF-WAY.
19. PORTABLE TOILETS TO BE LOCATED ADJACENT TO CONTRACTOR TRAILER. TOILETS SHALL BE MAINTAINED BY CONTRACTOR.
20. CONSTRUCTION WASTE BIN TO BE LOCATED NEAR CONTRACTOR TRAILER. ALL CONSTRUCTION WASTE TO BE PLACED IN WASTE BIN.
21. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES (BMPS) ARE TO BE INSPECTED AND MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
22. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.

CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES

VCBO ARCHITECTURE
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801.575.8800
VCBO.COM

STATE OF UTAH — NICHOLE LEE LUTH — 8023335 — DATE ISSUED: 10/3/23

REV	DATE	DESCRIPTION
1	7/5/2023	PR-2

VCBO NUMBER: 22705
CLIENT NUMBER: 00000
DATE: June 27, 2023

ASD EAGLE MOUNTAIN MIDDLE SCHOOL

ALPINE SCHOOL DISTRICT
(APPROX) 8000 NORTH SIX-MILE CUT OFF ROAD, EAGLE MOUNTAIN, UT

CONFORMANCE SET

EROSION CONTROL PLAN DETAILS

C510

MERIDIAN ENGINEERING 25 YEARS OF EXCELLENCE

Blue Stakes of UTAH 811 — Bluestakes.org

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	MASTER SITE PLAN - Firefly NPA 8 A3
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	
APPLICANT:	Candlelight Homes with Heather Upshaw and David Vitek representing

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Mixed	Per Firefly Amended MDP and ARMDA	6.5	Firefly

PUBLIC HEARING:
No

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Senior Planner

RECOMMENDATION:
Staff recommends that the Master Site Plan approval request be advanced to the City Council with a favorable recommendation as presented -- subject to any City Council proposed Conditions of Approval.

BACKGROUND:
This is a request by Candlelight Homes for Master Site Plan Approval for Firefly NPA 8 Phase A 3 consisting of 74 total multi-family attached residential lots on 6.5 acres of land (11.3 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:049:0043 & 59:052:0017.

In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the subject Master Site Plan comes on the heels of the City's approval of the Firefly project and, recently, the NPA 8 A3 preliminary plat that pertains to the same ground as the site plan. Firefly 8.1 1A is but the first of various anticipated site plans to be submitted to the City for review and approval.

ITEMS FOR CONSIDERATION:

Site Plan/Architectural Items (EMMC § 17.100.050 & 060)

Statement: City code and the Firefly re-stated MDA and Community Plan (pgs. 4-10 through 4-14) provide architectural standards (including elevations, landscaping, etc.) to govern build-out of multi-family, townhouse structures. NPA 8 Phase A3 site plan depicts 12 four-to-six-unit townhouse buildings. Standards listed hereafter are taken from code in order and supplemented with elements taken from Firefly's Community Plan.

Applicant proposals to satisfy City zoning and adopted Community Plan architectural standards are noted hereafter as "Finding(s)". Requirements are listed in the order they are stated in code. Conflicts between City code and the adopted Community Plan are to be weighted in favor of the adopted Plan per the Firefly ARMDA (see attached ARMDA paragraph 43). Refer to attached plans.

Minimum Lot Area(s): Per the ARMDA, for multi-family structures -- including townhomes, "there are no minimum lot area requirements". (Conformance to setbacks will shape the sizing of any given lot.) Setback check is executed during City plan review in conjunction with application for a Building Permit.

Building Size(s): Per the ARMDA, "...townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They [shall] share at least one structural component (e.g., concrete pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS (parks, trails and open space) platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for...townhomes [35']."
Finding(s): No buildings over 200' (common length is circa 54'). No buildings over 35' from finished grade (most are circa 27' tall) though the adopted Community Plan allows for multi-family buildings to be four stories and 55' in height.

Architectural Style/Theme:
Basic City Requirement(s): All facades of...multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be

designed similar to the primary structure, including colors, materials, and design elements.
Adopted Community Plan Requirement(s): Per approved Community Plan concepts.
Finding(s): Architectural renderings provided by the Applicant suggest compliance with the architectural theme requirement.

Main Entrance(s)/Front Facade(s):
Basic City Requirement(s): The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.
Adopted Community Plan Requirement(s): "The street facing portion of [a] building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break.... Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."
Finding(s): Architectural renderings provided by the Applicant suggest limited compliance with the above written standard(s). However, they feature limited architectural front facade conformance (including garage appearance) with the concept examples of townhouse designs found in the adopted Community Plan (see attached C.P. pages 4-12 through 4-14).

Roofs:
Basic City Requirement(s): Sloped roofs, overhanging eaves & multiple roof planes & heights.
Adopted Community Plan Requirement(s): The roof type of any structure may be any of the following: gable, hip, gambrel, mansard or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 2/12.
Finding(s): Building designs feature conforming, sloped roof systems using 30-year shingles.

Building Articulation:
Basic City Requirement(s): That vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections.

Adopted Community Plan Requirement(s): n/a
Finding(s): Building designs feature conforming, horizontal and vertical articulation.

Architectural Detailing:
Basic City Requirement(s): A majority (10) in count of the following 18 select features on each side of each building in the development: Decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows.
Adopted Community Plan Requirement(s): As per concept elevations found in the adopted Community Plan.
Finding(s): Architectural renderings provided by the Applicant suggest compliance with one of the four concept elevations exhibited by the adopted Community Plan (see C.P. pages 10-12 through 10-14). The City Council will have to decide whether to accept the Applicant's representations.

Building Materials:
Basic City Requirement(s): That a minimum of two exterior material types on all building faces, minimum of 30% material type be used on any given wall face.
Adopted Community Plan Requirement(s): "Exterior materials are to be consistent with the architectural styling of the [town]home [unit]. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular home. All materials and colors must be approved by the ARC (Architectural Review Committee)."
Finding(s): Townhomes comply with the Community Plan standards but not City standards. Exterior finish material appears to be limited to one type -- cementitious fiber board (cement board).

Building Colors:
Basic City Requirement(s): Wide palette, not restricted to earth tones or desert landscape colors.
Adopted Community Plan Requirement(s): n/a
Finding(s): Whether the color suite is sufficiently compliant is a subjective decision left to the City Council. Two to three hues are proposed per building type.

Garage Doors:
Basic City Requirement(s): That garage doors to not be a dominant architectural element, they be placed at the sides or rears of buildings or be recessed from front wall planes of units.
Adopted Community Plan Requirement(s):
Finding(s): Whether the elevations with garage doors facing the street are too prominent in appearance is a subjective decision left to the Commission. Note that the concept elevations in the adopted Community Plan facilitate a garage below, living space aside, behind and above garage arrangement. It appears that 38 of the units will face and front load to/from a street with the balance (36) be private drive [rear] loaded.

Lighting:
Basic City Requirement(s): All lighting fixtures on building (and poles) to be shielded/boxed and downwardly directed.
Adopted Community Plan Requirement(s): n/a
Finding(s): Lighting expected to be customary residential lighting supplemented by streetlights compliant with City code. No concerns.

Mailbox Structure(s):
Basic City Requirement: It is recommended that cluster mailboxes for multi-family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.
Adopted Community Plan Requirement(s): n/a
Finding(s): Mailbox clusters expected to be customary in accordance with current City and U.S.P.S. policies.

Mechanical Equipment:
Basic City Requirement(s): Mechanical equipment shall be screened from public view. No precise code standard noted.
Adopted Community Plan Requirement(s): n/a
Finding(s): Townhouse unit exterior HVAC equipment (e.g., condenser units) expected to be compliant with City adopted building code and be in care and keeping with that expected in the circumference of a detached residential house.

Storage, Loading Areas & Trash Enclosures:
Basic City Requirement(s): Outdoor storage, loading or trash areas require screening/enclosure.
Adopted Community Plan Requirement(s):

Finding(s): N/A given nature of structures in the development. Individual units will have their own trash and recycling cans in like manner as detached houses.

Parking Provision:
Basic City Requirement(s): Rate of 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); min. 1 stall per unit to be enclosed/covered.
Adopted Community Plan Requirement(s): "Parking requirements shall be based on the number of bedrooms in each [town]home [unit]. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking spaces are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 parking stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'."
Finding(s): Units appear to have two-car garages. Applicant's engineer's tabulations indicate provision of 341 parking stalls where 296 are required for the 74 total housing units. No breakdown parking space tally by/per bedroom count is provided.

Access & Streets:
Basic City Requirement(s): Public streets' widths to be 59', 77', 122'.
Adopted Community Plan Requirement(s): Conformance to City standards.
Finding(s): Proposed that service drives/alleys be 26' wide and local roads be 59' wide in conformance to City code and the adopted Community Plan.

Screening:
Basic City Requirement(s): Six-foot (6') privacy fencing along the rear or side lot lines of lots intended to abut collector and/or arterial rights-of-way. It may be interpreted that said fencing will be required along the full length (running east/west) of Tiffany Boulevard on its north and south sides adjoining the roadway.
Adopted Community Plan Requirement(s): "Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and located approved by the ARC (Architectural Review Committee). Limited common open space may be fenced."

Finding(s): Fencing/screening not depicted on submitted civil site or architectural elevation plans. Given that observation, fencing is anticipated to be installed by individual owners after they occupy a townhouse unit. Also, NPA 8 Phase 3 A housing units do not front or rear load on to a collector or arterial.

Open Space & Amenities:
Basic City Requirement(s): All open space is intended to be maintained by a future HOA or the City as designated by the adopted Community Plan and other Firefly documents.
Adopted Community Plan Requirement(s): As per callouts in plan and other Firefly documents.
Finding(s): Open space provided for NPA 8 Phase A 3 totals 1.17 acres out of 6.5 total site area per the Applicant's engineer. The overall open space and landscape plan have been approved via the ARMDA and Community Plan and greatly exceed the City's bare requirements. Spread of open space means that in some areas of the Firefly planned community open space minimums will be well exceeded -- and, in some areas under-supplied.

REQUIRED FINDINGS:
Site plan approvals are based upon compliance with City code requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060. Site plans are to be approved if all required elements and code compliance are provided in their plan drawings. Some criteria are subjective.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning and Zoning Commission, during their regular public hearing of November 28, 2023, voted 5-0 to recommend, without conditions, that the City Council approve the proposed Firefly Master Plan for NPA 8 A3.

ATTACHMENTS:

Firefly Site Plan

Firefly Multi-Family Design Standards

Firefly Design Package
Firefly Landscape Plans for NPA 8
ARMDA -- Final Version
Firefly Community Plan

NOTE

1. SEE FIREFLY NPA 8 PHASE A, PLAT 3 DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THIS & THE SURROUNDING AREA.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS W/ DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

TABULATIONS

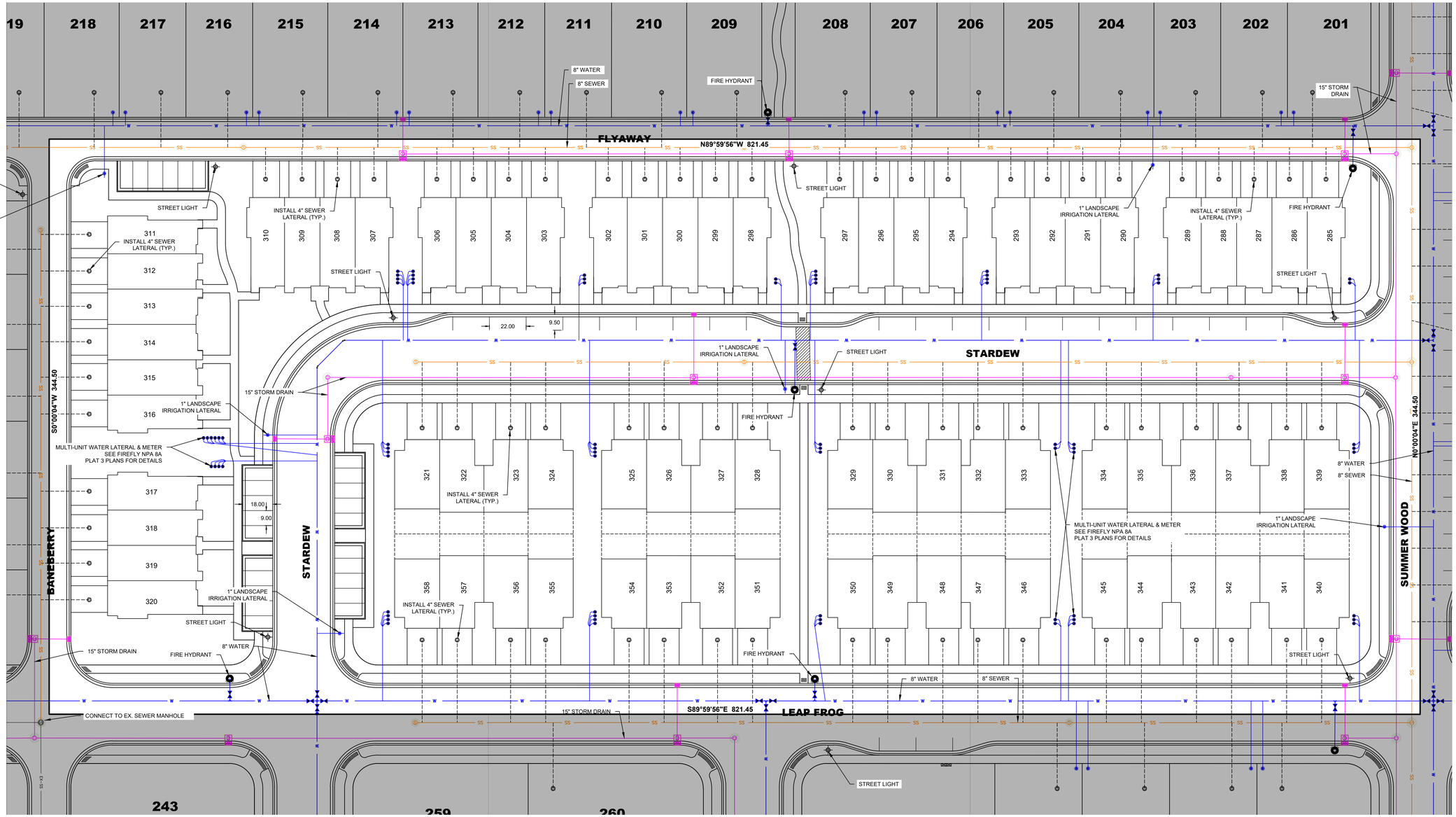
TOTAL ACREAGE:	6.5 ACRES
TOTAL OPEN SPACE:	1.17 ACRES
TOTAL IMPROVED OPEN SPACE:	1.17 ACRES+
OVERALL DENSITY:	11.3 U/A
TOTAL # OF LOTS/UNITS:	74
ASPHALT PAVEMENT AREA:	64,438 SQ. FT.
PARKING STALL REQUIRED:	296
PARKING STALL PROVIDED:	341*

* PARKING STALLS PROVIDED INCLUDES GARAGES, DRIVEWAYS, OFF-STREET & ON-STREET PARKING PER THE APPROVED FIREFLY COMMUNITY PLAN

NORTH

SCALE: 1"=30'

30 15 0 30



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Firefly NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

MULTI-FAMILY SITE PLAN

REVISIONS
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LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/25/2023

SHEET 1

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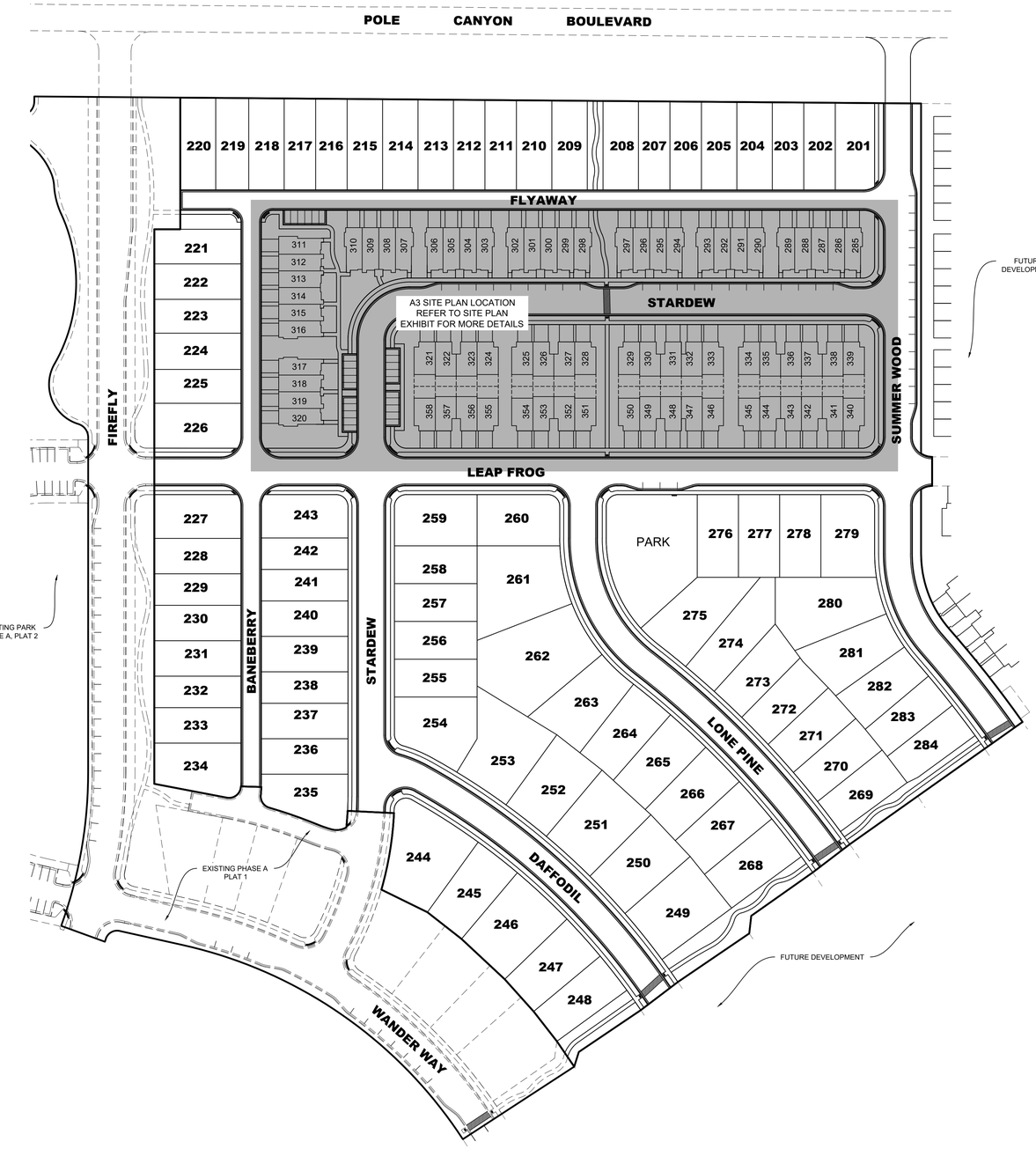
firefly

NPA-8
PHASE A - PLAT 3

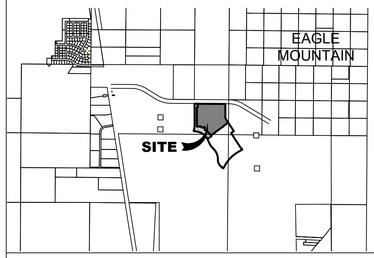


NORTH

SCALE: 1"=80'

80 40 0 80

VICINITY MAP



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TABULATIONS

TOTAL ACREAGE:	22.83 ACRES
TOTAL ACREAGE IN LOTS:	11.48 ACRES
TOTAL ACREAGE IN ROW:	6.38 ACRES
TOTAL OPEN SPACE:	1.85 ACRES
TOTAL IMPROVED OPEN SPACE:	1.85 ACRES
OVERALL DENSITY:	6.92 UNITS/ACRE
TOTAL # OF LOTS/UNITS:	158
ASPHALT PAVEMENT AREA:	177,159 SQ.FT.

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE WHERE NECESSARY.
6. ALL FILL AREAS SHALL REQUIRE TESTED MATERIAL THAT MEETS COMPACTION STANDARDS AS REQUIRED BY EAGLE MOUNTAIN CITY.
7. INSTALL ADA RAMPS PER APWA STANDARDS.
8. ANY DISTURBED AREAS OUTSIDE THE PHASE SHALL BE RE-SEEDED IF THE FUTURE DEVELOPMENT DOESN'T OCCUR FOR MORE THAN 2 YEARS
9. NO DEFLECTIONS ALLOWED ON WATERLINES.
10. ALL WATER TEES AND CROSSES TO BE FLANGED WITH FLANGED VALVES.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE (PVC SDR-35)
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (ADS HP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE (PVC C-900 BLUE)
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION (PVC C-900 PURPLE)
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

Candlelight homes. We Build Beautiful.

DAI UTAH
14034 SOUTH, 145 E #204
DRAPER, UT.
84020

ENGINEER

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FIREFLY PHASE A PLAT 3

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

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2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=80'
DATE: 10/30/2023

SHEET
COVER

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
10. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
11. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
12. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
13. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP, STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¼" TO ⅜" DOWN FROM ASPHALT EDGE.

- A Utah Corporation -
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NOT FOR CONSTRUCTION

Firefly NPA 8 PHASE A PLAT 3
EAGLE MOUNTAIN, UTAH
GENERAL NOTES

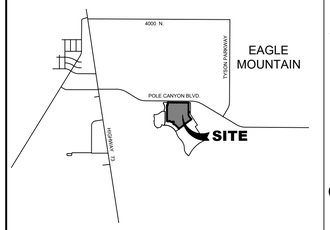
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: NONE
DATE: 10/30/2023

SHEET
NOTES

G:\0 _LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM

VICINITY MAP

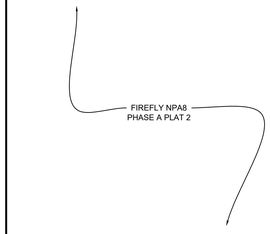


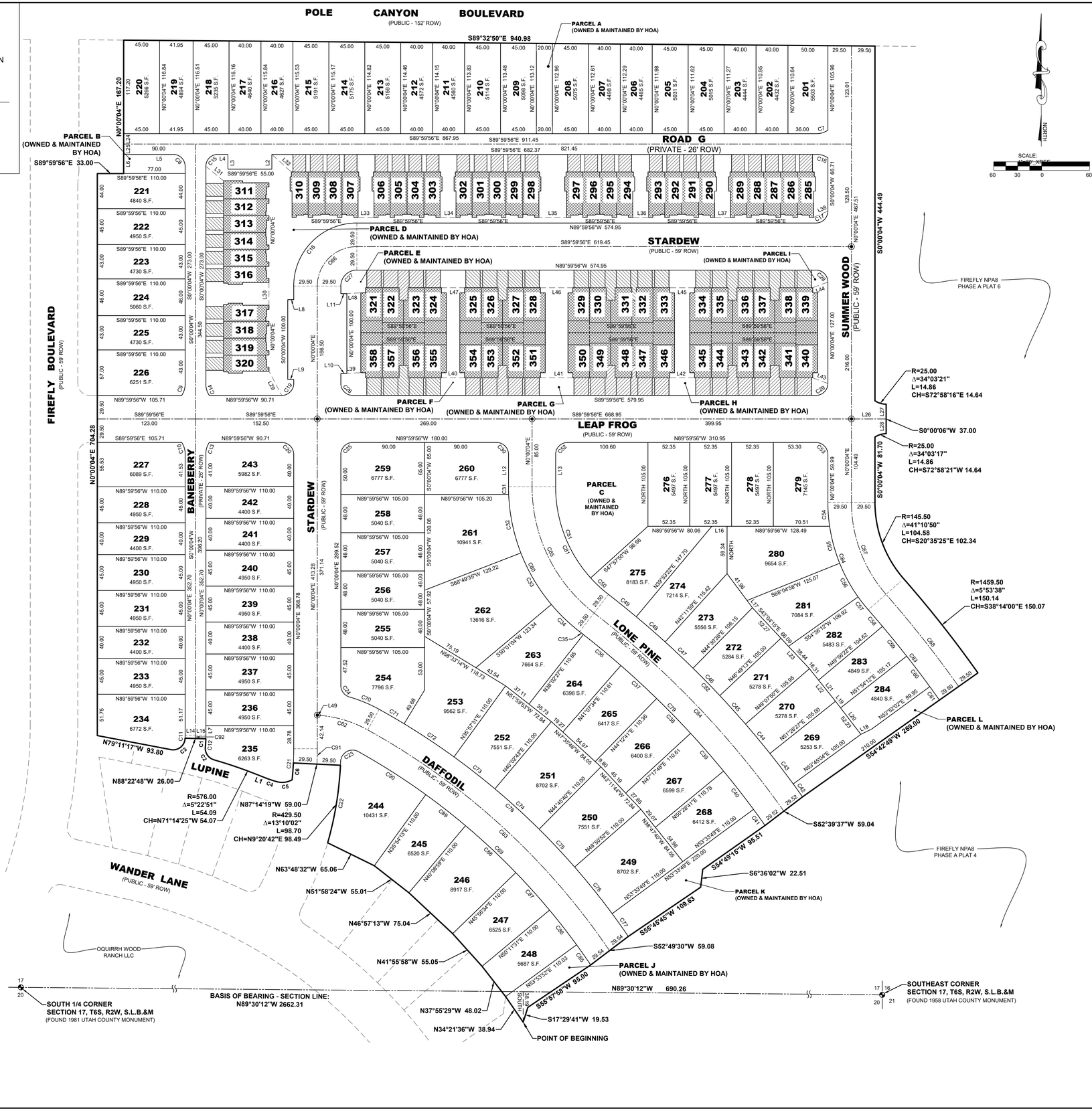
LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A — NO ACCESS
- PRIVATE AREA
- LIMITED COMMON AREA

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. PARCELS A - L ARE TO BE COMMON AREAS.
3. ALL COMMON AREAS TO BE MUNICIPAL UTILITY AND DRAINAGE EASEMENTS.
4. DRIVEWAYS FOR BUILDABLE LOTS SHALL BE DESIGNED TO AVOID CONFLICT WITH STORM WATER INLETS WHERE APPLICABLE.





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SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF 17 AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°30'12"W ALONG THE SECTION LINE 690.26 FEET AND SOUTH 38.19 FEET FROM THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE N34°21'36"W 38.94 FEET; THENCE N37°55'29"W 48.02 FEET; THENCE N41°55'58"W 55.05 FEET; THENCE N46°57'13"W 75.04 FEET; THENCE N51°58'24"W 55.01 FEET; THENCE N63°48'32"W 65.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 98.70 FEET WITH A RADIUS OF 429.50 FEET THROUGH A CENTRAL ANGLE OF 13°10'02", CHORD: N09°20'42"E 98.49 FEET; THENCE N87°14'19"W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 19.59 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 03°15'57", CHORD: S04°23'39"W 21.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 19.59 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 44°54'04", CHORD: S82°48'17"W 19.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.81 FEET WITH A RADIUS OF 137.00 FEET THROUGH A CENTRAL ANGLE OF 06°11'42", CHORD: N71°38'50"W 14.81 FEET; THENCE N68°32'59"W 14.69 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 54.09 FEET WITH A RADIUS OF 576.00 FEET THROUGH A CENTRAL ANGLE OF 05°22'51", CHORD: N71°14'25"W 54.07 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 20.75 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 79°15'37", CHORD: N34°18'02"W 19.13 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 10.55 FEET WITH A RADIUS OF 163.00 FEET THROUGH A CENTRAL ANGLE OF 03°42'35", CHORD: N03°28'29"E 10.55 FEET; THENCE N88°22'48"W 26.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 25.96 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 99°10'39", CHORD: S51°13'24"W 22.84 FEET; THENCE N79°11'17"W 93.80 FEET; THENCE N00°00'04"E 704.28 FEET; THENCE S89°59'56"E 33.00 FEET; THENCE N00°00'04"E 167.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF POLE CANYON BOULEVARD, AS DEFINED ON TYSON SUBDIVISION PLAT ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, ENTRY NO. 95910:2019 MAP NO. 16725; THENCE S89°32'50"E ALONG SAID SOUTH RIGHT-OF-WAY LINE 935.98 FEET; THENCE S00°00'04"W 440.06 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.58 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°27'51", CHORD: S65°16'01"E 20.92 FEET; THENCE S00°00'06"W 37.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.58 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 49°27'48", CHORD: S65°16'06"W 20.92 FEET; THENCE S00°00'04"W 77.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 108.17 FEET WITH A RADIUS OF 150.50 FEET THROUGH A CENTRAL ANGLE OF 41°10'53", CHORD: S20°35'23"E 105.86 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 149.62 FEET WITH A RADIUS OF 1454.50 FEET THROUGH A CENTRAL ANGLE OF 05°53'38", CHORD: S38°14'00"E 149.56 FEET; THENCE S54°42'49"W 264.00 FEET; THENCE S52°39'37"W 59.04 FEET; THENCE S54°49'15"W 95.51 FEET; THENCE S06°36'02"W 22.51 FEET; THENCE S55°45'45"W 109.63 FEET; THENCE S52°49'30"W 59.08 FEET; THENCE S55°57'58"W 95.00 FEET; THENCE S17°29'41"W 19.53 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±22.83 ACRES
994,506 SQ. FT.

DATE

SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 _____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20___

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED _____
ENGINEER
(See Seal Below)

ATTEST _____
CLERK-RECORDER
(See Seal Below)

FIREFLY
NPA 8 PHASE A PLAT 3

LOCATED IN THE SOUTHEAST QUARTER OF 17, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1" = 60'

SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #21-0080

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	163.00	3°42'35"	10.55	N3°28'29"E 10.55
C2	15.00	79°15'37"	20.75	N34°18'02"W 19.13
C3	15.00	99°10'39"	25.96	S51°13'24"W 22.84
C4	137.00	6°11'42"	14.81	N71°38'50"W 14.81
C5	25.00	44°54'04"	19.59	S82°48'17"W 19.09
C6	370.50	3°15'57"	21.12	S4°23'39"W 21.12
C7	25.00	34°03'21"	14.86	N72°58'23"E 14.64
C8	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C9	25.00	34°03'21"	14.86	S17°01'44"W 14.64
C10	25.00	34°03'21"	14.86	N17°01'37"W 14.64
C11	137.00	1°37'02"	3.87	N0°48'34"E 3.87
C12	163.00	5°19'43"	15.16	N2°39'55"E 15.15
C13	25.00	34°03'21"	14.86	S17°01'44"W 14.64
C14	25.00	34°03'21"	14.86	S17°01'37"E 14.64
C15	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C16	25.00	34°03'21"	14.86	N72°58'16"W 14.64
C17	15.00	90°00'00"	23.56	N45°00'04"E 21.21
C18	79.00	90°00'00"	124.09	S45°00'04"W 111.72
C19	15.00	90°00'00"	23.56	N45°00'04"E 21.21
C20	15.00	90°00'00"	23.56	N44°59'56"W 21.21

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	370.50	6°01'34"	38.97	N3°00'51"E 38.95
C22	429.50	13°46'14"	103.23	N9°02'36"E 102.98
C23	15.00	117°00'48"	30.63	S60°39'53"W 25.58
C24	15.00	73°53'06"	19.34	S36°56'29"E 18.03
C25	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C26	15.00	90°00'00"	23.56	S44°59'56"E 21.21
C27	20.00	90°00'00"	31.42	S45°00'04"W 28.28
C28	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C29	15.00	90°00'00"	23.56	N45°00'04"E 21.21
C30	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C31	229.50	2°22'18"	9.50	S1°11'05"E 9.50
C32	229.50	18°48'11"	75.32	S11°46'20"E 74.98
C33	229.50	18°48'30"	75.34	S30°34'40"E 75.00
C34	229.50	12°16'41"	49.18	S46°07'16"E 49.09
C35	1131.50	0°18'03"	5.94	S52°06'35"E 5.94
C36	1131.50	3°05'07"	60.93	S50°25'00"E 60.92
C37	1131.50	3°05'07"	60.93	S47°19'53"E 60.92
C38	1131.50	3°05'07"	60.93	S44°14'45"E 60.92
C39	1131.50	3°10'53"	62.83	S41°06'45"E 62.82
C40	1131.50	3°05'07"	60.93	S37°58'45"E 60.92

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	1131.50	1°15'26"	24.83	S35°48'28"E 24.83
C42	1190.50	0°57'45"	20.00	N35°46'04"W 20.00
C43	1190.50	2°18'37"	48.00	N37°24'15"W 48.00
C45	1190.50	2°18'37"	48.00	N42°01'29"W 48.00
C46	1190.50	2°18'37"	48.00	N44°20'06"W 48.00
C47	1190.50	2°18'37"	48.00	N46°38'43"W 48.00
C48	1190.50	2°18'37"	48.00	N48°57'20"W 48.00
C49	1190.50	2°08'58"	44.66	N51°11'07"W 44.66
C50	170.50	10°13'27"	30.42	S47°08'53"E 30.38
C51	170.50	42°02'14"	125.09	S21°01'03"E 122.31
C52	15.00	90°00'00"	23.56	S45°00'04"W 21.21
C53	15.00	90°00'00"	23.56	N44°59'56"W 21.21
C54	204.50	8°26'20"	30.12	S4°13'06"E 30.09
C55	204.50	13°28'46"	48.11	S15°10'39"E 48.00
C56	204.50	13°28'46"	48.11	S28°39'25"E 48.00
C57	204.50	5°47'01"	20.64	S38°17'19"E 20.63
C58	1400.50	1°07'11"	27.37	N40°37'14"W 27.37
C59	1400.50	1°57'51"	48.01	N39°04'43"W 48.01
C60	1400.50	1°57'50"	48.00	N37°06'53"W 48.00
C61	1400.50	0°50'47"	20.69	N35°42'35"W 20.69

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C62	150.00	23°58'08"	62.75	N73°00'53"W 62.29
C63	882.00	26°53'28"	413.96	N47°35'05"W 410.17
C64	1161.00	17°01'33"	345.00	N43°44'50"W 343.73
C65	200.00	52°15'40"	182.43	S26°07'47"E 176.17
C66	49.50	90°00'00"	77.75	S45°00'04"W 70.00
C67	175.00	41°10'53"	125.78	S20°35'23"E 123.09
C68	1430.00	5°53'38"	147.10	S38°14'00"E 147.04
C69	852.50	26°47'41"	398.68	N47°25'53"W 395.06
C70	179.50	12°51'13"	40.27	N67°27'26"W 40.18
C71	911.50	2°16'23"	36.16	N59°53'37"W 36.16
C72	911.50	4°42'57"	75.02	N56°23'57"W 75.00
C73	911.50	4°05'12"	65.01	N51°59'53"W 65.00
C74	911.50	4°42'57"	75.02	N47°35'48"W 75.00
C75	911.50	4°05'12"	65.01	N43°11'44"W 65.00
C76	911.50	4°42'57"	75.02	N38°47'40"W 75.00
C77	911.50	2°11'57"	34.99	N35°20'13"W 34.98
C78	911.50	26°47'34"	426.24	N47°38'02"W 422.37
C79	1131.50	17°04'51"	337.32	S43°43'11"E 336.07
C80	229.50	52°15'40"	209.33	S26°07'47"E 202.15
C81	170.50	52°15'40"	155.52	S26°07'47"E 150.18

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N68°32'59"W	14.69
L2	N0°00'04"E	18.50
L3	S0°00'04"W	18.50
L4	S89°59'56"E	12.58
L5	S89°59'56"E	62.00
L6	N0°00'04"E	24.00
L7	N0°00'04"E	11.70
L8	N89°59'56"W	7.50
L9	S89°59'56"E	7.50
L10	S89°59'56"E	7.50
L11	N89°59'56"W	7.50
L12	N0°00'04"E	40.50
L13	N0°00'04"E	40.50
L14	S89°59'56"E	13.00
L15	S89°59'56"E	13.00
L16	N89°59'56"W	19.01
L17	S36°37'34"E	11.32
L18	N63°45'59"E	15.28
L19	S37°24'15"E	10.46
L20	S37°24'15"E	41.77

LINE TABLE

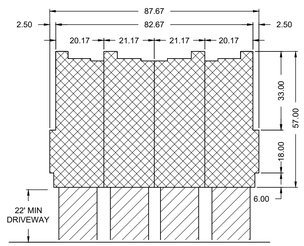
LINE	DIRECTION	LENGTH
L21	S38°40'06"E	33.95
L22	N38°40'06"W	52.26
L23	N43°04'15"W	52.26
L24	S0°00'04"W	13.00
L25	S0°00'04"W	13.00
L26	S89°59'56"E	43.50
L27	N0°00'06"E	18.50
L28	N0°00'06"E	18.50
L29	N27°48'40"W	34.29
L30	N0°00'04"E	28.50
L31	S50°42'38"E	28.42
L32	S48°02'05"E	32.90
L33	S89°59'56"E	20.00
L34	S89°59'56"E	20.00
L35	S89°59'56"E	34.78
L36	S89°59'56"E	20.00
L37	S89°59'56"E	20.00
L38	N65°59'37"E	19.67
L39	N87°11'10"E	21.02
L40	S89°59'56"E	29.00

LINE TABLE

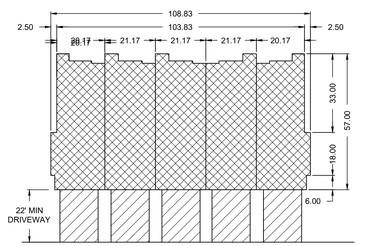
LINE	DIRECTION	LENGTH
L41	N89°59'52"E	40.49
L42	S89°59'46"E	30.99
L43	S69°46'49"E	20.25
L44	S69°46'56"W	20.25
L45	S89°59'52"W	30.99
L46	S89°59'54"W	40.49
L47	N89°59'56"W	29.00
L48	S87°10'38"W	21.02
L49	S84°59'56"E	3.60

PARCEL AREA TABLE

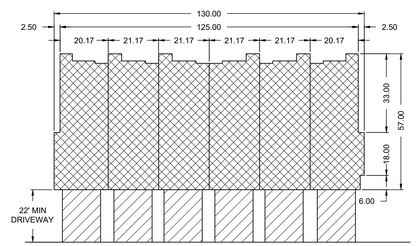
Parcel #	Area
PARCEL A	2261
PARCEL B	1800
PARCEL C	15673
PARCEL D	32674
PARCEL E	3443
PARCEL G	5289
PARCEL J	3267
PARCEL K	6797
PARCEL L	4303



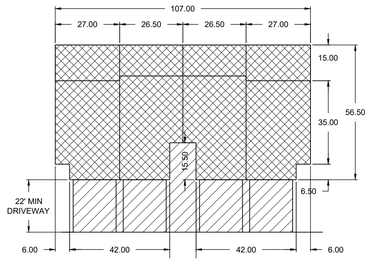
BUILDING "A"
4 PLEX
UNITS 290-297, 303-310, 317-320



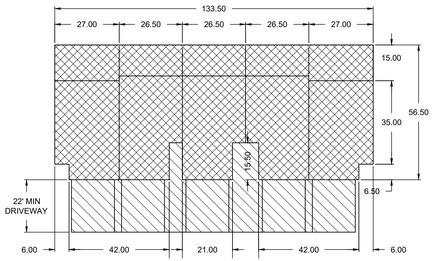
BUILDING "B"
5 PLEX
UNITS 285-289, 298-302



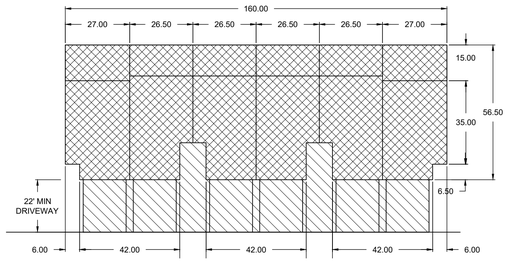
BUILDING "C"
6 PLEX
UNITS 311-316



BUILDING "D"
4 PLEX
UNITS 321-328, 351-358



BUILDING "E"
5 PLEX
UNITS 329-333, 346-350



BUILDING "F"
6 PLEX
UNITS 334-345

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PROPOSED MONUMENT
- N/A — NO ACCESS

SINGLE FAMILY LOTS	STANDARD LOTS 244 - 284	ALLY LOAD LOTS 201-243
FRONT LIVING SETBACK (A)	15 Ft	10 Ft
FRONT GARAGE SETBACK (B)	22 Ft	22 Ft
GARAGE SIDE SETBACK (C)	22 Ft	22 Ft
INTERIOR SIDE (D)	5 Ft / 8 Ft	5 Ft / 5 Ft
STREET SIDE SETBACK (E)	15 Ft	15 Ft
REAR SETBACK (F)	20 Ft	5 Ft

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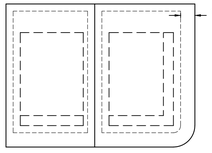
TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS



DOMINION ENERGY UTAH ACCEPTANCE

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAIN IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH RIGHT-OF-WAY DEPARTMENT AT 800-366-8532

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS_____DAY OF_____, 20____

BY- _____

TITLE- _____

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

_____
DIRECT COMMUNICATIONS DATE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. §17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE M.U.E AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY.
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.
   (3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES
   (4) ANY OTHER PROVISION OF LAW.

_____
ROCKY MOUNTAIN POWER DATE

FIREFLY
NPA 8 PHASE A PLAT 3

LOCATED IN THE SOUTHEAST QUARTER OF 17, AND THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.

LEI #21-0080

SETBACK TABLE						
SINGLE FAMILY DETACHED LOTS	FRONT	GARAGE	REAR	SIDE	CORNER	MIN. LOT WIDTH*
STANDARD C LOT	15'	22'	20'	5'/8'	15'	48'
ALLEY LOAD	10'	22'	5'	5'/5'	15'	40'

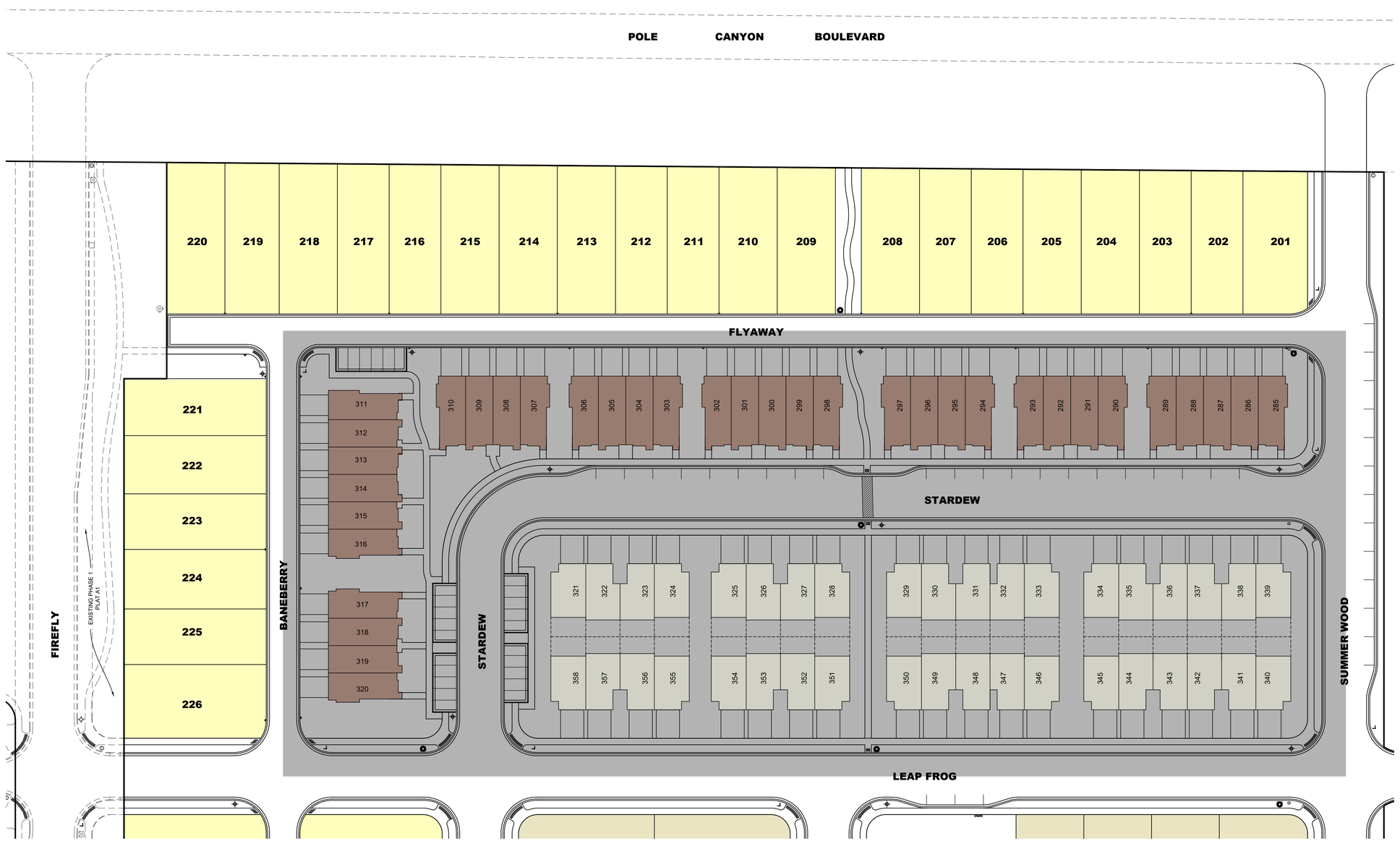
* LOT WIDTH MEASURED FROM EITHER THE "BUILD-TO LINE" (WHEN APPLICABLE), OR THE FRONT SETBACK, WHICHEVER IS FURTHER BACK FROM THE PROPERTY LINE.

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	REAR BUILDING SPACING	SIDE	SIDE BUILDING SPACING	CORNER
FRONT LOAD TOWN	15'	22'	10'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

NORTH

SCALE: 1"=40'

40 20 0 40



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NOT FOR CONSTRUCTION

Firefly NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

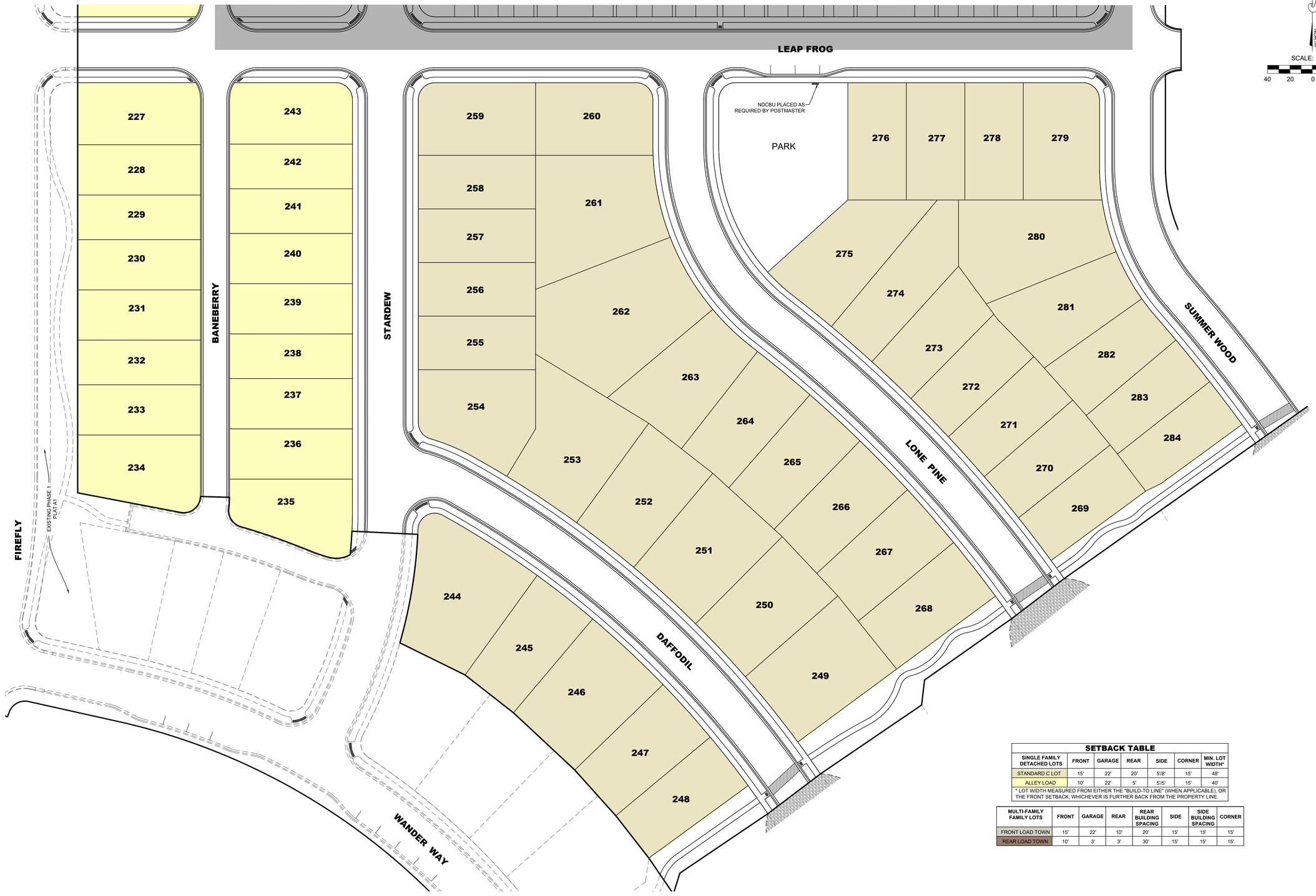
LOT SUMMARY - NORTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=40'
DATE: 10/30/2023

SHEET 101

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A1\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM



SETBACK TABLE

SINGLE FAMILY DETACHED LOTS	FRONT	GARAGE	REAR	SIDE	CORNER	MIN. LOT WIDTH*
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ALLEY LOAD	10'	22'	5'	5'/5'	15'	40'

* LOT WIDTH MEASURED FROM EITHER THE "BUILD-TO LINE" (WHEN APPLICABLE), OR THE FRONT SETBACK, WHICHEVER IS FURTHER BACK FROM THE PROPERTY LINE.

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	REAR BUILDING SPACING	SIDE	SIDE BUILDING SPACING	CORNER
FRONT LOAD TOWN	15'	22'	10'	20'	15'	15'	15'
REAR LOAD TOWN	10'	3'	3'	30'	15'	15'	15'

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

LOT SUMMARY - SOUTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=40'
DATE: 10/30/2023

SHEET
102

J:_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM

NOTE

1. ALL VALVES MUST BE FLANGES TO TEE'S

NORTH

SCALE: 1"=40'

40 20 0 40

EX. FIRE HYDRANT
EXISTING WATER
EXISTING 15" SEWER
SMH 2742
SMH 2743
SMH 2744
POLE CANYON BOULEVARD
EX. FIRE HYDRANT
CONNECT TO EXISTING 8" WATER STUB
SMH (123)
INSTALL 4" SEWER LATERAL (TYP.)
EX. FIRE HYDRANT
220 219 218 217 216 215 214 213 212 211 210 209 208 207 206 205 204 203 202 201
CURB INLET (257)
COMBO BOX (258)
15" STORM DRAIN
CURB INLET (210)
8" WATER
8" SEWER
FIRE HYDRANT
INSTALL 4" SEWER LATERAL (TYP.)
INSTALL 3/4" WATER LATERAL W/ METER (TYP.)
SMH (101)
SMH (102)
FLYAWAY
SMH (104)
CURB INLET (253)
CURB INLET (255)
SMH (106)
EX. 8" WATER
CONNECT TO EX. 8" WATER
COMBO BOX (211)
COMBO BOX (213)
COMBO BOX (215)
INSTALL MULTI-UNIT WATER LATERAL & METER FOR FUTURE DEVELOPMENT (TYP.) SEE DETAIL 4/601
221
222
223
224
225
226
311 312 313 314 315 316 317 318 319 320
310 309 308 307 306 305 304 303 302 301 300 299 298 297 296 295 294 293 292 291 290 289 288 287 286 285
INSTALL 4" SEWER LATERAL (TYP.)
FIRE HYDRANT
CURB INLET (261)
CURB INLET (267)
8" WATER
8" SEWER
SMH (125)
SMH (126)
STARDEW
15" STORM DRAIN
SMH (108)
SDMH (547)
COMBO BOX (262)
COMBO BOX (264)
SDMH (219)
15" STORM DRAIN
CURB INLET (430)
FIRE HYDRANT
EX. 3/4" WATER LATERAL W/ METER ALONG FIREFLY INSTALLED WITH PLAT A1 (TYP.)
8" SEWER
BANEBERRY
FIREFLY
EXISTING PHASE 1 PLAT A1
STARDEW
321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339
358 357 356 355 354 353 352 351 350 349 348 347 346 345 344 343 342 341 340
SUMMER WOOD
MULTI-UNIT WATER LATERAL & METER (TYP.) SEE DETAIL 4/601
INSTALL 4" SEWER LATERAL (TYP.)
INSTALL 4" SEWER LATERAL (TYP.)
COMBO BOX (221)
CURB INLET (269)
INSTALL 4" SEWER LATERAL (TYP.)
CONNECT TO EXISTING 8" WATER STUB
BOX (407)
CURB INLET (406)
15" STORM DRAIN
EXISTING 8" WATER
SMH (134)
EXISTING 15" STORM DRAIN
EX. 8" SEWER
CONNECT TO EX. SEWER MANHOLE
COMBO BOX (621)
SDMH (623)
EX. 8" SEWER
COMBO BOX (626)
SMH (129)
COMBO BOX (439)
SDMH (433)
15" STORM DRAIN
CURB INLET (438)
FIRE HYDRANT
LEAP FROG
SMH (130)
8" WATER
8" SEWER
NDCBU PLACED AS REQUIRED BY POSTMASTER
CURB INLET (271)
FIRE HYDRANT
COMBO BOX (272)
15" STORM DRAIN
SMH (110)
SDMH (223)
8" WATER
8" SEWER
INSTALL 4" SEWER LATERAL (TYP.)
EX. FIRE HYDRANT

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Firefly NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT - NORTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=40'
DATE: 10/30/2023

SHEET 201

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM

NOTE

1. ALL VALVES MUST BE FLANGED TO TEE'S

NORTH

SCALE: 1"=40'

40 20 0 40

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NPA 8 PHASE A PLAT 3

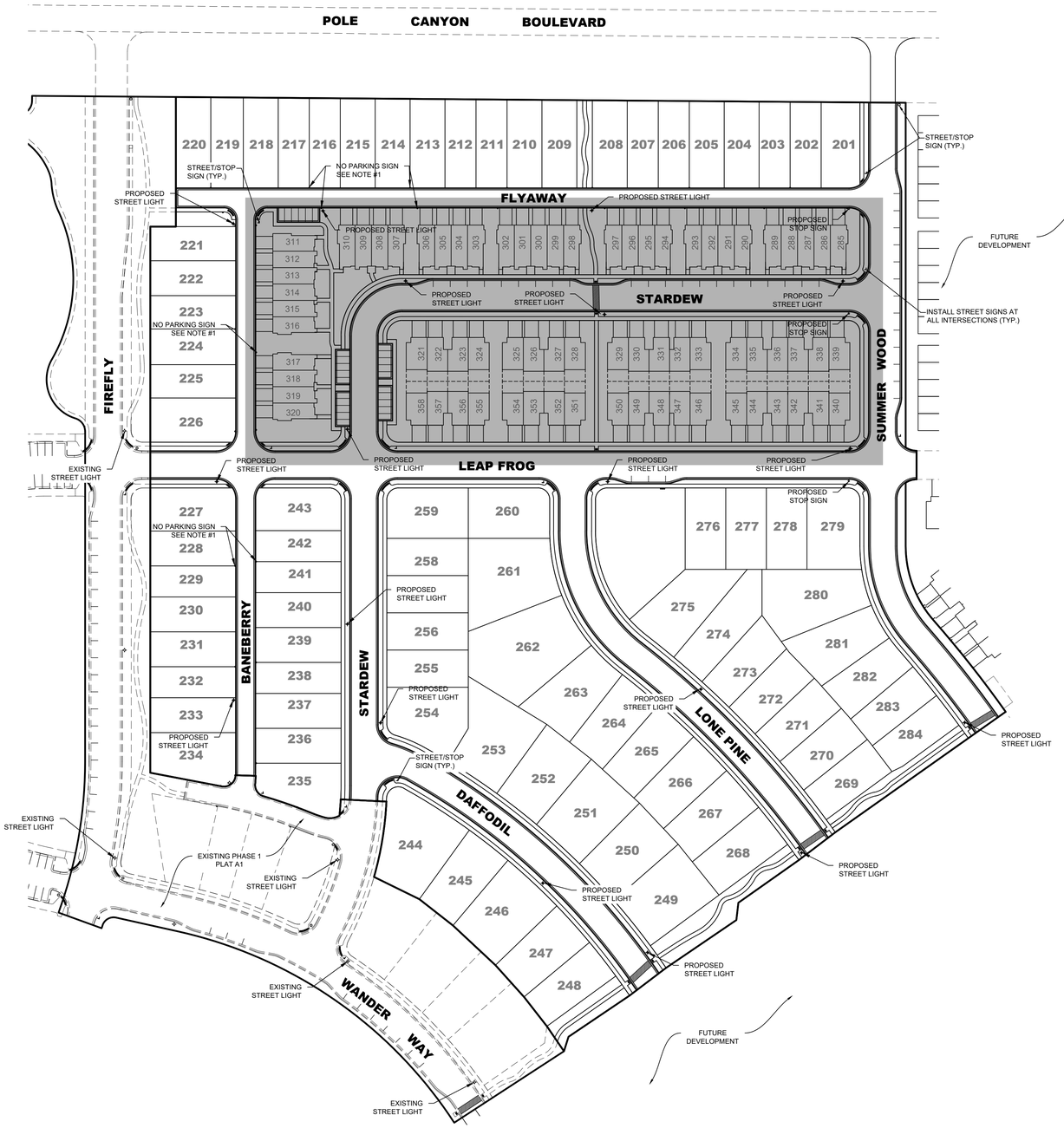
EAGLE MOUNTAIN, UTAH

UTILITY LAYOUT - SOUTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM / BCT
SCALE:	1"=40'
DATE:	10/30/2023
SHEET	202

O:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:14 PM



SCALE: 1"=80'

80 40 0 80

NOTE

1. ALL STREET LIGHTS ALONG LOCAL ROAD SHALL BE ARLINGTON-STYLE LIGHTS/FIXTURES.

NOTES:

1. NO PARKING FIRE LANE SIGNS SHALL BE REQUIRED ON BOTH SIDES OF THIS ROAD SPACED AT 100'-150' INTERVALS. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND AS SHOWN BELOW. SIGNS SHALL FOLLOW ALL OTHER MUTCD REQUIREMENTS.



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Firefly NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

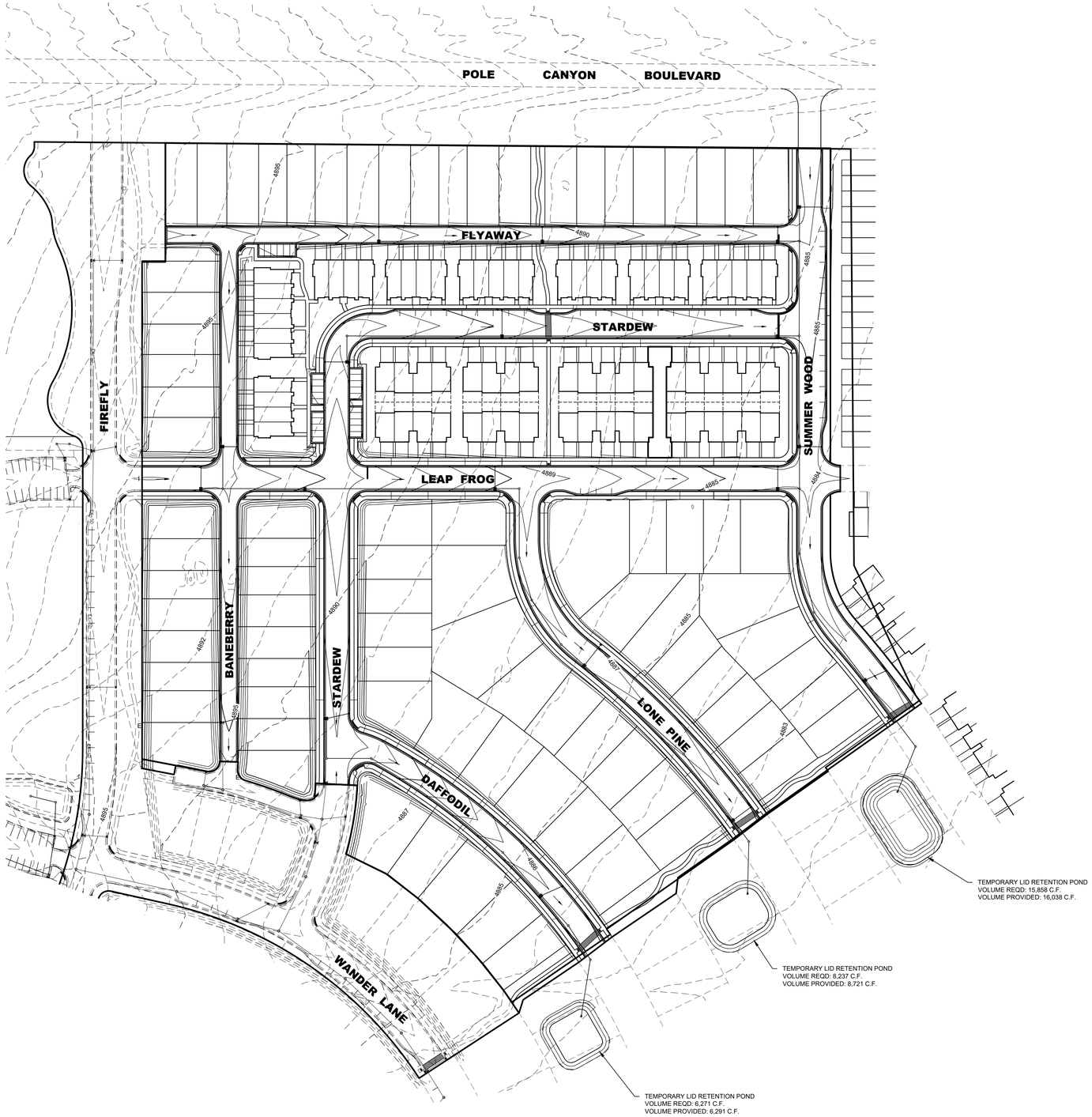
STREET LIGHT PLAN / STRIPING / SIGNAGE PLAN

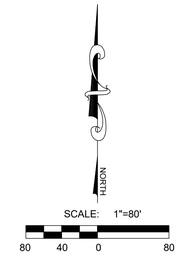
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=80'
DATE: 10/30/2023

SHEET 301

N:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A\3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM





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Firefly FINAL PHASE 8.1

EAGLE MOUNTAIN, UTAH

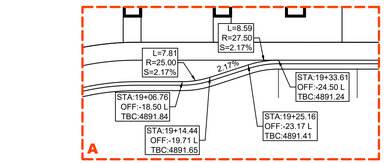
GRADING PLAN

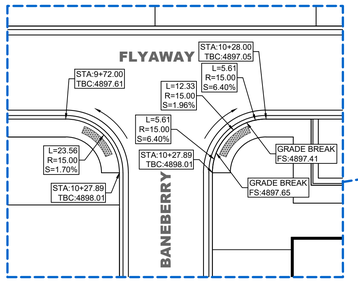
REVISIONS
1 -
2 -
3 -
4 -
5 -

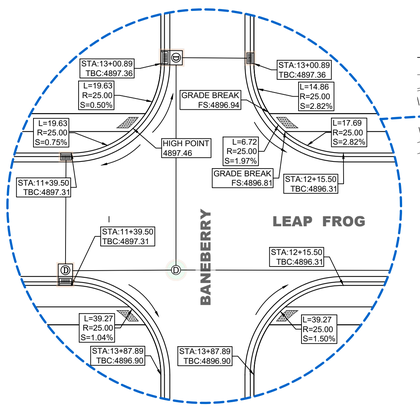
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=80'
DATE: 10/30/2023

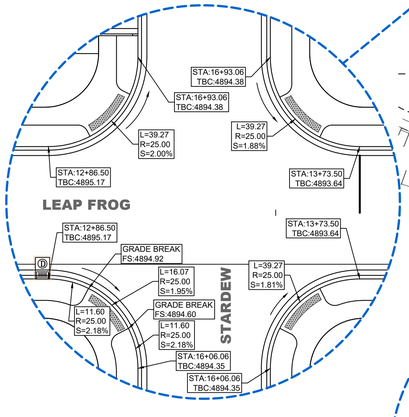
SHEET 401

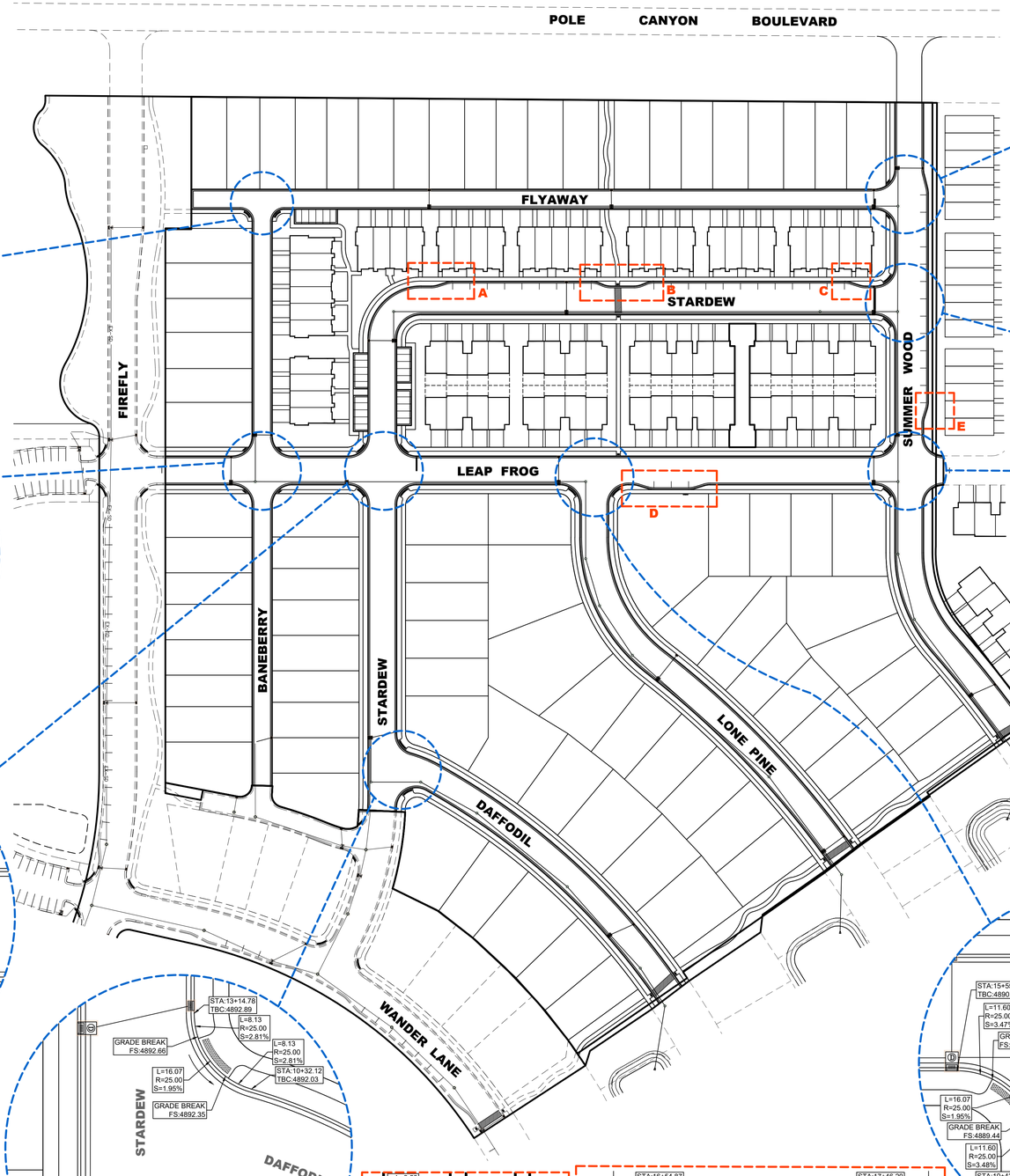
N:\0 _LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\MPA 8\FINAL\PHASE 8\PLAT A3\21-0080 MPA8A-PLAT A3 GRADING.DWG 10/30/2023 2:41 PM

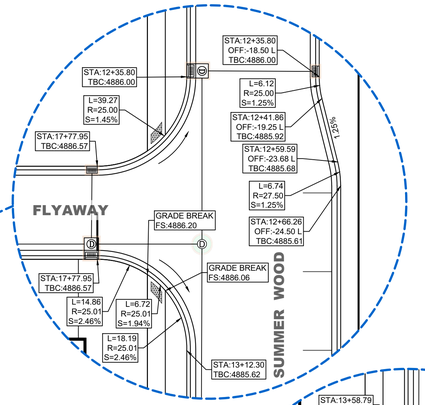


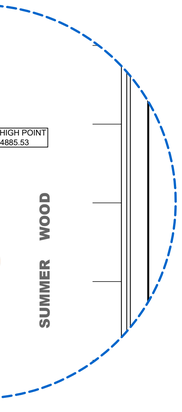


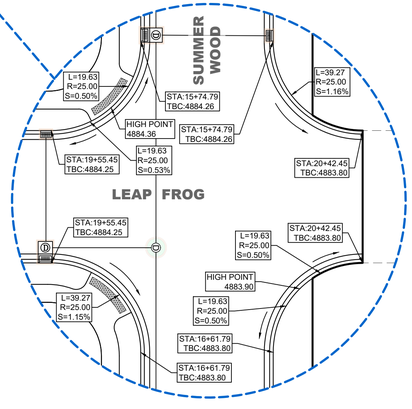


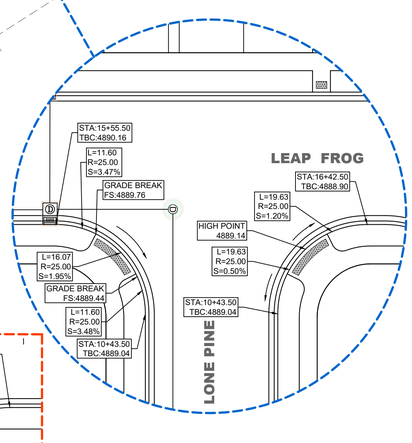


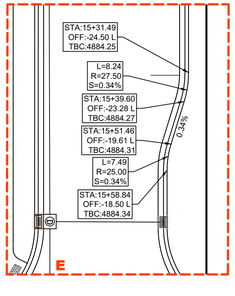


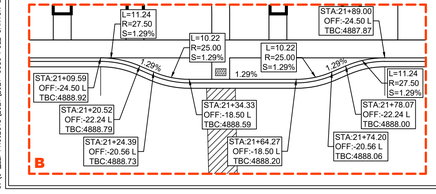


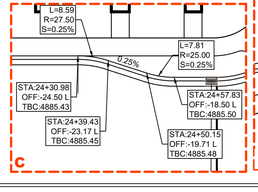


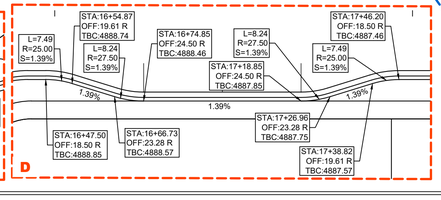












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NOT FOR CONSTRUCTION

NORTH

SCALE: 1"=80'

80 40 0 80

firefly

FINAL PHASE 8.1

EAGLE MOUNTAIN, UTAH

GRADING - CURB RETURN INFORMATION

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

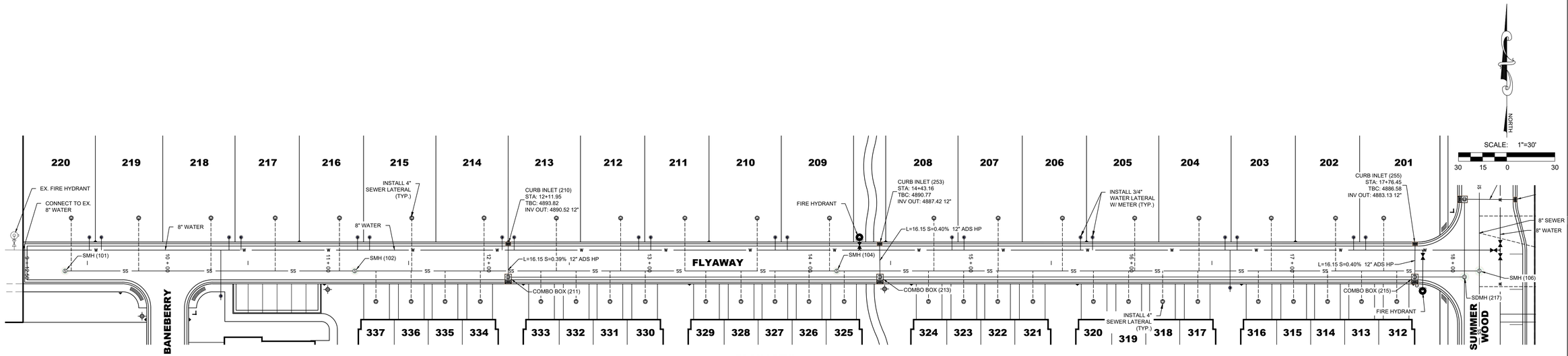
DESIGNED BY: GDM / BCT

SCALE: 1"=80'

DATE: 10/30/2023

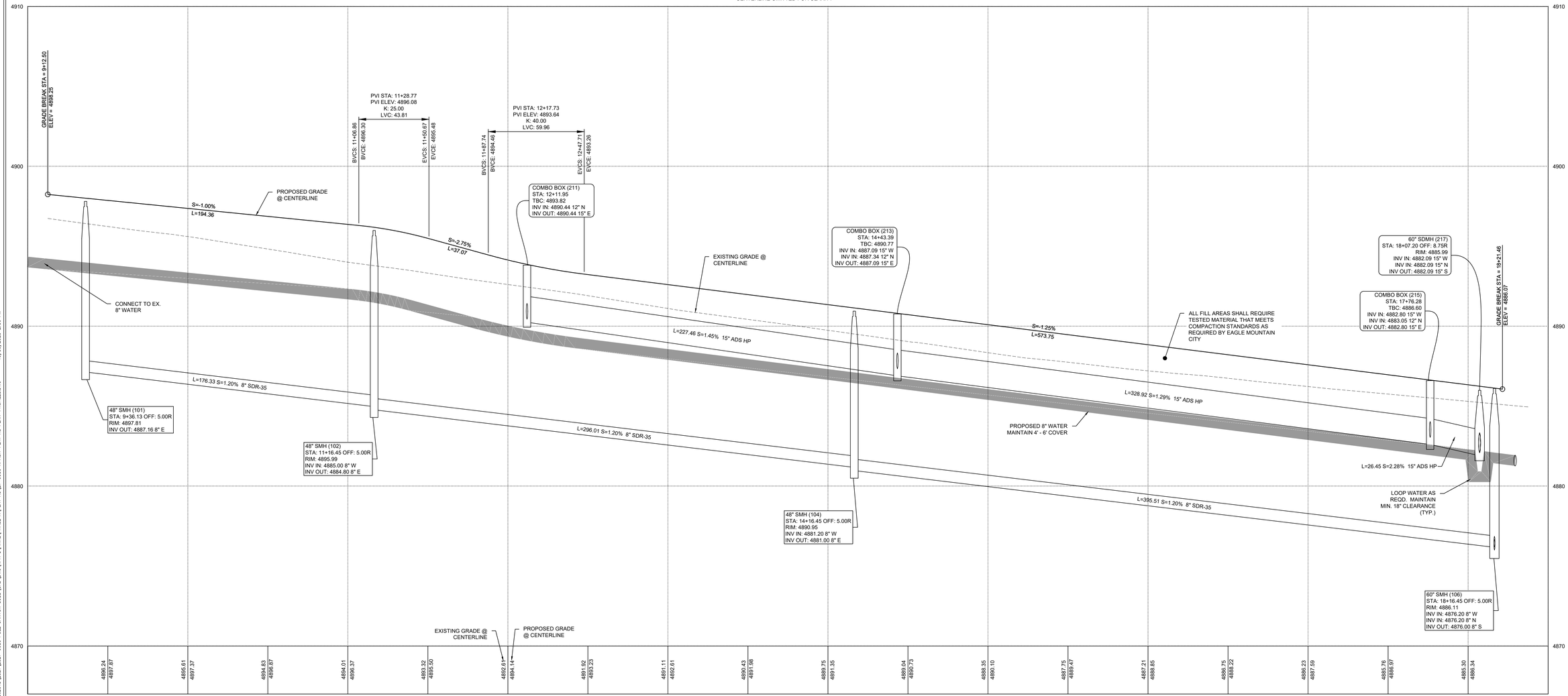
SHEET 402

I:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\MPA BYPHAL\PHASE 8\PLAT A3\21-0080 MPABYPLAT A3(1-0080 MPABYPLAT A3 GRADING.DWG 10/30/2023 2:41 PM



PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

firefly

FLYAWAY PLAN & PROFILE

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/30/2023

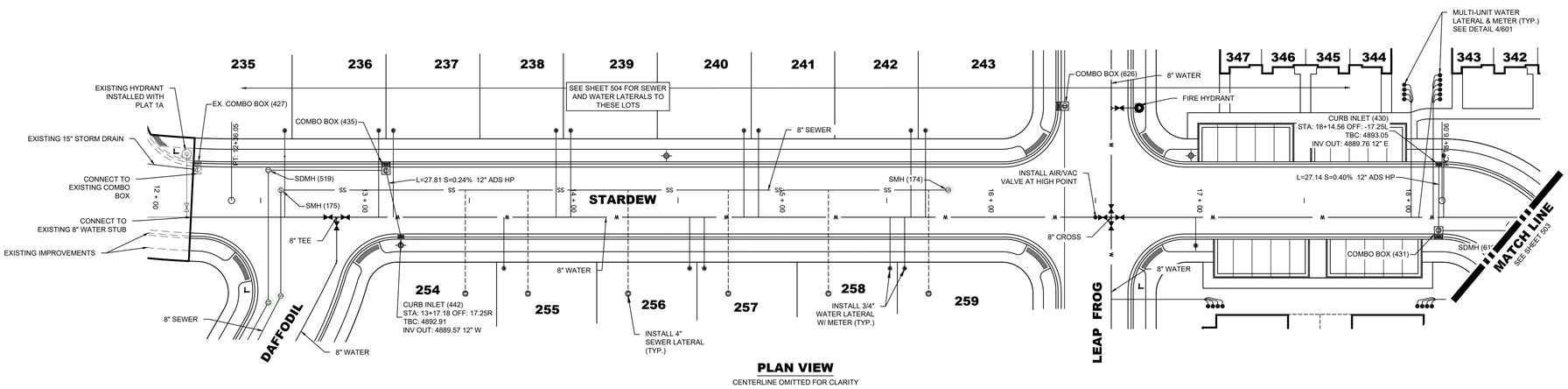
SHEET 501

V:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM

NORTH

SCALE: 1"=30'

30 15 0 30



PLAN VIEW

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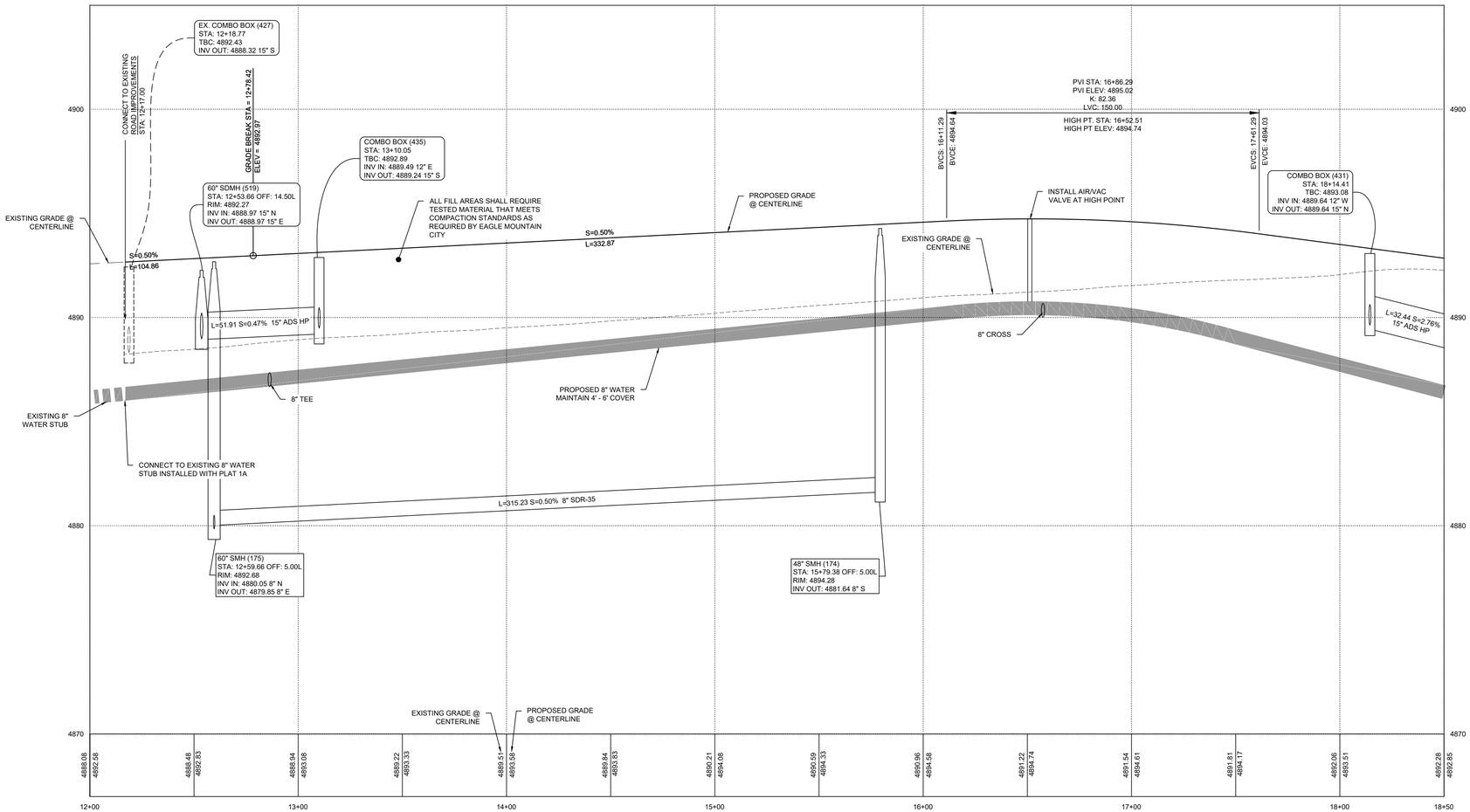

PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

STARDEW PLAN & PROFILE 12+00 - 18+50

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

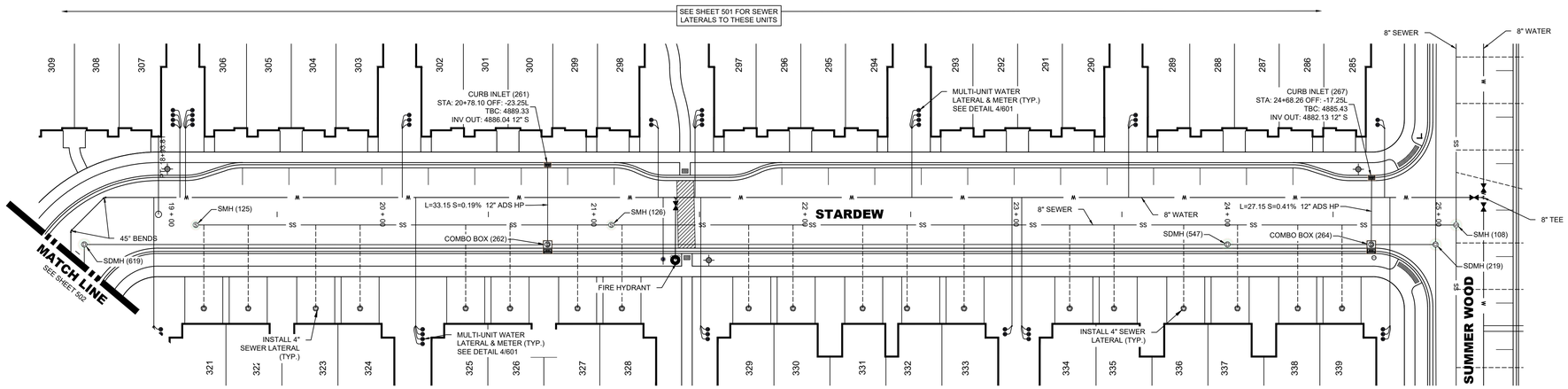
DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/30/2023

SHEET 502

G:\0_LEI PROJECTS\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM



PLAN VIEW

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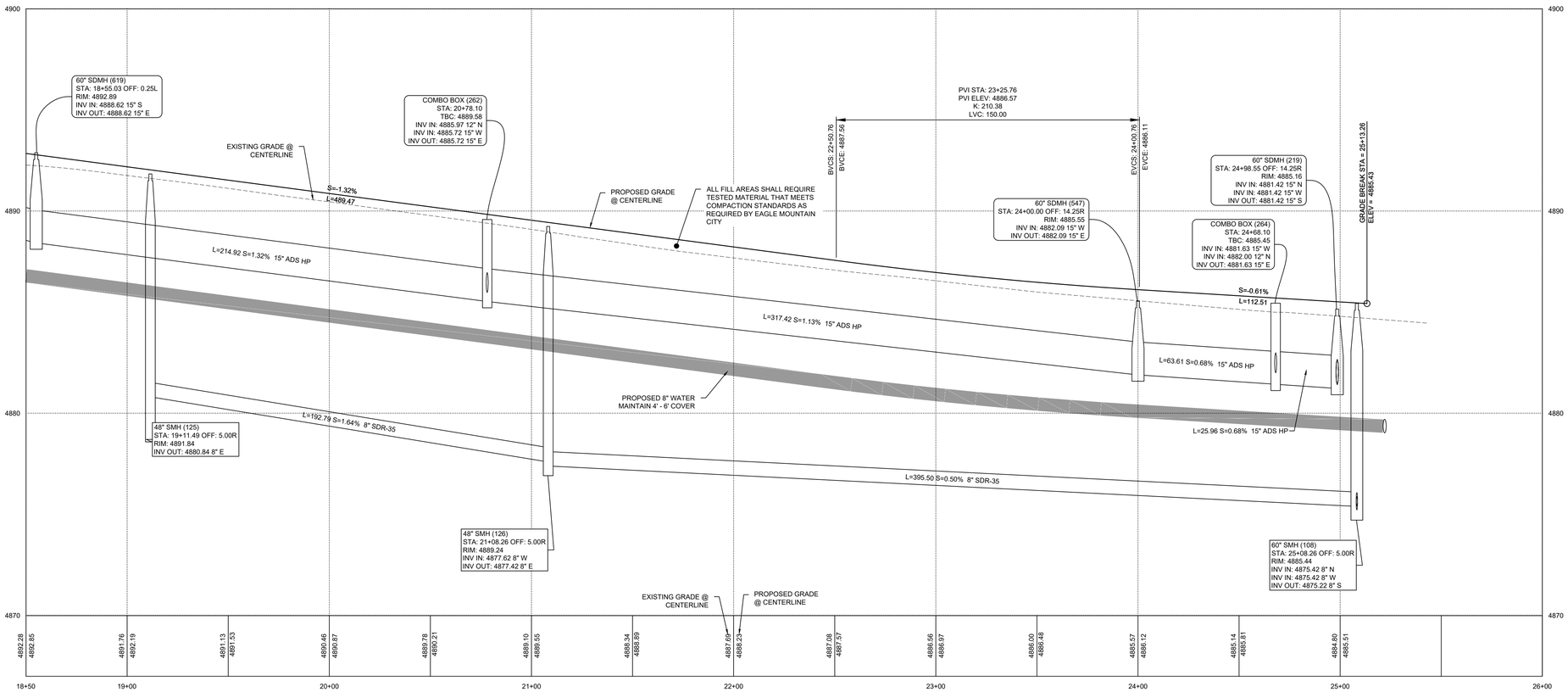
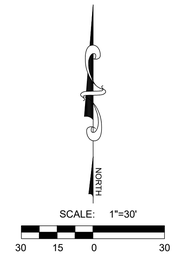


PROFILE VIEW



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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

STARDEW PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
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LEI PROJECT #: 2021-0080

DRAWN BY: TJP

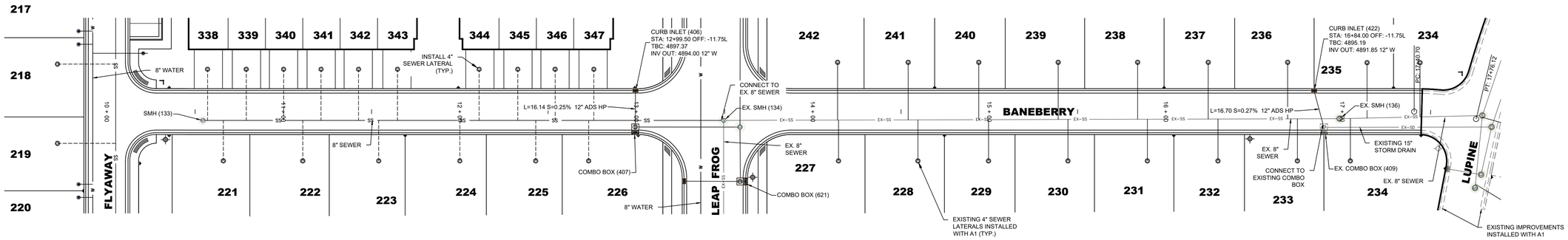
DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/30/2023

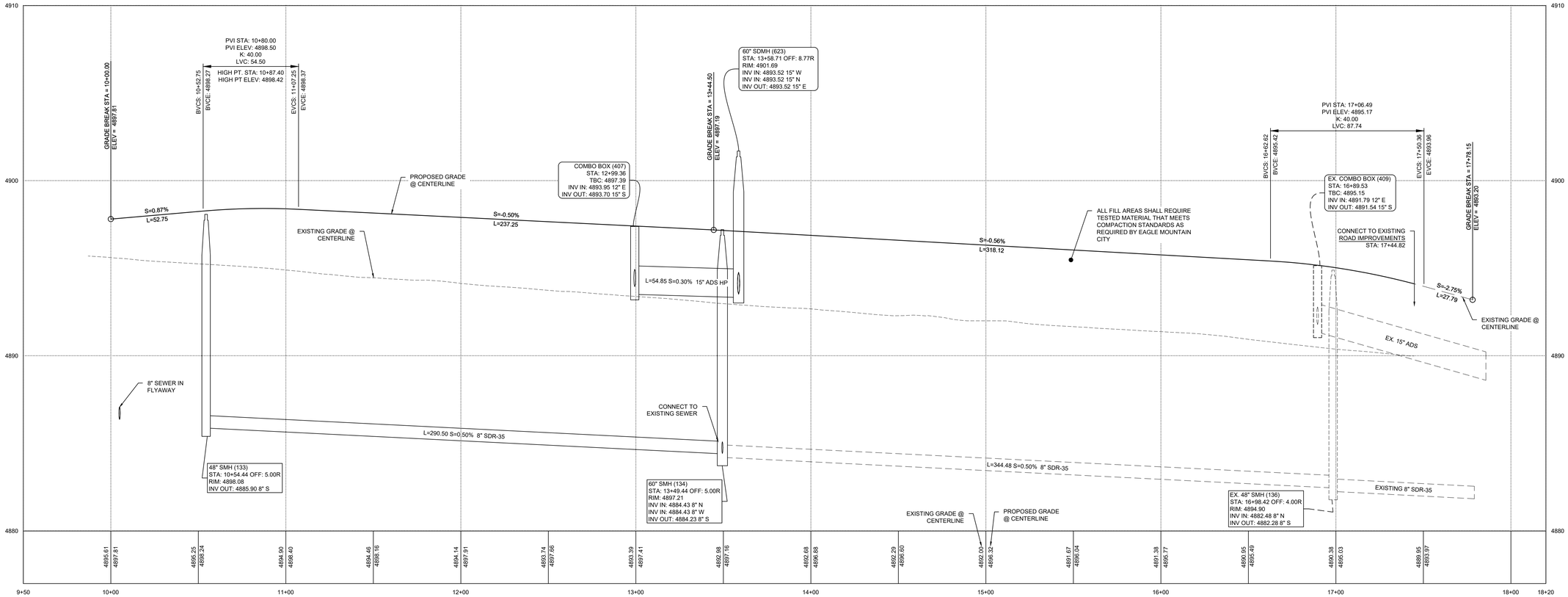
SHEET 503

V:\10_LEI PROJECTS\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM



PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

BANEBERRY PLAN & PROFILE

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REVISIONS
1 -
2 -
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4 -
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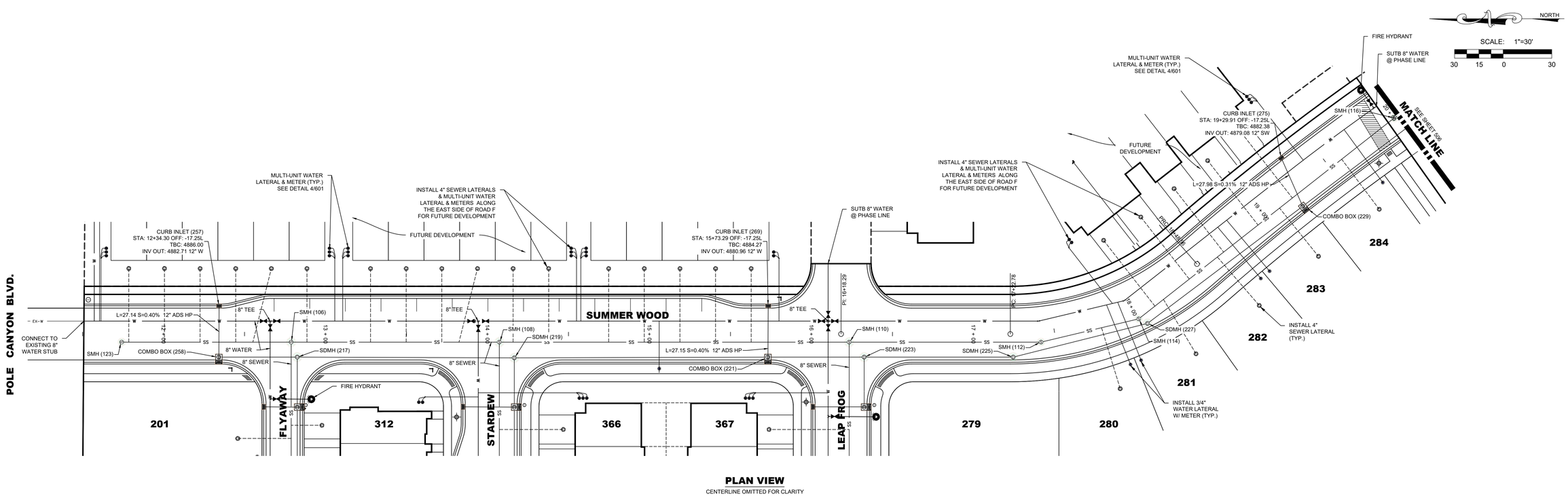
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=30'
DATE: 10/30/2023

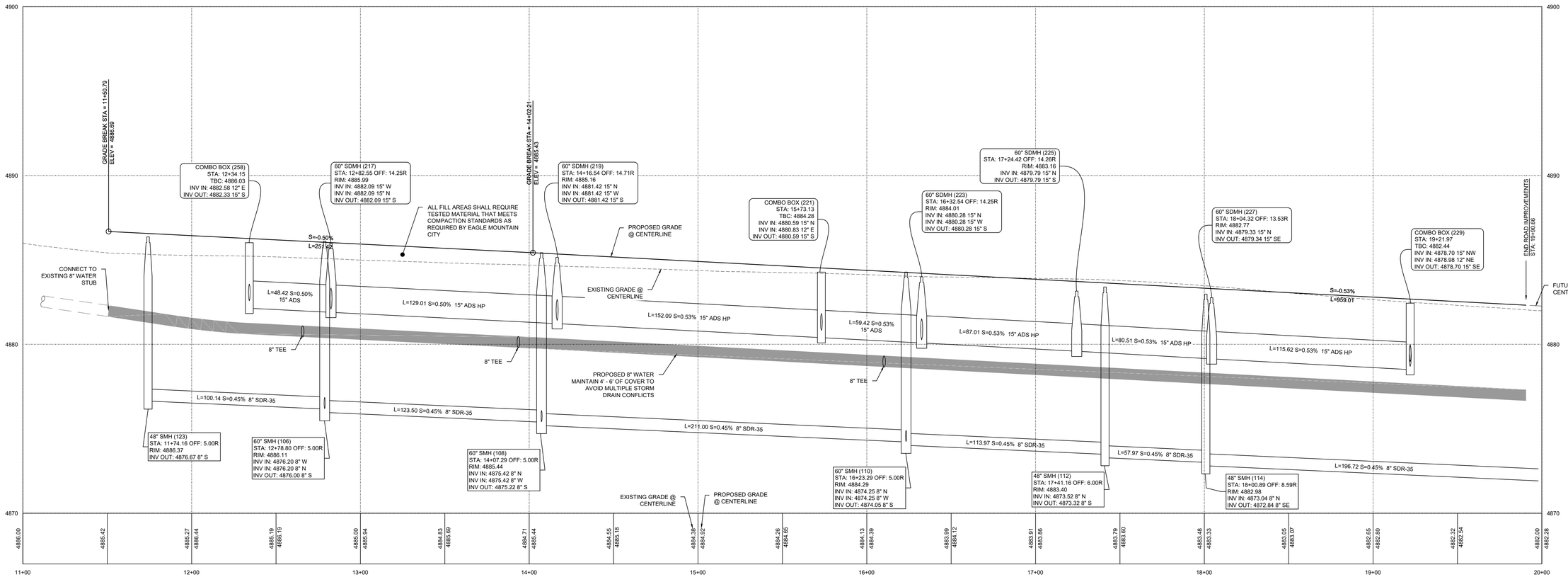
SHEET 504

I:\0_LEI PROJECTS\2021-0080 POLE CANYON SUB\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM



PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

SUMMER WOOD PLAN & PROFILE 11+00 - 20+00

firefly

REVISIONS
1 -
2 -
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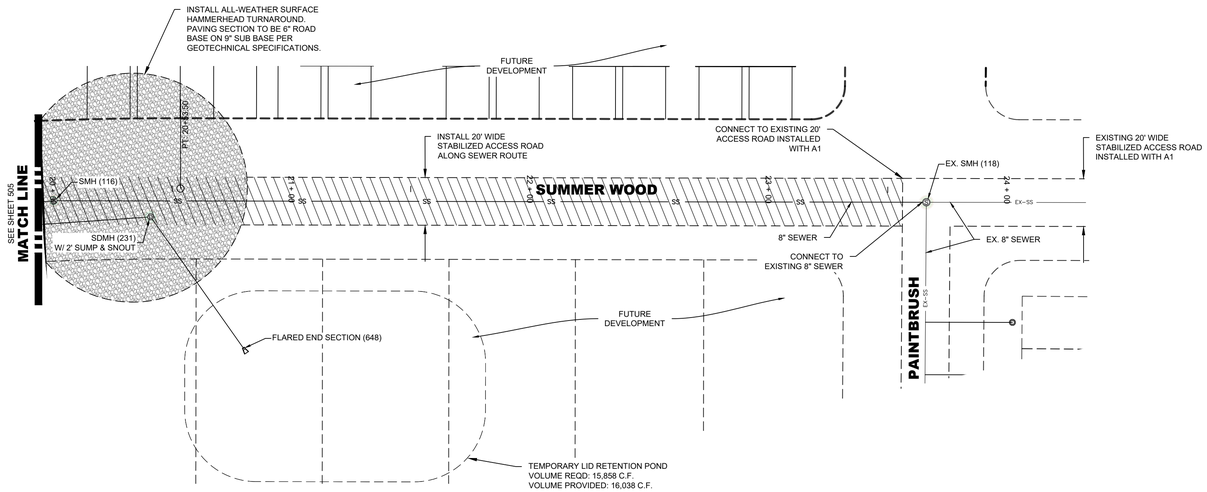
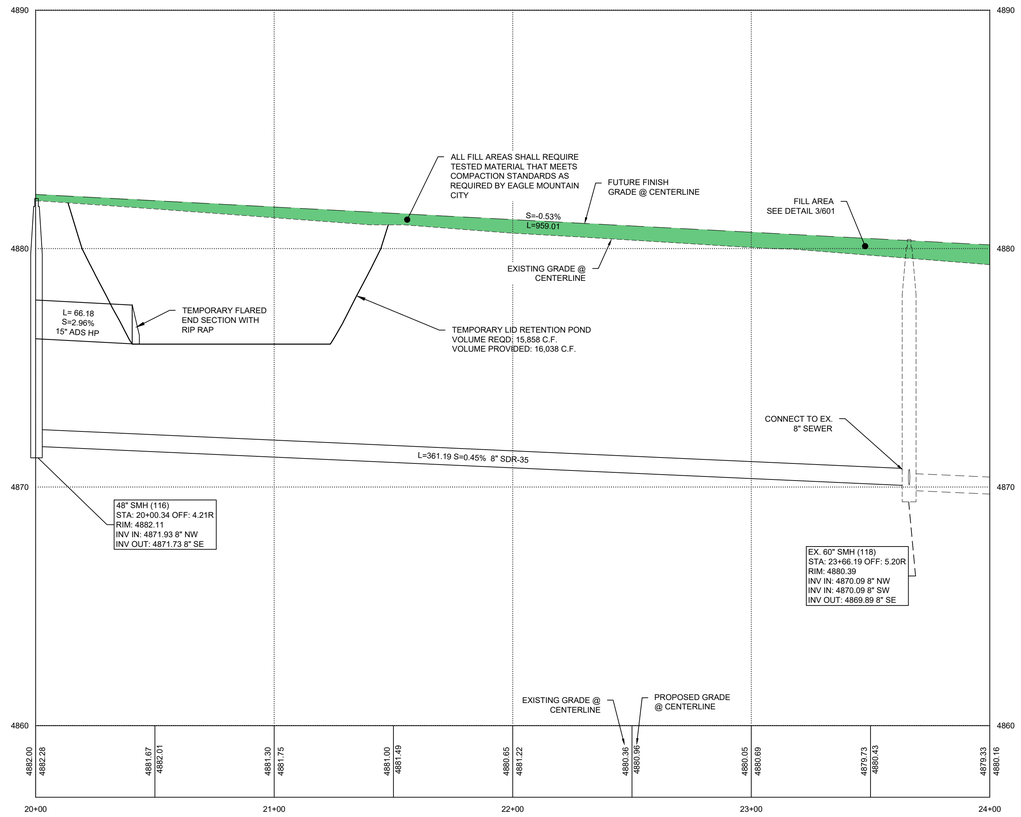
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=30'
DATE: 10/30/2023

SHEET 505

V:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM





PROFILE VIEW



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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

SUMMER WOOD PLAN & PROFILE 20+00 - 24+00

REVISIONS
1 -
2 -
3 -
4 -
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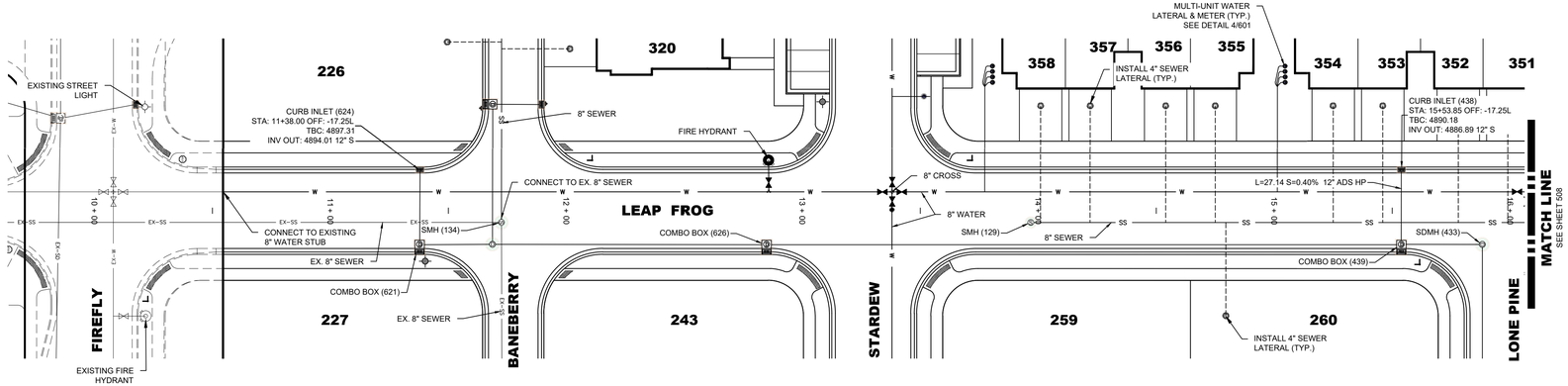
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=30'
DATE: 10/30/2023

SHEET 506

G:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:58 PM



PLAN VIEW

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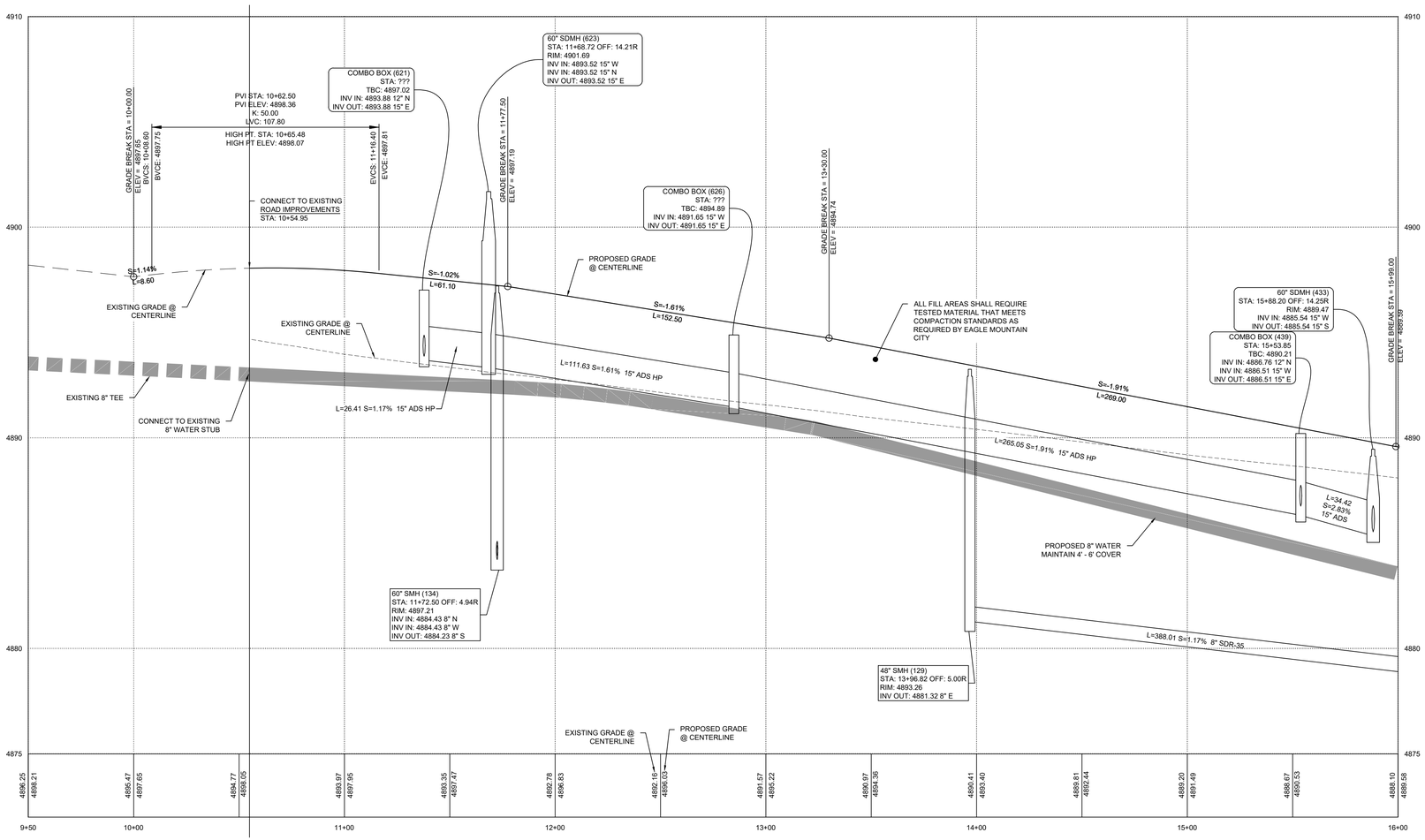

PROFILE VIEW

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NORTH

SCALE: 1"=30'

30 15 0 30

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

LEAP FROG PLAN & PROFILE 10+00 - 16+00

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

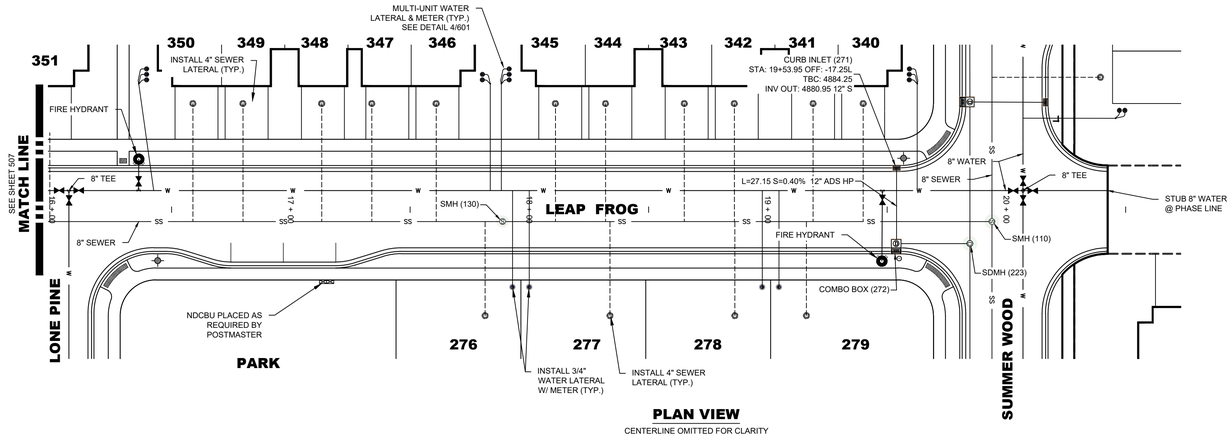
DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/30/2023

SHEET 507

G:\0_LEI PROJECTS\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM



PLAN VIEW

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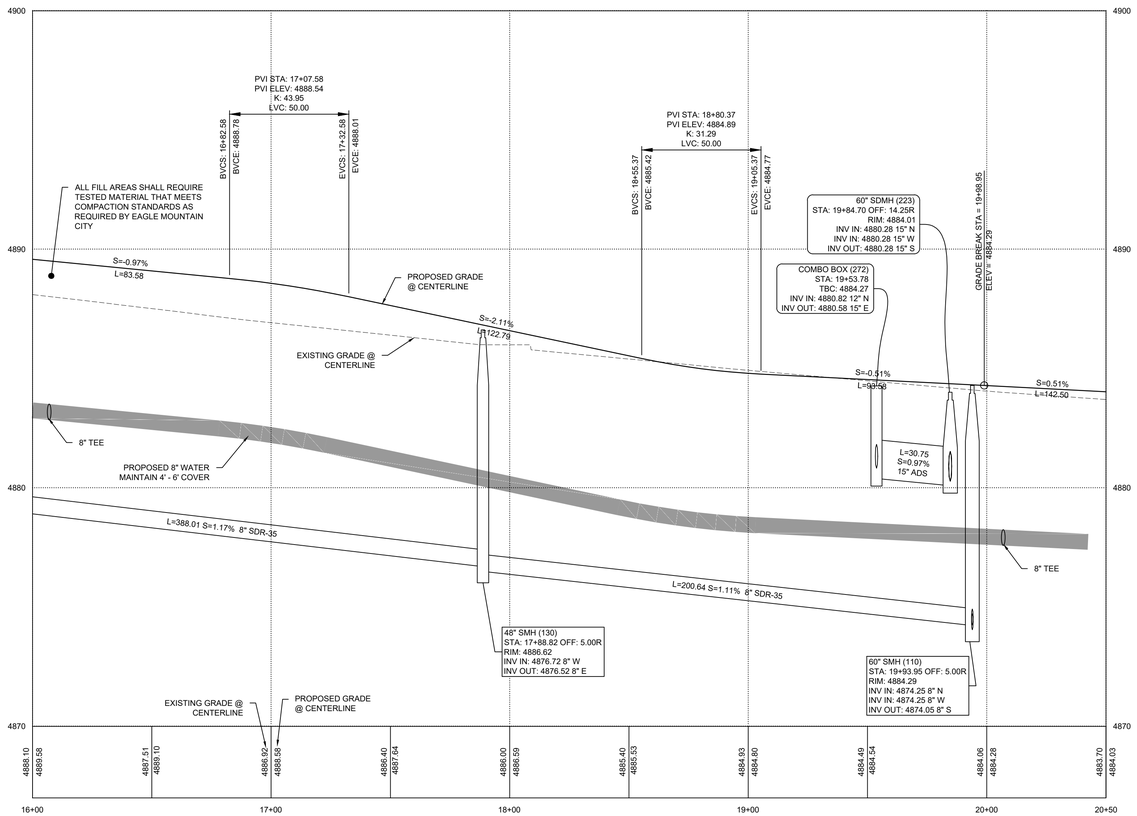
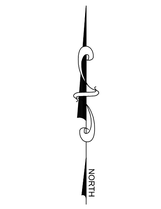


PROFILE VIEW



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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

Firefly

LEAP FROG PLAN & PROFILE 16+00 - 21+75

REVISIONS

1 -
2 -
3 -
4 -
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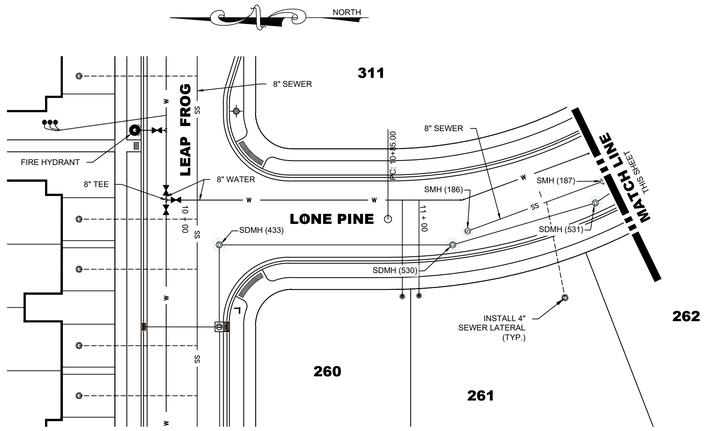
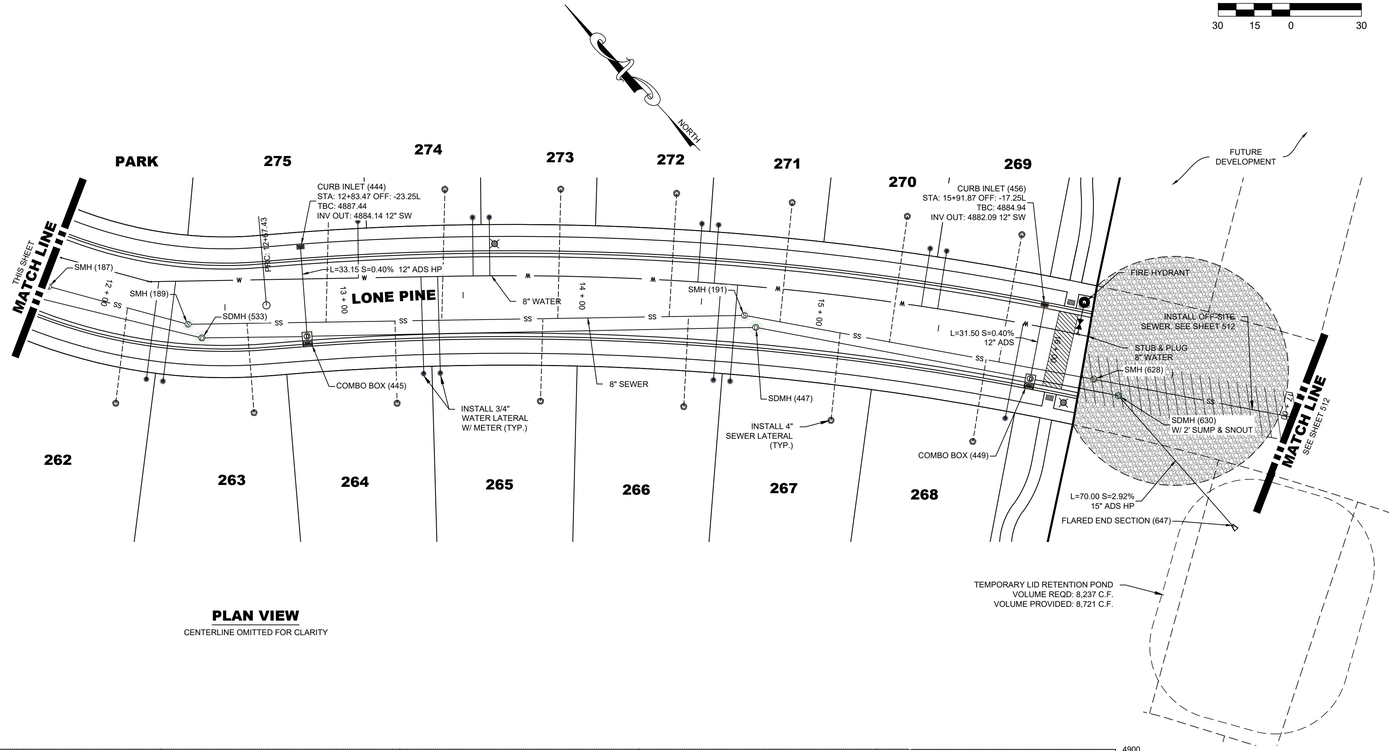
LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=30'
DATE: 10/30/2023

SHEET 508

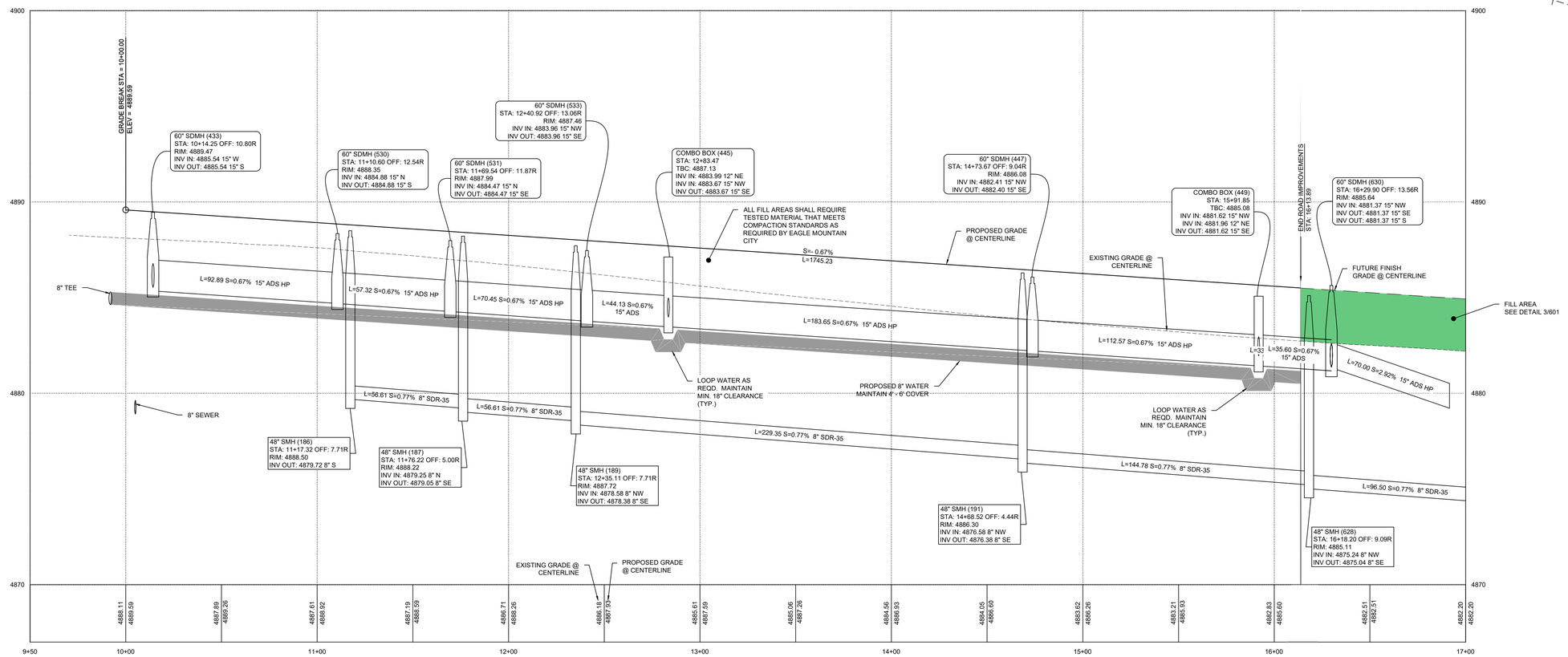
U:\0 _LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A\3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM





PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

Firefly

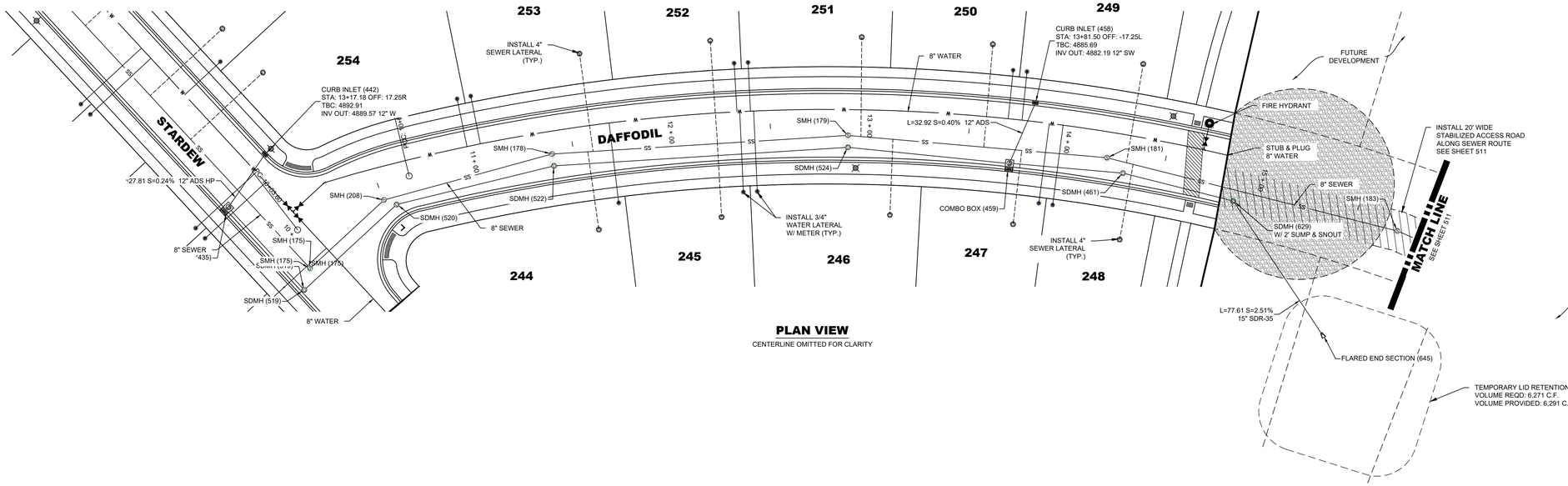
LONE PINE PLAN & PROFILE 10+00 - 18

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=30'
DATE: 10/30/2023

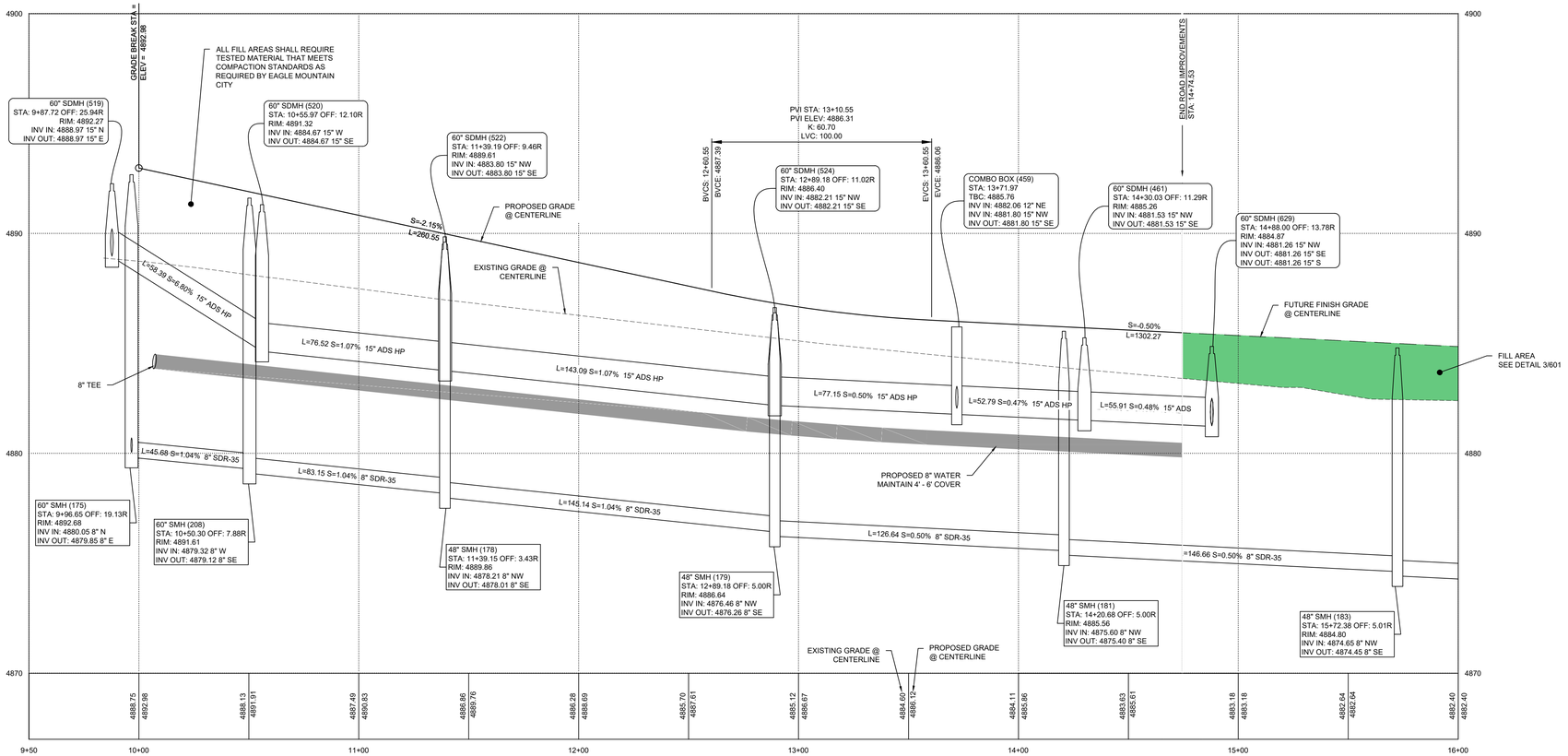
SHEET 509

O:_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM



PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW

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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

DAFFODIL PLAN & PROFILE 10+00 - 18

REVISIONS	
1	-
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LEI PROJECT #:	2021-0080
DRAWN BY:	TJP
DESIGNED BY:	GDM / BCT
SCALE:	1"=30'
DATE:	10/30/2023
SHEET	510

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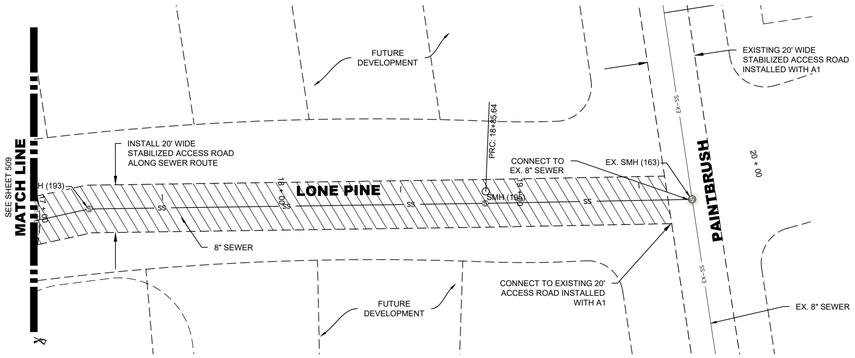
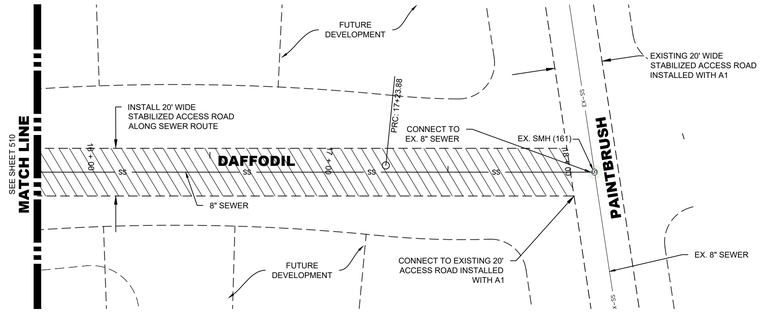


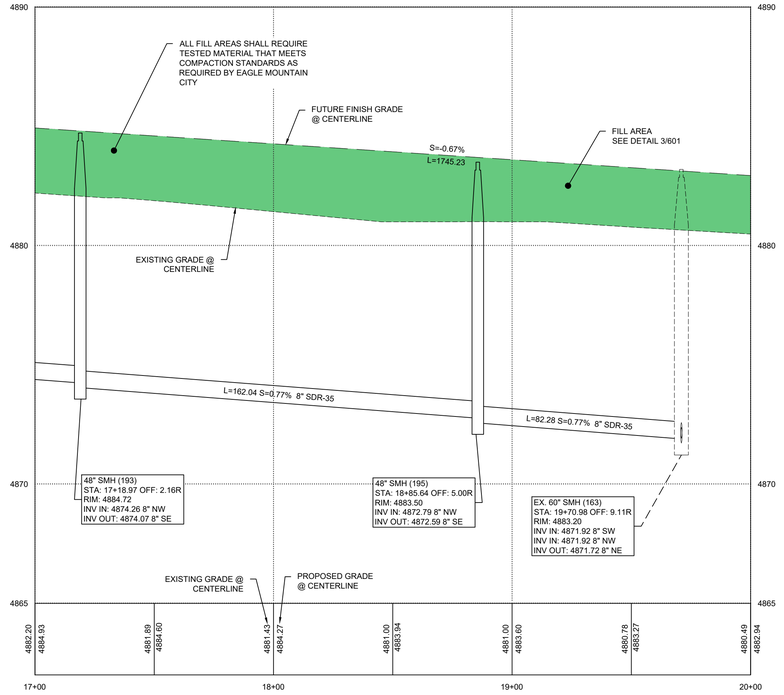
PLAN VIEW

CENTERLINE OMITTED FOR CLARITY

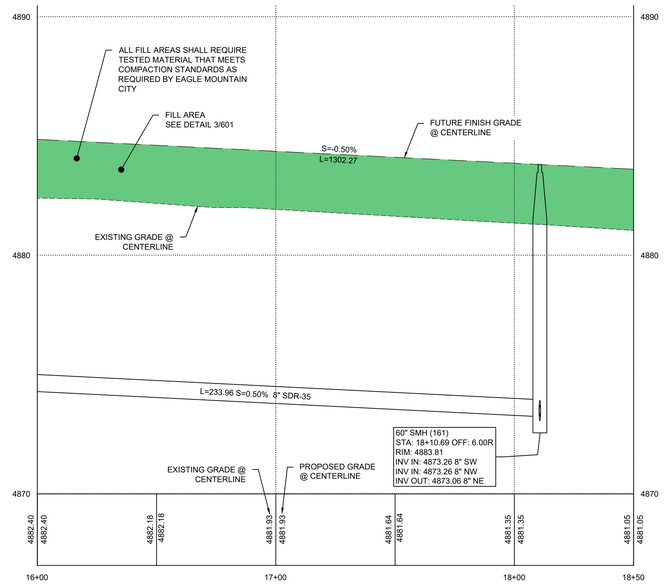


PLAN VIEW

CENTERLINE OMITTED FOR CLARITY



PROFILE VIEW



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NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

LONE PINE PLAN & PROFILE 17+00 - 20+00
DAFFODIL PLAN & PROFILE 16+00 - 18+50

REVISIONS	
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LEI PROJECT #: 2021-0080

DRAWN BY: TJP

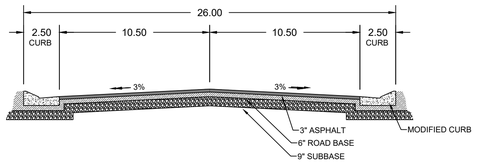
DESIGNED BY: GDM / BCT

SCALE: 1"=30'

DATE: 10/30/2023

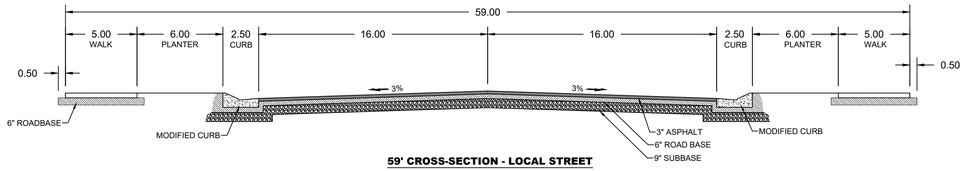
SHEET 511

N:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 PLAN-PROFILES.DWG 10/30/2023 2:36 PM

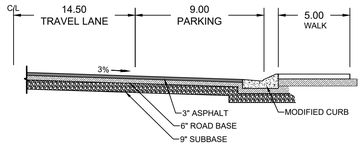


26' CROSS-SECTION - PRIVATE STREET

(FLYAWAY - BANEBERRY)



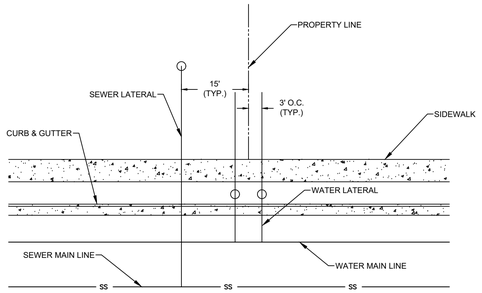
59' CROSS-SECTION - LOCAL STREET



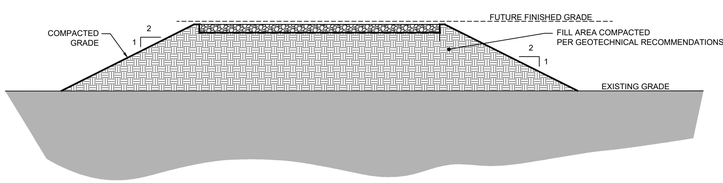
OPTIONAL PARALLEL PARKING (FOR LOCAL STREET)

ONE SIDE ONLY

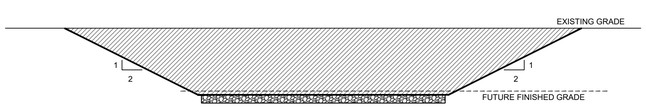
1 ROADWAY CROSS SECTIONS



2 TYPICAL UTILITY SERVICE DETAIL

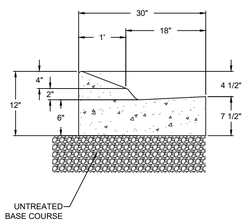


"FILL AREA" DETAIL

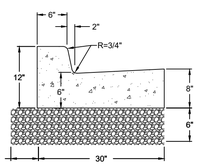


"EXCAVATION AREA" DETAIL

3 FILL AND EXCAVATION DETAILS

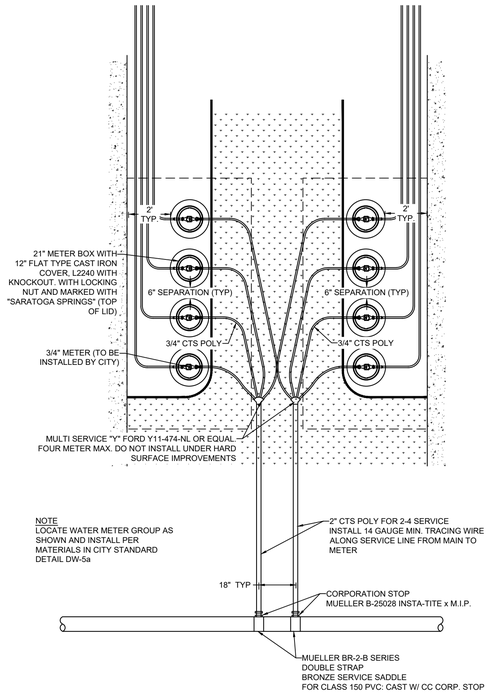


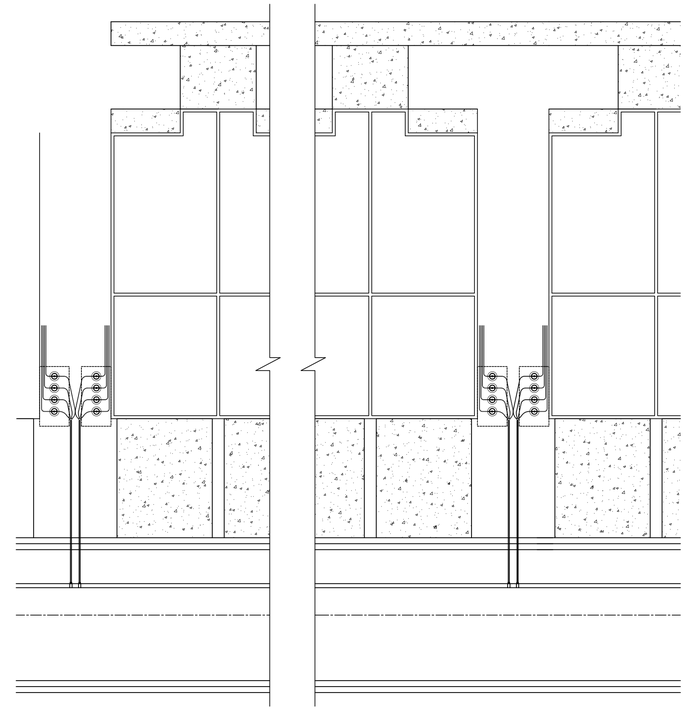
30" MODIFIED



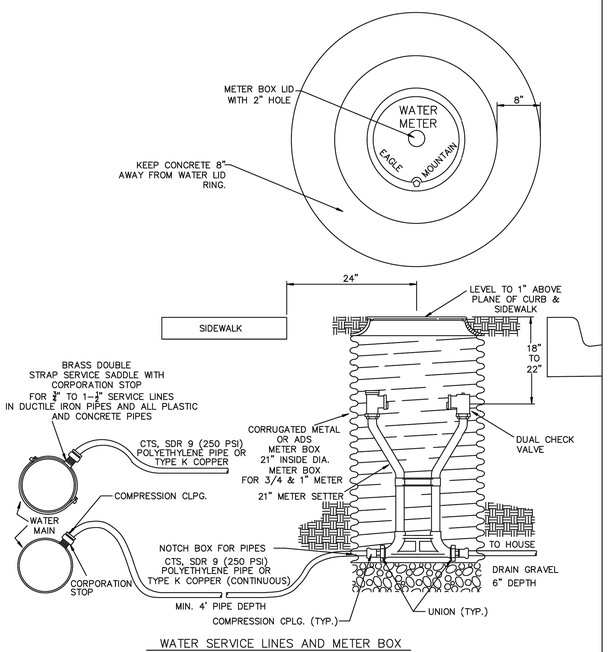
APWA TYPE A

4 CURB & GUTTER DETAILS





5 CURB TRANSITION DETAIL



WATER SERVICE LINES AND METER BOX

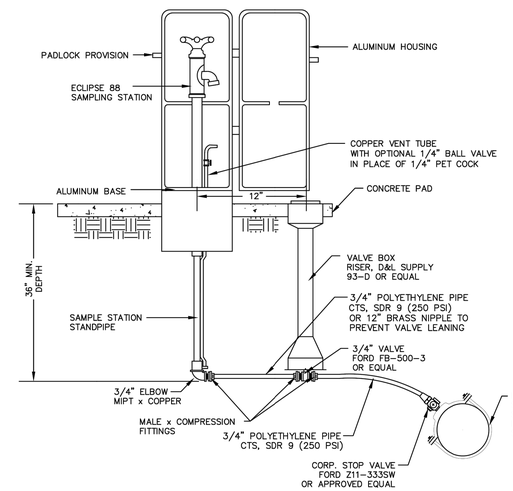
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #LCM-1

DRAWN	RSB
REVISED	AUG 2017
DATE	NOV 2015
SCALE	N.T.S.

EAGLE MOUNTAIN CITY

STANDARD DETAILS FOR: WATER LINE, SETTER & CAN

DRAWING NO. WSC-1



ONE SAMPLE STATION REQUIRED IN EACH RESIDENTIAL DEVELOPMENT AND A MINIMUM OF ONE SAMPLING STATION PER 100 LOTS.

1. LOCATION: Sample stations to be located on a lot line, in the park strips between curb and sidewalk as shown on plan or as directed. Concrete pad to placed around Sampling station from sidewalk to back of curb 4' wide.
2. INSPECTION: Prior to backfilling around the assembly, secure inspection of installation by ENGINEER.
3. SMALL FITTINGS: Provide brass fittings and nipples if not specified otherwise.
4. A-3 sand required 6" below to the sides & 12" above (min.) of the pipe.

DRAWN	RSB
REVISED	AUG 2017
DATE	MAY 2015
SCALE	VARIES

EAGLE MOUNTAIN CITY

STANDARD DETAILS FOR: WATER SAMPLING STATION

DRAWING NO. WSS-1

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly

NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080

DRAWN BY: TJP

DESIGNED BY: GDM / BCT

SCALE: N.T.S.

DATE: 10/30/2023

SHEET 601

V:\0_LEI PROJECTS\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 SHEETS.DWG 10/30/2023 2:17 PM



NORTH

SCALE: 1"=50'

50 25 0 50

NOTES

-CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
-DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.
-REFER TO SWPPP BINDER FOR BMP DETAILS SHOWN ON THIS PLAN.

LEGEND

- SILT FENCE
- STORMDRAIN CURB INLET
- STORMDRAIN MANHOLE
- STORMDRAIN CATCH BASIN
- STORMDRAIN LINE
- PT — PORTABLE TOILETS
- INLET PROTECTION
- SWPPP BOARD BMP
- CONCRETE WASTE MGMT. AREA
- MATERIAL STORAGE AREA
- STABILIZED CONSTRUCTION ENTRANCE
- PRESERVE EXISTING VEGETATION
- STRAW WATTLES

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)

BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	PER CONTRACTOR	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C106	106	WHEEL WASH	AS SHOWN	AS NECESSARY
C120	120	TEMPORARY AND PERMANENT SEEDING	PER CONTRACTOR/OWNER	AFTER GRADING UNTIL COMPLETION OF PROJECT
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF ASPHALT IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C153	153	MATERIAL DELIVERY, STORAGE, & CONTAINMENT	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	PER CONTRACTOR/ AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	PER CONTRACTOR	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C257	257	SWPPP BOARD BMP	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

Firefly NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: 1"=50'
DATE: 10/30/2023

SHEET 701

U:\0_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\SHEVS\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8A-PLAT A3 EROSION CONTROL.DWG 10/18/2023 3:53 PM

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) HAS BEEN SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.

5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.

6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED.

7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.

8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.

9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.

11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.

12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.

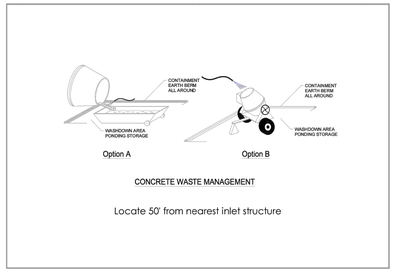
13. ANY TREE 12" IN DIAMETER OR LARGER WILL NOT BE REMOVED UNTIL LOCATED BY SURVEY AND THE REMOVAL APPROVED BY THE OWNER OR EQUAL.

14. ALL DITCHES AND SWALES GREATER THAN 5% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.

15. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.

16. INLET PROTECTION REQUIRED ON ALL INLETS WITHIN 500' DOWNSTREAM OF SITE.

BMP: Concrete Waste Management — CWM — Construction



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

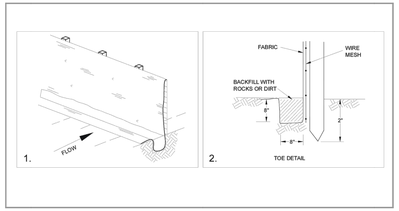
LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Silt Fence — SF — Construction



DESCRIPTION:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

Application:

- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

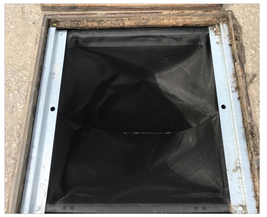
FlexStorm Lite™ Inlet Filters

FlexStorm Lite inlet filters are a temporary, rigid frame alternative to fabric-only inlet protection. FlexStorm Lite filters are custom made for each specified inlet and allows job sites to remain SWPPP compliant during construction.

Applications
- Residential developments
- Commercial developments
- Roadway construction

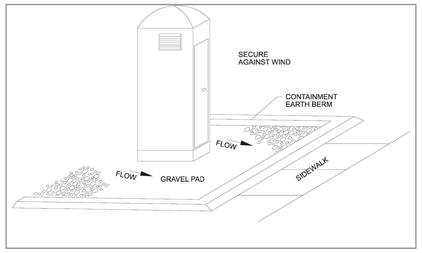
Features
- High-flow filter bags with 82% filtration efficiency
- Low-profile framing fits into offset castings and avoids concrete interference
- Rigid frame supports itself on the grate ledge, even when grate is removed and bag is full
- Bypass feature built into the bag, prevents flooding during a major storm event or when bag is filled
- Reusable

Benefits
- Reduces job site flooding
- Prevents hazardous road conditions by eliminating ponding at curb inlets
- Prevents siltation and pollution of rivers, lakes & ponds
- Installed and maintained by one worker, without additional equipment
- Filter installed below grade to prevent traffic interference




//ADS

BMP: Portable Toilets — PT — Construction



DESCRIPTION:

Temporary on-site sanitary facilities for construction personnel.

APPLICATION:

All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

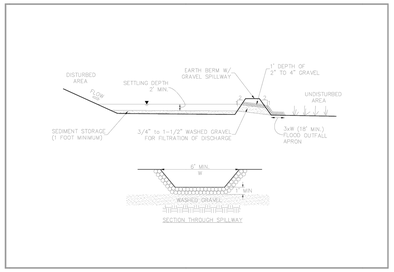
LIMITATIONS:

- No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Sediment Trap — ST — Construction



DESCRIPTION:

A sediment trap is a small excavated or bermed area where runoff from small drainage areas is detained and sediment can settle.

APPLICATION:

- Temporary control for runoff from disturbed areas of less than 3 acres.
- Temporary control for discharge from diversion dike, surface benching, or other temporary drainage measures.

INSTALLATION/APPLICATION CRITERIA:

- Design basin for site specific location.
- Excavate basin or construct compacted berm containment.
- Construct outfall spillway with apron.
- Provide downstream silt fence if necessary.

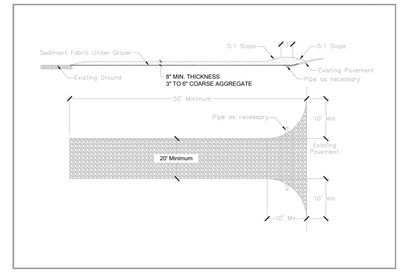
LIMITATIONS:

- Should be sized based on anticipated runoff, sediment loading and drainage area size.
- May require silt fence at outlet for entrapment of very fine silts and clays.

MAINTENANCE:

- Inspect after each rainfall event and at a minimum of monthly.
- Repair any damage to berm, spillway or sidewalls.
- Remove accumulated sediment as it reaches 2/3 height of available storage.
- Check outlet for sedimentation/erosion of downgradient area and remediate as necessary. Install silt fence if sedimentation apparent.

BMP: Stabilized Construction Entrance — SCE — Construction



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

firefly

NPA 8 PHASE A PLAT 3

EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM / BCT
SCALE: N.T.S.
DATE: 10/30/2023

SHEET 702

U:\O_LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 8\FINAL\PHASE A\PLAT A3\21-0080 NPA8-PLAT A3 EROSION CONTROL.DWG 10/18/2023 2:53 PM

Eagle Mountain City
Commercial & Multi-Family Design Standards Checklist

Theme	Standard	Yes	No
The following standards are contained in Chapter 17.72 of the City Code and are applicable to all multi-family and commercial (office/retail) development in the City.			
Site Design The arrangement of the different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas.			
	Building Location Buildings are located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street.	✓	
	Commercial Building Orientation The primary entrance is oriented to the street and sidewalk, or the street-facing façade contains windows, awnings, and other pedestrian-oriented features.		
	Multi-Family Building Orientation All street-facing facades contain entrances, windows, and/or other pedestrian-oriented features. Blank walls and/or rear facades are not placed adjacent to streets.	✓	
	Commercial Parking Location Parking is located to the rear or side of buildings. Parking is not located between the building and the street.		
	Multi-Family Parking/Garages Garages and parking areas are in the rear of buildings accessed by a service drive, or staggered and set back to minimize appearance from street. Garages do not dominate the façade.	✓	
	Open/Plaza Space Buildings are clustered and open space is combined in larger, more useable areas. Open space is designed creatively.	✓	
Architectural Standards The following architectural standards assist in preventing the construction of bland, out of scale buildings that are oriented to vehicular traffic and discourage pedestrian activity.			
	Architectural Style/Theme All façades are designed with consistent architectural style, detail, and trim features as the primary façade. Buildings are similar in style to significant adjacent buildings.	✓	
	Main Entrance The main entrance is oriented to major sidewalks, pedestrian ways, plazas, courtyards or other public spaces.	✓	
	The main entrance is clearly identifiable, contains a sheltering element such as a porch, stoop, awning, arcade, or portico.	✓	
	Roof Design Commercial buildings contain sloping roofs with overhanging eaves or a decorative parapet, and multiple roof planes and heights. Multi-family buildings contain sloping roofs, overhanging eaves, and multiple roof planes and heights.	✓	
	Building Articulation Buildings include façade modulation (stepping), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, and other techniques to reduce their perceived scale.	✓	

Architectural Detailing Pedestrian-scaled / human-proportioned architectural features/details shall be incorporated into commercial and multi-family buildings to orient the building to human activity and increase the overall visual appeal of the structure.			
	Commercial buildings incorporate a majority of the following architectural details on all sides: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, trellis structures.		
	Multi-family buildings incorporate a majority of the following architectural details on all sides: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, decorative doors and windows.	✓	
Building Materials & Colors Buildings should incorporate materials and colors used throughout the City and be similar in character and architectural theme as significant neighboring structures.			
	Multi-family buildings utilize at least two exterior materials (at least 30% per material) on all sides, including stucco, vinyl or hardiboard siding, decorative rock/stone, brick, or other material deemed appropriate by the Planning Director.		
	Commercial buildings utilize a mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU. Stucco is not used as the principal building material. Metal, plain CMU, or other appropriate materials are used as accents only.		
	Building Color Building's color palette is similar to that of significant neighboring structures. Franchise colors and elements do not overpower the architectural form/theme of the building and/or development.	✓	
Other Architectural Considerations These are additional architectural elements of a project or building that, if not applicable at the site plan review stage, must be completed prior to receiving certificates of occupancy.			
	Multi-Family Garage Doors Garage doors are not the most prominent or visible feature on a building, and are set back from the front façade or accessed from the side or rear. Decorative doors are encouraged if visible from the street.	✓	
	Lighting All lighting is designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or source of building lighting is not visible from beyond the property. Lighting is adequate for safety on the property.	✓	
	Mailbox Structures Cluster mailboxes emulate the buildings in materials and color rather than installed simply as a metal structure.	✓	
	Mechanical Equipment All mechanical equipment is screened so as not to be visible from any streets. Screens are aesthetically incorporated into the design of the building and conform to the color and materials of the primary building.	✓	
	Storage, Loading Areas, and Trash Enclosures Storage and loading areas and trash enclosures are located out of view from public streets and screened and designed with the architectural style of the building, including materials, colors, details, etc.	✓	





CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

26 OCT. 2023

Think
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CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

4-PLEX-01 REAR LOAD
EXTERIOR VIEW

D101

26 OCT. 2023



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CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

5-PLEX-01 REAR LOAD
EXTERIOR VIEW

D103

26 OCT. 2023



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CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

4-PLEX-01 FRONT LOAD
EXTERIOR VIEW

D104

26 OCT. 2023



RENDERING SHOWN WITH FOUNDATION STEPS BETWEEN UNITS REFLECTING GRADE CHANGE ACCROSS THE BULIDING WHEN NEEDED. FOR SOME BUILDINGS THIS WILL NOT BE NEEDED AND WILL BE FLAT SIMILAR TO THE 4-PLEX SHOWN ON D104

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CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

6-PLEX-01 FRONT LOAD
EXTERIOR VIEW

D105

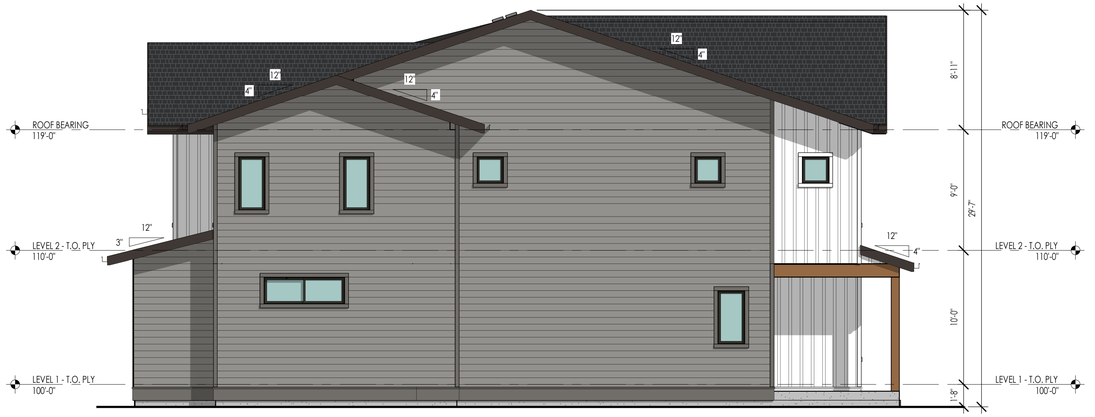
26 OCT. 2023



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	47%
FIBER CEMENT LAP SIDING	=	27%
WINDOWS AND DOORS	=	26%

FRONT ELEVATION
3/16" = 1'-0"

1
D201



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION
3/16" = 1'-0"

2
D201

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES

REAR LOAD 4P-01

REAR LOAD 4P-01
EXTERIOR ELEVATIONS

D201

25 OCT 2023



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	19%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	46%

REAR ELEVATION
3/16" = 1'-0"

1
D202



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	83%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION
3/16" = 1'-0"

2
D202

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES

REAR LOAD 4P-01

REAR LOAD 4P-01
EXTERIOR ELEVATIONS

D202

25 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	49%
FIBER CEMENT LAP SIDING	=	25%
WINDOWS AND DOORS	=	26%

SD FRONT ELEVATION — 1 / D203

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

SD LEFT ELEVATION — 2 / D203

3/16" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES REAR LOAD 5P-01

REAR LOAD 5P-01
EXTERIOR ELEVATIONS

D203

25 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	18%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	47%

SD REAR ELEVATION — 3/16" = 1'-0" — 3 / D204



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

SD RIGHT ELEVATION — 3/16" = 1'-0" — 1 / D204

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES REAR LOAD 5P-01

REAR LOAD 5P-01
EXTERIOR ELEVATIONS

D204

25 OCT 2023



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	49%
FIBER CEMENT LAP SIDING	=	25%
WINDOWS AND DOORS	=	26%

FRONT ELEVATION — 1 / D205

3/16" = 1'-0"



PERCENTAGES OF MATERIALS		
FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

LEFT ELEVATION — 2 / D205

3/16" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES REAR LOAD 6P-01

REAR LOAD 6P-01
EXTERIOR ELEVATIONS

D205

25 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	18%
FIBER CEMENT LAP SIDING	=	35%
WINDOWS AND DOORS	=	47%

REAR ELEVATION — 1 / D206

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	13%
FIBER CEMENT LAP SIDING	=	82%
WINDOWS AND DOORS	=	05%

RIGHT ELEVATION — 2 / D206

3/16" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES REAR LOAD 6P-01

REAR LOAD 6P-01
EXTERIOR ELEVATIONS

D206

25 OCT 2023

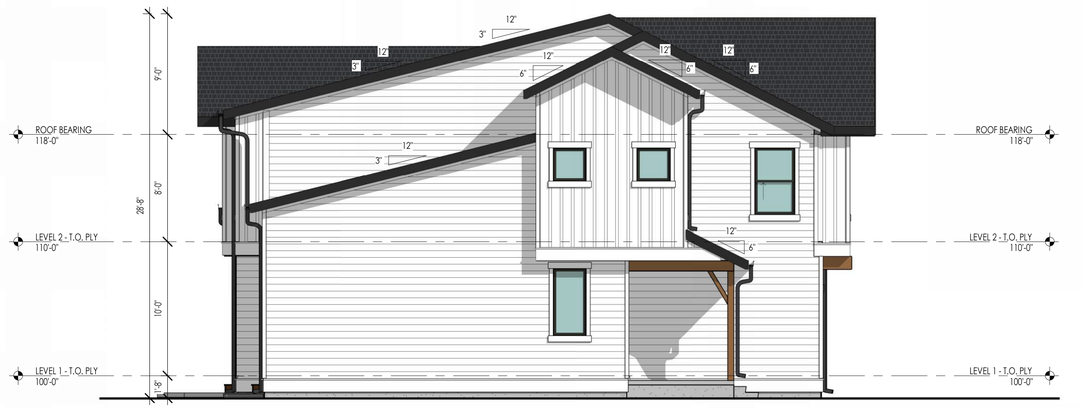


PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	32%
FIBER CEMENT LAP SIDING	=	31%
WINDOWS AND DOORS	=	37%

FRONT ELEVATION — 1 / D207

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION — 2 / D207

3/16" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES

FRONT LOAD 4P-01

FRONT LOAD 4P-01
EXTERIOR ELEVATIONS

D207

26 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	26%
FIBRE CEMENT LAP SIDING	=	51%
WINDOWS AND DOORS	=	23%

REAR ELEVATION — 4 / D208

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION — 1 / D208

3/16" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES

FRONT LOAD 4P-01

FRONT LOAD 4P-01
EXTERIOR ELEVATIONS

D208

26 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	31%
FIBER CEMENT LAP SIDING	=	31%
WINDOWS AND DOORS	=	38%

FRONT ELEVATION — 1 / D209

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION — 2 / D209

3/16" = 1'-0"

ELEVATIONS SHOWN WITH FOUNDATION STEPS BETWEEN UNITS REFLECTING GRADE CHANGE ACCROSS THE BULIDING WHEN NEEDED. FOR SOME BUILDINGS THIS WILL NOT BE NEEDED AND WILL BE FLAT SIMILAR TO THE 4-PLEX SHOWN ON D207

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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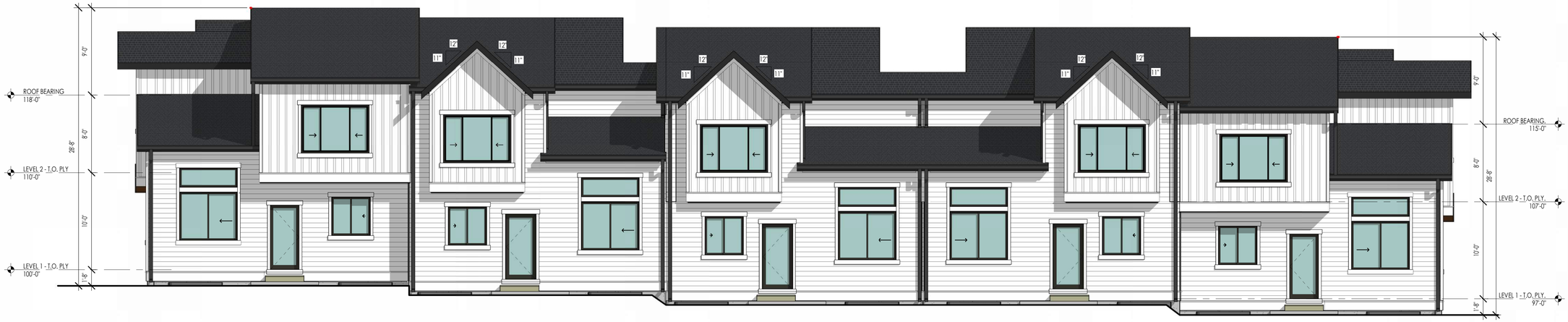
CANDLELIGHT HOMES FRONT LOAD 5P-01

FRONT LOAD 5P-01
EXTERIOR ELEVATIONS

D209

26 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	24%
FIBER CEMENT LAP SIDING	=	52%
WINDOWS AND DOORS	=	24%

REAR ELEVATION — 1 / D210

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION — 2 / D210

3/16" = 1'-0"

ELEVATIONS SHOWN WITH FOUNDATION STEPS BETWEEN UNITS REFLECTING GRADE CHANGE ACCROSS THE BULIDING WHEN NEEDED. FOR SOME BUILDINGS THIS WILL NOT BE NEEDED AND WILL BE FLAT SIMILAR TO THE 4-PLEX SHOWN ON D207

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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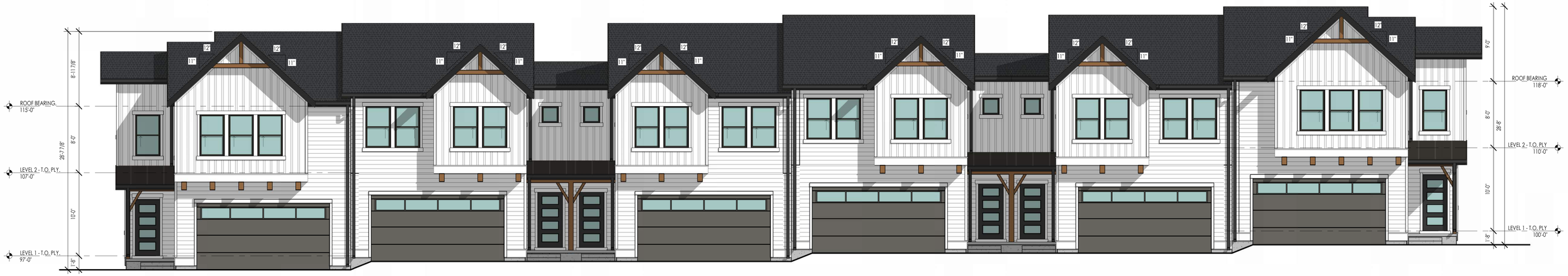
CANDLELIGHT HOMES FRONT LOAD 5P-01

FRONT LOAD 5P-01
EXTERIOR ELEVATIONS

D210

26 OCT 2023



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	31%
FIBER CEMENT LAP SIDING	=	31%
WINDOWS AND DOORS	=	38%

FRONT ELEVATION — 1 / D211

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

LEFT ELEVATION — 2 / D211

3/16" = 1'-0"

ELEVATIONS SHOWN WITH FOUNDATION STEPS BETWEEN UNITS REFLECTING GRADE CHANGE ACCROSS THE BULIDING WHEN NEEDED. FOR SOME BUILDINGS THIS WILL NOT BE NEEDED AND WILL BE FLAT SIMILAR TO THE 4-PLEX SHOWN ON D207

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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CANDLELIGHT HOMES FRONT LOAD 6P-01

FRONT LOAD 6P-01
EXTERIOR ELEVATIONS

D211

26 OCT 2023

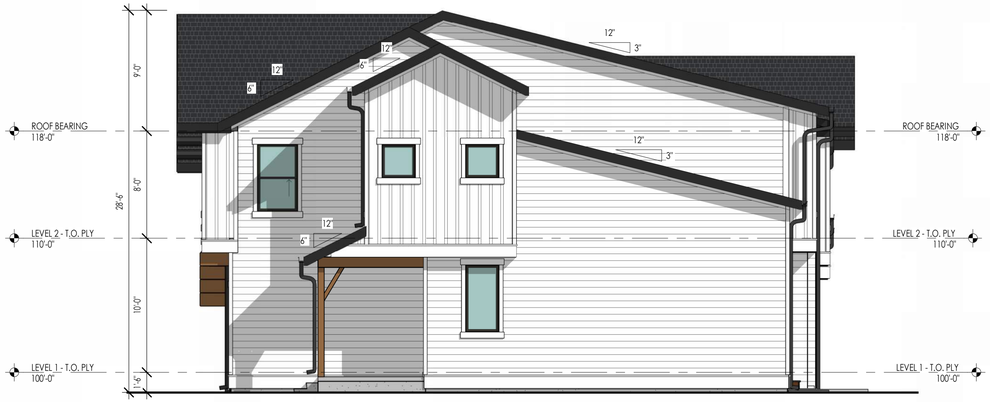


PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	23%
FIBER CEMENT LAP SIDING	=	53%
WINDOWS AND DOORS	=	24%

REAR ELEVATION — 1 / D212

3/16" = 1'-0"



PERCENTAGES OF MATERIALS

FIBRE CEMENT BOARD AND BATT SIDING	=	20%
FIBER CEMENT LAP SIDING	=	76%
WINDOWS AND DOORS	=	04%

RIGHT ELEVATION — 2 / D212

3/16" = 1'-0"

ELEVATIONS SHOWN WITH FOUNDATION STEPS BETWEEN UNITS REFLECTING GRADE CHANGE ACCROSS THE BULIDING WHEN NEEDED. FOR SOME BUILDINGS THIS WILL NOT BE NEEDED AND WILL BE FLAT SIMILAR TO THE 4-PLEX SHOWN ON D207

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT FIBER CEMENT SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

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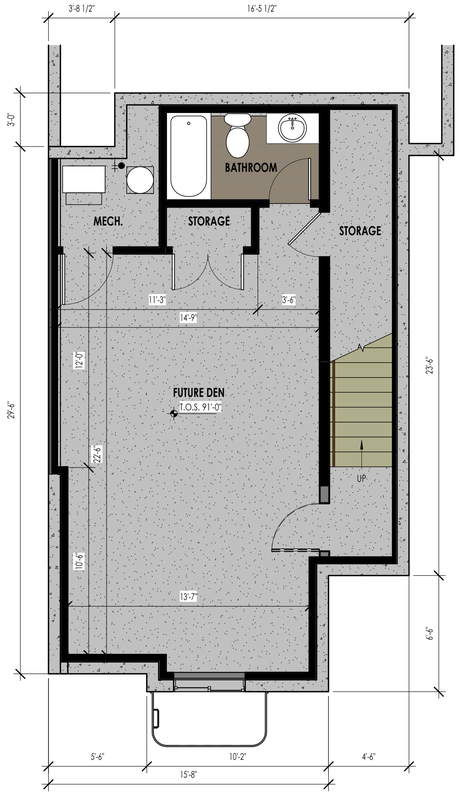
CANDLELIGHT HOMES FRONT LOAD 6P-01

FRONT LOAD 6P-01
EXTERIOR ELEVATIONS

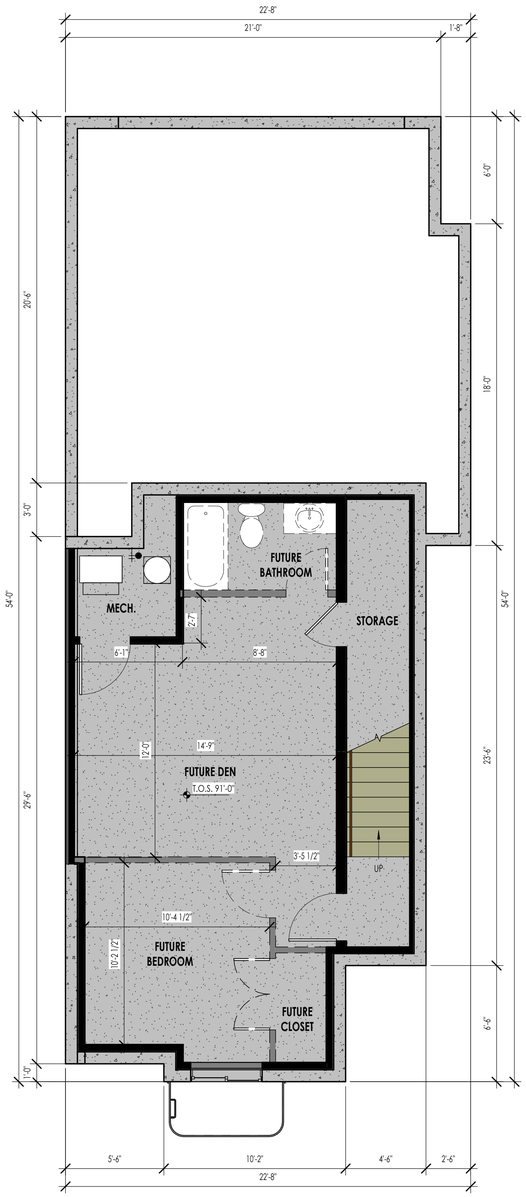
D212

26 OCT 2023

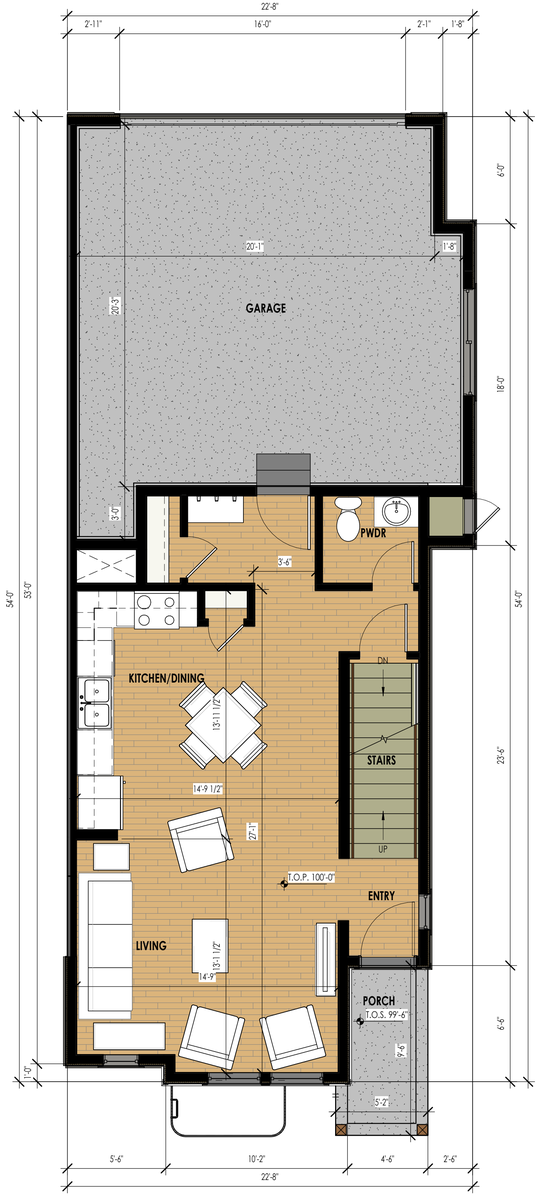
UNIT A1 - AREAS		
LEVEL	NAME	AREA
LEVEL-1	MAIN LEVEL	621 SF
LEVEL-2	UPPER LEVEL	987 SF
		1608 SF
LEVEL-0	BASEMENT LEVEL	563 SF
LEVEL-1	GARAGE	475 SF
		1038 SF
Grand total		2646 SF



LEVEL 0 - PRESENTATION Open Plan 1 D401
1/4" = 1'-0"



LEVEL 0 - PRESENTATION 2 D401
1/4" = 1'-0"



LEVEL 1 - PRESENTATION 3 D401
1/4" = 1'-0"



LEVEL 2 - PRESENTATION 4 D401
1/4" = 1'-0"

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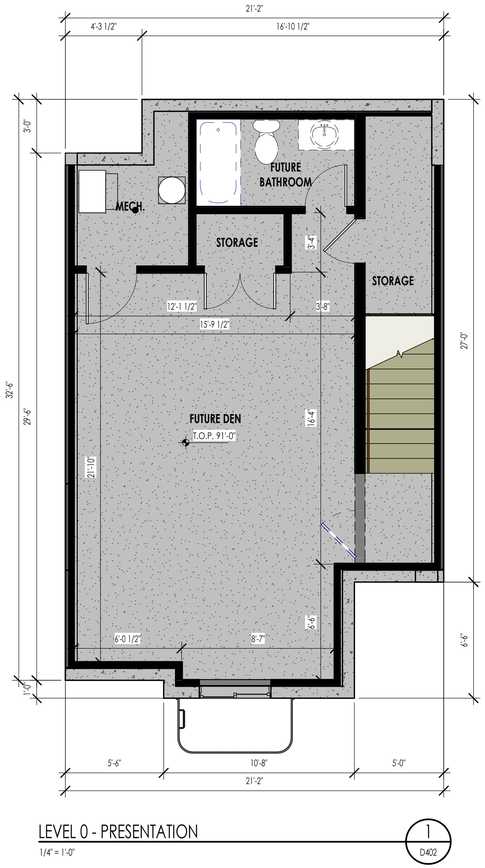
REAR LOAD - UNIT A1 BASEMENT - ARROWHEAD

UNIT A1 BSMT
MARKETING PLANS

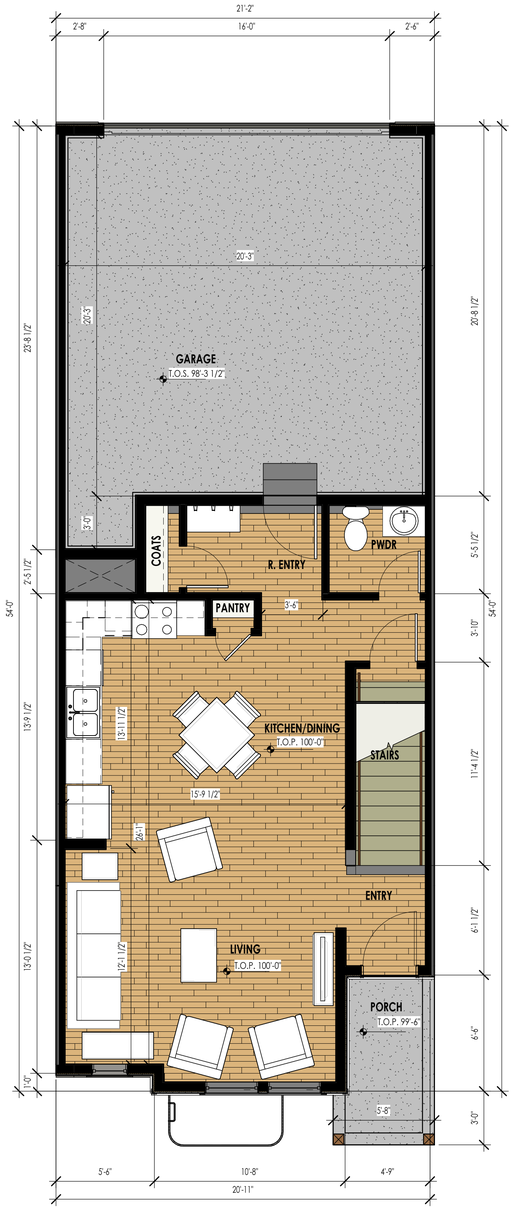
D401

27 OCT 2023

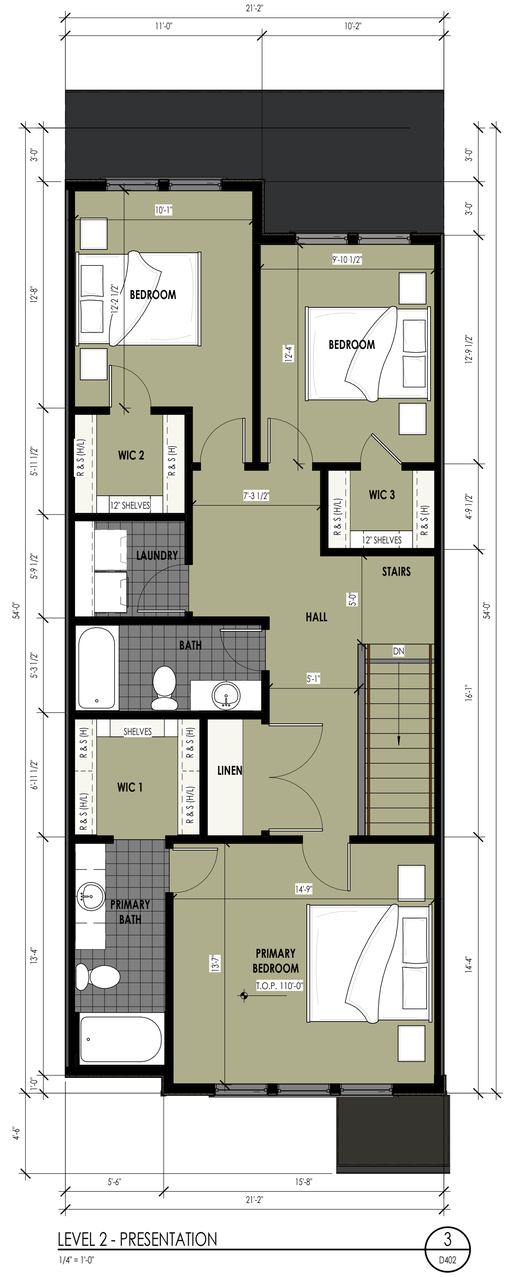
UNIT A2 - AREAS	
NAME	AREA
MAIN LEVEL	644 SF
UPPER LEVEL	981 SF
	1625 SF
BASEMENT LEVEL	610 SF
GARAGE	444 SF
	1055 SF
Grand total	2680 SF



LEVEL 0 - PRESENTATION
1/4" = 1'-0"
1 D402



LEVEL 1 - PRESENTATION
1/4" = 1'-0"
2 D402



LEVEL 2 - PRESENTATION
1/4" = 1'-0"
3 D402

NOTE: FOR OPEN PLAN BASEMENT OPTION SEE SHEET D401

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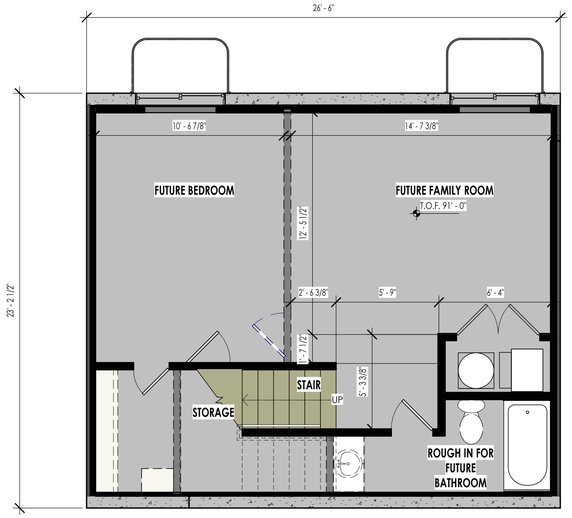
REAR LOAD - UNIT A2 BASEMENT - ARROWHEAD

UNIT A2 BASEMENT MARKETING PLANS

D402

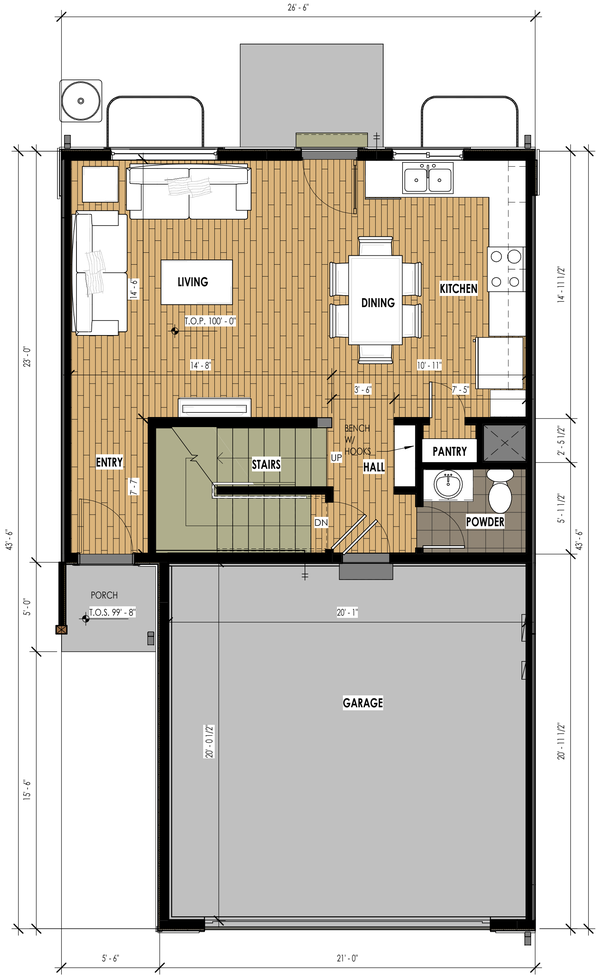
27 OCT 2023



LEVEL 0 - MARKETING FLOOR PLAN

1/4" = 1'-0"

1 D403



LEVEL 1 - MARKETING FLOOR PLAN

1/4" = 1'-0"

2 D403



LEVEL 2 - MARKETING FLOOR PLAN

1/4" = 1'-0"

3 D403

UNIT Y AREAS	
NAME	AREA
LEVEL 1 FINISHED	603 SF
LEVEL 2 FINISHED	763 SF
	1366 SF
LEVEL 0 UNFINISHED	568 SF
GARAGE	427 SF
	996 SF
Grand total	2361 SF

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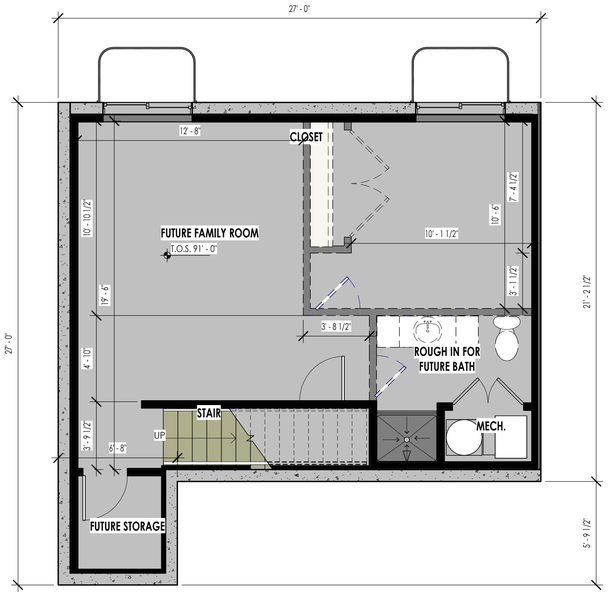
CANDLELIGHT HOMES - UNIT Y BASEMENT

UNIT Y-YELLOWSTONE
MARKETING FLOOR PLANS

D403

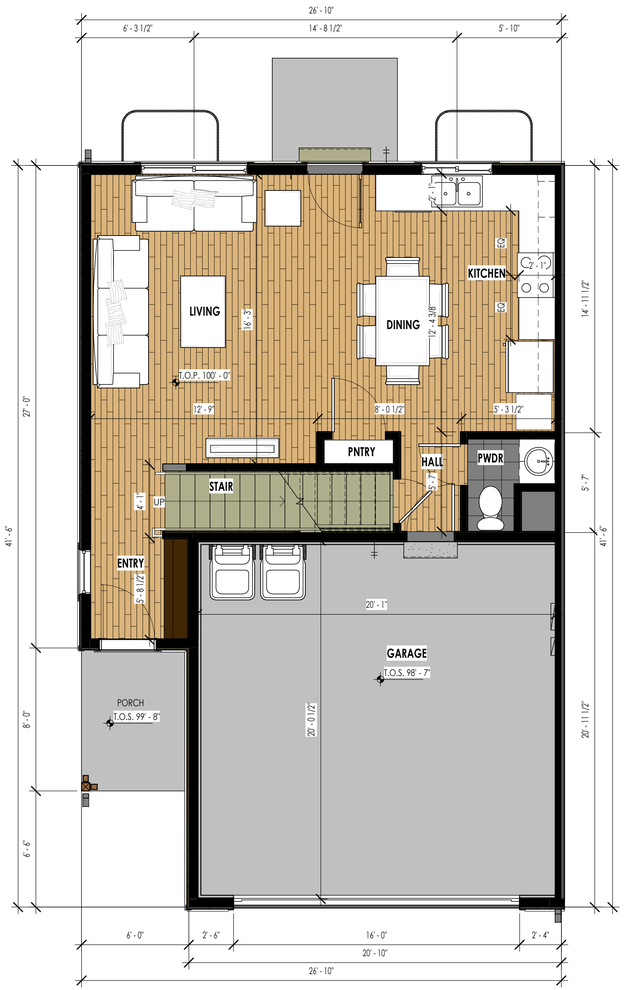
27 OCT 2023



LEVEL 0 - MARKETING FLOOR PLAN

1/4" = 1'-0"

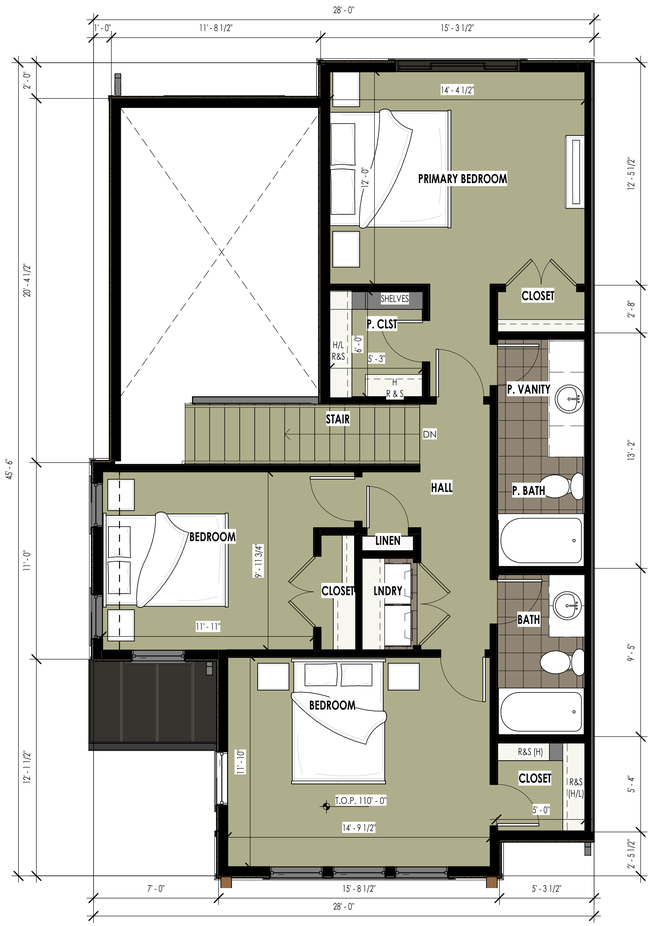
1 D404



LEVEL 1 - MARKETING FLOOR PLAN

1/4" = 1'-0"

2 D404



LEVEL 2 - MARKETING FLOOR PLAN

1/4" = 1'-0"

3 D404

UNIT T AREAS	
NAME	AREA
LEVEL 1 FINISHED	602 SF
LEVEL 2 FINISHED (middle unit -22 sq. ft.)	866 SF
	1468 SF
LEVEL 0 UNFINISHED	544 SF
GARAGE	424 SF
	968 SF
Grand total	2436 SF

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CANDLELIGHT HOMES - UNIT T BASEMENT

UNIT T-TIMBERLINE
MARKETING FLOOR PLANS

D404

27 OCT 2023



Front Door
Manufacturer:
TBD
Color:
SW 6006 Black Bean

Win, Dr & Band Trim
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Timbers
Manufacturer:
TBD
Color:
SW 3533 Leeward



Siding - Color 1
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Siding - Color 2
Manufacturer:
TBD
Color:
JH Aged Pewter



Board and Batt
Manufacturer:
TBD
Color:
SW 7008 Alabaster



Windows
Manufacturer:
Anderson
Color:
Dark Bronze



Garage Door
Manufacturer:
CHI
Color:
Bronze



Alum Fascia/Sofit
Manufacturer:
Mastic
Color:
Dark Bronze



Roofing
Manufacturer:
CertianTeed
Color:
Moire Black

COLOR SCHEME - TOWNHOMES

Think Architecture

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CANDLELIGHT HOMES - FIREFLY

EAGLE MOUNTAIN, UTAH

COLOR/MATERIAL BOARD

D501

26 OCT. 2023

FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE

EAGLE MOUNTAIN, UTAH

SCHEMATIC DESIGN - SITE PLAN SUBMITTAL

OCTOBER 31, 2023

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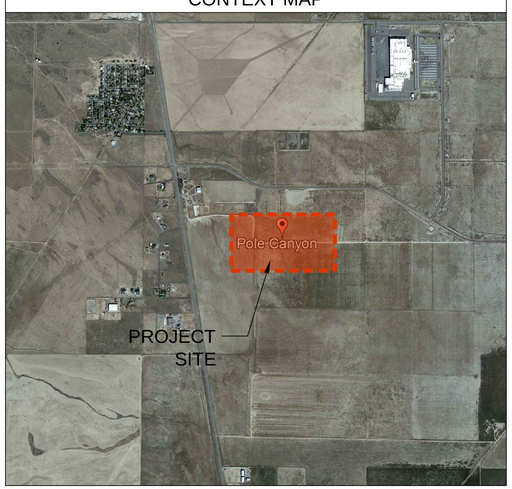
CONCEPTUAL PROJECT RENDERING



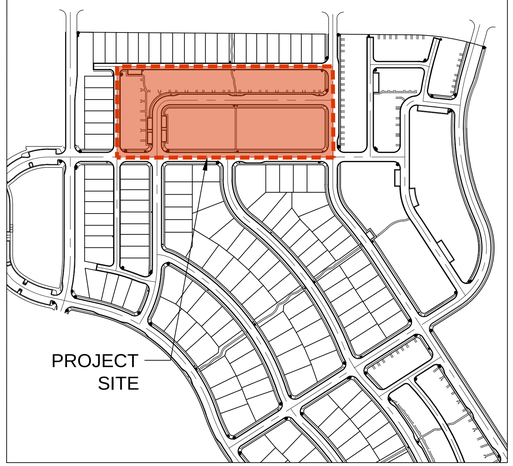
SHEET INDEX

SHEET	DESCRIPTION
G001	Cover Sheet
G002	General Notes
L400	Overall Landscape Plan
L401-L402	Landscape Plans
L500-L502	Landscape Notes + Details
L503	Concept Imagery

CONTEXT MAP



LOCATION MAP



dtj DESIGN

ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE
SCHEMATIC DESIGN - SITE PLAN SUBMITTAL
CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY: JV, KI
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G001

Drawing: U:\2021\113.10-Pole Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\G001 - Cover Sheet.dwg
Last Saved: October 30, 2023 2:48:29 PM by Klmenkauf
Last Plotted 10/30/2023 3:03:18 PM
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LANDSCAPE GRADING NOTES

(APPLY TO ALL LANDSCAPE RELATED FINE GRADING ONLY - SEE ALSO LEGENDS, SPECIFICATIONS AND CIVIL PLANS)

1. Geotech Report
   The Contractor shall obtain and review the Summary Report and Recommendations prepared by the geo-technical engineers and fully understand the existing soil conditions encountered prior to submitting bid. The Contractor shall comply with all recommendations made by the geo-technical engineers, civil engineers, structural engineers and Owner's Representative, as designated in the soil report, on these drawings, specified, or as directed during field observations and inspections.

   If a "Soils Investigation" on this project site has been performed it will be considered as a separate contract to the owner. (SEE CURRENT REPORT)

2. Inspection and Testing
   All earthwork operations will be subject to full inspection and regular testing by a qualified soils and materials engineer and this Contractor shall be responsible to coordinate scheduling, notification and procuring test results and documentation as required - see Specifications. The Contractor shall notify the Owner's Representative of any subsoil conditions encountered, which vary from those found during previous soil investigations and/or that may not have been known during design. Any failed tests which must be retested will be at Contractor's expense.

3. Scope of Earthwork Operation
   All earthwork operations shall be conducted in strict compliance with the project specifications including but not limited to:
   a. Full locating, investigation and protection of ALL existing utilities to remain.
   b. Removal of any organic materials or debris
   c.Stripping and stockpiling of all topsoil in approved location(s) - coordinate with Civil Plans.
   d.Smooth transition from proposed grades to existing grades.
   e.Replacement of topsoil after grading changes have been accomplished

4. Moisture and Compaction
   See, and comply with, all specifications for depth of moisture density treatments, controls and compaction requirements.

5. Verification of Existing
   See "Legend" defining proposed grades, existing grades, and designed grades for adjacent construction by others. Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with written follow-up) notice within 24 hours to the Owner's Representative for direction to proceed, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing Owner-Contractor Agreements/Contracts".

6. Temporary Benchmarks
   The plans may call for specific temporary benchmarks to be transferred to the site by a certified surveyor and accurately established on site as a part of this contract. Contractor shall verify all benchmarks and information used in design and compare to existing conditions.

7. Positive Drainage
   It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.

8. Max and Min Slopes
   Unless otherwise indicated, minimum slope for paved surfaces shall be 1% and minimum slope for softscape areas shall be 2%. Slope away from all structures at a slope designated by geotechnical engineer. Maximum ground slopes to be 4' horizontal to 1' vertical, unless specifically shown otherwise or approved in advance.

9. Finished Grade
   All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of subgrade required to add improvement thicknesses, etc. - see also "typical earthwork sections" detail, if provided.

10. Topsoil
    All topsoil and/or drainageway muck excavation shall be saved and stockpiled in approved locations for future use. All areas, unless slated for pavement or structures, shall receive a minimum of 8" of topsoil respread and other soil preparation - see also specifications and soil amendment requirements, if provided.

LANDSCAPE LAYOUT NOTES

(APPLY TO ALL LANDSCAPE RELATED LAYOUT REQUIRED FOR IMPROVEMENTS - SEE ALSO LEGENDS, SPECIFICATIONS AND SHEET NOTES)

1. Verify Survey Info
   All shown control points, baselines, benchmarks, property lines, setbacks, existing conditions to remain, and newly built adjacent construction (by others) shall be verified by a professionally certified surveyor (PLS.) as a part of this contract. Any deviations from information shown or conflicts with proposed improvements shall require the Owner's Representative to be notified immediately with written follow up (within 24 hours), describing any deviation or variations from the proposed layout as described in these plans. Written approval to proceed must be obtained from the Owner's Representative prior to any demolition or new construction.

2. Field Staking
   All work shown shall be field staked or otherwise denoted and subject to field verification, review, and approval by the Owner's Representative prior to any construction or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by this Contractor's Surveyor.

3. AutoCAD Design Files
   To expedite the layout of the site, "layout coordinates and/or grids" may have been established as shown. For elements designed with CADD, Drawing files (.DWG) will be provided to the surveyor for staking using surveyor established control points and benchmarks. These points shall be field staked by the surveyor as a part of this contract at the contractor's expense. The layout of these stakes shall accurately occur in locations as determined by the Owner's Representative and shall be maintained throughout the duration of this project. The establishment of these points shall be reviewed and approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.

4. Dimension Tolerances
   The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.

5. Dimensions
   Computed dimensions shall take precedence over scaled dimensions, and large scale over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given or to +/-1" if no dimension is given.

6. Complete Project
   The Contractor is responsible to provide "complete-in-place" systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representatives, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.

7. Staking
   All locations for walks, roads, swales, walls, curbs, structures etc. shall be staked by a registered land surveyor. All layout information is based on "Ground Coordinates" and the Contractor shall meet with the Owner's Consulting Surveyors and Engineers to clarify all datum, benchmark, control point requirements, walk, wall and other specific site improvements. Centerline layout information will be provided to the contractor by the engineer/landscape architect as CADD Drawing files (.DWG). See planting notes for tree staking.

8. Curvilinear Improvements
   It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects. All walk, edgers, paving edges, and other curvilinear forms must be approved in field prior to installation.

LANDSCAPE GENERAL NOTES

(SEE ALSO ALL OTHER CONSULTANT/ENGINEER NOTES AND DOCUMENTS FOR ALL RELATED INFORMATION)

1. Owners Rep.
   These drawings and documents are submitted to the Owner for review and approval, prior to any release for bidding or construction. Contractors shall receive all bid information, instructions, bid forms, general terms and conditions, and all other required clarifications from the Owner's Authorized Representative administering this project. Unless otherwise indicated, the "Owner's Representative" for this project shall be a specifically designated by the owner. The contractor will also be required to coordinate and correspond with other landscape architects from DTJ and other key consultants involved on the project.

2. Project Manual Discrepancy
   These drawings supplement the other contractual information contained in the "Project Manual" and/or Bid Instructions (Specifications), if provided. Anything mentioned in the Project Specifications and not the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of discrepancy in drawings or project specifications, the matter shall be immediately submitted to the Owner's Representative; without his decision, said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Contractor shall not take advantage of any apparent error or omission on the drawings or in the specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the contract.

3. Complete Project Intent
   The "intent" of these Improvements Drawings, details and associated specifications is that the Contractor provide the Owner with a complete, accurate, functionally and technically sound project as generally described in the documents. The drawings are diagrammatic. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided, as part of base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per Uniform Building Codes, manufacturers recommendations, State Highway Department Standards, City Standards and Specifications, standard industry practices, as approved by the Owner's Representative.

4. Conform to Codes
   All work on this project shall conform to the current (CITY) Building and Zoning Codes, Ordinances, Standards and Specifications for Construction of Public Improvements, as well as all other applicable governing regulations in effect.

5. Survey Control Points
   All range points, ties, benchmarks or other survey control points which may be encountered during construction, must be preserved or modified/recorded by a registered surveyor at the contractor's expense. Immediately upon discovery, the Contractor shall notify the Owner's Representative of any survey control points found and obtain direction prior to proceeding.

6. Permits
   The Contractor shall coordinate and obtain all permits which are necessary to perform the proposed work. Owner to pay for all construction permits unless otherwise indicated in the Contract Documents. Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notification and inspection requirements.

7. Testing
   Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the specifications or these drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service, and the Contractor is required to fully coordinate with those consultants/contractors. Owner to pay for all soils and materials testing.

8. Existing Condition Survey
   An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Design Development Documents. The survey information has been reformatted and included in this set for general information only and intended to assist the contractor in the general orientation of the site. The Contractor is required to visit the site, verify information, conduct any exploratory research, and become thoroughly familiar with all existing conditions as pre-requisite of this bid submittal. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing Owner-Contractor Agreements/Contracts".

PROJECT GENERAL NOTES

1. Engineering base information and survey information provided by LEI.
2. Grading to be approved prior to planting. All trees to be staked with wood lath and size and species noted for final field adjustment.
3. All hardscape materials to be approved in field by Landscape Architect prior to installation. Contractor to provide field mock-up samples for all flatwork, stone paving, edger, gravel mulch, walls, fire features, fencing and lighting.
4. All concrete/metal edger to be staked and painted in the field prior to approval of grading and boulder placement for areas adjacent to the edger.
5. All landscape materials to be located by matrix plan or planting plan in field prior to planting by contractor. Trees and planting areas may be adjusted in the field and on final landscape & irrigation construction drawings to accommodate unforeseen conditions, provided that the landscape meets the intent shown on these plans approved by Owner's Representative. See Landscape Notes for specifics.
6. Contractor to inspect site soil conditions, assume amendment of 2 cy/1000 sf of "mesa magic' compost for all planting areas and 3cy/ 1000 sf for all turf areas. Notify Landscape Architect/owner immediately of any additional work considered necessary to create. Contractor is responsible for soil blending with compost to create an improved planting mix.
7. The horizontal distance between trees and any site utilities or infrastructure shall be in compliance with codes of the local governing authority.
8. Irrigation to be design/build by contractor. Contractor to provide schematic irrigation plans for review by landscape architect/owner prior to installation on site. Contractor to become familiar w/ existing irrigation system & coordinate with owner for specifics. Trees, lawn, and drip zones to be on separate zones (3 types).
9. All irrigation vaults to be located in planting areas shall have tan cover - not green.

ABBREVIATIONS

B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEP
B.O.W.	BOTTOM OF WALL
C.I.P.	CAST IN PLACE
℄	CENTERLINE
CLR	CLEAR
CJ	CONSTRUCTION JOINT
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DIA.	DIAMETER
EJ	EXPANSION JOINT
EJD	DOWELED EXPANSION JOINT
F.O.W.	FACE OF WALL
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.V.	FIELD VERIFY
FL	FLOWLINE
GALV.	GALVANIZED
HC	HANDICAPPED
HP	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT ELEVATION
JT	JOINT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE

OC	ON CENTER
O.D.	OUTSIDE DIAMETER
PA	PLANTING AREA
₱	PLATE
POB	POINT OF BEGINNING
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
P.L.	PROPERTY LINE
RAD	RADIUS
REINF	REINFORCEMENT
RD	ROOF DRAIN
RO	ROUGH OPENING
SCJ	SAW CUT JOINT
S.J.	SCORE JOINT
SFF	SQUARE FACE FOOT
SHT	SHEET
SPEC	SPECIFICATIONS
STD	STANDARD
STL	STEEL
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.O.R.	TOP OF ROCK
T.O.S.	TOP OF STEP
T.O.SL	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
W.E.	WATER ELEVATION
WWM	WELDED WIRE MESH

Drawing: U:\2021113.10-Pole Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\G002 - General Notes.dwg
Last Saved: October 27, 2023 3:58:43 PM by KlintenKauf
Last Plotted 10/30/2023 3:03:17 PM
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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE
SCHEMATIC DESIGN - SITE PLAN SUBMITTAL
CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY: JV, KI
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:

SHEET TITLE: GENERAL NOTES

SHEET NUMBER: G002

POLE CANYON BOULEVARD

SHEET L401

SHEET L402

STARDEW

LEAP FROG

STARDEW

LONE PINE

LANDSCAPE LEGEND

- MATCHLINE (SEE KEY MAP)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE

HARDSCAPE

- CONCRETE WALK (SEE DETAIL 1/L501)
- COBBLE MULCH (SEE DETAIL 2/L501)
- BOULDER SEATWALL (SEE DETAIL 3/L501)
- BIKE RACK (SEE DETAIL 4/L501)
- TRASH RECEPTACLE (SEE DETAIL 6/L501)

OVERSTORY

- STREET TREE
- SPECIMEN TREE
- SHADE TREE
- ORNAMENTAL TREE

UNDERSTORY

- *SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES*
- *MANICURED TURF*

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

KEYMAP

0' 80' 160' 240'
1 = 80'

NORTH

dtj DESIGN

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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE

SCHEMATIC DESIGN - SITE PLAN SUBMITTAL

CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY: JV, KI
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L400

Drawing: U:\2021\113.10-Pole Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\L400 - Overall Landscape Plan.dwg
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FLYAWAY

STARDEW

LEAP FROG

BANEBERRY

MATCHLINE - SEE SHEET L402

MATCHLINE - SEE SHEET L402

LANDSCAPE LEGEND

- MATCHLINE (SEE KEY MAP)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE

HARDSCAPE

- CONCRETE WALK (SEE DETAIL 1/L501)
- COBBLE MULCH (SEE DETAIL 2/L501)
- BOULDER SEATWALL (SEE DETAIL 3/L501)
- BIKE RACK (SEE DETAIL 4/L501)
- TRASH RECEPTACLE (SEE DETAIL 6/L501)

OVERSTORY

- STREET TREE
- SPECIMEN TREE
- SHADE TREE
- ORNAMENTAL TREE

UNDERSTORY

- *SHRUBS, PERENNIALS, & ORNAMENTAL GRASSES*
- *MANICURED TURF*

NOTE: SEE LANDSCAPE GENERAL NOTES SHEET FOR A LIST OF ABBREVIATIONS

KEYMAP

0' 20' 60'
1 = 20'

NORTH

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PLANNING
LANDSCAPE ARCHITECTURE

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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE

SCHEMATIC DESIGN - SITE PLAN SUBMITTAL

CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY:	JV, KI
CHECKED BY:	JJ, TR
PROJECT NO.:	202113.10
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REVISIONS:	

SHEET TITLE:

LANDSCAPE PLANS

SHEET NUMBER:

L401

Drawing: U:\2021\113.10-Pole Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\L401-L404 - Landscape Plans.dwg
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FLYAWAY

MATCHLINE - SEE SHEET L402

STARDEW

MATCHLINE - SEE SHEET L402

LEAP FROG

LANDSCAPE LEGEND

- MATCHLINE (SEE KEY MAP)
- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
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HARDSCAPE

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- TRASH RECEPTACLE (SEE DETAIL 6/L501)

OVERSTORY

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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE

SCHEMATIC DESIGN - SITE PLAN SUBMITTAL

CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY:	JV, KI
CHECKED BY:	JJ, TR
PROJECT NO.:	202113.10
ISSUE DATE:	10/31/2023
REVISIONS:	

SHEET TITLE:

LANDSCAPE PLANS

SHEET NUMBER:

L402

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LANDSCAPE PLANTING NOTES

1. The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall take sole responsibility for any and all cost, or other liabilities incurred due to damage of said utilities/structures/etc.

2. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.

3. The Contractor shall be responsible for any coordination with Subcontractors as required to accomplish all planting and related operations.

4. See specifications and details for planting methods (staking, pit dimensions, backfill requirements, etc.), soil testing, materials, execution and plant protection and other related planting requirements.

5. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting, and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings. A registered surveyor may be required if specified elsewhere.

6. The Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.

7. If conflicts arise between size of areas and plans, The Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in The Contractor's liability to relocate the materials.

8. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.

9. It is The Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by The Contractor and certified pest and disease free. It is The Contractor's obligation to maintain and warranty all plant materials per the "Project Manual" and planting specifications. All plants shall be subject to the Owner's Representative approval prior to installation.

10. The Contractor may be asked to provide "Unit Cost" for every size of plant material, by type, as called out on the planting plans, specifications and details. Unit cost shall include the plant material it self including installation, all labor, amendments, fertilizers, warranties, etc. as shown on the drawings, details and as specified. See "Project Manual", if applicable.

11. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings, unless otherwise shown or detailed. Adjust spacing (to "equal-equal") as necessary (subject to acceptance by the Owner's Representative).

12. Form a minimum 36 inch watering basin around all trees as shown in the details. Fill basin with 3" layer of mulch (see specs). See also details and project manual, if applicable.

13. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted (see specs). Final grade tolerances are +/-0.1 foot maximum.

14. Unless indicated otherwise, all planting beds are to be mulched with 3" deep layer of mulch per plans, details, and project manual, if applicable.

15. All planting beds to be separated from adjacent lawn with steel edger per specifications (as shown). If a bed lies adjacent to hardscape surface, no edger is required, as shown in plans. Stake per plans for review/acceptance by Owner's Representative, prior to installation. Install per specification and details. In some cases, perennial and annual beds may be separated from adjacent shrub bed areas. See plans, details, and specifications.

16. The Contractor may be required to provide coordinate geometry stakes for all control point layout of steel edger at the discretion of the Owner's Representative. Additionally, The Contractor shall provide point lines / string lines / hose or other means to fully indicate the specific layout geometry of all steel edgers for approval by the Owner's Representative, prior to any construction. The Contractor's base bid shall anticipate minor adjustments as directed by the Landscape Architect in the field.

17. Where provided, area takeoffs and plant quantity estimates are for information only. The Contractor is responsible to do their own quantity take-offs for all plant materials and sizes as shown on plans. In case of an discrepancies, plans and plant symbols shall take precedence over call-outs and/or "plant list". The Contractor is responsible for notifying the Owner's Representative with any major discrepancies for review and direction.

18. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of The Contractor and shall be replaced / repaired at his own expense.

19. Unless otherwise indicated:
    a. All groundcovers, perennials, orn. grasses and annuals shall be triangularly spaced (equal-equal). See Planting details.
    b. All planting areas including sod, seed and planting beds, shall receive soil amendments. See specifications and details.
    c. Sodded lawn shall have been grown between 9 and 18 months and shall have full, vigorous growth,
    d. Shrubs and ornamental grass areas, within beds, are to be underlaid with weed barrier. See specifications.
    e. All bulb planting (if shown) shall occur after mid-October and before ground is frozen.

20. The Contractor is responsible to "restore" all areas of the site, or adjacent areas, where disturbed. Sod areas disturbed shall be restored with new sod to match existing. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored with an approved seed mix (including topsoil and amendments).

21. The Contractor shall take into consideration all necessary scheduling and other precautions to avoid winter, climatic, or other weather related damage to plants. A "planting window" of specific calendar days is required to be submitted by The Contractor for approval and planting operations should occur per this approved schedule. See specification for more information.

22. All "existing plant material to remain" shall be staked and fenced for protection in a diameter equal to the drip line. See drawings for location and extent.

23. During plant establishment, adjacent areas, including wetlands, ponds and stream corridors, will be protected from sedimentation and erosion. Prior to construction activities, adjacent areas outside the "Limit of Work" or impacted areas, will be protected with silt fence. Newly graded slopes above should be replanted as soon as possible following grading.

FIREFLY - PLANTING OVERVIEW

Overstory		
TYPE	Quantity	
Shade Tree	22	
Street Tree	46	
Specimen Tree	12	
Ornamental Tree	41	
Understory		
Turf Area	14757 SF	25%
Planting Area	35756 SF	61%
Cobble Mulch	8365 SF	14%
TOTAL:	58878 SF	100%

PLANT MATERIAL NOTES:

PLANT LIST HAS BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

PLANTING SCHEDULE - OVERSTORY	
SHADE/STREET TREES	BOTANICAL / COMMON NAME
	CELTIS OCCIDENTALIS COMMON HACKBERRY
	FAGUS SYLVATICA 'DAWYCK PURPLE' EUROPEAN BEECH
	GINKO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKO
	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	QUERCUS MACROCARPA BURR OAK
	QUERCUS X WAREI 'LONG' REGAL PRINCE OAK
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
	ULMUS PARVIFLORA LACEBARK ELM
	ULMUS X 'FRONTIER' FRONTIER ELM
SPECIMEN TREES	BOTANICAL/ COMMON NAME
	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	ACER X FREEMANII 'AUTUMN BLAZE' FREEMAN MAPLE
ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	ACER TATARICUM 'GARANN' HOT WINGS® TATARIAN MAPLE
	AMELANCHIER CANADENSIS CANADIAN SERVICEBERRY MULTI-TRUNK
	CARPINUS BETULUS 'FASTIGIATA' UPRIGHT EUROPEAN HORNBEAM
	CERCIS CANADENSIS EASTERN REDBUD
	PRUNUS VIRGINIANA 'SCHUBERT' SCHUBERT CHOKECHERRY

PLANTING SCHEDULE - UNDERSTORY	
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	AMORPHA CANESCENS LEADPLANT
	BUDDEJA DAVIDII 'BLACK KNIGHT' BLACK KNIGHT BUTTERFLY BUSH
	BUDDEJA DAVIDII 'HOT RASPBERRY' BUZZ HOT RASPBERRY BUTTERFLY BUSH
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' DARK KNIGHT BLUE MIST SPIREA
	CERATOIDES LANATA WINTERFAT
	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH
	CORNUS ALBA 'BAILHALO' IVORY HALO® TATARIAN DOGWOOD
	COTINUS COGGYGRIA SMOKETREE
	COWANIA MEXICANA STANSBURY CLIFFROSE
	CORNUS ALBA 'CREAM CRACKER' CREAM CRACKER TATARIAN DOGWOOD
	ERICAMERIA NAUSEOSA NAUSEOSA BLUE RABBITBRUSH
	FANDLERA RUPICOLA FALSE MOCK ORANGE
	FRANFULA ALNUS 'COLUMNARIS' ALDER BUCKTHORN
	PHYSOCARPUS OPULIFOLIUS 'SMNPOBLR' GINGER WINE NINEBARK
	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP CINQUEFOIL
	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	PURSHIA TRIDENTATA ANTELOPE BITTERBRUSH
	RHAMNUS FRANGULA 'RON WILLIAMS' FINE LINE BUCKTHORN
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	RIBES AUREUM GOLDEN CURRENT
	ROSA 'KNOCK OUT' KNOCK OUT ROSE
	ROSA NUTKANA NUTKANA ROSE
	RHUS TRILOBATA SKUNKBUSH SUMAC
	SHEPHERDIA ARGENTEA SILVER BUFFALO BERRY
	SYRINGA MEYERI 'PALIBIN' DWARF KOREAN LILAC
	VIBURNUM CARLESII KOREANSPICE VIBURNUM
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	AGAVE PARRYI PARRY'S AGAVE
	ARCTOSTAPHLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	ARTEMISIA TRIDENTATA WYOMINGENSIS WYOMING SAGEBRUSH
	CERCOCARPUS MONTANUS ALDERLEAF MOUNTAIN MAHOGANY
	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	EUONYMUS FORTUNEI 'EMERALD N GOLD' EMERALD N GOLD WINTER CREEPER
	JUNIPEROUS SABINA 'BUFFALO' BUFFALO JUNIPER
	JUNIPEROUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	JUNIPEROUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER
	JUNIPEROUS SCOPULORUM 'WICHITA BLUE' ROCKY MOUNTAIN JUNIPER
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER
	MAHONIA AQUIFOLIUM OREGON GRAPE
	PICEA ENGELMANNII 'BLUE SOFTIE' BLUE SOFTIE ENGLEMAN SPRUCE
	PINUS MUGO MUGO PINE
	PINUS EDULIS PINYON PINE
	YUCCA BACCATA BANANA YUCCA
	YUCCA FILAMENTOSA ADAM'S NEEDLE

GRASSES	BOTANICAL / COMMON NAME
	ACHNATHERUM CALAMAGROSTIS ALPINE PLUME GRASS
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` KARL FOERSTER FEATHER REED GRASS
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS
	PANICUM VIRGATUM 'HEAVY METAL' SWITCH GRASS
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS
	SPOROBOLUS AIROIDES ALKALI SACATON
	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS	BOTANICAL/ COMMON NAME
	ACHILLEA MILLEFOLIUM WESTERN YARROW
	AQUILEGIA DESERTORUM DESERT COLUMBINE
	ASCLEPIAS TUBEROSA 'HELLO YELLOW' HELLO YELLOW BUTTERFLY MILKWEED
	CASTILLEJA CHROMOSA INDIAN PAINTBRUSH
	CERATOSTIGMA PLUMBAGINOIDES DWARF PLUMBAGO
	CLEOME SERRULATA ROCKY MOUNTAIN BEEPLANT
	COREOPSIS GRANDIFLORA 'SONNENKIND' BABY SUN TICKSEED
	CROCUS SSP. CROCUS
	ECHINACEA PURPUREA CONEFLOWER
	GAILLARDIA ARISTATA BLANKET FLOWER
	HEDYSARUM BOREALE UTAH SWEETVETCH
	HELIANTHUS ANNUUS ANNUAL SUNFLOWER
	LINUM LEWISII LEWIS FLAX
	NARCISSUS SSP. DAFFODIL
	NEPETA RACEMOSA 'WALKER'S LOW' WALKER'S LOW CATMINT
	OENOTHERA FREMONTII 'SHIMMER' SHIMMER EVENING PRIMROSE
	PENSTEMON PALMERI PALMER PENSTEMON
	PENSTEMON EATONII FIRECRACKER PENSTEMON
	PENSTEMON SUBGLABER GREAT BASIN PENSTEMON
	RATIBIDA COLUMNIFERA PRAIRIE CONEFLOWER
	ROSMARINUS OFFICINALIS ROSEMARY
	RUDBECKIA HIRTA BLACKEYED SUSAN
	SPHAERALCEA PARVIFOLIA GLOBEMALLOW
	TULIPA SSP. TULIP
TURF	BOTANICAL/ COMMON NAME
	POA PRATENSIS IMPERIAL BLUE KENTUCKY BLUEGRASS

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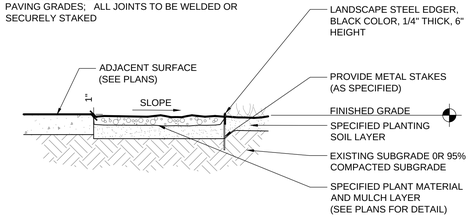
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:
REVISION 1 08/17/2023

SHEET TITLE:
LANDSCAPE SCHEDULE + NOTES

SHEET NUMBER:
L500

NOTES:
1. SET ALL EDGING 1" ABOVE FINISHED GRADE AS SHOWN. EDGING SHALL ABUT ALL PAVING SURFACES PERPENDICULAR AND FLUSH WITH PAVING GRADES; ALL JOINTS TO BE WELDED OR SECURELY STAKED



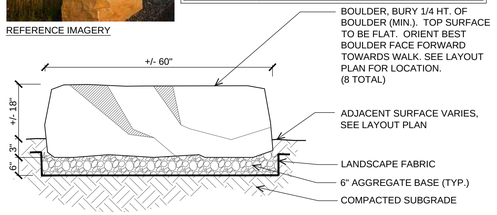
5 L501 **STEEL EDGER**
N.T.S. SECTION / IMAGERY

NOTES:
1. CONTRACTOR TO CONFIRM BOULDER AVAILABILITY AT LOCAL SUPPLY YARD OR QUARRY AND TAG FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO DELIVERY TO PROJECT SITE.
2. BOULDER SIZE TO BE 18"X24"X60" (ROUGHLY RECTANGULAR). ACTUAL DIMENSIONS MAY VARY SLIGHTLY.
3. CONTRACTOR TO COORDINATE BOULDER PLACEMENT WITH LANDSCAPE ARCHITECT IN FIELD.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN FINAL GRADE ORIENTATION TO ADJACENT IMPROVEMENTS.
5. ALL BOULDERS TO BE RINSED AND CLEANED PRIOR TO INSTALLATION.



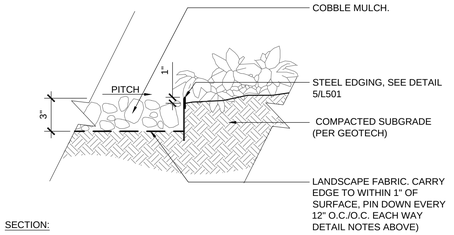
REFERENCE IMAGERY

STONE SLAB SIZING - SCHEDULE	
TYPE	DIMENSION
I	3' LENGTH / 24" WIDTH / 18" ABOVE GRADE HT.
II	5' LENGTH / 24" WIDTH / 18" ABOVE GRADE HT.



3 L501 **BOULDER SLAB / SEATWALL**
1/2"=1'-0" SECTION / IMAGERY

NOTES:
1. NO FABRIC SHALL BE PLACED BENEATH COBBLE MULCH.



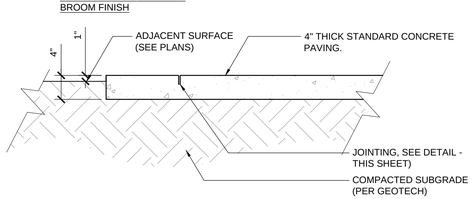
SECTION:

2 L501 **COBBLE MULCH**
1"=1'-0" SECTION

NOTES:
1. CONCRETE PAVEMENT WITH BROOM FINISH PERPENDICULAR TO FLOW OF TRAFFIC. ALL FORM WORK SHALL BE REVIEWED / APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO POUR.
2. PROVIDE POSITIVE DRAINAGE OFF WALKS/PAVING AND AWAY FROM ALL STRUCTURES IN ALL LOCATION / CONDITIONS. ADJUST ADJACENT GRADES AS REQUIRED TO PROPERLY DRAIN. CONTRACTOR TO CONFIRM ALL PATHWAYS HAVE A 2% CROSS SLOPE MAXIMUM, AND MEET ALL LOCAL AND FEDERAL ADA REQUIREMENTS. SEE CIVIL PLANS FOR GRADING AND SPECIFICATION INFORMATION.



PAVING TYPE 1 STANDARD BROOM FINISH



1 L501 **CONCRETE WALK**
1"=1'-0" SECTION

MANUFACTURER TO BE SELECTED AT A FUTURE TIME

6 L501 **TRASH RECEPTACLE**
3/4"=1'-0" CUT SHEET

MANUFACTURER TO BE SELECTED AT A FUTURE TIME

4 L501 **BIKE RACK**
1/8"=1'-0" CUT SHEETS

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SHEET TITLE:
SITE DETAILS

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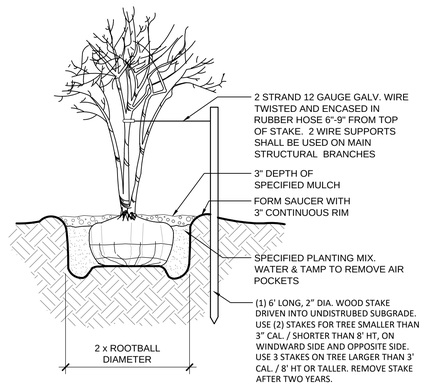
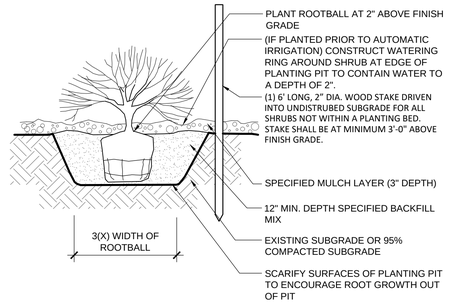


NOTES:
1. STAKE TO FIRST BRANCHES AS NECESSARY FOR SUPPORT
2. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

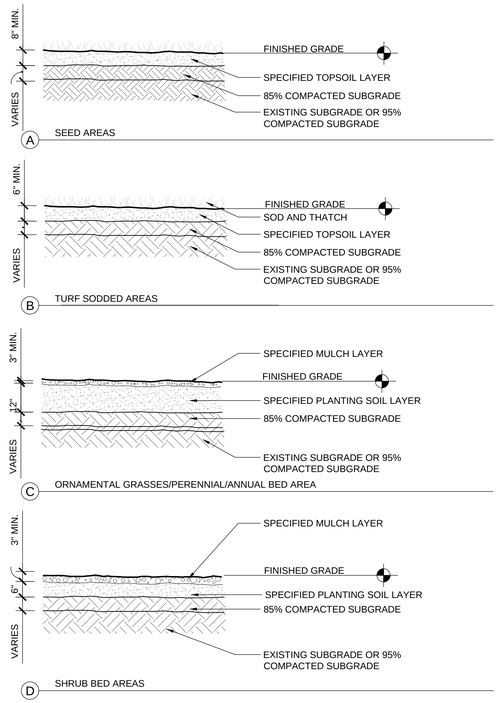
3 L502 MULTI-TRUNK TREE STAKING
N.T.S. SECTION

NOTES:
1. PRUNE ONLY TO REMOVE DAMAGED OR DEAD WOOD.
2. SHRUB PLANTING - REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
3. REMOVE ALL CONTAINERS, BURLAP WIRE OR OTHER MATERIAL SUPPORTING ROOTBALL.
4. PER LARIMER COUNTY STANDARDS, ALL SHRUBS WITHIN SIGHT TRIANGLES SHALL BE TRIMMED AND MAINTAINED AT A MAXIMUM HEIGHT OF 30" ABOVE FLOWLINE AND 24" ABOVE TOP OF CURB. SEE ADDITIONAL NOTES ON SHEET L700.

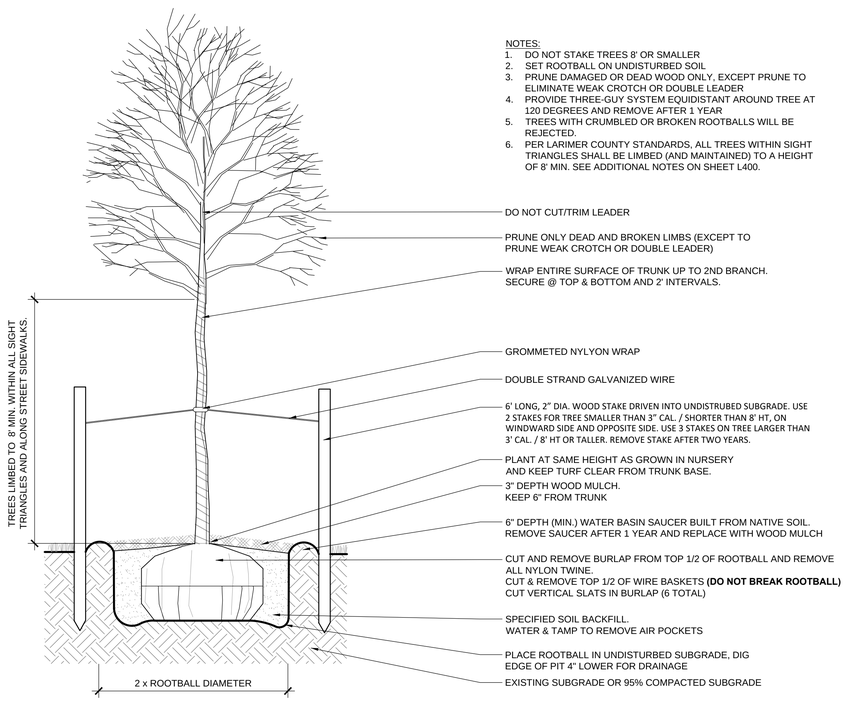


2 L502 SHURB PLANTING IN MULCH BED
N.T.S. SECTION

MULCHING CONDITIONS:
1. PROVIDE SPECIFIED MULCH (PER NOTE 16 ON SHEET 402) IN THE FOLLOWING BEDS:
   - A. PERENNIALS
   - B. ORNAMENTAL GRASSES
   - C. TREE RINGS
   - D. SHRUB BEDS
   - E. GROUNDCOVERS
2. HARD COMPACT SOIL AT SHOVEL CUT EDGE
3. SPECIFIED MULCH LAYER 3" IN PERENNIALS/GROUNDCOVER AREA



4 L502 PLANTING AREAS
N.T.S. SECTION



NOTES:
1. DO NOT STAKE TREES 8' OR SMALLER
2. SET ROOTBALL ON UNDISTURBED SOIL
3. PRUNE DAMAGED OR DEAD WOOD ONLY, EXCEPT PRUNE TO ELIMINATE WEAK CROTCH OR DOUBLE LEADER
4. PROVIDE THREE-GUY SYSTEM EQUIDISTANT AROUND TREE AT 120 DEGREES AND REMOVE AFTER 1 YEAR
5. TREES WITH CRUMBLED OR BROKEN ROOTBALLS WILL BE REJECTED.
6. PER LARIMER COUNTY STANDARDS, ALL TREES WITHIN SIGHT TRIANGLES SHALL BE LIMBED (AND MAINTAINED) TO A HEIGHT OF 8' MIN. SEE ADDITIONAL NOTES ON SHEET L400.

1 L502 DECIDUOUS TREE PLANTING
N.T.S. SECTION

dtj DESIGN
ARCHITECTURE
PLANNING
LANDSCAPE ARCHITECTURE

DTJ DESIGN, Inc.
3101 Iris Avenue, Suite 130
Boulder, Colorado 80301
T 303.443.7533

www.dtjdesign.com

FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE
SCHEMATIC DESIGN - SITE PLAN SUBMITTAL
CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY: JV, KI
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
L502

Drawing: U:\2021\113.10-Park Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\L500-L5XX - Landscape Details.dwg
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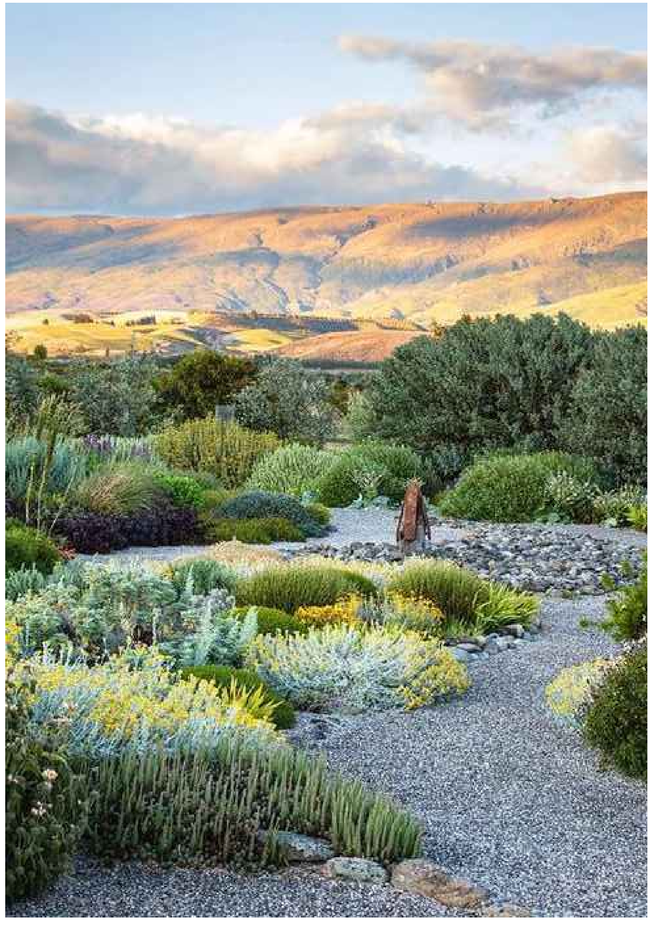

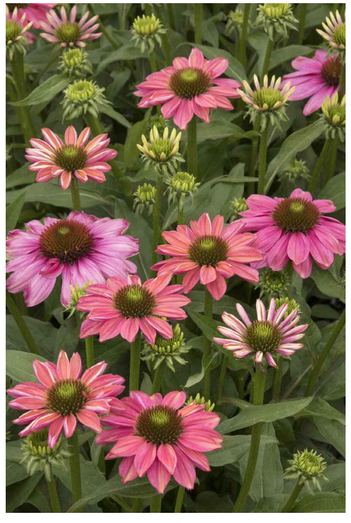















1 L503 CONCEPT IMAGERY
N.T.S.

IMAGE

Drawing: U:\2021\113.10-Pole Canyon\05 CAD\Sheets\SD - Firefly NPA Phase A\L500-L5XX - Landscape Details.dwg
Last Saved: October 30, 2023 3:02:37 PM by KristenKauf
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FIREFLY - NPA 8, PHASE A TOWNHOME LANDSCAPE
SCHEMATIC DESIGN - SITE PLAN SUBMITTAL
CANDLELIGHT HOMES
EAGLE MOUNTAIN, UTAH

DRAWN BY: JV, KI
CHECKED BY: JJ, TR
PROJECT NO.: 202113.10
ISSUE DATE: 10/31/2023
REVISIONS:

SHEET TITLE:
CONCEPT IMAGERY

SHEET NUMBER:
L503

WHEN RECORDED, RETURN TO:

Oquirrh Wood Ranch, LLC
14034 South 145 East, Suite 204
Draper, UT 84020

AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT

FOR

THE FIREFLY MASTER PLANNED COMMUNITY

July 5th, 2023

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AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT
FOR
THE FIREFLY MASTER PLANNED COMMUNITY

THIS AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT is made and entered as of the 5th day of July, 2023, by and between Eagle Mountain City, a political subdivision of the State of Utah; Oquirrh Wood Ranch, LLC, a Utah limited liability company; White Hills Water Company, a Utah corporation; GSFJV, LLC, a Utah limited liability company; Grant Smith Farms, LLC, a Utah limited liability company; and PC Industrial, LLC, a Utah limited liability company.

RECITALS

A. The capitalized terms used in these Recitals are defined in Section 1.2, below.

B. Owners own or control the Property.

C. Master Developer is under a contract with Owners to develop the Property.

D. The City and the Related Parties entered into the Prior Agreement governing the annexation and development of the Property.

E. Certain portions of the Property included in the Prior Agreement have been developed and sold to individual lot owners or bulk buyers of lots or prior subdivisions.

F. Other aspects of the Prior Agreement have been either performed, modified, or rendered irrelevant based on the occurrence of various actions and events.

G. Owners, Master Developer, and the City desire that Property be developed in a unified and consistent fashion pursuant to the Community Plan that is adopted and incorporated into this ARMDA.

H. Development of the Property will include the Intended Uses as defined in this ARMDA.

I. Development of the Project as a master planned community pursuant to this ARMDA is acknowledged by the parties to be consistent with LUDMA and to operate for the benefit of the City, Owners, Master Developer, and the general public.

J. The City Council has reviewed this ARMDA and determined that it is consistent with LUDMA.

K. The Parties acknowledge that development of the Property pursuant to this ARMDA will result in significant planning and economic benefits to the City and its residents by, among other things, requiring orderly development of the Property as a master planned community and increasing property tax and other revenues to the City based on improvements to be constructed on the Property.

L. Development of the Property pursuant to this ARMDA will also result in significant benefits to Owners and Master Developer by providing assurances to Master Developer that it will have the ability to develop the Property in accordance with this ARMDA.

M. Owners, Master Developer, and the City have cooperated in the preparation of this ARMDA.

N. The Parties desire to enter into this ARMDA to specify the rights and responsibilities of

Owners and Master Developer to develop the Property as parts of the Project as expressed in this ARMDA and the rights and responsibilities of the City to allow and regulate such development pursuant to the requirements of this ARMDA.

O. The parties understand and intend that this ARMDA is a "development agreement" within the meaning of, and entered into pursuant to the terms of, Utah Code Ann. §§ 10-9a-102 and 532 (2023).

P. The Zoning of the Property as the "Firefly Master Planned District" was authorized by the adoption of Ordinance # _____ on July 5th, 2023.

Q. This ARMDA and all of its associated "legislative", "broad, competing policy-considerations" and "generally applicable" decisions regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59 were considered by the Planning Commission on January 10th, 2023 pursuant to Utah Code Ann. § Section 10-9a-532(2)(iii) (2023), in making a recommendation to the City Council.

R. The City believes that this ARMDA and the Zoning of the Property constitute the completion of the "legislative", "broad, competing policy-considerations" and "generally applicable" decisions by the City Council regarding the development of the Project as those terms are discussed in *Baker v Carlson*, 2018 UT 59.

S. The City intends that the implementation of those "legislative", "broad, competing policy-considerations" and "generally applicable" decisions through the provisions and processes of this ARMDA relating to "fixed criteria" are "administrative" in nature.

T. This City's entry into this ARMDA is authorized by the adoption of Ordinance # _____ on July 5th, 2023.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby conclusively acknowledged, the City, Owners and Master Developer hereby agree to the following:

TERMS

1. **Incorporation of Recitals and Exhibits/ Definitions.**

1.1. **Incorporation.** The foregoing Recitals and Exhibits A–M are hereby incorporated into this ARMDA.

1.2. **Definitions.** As used in this ARMDA, the words and phrases specified below shall have the following meanings:

1.2.1. ***Administrative Modifications*** means those modifications to this ARMDA that can be approved by the Administrator pursuant to Section 22.

1.2.2. ***Administrator*** means the person designated by the City as the Administrator of this ARMDA.

1.2.3. ***Applicant*** means a person or entity submitting a Development Application.

1.2.4. ***ARC*** means the Architectural Review Committee created by the HOA.

1.2.5. ***ARMDA*** means this Amended and Restated Master Development Agreement including all of its Exhibits.

1.2.6. ***Buildout*** means the completion of all of the development on all of the Project in accordance with the approved plans.

1.2.7. ***City*** means the City of Eagle Mountain, a political subdivision of the State of Utah.

1.2.8. ***City Consultants*** means those outside consultants employed by the City in various specialized disciplines such as traffic, hydrology, or drainage for reviewing certain aspects of the development of the Project.

1.2.9. ***City's Future Laws*** means the ordinances, policies, standards, procedures, and processing fee schedules of the City which may be in effect as of a particular time in the future when a Development Application is submitted for a part of the Project, and which may or may not be applicable to the Development Application depending upon the provisions of this ARMDA.

1.2.10. ***City's Vested Laws*** means the ordinances, policies, standards, and procedures of the City in effect as of the date of the execution of this ARMDA a digital copy of which is attached as Exhibit "D".

1.2.11. ***Commercial Site*** means a portion of the Project being developed for commercial, mixed use, retail, office, industrial (including Data Centers) or any other use that is not exclusively residential.

1.2.12. ***Commercial Site Plan*** means a Development Application for developing a Commercial Site that does not require a Subdivision.

1.2.13. ***Community Plan*** means the plan for the layout, look, and feel of the Project, a copy of which is attached as Exhibit "C".

1.2.14. ***Council*** means the elected City Council of the City.

1.2.15. ***Central Utah Water Project ("CWP")*** means the Central Utah Water Project.

1.2.16. ***CPAs 2 and 3*** means Commercial Planning Areas No's. 2 and 3 as identified in the Community Plan and as specifically addressed in Section 4.13.

1.2.17. ***Data Center*** means an electronic data management business consisting of centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week, together with ancillary uses relating thereto (including, without limitation, electrical transmission, generation facilities, and power storage facilities.

1.2.18. ***Default*** means a material breach of this ARMDA.

1.2.19. ***Denial/Denied*** means a formal denial issued by the final decision-making body of the City for a particular type of Development Application but does not include review comments or "redlines" by City staff.

1.2.20. ***Development*** means the development of any improvement, whether public or private, on the Project pursuant to an approved Development Application, including, but not limited to, any Public Infrastructure, Private Improvement, Subdivision, Commercial Site, or any of the Intended Uses.

1.2.21. ***Development Application*** means an application to the City for development of a portion of the Project including a Subdivision, Commercial Site Plan or any other permit, certificate or other authorization from the City required for development of the Project.

1.2.22. ***Development Report*** means a report containing the information specified in Section 4.8 submitted to the City by Master Developer for a Development by Master Developer or for the sale of any Parcel to a Subdeveloper or the submittal of a Development Application by a Subdeveloper pursuant to an assignment from Master Developer.

1.2.23. ***Dispute*** means any disagreement between the Parties regarding the administration or implementation of the ARMDA, including but not limited to Denial or a Default.

1.2.24. ***Dispute Resolution Process*** means the processes for resolving any Dispute as specified in Section 20.

1.2.25. ***Final Plat*** means the recordable map or other graphical representation of land prepared in accordance with Utah Code Ann. § 10-9a-603 (2023), or any successor provision, and approved by the City, effectuating a Subdivision of any portion of the Project.

1.2.26. ***Homeowner Association(s) (or "HOA(s)")*** means one or more associations formed pursuant to Utah law to perform the functions of an association of property owners.

1.2.27. ***Intended Uses*** means those uses allowed to be developed on the Property pursuant to the Community Plan and the Zoning.

1.2.28. ***Local District*** means that existing Pole Canyon Local District.

1.2.29. ***LUDMA*** means the Land Use, Development, and Management Act, Utah Code Ann. §§ 10-9a-101, *et seq.* (2023).

1.2.30. ***Master Developer*** means Oquirrh Wood Ranch, LLC, a Utah limited liability company, and its assignees or transferees as permitted by this ARMDA.

1.2.31. ***Master Plan*** means the general layout of the types and areas of development of the Project as illustrated on Exhibit "B".

1.2.32. ***Maximum Residential Dwelling Units ("Maximum RDUs")*** means the development on the Property of eight thousand seven hundred ninety (8,790) Residential Dwelling Units.

1.2.33. ***Mining Activities*** means exploring for, developing, extracting, removing, processing, or otherwise producing sand, gravel, metalliferous, or nonmetalliferous ores, oil, gas, or any other mineral or earth product of whatever type from a property. Mining Activities do not include excavation, grading, geotechnical evaluation, or similar activities conducted to construct buildings, install infrastructure, or undertake other construction activities unrelated to the sale of earth products.

1.2.34. ***Mixed Use*** means a type of Development containing both Residential Dwelling Units and other uses, such as commercial or office uses, on the same or adjacent portions of the Project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).

1.2.35. ***Notice*** means any notice to or from any party to this ARMDA that is either required or permitted to be given to another party.

1.2.36. ***Open Space*** means that definition as found in the City's Vested Laws as may be modified in the Community Plan.

1.2.37. ***Owners*** mean Oquirrh Wood Ranch, LLC; White Hills Water Company; GSFJV, LLC; Grant Smith Farms, LLC; and PC Industrial, LLC; which own portions of the Property.

1.2.38. ***Owners' Representative*** shall mean Nate Shipp.

1.2.39. ***Outsourc[e][ing]*** means the process of the City contracting with City Consultants or paying overtime to City employees to provide technical support in the review and approval of the various aspects of a Development Application as is more fully set out in this ARMDA. Outsourcing shall be at the sole discretion of the City.

1.2.40. ***Outsourced Work*** means any work performed pursuant to Outsourcing.

1.2.41. ***Parcel*** means a portion of the Property that is created by the Master Developer to be sold to a Subdeveloper that is not an individually developable lot and that has not been created as a Subdivision as specified in Section 4.6.

1.2.42. ***Parks, Trails, and Open Space Plan*** means the plan for developing the parks, trails, and open space in the Project as specified in the Community Plan.

1.2.43. ***Parties*** means all or the relevant group of Owners, Master Developer, and the City.

1.2.44. ***Party*** means either Owners, Master Developer, or the City individually (or in the case of Owners, all of Owners collectively).

1.2.45. ***Phase*** means the development of a portion of the Project at a point in a logical sequence as determined by Master Developer.

1.2.46. ***Phase 1*** means that Phase of the Project described in Exhibit "H".

1.2.47. ***Prior Agreement*** means the "Pole Canyon Annexation and Master Development Agreement entered into on January 19, 2010, as amended by the First Amendment on July 1, 2014, and by the Second Amendment on April 19, 2016, and by the Third Amendment on August 7, 2018.

1.2.48. ***Private Improvements*** means those elements of infrastructure needed for the completion of a Development which are not planned to be dedicated to the City.

1.2.49. ***Project*** means the total development to be constructed on the Property pursuant to this ARMDA with the associated public and private facilities, Intended Uses, Maximum RDUs, Phases and all of the other aspects approved as part of this ARMDA.

1.2.50. ***Property*** means that approximately 2,567.86 acres of real property owned or controlled by Master Developer more fully described in Exhibit "A".

1.2.51. ***PTOS Schedule*** means the overall timing and dollar spend for parks, trails, and open space as set forth on page 3-06 of the Community Plan.

1.2.52. ***Public Infrastructure*** means those elements of infrastructure that are planned to be dedicated to the City as a condition of the approval of a Development Application including, but not limited to, the roads, overall grading plan and backbone utilities.

1.2.53. ***Residential Dwelling Unit ("RDU")*** means a single unit intended to be occupied for residential living purpose.

1.2.54. ***RTI Overlay Zone*** means the zoning and project requirements and standards set forth in Chapter 17.48 of the City's Vested Laws and on Exhibit "K" attached hereto, regardless of any future modifications, sunset, or repeal of Chapter 17.48 of the City's Vested Laws.

1.2.55. ***School Site*** means a 10-acre site within the project for use as a public school as discussed in Section 13.

1.2.56. ***Subdeveloper*** means a person or an entity not "related" (as defined by Internal Revenue Service regulations) to Master Developer which purchases a Parcel for development.

1.2.57. ***Subdivision*** means the division of any portion of the Project into developable lots pursuant to LUDMA.

1.2.58. ***Subdivision Application*** means the application to create a Subdivision.

1.2.59. ***System Improvements*** means those components of the Public Infrastructure that are defined as such under the Utah Impact Fees Act.

1.2.60. ***Table of Use Distribution*** means that table attached as Exhibit "M" which is referenced in Section 4.3.1.1 of the ARMDA.

1.2.61. ***Technical Guidelines*** means a detailed listing of those engineering and other technical requirements for the development of the Public Infrastructure and the Private Improvements that may be different from those otherwise applicable under the City's Vested Laws as specified in Exhibit "J".

1.2.62. ***Water Purchase Agreement*** means that agreement entered into between the City and Oquirrh Wood Ranch dated January 24, 2023 relating to the purchase by Oquirrh Woods from the City of 3,000-acre feet of water that the City has under contract with the CWP.

1.2.63. ***Zoning*** means the "Firefly Master Planned District" which is implemented by this ARMDA.

2. **Effect of ARMDA**. Except as specified herein, this ARMDA shall be the sole development agreement between the parties related to the Project and the Property. The Prior Agreement is hereby novated and superseded and shall be of no effect regarding the Property. The City and Owner shall record a Notice with the County Recorder of that novation in the chain of title of the Property.

3. **Authority of Owners Representative to Bind Owners.** Owners represent and warrant that the Owners' Representative has, by virtue of separate agreements entered into among Owners and Master Developer authority from each of the Owners to exercise full control and management of the entitlement and planning of the Property, including without limitation the right to represent Owners in connection with entitlements and other approvals needed from the City for development of the Property. Without limiting the foregoing, each of the Owners hereby acknowledges, confirms, and ratifies its appointment of the Owners' Representative as such Owner's duly authorized agent to make plan, consult with, make applications to, bind, and otherwise represent the interests of such Owners with respect to the planning and entitlement of the Property, and the other rights, obligations, and interests of the Owners as further set forth in this ARMDA. Without limiting the generality of the foregoing, each of the Owners further acknowledges that in no case shall any Owner (except for the Owners' Representative) have any rights whatsoever to exercise any control or management over the entitlements or development of any Property not owned by such Owner. Accordingly, the City and the Owners acknowledge and agree that the City shall work directly with and is conclusively permitted by the Owners to rely upon the decisions and representations made by the Owners' Representative.

4. **Development of the Project**.

4.1. **Compliance with this ARMDA.** Development of the Project shall be in accordance with the City's Vested Laws, the City's Future Laws (only to the extent that these are applicable as otherwise specified in this ARMDA), and this ARMDA.

4.2. **Land Uses within the Project, Configuration**. The Master Plan reflects the general

location and configuration of residential, industrial, and commercial development and Open Space within the Project. The Community Plan provides the development requirements of the various aspects of the Project. Requirements not set forth in the Community Plan are controlled by the ARMDA, including the other exhibits thereto.

4.3. **Maximum RDUs.** At Buildout of the Project, Master Developer shall be entitled to have developed the Maximum RDUs as specified in and pursuant to this ARMDA. Accessory dwelling units as provided by Utah State law, casitas, external accessory dwelling units, buildings ancillary to a primary residential use, churches, schools, municipal or other institutional/governmental and other similar non-residential uses shall not be counted as a Residential Dwelling Unit for purposes of the Maximum RDUs. The development of other Intended Uses as provided in this ARMDA shall not reduce the number of Maximum RDUs. The RDUs may be moved between and among various portions of the Project as provided in the Community Plan.

4.3.1. ***Configuration of Maximum RDU's***. The general configuration of the Maximum RDU's is identified in the Community Plan. The Community Plan reflects the general location and configuration of PTOS, residential, commercial, and industrial uses within the Project. As identified in Note 3 of the Land Use Master Plan (page 2-01 of the Community Plan), the final configuration of the Maximum RDU's may be increased up to 20% in one or more residential NPA's so long as residential units are reduced in one or more other residential NPA's by the same number.

4.3.1.1. Table of Use Distribution. The number and type of Maximum RDUs shall be distributed through the Project as specified in Exhibit "M".

4.3.2. ***Commercial and Mixed Uses within the Project***. The use table starting on page 5-04 of the Community Plan sets forth the permitted and conditional commercial uses within the Project. Those uses listed as "P" (permitted) in the use table may be developed in up to 20% of the gross area of NPAs 9 & 12 as permitted uses without the loss of any of the Maximum RDU's. Any commercial uses in NPAs 9 & 12 beyond the 20% threshold shall be processed as conditional uses. Those uses listed as "C" (conditional) in the use table may be developed in any other NPA subject to the application and approval procedures for conditional uses set forth in the City's Vested Laws. Conditional commercial uses in any NPA, other than NPAs 9 or 12, shall result in a loss of the number of units per acre for the respective NPA applied to the gross commercial area developed unless the commercial is developed as Vertical Mixed Use. As an example, if the gross residential density of an NPA is 5 units/acre and Master Developer develops 2 acres of non-vertical mixed use commercial in that NPA, then the overall number of units approved for that NPA shall be reduced by 10. In the event that any conditional use includes shared area (parking, open space, retention, etc.) with a residential use, the shared area shall be reduced by half when calculating the total "commercial area developed" under this section.

4.4. **Master Developers' Discretion**. Notwithstanding anything to the contrary herein, including Section 4.10.1 regarding the development of Phase 1, nothing in this ARMDA shall obligate the Master Developer to construct the Project or any particular Phase therein or portion thereof, and the Master Developer shall have the discretion to determine whether to construct a particular Development or Phase

based on such Master Developer's business judgment. Notwithstanding, Master Developer shall proceed with subsequent Phases or portions of the Project with reasonable diligence following the completion of a previous phase or portion. However, Master Developer may temporarily suspend development of the Project if, in Master Developer's discretion, political, economic, or other circumstances arise that would result in a materially adverse change to the financial success of the Project. Additionally, Master Developer may suspend development of the Project for a period of time upon Notice to the City. The Notice contemplated in this Section 4.4 shall contain the reason for the suspension and the proposed period for which development will be suspended. So long as Master Developer provides Notice as contemplated in this Section 4.4, then Master Developer shall not be considered to be in default for lack of reasonably and diligently proceeding with development.

4.4.1. ***Concurrency Management of Future Development***. Any future phasing shall ensure appropriate access, fire protection utilities, and other infrastructure for future phases and Master Developer shall seek the City's input on such issues prior to submitting a Development Application for such phasing. Once construction has begun on a specific Development or Phase, the relevant Master Developer or Subdeveloper(s) shall have the obligation to complete the public and private road, storm drain, water, and other improvements that are a condition of the approved Development Application for such Development, including all associated community benefits (including parks and open space as required by this ARMDA) as described and scheduled within the applicable Phase. Such improvements shall be completed within the time agreed upon by the City and Master Developer as a part of the approved Development Application. If no time for completion of the improvements can be mutually agreed upon, the matter shall be subject to the Dispute Resolution Processes defined in Section 20.

4.5. **Required Process**.

4.5.1. ***Approval Required Before Development.*** A Development Application shall be submitted for any Development. Except as otherwise provided herein, no improvements shall be constructed within the Project without Master Developer or a Subdeveloper first obtaining approval of the Development Application for such Development from the City. Upon approval by the City of any Development Application, the Development related to such approval may be improved in accordance with the approved Development Application, subject to the terms, conditions, and provisions of the Development Application.

4.5.2. ***Building Permits.*** No building permit shall be issued by the City for construction of any Development unless Master Developer or a Subdeveloper has substantially completed the required infrastructure to comply with City requirements for phasing of infrastructure and completion of off-site improvements required by the relevant Development Application. Building permits shall be issued once any work required by the Development Application has gone under warranty. Except as provided in the City's Vested Laws, no buildings, improvements, or other structures shall be constructed within the Project without Master Developer and/or a Subdeveloper first obtaining an appropriate building permit(s), and/or grading and excavation permits, as applicable. Master Developer and/or a Subdeveloper may apply for and obtain a grading permit following approval of a Commercial Site Plan

or a preliminary Subdivision plat if Master Developer and/or a Subdeveloper has submitted and received approval of a site grading plan from the City Engineer and all required fees are paid.

4.5.3. ***City and Other Governmental Agency Permits.*** Before commencement of construction or Development of any buildings, structures or other work or improvements upon any portion of the Project, Master Developer or a Subdeveloper shall, at its expense, secure, or cause to be secured, any and all permits which may be required by the City or any other governmental entity having jurisdiction over the work. The City shall reasonably cooperate with Master Developer or a Subdeveloper in seeking to secure such permits from other governmental entities.

4.5.4. ***Fees.*** Master Developer or a Subdeveloper shall pay to the City the standard fees applicable to any submittal of a Development Application under the City's fee schedule in effect at the time of the application.

4.5.5. ***City Cooperation and Approval.*** The City shall cooperate reasonably and in good faith in promptly processing and reviewing all Development Applications in accordance with the procedures identified in this ARMDA. Development Applications shall be approved by the City if such Development Applications comply with the applicable portions of the City's Vested Laws and this ARMDA.

4.5.6. ***Outsourcing of Processing of Development Applications.***

4.5.6.1. Timing. Within fifteen (15) business days after receipt of a Development Application and upon the request of Master Developer, the City and Master Developer will confer to determine whether the City desires to Outsource the review of any aspect of the Development Application to ensure that it is processed on a timely basis.

4.5.6.2. Election/Cost Estimate. If the City or Master Developer determines in either of their discretion that Outsourcing is appropriate, then the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by the City in good faith consultation with the Master Developer or Subdeveloper (either overtime to City employees or the hiring of a City Consultant). If the Master Developer or a Subdeveloper notifies the City that it desires to proceed with the Outsourcing based on the City's estimate of costs, then the Master Developer or Subdeveloper shall deposit in advance with the City the estimated differential cost and the City shall then promptly proceed with having the work Outsourced.

4.5.6.3. Compliance with Applicable Codes. Any Outsourced work shall be performed pursuant to applicable standards including, but not limited to, the City's Vested Laws, Federal law, State Code, and any adopted uniform standards such as AASHTO, the IBC and the IFC.

4.5.6.4. Final Payment. Upon completion of the Outsourcing Work and the provision by the City of an invoice (with such reasonable supporting documentation as may be requested by Master Developer or Subdeveloper) for the actual differential cost (whether by way of paying a City Consultant or paying overtime to City employees) of Outsourcing, Master Developer or the Subdeveloper shall, within ten (10) business days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential. Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

4.5.6.5. Acceptance of Outsourced Work. The City shall accept the results of any Outsourced Work under this section unless the City determines that the Outsourced Work has not been performed pursuant to City standards or is materially incorrect. If the City does not give Master Developer Notice within ten (10) business days of receiving the Outsourced Work that the City disputes the acceptability of the Outsourced Work, then the City shall be deemed to have accepted the Outsourced Work. Any disputes relating to the Outsourced Work shall be subject to the Dispute Resolution Process.

4.5.7. ***Acceptance of Certifications Required for Development Applications.*** Any Development Application requiring the signature, endorsement, or certification and/or stamping by a person holding a license or professional certification required by the State of Utah in a particular discipline shall be so signed, endorsed, certified or stamped signifying that the contents of the Development Application comply with the applicable regulatory standards of the City.

4.5.8. ***Independent Technical Analyses for Development Applications.*** If the City needs technical expertise beyond the City's internal resources to determine impacts of a Development Application such as for structures, bridges, water tanks, and other similar matters which are not required by the City's Vested Laws to be certified by such experts as part of a Development Application, the City may engage such experts as City Consultants under the processes specified in Section 4.5.6 with the actual and reasonable costs being the responsibility of Applicant. If the City needs any other technical expertise other than as specified above, under extraordinary circumstances specified in writing by the City, the City may engage such experts as City Consultants under the processes in Section 4.5.6 with the actual and reasonable costs being the responsibility of Applicant.

4.5.9. ***Intent of One-Time Review.*** The City should endeavor to make all of its redlines, comments or suggestions at the time of the first review of the Development Application unless any changes to the Development Application raise new issues that need to be addressed.

4.5.10. ***City Denial of a Development Application.*** If the City denies a Development

Application the City shall provide with the denial a Notice advising the Applicant of the reasons for denial including specifying the reasons the City believes that the Development Application is not consistent with this ARMDA, the Community Plan, and/or any applicable City's Vested Laws (or, if applicable, the City's Future Laws).

4.5.11. ***Dispute Resolution.*** The City's denial of any Development Application shall be subject to the dispute resolution provisions of Section 20.

4.5.12. ***City Denials of Development Applications Based on Denials from Non-City Agencies.*** If the City's denial of a Development Application is based on the denial of the Development Application by a Non-City Agency, Master Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified herein.

4.5.13. ***Construction Prior to Completion of Infrastructure***. Master Developer may apply for and obtain Building Permits and/or temporary Certificates of Occupancy for uninhabited model homes, home shows, sales offices, construction offices or similar uses prior to the installation of all Public Infrastructure and Improvements required to be eventually completed so long as such installation is secured consistent with the City's Vested Laws including the requirements for fire protection. No permanent Certificate of Occupancy shall be issued by the City, except in compliance with the City's Code.

4.5.14. ***Outsourcing of Inspections.***

4.5.14.1. Timing. Within fifteen (15) business days after receipt of a request from Master Developer to Outsource the inspections of the construction of any Development, the City and Master Developer will confer to determine whether the City desires to Outsource the inspections to ensure that they are processed on a timely basis.

4.5.14.2. Election/Cost Estimate. If the City or Master Developer determines in either of their discretion that Outsourcing is appropriate, then the City shall promptly estimate the reasonably anticipated differential cost of Outsourcing in the manner selected by the City in good faith consultation with the Master Developer or Subdeveloper (either overtime to City employees or the hiring of a City Consultant). If the Master Developer or a Subdeveloper notifies the City that it desires to proceed with the Outsourcing based on the City's estimate of costs, then the Master Developer or Subdeveloper shall deposit in advance with the City the estimated differential cost and the City shall then promptly precede with having the work Outsourced.

4.5.14.3. Compliance with Applicable Codes. Any Outsourced work shall be performed pursuant to applicable standards including, but not limited to, the City's Vested Laws, Federal law, State Code, and any adopted uniform standards such as AASHTO, the IBC and

the IFC.

4.5.14.4. Final Payment. Upon completion of the Outsourcing services and the provision by the City of an invoice (with such reasonable supporting documentation as may be requested by Master Developer or Subdeveloper) for the actual differential cost (whether by way of paying a City Consultant or paying overtime to City employees) of Outsourcing, Master Developer or the Subdeveloper shall, within ten (10) business days pay or receive credit (as the case may be) for any difference between the estimated differential cost deposited for the Outsourcing and the actual cost differential. Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

4.5.14.5. Acceptance of Outsourced Work. The City shall accept the results of any outsourced decision under this section without any further review by the City.

4.6. **Parcel Sales.** The City acknowledges that the precise location and details of the public improvements, lot layout and design, and any other similar item regarding the development of a particular Parcel may not be known at the time of the creation of or sale of a Parcel. Master Developer may obtain approval of a Parcel in any manner allowed by law. If, pursuant to Utah Code Ann. § 10-9a-103(66)(c)(v) (2023), there are no individually developable lots in the Parcel, the creation of the Parcel would not be subject to subdivision requirement in the City's Vested Laws including the requirement to complete or provide security for any Public Infrastructure at the time of the creation of the Parcel. The responsibility for completing and providing security for completion of any Public Infrastructure in the Parcel shall be that of the Master Developer or a Subdeveloper upon a subsequent Subdivision of the Parcel that creates individually developable lots.

4.7. **Accounting for RDUs for Developments by Master Developer.** At the recordation of a final plat or other approved and recorded instrument for any Development developed by Master Developer that includes RDUs, Master Developer shall provide the City a Development Report showing any RDUs used with the Development and the RDUs remaining with Owners and Master Developer and for the entire remaining Project.

4.8. **Development Report.** With any Development Application, whether filed by Master Developer or a Sub-Developer, Master Developer shall file a Development Report showing:

4.8.1. ***Ownership.*** The ownership of the property subject to the Development Application;

4.8.2. ***Units and Uses Proposed to be Developed.*** The portion of the Maximum RDUs and/or other type of Intended Uses intended to be used by the proposed Development;

4.8.3. ***Units and Uses Transferred or Remaining.*** The amount of the Maximum RDUs and/or other type of Intended Uses remaining with Owners and Master Developer;

4.8.4. ***Parks, Trails, and Open Space.*** The amount, type, location, and timing of any Parks, Trails, and Open Space; and

4.8.5. ***Material Effects.*** Any material effects of the sale on the Community Plan.

4.9. **Accounting for RDUs and/or other types of Intended Uses for Parcels Sold to Subdevelopers.** Any Parcel sold by Owners to a Subdeveloper shall include the transfer of a specified portion of the Maximum RDUs and, for any non-residential Intended Use, shall specify the amount and type of any such other Intended Use sold with the Parcel. At the recordation of the sale of any Parcel, Master Developer shall provide the City a Development Report showing the ownership of the Parcel(s) sold, the portion of the Maximum RDUs and/or other type of Intended Uses transferred with the Parcel(s), the amount of the Maximum RDUs and/or other type of Intended Uses remaining with Owners and Master Developer and any material effects of the sale on the Community Plan.

4.9.1. ***Return of Unused RDUs.*** If any portion of the Maximum RDUs transferred to a Subdeveloper are unused by the Subdeveloper at the time the Parcels transferred with such RDUs receives approval for a Development Application for the final portion of such transferred Parcel, the unused portion of the transferred Maximum RDUs shall automatically revert back to Owners and Master Developer, and they shall file with the City a Development Report updating the remaining portion of the Maximum RDUs and the Intended Uses.

4.10. **Phasing.** The City acknowledges that Owners and Master Developer may develop the Project in Phases. No sequential phasing is implied by any numbering in the Community Plan. The Parties acknowledge that the most efficient and economic development of the Project depends on numerous factors, such as market conditions and demand, infrastructure planning, competition, the public interest, and other similar factors. The Development Application for each Phase shall establish that the needs of future phases for Public Infrastructure are properly accounted for. The Development Application for any Phase shall comply with the Community Plan and provide for future Phases access and infrastructure connectivity and compatibility. Except as specified below, the development of the Project in Phases shall be in the sole discretion of Master Developer. Notwithstanding, Master Developer shall use commercially reasonable efforts to not develop multi-family units at a significantly disproportionate rate to single-family units.

4.10.1. ***Phase 1***. Master Developer shall begin seeking approvals for Phase 1 as soon as commercially practicable after the execution of this ARMDA and shall prosecute the approvals and begin development of Phase 1 as soon as commercially practicable after receiving the required approvals.

4.11. **Future Property.** If Owners, Master Developer, or assignees/entities related to Owner or Master Developer (as defined by IRS regulations) acquire any additional property that is contiguous to the Property, then such future property shall be automatically included within this ARMDA at the option of Owners and Master Developer and this ARMDA shall be recorded in the chain of title of such property. Any such future property acquired by Owners or Master Developer shall be entitled to be developed at Master Developer's discretion with industrial or commercial uses as are approved in the Community Plan and the RTI Overlay Zone. The use of any future property as residential will require a Legislative Amendment to this ARMDA. The Development of such future property shall also require Master Developer to meet the same levels of service for Public Infrastructure, utilities, parks, trails, and open space as for the current Project as specified in this ARMDA. If future property is annexed into the ARMDA pursuant to this Section 4.11 and such property is immediately adjacent to any residential uses in the City, then such future property shall be buffered from such residential use(s) as required by the City's Vested Laws. If the future property is immediately adjacent to industrial and/or commercial located in the City, no such buffering requirements shall apply to the development of the future property annexed into the

ARMDA. This paragraph does not apply to any property located outside City limits unless it is annexed into the City.

4.11.1. ***BSA Property***. Master Developer, City, and the Utah National Parks Council previously entered into a Donation Agreement wherein Master Developer donated 100 acres from within the original Project to the Utah National Parks Council. The 100 acres are more fully described as the "BSA Property" in the attached Exhibit "A". The Donation Agreement includes a Right of Reversion in favor of the City where, under certain conditions, the 100 acres of BSA Property will be transferred to the City. The Parties acknowledge that those reversionary conditions have been satisfied under the Donation Agreement. Accordingly, Master Developer and City anticipate entering into a separate agreement with the Utah National Parks Council (or its successor entity) wherein the 100 acres will be transferred back to Master Developer and developed according to the Community Plan as a part of the Project. When the 100 Acres are transferred back to the Master Developer, then this ARMDA shall be recorded against the 100 Acres and Master Developer shall develop the 100 Acres as set forth herein. If the 100 Acres are not transferred to the Master Developer, then Master Developer shall not have any obligation to improve or otherwise develop the 100 Acres and the parks, trails, and open space improvements planned for the 100 Acres shall be reduced from Master Developer's obligations for parks, trails, and open space under this Agreement.

4.12. **Withdrawal of Property**. Master Developer may, in its discretion, request to have any portion of the Project automatically withdrawn from this ARMDA so long as the property proposed for withdrawal is vested with zoning and or development rights under a separate approval from the City. Upon such request for withdrawal, the property proposed for withdrawal will automatically be withdrawn from this ARMDA and the Master Developer, owner of such property, and Administrator shall execute and cause to be recorded a notice of such withdrawal with the Utah County recorder.

4.13. **Special Provisions Regarding CPAs 2 and 3.**

4.13.1. ***Standards for Relocation.*** Master Developer may move the locations of Commercial Planning Areas # 2 and/or # 3 to other locations within the Project, or onto potential future property, if:

4.13.1.1. Size. The size of the new, replacement areas, are at least 90% as large as the area(s) being replaced.

4.13.1.2. Functionality. The new, replacement areas, are substantially similar to the area(s) being replaced in terms of their suitability for development as commercial properties.

4.13.2. ***Process.*** The relocation of Community Planning Areas # 2 and/or # 3 as provided in this Section 4.13 shall be processed as an Administrative Modification.

4.14. **Special Provisions Regarding Data Centers**. The RTI Overlay Zone applies to the property described in Exhibit "L" for the term of the ARMDA and in addition to the underlying zoning and uses as set forth herein. With respect to property within the RTI Overlay Zone, Owner, Master Developer,

or assignees/entities related to Owner or Master Developer (as defined by IRS regulations), have a right to process any Development Application pursuant to the RTI Overlay Zone described in Exhibit "K". The right provided in this Section 4.14 is in addition to the other rights described in this ARMDA.

5. Zoning and Vested Rights.

5.1. **Vested Rights Granted by Approval of this ARMDA.** To the maximum extent permissible under the laws of Utah and the United States and at equity, the City, Owners, and Master Developer intend that this ARMDA grants Owners and Master Developer all rights to develop the Project in fulfillment of this ARMDA except as specifically provided herein. The Parties intend that the rights granted to Owners and Master Developer under this ARMDA are contractual and also those rights that exist under statute, common law and at equity. The Parties specifically intend that this ARMDA grants to Master Developer and Owners "vested rights" as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2023).

5.2. **Exceptions.** The restrictions on the applicability of the City's Future Laws to the Project as specified in Section 5.2 are subject to only the following exceptions:

5.2.1. ***Master Developer Agreement.*** City's Future Laws that Master Developer agrees in writing to the application thereof to the Project;

5.2.2. ***State and Federal Compliance.*** City's Future Laws which are generally applicable to all properties in the City, and which are required to comply with State and Federal laws and regulations affecting the Project;

5.2.3. ***Codes.*** City's Future Laws that are updates or amendments to existing building, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual on Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare

5.2.4. ***Taxes.*** Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons, and entities similarly situated;

5.2.5. ***Fees.*** Changes to the amounts of fees (but not changes to the times provided in the City's Vested Laws for the imposition or collection of such fees) for the processing of Development Applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;

5.2.6. ***Compelling, Countervailing Interest.*** Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. § 10-9a-509(1)(a)(i) (2023).

5.3. **Reserved Legislative Powers.** The Parties acknowledge that under the laws of the State of Utah (including Utah Code Ann. § 10-9a-532 (2023)) and the United States, the City's authority to

limit its police power by contract has certain restrictions. As such, the limitations, reservations, and exceptions set forth herein are intended to reserve for the City those police powers that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the City's police powers, such legislation shall only be applied to modify the vested rights of the Master Developer and Owner under the terms of this ARMDA based upon the policies, facts, and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the vested rights of the Master Developer under this ARMDA shall be of general application to all development activity in the City and, unless the City declares an emergency, Master Developer and Owner shall be entitled to prior written notice and an opportunity to be heard with respect to any proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

6. **Term of Agreement.** The initial term of this ARMDA shall be until December 31, 2033. If as of that date Owners or Master Developer are in compliance with Section 4.4 of this Agreement and have not been declared to be in default as provided in Section 19, and if any such declared default is not being cured as provided therein, then this ARMDA shall be automatically extended until December 31, 2043, and, thereafter, for one (1) additional period of five (5) years. This ARMDA shall also terminate automatically at Buildout.

7. **Application Under City's Future Laws.** Without waiving any rights granted by this ARMDA, Master Developer may at any time, and from time-to-time, choose to submit a Development Application for some or all of the Project under the City's Future Laws in effect at the time of the Development Application so long as Master Developer is not in current breach of this Agreement. Any Development Application filed for consideration under the City's Future Laws shall be governed by all portions of the City's Future Laws related to the Development Application. The election by Master Developer at any time to submit a Development Application under the City's Future Laws shall not be construed to prevent Master Developer from applying for other Development Applications on the City's Vested Laws. Subdevelopers may not submit a Development Application under the City's Future Laws without the consent of the Master Developer and Owners.

8. **Tax Benefits.** The City acknowledges that Master Developer may seek and qualify for certain tax benefits by reason of conveying, dedicating, gifting, granting, or transferring portions of the Property to the City or to a charitable organization for Open Space. Master Developer shall have the sole responsibility to claim and qualify for any tax benefits sought by Master Developer by reason of the foregoing. The City shall reasonably cooperate with Master Developer to the maximum extent allowable under law to allow Master Developer to take advantage of any such tax benefits.

9. **Public Infrastructure**.

9.1. **Construction by Master Developer.** Master Developer shall have the right and the obligation to construct or cause to be constructed and installed, all Public Infrastructure reasonably and lawfully required as a condition of approval of the Development Application.

9.1.1. ***Security for Public Infrastructure.*** If, and to the extent required by the City's Vested Laws, unless otherwise provided by LUDMA, security for any Public Infrastructure is required by the City it shall be provided in a form acceptable to the City (which may include security based on real property) as specified in the City's Vested Laws. Partial releases of any such required security shall be made as work progresses based on LUDMA.

9.1.2. ***Bonding for Landscaping.*** Security for the completion of those items of landscaping that are weather or water dependent shall be provided as required by the City's Vested Laws in conformance with LUDMA.

9.2. **Dedication of Public Improvements.** All of the infrastructure and improvements dedicated to the City pursuant hereto shall be constructed to the City's standard specifications unless otherwise agreed in this ARMDA or otherwise and shall be subject to City requirements for the payment of property taxes, inspections, and approval before acceptance by the City. The City shall accept such dedication after payment of all taxes and fees and inspection and correction of any deficiency or failure to meet City standards.

9.3. **Culinary Water.** The plans for providing culinary water for the Project are specified in Exhibit "E" and the City has entered into the Water Purchase Agreement.

9.4. **Sanitary Sewer.** The plans for providing sanitary sewer for the Project are specified in Exhibit "F".

9.5. **Storm Water.** The plans for handling storm water for the Project are specified in Exhibit "G".

9.6. **Secondary Water.** Because the HOA will enforce water-wise regulations in the Project, Master Developer does not plan to utilize secondary water for irrigation. If that plan changes, then Master Developer and the City shall work together to try to modify this ARMDA as an "Administrative Amendment" pursuant to the provisions of Section 22. Notwithstanding, Master Developer will utilize secondary water for irrigation in all of the Community Parks so long as the City delivers adequate secondary water infrastructure to the boundary of the Project to serve such areas. The City agrees to accept from Master Developer secondary water rights or shares in satisfaction of the water dedication requirements in areas where secondary water is used for irrigation and, accordingly, no other culinary or secondary water dedications shall be required of Master Developer for those areas. Master Developer shall comply with the City's Vested Laws regarding such secondary water usage or, in Master Developer's discretion, with the City's Future Laws regarding the same.

9.6.1. ***Exception for Data Center Uses***. Master Developer and the City acknowledge that certain industrial uses, including Data Centers, may utilize secondary water so long as such usage complies with all local, state, and federal laws.

9.7. **Public Infrastructure Financing**. Concurrently with the adoption of this Agreement, the City has adopted Public Infrastructure Districts to pay for the Public Infrastructure. Master Developer's obligation to construct the Public Infrastructure within the Project shall not be negated or become invalid as a result of insufficient financing through such Public Infrastructure Districts.

9.8. **Local District.** The Local District shall be continued without modification.

9.9. **No Off-Project Impacts.** The Parties acknowledge that the Project does not require Master Developer to construct any off-Project Public Improvements except as may be specified in the Sanitary Sewer Master Plan, Exhibit "F".

9.10. **Impact Fees.**

9.10.1. ***Preparation and Adoption of Capital Facilities Plan and Impact Fee.*** The City shall, after execution of this Agreement, during its normally scheduled time initiate and schedule amendments to the City's current capital facilities plan with respect to any Public Infrastructure and Improvements to be financed with the assistance of the City. The Parties acknowledge that significant studies have previously been performed by AQUA Engineering and other engineering consultants retained by Master Developer with respect to the consideration of certain System Improvements, and such studies have been useful in the City's preparation of amendments of the City's Capital Facilities Plan (but such studies will not be adopted as amendments to the City Capital Facilities Plan). Upon completion and approval by the City of an amended capital facilities plan, the City shall consider an Impact Fee ordinance with respect to the facilities described in the amended City's Capital Facilities Plan and written analysis, including lawfully required credits against impact fees and reimbursement agreements benefitting Master Developer, if applicable.

9.10.2. ***Public Safety.*** The Project shall be subject to the City's impact fees for public safety subject to any credits that may accrue to Master Developer or Owner due to their potentially contributing land or buildings for such system improvements.

9.10.3. ***Impact Fees for Parks, Trails and Open Space, Culinary Water, Storm Water, Sanitary Sewer, and Transportation.*** The City acknowledges that the development of the Property proposed pursuant to this ARMDA will satisfy the minimum level of service for Parks, Trails, and Open Space; Culinary Water; Storm Water; Sanitary Sewer; and Transportation (which levels of service are established in the City's impact fee facility plans and impact fee analyses). Accordingly, the Property is exempt from any current impact fees for those systems. Notwithstanding the foregoing, any portion of the Property located in the South Service Area (SSA, as that term is defined in the City's Impact Fee Analysis as of the date of this Agreement) shall pay the portion of the Sewer impact fees attributable to the costs of treatment. If the City later adopts any impact fees that increase the "level of service" of any system improvements for those systems then Owners and Master Developer acknowledge that, subject to compliance by the City with all laws regarding such later-adopted impact fees, such impact fees related to increased levels of service may then be applicable to the Property.

9.10.4. ***Construction Alternative.*** Master Developer shall have the right to construct any of the System Improvements required for any Development. If Master Developer chooses to construct any such System Improvements the City shall not charge Master Developer or any Subdeveloper any impact fees for such System Improvements.

9.10.4.1. Call on Capacity. Without the express consent of Master Developer and Owner, the capacity of any System Improvement constructed by Master Developer in lieu of Impact Fees under Section 9.10.3 shall not be allocated for use by other properties without preserving sufficient capacity to provide services to the Project.

9.11. **Exceptions**. Except with respect to impact fees related to sewer treatment, Sections 9.7 (Public Infrastructure Financing) and 9.10.3 (Impact Fees), shall not apply to any property or Subdeveloper developing or operating a Data Center in the property within the RTI Overlay Zone as set forth in Exhibit "L" and the other provisions of this Section 9 will only apply to such property as agreed between the Owner of such property and Master Developer. Further, any lien or imposition arising under Section 9.7 hereof shall not encumber the property within the RTI Overlay Zone as set forth in Exhibit "L".

10. **Upsizing/Reimbursements to Master Developer.**

10.1. **"Upsizing".** The City shall not require Master Developer to "upsize" any future Public Infrastructure (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the incremental or additive costs of such upsizing. For example, if an upsize to a water pipe size increases Master Developer's costs by 10% but adds 50% more capacity, the City shall only be responsible to compensate Master Developer for the 10% cost increase. Acceptable financial arrangements for upsizing of improvements include reimbursement agreements, payback agreements, pioneering agreements, and impact fee credits and reimbursements. Any decision by the City to limit access to any roads built by Master Developer shall be considered an "upsizing" and shall not be required of Master Developer unless financial arrangements reasonably acceptable to Master Developer are made to compensate Master Developer for the loss of value and additive costs of such upsizing.

10.1.1. ***Fair Treatment.*** In calculating any reimbursements to the Master Developer, the City shall be consistent in using the same methodology as it uses in its Infrastructure Facilities Plan, Impact Fee Analysis, and Impact Fee ordinance.

10.2. **Dispute Resolution**. Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

11. **Parks, Trails, and Open Space**.

11.1. **General Statement.** Except as limited by Section 4.11.1 (regarding the addition of the BSA Property), Developer shall install at least 356 acres of Parks, Trails, and Open Space within the Project. The requirements for Parks, Trails, and Open Space for the Project are specified in the Parks, Trails and Open Space Plan which is a part of the Community Plan.

11.2. **Timing of Dedication and Improvements.**

11.2.1. ***Phase 1 Parks, Trails, and Open Space Improvements***. Phase 1 of Park A, Phase 1 of Park C, and the White Hills Parks will be completed and dedicated to the City before the issuance of the 336th building permit for the project. Notwithstanding, and subject to the following sentence, the City agrees to accept, review, and conditionally approve applications for building permits beyond the 336th permit. However, no building permits will actually be issued to Master Developer until such time as Phase 1 of Park A and Phase 1 of Park C are substantially complete. The completion of Phase 1 of Park A and Phase 1 of Park C will be credited toward the "PTOS Spend" set forth in the PTOS Schedule.

11.2.2. ***Additional Parks, Trails, and Open Space Dedications and Improvements***. Master Developer agrees to spend at least the "PTOS Spend" in the amount and at the stages described in the PTOS Schedule. Master Developer will attempt to coordinate the completion and order of parks, trails, and open space improvements with the phasing of the overall Project. Notwithstanding, and excepting only the Phase 1 improvements and dedications described in 11.2.1 above, Master Developer may elect to build in any order or in connection with any Phase, partial or complete phases of any of the parks, trails, and open space improvements set forth on page 3-05 of the Community Plan so long as the Master Developer actually spends the PTOS Spend at the issuances of building permits identified in the PTOS Schedule.

11.2.3. ***Security in Lieu of Completion***. The timing of parks, trails, and open space improvements shown on page 3-05 of the Community Plan are related to the issuance of bonds for public financing. If those bonds cannot be issued at commercially reasonable rates, then Master Developer may, at its option, provide the City with security for the costs of improving those parks. Such security shall be provided in an amount of $9,000 per Residential Dwelling Unit and may be delivered to the City in the form of a letter of credit or other security acceptable to the City. By way of example only, if Master Developer is unable to secure commercially reasonable rates for the parks, trails, and open space improvements planned from the $2{,}500^{th}$ – $3{,}750^{th}$ building permits, then Master Developer may post security with the City at a rate of $9,000 per Residential Dwelling unit for each building permit pulled beyond the $2{,}500^{th}$ building permit.

11.3. **Operation and Maintenance.**

11.3.1. ***Dedicated Parks*.** Parks shown on the Parks, Trails and Open Space Plan as being "Regional" or "Community" dedicated to a governmental agency (and other Parks, Trails or Open Space designated as such during approval of a Development Application) shall, upon the completion of any improvements, be dedicated to the City or to any other applicable governmental entity. The City and Master Developer shall cooperate to determine which entity those parks are transferred to. These parks shall be operated and programmed by the dedicated entity.

11.3.1.1. Contract with HOA for Maintenance. The dedicated entity shall enter into an agreement with the HOA to maintain these parks on a park-by-park basis in the form generally as attached as Exhibit "I". The term of those agreements shall each be five (5) years with the option of the HOA to renew for three (3) additional 5-year periods so long as the HOA is not in default under the particular maintenance agreement.

11.3.1.2. Water. If Owner or Master Developer dedicate water rights for any of the Parks, Trails, or Open Space to the City or to any other governmental entity then that entity shall actually use the dedicated water to water the Parks, Trails, or Open Space for which the water was dedicated unless prohibited by State law.

11.3.2. ***Other than Dedicated Parks.*** Other than for those parks dedicated pursuant to Section 11.3.1, the HOA shall be responsible for operating and maintaining all of the parks, trails, and open space identified in the Parks, Trails, and Open Space Plan.

12. **Additional Easements**. Master Developer shall exercise reasonable efforts to secure any necessary utility and similar easements or similar property rights (including without limitation easements for water, sewer, power, gas, telephone, etc.) from neighboring property owners in connection with the planning and development of the Property. To the extent that the Master Developer's efforts to secure necessary easements are unsuccessful due to issues beyond the reasonable control of Master Developer, the City may consider using its eminent domain power (to the extent permitted by applicable state and federal law) to obtain such necessary easements, provided that nothing in this Section shall be construed to obligate the City to exercise such power. Master Developer acknowledges that it is the responsibility of Master Developer to acquire, plan, survey and dedicate the required easements and rights of way for infrastructure to the City, free of all encumbrances of every kind, including property taxes.

13. **Option to Purchase School Site**. Pursuant to Section 8 of that particular Interlocal Cooperation Agreement between the Eagle Mountain Redevelopment Agency and Alpine School District dated as of May 14th, 2019, the Eagle Mountain Redevelopment Agency (which is a limited purpose local government entity created under Title 17C of the Utah Code and whose governing board is composed of members of the City Council) has an obligation to donate to Alpine School District a "usable" 10-acre site "in close proximity to a developing residential area." Master Developer and/or Owners hereby grant to City an exclusive option to purchase the School Site to satisfy the Eagle Mountain Redevelopment Agency's donation requirement under the 2019 Interlocal Cooperation Agreement. The option to purchase the School Site shall be exercised on or before December 31, 2025. Prior to exercising the option to purchase the School Site, Master Developer, City, and Alpine School District shall work together to mutually agree upon the location of the School Site and such agreement shall be in writing and shall acknowledge that the Eagle Mountain Redevelopment Agency's obligation is satisfied upon the transfer of the School Site to Alpine School District.

13.1. **Determination of Purchase Price for School Site**. Upon exercising its option to purchase the School Site, the City shall pay to Master Developer the fair market value of the School Site as determined by an appraisal dated within six months of the purchase. The Parties acknowledge that Master Developer may transfer the units displaced by the School Site within the same or to another NPA within the Project as permitted herein. Accordingly, the appraisal to determine the fair market value of the School Site will not account for the displaced units and the appraised value of the School Site shall be established by fixing the underlying land use as "school", "civic", or other similar while also considering other relevant appraisal factors. Notwithstanding, if the RDU's displaced by the School Site result in a loss of value on a unit-for-unit basis (as determined by an appraisal that considers the units planned for the School Site and which is separate from the appraisal to determine the fair market value of the School Site), then City shall pay to Master Developer the difference in the lost value as additional compensation for the School Site. For example, if there are 30 single-family detached RDU's allocated to the School Site that appraise at an average value of $100,000 per RDU, but the same single-family RDU's are displaced by the School Site and are consequently only able to be developed as townhome RDUs with an average appraised value of $90,000 per RDU, then City shall pay to Master Developer, in addition to the appraised land value of the School Site, the difference in the appraisal prices for the 30 RDU's ($300,000) that are displaced by the School Site. Any change in the type of RDU's that are displaced from the sale of the School Site shall not be counted against the maximum number of RDU's by type as set forth in the Table of Use Distribution.

13.2. **Payment of Purchase Price for School Site**. The purchase price for the School Site shall be paid by the City by one or both of the following methods at the option of the City: (a) the City's waiver of any fees (other than impact fees) in an amount of 50% of those fees due and owing to the City in connection with any Development Application or inspection associated with any Development of the Project and until the full purchase price is off-set with such waiver; or (2) the City's payment to Master Developer using general fund or other revenues legally authorized to be paid by the City for the purchase of real property. Beginning on July 1, 2024, the City agrees to pay interest on any unpaid amount of the purchase price for the School site at an interest rate equal to 3.0% annum.

14. **Institutional or Civic Uses**. The use of property in Project for public or private schools, churches, or governmental buildings or uses shall not result in a reduction of the Maximum RDUs.

15. **Fire Station.** The Parties acknowledge that the City may propose, when financially feasible and when a sufficient demand is present, the construction of a fire station on the Property. The City may consider financing the costs associated with the construction of the fire station, pursuant to the issuance of bonds or otherwise. The Parties shall cooperate in determining the sizing and location that is mutually advantageous. At the request of the City, Owners shall survey the fire station property and convey the real property identified in the survey to the City so long as the location is not more than 2 acres. So long as the location is not more than 2 acres, the fire station property shall be conveyed by the Owners to the City without cost to the City.

16. **Cable TV/Fiber Optic Service**. Subject to all applicable federal and state telecommunications laws and regulations, Master Developer may cause to be installed underground within any public rights-of-way within the Project, conduits, cable service, and/or fiber optic lines at no expense to the City. Master Developer may contract with any telecommunications provider of its own choice and allows such contractor to use the Developer installed conduit in the public rights-of-way, subject to such contractor first obtaining necessary approvals and franchise agreements from the City. Developer acknowledges that this provision applies only to Developer-installed conduits in the public rights-of-way and does not prohibit other telecommunications providers from installing conduits, cable service, and/or fiber optic lines within the same public rights-of-way. Additionally, and subject to all applicable federal and state telecommunications laws and regulations, the Parties acknowledge that Developer may cause to be installed any conduits, cable service, and/or fiber optic lines within privately owned areas of the Project and that in connection with such installation, Developer may grant exclusive access and/or easements to one or more telecommunications providers for such privately placed conduits, cable services, and/or fiber optics. Notwithstanding, Data Center uses shall have the express right to contract for independent fiber optic service from multiple providers and grant any related access or easements to such providers, and shall be excluded from such exclusive access and/or easement restrictions set forth in this Section, so long as the property is private and not dedicated to the public. The City may charge and collect all taxes and/or fees with respect to such cable service and fiber optic lines as allowed by contract with Master Developer or its assignees.

17. **On-Site Processing of Natural Materials**. Master Developer may use the natural materials located on the Property such as sand, gravel, and rock, and may process such natural materials into construction materials such as aggregate, topsoil, concrete, or asphalt for use in the construction of infrastructure, homes or other buildings or improvements located in the Project and for sale to and use on other locations outside the Project. If the proposed excavation for the use of the natural materials as contemplated in this section is consistent with the final uses in the area as illustrated on the Community Plan, then it shall be approved by the Administrator irrespective of whether the proposed grading is in conjunction with a Subdivision or just the grading by itself. Master Developer shall obtain a land disturbance permit from the City prior to extracting or processing the natural materials on the Property. The land disturbance permit shall require a plan to mitigate fugitive dust control as required by the State of Utah

and shall establish the maximum grade/depth from which the natural materials may be extracted. Subject to the following sentences, Master Developer agrees not to extract or process materials beyond the final grade for the site from which such natural materials are extracted. Notwithstanding the foregoing, if Master Developer does extract or process beyond the final development grade, Master Developer shall be required to backfill the site and return it to final development grades. The City shall issue a land disturbance permit if the standards of this Section 17 are satisfied. Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

17.1. **Mining In RTI Overlay Zone**. Notwithstanding anything to the contrary herein, Owners, Master Developer, and the City acknowledge that Mining Activities are prohibited under the current applicable Zoning for the property within the RTI Overlay Zone as set forth in Exhibit "L" and, without the written consent of the owner such property, the City staff will not support or initiate any zoning application or change to allow any Mining Activities to be conducted on, under, or within such property. Upon the request of the owner of such property to allow Mining Activities, the City agrees to allow Mining Activities consistent with section 17 hereof.

18. **Provision of Municipal Services.** The City shall provide all City services to the Project that it provides from time-to-time to similarly situated residents and properties within the City including, but not limited to, police, fire, and other emergency services. Such services shall be provided to the Project at the same levels of services, on the same terms and at the same rates as provided to similarly situated residents and properties in the City.

19. **Default.**

19.1. **Notice.** If Master Developer or a Subdeveloper or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice to the other party. If the City believes that the Default has been committed by a Subdeveloper then the City shall also provide a courtesy copy of the Notice to Master Developer.

19.2. **Contents of the Notice of Default**. The Notice of Default shall:

19.2.1. ***Specific Claim.*** Specify the claimed event of Default;

19.2.2. ***Applicable Provisions.*** Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this ARMDA that is claimed to be in Default;

19.2.3. ***Materiality.*** Identify why the Default is claimed to be material; and

19.2.4. ***Optional Cure.*** If the City chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

19.2.5. ***Dispute Resolution.*** Upon the issuance of a Notice of Default the parties shall engage in the Dispute Resolution Processes.

19.3. **Remedies.** If the parties are not able to resolve the Default by the Dispute Resolution Processes, then the parties may have the following remedies:

19.3.1. ***Law and Equity.*** All rights and remedies available in equity including, but not limited to, injunctive relief and/or specific performance.

19.3.2. ***Security.*** The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

19.3.3. ***Future Approvals.*** The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Master Developer, or in the case of a default by a Subdeveloper, development of those Parcels owned by the Subdeveloper until the Default has been cured. No approvals, licenses, building permits, or other permits may be withheld from any Subdeveloper for a Default of Master Developer.

19.4. **Public Meeting.** Before any remedy in Section 19.3 may be imposed by the City, the party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

19.5. **Emergency Defaults.** Anything in this ARMDA notwithstanding, if the City Council finds on the record that a default materially impairs a compelling, countervailing interest of the City and that any delays in imposing such a default would also impair a compelling, countervailing interest of the City then the City may impose the remedies of Section 19.3 without the requirements of Sections 19.4. The City shall give Notice to the Developer and/or any applicable Subdeveloper of any public meeting at which an emergency default is to be considered and the Developer and/or any applicable Subdeveloper shall be allowed to address the City Council at that meeting regarding the claimed emergency Default.

19.6. **Extended Cure Period.** If any Default cannot be reasonably cured within thirty (30) days, then such cure period shall be extended so long as the defaulting party is pursuing a cure with reasonable diligence.

19.7. **Default of Assignee.** A default of any obligations assumed by an assignee shall not be deemed a default of Master Developer.

20. **Dispute Resolution.** Unless otherwise provided in the ARMDA, any Dispute shall be resolved as follows.

20.1. **Meet and Confer regarding Development Application Denials.** The City and Applicant shall meet within fifteen (15) business days of any Dispute to resolve the issues specified in the Dispute.

20.2. **Mediation of Disputes.**

20.2.1. ***Issues Subject to Mediation.*** Disputes that are not subject to arbitration provided in Section 20.3 shall be mediated.

20.2.2. ***Mediation Process.*** If the City and Applicant are unable to resolve a Dispute that is subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator with knowledge of the legal or factual issue of the Dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days,

review the positions of the parties regarding the Dispute and promptly attempt to mediate the Dispute between the parties. If the parties are unable to reach agreement, the mediator shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the parties.

20.3. **Arbitration of Disputes.**

20.3.1. ***Issues Subject to Arbitration.*** Issues regarding a Dispute that are subject to resolution by scientific or technical experts such as traffic impacts, water quality impacts, pollution impacts, etc. are subject to arbitration.

20.3.2. ***Mediation Required Before Arbitration.*** Prior to any arbitration the parties shall first attempt mediation as specified in Section 20.2.

20.3.3. ***Arbitration Process.*** If the City and Applicant are unable to resolve an issue through mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable expert in the professional discipline(s) of the Dispute. If the parties are unable to agree on a single acceptable arbitrator, they shall each, within ten (10) business days, appoint their own individual appropriate expert. These two experts shall, between them, choose the single arbitrator. Applicant shall pay the fees of the chosen arbitrator. The chosen arbitrator shall within fifteen (15) business days, review the positions of the parties regarding the arbitration issue and render a decision. The arbitrator shall ask the prevailing party to draft a proposed order for consideration and objection by the other side. Upon adoption by the arbitrator, and consideration of such objections, the arbitrator's decision shall be final and binding upon both parties. If the arbitrator determines as a part of the decision that the City's or Applicant's position was not only incorrect but was also maintained unreasonably and not in good faith, then the arbitrator may order the City or Applicant to pay the arbitrator's fees.

20.4. **District Court.** If the Dispute is not subject to arbitration then, after exhausting the Meet and Confer and Mediation processes above the Parties may seek relief in the Fourth District Court.

21. **Notices.** All notices required or permitted under this Amended Development Agreement shall, in addition to any other means of transmission, be given in writing by certified mail and regular mail to the following address:

To Master Developer: Oquirrh Wood Ranch, LLC
Attn: Nathan Shipp
14034 South 145 East, Suite 204
Draper, Utah 84020
nate@daiutah.com

With a Copy to:	Bruce R. Baird, Esq. Bruce R. Baird PLLC 2150 South 1300 East, Fifth Floor Salt Lake City, UT 84106 bbaird@difficultdirt.com
To Owner's Representative:	Nathan Shipp 14034 South 145 East, Suite 204 Draper, Utah 84020 nate@daiutah.com
With a Copy to:	Bruce R. Baird, Esq. Bruce R. Baird PLLC 2150 South 1300 East, Fifth Floor Salt Lake City, UT 84106 bbaird@difficultdirt.com
To City:	Eagle Mountain City Attn: City Manager 1650 East Stagecoach Run Eagle Mountain, UT 84005 pjerome@emcity.org
With a Copy to:	Eagle Mountain City Attn: City Attorney 1650 East Stagecoach Run Eagle Mountain, UT 84005 mdraper@emcity.org

21.1. **Effectiveness of Notice.** Except as otherwise provided in this ARMDA, each Notice shall be effective and shall be deemed delivered on the earlier of:

21.1.1. ***Hand Delivery.*** The day it is delivered personally or by courier service.

21.1.2. ***Electronic Delivery.*** Its actual receipt if delivered electronically by email provided that a copy of the email is printed out in physical form and mailed or personally delivered as set forth herein on the same day and the sending party has an electronic receipt of the delivery of the Notice. If the copy is not sent on the same day, then notice shall be deemed effective the date that the mailing or personal delivery occurs.

21.1.3. ***Mailing.*** On the day the Notice is postmarked for mailing, postage prepaid, by First Class or Certified United States Mail and actually deposited in or delivered to the United States Mail. Any party may change its address for Notice under this ARMDA by giving written Notice to the other party in accordance with the provisions of this Section.

22. **Administrative Modifications.**

22.1. **Allowable Administrative Applications:** The following modifications to this ARMDA may be considered and approved by the Administrator.

22.1.1. ***Modification of CPAs 2 and 3***. The modification/relocation of CPAs 2 and 3 as provided in Section 4.13.

22.1.2. ***Infrastructure***. Modification of the location and/or sizing of the infrastructure for the Project that does not materially change the functionality of the infrastructure.

22.1.3. ***Minor Amendment***. Any other modifications deemed to be minor modifications by the Administrator.

22.2. **Application to Administrator.** Applications for Administrative Modifications shall be filed with the Administrator.

22.3. **Administrator's Review of Administrative Modification.** The Administrator shall consider and decide upon the Administrative Modification within a reasonable time not to exceed forty-five (45) days from the date of submission of a complete application for an Administrative Modification. If the Administrator approves the Administrative Modification, the Administrator shall record notice of such approval shall be against the applicable portion of the Property in the official City records.

22.3.1. ***Referral as Amendment.*** The Administrator may determine that any proposed Administrative Modification should be processed as an Amendment pursuant to Section 23.

22.4. **Appeal of Administrator's Denial of Administrative Modification.** If the Administrator denies any proposed Administrative Modification, the Applicant may process the proposed Administrative Modification as a Modification Application.

23. **Amendment.** Except for Administrative Modifications, any future amendments to this ARMDA shall be considered as Modification Applications subject to the following processes.

23.1. **Who May Submit Modification Applications.** Only the City and Master Developer with the consent of the Owners or an assignee that succeeds to all of the rights and obligations of the Owners and Master Developer under this ARMDA (and not including a Subdeveloper) may submit a Modification Application.

23.2. **Modification Application Contents.** Modification Applications shall:

23.2.1. ***Identification of Property.*** Identify the property or properties affected by the Modification Application.

23.2.2. ***Description of Effect.*** Describe the effect of the Modification Application on the affected portions of the Project.

23.2.3. ***Identification of Non-City Agencies.*** Identify any Non-City agencies potentially having jurisdiction over the Modification Application.

23.2.4. ***Map.*** Provide a map of any affected property and all property within three hundred feet (300') showing the present or Intended Uses of all such properties.

23.3. **Fee.** Modification Applications shall be accompanied by a fee in an amount reasonably estimated by the City to cover the costs of processing the Modification Application.

23.4. **City Cooperation in Processing Modification Applications.** The City shall cooperate reasonably in promptly and fairly processing Modification Applications.

23.5. **Planning Commission Review of Modification Applications.**

23.5.1. ***Review.*** All aspects of a Modification Application required by law to be reviewed by the Planning Commission shall be considered by the Planning Commission as soon as reasonably possible in accordance with the City's Vested Laws in light of the nature and/or complexity of the Modification Application.

23.5.2. ***Recommendation.*** The Planning Commission's vote on the Modification Application shall be only a recommendation and shall not have any binding or evidentiary effect on the consideration of the Modification Application by the Council.

23.6. **Council Review of Modification Application.** After the Planning Commission, if required by law, has made or been deemed to have made its recommendation of the Modification Application, the Council shall consider the Modification Application.

23.7. **Council's Objections to Modification Applications.** If the Council objects to the Modification Application, the Council shall provide a written determination advising the Applicant of the reasons for denial, including specifying the reasons the City believes that the Modification Application is not consistent with the intent of this ARMDA and/or the City's Vested Laws (or, only to the extent permissible under this ARMDA, the City's Future Laws).

23.8. **Disputes.** Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

24. **Two-year Reviews**. Every two years after the execution of this ARMDA, the Parties shall meet and confer to consider any issues that may have arisen regarding the ARMDA, the development of the Property, the general economy, and other issues related to the development of the Project. The City shall these reviews at City Hall and schedule a special work session outside of the regular City Council meeting schedule. The first meeting shall take place at a time and place mutually agreeable to the Parties between January 15 and February 15 of 2026 and then every two years thereafter. The Parties shall not be required to make any modifications of this ARMDA as a result of these reviews but may propose amendments for the consideration of the Parties pursuant to Sections 22 and 23.

25. **Estoppel Certificate.** Upon twenty (20) days prior written request by Master Developer or a Subdeveloper, the City will execute an estoppel certificate to any third party certifying that Master Developer or a Subdeveloper, as the case may be, at that time is not in default of the terms of this Agreement.

26. **Attorney's Fees.** In addition to any other relief, the prevailing party in any action, whether at law, in equity or by arbitration, to enforce any provision of this ARMDA shall be entitled to its costs of action including a reasonable attorneys' fee. This shall not apply to mediation in accordance with Section 20.2.

27. **Headings.** The captions used in this ARMDA are for convenience only and a not intended to be substantive provisions or evidence of intent.

28. **No Third-Party Rights/No Joint Venture.** This ARMDA does not create a joint venture relationship, partnership or agency relationship between the City, Owners, and Master Developer. Further, the Parties do not intend this ARMDA to create any third-party beneficiary rights. The Parties acknowledge that this ARMDA refers to a private development and that the City has no interest in, responsibility for or duty to any third parties concerning any improvements to the Property unless the City has accepted the dedication of such improvements at which time all rights and responsibilities, except for warranty bond requirements under City's Vested Laws and as allowed by State law, for the dedicated public improvement shall be the City's.

29. **Assignability.** The rights and responsibilities of Owners and/or Master Developer under this ARMDA may be assigned in whole or in part by Owners and/or Master Developer with the consent of the City as provided herein.

29.1. **Sale of Lots.** Owners and Master Developer's selling or conveying lots in any approved Subdivision or Parcels to builders, users, or Subdevelopers, shall not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Owners and Master Developer.

29.2. **Related Entity.** Owners' transfer of all or any part of the Property to any entity "related" to any Owners (as defined by regulations of the Internal Revenue Service), Owners or Master Developer's entry into a joint venture for the development of the Project or Owners' pledging of part or all of the Project as security for financing shall also not be deemed to be an "assignment" subject to the above-referenced approval by the City unless specifically designated as such an assignment by Owners. Owners and Master Developer shall give the City Notice of any event specified in this sub-section within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party.

29.3. **Notice.** Owners and Master Developer shall give Notice to the City of any proposed assignment and provide such information regarding the proposed assignee that the City may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing the City with all necessary contact information for the proposed assignee.

29.4. **Time for Objection.** Unless the City objects in writing within ten (10) business days of notice, the City shall be deemed to have approved of and consented to the assignment.

29.5. **Partial Assignment.** If any proposed assignment is for less than all of Owners or Master Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this ARMDA to which the assignee succeeds. Upon any such approved partial assignment, Owners and/or Master Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

29.6. **Denial.** The City may only withhold its consent if the City is not reasonably satisfied of the assignee's financial ability to perform the obligations of Owners or Master Developer, as the case may be, proposed to be assigned or there is an existing breach of a development obligation owed to the City by the proposed assignee or related entity that has not either been cured or in the process of being cured in a manner acceptable to the City.

29.7. **Dispute Resolution.** Any dispute regarding his section shall be resolved pursuant to the Dispute Resolution Processes.

29.8. **Assignees Bound by ARMDA.** Any assignee shall consent in writing to be bound by the assigned terms and conditions of this ARMDA as a condition precedent to the effectiveness of the assignment.

30. **Binding Effect.** If Owners sells or conveys Parcels of lands to Subdevelopers or related parties, the lands so sold and conveyed shall bear the same rights, privileges, Intended Uses, configurations, and Density as applicable to such Parcel and be subject to the same limitations and rights of the City when owned by Owners and as set forth in this ARMDA without any required approval, review, or consent by the City except as otherwise provided herein.

31. **No Waiver.** No waiver of any of the terms of this Agreement shall be valid unless in writing and expressly designated as such. Any forbearance or delay on the part of either party in enforcing any of its rights as set forth in this Agreement shall not be construed as a waiver of such right for such occurrence or any other occurrence. Any waiver by either party of any breach of any kind or character whatsoever by the other shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

32. **Further Documentation.** This ARMDA is entered into by the Parties with the recognition and anticipation that subsequent agreements implementing and carrying out the provisions of this ARMDA may be necessary. The Parties shall negotiate in good faith with respect to all such future agreements.

33. **Severability.** If any provision of this ARMDA is held by a court of competent jurisdiction to be invalid for any reason, the Parties consider and intend that this ARMDA shall be deemed amended to the extent necessary to make it consistent with such decision and the balance of this ARMDA shall remain in full force and affect.

34. **Force Majeure.** Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

35. **Time is of the Essence.** Time is of the essence to this ARMDA, and every right or responsibility shall be performed within the times specified.

36. **Appointment of Representatives.** To further the commitment of the parties to cooperate in the implementation of this ARMDA, the City, Owners, and Master Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and Owners and Master Developer. The initial representative for the City shall be the City Manager. The initial representative for Master Developer shall be Nate Shipp. The Owners' Representative shall be Nate Shipp. The Parties may change their designated representatives by Notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this ARMDA and the development of the Project.

37. **Rights of Access.** The City Engineer and other representatives of the City shall have a reasonable right of access to the Property, and all areas of development or construction done pursuant to this ARMDA during development and construction, to inspect or observe the work on the improvements

and to make such inspections and tests as are allowed or required under the City regulations.

38. **Agricultural and Agricultural Related Uses of Property.**

38.1. **Generally**. The Parties acknowledge that the Cedar Valley area has a deep and rich history in farming, ranching, and other agricultural related purposes and industries, and that this ARMDA and the Community Plan contemplates that such agricultural and agricultural related uses may continue in portions of the Property. Agricultural and agricultural related uses which continue under the terms of this ARMDA may not be expanded or enlarged beyond the scope of operations in place as of the date of this ARMDA and shall not be materially changed unless the change is consistent with the Community Plan. Certain agricultural uses may be approved by the City as conditional uses where such approval is allowable under the City's Vested Laws.

38.2. **Agricultural Use Prior to Development.** Anything herein to the contrary notwithstanding, until such time as physical development and construction of the Property begins with respect to a relevant portion of such Property, Owners and/or its successors, assigns, tenants, guests and invitees, shall be permitted to continue any existing agricultural uses, including without limitation, the present soil cultivation, crop production, raising and grazing livestock, and the present preparation of agricultural products for human use and their disposal all as contemplated in a farming and ranching agricultural operation, but only if such operations qualify as nonconforming uses in Utah Code Chapter 10-9a. Fencing shall be permitted on the Property to (among other things) prevent parties from trespassing onto the Property. Nothing in this ARMDA shall be construed to affect or limit any presently permitted hunting, trap, and other sport hunting, on land located outside of the Property, provided that adequate buffer areas (pursuant to applicable law) exist between such hunting areas, if any, and the development within the Property.

39. **Mutual Drafting.** Each party has participated in negotiating and drafting this ARMDA and therefore no provision of this ARMDA shall be construed for or against either party based on which party drafted any particular portion of this ARMDA.

40. **Applicable Law.** This ARMDA is entered into in Utah County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

41. **Venue.** Any action to enforce this ARMDA shall be brought only in the Fourth District Court for the State of Utah, Utah County.

42. **Entire Agreement.** This ARMDA, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

42.1. **Preservation of White Hills Water Company.** An Agreement styled "White Hills Water Company Transition and Acquisition Agreement with Eagle Mountain City" dated January 19, 2010 between White Hills Water Company, Inc. and Eagle Mountain City, along with any amendments, is hereby specifically preserved.

43. **Conflicts.** The City's Vested Laws shall apply to each Development Application except as the City's Vested Laws are modified by this ARMDA (including all exhibits thereto).

44. **Recordation and Running with the Land.** This ARMDA shall be recorded in the chain of title for the Property. This ARMDA shall be deemed to run with the land. The data disk of the City's Vested Laws, Exhibit "D", shall not be recorded in the chain of title. A secure copy of Exhibit "D" shall be filed

with the City Recorder and each Party shall also have an identical copy.

45. **Authority.** The Parties to this ARMDA each warrant that they have all of the necessary authority to execute this ARMDA. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this ARMDA lawfully binding the City pursuant to Ordinance No. _____ adopted by the City Council on July 5th, 2023.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

[signatures on following pages]

CITY

EAGLE MOUNTAIN CITY

_____
TOM WESTMORELAND, Mayor

ATTEST

_____
FIONNUALA B. KOFOED, City Recorder

_____
Office of the City Attorney
Approved as to form and legality

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the _____ day of _____, 2023, personally appeared before me TOM WESTMORELAND, who being by me duly sworn, did say that he is the **MAYOR OF EAGLE MOUNTAIN CITY**, a political subdivision of the State of Utah, and that said instrument was signed in behalf of the City by authority of its City Council and said Mayor acknowledged to me that the City executed the same.

_____
NOTARY PUBLIC

MASTER DEVELOPER

OQUIRRH WOOD RANCH, LLC
A Utah limited liability company

_____
NATHAN SHIPP, Manager

MASTER DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the _____ day of _____, 2023, personally appeared before me NATHAN SHIPP duly sworn, did say that he is the Manager of **OQUIRRH WOOD RANCH, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

OWNERS

OQUIRRH WOOD RANCH, LLC
A Utah limited liability company

NATHAN SHIPP, Manager

WHITE HILLS WATER COMPANY, INC.
A Utah Corporation

NATHAN SHIPP, President

GSFJV, LLC
A Utah limited liability company

NATHAN SHIPP, Manager

PC INDUSTRIAL, LLC
A Utah limited liability company

NATHAN SHIPP, Manager

GRANT SMITH FARMS, LLC
A Utah limited liability company

Signature: _____

Print Name: _____

Title: _____

OWNER ACKNOWLEDGMENTS

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the Manager of **OQUIRRH WOOD RANCH, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the President of **WHITE HILLS WATER COMPANY, INC.**, a Utah corporation and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its governing documents and signed in behalf of said company.

NOTARY PUBLIC

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the Manager of **GSFJV, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me _____, duly sworn, did say that they are the _____ of **GRANT SMITH FARMS, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

STATE OF UTAH)
:ss
COUNTY OF)

On the _____ day of _____, 2023, personally appeared before me NATHAN SHIPP, duly sworn, did say that he is the Manager of **PC INDUSTRIAL, LLC**, a Utah limited liability company and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

TABLE OF EXHIBITS

Exhibit “A”	Legal Description of Property
Exhibit “B”:	Master Plan
Exhibit “C”:	Community Plan
Exhibit “D”:	City’s Vested Laws (on file with City Recorder’s Office)
Exhibit “E”	Culinary Water System Plan
Exhibit “F”	Sanitary Sewer System Plan
Exhibit “G”	Storm Water Plan
Exhibit “H”	Phase 1 Plan
Exhibit “I”	Park Maintenance Agreement
Exhibit “J”	Technical Guidelines
Exhibit “K”	RTI Overlay Zone
Exhibit “L”	Legal Description of Property Within RTI Overlay Zone
Exhibit “M”	Table of Use Distribution

EXHIBIT A

Legal Description of Property

PROJECT AREA PARCEL 1

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 08, SECTION 18, SOUTHWEST QUARTER OF SECTION 17, NORTH HALF OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND THE EAST HALF OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THE POLE CANYON DEVELOPMENT AREA WEST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTIONS 7, 8, 17, & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 00° 25' 27" E, ALONG THE SECTION LINE COMMON TO SAID SECTIONS 7 & 8, A DISTANCE OF142.86 FEET; THENCE EAST, ALONG THE SOUTH LINE OF QUESTAR GAS COMPANY PARCEL 59:040:0014, A DISTANCE OF 35.65 FEET TO A POINT ON THE WEST LINE OF S.R.-73; THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 320.38 FEET, TO THE NORTH LINE OF THE WILSON PARCEL: 59-049-0042; THENCE S 81° 17' 56" W, ALONG SAID NORTH LINE, A DISTANCE OF 217.69 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 08° 42' 04" E, ALONG THE WEST LINE OF SAID WILSON PARCEL, A DISTANCE OF 703.72 FEET TO THE NORTH LINE OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0051;THENCE S 86° 35' 16" W, ALONG SAID NORTH LINE, A DISTANCE OF 93.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID EAGLE MOUNTAIN CITY PARCEL, A DISTANCE OF 109.06 FEET, TO THE NORTHEAST CORNER OF WHITE HILLS SUBDIVISION PLAT 'C'; THENCE S 89° 59' 45" W, ALONG THE NORTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT 'C', A DISTANCE OF65.85 FEET, TO THE EAST LINE OF POLE CANYON NPA-11 SUBDIVISION; THENCE ALONG THE LINES OF SAID SUBDIVISION, THE FOLLOWING FOUR (4) COURSES: (1) N 00° 05' 01" W, A DISTANCE OF110.00 FEET; (2) S 89° 59' 45" W, A DISTANCE OF 938.00 FEET; (3) S 00° 00' 15" E, A DISTANCE OF 870.00 FEET; (4) S 89° 59' 45" W, A DISTANCE OF 276.00 FEET; THENCE S 00° 00' 15" E, ALONG THE WEST LINE OF SAID POLE CANYON NPA-11 SUBDIVISION AND THE WEST LINE OF WHITE HILLS SUBDIVISION, A DISTANCE OF 573.52 FEET; THENCE S 89° 59' 45" W, 143.00 FEET THENCE S 00° 00' 15" E, 90.80 FEET, TO THE NORTHEAST CORNER OF THE EAGLE MOUNTAIN CITY PARCEL: 59:050:0047; THENCE ALONG THE LINES OF SAID EAGLE MOUNTAIN CITY PARCELS 59:050:0047 & 59:050:0049, THE FOLLOWING FOUR (4) COURSES: (1) S 89° 59' 45" W, 173.78 FEET; (2) S 00° 00' 15" E, 213.50 FEET; (3) S 39° 52' 19" E, 124.33; (4) N 50° 07' 40" E, 122.58 FEET, TO THE SOUTHWEST CORNER OF SAID WHITE HILLS SUBDIVISION PLAT "A"; THENCE ALONG THE SOUTH LINE OF SAID WHITE HILLS SUBDIVISION PLAT "A", THE FOLLOWING TWO (2) COURSES: (1) S 89° 30' 22" E, 851.84 FEET; (2) S 31° 29' 33" W, 117.29 FEET; THENCE S 89° 30' 21" E, A DISTANCE OF209.45 FEET, TO THE SOUTHEAST CORNER OF LOT 111, SAID WHITE HILLS PLAT 'A', THENCE N 00° 00' 15" W, ALONG THE EAST LINE OF SAID LOT 111, A DISTANCE OF66.13 FEET, TO A POINT IN THE SOUTH LINE OF WILSON AVENUE, SAID POINT ALSO BEING A POINT IN THE ARC OF A NON-TANGENTIAL CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 742.11 FOOT RADIUS CURVE TO THE LEFT, THROUGH AN ANGLE OF 21° 06' 36", A DISTANCE OF 273.42, THE LONG CHORD OF WHICH BEARS S 79° 00' 02" E, A DISTANCE OF 271.88 FEET TO A POINT OF TANGENCY TO SAID CURVE; THENCE SOUTH 89°34'58" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 756.09 FEET, MORE OR LESS TO THE AFORESAID WEST LINE OF S.R.-73 THENCE S 08° 42' 32" E, ALONG SAID WEST LINE, A DISTANCE OF 730.45 FEET, TO THE NORTH LINE OF LEWISTON ROAD;THENCE ALONG THE LINES OF SAID LEWISTON ROAD THE FOLLOWING FIVE (5) COURSES: (1) N 89° 52' 16" W, 1540.39 FEET; (2) N 57° 57' 02" W, 220.80 FEET; (3) S 31° 19' 38" W, 66.01 FEET; (4) S 57° 57' 02" E, 238.84 FEET; (5) S 89° 52' 16" E, 937.55 FEET, TO THE NORTHWEST CORNER OF WHITE HILLS COUNTRY ESTATES, SAID CORNER BEING MARKED BY A BRASS MONUMENT STAMPED L.S. 2763; THENCE S 00° 29' 12" W, ALONG AFORESAID QUARTER SECTION LINE COMMON TO SECTIONS 17 & 18 AND THE WEST LINE OF SAID WHITE HILLS COUNTRY ESTATES, A DISTANCE OF 1779.74 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 17, 18, 19, & 20; THENCE S 00° 30' 42" W, CONTINUING ALONG SAID WEST LINE OF WHITE HILLS COUNTY ESTATES, A DISTANCE OF 353.88 FEET TO THE NORTHEAST CORNER OF J & J RANCHES SUBDIVISION; THENCE N 89° 27' 13" W, ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 30' 42" W, ALONG THE WEST LINE OF SAID SUBDIVISION, AND THE PROJECTION THEREOF, A DISTANCE OF 977.96 FEET TO THE NORTHEAST CORNER OF THE RANCH AT POLE CANYON, LLC. PARCEL: 59:051:0026, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED L.S.356548; THENCE N 89° 40' 33" W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 733.66 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00° 22' 47" W, ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF THE 2 B INVESTMENTS, LLC. PARCEL: 59:051:0027, A DISTANCE OF 1334.90 FEET, TO A POINT IN THE EAST-WEST CENTER

QUARTER LINE OF SAID SECTION 19; THENCE N 89° 54' 04" W, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2669.96 FEET TO THE CENTER-WEST SIXTEENTH (C-W 1/16TH) CORNER; THENCE N 00° 21' 12" E, ALONG THE NORTH-SOUTH SIXTEENTH LINE, OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 2690.52 FEET, TO THE WEST SIXTEENTH (W-1/16TH) CORNER COMMON TO SECTIONS 18 & 19, MARKED BY A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG."; THENCE N 89° 26' 42" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 18 & 19, A DISTANCE OF 1334.45 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST AND SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N 89° 26' 40" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 13 & 24, A DISTANCE OF 2701.42 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 13 & 24; THENCE N 00° 42' 42" E, ALONG THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 13, A DISTANCE OF 2669.35 FEET TO THE CENTER QUARTER CORNER (NOT MONUMENTED) THENCE N 00° 42' 42" E, CONTINUING ALONG SAID NORTH-SOUTH CENTER QUARTER LINE, A DISTANCE OF 270.32 FEET, TO THE SOUTHWEST CORNER OF THE CROSSROADS OF THE WEST COUNCIL, INC. BOY SCOUTS OF AMERICA PARCEL: 59:074:0010, SAID CORNER BEING MARKED BY A 5/8" REBAR AND CAP STAMPED "MCNEIL ENG."; THENCE ALONG THE LINES OF SAID BOY SCOUTS OF AMERICA PARCEL, THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 05' 10" E, 1006.30 FEET; (2) N 00° 32' 44" E, 562.04 FEET; (3) S 89° 05' 10" E, 536.21 FEET; (4) N 00° 32' 44" E, 751.66 FEET; (5) N 74° 56' 42" E, 554.96 FEET; (6) N 51° 25' 49" E, 791.11 FEET; (7) N 00° 32' 45" E, 442.07 FEET, TO THE SECTION CORNER COMMON TO SECTION 12 & 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST AND SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S 89° 26' 21" E, ALONG THE QUARTER SECTION LINE, OF SAID SECTIONS 7 & 18, A DISTANCE OF 2665.94 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 7 & 18; THENCE S 89° 33' 10" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2670.85 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM EAGLE MOUNTAIN CITY PARCEL: 59:050:0027, RECORDED AS ENTRY NO.: 12104:2019: BEGINNING AT A POINT, SAID POINT BEING SOUTH 888.05 FEET FROM THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE SOUTH 150.00 FEET; THENCE NORTH 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINS: .52 ACRES

DEVELOPMENT AREA 1 AREA CONTAINS: 44,768,054 SQ. FT., OR 1,027.73 AC

PROJECT AREA PARCEL 2

A PARCEL OF LAND SITUATE WITHIN SECTION 17, AND THE WEST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TYSON SUBDIVISION TYSON SUBDIVISION, PER MAP NO.: 16725, SAID POINT BEING SOUTH 0°24'02" WEST, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 &17, A DISTANCE OF 2668.91 FEET, FROM THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, & 17, SAID TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S 89° 23' 59" E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1843.01 FEET, TO THE WEST LINE OF TYSON PARKWAY, AS DEDICATED PER SAID TYSON SUBDIVISION; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) S 00° 24' 02" W, A DISTANCE OF 2158.28 FEET TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 32' 01", HAVING A RADIUS OF 623.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 40' 03" W, A DISTANCE OF 328.09 FEET; (3) THENCE, S 30° 56' 03" W, A DISTANCE OF 389.58 FEET, TO THE NORTHERLY LINE OF POLE CANYON BOULEVARD, PER SAID TYSON SUBDIVISION; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N 59° 03' 57" W, A DISTANCE OF 1163.32 FEET, TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 28' 59", HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 18' 27" W, A DISTANCE OF 566.26 FEET; (3) N 89° 32' 57" W, A DISTANCE OF 2253.72 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 18' 01", HAVING A RADIUS OF 923.00 FEET, AND WHOSE LONG CHORD BEARS N 73° 53' 56" W, A DISTANCE OF 497.98 FEET; (5) N 58° 14' 55" W, A DISTANCE OF 519.69 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT, THROUGH AN ANGLE OF 31° 37' 21", HAVING A RADIUS OF 1077.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 03' 36" W, A DISTANCE OF 586.90 FEET; (7) N 89° 52' 16" W, A DISTANCE OF 821.01 FEET, TO A POINT ON THE EAST LINE OF S.R.-73; THENCE N 08° 42' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 772.6701 FEET, TO THE EAST-WEST CENTER QUARTER LINE OF SAID SECTION 17; THENCE S 89° 52' 19" E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2023.44 FEET, TO THE CENTER QUARTER CONER OF SAID SECTION 17; THENCE S 89° 52' 19" E, ALONG SAID EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 2651.86 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 16 & 17; THENCE N 0°24'02" E, ALONG THE SECTION LINE, ADISTANCE OF 730.80 FEET, TO THE POINT OF BEGINNING.

Less and Excepting the Following:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°23'03" WEST, ALONG THE SECTION LINE, A DISTANCE OF 683.34 FEET, TO THE NORTH LINE OF A PROPOSED ROAD AND SOUTH 89°23'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1486.61 FEET, FROM THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE QUARTER CORNER COMMON TO SECTION 16 & 17, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°25'24" EAST, PARALLEL WITH THE WEST LINE OF TYSON PARKWAY, A DISTANCE OF 222.33 FEET; THENCE SOUTH 89°36'57" EAST, PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 355.93 FEET, TO SAID WEST LINE OF TYSON PARKWAY; THENCE SOUTH 0°25'24" WEST, ALONG SAID WEST LINE, A DISTANCE OF 173.58 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 FOOT-RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 90°11'21", A DISTANCE OF 78.70 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 45°31'04" WEST, A DISTANCE OF 70.83 FEET, TO THE NORTH LINE OF A PROPOSED ROAD; THENCE NORTH 89°23'16" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 305.77 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 958,040 SQ. FT., OR 219.93 ACRES

PROJECT AREA PARCEL 3

A PARCEL OF LAND SITUATE WITHIN SECTION 16, THE SOUTH HALF OF SECTION 17, SECTION 20, AND 21, ALL IN TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH SAID PARCEL BEING WITHIN THE POLE CANYON DEVELOPMENT AREA, EAST OF S.R.-73 AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE SECTION CORNER COMMON TO SECTION 15, 16, 21, & 22, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE, N 89° 40' 33" W, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 16 & 21, A DISTANCE OF 1383.10 FEET, TO THE EAST SIXTEENTH (E-16TH) CORNER COMMON TO SAID SECTION 16 & 21; THENCE, S 00° 10' 02" E, ALONG THE NORTH-SOUTH 1/16TH LINE, A DISTANCE OF 2656.16 FEET TO CENTER EAST SIXTEENTH (C-E 1/16TH) CORNER, OF SAID SECTION 21; THENCE N 89° 41' 39" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1360.81 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 21 (NOT MONUMENTED); THENCE S 00° 38' 52" E, FOR A DISTANCE OF 1243.31 FEET; THENCE S 87° 13' 16" E, A DISTANCE OF 1001.36 FEET; THENCE S 51° 21' 16" E, A DISTANCE OF 28.00 FEET; THENCE S 38° 38' 44" W, A DISTANCE OF 123.17 FEET; THENCE N 51° 21' 16" W, A DISTANCE OF 28.00 FEET; THENCE N 87° 13' 16" W, A DISTANCE OF 923.20 FEET, TO THE AFORESAID NORTH-SOUTH CENTER QUARTER LINE; THENCE S 00° 38' 52" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 643.56 FEET THENCE N 88° 31' 36" W, A DISTANCE OF 2665.79 FEET TO A POINT ON THE QUARTER SECTION LINE COMMON TO SAID SECTION 20 & 21;THENCE N 88° 47' 00" W, A DISTANCE OF 2853.31 FEET, TO A POINT IN THE NORTH-SOUTH CENTER QUARTER LINE OF SAID SECTION 20; THENCE N 02° 55' 59" E, A DISTANCE OF 1903.58 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20 (NOT MONUMENTED); THENCE N 89° 23' 27" W, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 1031.41 FEET, TO THE EAST LINE OF S.R.-73; THENCE N 08° 51' 32" W, ALONG SAID EAST LINE, A DISTANCE OF 4464.37 FEET, TO THE SOUTHERLY LINE OF POLE CANYON BOULEVARD AS DEDICATED BY THE TYSON SUBDIVISION; THENCE ALOGN SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S 89° 52' 16" E, 797.11FEET, TO THE BEGINNING OF A CURVE (2) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 31° 37' 21", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 03' 36" E, A DISTANCE OF 504.07 FEET; (3) S 58° 14' 55" E, 519.69 FEET, TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 31° 18' 01", HAVING A RADIUS OF 1075.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 53' 56" E, A DISTANCE OF 579.99 FEET; (5) S 89° 32' 56" E, F 2253.72 FEET, TO THE BEGINNING OF A CURVE; (6) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 28' 59", HAVING A RADIUS OF 925.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 18' 27" E, A DISTANCE OF 486.35 FEET; (7) S 59° 03' 57" E, 1240.32 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF TYSON PARKWAY, PER SAID TYSON SUBDIVISION PLAT; THENCE ALONG THE SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) N 30° 56' 03" E, 541.58 FEET TO THE BEGINNING OF A CURVE; (2) ALONG THE ARC OF SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 32' 01", HAVING A RADIUS OF 700.00 FEET, AND WHOSE LONG CHORD BEARS N 15° 40' 03" E FOR A DISTANCE OF 368.64 FEET (3) N 00° 24' 02" E, 3998.96 FEET TO THE BEGINNING OF A CURVE; (4) ALONG THE ARC OF SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 90° 11' 58", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 45° 30' 01" E FOR A DISTANCE OF 70.83 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF 4000 NORTH STREET; THENCE N 89° 23' 59" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1970.18 FEET, TO THE NORTHWEST CORNER OF SAID TYSON SUBDIVISION AND THE QUARTER SECTION LINE COMMON TO SECTIONS 16 & 17; THENCE N 00° 24' 02" E, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 47.00 FEET, TO THE SECTION CORNER COMMON TO SECTIONS 8, 9, 16, &17; THENCE S 89° 23' 59" E, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS 9 & 16, A DISTANCE OF 2667.03 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTION 9 & 16; THENCE S 89° 24' 26" E, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2000.46 FEET, TO THE WEST LINE OF THE ROBYN WALDEN PARCEL 59:048:0005; THENCE SOUTH 0°38'09" WEST, ALONG SAID WEST LINE, A DISTANCE OF 668.50 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°23'25" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 669.91 FEET, TO THE QUARTER SECTION LINE COMMON TO SECTION 15 & 16; THENCE SOUTH 0°22'17" WEST, ALONG SAID QUARTER SECTION LINE, A DISTANCE OF 2006.12 FEET, TO THE QUARTER CORNER COMMON TO SAID SECTIONS 15 & 16; THENCE S 00° 22' 24" W, CONTINUING ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTIONS, A DISTANCE OF 2668.46 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 57,507,974SQ. FT., OR 1,320.201 AC.

BSA PROPERTY

(To be included pursuant to Section 4.11.1 of the ARMDA)

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SALT LAKE BASE & MERIDIAN. LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 0°33'52" WEST, ALONG THE SECTION LINE COMMON TO SAID SECTION 13 & SECTION 18, OF TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, A DISTANCE OF 442.07 FEET; THENCE DEPARTING SAID SECTION LINE BEARING SOUTH 51°26'57" WEST, A DISTANCE OF 791.11 FEET; THENCE SOUTH 74°57'50" WEST, A DISTANCE OF 554.96 FEET, TO A POINT 1148.32 FEET WEST OF AFORESAID SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH SAID SECTION LINE, A DISTANCE OF 751.66 FEET; THENCE NORTH 89°04'02" WEST, PARALLEL WITH THE EAST-WEST CENTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 536.21 FEET, TO A POINT 835.80 FEET NORTH OF SAID EAST-WEST CENTER SECTION LINE; THENCE SOUTH 0°33'52" WEST, PARALLEL WITH EAST LINE OF SAID SECTION 13, A DISTANCE OF 562.04 FEET, TO A POINT 273.77 FEET FROM THE AFORESAID WEAST-WEST CENTER SECTION LINE; THENCE NORTH 89°04'02" WEST, PARALLEL WITH SAID EAST-WEST CENTER SECTION LINE, A DISTANCE OF 1006.53 FEET, TO THE NORTH-SOUTH CENTER SECTION LINE, A DISTANCE OF 2392.08 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE SOUTH 89°28'51" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2683.98 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 100.00 ACRES

EXHIBIT B

Master Plan

[see following page]

EXHIBIT C

Community Plan

[see following pages]

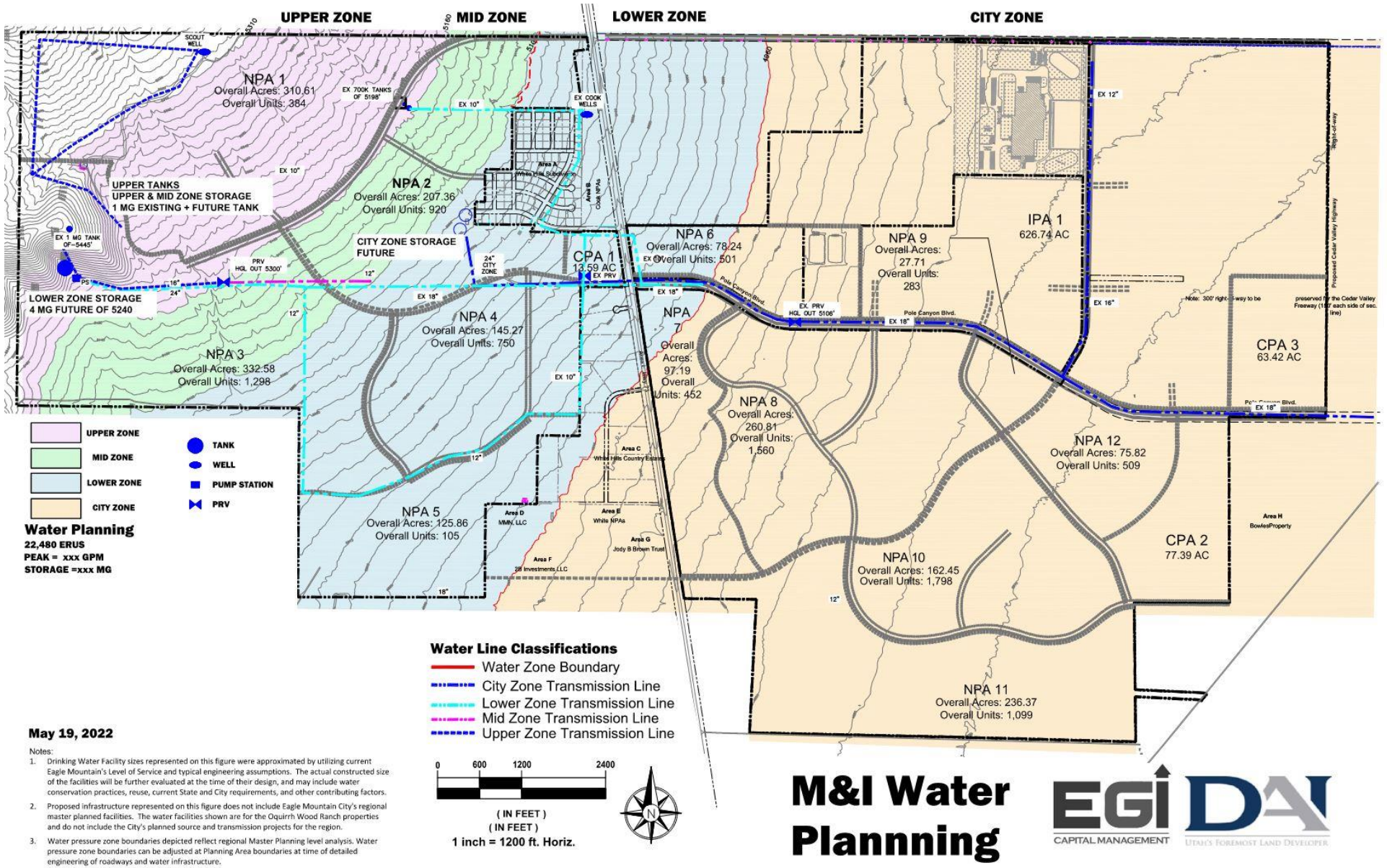
EXHIBIT D

City's Vested Laws

[on file with City Recorder's Office]

EXHIBIT E

Culinary Water System Plan



May 19, 2022

Notes:

1. Drinking Water Facility sizes represented on this figure were approximated by utilizing current Eagle Mountain's Level of Service and typical engineering assumptions. The actual constructed size of the facilities will be further evaluated at the time of their design, and may include water conservation practices, reuse, current State and City requirements, and other contributing factors.
2. Proposed infrastructure represented on this figure does not include Eagle Mountain City's regional master planned facilities. The water facilities shown are for the Oquirrh Wood Ranch properties and do not include the City's planned source and transmission projects for the region.
3. Water pressure zone boundaries depicted reflect regional Master Planning level analysis. Water pressure zone boundaries can be adjusted at Planning Area boundaries at time of detailed engineering of roadways and water infrastructure.

WEST SIDE SERVICE AREA - DRINKING WATER FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide drinking water to the West Side Service Area (WSSA). This planning covers the property within the Pole Canyon Community Plan being property controlled by Oquirrh Wood Ranch (OWR). It is intended that this document be the basis for planning infrastructure and identifying probable water demands for the WSSA. The information included will be a guide for development of the water system facilities in serving both current and future needs. The document will focus primarily on System Level Infrastructure.

The specific objectives of the document include:

- Identify Level of Service parameters for the drinking water system
- Quantify existing demands on the drinking water system
- Identify existing infrastructure with allocated capacity
- Estimate future growth demands
- Identify System Level Improvements & pressure zone boundaries

Existing Water System

During the late 1970's and early 1980's the existing water system was constructed. The system was owned and operated by the White Hills Water Company (WHWC). Currently 121 residential connections are provided water services for both indoor and outdoor demands. In 2008 OWR Principals took over the ownership and operation of the WHWC. In 2010, OWR and Eagle Mountain City entered an agreement that, after certain conditions were met, the existing water system would be phased into the City, wherein the City would own and operate the facilities. Any excess capacities within the source, storage, and distribution systems conveyed to the City would be reserved for OWR for future development. OWR made improvements to the water system as well as constructed new water pipelines. The following are existing facilities that have been or are planned to be provided to the City:

Source – The current water supply is from groundwater sources through two wells (Cook Well #1 & #2). Cook Well #1 was the original source of water for the WHWC. In 2017 OWR as Owner/Operator the WHWC replaced the well pump in the Cook Well #1 and per Division of Drinking Water requirements drilled a second well, Cook Well #2 to provide a redundant water source for the system. Both wells are within the same site. Each well have been rated at a capacity of 1,200 gpm each with their current installed pumps while pumping to the existing White Hills lower tanks site. At present, the two wells combined authorized capacity is rated as 1,200 gpm due to the need of a redundant water source. At such time additional water source is developed to feed into the west service area then the present combined capacity can be increased to 2,400 gpm. From well logs and a hydrogeologic evaluation the potential capacity of each well is approximately 2,200 gpm. Again, at such time additional water source is developed to feed into the west service area then the potential combined capacity can be increase to 4,400 gpm The following table provides source capacity and includes existing residents Peak Day Demands being served by the Cook Wells #1 and #2:

Table: Existing Source Summary

Name	Capacity (gpm)	Existing System Use (gpm)	OWR Available Capacity (gpm)	Proposed Increased Capacity (gpm)
Original Cook Well #1	1,200	100	1,100	2,200
New Cook Well #2	1,200	0	1,200	2,200

Transmission/Distribution – Pipe diameters are reported to range from 6-18 inches in diameter. Improvements have been made to pipelines in accordance with condition of acceptance of the pipelines by the City. Namely replacement of a 10" water line in Wilson Ave. with 10" C900 PVC, a casing crossing of Hwy 73 with 10-inch C900 PVC, and a 10-inch PVC C900 line has been installed along the east side of Hwy 73. A PVC C900 line has also been installed to the White Hills Country Estates Subdivision. From SR-73 to the Tyson Foods site an 18-inch PVC C900 line was installed during November & December of 2019. The transmission line capacity will also be utilized by OWR for future developments. An 18-inch PVC C900 transmission line was constructed to the west of SR-73 as a transmission line to a future tank. This line still needs to be tested and commissioned. The capacity in the following table was estimated using a velocity of five feet per second for peak flows.

Table: Transmission Summary

Name	Capacity (gpm)	Existing System Use (gpm)	OWR Available Capacity (gpm)	Pipe Length (ft)
Pole Canyon Blvd 18 - Inch C900 WL to Tyson Pkwy	3,621	750 (20.7%) Tyson Demands	2,871 (79.3%)	6700’
Tyson Pkwy 16-Inch C900	2,884	750 (26.0%) Tyson Demands	2,134 (74.0%)	3250’
Tyson Pkwy 12-Inch C900	1,661	28 (1.7%) Tyson 1.5” Connection	1,633 (98.3%)	1600’
West Transmission Line 18-inch C900	3,621	0	3,621 (100%)	4585’

Storage – There are currently three storage tanks within the system. However only the two lower tanks are active and online and under ownership and operation of the City. The upper tank will be placed into the system once a transmission line is activated to the tank. All tanks were constructed of steel. All three tanks have been refurbished with new coatings and other repairs to bring them into compliance. The storage tanks are summarized in the following table and includes existing residents and Tyson Foods Peak Day Demands:

Table: Existing Storage Tank Summary

Name	Capacity (gal)	Existing System Use (gal)	OWR Available Capacity (Gal)	Overflow Elevation (ft)
Lower Tank #1	220,000	220,000	0	5198’
Lower Tank #2	550,000	548,000	2,000	5198’
Upper Tank	1,000,000	0	1,000,000	5445’

The water storage tank capacity will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third party sub developers of OWR property connect to the system.

Pressure Zones – There are currently three pressure zones in the system. The main zone that provides pressure to White Hills Subdivision. The City zone that through a PRV provides pressure to Tyson Foods. A smaller zone provides decreased pressures to the White Hills Country Estates through a PRV.

Future System

Level of Service Requirements - The Eagle Mountain drinking water system provides indoor water, outdoor irrigation and fire protection. The following are proposed level of service parameters for the WSSA demands, and pressure requirements. These parameters include some as currently found in the City’s proposed 2021 Impact Fee Facility Plan (IFFP ’21), or as proposed by OWR:

- 20 psi residual pressure during Peak Day + Fire Flow Events (IFFP ’21)
- 30 psi during peak instantaneous demands (IFFP ’21)
- 40 psi during peak day demands (IFFP ’21)
- 0.30 Ac-ft/yr for single family indoor (HAL Memo dated July 26, 2022).
- 0.24 Ac-ft/yr for multi family or active adult (HAL Memo dated July 26, 2022).
- 3.20 Ac-ft/yr for outdoor turf grass landscaping (HAL Memo dated July 26, 2022).
- 1.43 Ac-ft/yr for outdoor water-wise/xeriscape (HAL Memo dated July 26, 2022).
- 375 gpd/ERC for peak indoor day demand single family – (Minimum Sizing Standard, Division of Drinking Water for Saratoga Springs letter dated March 31, 2020)
- 300 gpd/multi family or active adult residence peak indoor day demand (20% reduction to SF)

- 5.0 gpm/irrigated acre for peak outdoor day demand as turf (increased from City's 3.96 gpm/irrigated acre demand by 25%)
- 2.23 gpm/irrigated acre for peak outdoor day demand as xeriscaping/water wise landscape (44.69% of turf demand per HAL Memo dated July 26, 2022).
- 268 gpd per single family indoor storage (average day demand per HAL Memo dated July 26, 2022).
- 214 gpd per multi family or active adult indoor storage (reduction of single family by 20%)
- 2848 gpd per irrigated acre for outdoor storage (City 2021 LOS per IFFP).
- Commercial and Industrial demands, water rights, and storage will be determined on a case by case basis and established on fixture counts or use data.
- Minimum residential fire flow is anticipated as 1500 gpm for 2 hours for new construction (Actual will depend on Fire Marshall requirements for Industrial and Commercial).
- Minimum fire flow for industrial/commercial is anticipated as 3000 gpm for 3 hours (Tyson Foods – Ph 1)

Outdoor landscaping for each area will be determined by the Developer utilizing some waterwise/xeriscaping. Water demands, storage, and source will be computed utilizing the above referenced level of service.

Planned ERUs – The Development Agreement update provides for 9659 residential ERU's.

Planned Pressure Zones – The attached figure provides for the proposed location of the planned pressure zones. The Upper and Mid Zones storage will be through the Upper Tank HGL. The Lower Zone storage will be through a planned 4MG tank with augmented flows from the Upper Tank during emergencies through a PRV. The existing Lower Tanks HGL do not fit into the proposed pressure zones and may need to be utilized separately. The Industrial/City Zone is planned to provide storage through PRVs from the new 4 MG Lower Tanks HGL until lower tanks for this pressure zone are constructed. However, during an emergency the zone is also connected to the City's Main Zone through a PRV for fire flows. It was anticipated that zone boundaries provide the minimum City pressure standards with a maximum pressure of 120 psi.

Future Facilities

Source/Pumping – Water source pump stations will be provided for each zone. The stations will be sized for each zone utilizing planned ERUs and the peak day demand. It is anticipated that pump stations (well or booster) will convey water to the Upper, Mid and Lower Zones.

For water supplied to the Pole Canyon Community Plan area by Central Utah Water Conservancy District (Central Water Project) the end user shall pay for the "source" component of the CUP water at the City's then current fees and rate.

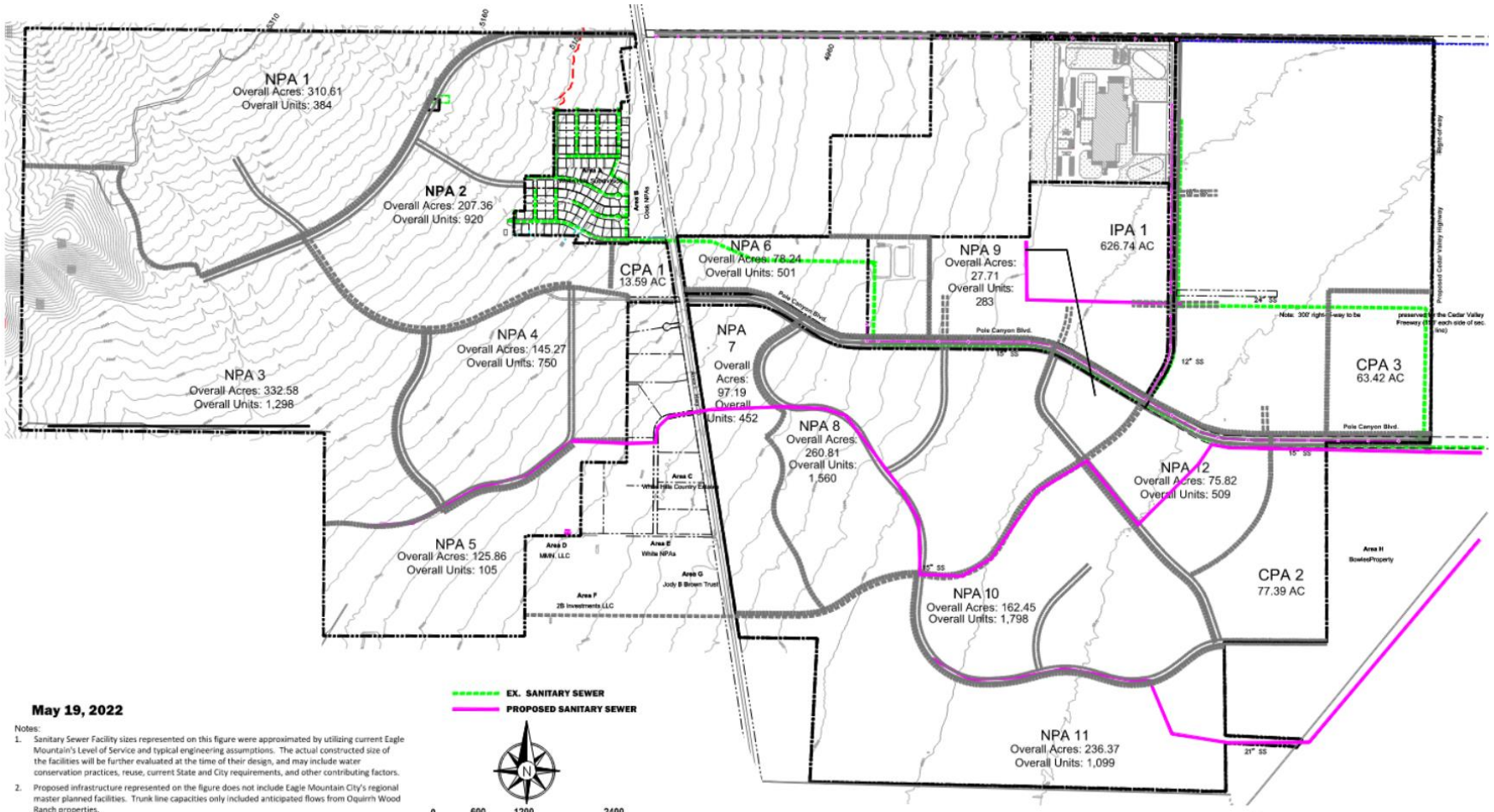
Storage – The following are anticipated storage locations for each zone:

- Upper/Mid Storage – 1.0 MG Existing Tank plus Future Tank (Suggest moving Existing WH 500k Tank)
- Lower Storage – 4 MG Total, 2 MG needed by OWR and 2 MG by City
- City/Industrial Storage – Placed near open space northeast of White Hills Subdivision

Transmission – Transmission lines are planned to follow roads. The figure provides the anticipated transmission backbone for OWR. Major transmission lines will be required from the Upper and Lower Tanks to the distribution system. It is also anticipated that a major transmission line will follow the southern boundary of OWR.

EXHIBIT F

Sanitary Sewer System Plan



May 19, 2022

Notes:

1. Sanitary Sewer Facility sizes represented on this figure were approximated by utilizing current Eagle Mountain's Level of Service and typical engineering assumptions. The actual constructed size of the facilities will be further evaluated at the time of their design, and may include water conservation practices, reuse, current State and City requirements, and other contributing factors.
2. Proposed infrastructure represented on the figure does not include Eagle Mountain City's regional master planned facilities. Trunk line capacities only included anticipated flows from Oquirrh Wood Ranch properties.

EX. SANITARY SEWER

PROPOSED SANITARY SEWER

N

0 600 1200 2400

(IN FEET)

(IN FEET)

1 inch = 1200 ft. Horiz.

M&I Sanitary Sewer Plannning

EGI CAPITAL MANAGEMENT

DAI UTAH'S FOREMOST LAND DEVELOPER

WEST SIDE SERVICE AREA – SANITARY SEWER FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide sanitary sewer (SS) service to the West Side Service Area (WSSA). This planning covers the property holdings of Oquirrh Wood Ranch (OWR) as of March 2022. It is intended that this document be the basis for planning infrastructure and identifying probable sewer demands for the WSSA. The information included will be a guide for development of the sanitary sewer system facilities in serving both current and future needs. The document will focus primarily on System Infrastructure.

The specific objectives of the document include:

- Quantify existing sanitary sewer flows
- Identify existing infrastructure with allocated capacity
- Determine future growth and sewer loading
- Identify general system improvements

Original Sanitary Sewer System

During the late 1970's and early 1980's the existing sanitary sewer system was constructed. The system was owned and operated by the White Hills Special Service District (WHSSD). Currently 110 residents are provided sanitary sewer services. In 2010 the WHSSD and Eagle Mountain City entered into an agreement to convey the sewer collection system and treatment lagoons to the City once certain improvements were completed including rehabilitation of the lagoons. Upon further evaluation it was determined the preferred approach would be to abandon the lagoons and convey the sewer flows to the City's wastewater treatment facility. To date all of the needed improvements have been completed to the satisfaction of the City and the City now owns and operates the existing sewer infrastructure. The following are existing facilities that have been provided to the City:

Sewer Lines – Pipe diameters are reported to range from 8-12 inches in diameter. Improvements have been made to pipelines to get them in a satisfactory condition fir the City. Pipes within the subdivision are 8-inch in diameter except for the main 12-inch trunk line in Wilson Ave that terminates at the Lagoons.

Lagoons – The lagoon system has been deemed by the Utah Division of Environmental Quality (DEQ) to be non-conforming. The lagoon system has been bypassed when the Pole Canyon Lift Station and Force Main were operational (May 2021). The Lagoon will be decommissioned per previous agreements between the City and WHSSD.

DEQ Funded Infrastructure

Due to the non-conformance of the existing sewage lagoon the City acquired funding both in grant and a low interest loan to convey sewage to the City's treatment facility. The original project anticipated a 12-inch gravity line from the terminus of the original WHSSD piping, at the lagoon, to the OWR east property boundary. This project is known as the Pole Canyon gravity line. The overall DEQ project also anticipated the construction of a small lift station at the east boundary of OWR and 6-inch force main to the City's trunk line in Pony Express Road. OWR provided additional funds to upsize the gravity line to a 15-inch. The gravity line is active to the new lift station location.

During the summer of 2019, OWR contracted with Tyson Foods to develop a parcel of land. Due to the sanitary sewer project flows it was necessary to halt construction of the lift station and force main. It was agreed upon by the City and OWR that a larger lift station and force main would be constructed. DEQ agreed that remaining funds could be utilized for the planned larger facilities. However, the additional upgrade costs will be borne by OWR.

Tyson Foods Sanitary Sewer Infrastructure

The following are infrastructure recently constructed to provide Tyson Foods and other development adequate sanitary sewer capacity. The sewer system capacity will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third party sub developers of OWR property connect to the system It is intended that OWR receive credit for capacity within the facilities that have been built and funded by the Developer above that required for the existing 121 lots within the White Hills Subdivision.

Sewage Lift Station – The initially planned small lift station was deemed inadequate for the Tyson Foods flows. It was therefore agreed that a larger lift station would be constructed at the same location as the smaller station. The lift station has an initial capacity of 1,000 gpm with the opportunity to expand to 2,000 gpm. The lift station has been deemed as temporary until there is sufficient funding for a gravity line from the station to the City's treatment plant. Included in the lift station are the pumps, piping, valving, enclosure, generator, permanent power, emergency pond and fencing all per the City's standard design.

Sewer Lines –

- Tyson Parkway 18 & 12-inch PVC trunk lines. These lines have been constructed within Tyson Parkway and convey sewage from Tyson Foods to the south within piping beneath Tyson Parkway. A 12-inch line has also been installed in Tyson Parkway that would convey lesser flows to Pole Canyon Blvd.
- Tyson Parkway Extension 24-inch PVC trunk line. This line conveys Tyson Food flows and other future development along an easterly proposed road alignment to near the OWR eastern boundary and then south to the end of the existing 15-inch Pole Canyon gravity line. This line was constructed at the end of 2020 and is actively conveying sewage flows from Tyson Foods to the lift station.
- Pole Canyon 12-inch HDPE forcemain. The forcemain is in lieu of the smaller 6-inch line provided in the DEQ funding package. The larger 12-inch line provides for 2,000 gpm capacity. The forcemain conveys sewage from the Pole Canyon Lift Station to the Pony Express City gravity line. The force main was completed in November 2020.

Wastewater Treatment – Treatment for the generated wastewater within the OWR property will be treated through the City's facilities. Treatment facilities are in the process of being upsized to adequately treat Tyson Foods effluent along with other city-wide development.

Future System

Level of Service Requirements - The Eagle Mountain sanitary sewer system provides the conveyance and treatment of wastewater generated within the City's boundary. The following are level of service demands, and requirements:

- 220 gpd per single family residence (Eagle Mountain Proposed 2022 Impact Fee Analysis)
- 176 gpd per mutli family or active adult residence (20% reduction of SF)
- Commercial and Industrial flowrates will be determined on a case-by-case basis.

To comply with DEQ requirements it is assumed that any piping 12-inch and less will require a 4.0 peaking factor with design of the piping to not be more that 50% full. For piping larger than 12-inch a peaking factor of 2.5 will be provided with piping not to exceed 75% full.

Planned ERUs – The 2022 Development Agreement provides for 9659 residential ERU's. The Commercial and Industrial area is planned for approximately 910 acres. The total flowrate for the development was estimated to be the capacity of a 36-inch pipe at a slope of 0.072% or 9,523 gpm.

Tyson Flows – Tyson Foods has provided a Phase 1 peak flowrate of 700 gpm. Their agreement, should additional processes be added, is a peak flowrate of 1,300 gpm.

White Hills – In the City's 2020 Sanitary Sewer Impact Fee Facility Plan the White Hills subdivision flowrate was estimated at 52 gpm.

Future Facilities

Development Trunk Lines – Trunk lines are planned to follow roads. The figure provides the anticipated backbone for OWR sewer conveyance system. A Major southern trunk line is planned to convey flow from future development west of SR-73 to the east and terminate at Pole Canyon. It is anticipated that the major trunk lines will have diameters of 15-24 inches.

Minor collection lines will be provided throughout the development in sizes ranging from 8-12 inches. Capacity will be determined during design with actual slopes. Due to the flat slopes on the east end of the OWR property it is anticipated that trunk lines will be constructed with flow through manholes poured in place around the pipe.

Offsite Trunk Line – A single offsite trunk line has been planned from the eastern boundary of OWR to the treatment plant. Conceptual planning has provided the need for a 36-inch pipe due to slope and anticipated flowrates. Planning calculations have shown that OWR will require all of the capacity of the trunk line. The 36-inch pipe is planned to connect into a 42-inch pipe at Tiffany Lane. The 42-inch pipe was constructed during 2020 and was funded by the Eagle Mountain Founders group.

Future Development Credit for Sewer Infrastructure - The sewer system capacity will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third party sub developers of OWR property connect to the system It is intended that OWR receive credit for capacity within the facilities that have been built and funded by the Developer above that required for the existing 121 lots within the White Hills Subdivision.

The following Table provides total capacity and remaining capacity for sanitary sewer facilities as constructed or funded by OWR:

Table: Capacity Summary

Name	Capacity (gpm)	Existing System Use (gpm) @ LOS of 220 gpd	OWR Remaining Capacity (gpm)	Remaining ERUs @ LOS of 220 gpd
Pole Canyon Blvd 15 -Inch SS to Lift Station	1,375 ID=14.3” S=0.25% n=0.011	46 (3.3%) White Hills	1,329 (96.7%)	3,480
Tyson Pkwy 18-inch SS to 24-inch SS	1,513 ID=17.6” S=0.10% n=0.011	700 (46.2%) Tyson Flows	813 (53.8%)	2,130
Tyson Pkwy 12-inch SS to Pole Canyon	404 ID=11.8” S=0.20% n=0.011	0 (0%)	404 (100%)	1,058
Tyson Pkwy 24-inch SS Extension to Lift Station	5,530 ID=23.3” S=0.20% n=0.009	700 (12.7%) Tyson Flows	4,830 (87.3%)	12,645
Pole Canyon 12-inch HDPE Forcemain	2,000	746 (37.3%) Tyson + White Hills Flows	1,254 (62.7%)	3,283
Pole Canyon Lift Station, Ultimate 2,000 gpm	2,000	746 (37.3%) Tyson + White Hills Flows	1,254 (62.7%)	3,283

Treatment – The City will treat future wastewater flows generated within the OWR holdings. The City has identified in Master Planning ongoing improvements at the Waste Water Treatment Plant to adequately process future growth flows.

EXHIBIT G
Storm Water Plan

WEST SIDE SERVICE AREA – STORM DRAIN FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide storm drainage service to the West Side Service Area (WSSA). This document covers the property holdings of Oquirrh Wood Ranch (OWR) and is intended to be the basis for planning infrastructure for the WSSA. The information included will be a guide for development of the drainage facilities in serving both current and future needs. The document will focus primarily on essential system Infrastructure.

The specific objectives of the document include:

- Identify design standards and overall strategies for generated storm water runoff control including Low Impact Development (LID)
- Provide direction for the planning of future facilities throughout OWR

Original White Hills Storm Drain System

When the original White Hills subdivision was constructed the conveyance for storm water runoff was adjacent waterways as typical rural development. Roadway generated runoff followed the curb and gutter and discharges into drainage ditches adjacent to SR-73. It appears that there has been past flooding within the cul de sacs low points. To mitigate flooding a curb inlet box has been installed to control runoff from passing through developed residences. It also appears that a large cutoff ditch was constructed to the north of the development to direct Pole Canyon and other hillside runoff away from the subdivision. There appears to be no other drainage systems except for culverts crossing UDOTS SR-73 highway. Historic drainage channels have been removed during the decades of farming and any runoff generated onsite has been distributed to the dry farms in the area.

Offsite Drainage Conditions

The Pole Canyon drainage area which encompasses approximately 6,900 acres is conveyed primarily through the project area from the mountain watershed. Facilities will be planned to adequately manage the runoff.

Past Stormwater Runoff Analysis

In May of 2009, Aqua Engineering provided a Storm Drainage Analysis for the OWR property (Pole Canyon Area). The analysis provided for overall conveyance locations, runoff values for the foothills, and other hydrologic information. The analysis assumed strategic concentration points based on topographic natural conveyance points rather than following an alluvial fan regime. This storm drain plan however, should be modified to incorporate recent LID strategies. Also of note, the analysis correctly identifies poor draining soils toward the east of the project where mostly silts are found in the upper soil layers. Special attention must also be followed to avoid placing infrastructure near collapsible soils.

Level of Service Requirements

The following are level of service requirements as found in the City's 2012 Impact Fee Rate Analysis, Nov 2012:

- Size storm drains to keep water from ponding in streets and intersection during a 10-yr event
- Minimum pipe size of 15-inch
- Evaluate how storm drains will function during a 100-year storm even and identity areas where flooding may occur

- Require detention of all improvements that will limit discharge to calculated pre-developed flows

Detention and retention facilities must be designed to handle the volume from a 100-year storm event.

Strategies for OWR Stormwater Runoff

Due to the closed drainage basin of the Cedar Valley, flat slopes, and soils the storm drain system requires special attention for design. The following are strategies anticipated for storm water runoff:

- Provide LID bio-swales and filter strips where possible to assist in the infiltration of runoff into the soils. These will be best incorporated into larger roadway and industrial corridors behind the sidewalk but can also be modified for more local applications. This strategy has been planned for Pole Canyon Blvd.
- Provide large regional retention ponds within parks where possible to allow for infiltration and dual use.
- Require industrial and commercial developments to provide retention for their development. This was required for the Tyson Foods property.
- Utilize other LID strategies to contain runoff, including sumps, deeper wells, and etc.
- Require residential landowners to contain runoff on their lots.
- Residential development will likely require piping to convey street runoff to regional parks or utilize sumps/LID strategies to disperse the runoff into appropriate soils.

Future Facilities

Conveyance facilities are planned to parallel roadways and run from the west to east. Regional parks have been identified to also act as retention/detention ponds. LID swales and channels will be incorporated into the design of major roadways. Within areas where soils allow for percolation, LID strategies will be analyzed for beneficial use.

The Pole Canyon channel and other smaller canyon channels will be routed through the development. The routing will utilize drainage paths to route potential floods away from private property.

Capacity

Excess storm drain capacity within future constructed facilities, will be utilized by OWR for future development with corresponding impact fee credits or reimbursements being applied to OWR by Eagle Mountain City when third party sub developers of OWR property connect to the system.

EXHIBIT H

Phase 1 Plan

[see following page]

EXHIBIT I
Park Maintenance Agreement

PUBLIC PARK MAINTENANCE AGREEMENT
[park description]

This Public Park Maintenance Agreement (the "Agreement") is made and entered into this ____ day of _____, 20____ (the "Effective Date"), by and between Eagle Mountain City, a political subdivision of the State of Utah ("City"); and _____, a _____ ("HOA"). City and HOA may be referred to herein collectively as "Parties" or individually as a "Party."

RECITALS

A. There is, within the boundaries of the City, a master planned project known as Firefly ("Firefly") which is currently being developed by Oquirrh Wood Ranch, LLC ("Master Developer).

B. As part of Firefly, Master Developer is constructing substantial parks, trails, and open space ("PTOS"). A portion of the PTOS will be dedicated to the City for general public use and enjoyment (collectively the "Public PTOS"). The remainder of the PTOS (collectively the "Private PTOS") will be owned, managed, and/or maintained by the HOA.

C. Master Developer desires that the Public PTOS be maintained to a standard similar to the Private PTOS.

1.

D. The City is willing to allow HOA to maintain certain aspects of the Public PTOS at HOA's cost. Accordingly, this Agreement is in the best interests of the City and the general public with regard to the maintenance of the Public PTOS.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agrees as follows:

AGREEMENT

1. **Incorporations of Recitals**. The Parties hereby incorporate the foregoing recitals into this Agreement.

2. **Maintenance of Public PTOS**. HOA agrees to maintain the Public PTOS as set forth in the attached Exhibit "A" subject to the terms and conditions of this Agreement.

2.

3. **Scope of Maintenance; Standards**. The scope and standards of maintenance for the Public PTOS are set forth in the attached Exhibit "B" (collectively the "Maintenance Standards").

4. **Maintenance and Operation Costs**. The Parties agree that maintenance and operation costs for the Public PTOS shall be as follows:

   a. Maintenance Standards. HOA will pay for all of the costs and expenses associated with the Maintenance Standards as set forth in Exhibit "B".

   b. Hardscapes. City shall maintain all hardscapes (asphalt/concrete trails, sidewalks, hard surfaces, parking lots) in the Public PTOS according to the City's general maintenance standards.

SAMPLE

c. Power. City shall pay all of the electricity costs associated with the Public PTOS.

d. Water and Sewer. City shall pay all of the water and sewer costs for the Public PTOS.

3.

5. **Water Usage**. If Master Developer dedicates water rights for any of the Public PTOS to the City then the City shall actually use the dedicated water to service the Public PTOS. HOA shall have access to the City's watering control devices or sprinkler timers for the Public PTOS.

4.

6. **Failure to Meet Maintenance Standards**. If HOA fails to maintain the PTOS according to the Maintenance Standards, the City shall provide Notice to the HOA that the Maintenance Standards are not being met, and the HOA shall perform the necessary maintenance in accordance with the Maintenance Standards within 48 hours of Notice. If the HOA fails to perform the maintenance in accordance with the Maintenance Standards after Notice from the City, the City may perform the HOA's maintenance, and the HOA shall reimburse the City for its reasonable costs accrued in performing such maintenance.

7. **Reports**. Upon the City's request, HOA shall provide semi-annual reports to City detailing the completion of the maintenance contemplated herein, as well as the HOA's costs and expenses associated with the maintenance under this Agreement.

8. **Term; Optional Renewal**. This Agreement shall commence on the Effective Date and continue for a period of five (5) years thereafter (the "Term"). If, at the end of the Term, HOA is not in default hereunder, HOA may elect, at its discretion and by providing Notice to the City as set forth herein, to renew this Agreement for up to three (3) additional 5-year terms. HOA shall provide Notice to City, prior to the expiration of the expiring term, in order to renew an additional 5-year optional term.

9. **Severability**. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the Parties.

10. **Notices**: Unless otherwise specifically provided by law, any and all notices or other communications required or permitted by this Agreement or by law to be served on, given to, or delivered to any Party shall be in writing and shall be deemed duly served, given, delivered and received when personally delivered (including confirmed overnight delivery service to the party to whom it is directed), or in lieu of such personal delivery, when addressed and delivered to:

To City: Eagle Mountain City
Attn: City Manager
1650 East Stagecoach Run
Eagle Mountain, UT 84005

To HOA: _____
_____
_____
_____

With a copy to: Oquirrh Wood Ranch, LLC
Attn: Nate Shipp
14034 S. 145 E. Suite 204
Draper, UT 84020
nate@daiutah.com

11. **Amendments**. This Agreement may be amended only by a writing executed by HOA and an authorized executive official or representative for City.

SAMPLE

12. **Other Necessary Acts**. Each Party shall execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement.

13. **Construction/Interpretation**. This Agreement has been reviewed and revised by legal counsel for both the City and HOA, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

14. **Waiver**. No action taken by any Party shall be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this Agreement.

15. **Remedies**. Any Party may, in addition to any other rights or remedies, institute an equitable action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, enforce by specific performance the obligations and rights of the Parties hereto, or to obtain any remedies consistent with the foregoing and the purpose of this Agreement.

16. **Attorney Fees**. If any Party is required to engage the services of counsel by reason of the default of the other Parties, the non-defaulting Party shall be entitled to receive its costs and actual attorney fees, both before and after judgment and whether or not suit be filed or the provisions of this Agreement be enforced through mediation or arbitration. Said costs and attorney fees shall include, without limitation, costs and attorney fees incurred in any appeal and in any proceedings under any present or future federal bankruptcy act or state receivership act.

17. **Utah Law**. This Agreement shall be construed and enforced in accordance with the laws of the State of Utah.

18. **No Third-Party Beneficiaries.** This Agreement is among the Parties. No other party shall be deemed a third-party beneficiary or have any rights under this Agreement.

19. **Force Majeure.** No liability or breach of this Agreement shall result from delay in performance or nonperformance caused, directly or indirectly, by circumstances beyond the reasonable control of the Party affected ("Force Majeure"), including, but not limited to, fire, extreme weather, terrorism, explosion, flood, war, power interruptions, the act of other governmental bodies, accident, labor trouble or the shortage or inability to obtain material, service, personnel, equipment or transportation, failure of performance by a common carrier, failure of performance by a public utility, or vandalism.

5.

20. **Indemnity**. City shall indemnify and hold harmless HOA, and each of HOA's respective directors, officers, agents, employees, and contractors ("Indemnitees") from and against any and all claims, actions, damages, suits, liabilities, obligations, costs, fees, charges, and any other expenses whatsoever, including reasonable attorneys' fees and costs, that may be asserted by a third party against any Indemnitee in connection with any negligence or misconduct of HOA, its directors, officers, agents, employees, and contractors. This Indemnity coverage of this Section 20 shall survive the termination of this Agreement.

21. **Entire Agreement, Counterparts and Exhibits**. Unless otherwise noted herein, this Agreement is the final and exclusive understanding and agreement of the Parties and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. Nothing in this integration clause shall affect the validity of other agreements executed among some of the Parties. All waivers of the provisions of this Agreement shall be in writing and signed by the appropriate authorities of the Parties. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

Exhibit A – Description of Public PTOS

Exhibit B – Maintenance Standards

SAMPLE

22. **Government Records Access and Management Act**. City is subject to the requirements of the Government Records Access and Management Act, Chapter 2, Title 63G, Utah Code Annotated or its successor ("GRAMA"). All materials submitted by HOA pursuant to this Agreement are subject to disclosure unless such materials are exempt from disclosure pursuant to GRAMA. The burden of claiming an exemption from disclosure shall rest solely with HOA. Any materials for which HOA claims a privilege from disclosure shall be submitted marked as "Business Confidential" and accompanied by a concise statement of reasons supporting claim of business confidentiality. City will make reasonable efforts to notify HOA of any requests made for disclosure of documents submitted under a claim of business confidentiality.

IN WITNESS WHEREOF, the Parties have executed this Agreement by and through their respective, duly authorized representatives as of the Effective Day first written above.

EAGLE MOUNTAIN CITY

_____

TOM WESTMORELAND, Mayor

ATTEST

_____

FIONNUALA B. KOFOED, City Recorder

_____

MARCUS DRAPER, City Attorney
Approved as to form and legality

HOA

Signature: _____

Print Name: _____

Title: _____

SAMPLE

EXHIBIT A
Public PTOS

[Include Map and/or Legal Description]

[if any fixtures or aspects of the Public PTOS are not subject to this maintenance agreement, list here]

SAMPLE

EXHIBIT B

Maintenance Standards

[these standards are generic and may be modified by the parties on a case-by-case basis]

I. Turf Maintenance

1. Mowing and Edging

    a. Turf lawn must not exceed 4" in length and may not be cut shorter than 2.5 inches.

    b. Trim edges of turf lawns at least twice a month or as often as needed to maintain a neat and tidy appearance. Use a blade edger for all turf edges including areas where turf abuts planter beds, curbs, paving, etc.

2. Seeding

    a. Seeding will be done as needed to maintain a thick, healthy turf. Thinning or bare areas shall be seeded on a regular basis, until a thick, healthy turf is established. Overseeding should be completed in conjunction with aerification.

3. Fertilization

    a. There shall be no less than four applications of fertilizer throughout the turf growing season. Fertilizer mixes should be based on the nutrient needs of the turf and soil. Master Developer and/or HOA may determine the appropriate fertilizer for the season.

    b. The spring and fall fertilization applications shall include a pre-emergent herbicide and a broadleaf herbicide.

    c. Inspect the turf monthly for grubs, insect, fungus or rodents and treat with the appropriate remedy until the issue has been resolved.

4. Aeration

    a. All turf grass areas shall be aerified at least once a year.

5. Weed Control

    a. All turf areas shall be maintained weed free. RSL may determine and utilize the most effective methods of weed control.

    b. All native grass areas shall be maintained free of broadleaf weeds.

    c. Use only State-approved herbicides to control weed growth in turf areas.

    d. Turf will receive at least two annual applications of selective broadleaf weed herbicide per year. Application will ideally be executed in the spring and fall months as weather permits.

6. Irrigation

    a. Turf shall be irrigated such that a healthy turf persists and grows vigorously throughout the growing season.

    b. The irrigation system and all its integrated components shall be maintained to function as designed.

    c. An irrigation audit will be performed weekly during the operational season to ensure that the irrigation system is functioning as designed.

SAMPLE

d. All irrigation systems shall be winterized each year prior to November 30th. Winterizing requires compressed air to be blown into each line, where reasonable, fully removing all water and minimizing chance for damage.

II. Tree and Shrub Maintenance

1. All mulched areas around trees and shrubs, including tree wells, shall be maintained weed-free.
2. All dead plant material shall be removed and replaced with the same or similar material.
3. Annual pruning and deadheading of trees, shrubs and grasses shall be performed.
4. All trees, shrubs and plant material shall be watered sufficiently to promote vigorous growth through the growing season.
5. Inspect all trees monthly through the growing season and treat any disease or insect/borer infestation with the appropriate pesticide or fertilizer.

III. Playground Maintenance

1. A biennial playground audit shall be performed by a Certified Playground Safety Inspector (CPSI).
2. Playground equipment must comply with American Society for Testing Materials (ASTM) and U.S. Consumer Product Safety Commission standards (See ASTM F1487-17, ASTM F2223-15, ASTM F1292-17, and CPSC Public Playground Safety Handbook).
3. All playground components that do not comply with the above regulation must be immediately removed from service and repaired.

IV. General Maintenance

1. All loose trash and debris shall be picked up and disposed of on a weekly basis.
2. All trash receptacles and dog waste stations shall be emptied on a weekly basis.
3. Dog waste stations shall always be stocked with disposable bags.
4. Any graffiti or vandalism shall be cleaned up or repaired as soon as possible.
5. All fencing shall be maintained in good repair. Any damaged sections of fence shall be repaired or replaced as soon as possible.
6. City shall provide Master Developer and/or HOA with 30 days' prior written notice (or as soon as reasonably practicable) before closing any Public PTOS for any reason.

SAMPLE

EXHIBIT J

Technical Guidelines

[see following pages]

EXHIBIT K
RTI Overlay Zone

The following standards shall apply to the property within the RTI Overlay Zone as described in Exhibit "L" and in addition to the rights, procedures, and provisions of Chapter 17.48 of the City's Vested Laws. For the purposes of property described in Exhibit "L", all references in the Chapter 17.48 of the City's Vested Laws to the underlying zone and underlying zoning will be to the provisions of Chapter 17.40 of the City's Vested Laws (Industrial Zone), notwithstanding anything to the contrary contained in the ARMDA. These standards, along with Chapter 17.48 of the City's Vested Laws, shall vest with the property described in Exhibit "L" for the term of the ARMDA. If there is any conflict between this Exhibit and the ARMDA or Community Plan, this Exhibit controls.

1. **Permit Approvals**. All permit applications (including, but not limited to, grading, excavation, foundation, footings, and/or building permits, etc.) shall be: (a) subject to the special approval process set forth in Section 17.48.020 of the City's Vested Laws, unless otherwise modified herein; (b) considered administrative applications; and (c) subject to final review by the Development Review Committee (as defined in Section 17.48.020 of the City's Vested Laws) as the final approval authority for such applications. In addition to the foregoing, no public hearings shall be required for any applications made under the RTI Overlay Zone and all permit applications shall be reviewed and, unless otherwise incomplete or non-compliant with the requirements hereof, issued within thirty days of the date of complete application.

2. **Master Developer Seat on DRC**. So long as Master Developer is not the applicant for a Development Application subject to the special approval process of the RTI Overlay Zone, Master Developer, or its designee, shall occupy one seat on the board of the Development Review Committee and shall participate in all reviews and meetings of the Development Review Committee where applications subject to the RTI Overlay Zone for property described in Exhibit "L" are considered.

3. **Utility Service Approvals**. All requests to connect any project located within the RTI Overlay Zone to public utilities or other services shall be subject to the administrative approval process set forth in the RTI Overlay Zone of the ARMDA, if applicable. No public hearings shall be required for such requests/applications.

4. **Substation Approvals**. All requests to connect a power utility substation(s) on any property within the RTI Overlay Zone shall be subject to the administrative approval process set forth in the RTI Overlay Zone of the ARMDA, if applicable. No public hearing shall be required for such requests/applications.

5. **Data Center as a Permitted Use**. Data Centers, as that use is defined on page 5-05 of the Community Plan, are a permitted use within the RTI Overlay Zone.

6. **Building Height**. Buildings within the RTI Overlay Zone may not be constructed higher than 100 feet (exclusive of critical infrastructure equipment or other equipment installed on the roof of the building, together with appropriate screening). Height may increase above 100 feet provided that there is a three-foot stepback for that part of the building for each additional one foot increase in height above 100 feet. The Development Review Committee may approve any building height that is reasonable based upon the specific use, the business needs, and potential impacts to neighboring properties (mainly access to sunlight).

7. **Lighting**. [Note: These are modifications to Chapter 17.56 of the City's Vested Laws (which is cross-referenced – but not contained in – the RTI Overlay as set forth in Chapter 17.48 of the City's Vested Laws)]

   a. *LED Lights*. Due to their high energy efficiency, the use of LED lamps is encouraged for outdoor illumination whenever it would not be detrimental to the use of the Property as determined by the Development Review Committee.

   b. *Total Outdoor Light Output*. Outdoor light output in excess of 100,000 lumens per net acres may be used in case of emergency for outdoor equipment such as repairing stand-by generators, transformers, or outdoor HVAC equipment.

EXHIBIT L

Legal Description of Property Within RTI Overlay Zone

A PARCEL OF LAND SITUATE WITHIN EAST HALF OF THE WEST HALF (E-1/2 OF W-1/2) AND THE EAST HALF (E-1/2) OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE UTAH COUNTY BRASS CAP MONUMENT MARKING THE QUARTER CORNER COMMON TO SECTIONS 15 & 16, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 0°22'24" WEST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 2592.46 FEET, TO THE PROPOSED NORTHERLY LINE OF POLE CANYON BOULEVARD; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°40'33" WEST, A DISTANCE OF 2619.49 FEET, TO A POINT OF CURVATURE; (2) NORTHWESTERLY ALONG THE ARC OF A 923.00 FOOT-RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 30°36'36", A DISTANCE OF 493.11 FEET, THE LONG CHORD OF WHICH BEARS NORTH 74°22'15" WEST, A DISTANCE OF 487.26 FEET; (3) NORTH 59°03'57" WEST, A DISTANCE OF 722.41, TO THE EASTERLY LINE OF TYSON PARKWAY, AS SHOWN ON THE TYSON SUBDIVISION, RECORDED AS ENTRY NO.: 95910:2019, MAP NO.: 16725 OF OFFICIAL RECORDS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 30°56'03" EAST, A DISTANCE OF 389.58 FEET, TO A POINT OF CURVATURE; (2) NORTHEASTERLY ALONG THE ARC OF A 700.00 FOOT-RADIUS CURVE TO THE LEFT, THOUGH A CENTRAL ANGLE OF 30°32'01", A DISTANCE OF 373.04 FEET, THE LONG CHORD OF WHICH BEARS NORTH 15°40'03" EAST, A DISTANCE OF 368.64 FEET; (3) NORTH 0°24'02" EAST, A DISTANCE OF 3998.96 FEET, TO A POINT OF CURVATURE; (4) NORTHEASTERLY ALONG THE ARC OF A 50.00 FOOT-RADIUS CURVE TO THE RIGHT, THOUGH A CENTRAL ANGLE OF 90°11'51", A DISTANCE OF 78.71 FEET, THE LONG CHORD OF WHICH BEARS NORTH 45°29'58" EAST, A DISTANCE OF 70.83 FEET, TO THE SOUTH LINE OF PROPOSED 4000 NORTH STREET (POLE LINE ROAD); THENCE SOUTH 89°23'59" EAST, ALONG SAID SOUTH LINE BEING 47.00 FEET PERPENDICULARLY DISTANT TO AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 696.00 FEET, TO A POINT OF INTERSECTION WITH THE NORTH-SOUTH CENTER QUARTER LINE; THENCE SOUTH 89°24'26" EAST, CONTINUING ALONG SAID SOUTH LINE AND 47.00 FEET PERPENDICULARLY DISTANT SOUTHERLY OF THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2001.11 FEET, TO THE WEST LINE OF THE ROBYN G. WALDEN (ETAL) PARCEL 59:048:0005, BEING AN ALIQUOT LINE OF THE SECTION; THENCE ALONG SAID WALDEN PARCEL AND THE ALIQUOT SECTION LINES THE FOLLOWING TWO (2) COURSES: (1) SOUTH 0°38'09" WEST, A DISTANCE OF 621.50 FEET, TO A 5/8" REBAR AND CAP STAMPED "MCNEIL ENG." MARKING THE NE-NE 1/64TH CORNER; (2) SOUTH 89°23'25" EAST, A DISTANCE OF 669.91 FEET, TO THE N-N 1/64TH CORNER COMMON TO SAID SECTION 15 & 16; THENCE SOUTH 0°22'17" WEST, ALONG THE QUARTER SECTION LINE COMMON TO SAID SECTION 15 & 16, A DISTANCE OF 2006.12 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 17,451,106 SQUARE FEET, OR 400.622 ACRES.

EXHIBIT M

Table of Use Distribution

[see following page]



firefly

A DAI Community

COMMUNITY PLAN

June 30, 2023

FINAL

A PLACE WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST



COMMUNITY PLAN

firefly

PREPARED BY:

DAI

EGI

JACKSON ENGINEERING

LEI

DTJ

DHM

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01 PROJECT INTRODUCTION

ABOUT FIREFLY

Firefly is a master planned community in Eagle Mountain, designed to be "A Place Where Our Children Can Reach Their Full Potential." The master plan encompasses unique Parks, Trails, Open Space (PTOS), and amenity designs providing activities that encourage our kids to put down their devices and get outdoors. As a result, they will become more well rounded, healthy individuals with the tools needed to reach their full potential.

Firefly is comprised of approximately 2,780 acres of land. Approximately 2,280 acres of the community make up residential, PTOS, and commercial, while an additional 495 acres is dedicated to industrial uses.

Firefly residents will enjoy 356 acres of PTOS connected by a trail network expanding from the southeast to northwest corners of the property. Featured throughout the trail network are a variety of opportunities to explore the outdoors including stargazing, indoor/outdoor playground, pickleball, sports fields, agricultural activities, mountain biking, and much more.

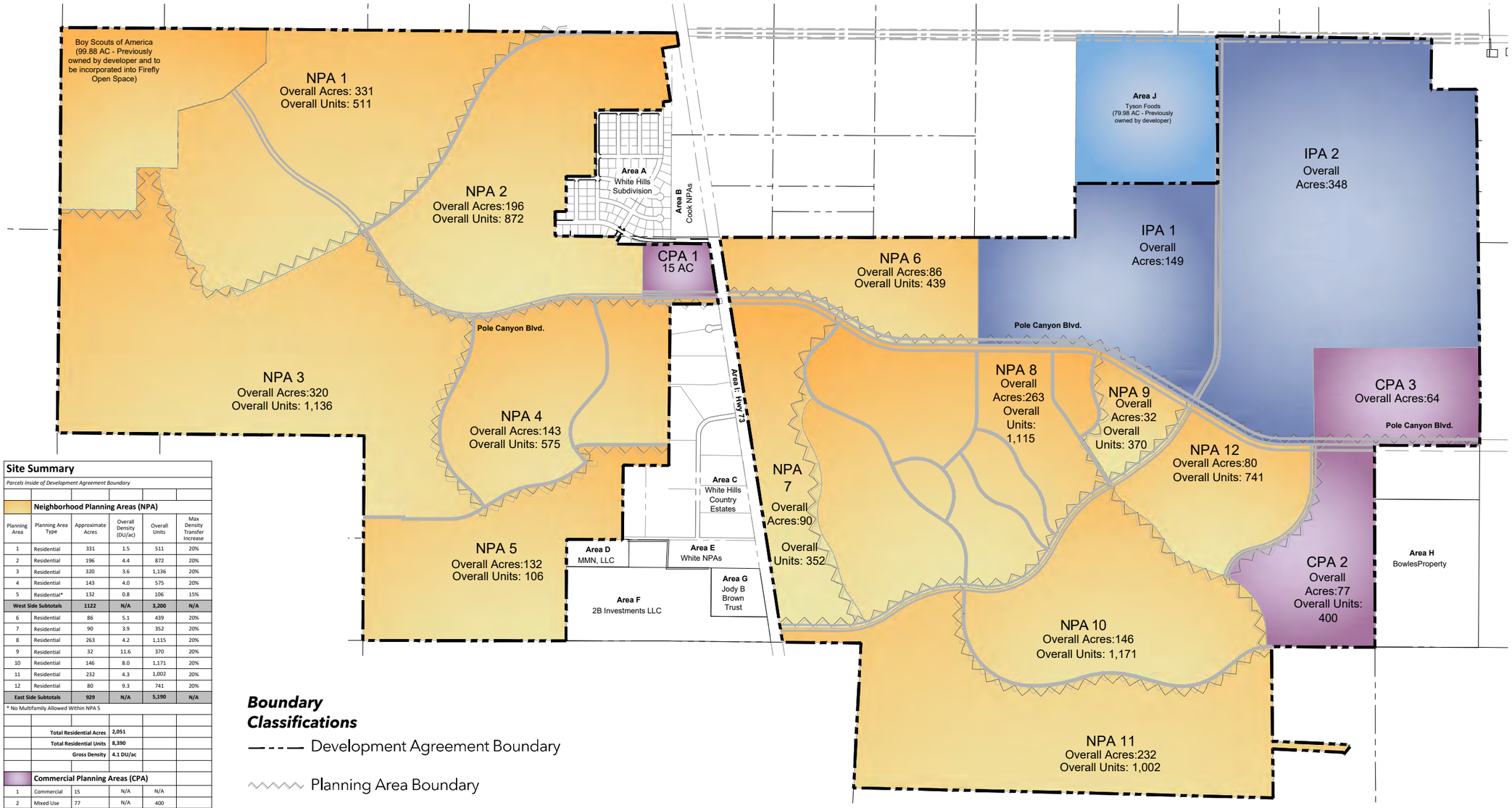
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

PLANNING GOALS

1. Improve the quality of life of families by providing amenities and activities that will enhance their social, emotional, educational, and physical development.
2. Create an active-lifestyle community focused on encouraging our children to get outside and play without their digital devices, which will increase their physical activity, health, and well-being.
3. Create recreational areas and amenities that spark imagination and creativity.
4. Prioritize social and physical connectivity through a network of PTOS assuring homesites have easy access to trails.
5. Create local jobs and tax base by integrating strategically located industrial and commercial use areas.
6. Implement the Firefly Landscape Water Efficiency (LWE) standards establishing water conservation standards for outdoor landscaping.
7. Provide housing types to meet various homeownership needs.
8. Develop quiet, friendly, and safe neighborhoods.
9. Contribute public and private amenities that bolster existing valley-wide parks.
10. Protect and maintain PTOS.
11. Plan for quality, managed growth.
12. Emphasize the area's incredible views.



LAND USE MASTER PLAN



Site Summary

Parcels Inside of Development Agreement Boundary

Neighborhood Planning Areas (NPA)

Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		**1122**	**N/A**	**3,200**	**N/A**
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		**929**	**N/A**	**5,190**	**N/A**

* No Multifamily Allowed Within NPA 5

Total Residential Acres	**2,051**	
Total Residential Units	**8,390**	
Gross Density	**4.1 DU/ac**	

Commercial Planning Areas (CPA)

1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	

Industrial Planning Areas (IPA)

1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	

Total NPA Acres	2051	
Total CPA Acres	156	
Total IPA Acres	497	
Tyson Foods Acreage	80	
Total Dev. Agreement Acres	**2784**	
Total Residential Units	**8,790**	
Gross Density	**3.16 DU/ac**	

Boundary Classifications

— - - — Development Agreement Boundary

Planning Area Boundary

NOTE:

1. All acreages are approximate.
2. This plan is conceptual and representative of the general land uses proposed in Firefly and is subject to change as permitted herein. Final details will be determined at Development Application.
3. Planned units as noted in each residential area can be increased up to 20% if units are reduced in one or more areas by the same number.
4. Churches, schools, and neighborhood commercial allowed in all NPAs.

03 PARKS, TRAILS & OPEN SPACE (PTOS) PLAN

INTRODUCTION

The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, indoor or outdoor space, including such uses as parks, plazas, greenways, playgrounds, or community gardens. In addition, this PTOS plan calls out other uses that are permitted as PTOS within Firefly. The intent of this PTOS plan is to establish uses for the purpose of conservation, preservation, agricultural resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent property. These specific and intended uses, as well as other similar uses not specifically identified herein, but which may satisfy the intent and purpose of PTOS, shall be counted toward the minimum PTOS requirement in Firefly.

DETAILS

The Master Developer will develop (based upon factors such as water availability, phasing of Firefly, number of residential units, and other factors determined relevant by Master Developer) approximately 356 acres of public and private PTOS and amenities. Firefly's PTOS and amenities, which are to be anchored by a year-round indoor/outdoor playground, are designed to encourage kids to ditch their devices, get outdoors, explore, recreate, socialize in person, imagine, learn, and have an abundance of fun.

The PTOS is designed to allow our children to safely walk, bike, run, skateboard, or scooter to parks and amenities that shall be programmed for a variety of activities. PTOS within Firefly may provide both private and public areas for sports and educational experiences, which may include, but is not limited to, soccer, lacrosse, basketball, pickleball, skateboarding, biking, bouldering, horseback riding, astronomy, art, performing arts, agriculture, etc.

The Master Developer will install parks in the approximate locations as depicted within the PTOS exhibit. The approximate park locations shown on the PTOS exhibit may be waived at the Administrator's discretion when an alternative PTOS layout is more advantageous to the immediate and surrounding neighborhoods proposed by a Development Application. Any modification by the Administrator shall be based upon the best community benefit and any other relevant considerations determined by the Administrator. The acreage set aside by Master Developer for PTOS uses as identified herein shall be counted at one hundred percent (100%) of the actual acreage of such PTOS.

In honor of Eagle Mountain heritage, horse trails will be incorporated into the PTOS plan along the western portion of Firefly. The community will also include agricultural homesites. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM).



TYPES OF PTOS

The term ***PTOS*** within the Firefly plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

1. Public and private parks, recreational areas, gateways, trails, trailhead parking, buffer areas, berms, view corridors, or other public or private amenities that facilitate the creation of more attractive neighborhoods
2. Entrance node (may contain entrance feature) and any portion of park strip or landscaped median
3. Land set aside for a cemetery
4. Improved, native (non-irrigated), and passive areas—Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape also includes the restoration of disturbed areas.
5. Contributed PTOS such as Camp Eagle Mountain, the 100-acre parcel donated to the BSA
6. General common areas that are managed by a master or a sub-HOA, commonly referred to as limited common open space
7. Green roofs or rooftop decks that are "contained" green spaces on top of a human-made structure
8. Outdoor storage (includes trailers, vehicles, RVs and other similar uses)

PTOS STANDARDS

While the final details (such as location, type, and amenitization of PTOS) will be included with each Development Application, some examples of the various types of PTOS in Firefly include:

1. ***Neighborhood Parks***—These parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for Firefly residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents. Neighborhood Parks are larger and more substantial in nature.

2. ***Greenways***—Greenways are linear PTOS with passive and sometimes active recreational elements. They may be designed around or integrated within natural PTOS, or they may take the form of linear, developed parks. Greenways often serve as trail corridors, connecting key PTOS, while providing critical connections from neighborhoods to larger parks and other PTOS.

3. ***Community Parks***—Community Parks are large parks that contain a variety of active and passive uses that serve the needs of all residents, carefully organized to allow many groups of varying sizes to utilize the park at the same time comfortably. These parks provide gathering spaces for events, sports fields, and/or larger clubhouse and pool complexes, as well as smaller picnic areas, playgrounds, and open lawns. Parking areas and trail connections create a variety of ways to bring people to this central destination. Shade is a key component and will be provided through both structures and trees. Often a community park has a municipal component and is open to the wider public. This park is highly designed, well-crafted, and adds to the primary identity for the community.

4. ***Regional Park***—A Regional Park is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the regional population. Regional parks require a substantial amount of design and infrastructure cost.

5. ***Amenity Areas***—These areas are to provide recreational and social opportunities exclusively for the residents of Firefly. Amenity Areas may include, but not be limited to, community buildings, sports fields, outdoor recreation areas, amphitheaters, splash pads, swimming pools, picnic areas, etc. These areas shall be maintained and operated by the HOA for the enjoyment of the Firefly residents.

6. ***Connector Trails***—Connector Trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and PTOS network. See Typical Trail Section Exhibit on page 3-10.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails are typically asphalt. These major multi-use trails connect residents to major amenities and village areas without having to get in the car. Trails are wide enough to accommodate large and small groups, bikes, and traffic in both directions with easy passing. They provide public access and major connections across the entire community and to regional systems.

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails are typically asphalt or unpaved. These trails are suitable for small groups and provide the ability to easily pass. Split between private and public access, these trails provide the means for users to leisurely stroll through neighborhoods and connections to other nearby sub-neighborhoods or amenities. These trails are generally internal to the community and are appropriate for bike users, but warning or traffic signage should be considered in areas of lower visibility.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails are typically unpaved or dirt. They are single-track trails catering to individual users or small groups. These trails will primarily serve the immediate residents, not the wider public. They are provided for users to take leisurely strolls through natural areas, not major connections. These trails may be appropriate for bike users, but need to be carefully considered and signed to avoid traffic conflicts.

10. ***Equestrian Trails***—Equestrian Trails are typically compacted soil. Pedestrians are allowed, but bikes are restricted. Amenities may be located along equestrian trails. Horse trailer parking may be located at designated trailhead(s). There are typically few intersections with other trails or roads, and intersections are well identified.

11. ***Native Open Space*** —Native refers to undisturbed, non-irrigated landscaping, or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This term commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. All parks and trails may include Native Open Space within their design. Native Open Space is considered complete when untouched.

12. ***Demonstration Community Gardens***—Demonstration Gardens are individual planting beds that feature collections of plants that make up a specific type of garden. Examples include a pollinator garden, kitchen/herb garden, sensory garden, water efficiency garden, succulent garden, woodland garden, etc. Demonstration Gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.



13. ***Pocket Parks***—These small parks allow for people to gather, relax, and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders, and landscaping. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.

14. ***Entrance Nodes***—Formal nodes serve as entrances into Firefly and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.



PARKS AND AMENITY AREA PHASING DETAILS

PARK AND AMENITY AREA PHASING			
	Included Features	**Phasing Details**	
Community Park A	» Multisport field(s) » Pickleball courts » Basketball courts » Playground » Skate park » Pump track » Restroom facilities » Shade structure(s) » Walking trails » Parking » Maintenance building	**Phase 1**	» Pickleball courts[1] » Basketball courts[1] » Skate park[1] » Pump track[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking (along street)[1]
		Phase 2	» Multisport field(s)[1] » Playground[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking[1]
Amenity Area B	» Indoor/outdoor playground » Amenity building » Splash pad » Parking » Walking trail(s) » Sports field » Amphitheater » Gathering area(s) » Underpass connection to Community Park A	**Phase 1**	» Indoor/outdoor playground[2] » Amenity building[2] » Parking[2] » Amphitheater[2] » Underpass connection to Community Park A[1]
		Phase 2	» Splash pad[2] » Walking trail(s)[1] » Gathering area(s)[1, 2]
		Phase 3	» Parking[2] » Walking trail(s)[1] » Sports field[1, 2] » Gathering area(s)[2]
Regional Park C	» NICA cross country trails » Downhill/flow trail(s) » Hiking trail(s) » Equestrian trail(s) » Shade structure(s) » Gathering area(s) » Overlook pavilion » Shade structures » Campground » Agricultural and equestrian area » Archery and ax throwing center » Trailhead(s)	**Phase 1**	» NICA cross country trails[1] » Downhill/flow trail(s)[1] » Hiking trail(s)[1] » Equestrian trail(s)[1] » Trailhead parking[1] » Mountain bike skills area[1]
		Phase 2	» Community campground[2]
		Phase 3	» Agricultural and equestrian area[2]
		Phase 4	» Water tank hilltop area[1] » Shade structure(s)[1] » Overlook pavilion[1] » Parking lot[1] » Expert downhill course[1] » Gathering area(s)[1] » Archery and ax throwing center[1]

1 Improvement to be dedicated to City **2** Improvement to be dedicated to another public entity, an HOA, or other private entity



OVERALL PTOS SPENDING SCHEDULE

Developer will complete Phase 1 of Community Park A, Phase 1 of Regional Park C, and the expansion of the White Hills Estates park upon the issuance of the 336th building permit issued. As to all other phases of Park A, Area B, and Park C, Master Developer may elect to build partial or complete phases of any Park or Area in any order so long as the Master Developer actually spends the dollars on PTOS at the issuances of the building permits identified below.

Building Permit Issuance	PTOS Spend[1]
1,250	$11,250,000
2,500	$22,500,000
3,750	$33,750,000
5,000	$45,000,000
6,250	$56,250,000
7,500	$67,500,000
8,790	$79,110,000

1 PTOS spending includes direct costs, design and engineering costs, contractor fees and all other soft costs, and annual cost adjustment. The dollar amount shown in the table above represents $9,000 per unit.

PTOS TIMING

The timing is defined below for the various types of PTOS in Firefly:

1. ***Neighborhood Parks***—Neighborhood Parks will be constructed on an NPA-by-NPA basis. Neighborhood Parks will be started before more than 50% of the building permits may be issued for the entire NPA. Neighborhood Parks within an NPA must be completed before Certificates of Occupancy of the final 10% of units within an NPA may be issued.

2. ***Greenways***—Greenways shall be constructed along with the timing of the road or trail infrastructure that they follow. If the road or trail infrastructure is contained within an NPA, then both sides of the greenway will be required to be installed within 12 months of the completion of the adjacent infrastructure. If the road or trail is the border between two NPAs, then the greenway improvements will be required within 12 months of the first building permit within an NPA.



3. ***Community Parks***—Community Parks require a substantial amount of design and infrastructure cost. Community Parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

4. ***Regional Park***—Regional Parks require a substantial amount of design and infrastructure cost. Regional parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

5. ***Amenity Areas***—Amenity Areas will be designed and constructed based on community amenity trends and facilities needs. Amenity Area B shall begin construction prior to the issuance of the 4,830th building permit.

6. ***Connector Trails***—Connector Trails shall be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If Connector Trails are located within another park type, they will be required to be built at the same time as the park construction that they are located within.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Primary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the Firefly Architectural Review Committee (ARC).

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Secondary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the ARC.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails will be constructed prior to the completion of any adjacent NPA.

10. ***Equestrian Trails***—Equestrian Trails to be constructed prior to the completion of any adjacent NPA.

11. ***Native Open Space*** —Native Open Space is considered complete when untouched. When disturbed, Native Open Space will be re-established within 24 months of disturbance.

12. ***Demonstration Community Gardens***—Demonstration Community Gardens, when included within an NPA's design, will be constructed by the completion of the NPA that they are located within. If located within another park, they will be completed within the install of the park.

13. ***Pocket Parks***—Pocket Parks will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

14. ***Entrance Nodes***—Entrance Nodes will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

COMMUNITY IDENTIFIERS & MONUMENTATION



PUBLIC ART STRUCTURE

Entrances(s) and other key locations at Firefly may feature a large public art structure that creates a strong first impression to those entering Firefly. Community signage highlighting the name of Firefly is separate from the public art structure, therefore, the art structure will not contain any words. However, the materials and colors of this unique structure will be incorporated into the design theme of the primary, secondary, neighborhood, and park entrance features to create a unifying brand. Public art structures may not exceed 50 feet in height, and may be illuminated. The structure may be incorporated into a fence or other boundary structure. Exact location(s), design, and landscaping will be determined at Development Application.

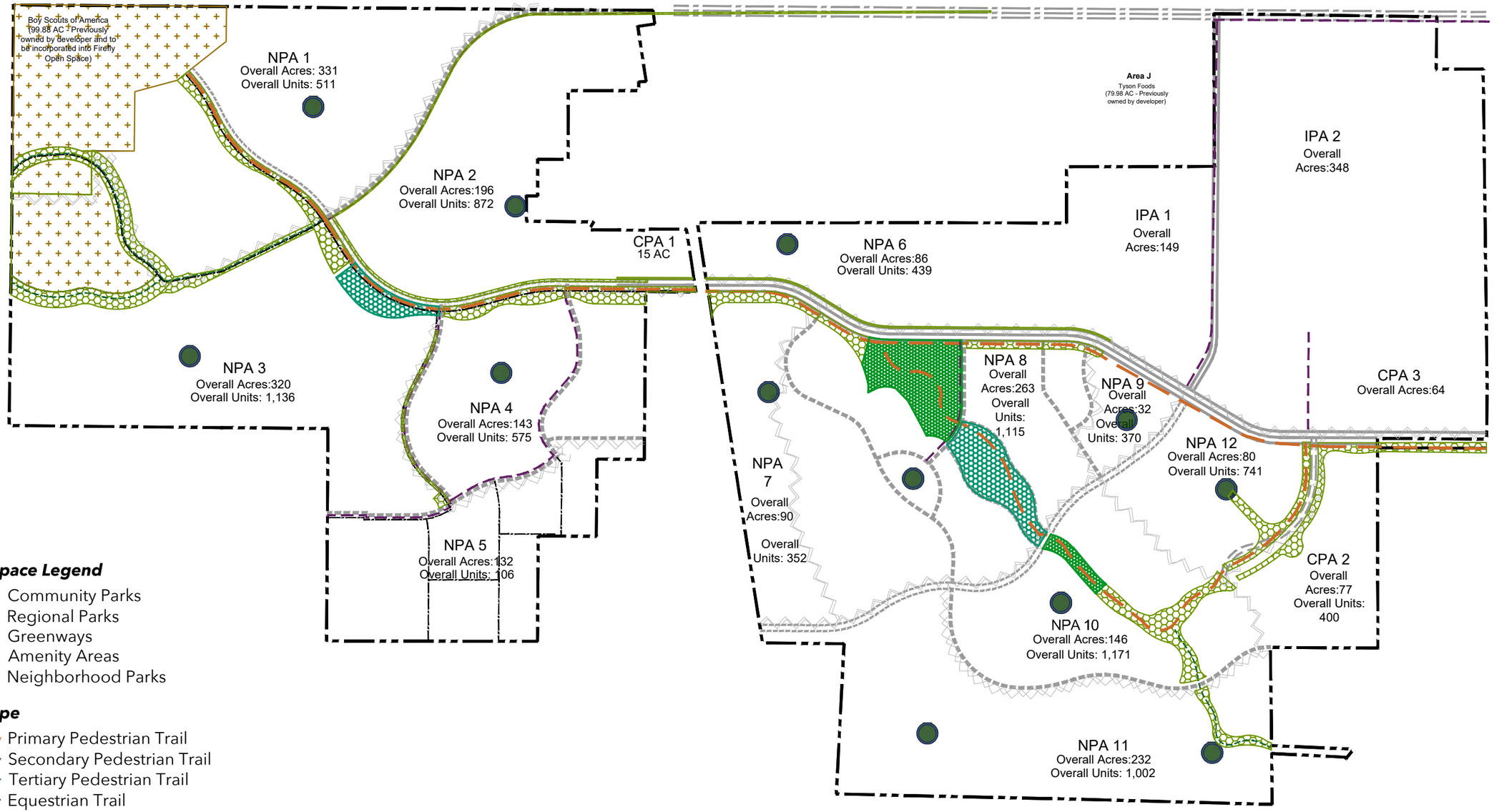
ENTRANCE GATEWAY

Much like the public art structure, the entrance gateway monument over the entrance serves as a branded structure that welcomes residents and visitors, showcases the quality of the community, and represents a physical boundary. The overall height will not exceed 45', and the total width of the monument will not exceed 115'. The structure may include branding, the community logo, and/or tagline.



NOTE: Images shown on this page are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

PARKS, TRAILS & OPEN SPACE EXHIBIT



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

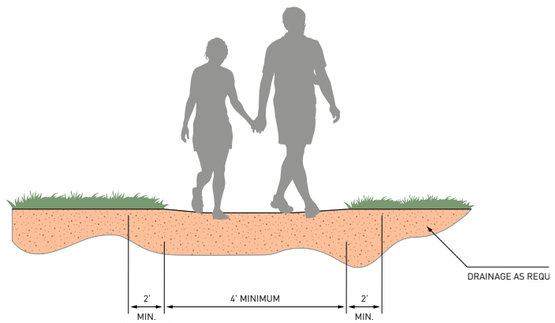
Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

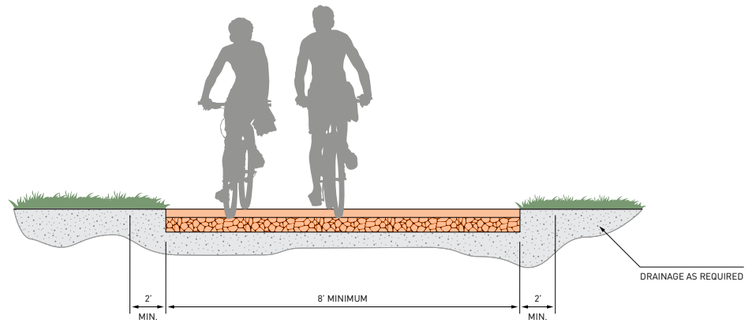
NOTES:

1. Acreages are approximate.
2. The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan.
3. Location and number of PTOS are approximate.
4. All parks, trails, and greenways may include Native Open Space.

TYPICAL TRAIL SECTION EXHIBIT

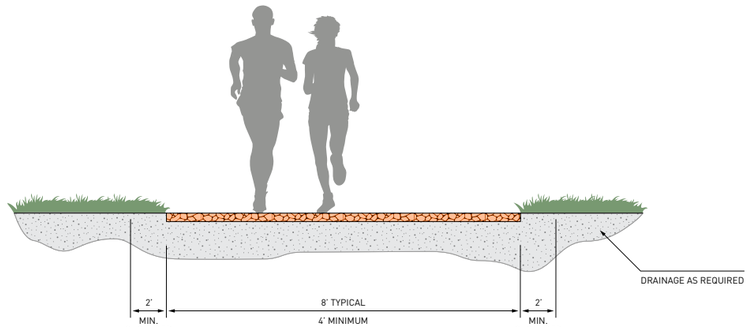


Dirt Trail



Asphalt Trail

3" Asphalt / 6" Base

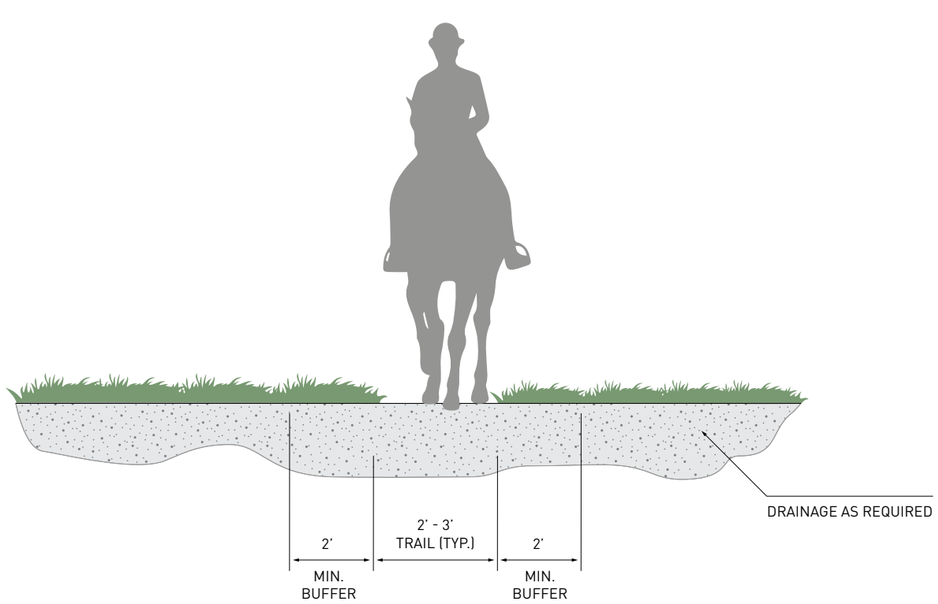


Unpaved Trail

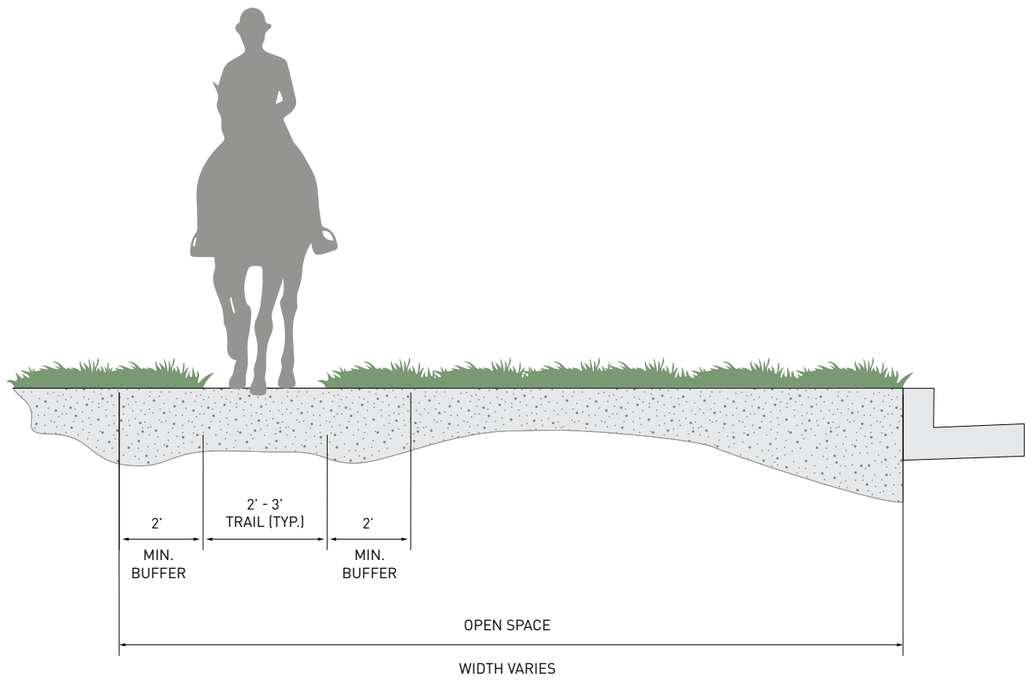
NOTE: Cross-sections of trails may be widened on any of the trail types.



EQUESTRIAN TRAIL SECTION EXHIBIT



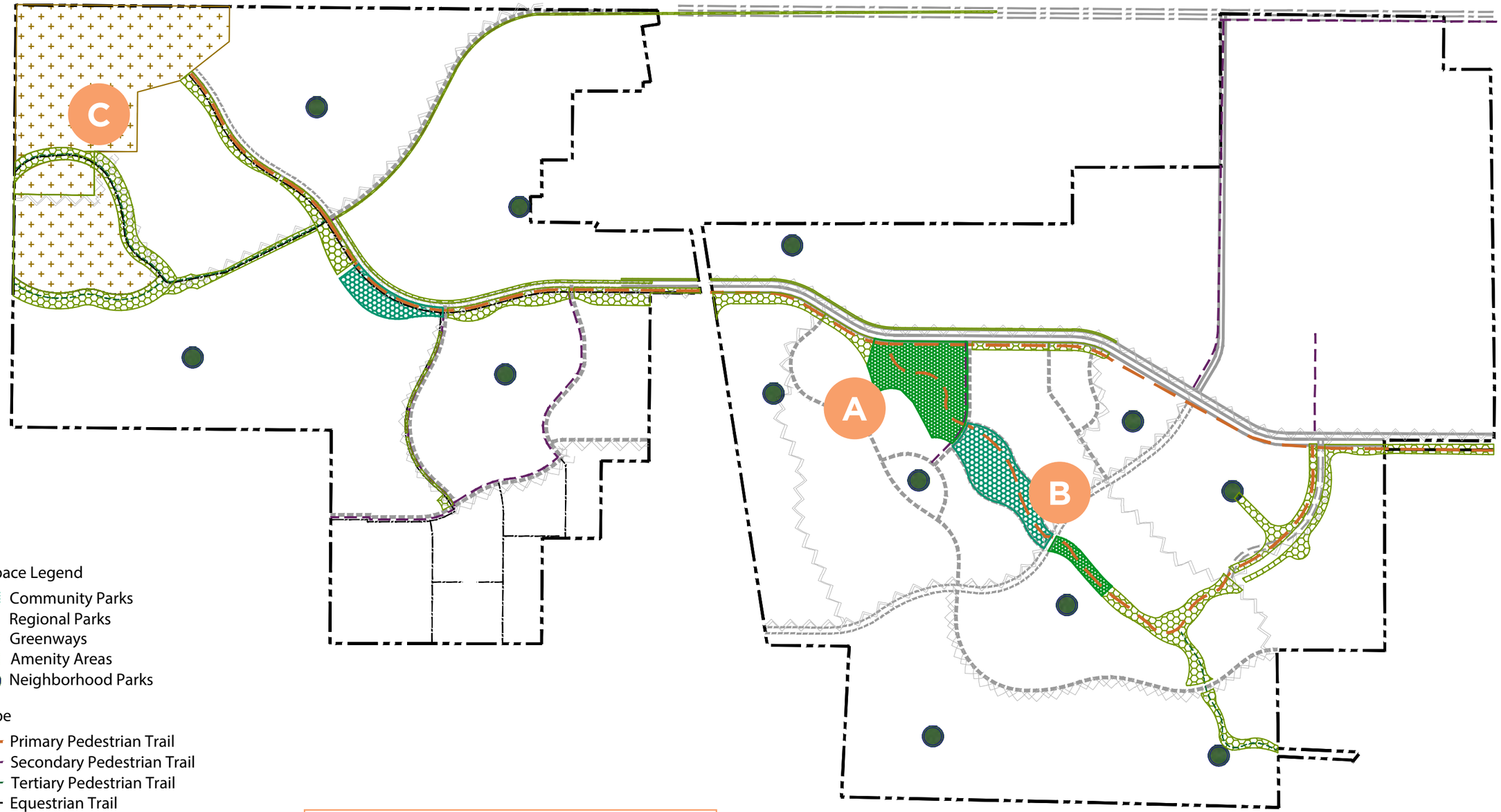
Off-Road Equestrian Trail



Roadway Equestrian Trail

Note: Cross-sections of trails may be widened on any of the trail types.

PROPOSED PARKS A, B, AND C



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

A—COMMUNITY PARK



1. REGIONAL TRAIL
2. MULTI-PURPOSE SPORTS FIELDS
3. PLAYGROUND AREAS
4. RESTROOMS & COVERED PICNIC SHELTER
5. PARKING
6. PICKLEBALL COURTS
7. BASKETBALL COURTS
8. WHEELS PARK
9. UNDERPASS CLIMBING AREA

NOTE:

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A—COMMUNITY PARK EXAMPLES

















NOTE:
These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

B—AMENITY AREA



11 INDOOR/OUTDOOR DESTINATION PLAYGROUND

12 UNDERPASS AMPHITHEATER

13 MAIN AMENITY BUILDING

14 SPLASH PAD

15 ENTRY PLAZA

16 BOULDER CLIMBING FEATURE

17 EVENT / SPORTS LAWN / U8 SOCCER

18 PARKING

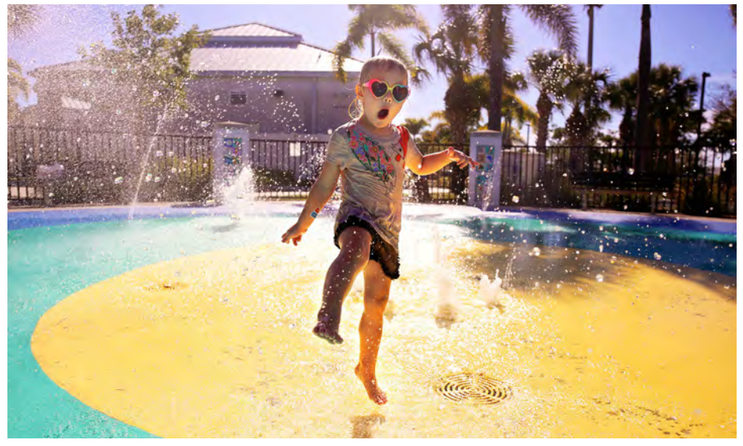
19 REGIONAL TRAIL

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

0 25 100
10 50 200
SCALE: 1"=100'-0"

B—AMENITY AREA EXAMPLES



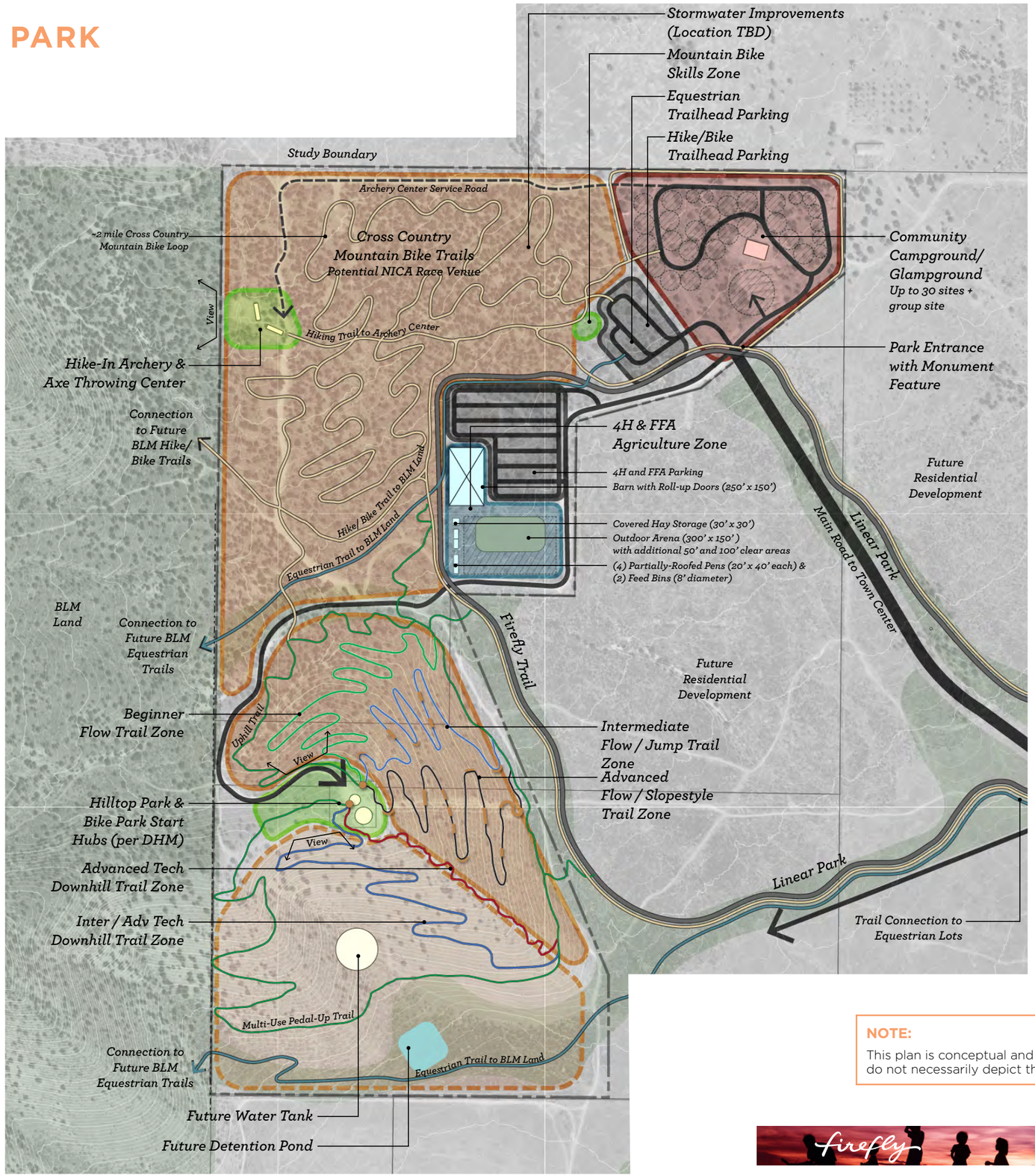






NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

C—REGIONAL PARK



Legend

- Passive Recreation & Trails Zone
- Active Recreation Zone
- Campground Zone
- Parking
- Agriculture Zone
- Parks and Public Land
- Study Boundary
- Road
- Service Road
- Shared Use Path
- Multi-use Trail
- Equestrian Trail
- Directional Mountain Bike Trails by Difficulty
- Bike Features

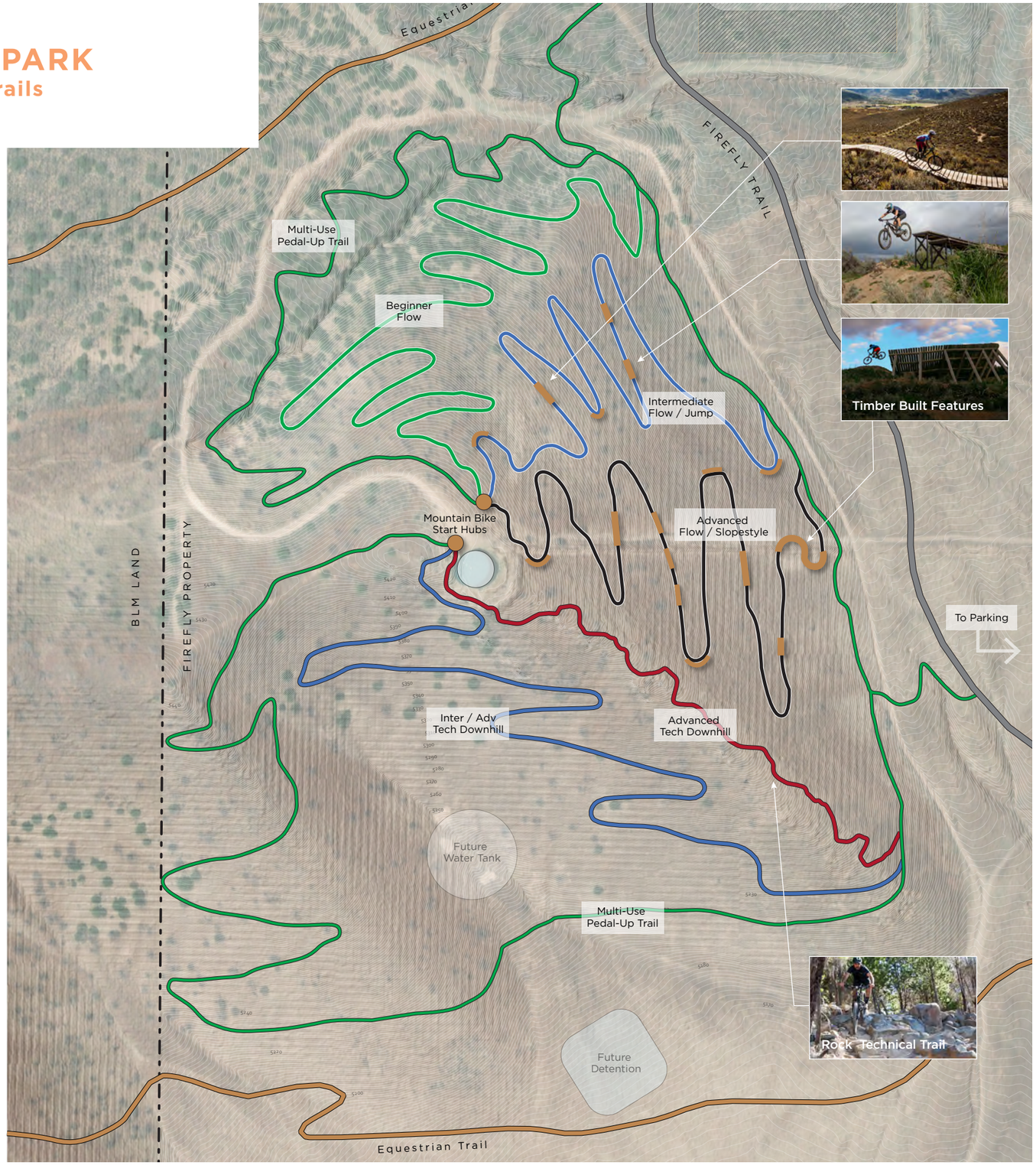
North

1" = 200'-0"

0 200 400 ft

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK
Downhill Flow Trails



LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK EXAMPLES













NOTE:
These photos are intended to represent PTOS or amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

ENTRANCE FEATURES / MONUMENT SIGNAGE

Entrance features and monument signage may be installed by Master Developer to identify neighborhoods and promote the Firefly brand. All entrance features will be located outside public utility easements (PUEs). Placement of these monument signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Development Application.

Primary entrance features are monument signs that include the name and branding for Firefly as a whole, and are situated in highly visible locations which may be bermed up to increase visibility. The primary entrance feature may be double-sided and/or illuminated. Each face may not exceed 200 square feet, and the top of the sign may not be higher than 20 feet from grade.

Secondary, neighborhood, and park entrance monument signs are smaller than primary entrance features. These monument signs may be double-sided and/or illuminated. Each face may not exceed 100 square feet, and the top of the sign may not be higher than 12 feet from grade. Secondary signs may feature the Firefly logo. Neighborhood signs will generally highlight the name or special features of a neighborhood within Firefly. Park entrance monument signs feature the name of the park.

The supporting structures for entrance features/monument signs will be designed with materials and styles that are consistent with the character of Firefly. The signage plan will be approved by the ARC prior to Development Application(s) as appropriate.



NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

COMMUNITY WAYFINDING SIGNS

Permanent wayfinding signage will guide residents and visitors to parks, trailheads, and other amenities within Firefly. Providing effective wayfinding will allow the PTOS network to be used to its full potential. Final design details for wayfinding signage will be determined at Development Application. Wayfinding signs may be illuminated. Additionally, wayfinding signs may be double-sided, and each face may not exceed 60 square feet. The top of wayfinding signs may not be higher than 10 feet from grade. The locations of these signs will be determined at Development Application as appropriate.

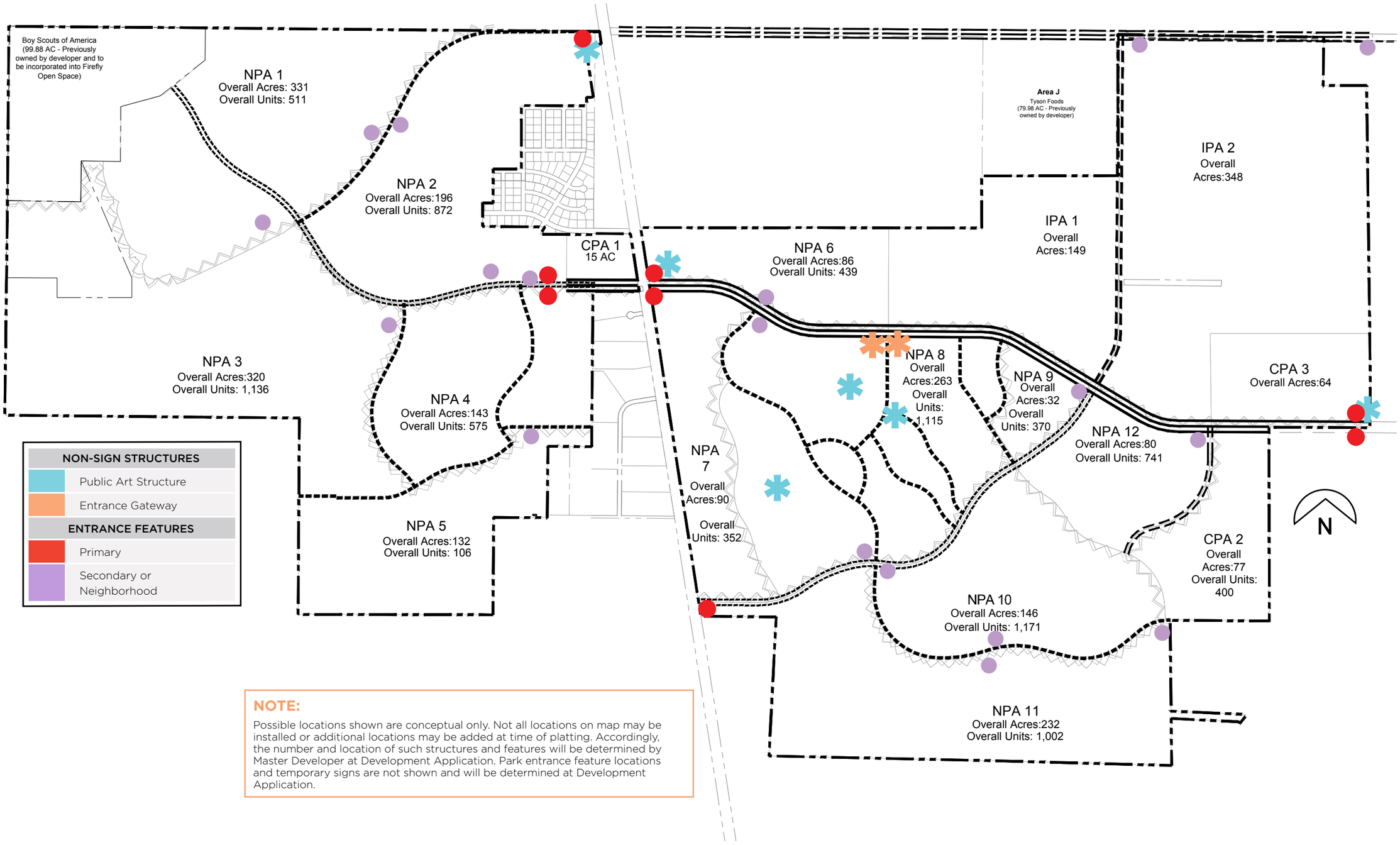


NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

TRAIL SIGNAGE

Permanent trailhead sign faces may be as large as 60 square feet. Supporting structures for trail signs will be designed with a style that is consistent with the character and appearance of the entrance features for each trail. Trail signs may be used to showcase trailhead locations, trail names, and distances. Final locations of signage will be determined at Development Application.

MONUMENTATION PLAN



NON-SIGN STRUCTURES
Public Art Structure
Entrance Gateway
ENTRANCE FEATURES
Primary
Secondary or Neighborhood

NOTE:

Possible locations shown are conceptual only. Not all locations on map may be installed or additional locations may be added at time of platting. Accordingly, the number and location of such structures and features will be determined by Master Developer at Development Application. Park entrance feature locations and temporary signs are not shown and will be determined at Development Application.

LANDSCAPING PHILOSOPHY

Landscaping will follow the Landscape Water Efficiency (LWE) standards. The landscaping philosophy for the LWE is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and PTOS, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All PTOS, as well as commercial and residential landscaping designs, are subject to approval by the Firefly Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

Streetscapes

Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful landscaping. Streetscapes are an important part of Firefly that will serve many functions including:

1. Contributing to the personality and brand of Firefly through continuity in design
2. Providing safety for all modes of transportation
3. Creating a sense of place for residents and visitors

General Street Tree Standards

A plan for trees planted within park strips, provided at future Development Applications, shall show the plant schedule for the street trees within Firefly. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. The Master Developer may place street trees so they do not interfere with Low Impact Development (LID) street design requirements.

LANDSCAPE WATER EFFICIENCY STANDARDS

Purpose

The purpose of these Landscape Water Efficiency (LWE) standards is to conserve water resources by establishing water conservation standards for outdoor landscaping.

Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The LWE standards shall also be required for new landscaping construction installed by homeowners.

Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family, single-family residential projects, and two-family dwellings shall comply with the landscaping standards below:

Definitions

1. ***Active Recreation Areas***—Areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sport fields and play areas).
2. ***Front Yard***—A yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line. See Figure 1.
3. ***Hardscape***—Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
4. ***Lawn***—Ground that is covered with grass or turf that is regularly mowed.
5. ***Mulch***—Any material such as rock, bark, compost, wood chips, or other materials left loose and applied to the soil.
6. ***Nonfunctional Turf***—An irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.
7. ***Park Strip***—A typically narrow landscaped area located between the back-of-curb and sidewalk.
8. ***Paths***—Designed routes between landscape areas and features.
9. ***Planting Bed***—Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
10. ***Rear Yard***—A yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Figure 1.
11. ***Side Yard***—A yard between a building and the adjacent side lot line, extending from the front yard setback to the rear yard setback. On corner lots, the side yard adjacent to a street shall extend from the front yard setback to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Figure 1.
12. ***Total Landscaped Area***—Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

Landscaping Requirements

1. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

2. Nonfunctional turf to be used sparingly.

3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

4. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

5. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. ARC approved materials shall be used in areas located within a public right-of-way.

6. The following requirements shall apply to single-family residential properties.

    a. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% (4:1 grade) or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

    b. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.

        i. Single-family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.

        ii. Residential lots that have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width lawn area requirement.

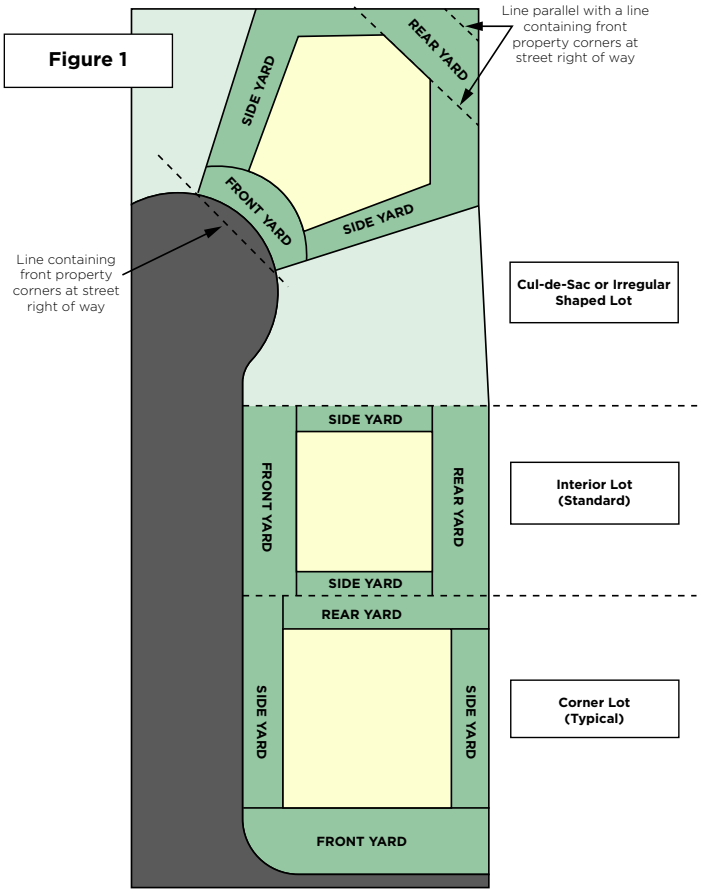
    c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.

7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 30% of the total landscaped area, outside of active recreation areas.

8. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see paragraph 6, above). Applications to receive exceptions are to be considered on a case-by-case basis by the ARC.



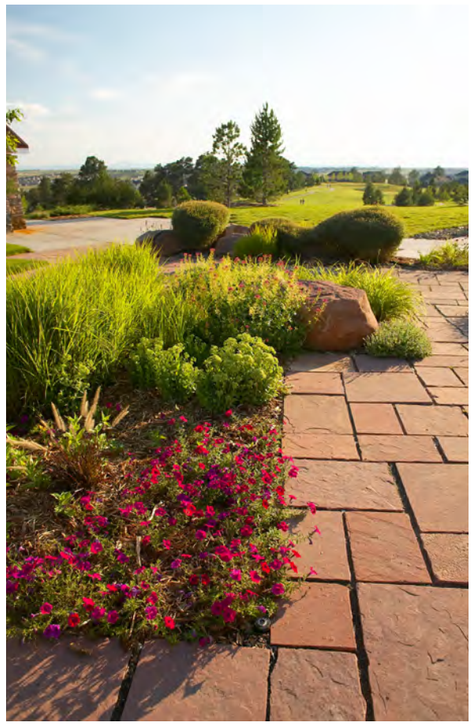
9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.



EXAMPLES OF LANDSCAPING













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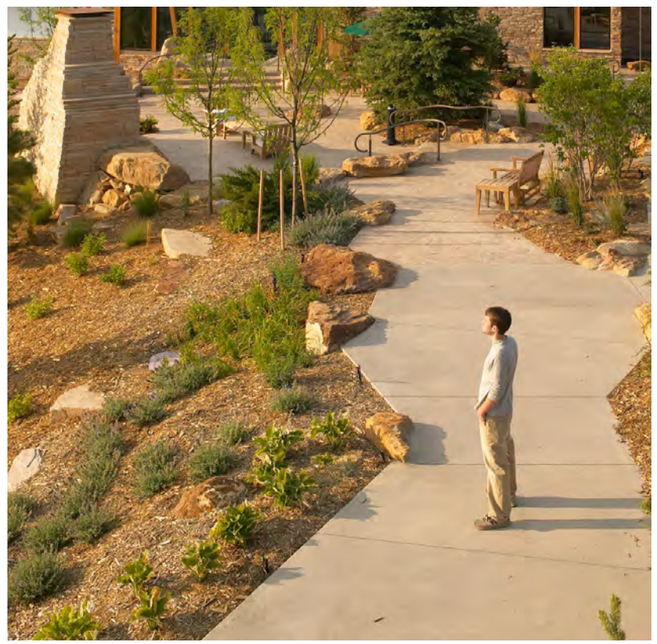
EXAMPLES OF COMMUNITY CONNECTIVITY















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EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



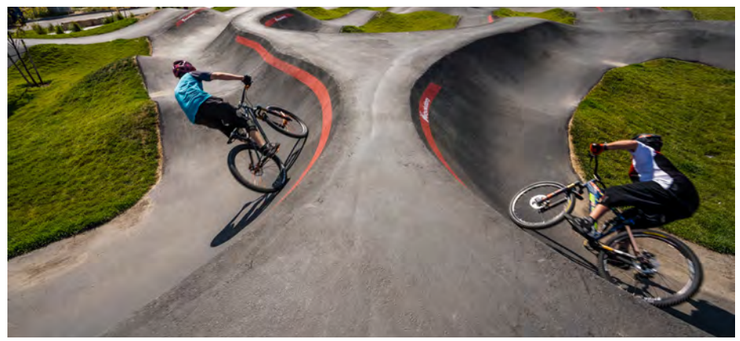
















NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

FIREFLY ARCHITECTURAL REVIEW COMMITTEE (ARC)

Master Owners Association

A Master Homeowners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Firefly Community. Where required, typically in multi-family areas, sub-HOAs will be established to address area-specific costs.

Firefly ARC

The ARC shall be created within the HOA. The goal of the ARC is to ensure Firefly is a pleasant, desirable, and sustainable community, with a harmonious design concept. The ARC protects and promotes the present and future values of the Firefly development. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within Firefly shall be subject to a design review and approval process established by the ARC.

The ARC shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes. The ARC may consist of representatives of the Master Developer, as well as a selected team of professionals. The Master Developer shall retain the right to retain or replace members of the ARC at its discretion.



SINGLE-FAMILY TYPES

There are four types of single-family, detached homesites in Firefly. There are agriculture, standard, alley-load, and cottage homesites. Single-family alley-load and cottage lots may be traditional front-load homes, but may also be rear loaded with garages accessed from alleys and/or private driveways.

SINGLE-FAMILY STANDARDS

SINGLE-FAMILY DETACHED*								
Type of Lot	**Front**	**Garage**	**Rear**	**Side**	**Corner**	**Minimum Lot Width[1]**	**Minimum Lot Size**	**Maximum Building Height[2]**
Agriculture	25′	25′	35′	10′/30′	25′	90′	21,780 sf	35′
Standard A	25′	25′	25′	10′/10′	15′	85′	10,890 sf	35′
Standard B	15′	22′	20′	8′/10′	15′	80′	8,000 sf	35′
Standard C	15′	22′	20′	5′/8′	15′	48′	4,500 sf	35′
Alley Load	10′	22′	5′	5′/5′ [4]	15′	40′	4,200 sf	35′
Cottage	15′	22′	10′	5′/5′ [4]	15′	40′	3,600 sf	35′

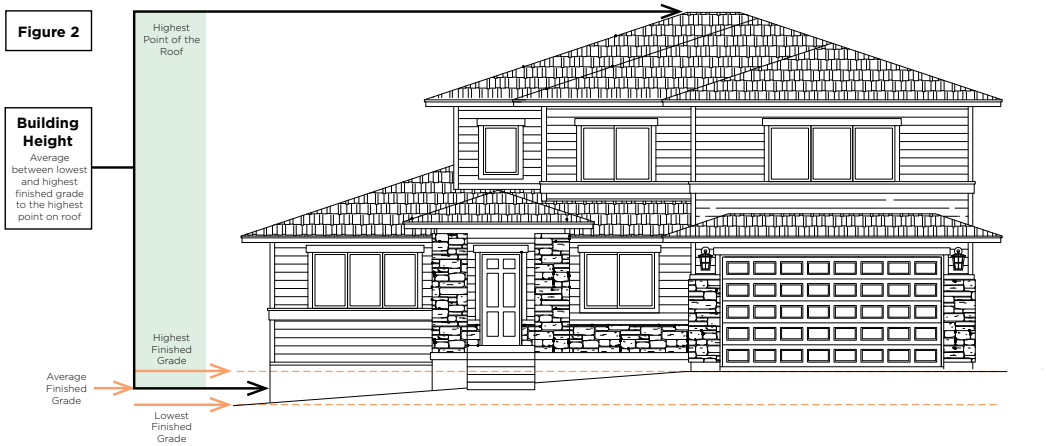
ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5′	5′	35′
ADU[3]	5′	5′	35′

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design. See page 4-09.

2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

3. The living space of a detached ADU must be a minimum of 400 square feet and may not exceed 50% of the primary home's footprint including the garage, up to a maximum of 1,200 square feet. An ADU may be part of a larger barn structure that may exceed 50% of the primary home's footprint, and/or be larger than 1,200 square feet.

4. Homesites with a 5'/5' side setback shall be limited to a quantity of 900.

SINGLE-FAMILY DEVELOPMENT STANDARDS

General Standards

Homes shall be a variety of styles and colors. Gated neighborhoods are permitted. 3-story homes are allowed.

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

A 2-car garage is required on all single-family homes. Additionally, a driveway matching the garage setbacks is required, except for alley-load lots. In the case of alley-load lots, parking must match townhome parking standards.

Fencing

Materials, specifications, and locations to be approved by the ARC.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials



EXAMPLES OF SINGLE-FAMILY HOME DESIGNS





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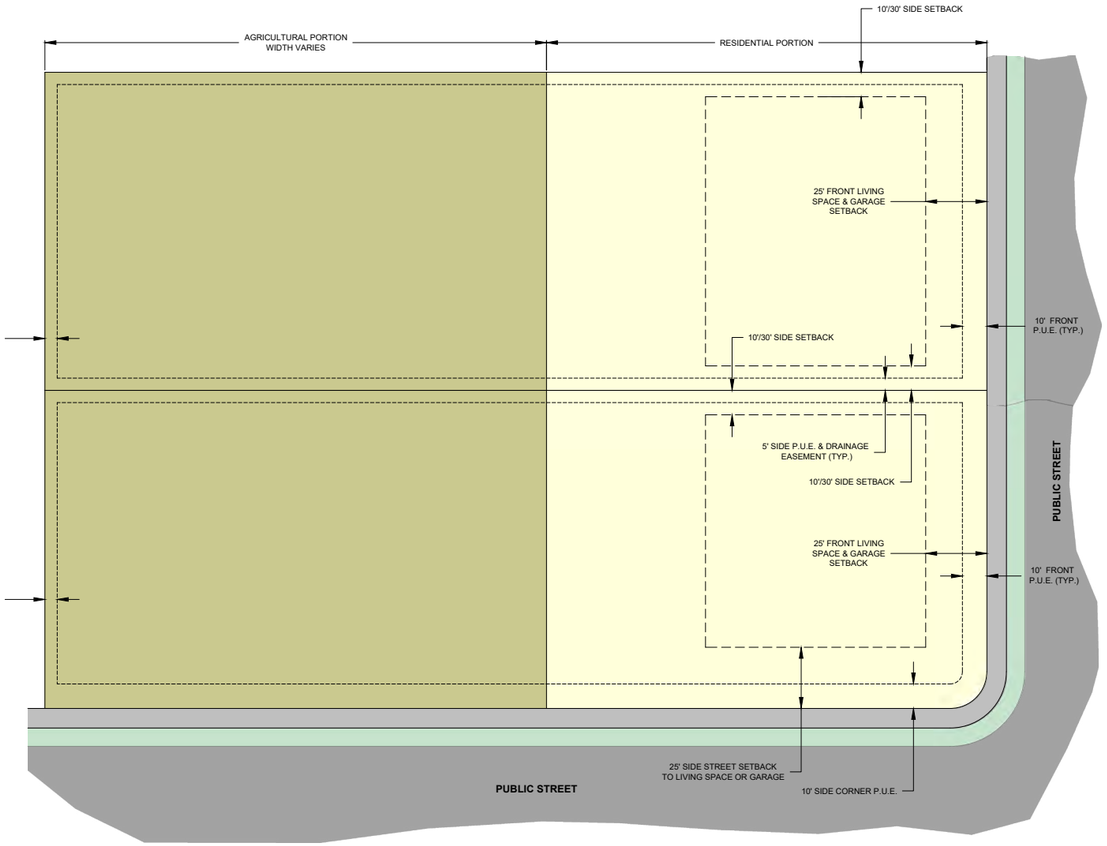
SINGLE-FAMILY SETBACK EXHIBIT

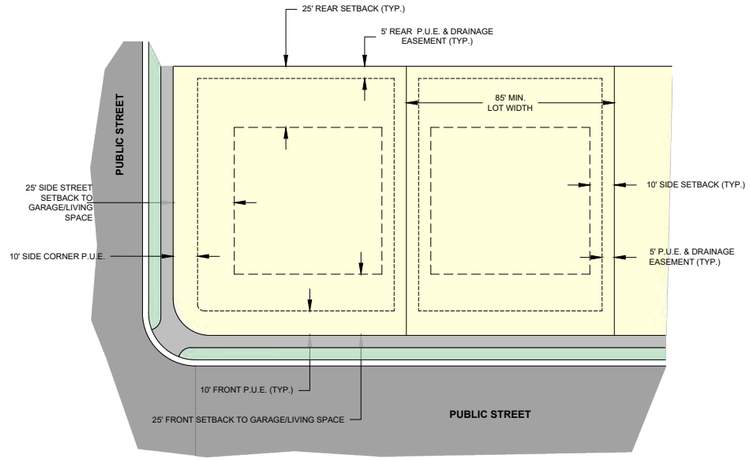
Agriculture Lot



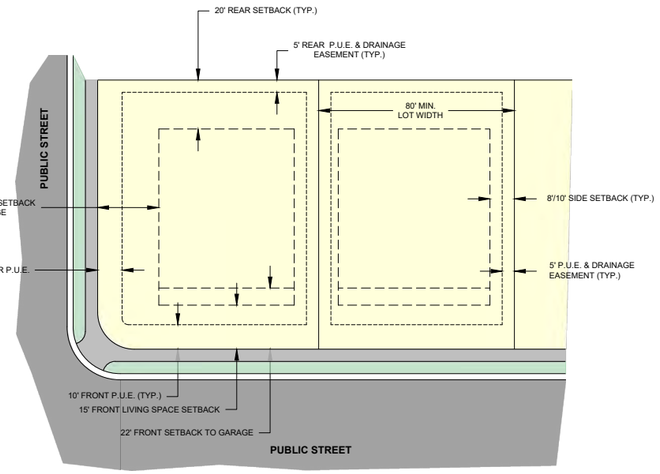
AGRICULTURAL LOT

NOTE:

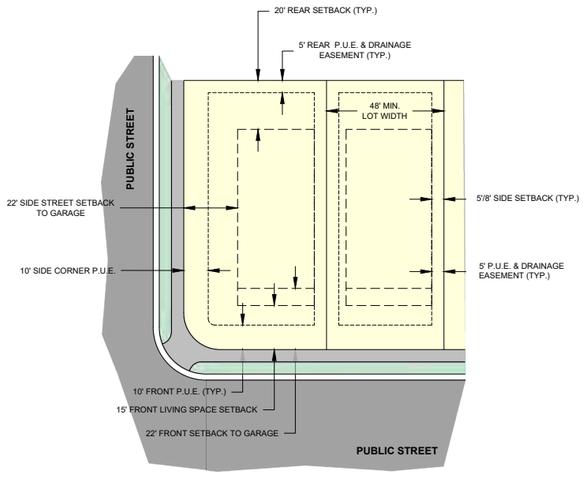
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



Standard "A" Lot



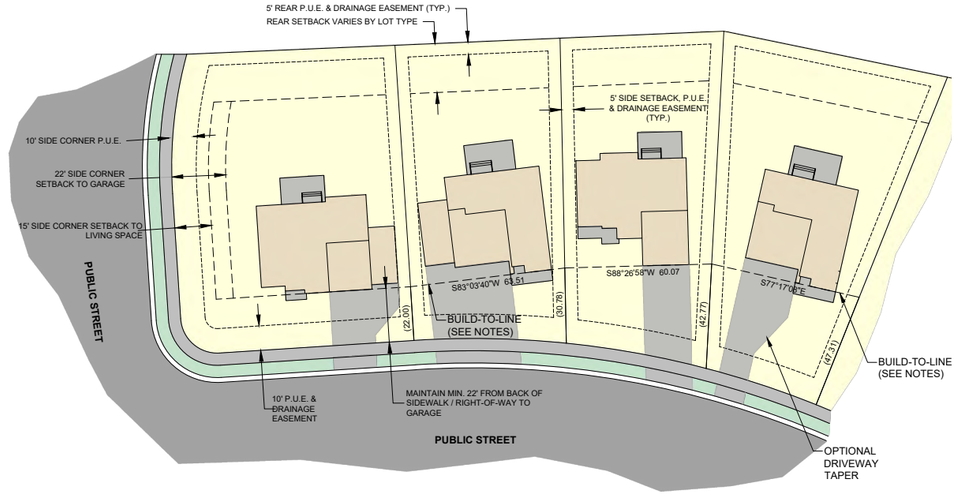
Standard "B" Lot



Standard "C" Lot

SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

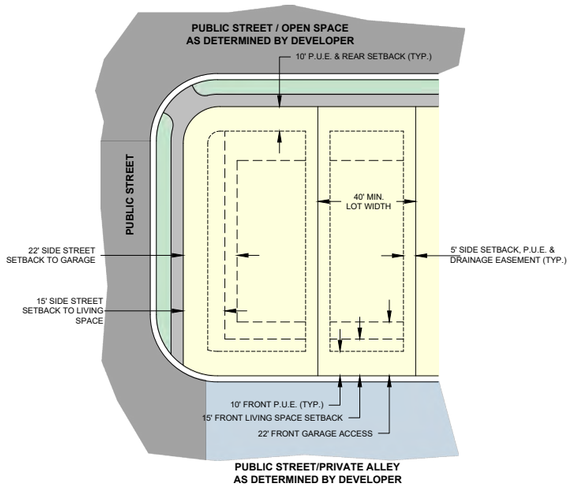
Curvilinear / Coving



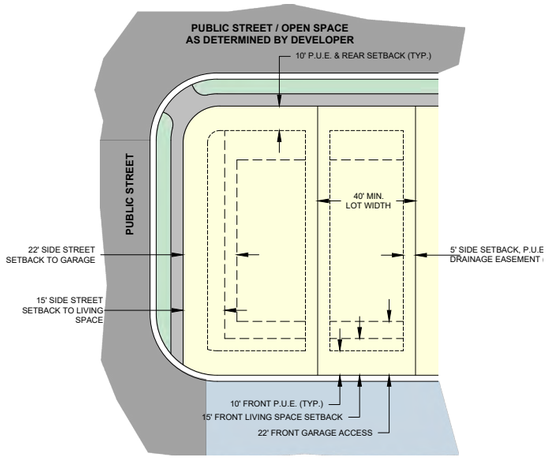
NOTE:

1. Build-to line has been established for front setback and orientation of house.
2. Build-to line to be a minimum of 22' to garage face or 15' to living space.

Cottage



Alley Load



MULTI-FAMILY TYPES

Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building.

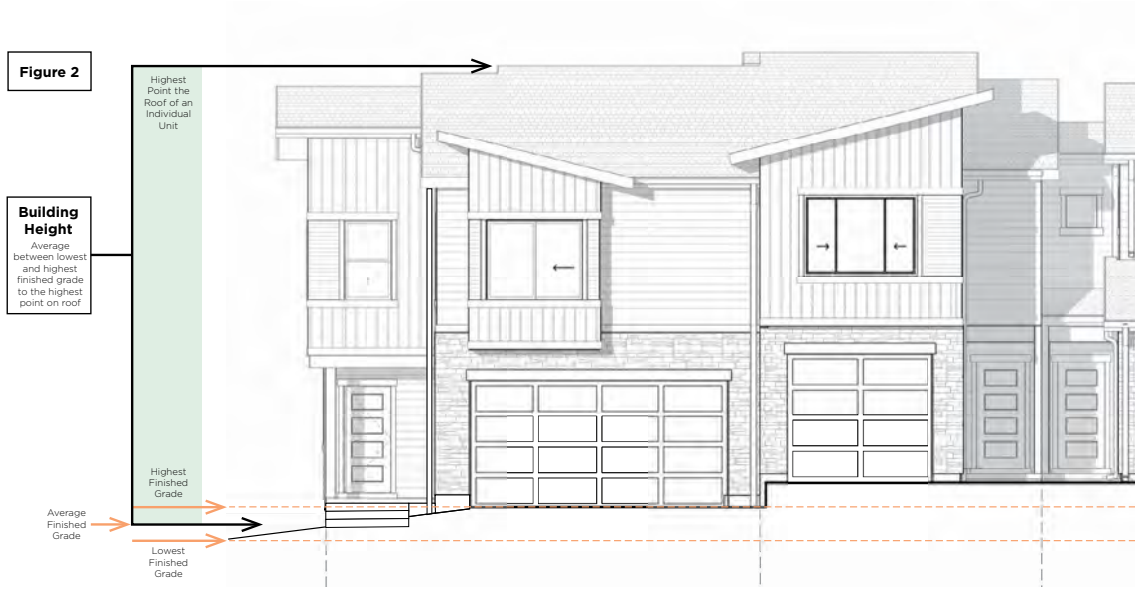
MULTI-FAMILY STANDARDS

MULTI-FAMILY*									
Type of Lot	**Front**	**Garage**	**Rear**	**Rear Building Spacing**	**Side**	**Side Building Spacing**	**Corner**	**Max. Building Height[1]**	**Max. Units Per Building**
Twin Home	15′	22′	10′	20′	5′/5′	10′	15′	35′	N/A
Front-Load Townhome	15′	22′	10′	20′	15′	15′	15′	40′	N/A
Rear-Load Townhome	10′	3′	3′	30′	15′	15′	15′	40′	N/A
Apartment / Condominium[2]	10′	5′	15′	30′	15′	15′	15′	55′[2]	48

* Upon a request by the Applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

2. Multi-family buildings to be limited to four stories and 55' in height.

TWIN HOME & TOWNHOME DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback requirements as determined in this community plan.

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking stalls are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced.

Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

Building Size

Twin homes and townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for twin homes and townhomes.



PTOS

Twin homes and townhomes may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

EXAMPLES OF TWIN HOME & TOWNHOME DESIGNS





NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.





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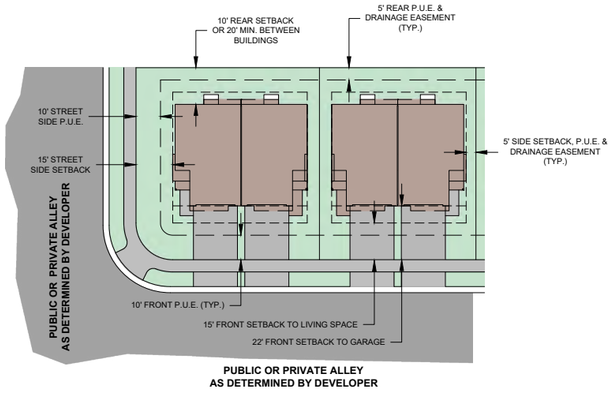
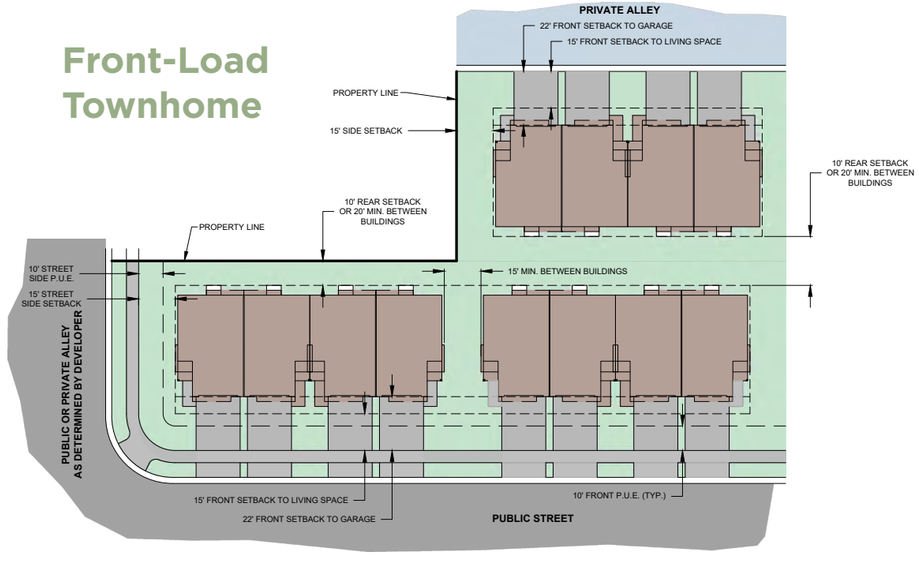
TWIN HOME & TOWNHOME SETBACK EXHIBIT

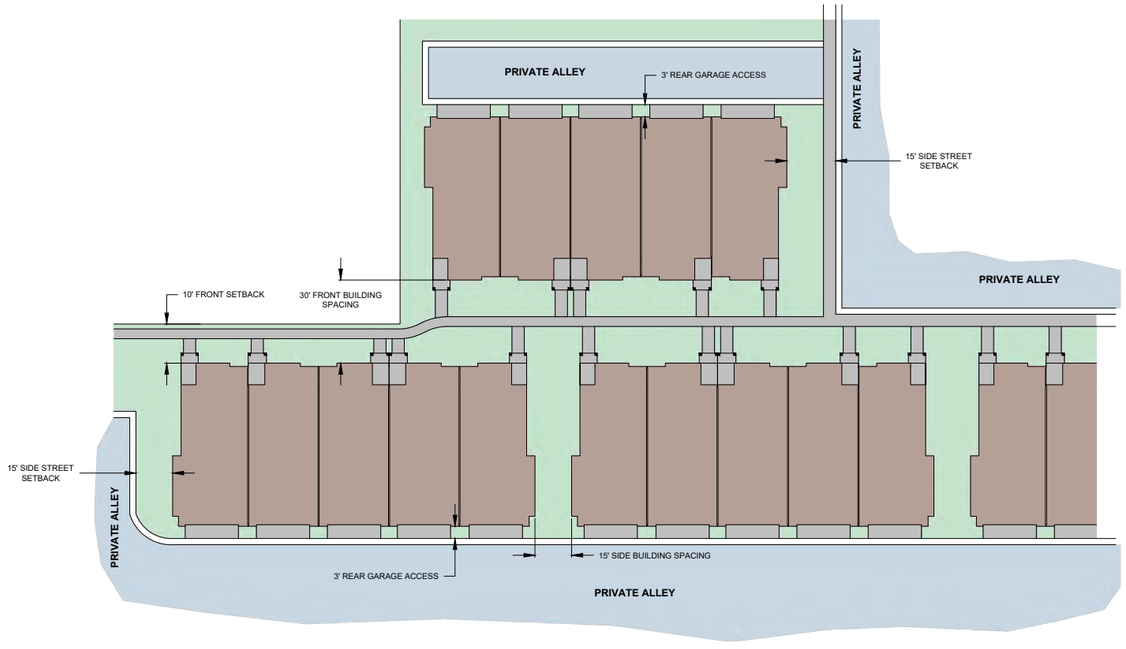
Twin Home

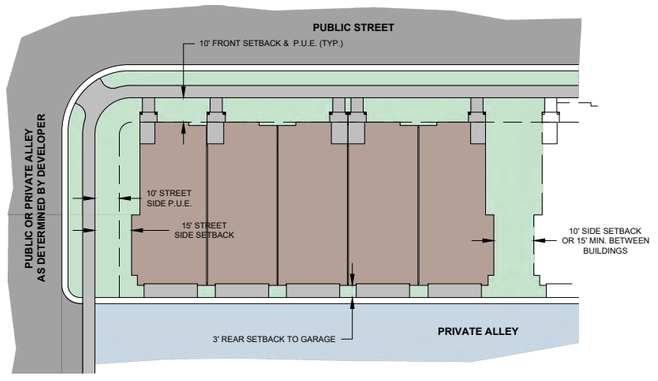


Front-Load Townhome



Rear-Load Townhome





APARTMENT & CONDOMINIUM DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback and parking requirements as determined in this community plan.

Parking Standards

Parking requirements for apartments and condominiums shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.5 stalls are required. For 2-bedroom homes, 2.25 parking stalls are required. For 3-bedroom homes, 2.75 parking stalls are required. For 4-bedroom homes and greater, 3.25 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot (covered or open), or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced.

Exterior Materials

Exterior Materials are to be consistent with the architectural styling of the building. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular building. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

PTOS

Condominiums and Apartments may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

Apartment Pool

An apartment pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool.



EXAMPLES OF APARTMENT & CONDOMINIUM DESIGNS



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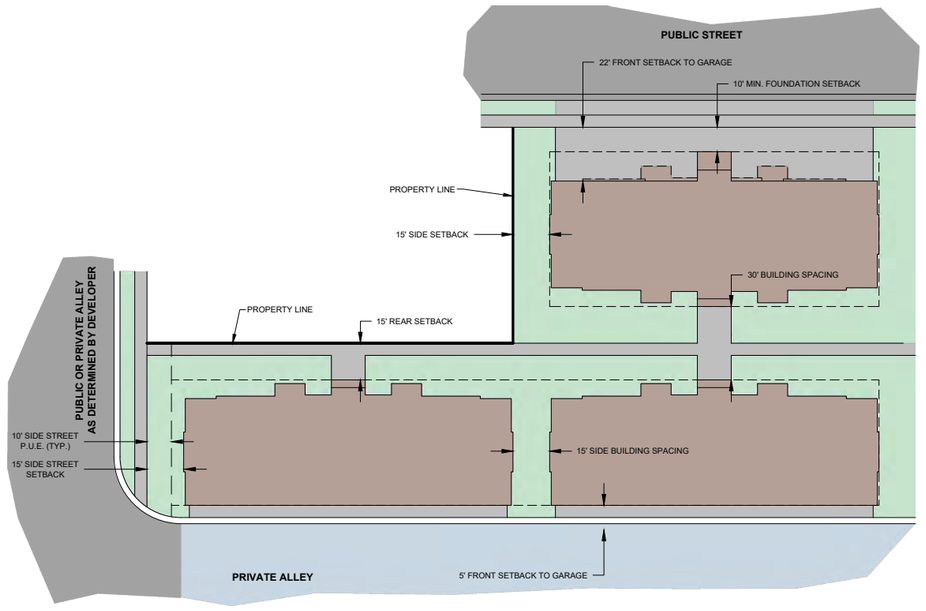
APARTMENT & CONDOMINIUM SETBACK EXHIBIT

Apartment & Condominium Building



EXAMPLES OF RESIDENTIAL HOUSING















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EXAMPLE ELEVATION STYLES FOR RESIDENTIAL HOMES

Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman-style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Window grids and window trim
6. Heavy, thick fascia
7. Large front porch
8. Porch supports (columns/pillars) are typically rectangular or tapered (not round) with masonry bases
9. Large roof overhangs (typically 18 to 24 inches)
10. Single-hung and double casement windows



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Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation
7. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White/light exteriors are common, and modern versions are black/dark or have mixed light/dark exterior color palettes
12. Dark windows are common
13. Use of copper or other metal on small roof elements



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Typical Scandinavian Design

Scandinavian architecture includes traditional styles from Sweden, Norway, and Denmark. Typical designs focus on merging the structure with the surrounding environment, as well as integration of wood and natural materials, natural light, clean lines, neutral colors, etc. The overarching theme of Scandinavian architecture is minimalistic and simplistic design. The following features identify a Scandinavian style home:

1. Pitched roofs, oftentimes with no overhangs
2. Porch roofs may be flat
3. Dark casement windows with no trim or screens
4. Use of large windows and skylights to bring natural light indoors
5. Simple lines with no adornments
6. Use of natural colors and materials such as wood
7. Black, red, or yellow are often used to accent natural wood elements
8. Incorporation of functionality and comfort



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Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Roof pitches are typically 3/12-6/12
2. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
3. Large modern-style windows (typically without grids)
4. Overhanging eaves ranging from 18 to 24 inches
5. Horizontal, clean lines in the detailing
6. Lap siding with brick or stone details elements
7. Open floor plans
8. Wide, rectangular columns or pillars
9. Prominent low chimneys
10. Large, tall windows
11. Modern, glass panels in front door and garage
12. Wide front door (42 inches wide or larger)



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Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metals on small roof elements
9. Taller front door



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Typical Modern Design

Modern design favors strong horizontal and vertical elements, as well as geometric shapes, to create a sense of simplicity. The aim of modern design is to simplify the home, emphasize function, and remove any unnecessary frills. In place of extra adornments, clean, simple lines and shapes create interest. The following features are common in a Modern-style home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door



NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

SALES SIGNS

ON-PREMISE TEMPORARY COMMUNITY SIGNS

Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/or sales trailers during the selling process. These temporary community signs are permitted within Firefly.

Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about Firefly. Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20 feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS & LOTS

A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in Firefly. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside Firefly.
2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less.
3. Model and spec home signs must be removed within 30 days of when the last home is sold in Firefly or when the model home is sold.
4. Model and spec home signage must be approved by the ARC prior to Development Application.
5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein.
6. Builders may install temporary builder signs anywhere in Firefly in compliance with the requirements of this section.
7. Builder may install a sign that is no larger than 10 square feet on each lot.



05 COMMERCIAL DEVELOPMENT STANDARDS

COMMERCIAL STANDARDS

Specific commercial uses are listed in the Permitted and Conditional Use table on pages 5-04 to 5-11. Commercial standards for IPA, CPA, and NPA areas are as follows:

BUSINESS PARK / INDUSTRIAL PLANNING AREA (IPA)

The IPA has been established to create an attractive development that provides opportunities for employment and tax base for Eagle Mountain City. This Area is characterized by flat, open land particularly suited for business park and industrial uses. Representative of the uses within this area are business park; technology-oriented business; manufacturing; fabrication and processing; storage warehousing; wholesale distribution; fulfillment centers; service provider offices, yards, and retail space; and flex space. Area subdivisions and dwellings on small lots, along with other uses which tend to thwart or prevent the use of the land for its primary purposes, have been excluded from this area. The following exceptions to City's Vested Laws shall apply in the IPA.

Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

COMMERCIAL WITHIN NPA AREAS

Commercial uses are permitted or conditional as set forth in the uses table on pages 5-04 to 5-11. Vertical and horizontal forms of mixed uses are also permitted or conditional so long as the commercial components of the proposed development are listed in the uses table. The following exceptions to City's Vested Laws shall apply in the NPA.



Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

Building Height: Maximum height of 55 feet.

Building Size: No minimum or maximum requirement.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

COMMERCIAL PLANNING AREAS (CPA)

The areas covered by CPAs are intended to be central retail, service, professional office, high-density apartments, and vertical or horizontal mixed-use centers. For this reason, the areas have been located in high traffic parts of the project where the street pattern makes the uses readily accessible to all parts of the community and the surrounding region. The areas are intended to provide for a variety of community activities. The CPAs are characterized by clean, well lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices, theater, and cultural buildings, as well as high-density multi-family residential dwellings, are also characteristic of these areas. Representative of the uses in these areas are special retail, lodging, apartment housing, professional offices, theaters, restaurants, and a wide variety of retail outlets. The following exceptions to City's Vested Laws shall apply in the CPA.

Exceptions to City's Vested Laws

Lot Area: There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the area. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings, except that no lot area requirements shall apply when the dwellings are mixed use (located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the area).

Lot Width: There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the area.

Building Height: The maximum height of any building with a commercial use shall be 75 feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for multi-family dwellings.

Building Size: No requirements.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

EXAMPLES OF BUSINESS PARKS, INDUSTRIAL & COMMERCIAL AREAS

















NOTE:
These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

PERMITTED AND CONDITIONAL USES FOR CPA, IPA AND NPA AREAS

The following table lists the permitted (P) and conditional (C) commercial uses for CPA, IPA, and NPA areas located in Firefly. Uses that are listed as "C" (conditional) will follow the Conditional Use application procedures and approval standards found in the City's Vested Laws.

USE	CPA	IPA	NPA	DEFINITION
Accessory Dwelling Unit (ADU)			C/P[1]	Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.
Agricultural Sales and Service	P	P		Agricultural Sales And Service is an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.
Animal Care Service			C/P[1]	Animal Care Service means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding.
Animals and Fowl			C/P[1]	Animals and Fowl for recreation and family food production means large animals including horses, mules/donkeys, cattle, llamas, and ostriches and small animals including roping steers, goats, sheep, hogs, and pigs. Up to 1 large animal, 1 small animal, and 4 chickens allowed per 5,000 square feet (minimum lot size of 21,780 square feet).
Asphalt and Concrete Production		P		Asphalt and Concrete Production means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.
Assisted Living Facility	P		C/P[1]	Assisted Living Facility means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents' independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
Auction (Except Animals)	P			Auction is any sale where tangible goods, wares, or merchandise is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof.
Auto Service, Major	P	P		Auto Service, Major means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.
Auto Service, Minor	P	P		Auto Service, Minor means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.

USE	CPA	IPA	NPA	DEFINITION
Automobile Gas Station	P	P	C/P[1]	Automobile Gas Station means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food and may also include a car wash.
Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental	P	P		Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include non-serviceable or junk vehicles or equipment.
Bank	P	P	C/P[1]	Bank means a business principally involved in the lending, borrowing, exchanging, issuing, or safeguarding of money, under charter from an agency of the state of Utah or the United States.
Bar or Tavern	P	P	C/P[1]	Bar or Tavern means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.
Bed and Breakfast Facility	P		C/P[1]	Bed and Breakfast Facility means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.
Car Wash	P	P	C/P[1]	Car Wash means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.
Commercial Food Preparation	P	P		Commercial Food Preparation is a facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include but are not limited to: commissary kitchen and catering.
Communication Facility	P	P		Communication Facility means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.
Construction Sales and Service	P	P		Construction Sales and Service is an establishment engaged in retail or wholesale sale of materials and services used in construction of buildings or other structures, as well as outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, air conditioning, electrical, plumbing, and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.
Convenience Store	P	P	C/P[1]	Convenience Store is an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.
Data Center	P[2]	P		Data Center meaning electronic data management businesses, centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week.
Day Care Center, Adult	P	P	C/P[1]	Day Care Center, Adult means a non-medical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.
Day Care Center, Child, Large	P	P	C/P[1]	Day Care Center, Child, Large means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.



USE	CPA	IPA	NPA	DEFINITION
Day Care Center, Child, Small	P	P	C/P[1]	Day Care Center, Child, Small means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.
Day Care Establishment, Family, Child	P		C/P[1]	Day Care Establishment, Family, Child means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.
Electronic Sales and Repair	P	P		Electronic Sales and Repair means a retail establishment that deals in the sale and repair of electronics.
Flea Market (Indoor)	P	P		Flea Market (Indoor) is a building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Flea Market (Outdoor)	P	P		Flea Market (Outdoor) is an outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Funeral Home	P		C/P[1]	Funeral Home is an establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.
Garden Center	P	P	C/P[1]	Garden Center means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.
Government Service	P	P	C/P[1]	Government Service is any building or facility used, owned, or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.
Grain Elevator		P		Grain Elevator is a storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.
Heliport		P		Heliport is a landing area solely for the landing of helicopters. A heliport may include more than one helipad.
Hometel	P			Hometel is a building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis.
Hospital	P	P		Hospital is a facility that: A. Offers services more intensive than those required for room, board, personal services and general nursing care; B. Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include accessory uses, such as offices for medical and dental personnel, daycare facilities for employees, patients, or patient visitors, and central service facilities, such as pharmacies, medical laboratories, and other related uses.

USE	CPA	IPA	NPA	DEFINITION
Hotel or Motel	P	P		Hotel or Motel means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.
Indoor Shooting Range	P	P		Indoor Shooting Range means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.
Kennel	P	P		Kennel is an establishment having three (3) or more dogs of any age for the purpose of boarding, letting for hire, or training for profit.
Laboratory, Medical Related	P	P		Laboratory, Medical Related is an establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.
Liquor Store	P	P		Liquor Store is a State store, owned and operated by the State of Utah, as defined and regulated under Utah Code Annotated title 32B, or its successor, for the sale of alcoholic beverages for off premises consumption.
Manufactured Home or Dwelling			C/P[1]	Manufactured Home or Dwelling means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.
Manufacturing, Heavy		P		Manufacturing, Heavy means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.
Manufacturing, Light	P	P		Manufacturing, Light means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.
Medical and Health Care Offices	P	P	C/P[1]	Medical and Health Care Offices means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.
Mixed Use	P		C/P[1]	Mixed Use means a type of development containing both residential dwelling units and other uses, such as commercial or office uses, on the same or adjacent portions of the project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).
Modular Unit			C/P[1]	Modular Unit is a structure built from sections manufactured in accordance with the construction standards adopted pursuant to Utah Code Annotated title 15A, and transported to a building site, the purpose of which is for human habitation, occupancy or use.

USE	CPA	IPA	NPA	DEFINITION
Moving and Storage Facilities and Businesses		P		Moving and Storage Facilities and Businesses means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.
Multi-family Dwelling	P		P	Multi-family Dwelling means housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multi-family dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multi-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental.
Museum	P		C/P[1]	Museum means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.
Office Use	P	P	C/P[1]	Office Use means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.
Office/Warehouse	P	P		Office/Warehouse is a facility of single or multiple buildings or units where at least twenty-five percent (25%) of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. Such facility typically has garage bays to service the warehouse component.
Open-Air Businesses	P	P		Open-Air Businesses is any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.
Outdoor Storage	P	P		Outdoor Storage means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.
Park, Community	P	P	C/P[1]	Park, Community means one that is typically intended to serve a specific segment of the community and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.
Park, Neighborhood	P	P	C/P[1]	Park, Neighborhood is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.
Park, Regional	P	P	C/P[1]	Park, Regional is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.
Parking Lot	P	P	C/P[1]	Parking Lot is an open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.
Pawnshop	P			Pawnshop is any person or establishment engaged in any of the following: A. Lending money on deposit of personal property. B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor. C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property. D. Selling unredeemed pledged personal property, together with such new merchandise, as will facilitate the sale of such property.

USE	CPA	IPA	NPA	DEFINITION
Pet Sales	P		C/P[1]	Pet Sales is any establishment wherein dogs, cats, small household pets such as birds, fish, and reptiles, or other household pets of any age are kept or displayed for the purposes of retail sales. This definition does not include kennel; cattery; animals for sale by an animal breeder; or the sales of small household pets that may be associated with another allowed use. Pet sales does not include animal adoptions from a city or county animal shelter, animal control agency, or a non-profit animal welfare organization incorporated within the State of Utah for the purpose of preventing cruelty to animals, or by any properly authorized establishment used for the care and custody of seized, stray, homeless, quarantined, abandoned or unwanted dogs, cats or other small domestic animals.
Printing and Copying, Limited	P	P	C/P[1]	Printing and Copying, Limited is a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.
Private and Public Schools	P		C/P[1]	Private and Public Schools means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.
Recreation and Entertainment, Indoor	P		C/P[1]	Recreation and Entertainment, Indoor is an establishment providing recreation and entertainment that is wholly enclosed in a building. Typical uses include amusement rides, athletic and fitness facilities, bowling alleys, dance halls, indoor theaters, pool halls, racquetball and handball courts, and swimming pools.
Recreation and Entertainment, Outdoor	P			Recreation and Entertainment, Outdoor is an establishment providing recreation and entertainment which takes place in the open. Typical uses include archery ranges, batting cages, campgrounds, golf courses, golf driving ranges, drive-in theaters, miniature golf courses, rodeo grounds, tennis courts, and amusement rides.
Recreational Vehicle Storage Yard	P	P	C/P[1]	Recreational Vehicle Storage Yard is a fenced area for storage of recreational vehicles.
Recycling Center, Indoor		P		Recycling Center, Indoor is a building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line and shall be screened to mitigate blowing debris.
Recycling Collection Station	P	P	C/P[1]	Recycling Collection Station is one or more outdoor freestanding containers available to the general public occupying an area not greater than four hundred (400) square feet, exclusive of area required for vehicular access, and designed to receive and store recyclable materials.
Religious or Cultural Meeting Hall	P		C/P[1]	Religious or Cultural Meeting Hall means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.
Research Service		P		Research Service is an establishment engaged in industrial, medical, or scientific inquiries.
Residential Dwelling Unit			P	Residential Dwelling Unit ("RDU") means a single unit intended to be occupied for a residential living purpose.
Residential Facility for Persons with a Disability	P		C/P[1]	Residential Facility for Persons with a Disability means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.
Restaurant	P	P	C/P[1]	Restaurant means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.



USE	CPA	IPA	NPA	DEFINITION
Retail Goods Establishment	P	P	C/P[1]	Retail Goods Establishment means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.
Retail Services Establishment	P	P	C/P[1]	Retail Services Establishment means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.
Retail, General	P	P	C/P[1]	Retail, General is an establishment that rents or sells goods to the public but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet supplies stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.
Rock, Sand and Gravel Storage and Distribution (As Part of Development)	P	P	C/P[1]	Rock, Sand and Gravel Storage and Distribution is the outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.
Short Term Rental	P		C/P[1]	Short Term Rental is a lease or rental of a dwelling unit, or any portion thereof located within agricultural or residential zones for lodging or accommodation purposes for a period of less than thirty (30) consecutive days.
Sign, Painting, Fabrication	P	P		Sign, Painting, Fabrication is a facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.
Stables	P		C/P[1]	Stables means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.
Store, Warehouse Club	P			Store, Warehouse Club is a retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.
Tattoo and Body Engraving Service	P			Tattoo and Body Engraving Service is a personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.
Trade/Vocational School	P	P		Trade/Vocational School is an establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.
Travel Center	P	P		Travel Center means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
Truck Freight Terminal		P		Truck Freight Terminal is a premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

USE	CPA	IPA	NPA	DEFINITION
Utility, Major		P		Utility, Major is a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. This term excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, and manufacturing facilities. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants.
Warehouse		P		Warehouse is a structure, or part thereof, or area used principally for the storage of goods and merchandise.
Warehouse, Self Service Storage	P	P		Warehouse, Self-Service Storage is an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Welding Shop		P		Welding Shop is a business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.
Wholesale, Distribution		P		Wholesale Distribution is a business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.
Woodworking Mill		P		Woodworking Mill is a facility where timber is processed to produce wood products.

1 Permitted in NPAs 9 and 12. Conditional in all other NPAs.
2 Permitted in CPA 3

CONTINUING USE RESTRICTION

Once a final plat for a residential use is recorded there will be a plat note providing that the residential use cannot be modified except by a plat amendment.

COMMERCIAL/BUSINESS PARK SIGNS

All signs within the Firefly boundaries are considered on-premise signs. Monument sign design will be detailed at Development Application. Pylon, pedestal, and wall signs consisting of letters and cabinets indicating the business, commodities, service, industry, or other activity sold, offered, or conducted on the premises are permitted in NPA, IPA, and CPA areas in accordance with the following criteria:

MONUMENT SIGNS IN COMMERCIAL AREAS

Commercial developments with multiple businesses shall be permitted to construct monument signs. The ARC must approve the design and locations prior to submitting a Development Application, as appropriate.

PYLON & PEDESTAL SIGNS

1. One detached on-premise sign is permitted for each developed parcel not exceeding one-and-a--half square feet of sign area for each linear foot of street frontage.
2. No sign face may exceed a total sign area of 200 square feet per side with a maximum of two sides. Electronic message centers may be incorporated into the sign, but are only allowed along arterial and major collectors.
3. If a developed parcel has in excess of 200 linear feet of street frontage, additional signs may be allowed, provided the distance between detached signs on each parcel is not less than 200 feet as measured in a straight line.
4. The maximum sign height is 35 feet above pavement grade or ground level. On properties adjacent to freeways, where the sign is freeway oriented, maximum sign height may be determined from highway grade.
5. The minimum sign clearance from grade to the bottom of the sign is eight feet.
6. Minimum sign setback from all property lines is two feet.
7. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

WALL SIGNS

1. A single-story building or unit is permitted one primary wall sign. A multiple story building is permitted to have multiple primary wall signs. Additionally, one wall sign is allowed per tenant space.
2. Primary wall signs shall not exceed ten percent (10%) of the facade on which the sign is mounted, or 96 square feet, whichever is less.
3. Each primary wall sign for single-story buildings shall maintain a minimum height of 8 feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary wall sign for multiple-story buildings shall be no lower than the bottom of the top floor of the building.
4. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

06 TRANSPORTATION

ROADWAY FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area. These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to Firefly. It is intended that this document be the basis for planning infrastructure. The information included will be a guide for development of the roadway facilities in serving both current and future needs. The document will focus primarily on infrastructure located within Firefly.

The specific objectives of the document include:

1. Identifying existing transportation corridors and roads within Firefly to be built by Master Developer
2. Identifying typical standards for the design of the roadway and pavement sections
3. Providing direction for the planning of future facilities throughout Firefly

Existing Transportation Corridors & Improvements

To develop the Tyson Food site, Master Developer was required to construct the following roadways within the boundary of City:

Firefly Boulevard – Firefly Blvd has been identified as the major arterial corridor transecting Firefly. From SR-73 east to Tiffany Lane, the right-of-way has been classified as 152 feet with five lanes. Construction to date has included improvements of SR-73 and a 2-lane roadway to Tyson Parkway. UDOT approved the intersection with SR-73. Pavement section determination was provided by a Geotechnical Engineer and approved by the City Engineer. The remainder of the 2-lane roadway, from Tyson Parkway to Tiffany Lane, was completed in December 2020.

4000 North – 4000 North has been identified as a major collector corridor from SR-73 to Eagle Mountain Boulevard. The road has long been a County maintained gravel road. UDOT has approved improvements of 4000 North at SR-73. The right-of-way has been classified as 94 feet with three lanes through the boundaries of the City. Curb, gutter, and trail were constructed along Tyson Food's frontage. Pavement within City extends 600 feet to the east of Tyson Parkway. The remainder of the western portion of the roadway is within Cedar Fort. City shall not require Master Developer to design or construct any portion of 4000 North that is not within Firefly.

Tyson Parkway – Tyson Parkway has been identified as a minor collector corridor from 4000 North to Firefly Blvd. The right-of-way has been classified as 77 feet. As an industrial land use corridor, the road section was approved to be modified. The section includes only a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.



Level of Service & General Design Requirements

Master Developer shall supply the following level of service requirements:

1. Design and construct all streets within Firefly to a minimum level of service "D."
2. Utilize the Street Sections contained herein that provide standards for each road way classification.
3. Obtain a Geotechnical Report as needed for the design of pavement sections when asphalt depths are greater than 3 inches.

These service and design requirements are based upon projected land uses and number of residential units within Firefly. Master Developer has certain discretion to adjust the final number of units, location of units, and types of units as well as layout of approved land uses within Firefly. Those final details may be different than the current projections upon which the existing Firefly road layout is based. Accordingly, Master Developer may, in its discretion, install any of the approved Street Sections within Firefly so long as the proposed Street Section supplies a level of service equal to or greater than "D" when taking into account the effects of the development proposed in a "Development Application." Additionally, narrowed intersections and roundabouts may be used to safely control vehicular traffic, pedestrians, and bicyclists.

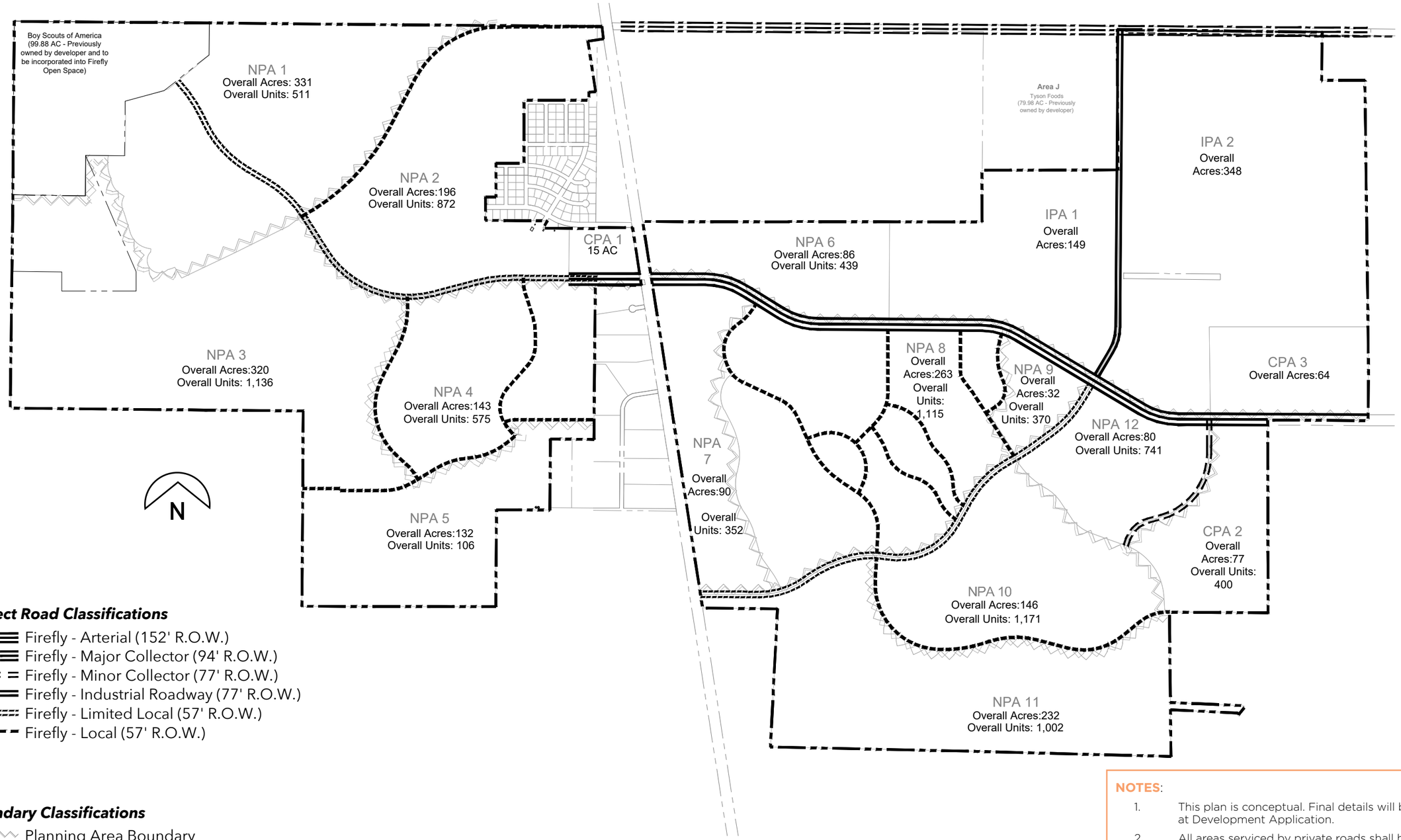
Future City Transportation Corridors

Utilizing the updated Land Use Master Plan, future key corridors have been identified for appropriate traffic flow within Firefly. Multiple points of ingress and egress have been planned throughout the overall development. A third connection to SR-73 is planned on the southern border of Firefly. As more development occurs, the existing roads may be widened and improved to maintain the required level of service "D."

Industrial Zone Area Road Standards

Within the Industrial Zone areas, the 55' and 77' industrial Street Sections will be used which include a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.

ROADWAY EXHIBIT



Project Road Classifications

- Firefly - Arterial (152' R.O.W.)
- Firefly - Major Collector (94' R.O.W.)
- Firefly - Minor Collector (77' R.O.W.)
- Firefly - Industrial Roadway (77' R.O.W.)
- Firefly - Limited Local (57' R.O.W.)
- Firefly - Local (57' R.O.W.)

Boundary Classifications

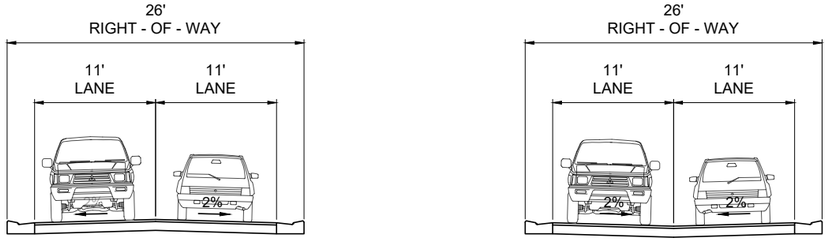
- Planning Area Boundary
- Property Boundary

NOTES:

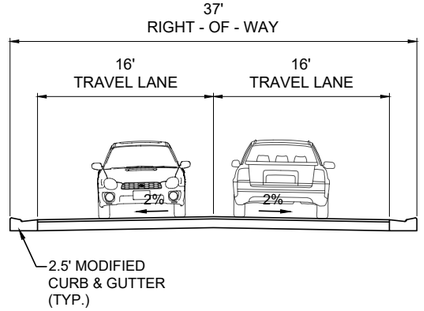
1. This plan is conceptual. Final details will be determined at Development Application.
2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
3. Neighborhood/district acreages are approximate.

STREET SECTIONS

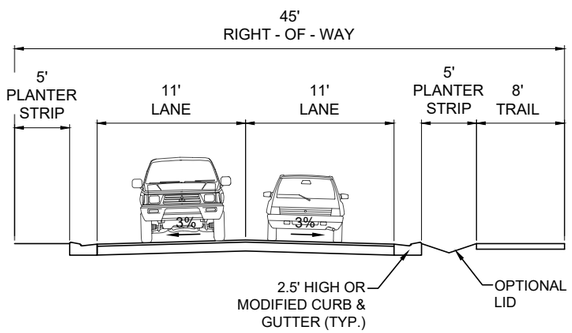
NOTE: Public/private determined by Master Developer.



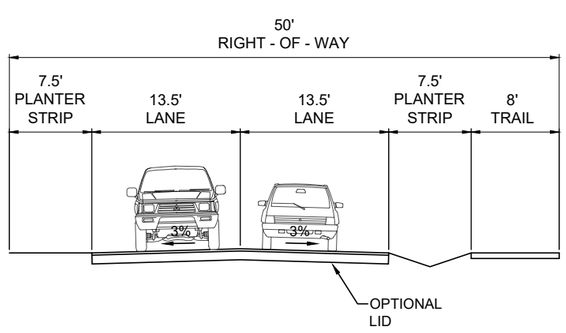
1 **26' PRIVATE ALLEY SECTIONS**



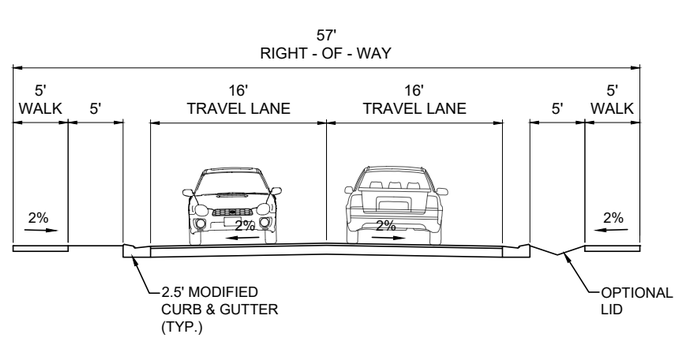
2 **37' SUB-LOCAL SECTION** (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



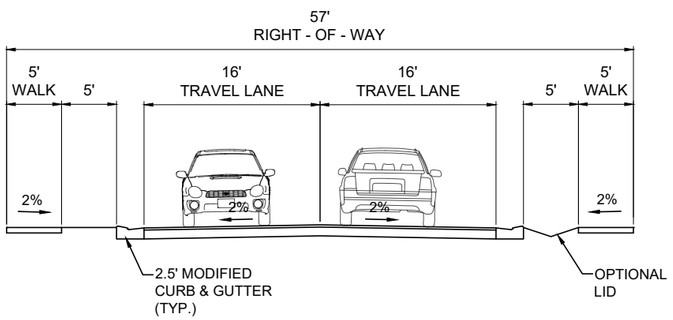
3 **45' RURAL SECTION (NPA-5)**



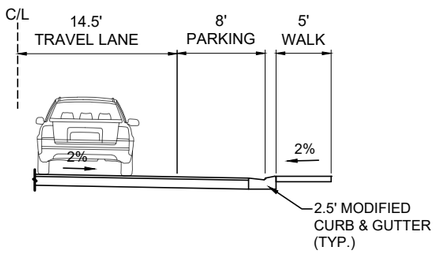
3A **50' RURAL SECTION (NPA-5)**



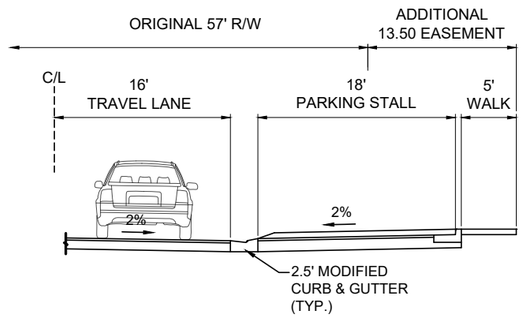
4 **57' LOCAL SECTION (FRONTAGES GREATER THAN 80')**



4A **57' LOCAL SECTION (FRONTAGES 40' - 80')**



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET 1

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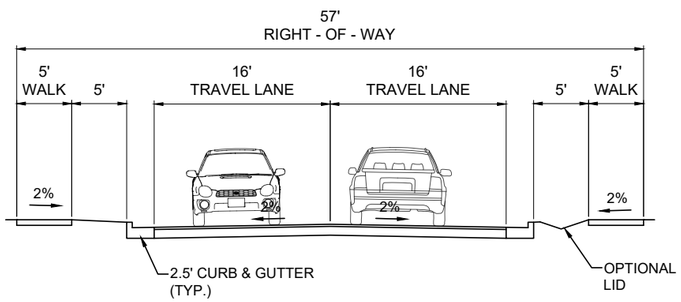
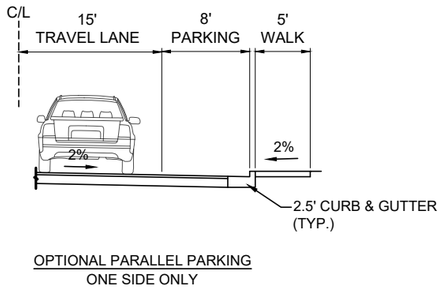
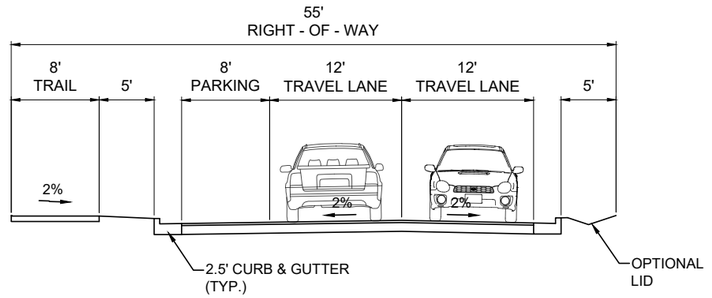
NOTE: Public/private determined by Master Developer.

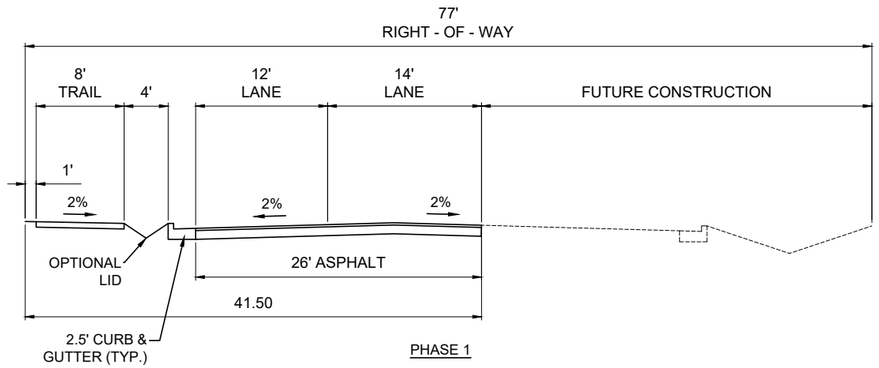




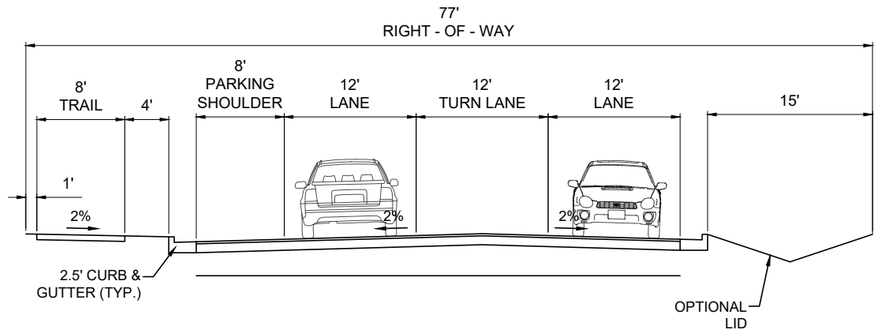


5 **57' LIMITED LOCAL SECTION**

6 **55' INDUSTRIAL SECTION**

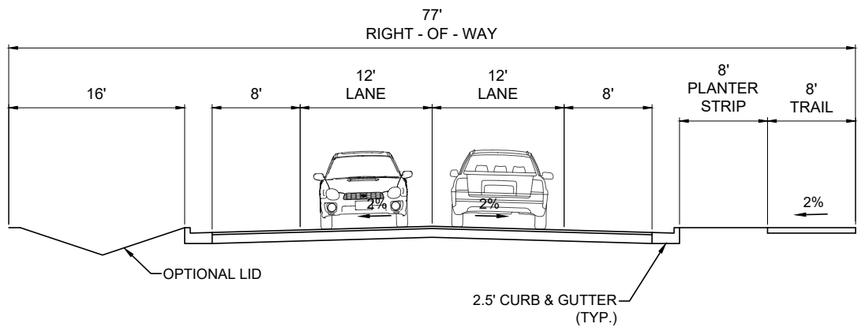


PHASE 1



FULL BUILD OUT

7 **77' INDUSTRIAL SECTIONS**



8 **77' MINOR COLLECTOR SECTION**

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

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LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET: 2

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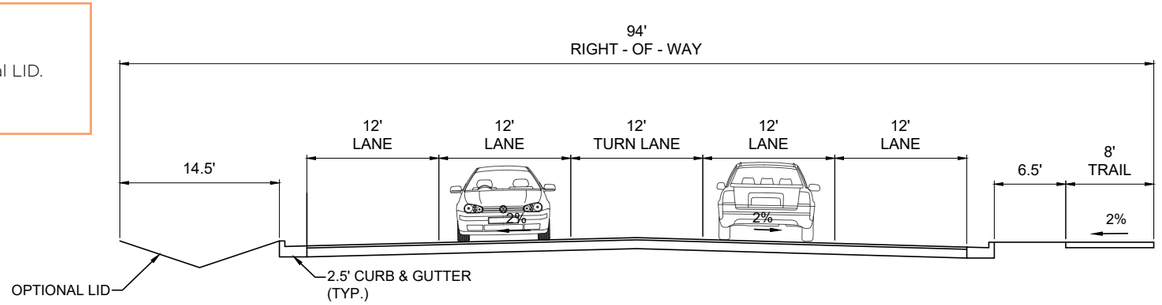
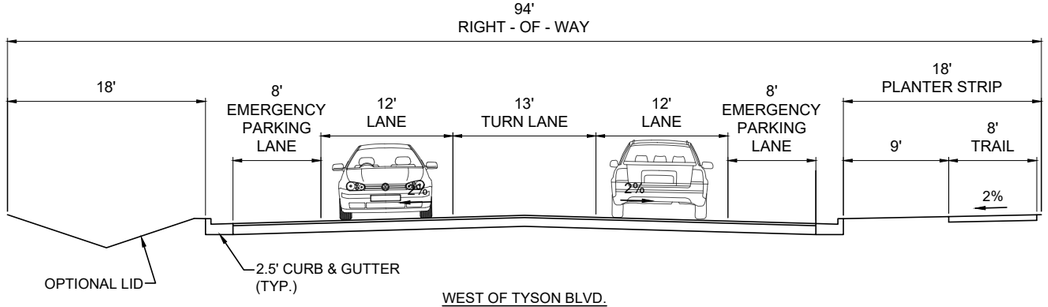
NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.

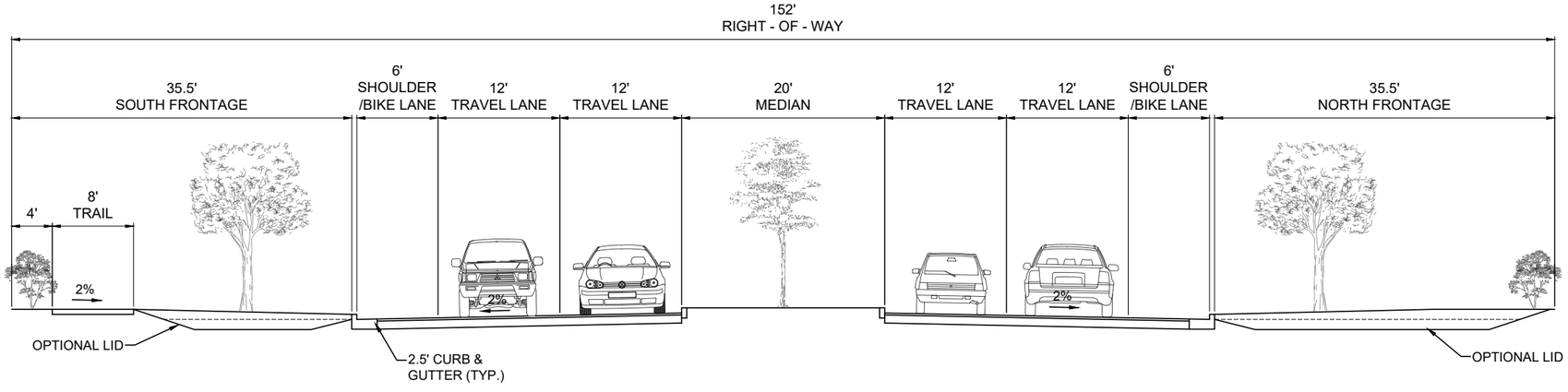


EAST OF TYSON BLVD.



WEST OF TYSON BLVD.

9 | 94' MAJOR COLLECTOR SECTIONS



10 | 152' ARTERIAL SECTION

LEI
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SHEET
3

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	PRELIMINARY PLAT/SITE PLAN - Preliminary Plat/Site Plan of Walmart
ITEM TYPE:	Preliminary Plat & Site Plan
FISCAL IMPACT:	Increase of sales tax.
APPLICANT:	Caleb Beck, ARCO/Murray

GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**
Regional Commercial, and Parks and Open Space	Commericial Regional, and OS-I	20.28	North Benches, and Ranches Gateway

PUBLIC HEARING:
No

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:

Staff recommends that the City Council approve the Preliminary Plat/Site Plan of Walmart.

BACKGROUND:

Walmart was recently granted land use map amendment approval to Regional Commercial, and Parks and Open Space. Rezone approval to the Commercial Regional zone and Open Space-I zone was also approved on Parcel 58:033:0404 at the northwest intersection of SR73 and Spring Run Parkway. With the rezone, a development agreement with conditions and base elevations of the proposed building were conceptually approved. As per the DA, preliminary plat and site plan approval is to follow the standard procedure contained in EMMC.

ITEMS FOR CONSIDERATION:

Preliminary Plat approval is based on compliance with EMMC 16.20 and Site Plan approval with EMMC 17.100. The Project has been reviewed by the DRC and suggested redline corrections incorporated into plat and site plan drawings. The plat's present configuration appears to be in conformance with platting and site plan standards

belonging to the CR zone and to the pre-approved Walmart development agreement. The exhibits in the staff report contain redlines corrections. The applicant is under a timeline and with reduced meetings at the end of the year, the preliminary plat and site plan need to move forward with the condition that all redlines be corrected. Staff has no concerns with the redlines and is of the opinion that the remaining corrections are non-substantive and does not warrant a delay in the process.

REQUIRED FINDINGS:

Plat and site plan approvals are based upon compliance with City Code requirements and requirements of any applicable Development Agreement. Approval criteria of a preliminary plat review request is included in EMMC 16.20. Approval criteria of a site plan approval request are stated in EMMC 17.100. Preliminary plats and site plans are to be approved if all required elements and Code compliance are provided in their plan drawings. Site Plan Development Standards: The following are standards required for all site plans in any zoning district (17.100.050) A. Use of Property: The entire parcel is to be built, landscaped, or paved, thus the proposal complies with 17.100.050.A. B. Screening Requirements: The project is located within a commercial district, and is buffered on the west wide by OS-I zone and the use of an 8-foot wall, in compliance with 17.100.050.B. C. Access Requirements: The site is accessed via Spring Run Parkway. D. Off-Street Truck Loading Space: Provided at the rear of the building and not typically accessed by the general public. E. Utilities: All utilities are shown as being underground and in proper easements in compliance with 17.100.050 E. F. Grading and Drainage: The applicant has provided grading and draining plans that have been reviewed by the City Engineer. Commercial Design Standards. The following are design standards for the site and building design of commercial developments. 17.72.030.A requires buildings be located at or near the front setback with pedestrian access leading to the primary entrance and with landscaping between the building and the street. The building has been approved via the DA in the location proposed. Pedestrian access is provided to the storefront via internal walkways connected to the Spring Run Parkway sidewalk. 17.72.030.A.1 requires the primary entrance of a commercial building to orient toward the street and the sidewalk. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings,

increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited. The main entrance to the building is located on the east elevation which opens to the main parking area. It is the opinion of staff that the architecture and the landscaping sufficiently meets Code. 17.72.030 requires surface parking to be located to the rear or side of the building and that parking should not be located between any commercial building and the street. All parking is located to the front and sides of the building as is typical with big box stores. The DA contains the conceptual site plan. Architectural Standards: The following architectural elements shall be applied to commercial development. Minor variations to these standards may be considered. 17.72.040 A requires that commercial buildings be similar in style to adjacent buildings, and that all facades of the building be designed with consistent architectural style, detail, and trim features as the primary façade. The architecture is in compliance with EMMC and the approved DA. 17.72.040.B states "the main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall be clearly identifiable, and consist of a sheltering element such a porch, stoop, awning, arcade, or portico." The main entrance of the structure orients towards the parking area. The pedestrian entrance is readily identifiable and uses an awning structure. 17.72.040.C states: "the primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either a sloping roof with overhanging eaves, or a decorative parapet and multiple roof planes and heights..." The proposed building has multiple parapets and height. 17.72.040.D requires vertical and horizontal articulation. The building includes vertical and horizontal elements, awnings, and various materials providing visual articulation. 17.72.040.E.1 states: "Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and molding, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers and trellis structures, all side of a building shall include chosen details" The proposed building contains several of these elements. 17.72.040.F.2 states: "All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides..." It shall be up to the Planning Commission to determine if the elevations meet this standard. In staff's opinion, the elevations use an acceptable combination of materials, textures, and colors.

17.72.040.G states "Buildings should not be restricted to using desert landscape colors such as beige, tan, grays, browns etc. A wide palette of colors is recommended..." The proposed elevations are in harmony with the approved DA. Parking. Table 17.55.120(c), Required Parking by Land Use, requires a Retail Establishment to have one stall per 200 square feet of area as a maximum and one stall per 300 square feet as a minimum. This would then require 665 to 997 stalls and 723 is provided. The future expansion will require an additional 35-53 stalls, which is already contained in the overall parking calculation. At buildout, the parking ratio is one stall per 290 square feet. Lighting Standards 17.56. Lighting corrections to the canopy lights is needed. Canopy lights cannot le located below the canopy ceiling and must be recessed into the structure. Lumen calculations are compliant with EMMC. Landscape Standards 17.60. Landscaping meets EMMC standards provide trees as indicated on the redlines are included.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission recommends 5-0 to the City Council approval regarding the Walmart preliminary plat and site plan, with the following condition:
1. Correction of outstanding redlines.

ATTACHMENTS:

Walmart Prelim Plat
Walmart Site Plan
Walmart Wall
Walmart Lighting

RBallif 10/19/23 no comment

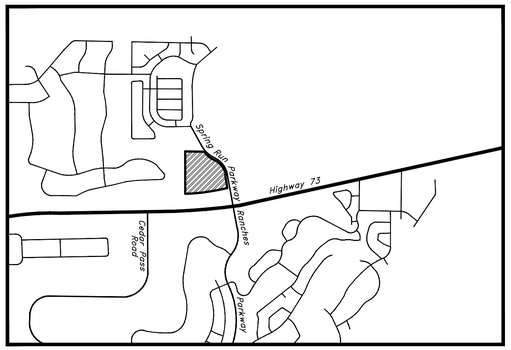
D Stroud 10.20.23 comments

DPayne 10/25/2023- Comments

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
Engineering, Chris Trusty, 801-789-6671, ctrusty@emcity.org
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org



Vicinity Map
Not to Scale

Civil Sheet Index

C0.0	Cover Sheet
	Subdivision Plat
C2.0	Master Grading Plan
C3.0	Master Utility Plan
C5.1	Erosion Control Plan - Pre Construction
C5.2	Erosion Control Plan - During Construction
C5.3	Erosion Control Details
L1.6	ROW Landscape Plan
L2.6	ROW Irrigation Plan
EX-A	Overall Grading - Existing Slope Analysis
EX-B	Overall Grading - Proposed Slope Analysis

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grate
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	5280
Proposed Fire Line	F	Existing Spot	4778.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Eagle Mountain City General Notes

SEWER

- Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp, stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain City, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between the West Quarter Corner and the East Quarter Corner of Section 17, Township 5 South, Range 1 West Salt Lake Baseline and Meridian, was assumed the bearing S 88°53'50" E.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M
Elevation = 4950.571 (NAVD 88, 1508.934 Meters)
Observed (Date)

Preliminary Plat Application

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.0

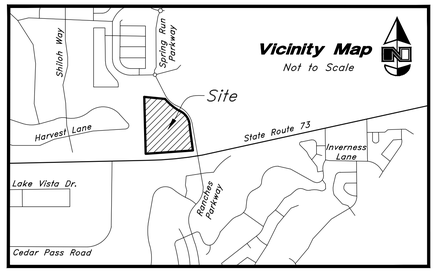
23-092sub

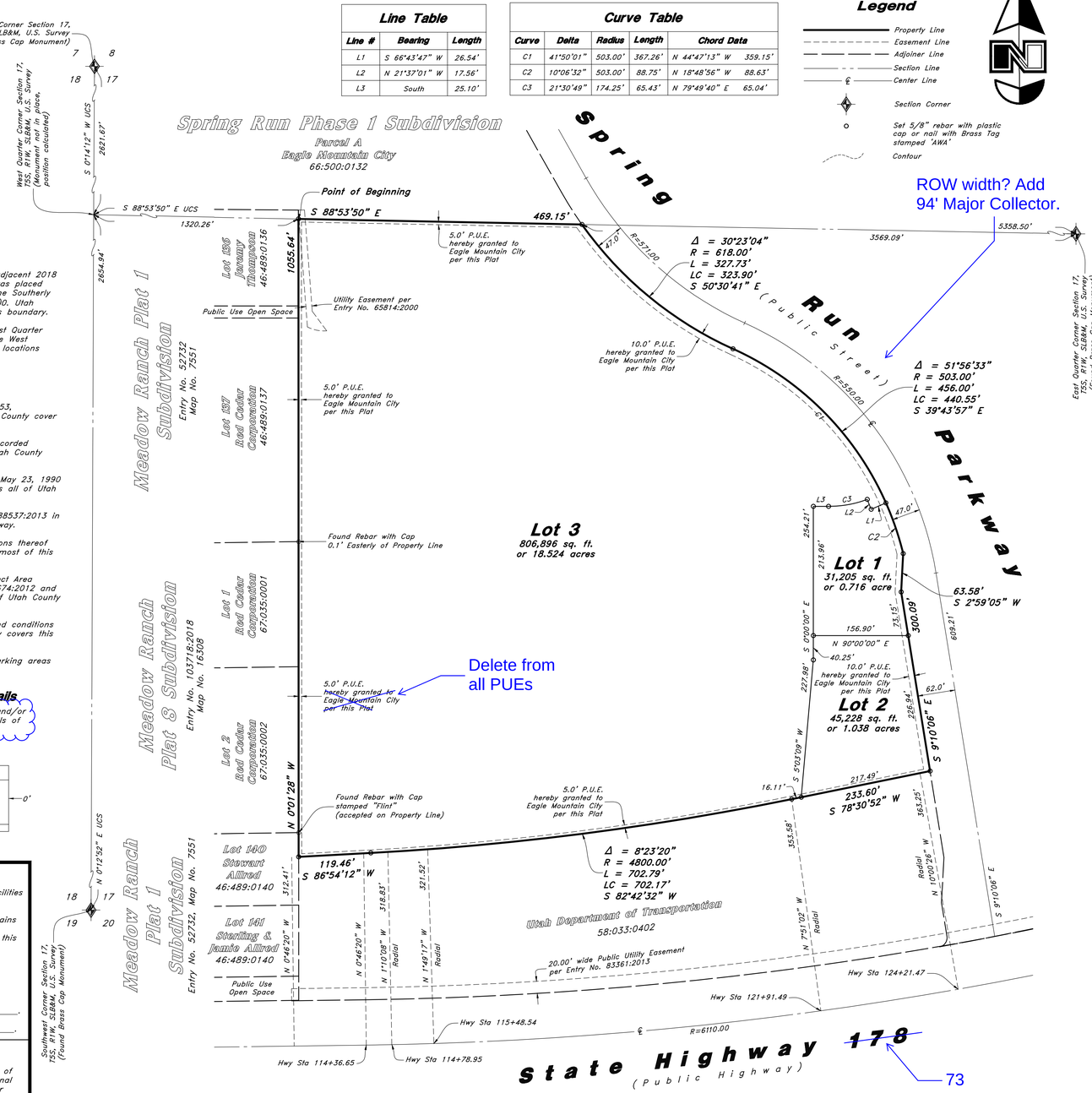
Walmart Eagle Mountain Subdivision

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah
October 2023

Owner / Developer
ARCO/Murray
155 North 400 West, Ste. 310
Salt Lake City, Utah
84103

Scale: 1" = 100'
100' 0 100' 200'





Line Table

Line #	Bearing	Length
L1	S 66°43'47" W	26.54'
L2	N 21°37'01" W	17.56'
L3	South	25.10'

Curve Table

Curve	Delta	Radius	Length	Chord Data
C1	41°50'01"	503.00'	367.26'	N 44°47'13" W 359.15'
C2	10°06'32"	503.00'	88.75'	N 18°48'56" W 88.63'
C3	21°30'49"	174.25'	65.43'	N 79°49'40" E 65.04'

Legend

- Property Line
- Easement Line
- Adjoiner Line
- Section Line
- Center Line
- Section Corner
- Set 5/8" rebar with plastic cap or nail with Brass Tag stamped 'AWA'
- Contour

Narrative

This Subdivision Plat was requested by ARCO/Murray to create 3 commercial lots.

This plat retraces the adjacent 1998 Meadow Ranch Plat 1 Subdivision to the West and the adjacent 2018 Meadow Ranch Plat 8 Subdivision to the West. The Easterly boundary along Spring Run Parkway was placed using the 2015 Hillside Drive, Spring Run Parkway, & Spring Mountain Drive Dedication Plat and the Southerly boundary was placed using UDOT SR-73 Right-of-Way Widening known as Project No. S-0073(29)0. Utah County Survey No. 23-353 by AWA was ultimately retraced and honored for the placement of this boundary.

Brass Cap Monuments were found at the Northwest Corner, the Southwest Corner and the East Quarter Corner of Section 17 to place the Survey on the NAD83 Utah Central Zone State Plane Datum. The West Quarter Corner of said Section 17 was not in place and Utah County Survey published monument locations were honored to determine the correct position.

Property corners will be set or honored as shown hereon.

Easement Notes

Oil and Gas Leases, including the conditions contained therein defined in Entry No.'s 4845:1953, 16890:1961, 18761962, 11339:1962, 11323:1962 and 11329:1962 in the Official Records of Utah County cover this site, along with more land.

Mineral rights and reservations in that certain Warranty Deed dated January 23, 1970 and recorded February 3, 1970 as Entry No. 1144:1970 in Book 1167 at Page 36 in the Official Records of Utah County covers this site, along with more land.

An Ordinance adopting the Utah County Zoning ordinance dated May 21, 1990 and recorded May 23, 1990 as Entry No. 16143:1990 in Book 2691 at Page 575 in the Official Records of Utah County covers all of Utah County.

A Master Plan defined in Resolution R-19-2013 recorded September 16, 2013 as Entry No. 88537:2013 in the Official Records of Utah County covers this site and shows the alignment of Spring Run Parkway.

Eagle Mountain CDA #2008-01 Project Area Plan Verification, including the terms and conditions thereof recorded August 7, 2008 as Entry No. 88592:2008 in the Official Records of Utah County covers most of this site, along with more land.

The Redevelopment Agency of Eagle Mountain City Eagle Mountain Economic Development Project Area #2012-1, including the terms and conditions thereof recorded October 18, 2012 as Entry No. 90674:2012 and Affidavit of Correction recorded June 11, 2013 as Entry No. 56441:2013 in the Official Records of Utah County covers most of this site, along with more land.

Notice of Encumbrance and Assessment Area Designation No. 2013-1, including the terms and conditions thereof recorded August 23, 2013 as Entry No. 80979:2013 in the Official Records of Utah County covers this site, along with more land.

Cross Access and Parking Easements blanket in nature across the common driveways and parking areas of all Lots.

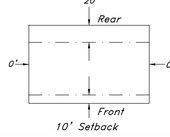
Zoning Information

Zone	=	CR (Commercial Regional)
Building Setback Requirements		
Front yard	=	10'
Back yard	=	20' (35' if adjacent to residential)
Side yard	=	none (equal to building height if adjacent to residential)
Height Restrictions	=	50'

Not Saratoga...

Setback Details

Refer to Approved CP and/or VP for additional details of setbacks



Rocky Mountain Power

1. Pursuant to Utah Code Ann. 54-3-27 this plat conveys to the Owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. 10-9a-603 Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

a. A recorded easement or Right-of-Way
b. The law applicable to prescriptive rights
c. Title 54, Chapter 8a, damage to underground utility facilities or
d. Any other provision of law

Approved this_____day of_____, 20____.

Rocky Mountain Power Company

By-_____.

Title-_____.

Dominion Energy

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations of liabilities including prescriptive rights and other rights, obligations of liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 1-800-366-8532.
Approved this_____day of_____, 20____.

Questar Gas Company dba Dominion Energy Utah

By-_____.

Title-_____.

Comcast

Comcast approves this plat solely for the purpose of confirming that the plat contains public utility easements. Comcast does not warrant the location of any public utility easements. This approval does not modify, affect, or waive any rights, obligations, or liabilities provided by law or equity or under any easements, rights-of-way, agreements, or laws, including, without limitation, any laws applicable to prescriptive rights. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owner's dedication and the notes, and does not constitute a guarantee of provision of telecommunications services or the terms of such services.

_____
Comcast Representative

Date

First Digital

DIRECT COMMUNICATIONS
Direct Communications Cedar Valley, LLC certifies that it will provide telecommunication services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

DIRECT COMMUNICATIONS 8/25/23 DATE

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Land Surveyor in the State of Utah and that I hold License No. 362256 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Utah Record of Survey No. 23-353, being the property described on this Subdivision Plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Walmart Eagle Mountain Subdivision.

Boundary Description

A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the East boundary line of Meadow Ranch Plat 1 Subdivision, recorded May 27, 1998 as Entry No. 53732 and as Map No. 7551 in the Official Records of Utah County; located 1320.26 feet South 88°53'50" East along the Quarter Section Line from the West Quarter Corner of said Section 17; said West Quarter Corner is located 5358.50 feet North 88°53'50" West from a Brass Cap Monument found marking the East Quarter Corner of said Section 17; and running thence South 88°53'50" East 469.15 feet along said Quarter Section Line to the Westerly line of Spring Run Parkway as it exists at 47.00 foot half-width; thence along said Westerly line the following four courses: Southeasterly along the arc of a 618.00 foot radius curve to the left a distance of 327.73 feet (Center bears North 54°40'51" East, Central Angle equals 30°23'04" and Long Chord bears South 50°30'41" East 323.90 feet) to a point of reverse curvature; Southeasterly along the arc of a 503.00 foot radius curve to the right a distance of 456.00 feet (Central Angle equals 51°56'33" and Long Chord bears South 39°43'57" East 440.55 feet); South 2°59'05" West 63.58 feet to said Westerly line of Spring Run Parkway as it exists at 62.00 foot half-width; and South 9°10'06" East 300.09 feet to the Northerly Right-of-Way of State Road 73 as widened by Utah Department of Transportation Project No. S-0073(29)0; thence along said Northerly line the following three courses: South 78°30'52" West 233.60 feet to a point of curvature; Southwesterly along the arc of a 4800.00 foot radius curve to the right a distance of 702.79 feet (Central Angle equals 8°23'20" and Long Chord bears South 82°42'32" West 702.17 feet) to a point of tangency; and South 86°54'12" West 119.46 feet to said East boundary line of Meadow Ranch Plat 1 Subdivision; thence North 0°01'28" West 1055.64 feet along said boundary line and along the East boundary line of Meadow Ranch Plat 8 Subdivision recorded October 29, 2018 as Entry No. 103718:2018 and as Map No. 16308 in the Official Records of Utah County to the Quarter Section Line and the point of beginning.

Contains 883,329 sq. ft.
or 20.278 acres
3 Lots

PRELIMINARY

Date:

Bruce D. Pimper
Utah PLS No. 362256

Owner's Dedication

We, the undersigned owners of all the real property depicted on this plat described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into 3 lots, easements and other public uses as designated on the plat and now do hereby dedicate under the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Eagle Mountain City, Utah, all streets, water, sewer and other utility easements and improvements, open spaces shown as public open spaces, parks and all other places of public use and enjoyment to Eagle Mountain City, Utah together with all improvements required by the Development Agreement between the undersigned and Eagle Mountain City for the benefit of the City and the inhabitants thereof.

In witness whereof we have hereunto set our hands this_____, day of _____, A.D. 20____.

RCA 65, L.C.

by:
its:

Armstrong Commercial Services, LLC
a Delaware limited liability company

by:
its:

Acknowledgment

State of
County of } ss

On the _____ day of _____, 20___, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that he is the _____ of _____ and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he acknowledged to me that said corporation executed the same.

Residing at:_____
Commission Expires:_____

Print Name

A Notary Public

Acceptance by Legislative Body

The City Council of Eagle Mountain City, County of Utah, Approves this Subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public this_____ day of _____, 20____.

Approved by Mayor

Approved by City Attorney

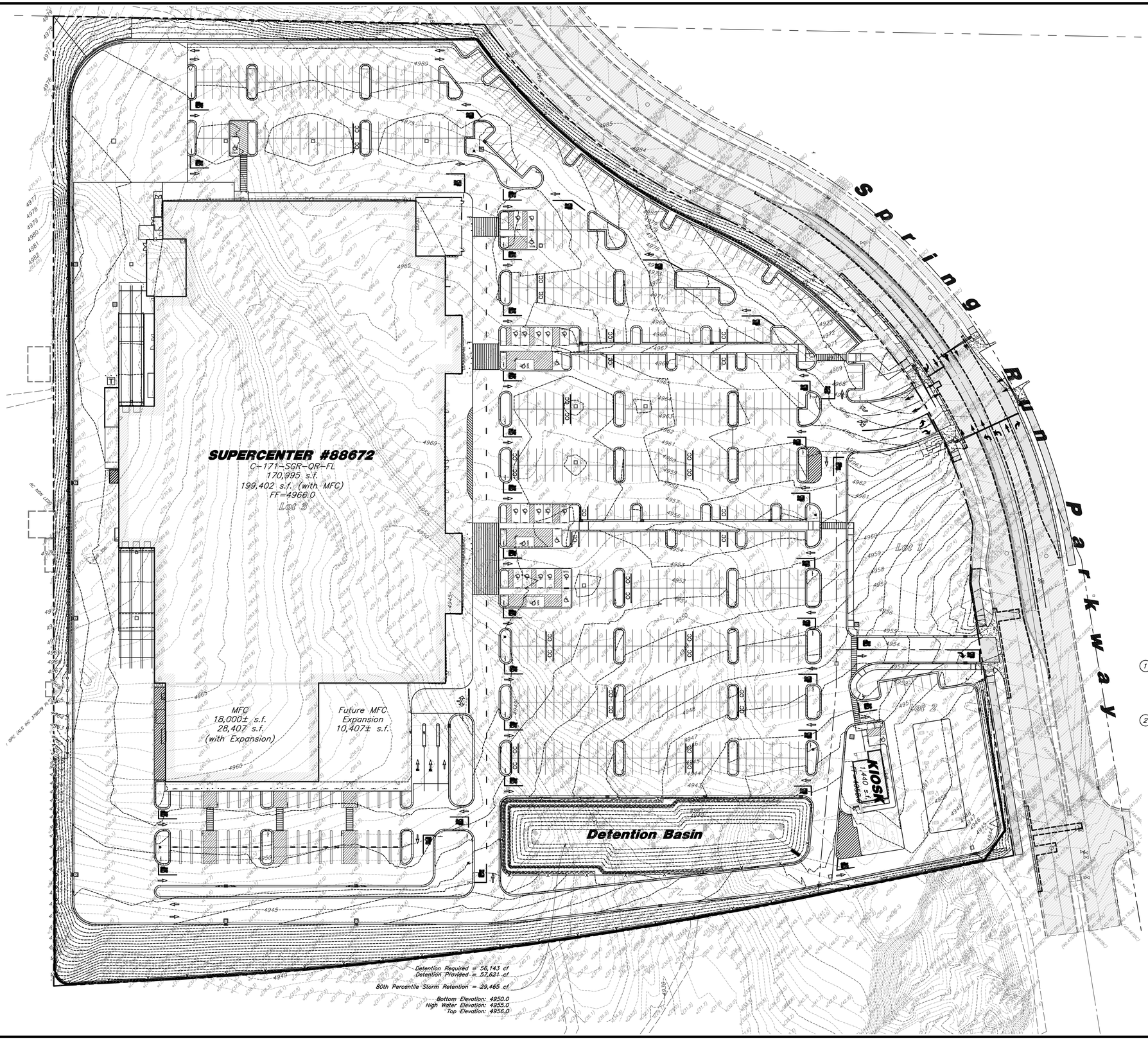
Approved by City Engineer
(See Seal Below)

Attest by City Recorder
(See Seal Below)

Walmart Eagle Mountain Subdivision
A part of the Southwest Quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 362256 BRUCE D. PIMPER STATE OF UTAH			

PRELIMINARY



Scale: 1" = 50'

50' 0 50' 100'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Report Geotechnical Study Proposed Eagle Mountain Big Box Store, Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah"

    Project No.: 3630-001-22
    Dated: December 9, 2022

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

SEE SITE PLAN APPLICATION CIVIL SET FOR DETAILED GRADING DESIGN FOR LOT 3

Preliminary Plat Application

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

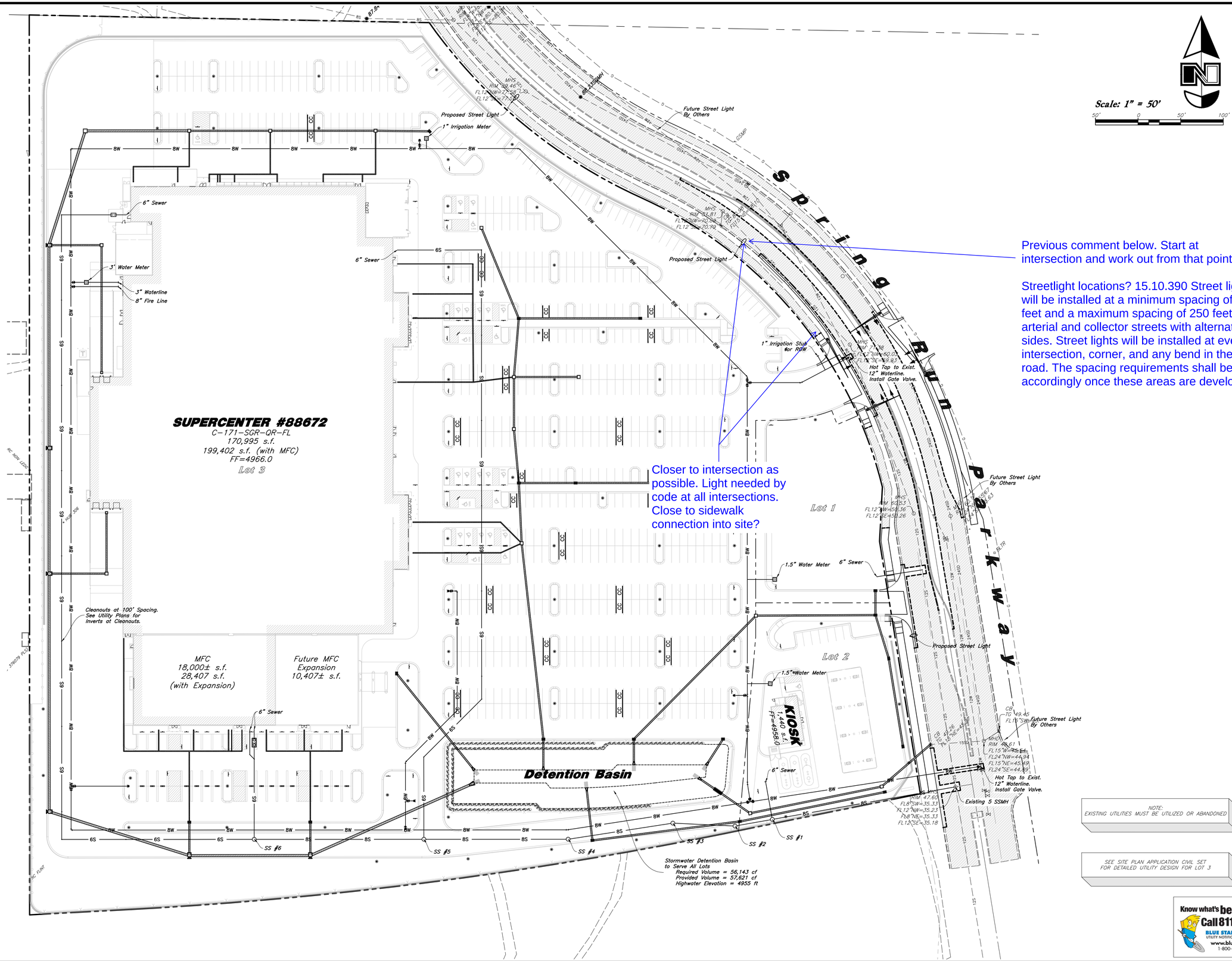
ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Master Grading Plan
Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.0



Previous comment below. Start at intersection and work out from that point.

Streetlight locations? 15.10.390 Street lights will be installed at a minimum spacing of 150 feet and a maximum spacing of 250 feet on arterial and collector streets with alternating sides. Street lights will be installed at every intersection, corner, and any bend in the road. The spacing requirements shall be met accordingly once these areas are developed

Closer to intersection as possible. Light needed by code at all intersections. Close to sidewalk connection into site?

NOTE:
EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED

SEE SITE PLAN APPLICATION CIVIL SET FOR DETAILED UTILITY DESIGN FOR LOT 3

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Master Utility Plan

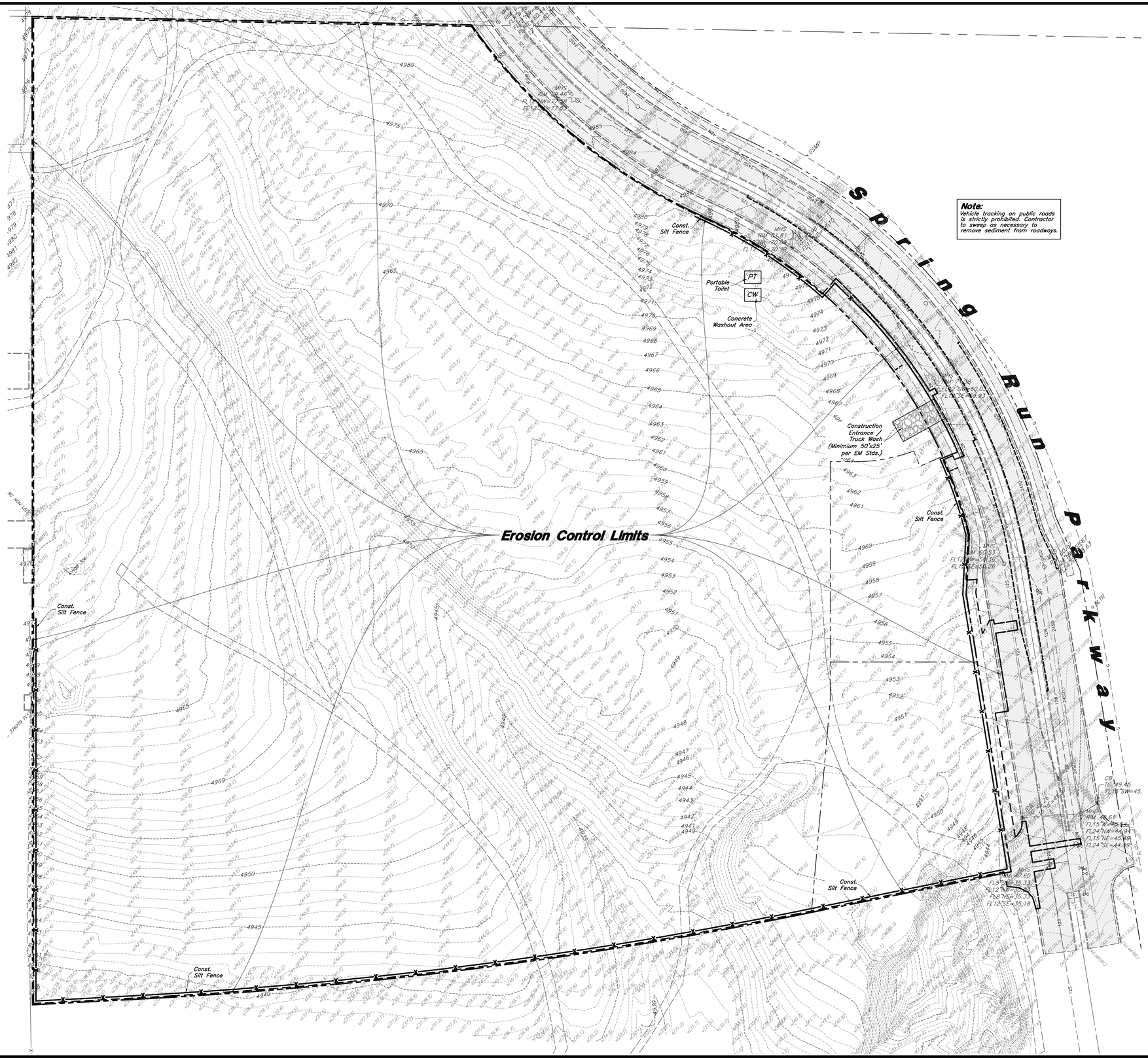
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.0



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Scale: 1" = 50'

50' 0 50' 100'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	3 C5.3
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x24' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	--78--
Existing Spot	⊙(78.00TA)
Proposed Contour	--78--

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 EC1

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - Pre Construction

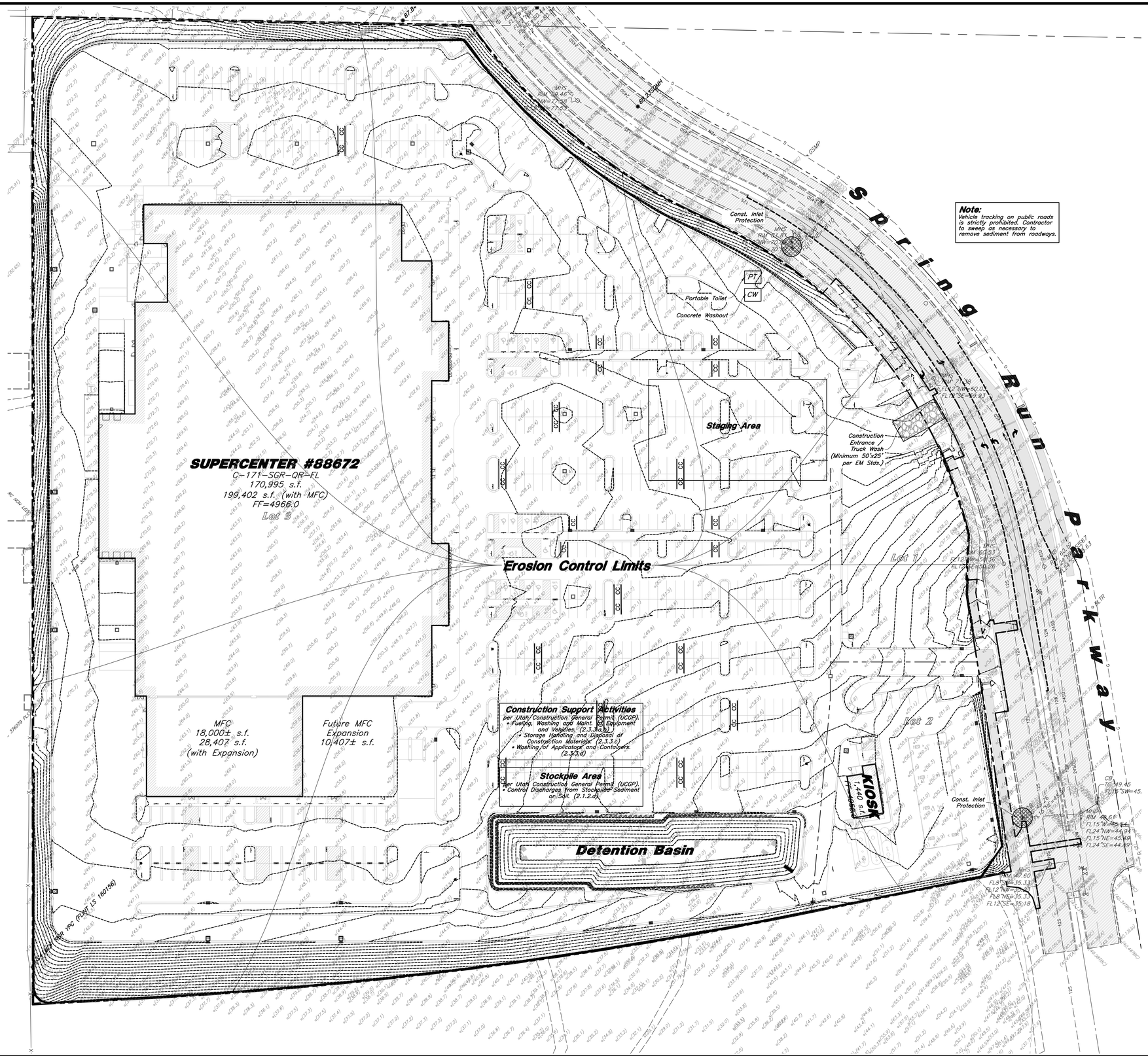
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.1



Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	3 C5.3
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x25' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	
Existing Spot	+(78.00TA)
Proposed Contour	--78--

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - During Construction

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Preliminary Plat Application

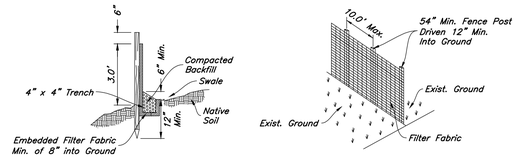
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Gardner
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.2

Provide detail for portable toilet.

Update inlet protection detail(s) showing inlet protection specifications for ASTM D8057.



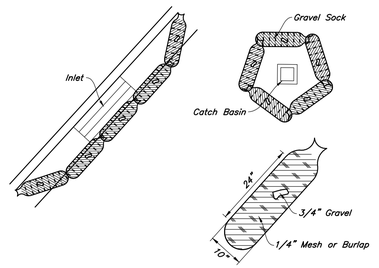
Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section

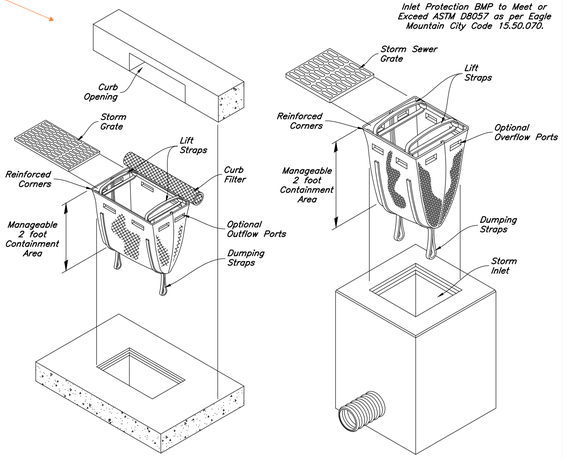
Not to Scale



Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.

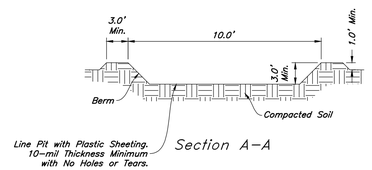
5 Gravel Sock Sediment Barrier

Not to Scale



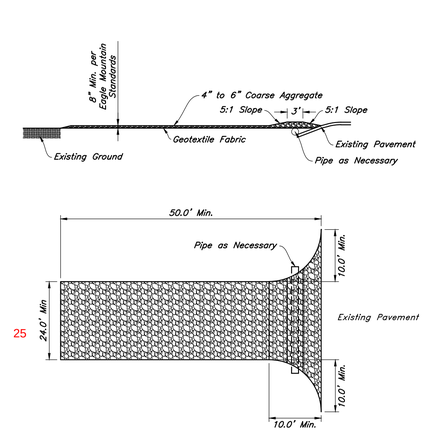
2 Dandy Sack Inlet Protection

Not to Scale



4 Concrete Washout

Not to Scale



1 Stabilized Construction Entrance

Not to Scale

Preliminary Plat Application

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Details

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.3

Landscape Installation Keynotes

1. Install Decorative Stone #1 with Weed Barrier and Street Trees
2. Install Decorative Stone #2 with Weed Barrier and Street Trees
3. Install Landscape Concrete Curbing Between Different Size Stone; Design to Match What was Done up North in Median
4. Existing Landscape Concrete Curbing
5. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	20	Koelreuteria paniculata / Golden Rain Tree * 30' (H) x 25' (W)	2" Caliper
	10	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear 30' (H) x 12' (W) (Trees to Match Existing in Median)	2" Caliper

* Drought Tolerant Tree

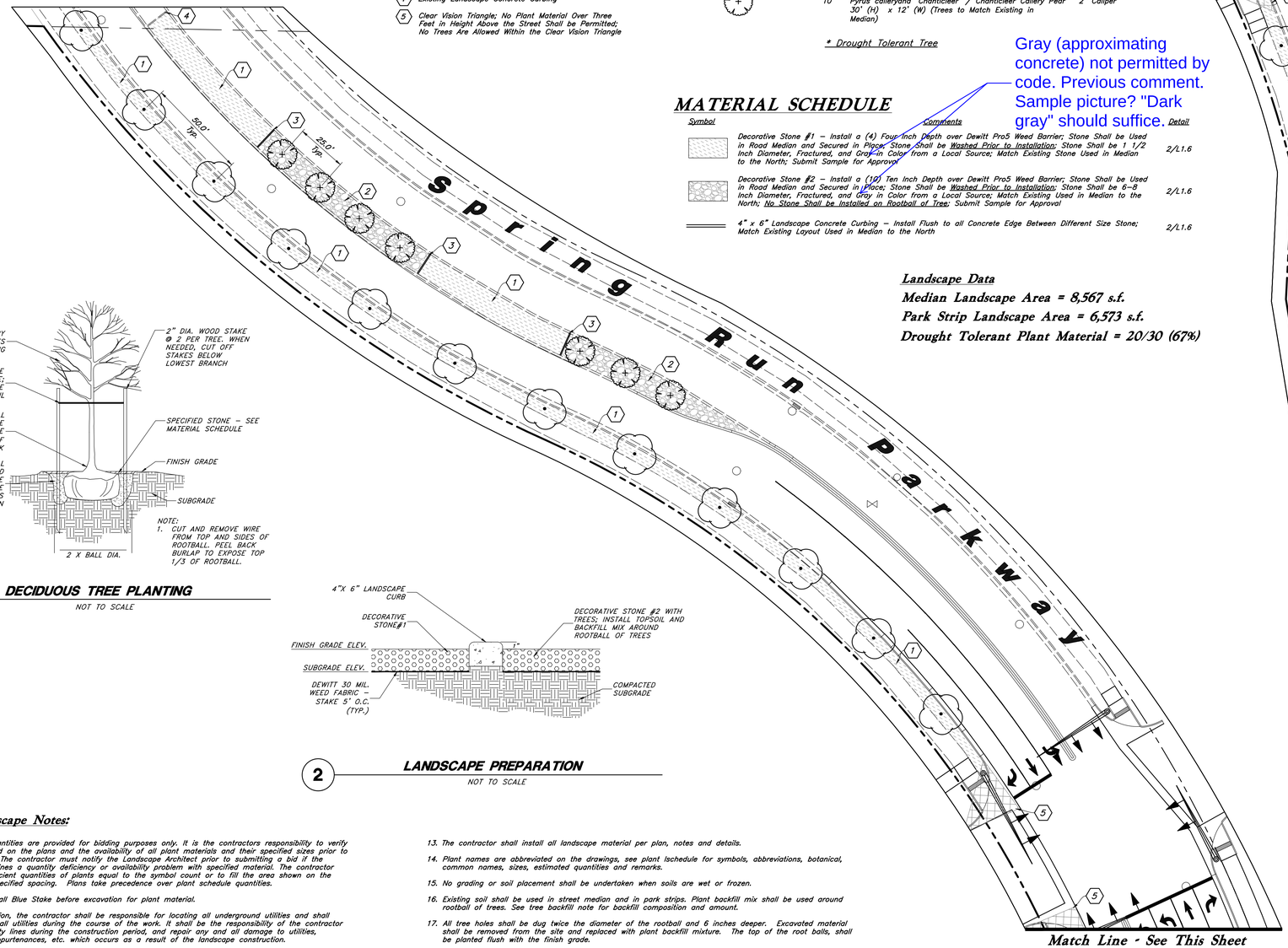
MATERIAL SCHEDULE

Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Road Median and Secured in Place; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Median to the North; Submit Sample for Approval	2/L1.6
	Decorative Stone #2 – Install a (10) Ten Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Road Median and Secured in Place; Stone Shall be Washed Prior to Installation; Stone Shall be 6–8 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Used in Median to the North; No Stone Shall be Installed on Rootball of Tree; Submit Sample for Approval	2/L1.6
	4" x 6" Landscape Concrete Curbing – Install Flush to all Concrete Edge Between Different Size Stone; Match Existing Layout Used in Median to the North	2/L1.6

Gray (approximating concrete) not permitted by code. Previous comment. Sample picture? "Dark gray" should suffice.

Landscape Data

Median Landscape Area = 8,567 s.f.
Park Strip Landscape Area = 6,573 s.f.
Drought Tolerant Plant Material = 20/30 (67%)

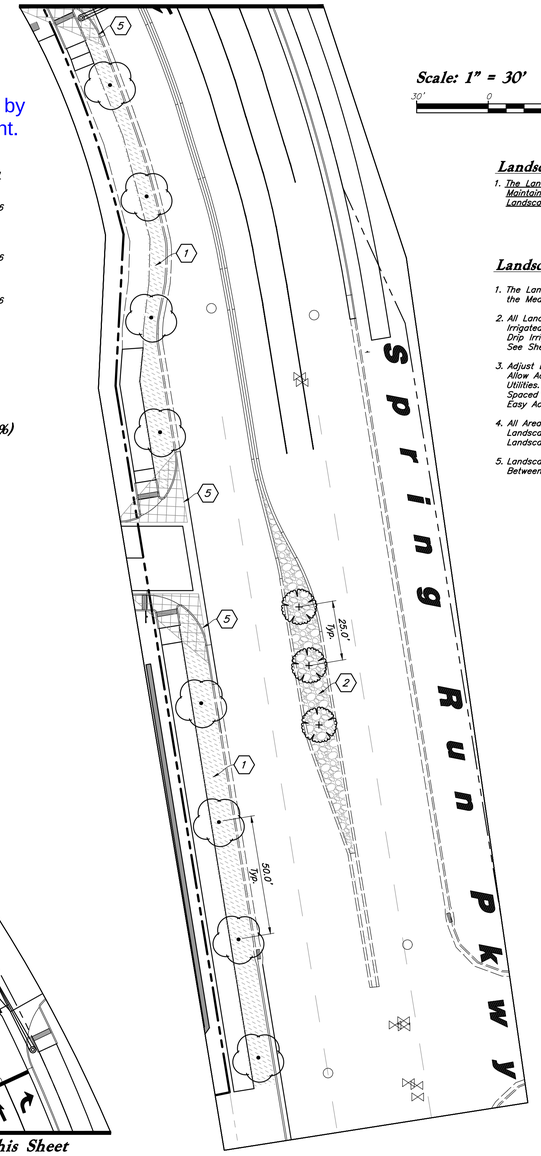


Match Line - See This Sheet

1 DECIDUOUS TREE PLANTING
NOT TO SCALE

2 LANDSCAPE PREPARATION
NOT TO SCALE

Match Line - See This Sheet



Scale: 1" = 30'
30' 0 30' 60'

Landscape Maintenance:

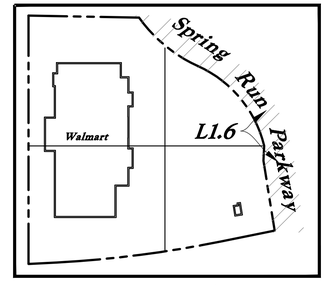
1. The Landscape in the Median Shall be Maintained by the City and the ROW Landscape Shall be Maintained by Walmart.

Landscape Notes:

1. The Landscape Shall Match was Done in the Median to the North and Park Strips.
2. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Drip Irrigation Shall be Used to Water Trees. See Sheet L2.6 for Irrigation Layout.
3. Adjust Landscape Material as Needed to Allow Access to all New and Existing Utilities. Irrigation Components Shall be Spaced Between Plant Material to Allow Easy Access for Maintenance.
4. All Areas Disturbed by Construction Shall be Landscaped and not Left Undone. Contact Landscape Architect with Areas in Question.
5. Landscape Concrete Curbing Shall be Used Between Two Different Types of Stone.

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil drawings for all hardscape, grading, and drainage information.
7. Contractor safety and 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 areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant Ischedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing soil shall be used in street median and in park strips. Plant backfill mix shall be used around rootball of trees. See tree backfill note for backfill composition and amount.
17. All tree holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
18. Tree backfill mix shall be composed of 3 parts topsoil to 1 part soil pep, and shall be mixed at the planting hole. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
19. All new trees to be balled and burlapped, unless otherwise noted on plant schedule. Trees in ball and burlap shall have the strings, burlap or plastic cut and pulled away from the trunk exposing 1/3 of the root ball. For trees in wire baskets, cut and remove the wire basket.
20. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive specified stone over Dewitt Pro5 Weed Barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. Stone shall be washed prior to installation.
21. All deciduous trees shall be double staked per tree staking detail. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Deciduous tree ties to be V.I.T. Cinche Ties #CT32.
22. Landscape installer shall repair or replace plantings and accessories that fail in materials, workmanship, or growth within specified warranty period. Failures include, but are not limited to, the following: Death and unsatisfactory growth, except for defects resulting from abuse, lack of adequate maintenance, or neglect by Owner, or incidents that are beyond installer's control. Warranty period shall be 12 months and begin at date of final project acceptance.



Key Map

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

ROW Landscape Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah – Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L1.6

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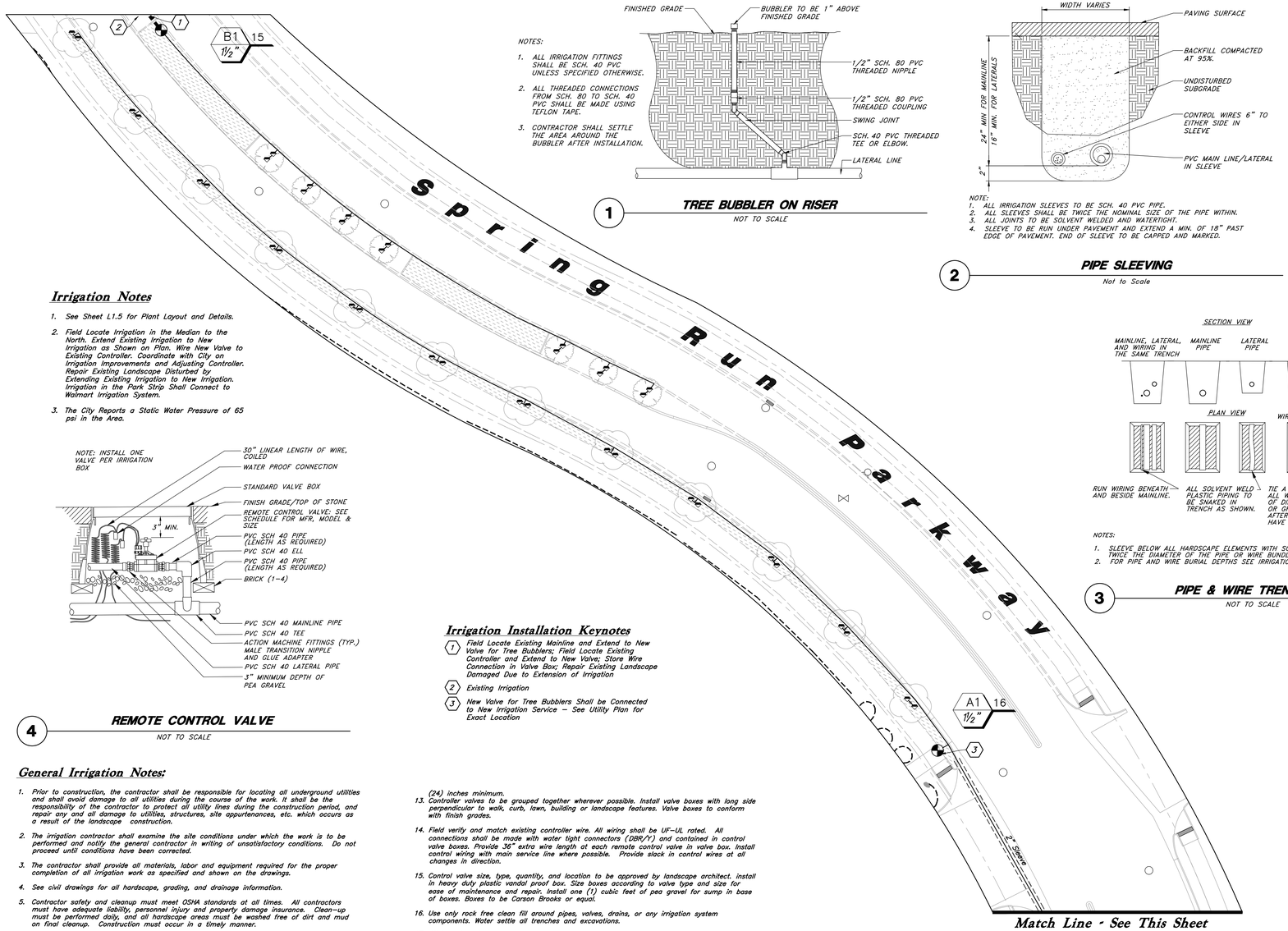
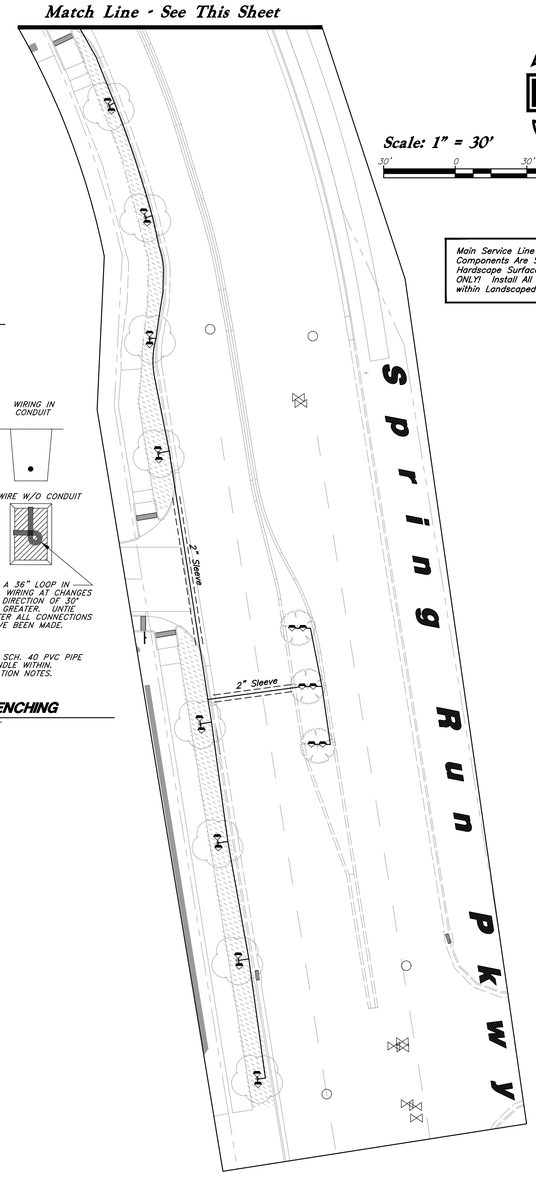




Match Line - See This Sheet

Match Line - See This Sheet

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 80 TO SCH. 40 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AFTER INSTALLATION.

1 TREE BUBBLER ON RISER
NOT TO SCALE

NOTE:
1. ALL IRRIGATION SLEEVES TO BE SCH. 40 PVC PIPE.
2. ALL SLEEVES SHALL BE TWICE THE NOMINAL SIZE OF THE PIPE WITHIN.
3. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
4. SLEEVE TO BE RUN UNDER PAVEMENT AND EXTEND A MIN. OF 18" PAST EDGE OF PAVEMENT. END OF SLEEVE TO BE CAPPED AND MARKED.

2 PIPE SLEEVING
Not to Scale

NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH. 40 PVC PIPE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE IRRIGATION NOTES.

3 PIPE & WIRE TRENCHING
NOT TO SCALE

Scale: 1" = 30'

30' 0 30' 60'

Main Service Line & Other Irrigation Components Are Shown in Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

1. See Sheet L1.5 for Plant Layout and Details.
2. Field Locate Irrigation in the Median to the North. Extend Existing Irrigation to New Irrigation as Shown on Plan. Wire New Valve to Existing Controller. Coordinate with City on Irrigation Improvements and Adjusting Controller. Repair Existing Landscape Disturbed by Extending Existing Irrigation to New Irrigation. Irrigation in the Park Strip Shall Connect to Walmart Irrigation System.
3. The City Reports a Static Water Pressure of 65 psi in the Area.

4 REMOTE CONTROL VALVE
NOT TO SCALE

Irrigation Installation Keynotes

(1) Field Locate Existing Mainline and Extend to New Valve for Tree Bubblers; Field Locate Existing Controller and Extend to New Valve; Store Wire Connection in Valve Box; Repair Existing Landscape Damaged Due to Extension of Irrigation

(2) Existing Irrigation

(3) New Valve for Tree Bubblers Shall be Connected to New Irrigation Service – See Utility Plan for Exact Location

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil drawings for all hardscape, grading, and drainage information.
5. Contractor safety and 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 areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation installer shall repair or replace irrigation components and accessories that fail in materials and workmanship within specified warranty period. The warranty shall be 12 months and shall begin with final project acceptance.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
14. Field verify and match existing controller wire. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
15. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes to be Carson Brooks or equal.
16. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
17. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-eight (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
18. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
19. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
20. The irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent possible overspray onto walks, roadways, and/or buildings as much as possible. This shall include selecting the best degree of arc to fit the site and to throttle the flow control of each valve to obtain the optimum operating pressure for each system. All mainlines shall be flushed prior to the installation of irrigation heads.
21. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting bubblers for trees.
22. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.

VALVE SCHEDULE - (Park Strip)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PRECIP. RATE
A1	1"	Trees – Bubblers	16.0	38.8	1.83 in/h

Irrigation Valve Shall be Wired to Existing Controller Used to Irrigate Median to the North. Coordinate with City on Installation

VALVE SCHEDULE - (Street Median)

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PRECIP. RATE
B1	1"	Trees – Bubblers	15.0	39.5	1.86 in/h

Irrigation Valve Shall be Wired to Walmart Irrigation Controller

IRRIGATION SCHEDULE

Bubblers

Symbol	Manufacturer/Model #	Description	Notes	Detail
	Irritrol 533	Bubbler on a Fixed Riser	Adjust Radius as Needed to Achieve Appropriate Radii Coverage and Flow; Install 2 per Tree (Center in Tree Well on Each Side of Tree 12" Away From Base of Tree)	1/L2.5

Valves

	Rain Bird 100-PEB	Remote Control Valve	1 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	4/L2.5

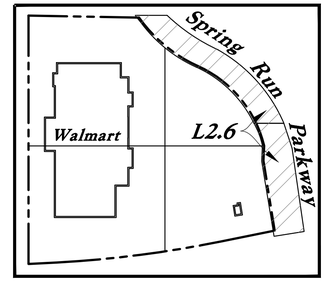
Pipes

	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Schedule 80 Fittings Shall be Used for Mainline Components	3/L2.5
	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe	3/L2.5

Sleeving

	Schedule 40 PVC	Provide for Irr. Mainlines, Laterals, and Controller Wire Located under Concrete and Asphalt Paving at specified depths	Contractor shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving. All Sleeving is by the Landscape Contractor unless otherwise noted.	2/L2.5

Valve Callout: # / #" — Valve Number, Valve Flow, Valve Size



Key Map

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

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AMAengineering.net

ROW Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah — Jared R. Manscill — No. 7740426-5301 — Licensed Landscape Architect — 10/18/2023

7 Aug, 2023

SHEET NO. L2.6

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Scale: 1" = 50'

50' 0 50' 100'

Slope Legend

- 0.0% to 15.0% Slopes
- 15.0% to 25.0% Slopes
- 25.0% or Greater Slopes

Lot 1

Lot 2

Lot 3

Preliminary Plat Application

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23-092 GR – Slope Exist

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Grading - Existing Slope Analysis

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
EX-A

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Fencing needed for pedestrian safety? Previous comment. 6' of rise and 8' of run is significant

Lot 3

Lot 1

Lot 2

Detention Basin

Scale: 1" = 50'

50' 0 50' 100'

Slope Legend

- 0.0% to 15.0% Slopes
- 15.0% to 25.0% Slopes
- 25.0% or Greater Slopes

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR - Slope Prop

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Preliminary Plat Application

Overall Grading - Proposed Slope Analysis

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
EX-B

RBallif 10/19/23 no comment

DDeVoogd/UFA 10/19/2023 - No Comments

M BAHR 10-20-23
COMMENTS

D Stroud 10.20.23 comments

DPayne 10/25/2023- Comments

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Planning, David Stroud, 801-789-6615 dstroud@emcity.org
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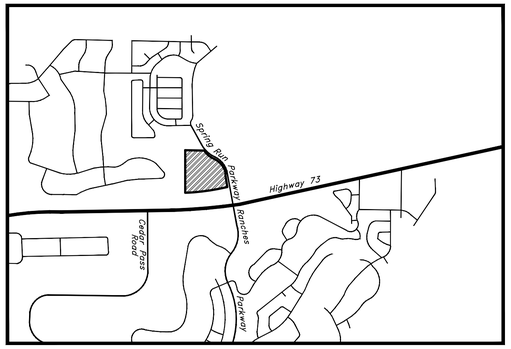
Public Works, Mack Straw, 801-789-6678, mstraw@emcity.org
Parks, Brad Hickman, 801-789-6664 bhickman@emcity.org
Fire, Dan DeVoogd, 801-743-7232 ddevoogd@unifiedfire.org
Streets, Zac Hilton, 801-789-6684 zhilton@emcity.org



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PT	Point of Tangency
BOL	Bollard	PVC	Polyvinyl Chloride
BRW	Finish Grade – Bottom of Retaining Wall	PVI	Point of Vertical Intersection
CATV	Cable Television Box	RCP	Reinforced Concrete Pipe
CB	Catch Basin	RD	Roof Drain
CMP	Corrugated Metal Pipe	SB	Signal Box
COB	Cleanout Box	SD	Storm Drain
COTG	Cleanout to Grade	SDMH	Storm Drain Manhole
EA	Edge of Asphalt	SMH	Sewer Manhole
EB	Electrical Box	SP	Signal Pole
EC	End of Curve	SS	Sanitary Sewer
ECR	End Curb Return	SVZ	Sight Visibility Zone
GB	Grade Break	SW	Secondary Water
GM	Gas Meter	TA	Top of Asphalt
HB	Hose Bib	TB	Telephone Box
HP	High Point	TBC	Top Back of Curb
I	Irrigation Line	TG	Top of Grade
ICB	Irrigation Control Box	TMH	Telephone Manhole
Lip	Lip of Gutter	TP	Top of Concrete
LP	Light Pole	TRW	Finish Grade – Top of Retaining Wall
MH	Manhole	TW	Top of Walk
Mon	Monument	VC	Vertical Curve
PC	Point of Curvature	VPC	Vertical Point of Curve
PCC	Point of Compound Curvature	VPT	Vertical Point of Tangency
PI	Point of Intersection	WL	Waterline
PM	Power Meter	WP	Working Point
PP	Power Pole	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	OHP
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box		Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fence	X
Proposed Conduit Line	C	Flowline	
Proposed Power Line	P	Centerline	
Proposed Gas Line	G	Existing Contour	78
Proposed Fire Line	F	Existing Spot	78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole			
Existing Power Pole w/ Guy		Existing Coniferous Tree	
Existing Utility Marker			
Existing Post		Detail Number / Sheet Number	XX / XX

Civil Sheet Index

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C2.3	Grading Plan	L2.1	Irrigation Plan
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C3.4	Utility Plan		Photometric Plan
C4.1	Details		
C4.2	Details		
C4.3	Details		
C4.4	Details		
C4.5	Details		
C4.6	Details		
C4.7	Details		

Add sheet this file.
Cut sheets can
remain separate.

Eagle Mountain City General Notes

SEWER

- Pipe bedding: ¾" gravel required 6" below, on the sides & 12" above the pipe (minimum).
- Depth: Sewer main/laterals to maintain 4' of cover (minimum) from finished grade, 3' minimum from top of pipe at time of installation.
- Separation: sewer mains & laterals to maintain 10' separation (minimum) from culinary water mains & laterals.
- Sewer Y's: 3' minimum separation between sewer Y's.
- Lateral stubs: A) stubs must extend 15' into property and be marked with 2x4 painted green. B) All laterals must be GIS (shot in) at the Y's and stubs. Also slopes (2% min. on 4" pipe) to be checked before backfill.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

WATER

- Valves: 1. Valves must be flanged to tee's (fittings). 2. Valves 12" and larger to be butterfly valves.
- Bedding: sand must meet AASHTO (A-3) gradation with 100% passing the #4 sieve. 6" below pipe on the sides & 12" above pipe (minimum).
- Depth: water main & laterals must maintain 4' cover from finished grade (minimum), 3' minimum from top of pipe at time of installation. Max depth 72" from finished grade.
- Services & fittings: services & fittings to maintain 3' minimum separation from pipe joints and other fittings.
- Setters: all setters to be 21" tall (minimum), have unions at the base and be dual check model, also ¾" setters to have double braces. Setters to be set at: 18" to 22" from the top of setter to top of lid.
- Water can lid: all lids to say "Eagle Mountain" on them recessed with a hole for the ERT and to be set at level to 1" above the plane of the curb & sidewalk.
- Water Can: the water can for ¾" & 1" services will need to be a 36" tall minimum and 21" inside diameter. Water can for 1-1/2" to 2" service will need to follow APWA specification.
- Hydrants: hydrants to be 5' bury (minimum).
- Laterals: all laterals need to be GIS (shot in) at the corp, stop & setter, and also visual inspection on poly inserts before backfill. Water laterals to extend 15' into property and be marked with a 2x4 painted blue. All poly lines to have visual poly insert inspection.
- Tracer wire: run tracer wire along main & extend up setters and hydrants, do not run up valve boxes.
- Water fittings: all water fittings to be checked for thrust blocks (pre & post) and GIS (shot in) before backfill.
- Vertical separation: water main to maintain 18" minimum separation from storm drain or other obstacles/utilities.
- Water line fittings: all fittings to have mega lug followers.
- Water Main Line: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.

STORM DRAIN

- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
- ADS: all ADS pipe to be "HP" brand.
- Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & post collar pour.
- Manholes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes.

ROAD SECTION

- Proof rolls: proof roll required on all sections of road: i.e. sub-grade, sub-base, and curb base and road base. Curb stakes required for sub-grade inspection and string line required for sub-base and road base inspection.
- UTBC: state spec. road base required for all roads, commercial base acceptable for the sidewalks & trails.
- Collars: all collars to be 1' wide by 1' deep with a 6000 psi concrete with 1.5# fiber mesh per cubic yard (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¼" to 3/8" down from asphalt edge.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Eagle Mountain City, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

A line between the West Quarter Corner and the East Quarter Corner of Section 17, Township 5 South, Range 1 West Salt Lake Baseline and Meridian, was assumed the bearing S 88°53'50" E.

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M
Elevation = 4950.571 (NAVD 88, 1508.934 Meters)
Observed (Date)

Legal Description

All of Lot 1 of the forthcoming Walmart Eagle Mountain Subdivision

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

NO.	DESCRIPTION	DATE

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23-092 CV

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AMAengineering.net

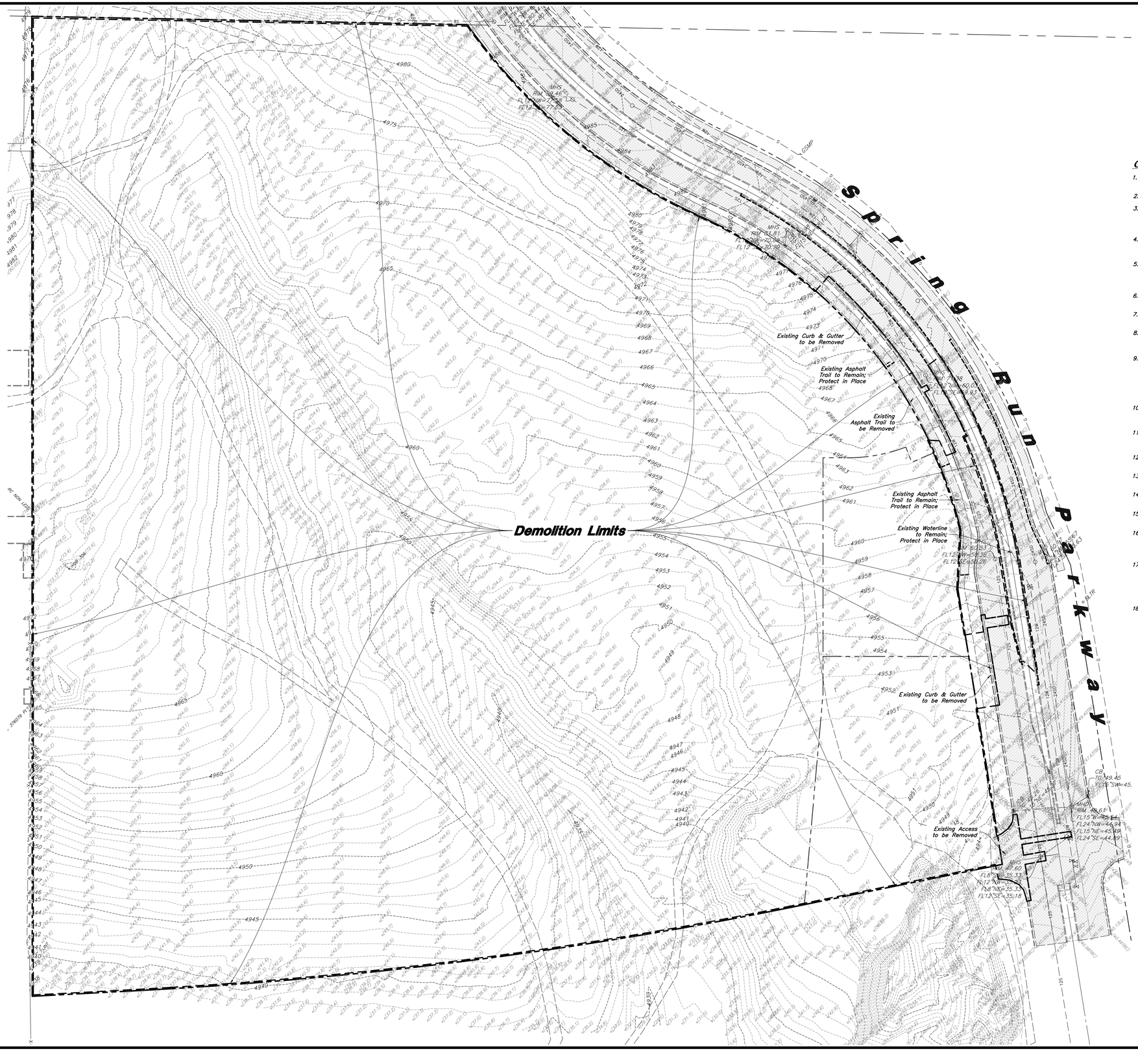
Cover Sheet

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Darrel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.0



Scale: 1" = 50'

General Demolition Notes:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures within the demolition limits to be cleared from site unless otherwise shown.
4. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
5. Excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-00. (Test results to be given to owner) Excavated areas should be backfilled per the geotechnical report prepared for the project.
6. Clear and grub trees, shrubs, and vegetation within demolition limits, disposal to be off-site except where noted otherwise.
7. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
8. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
9. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
10. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
11. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
12. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
13. Install traffic warning devices as needed in accordance with local standards.
14. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.
15. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
16. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.
17. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.
18. Contractor shall shore and protect neighboring properties per OSHA stds. during excavation activities when necessary. All excavation shall remain on and within the bounds of the subject property. Unless specifically noted on the plans and approval from the adjoining neighbor has been obtained prior to any excavation beyond the subject property limits.

CAUTION :

The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DM

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

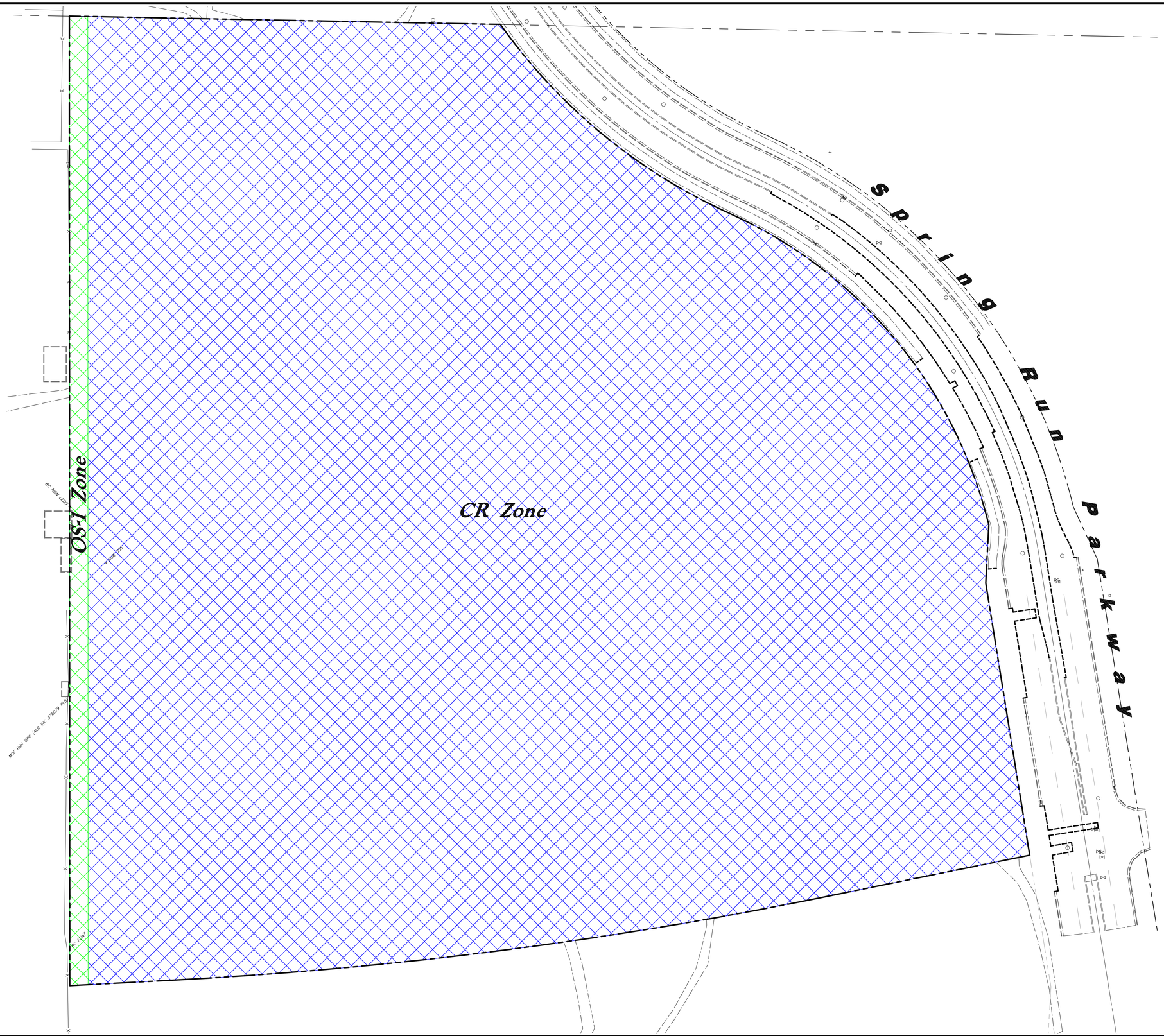
Overall Demolition Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Bonny Calvin Galvin
STATE OF UTAH

7 Aug,



Scale: 1" = 50'

50' 0 50' 100'

Hatch Legend

- CR (Commercial Regional) Zone
- OS-1 (Open Space) Zone

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 ZoneDesignation

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Zone Designation Map

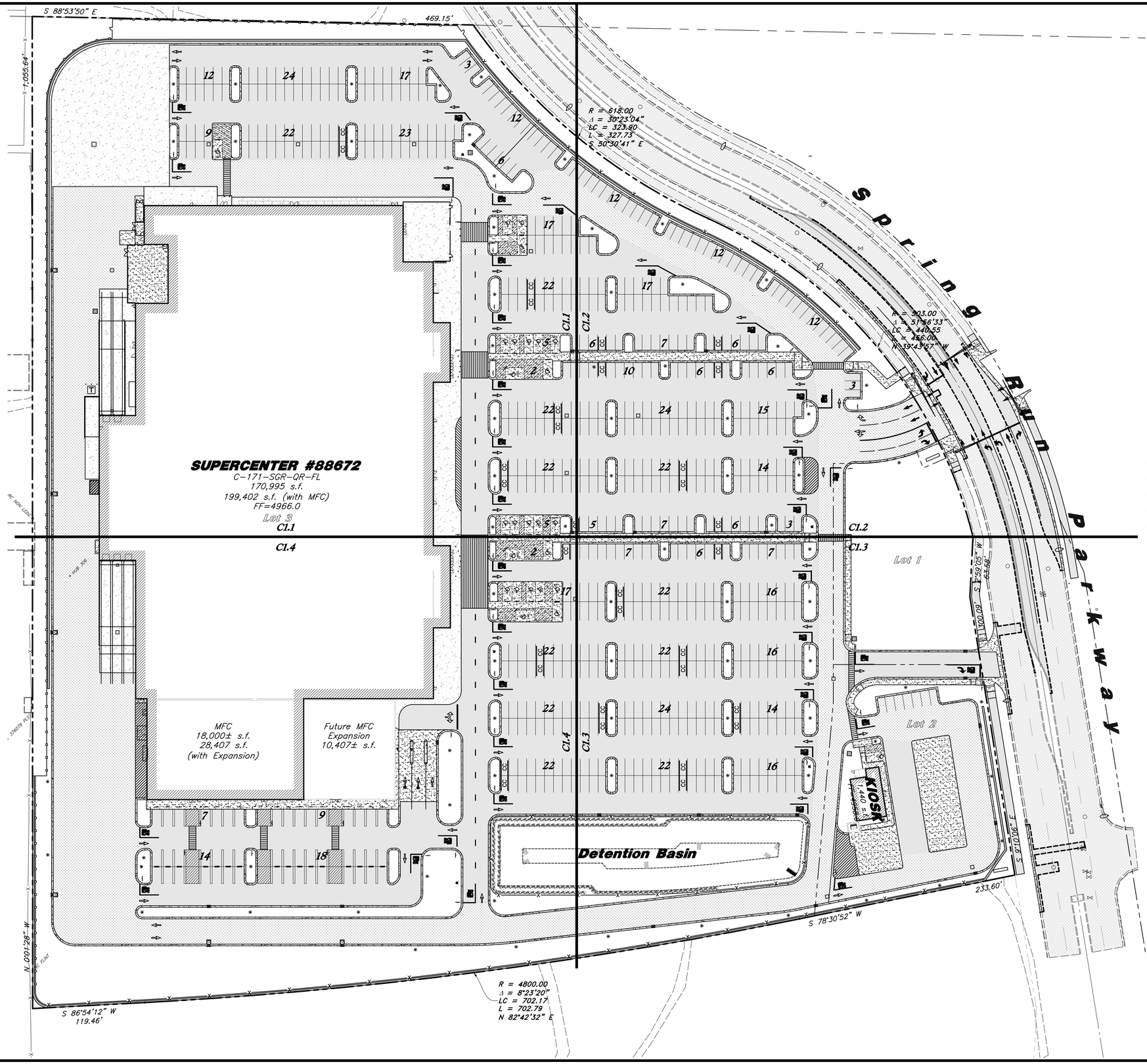
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Gapdwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C0.2



Scale: 1" = 50'

50' 0 50' 100'

Site Data

Zone: Commercial Regional (CR)
Lot 3 (Supercenter): Retail Development
Total Site Area = 883,329 s.f. (20.28 ac.)
- Lot 1 - Future Dev. = 31,205 s.f. (0.716 ac.)
- Lot 2 - Kiosk = 45,228 s.f. (1.038 ac.)
- Lot 3 - Supercenter = 806,896 s.f. (18.524 ac.)

Total Landscape Area Provided = 156,030 s.f. (17.6%)
Total Impervious Area Provided = 520,496 s.f. (58.9%)
Total Building Area = 200,842 s.f (22.7%)
- Supercenter Building Area = 199,402 s.f.
- Kiosk Building Area = 1,440 s.f.

Maximum Parking Req. = 1/200 s.f. = 997 stalls
Minimum Parking Req. = 1/300 s.f. = 665 stalls
Total Parking Provided = 723 stalls
- ADA Parking Required = 15 stalls
- ADA Parking Provided = 25 stalls
- Online Order Parking Provided = 48 stalls

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

Building Data	
Type:	2B
Square Footage:	205,995 sf
Fire Sprinkled:	Yes
Building Height:	See Elevations
Fire Flow Required:	2,000 GPM

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Site Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.0

8' on west, 6' on north

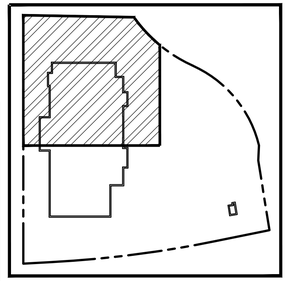
Council just amended ADA stall depth to 18 feet. Can now pick up additional 4 feet to make sidewalk 10 feet.

17.55.090 requires this lane to be 10 feet wide

SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Match Line
See Sheet C1.4

Match Line
See Sheet C1.2



Key Map

Scale: 1" = 30'
30' 0 30' 60'

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (5 C4.1)
4. Const. Thickened Edge Sidewalk (6 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
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8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
15. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign) (43 C4.6)
16. Const. Heavy Duty Asphalt Paving (2 C4.1)
17. Const. Stop Sign per MUTCD R1-1
18. Conn. & Match Existing Improvements
19. Transformer (See Electrical Plans)
20. Const. Light Pole (See Electrical Plans) (11 C4.2, 12 C4.2)
21. Const. Stop Pavement Markings (Intersecting Drives Not at 90 Degrees Without Stop Sign) (40 C4.6)
22. Monument Sign (By Separate Permit)
23. Bollard (Typ.) (See Arch. Plans) (13 C4.2)
24. Const. Pickup Information/ Directional Sign (22 C4.3, 35 C4.5)
25. 70' Truck Dock
26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
27. Install 14' Cart Corral (16 C4.2)
28. Install 28' Cart Corral (14 C4.2)
29. Const. Verti-crete Screen Wall or Equivalent
30. Verti-Block Retaining Wall or Equivalent (See Retaining Wall Plans By Others)
31. Future Pad Area to be Rough Graded
32. Const. Double 4" White Paint Stripe
33. Const. Dashed 4" White Paint Stripe
34. Const. Crosswalk Striping (44 C4.7)
35. Const. Thru Planter Drainage Channel (8 C4.1)
36. Rock Retaining Wall
37. Return Oil Storage Enclosure
38. Trash Compactor & 14'-8" x 43' Concrete Pad
39. Const. Curb Transition (9 C4.1)
40. Const. Curb Wall per APWA Plan No. 209 (4 C4.1)
41. Const. 4" White Paint Striping at 2' O.C.
42. Const. Vestibule Crosswalk Striping (47 C4.7)
43. Const. Pickup Crosswalk Markings (28 C4.4)
44. Const. 18' Pickup Parking Stall (25 C4.4)
45. Const. 18' Back to Back Pickup Parking Stall (26 C4.4)
46. Const. Endcap Island Striping (18 C4.2)
47. 6' Chainlink Fence (27 C4.4)
48. Const. Curb & Gutter per APWA Plan No. 205.1 (47 C4.7)
49. Const. Sawcut per APWA Plan No. 251 (48 C4.7)
50. Const. "Stop Here for Pedestrians" Sign with Bollard Post
51. Const. Stop Sign with Bollard Post
52. Const. Stop Sign with Breakaway Post
53. Const. "Stop Here for Pedestrians" with Breakaway Post
54. Const. "Oncoming Traffic Does Not Stop" Plaque (31 C4.4)
55. Const. Closed Directional Arrows (37 C4.5)
56. Const. Stop Pavement Markings (for Streets) (30 C4.4)
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62. Const. "Right Turn Only" Sign

Hatch Legend

- Standard Asphalt Paving
- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
- Standard Concrete Paving
- Heavy Duty Concrete Paving
- Existing Concrete Paving
- Building Interior
- Rip Rap/Gravel Areas

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Fire lane markings and signs to be installed as directed by the Fire Marshal.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Const. curb transition at all points where curb abuts sidewalk, see detail.
5. Contractor shall place asphalt paving in the direction of vehicle travel where possible.
6. Limits of demolition/disturbed areas shown on the plans may not be an exact depiction. It is the contractor's responsibility to determine the means and methods of how the work will be completed. The contractor shall determine the area of construction impact. The contractor is responsible to restore all impacted areas and all restoration shall be part of the contract bid.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates ALTA Surveys or Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

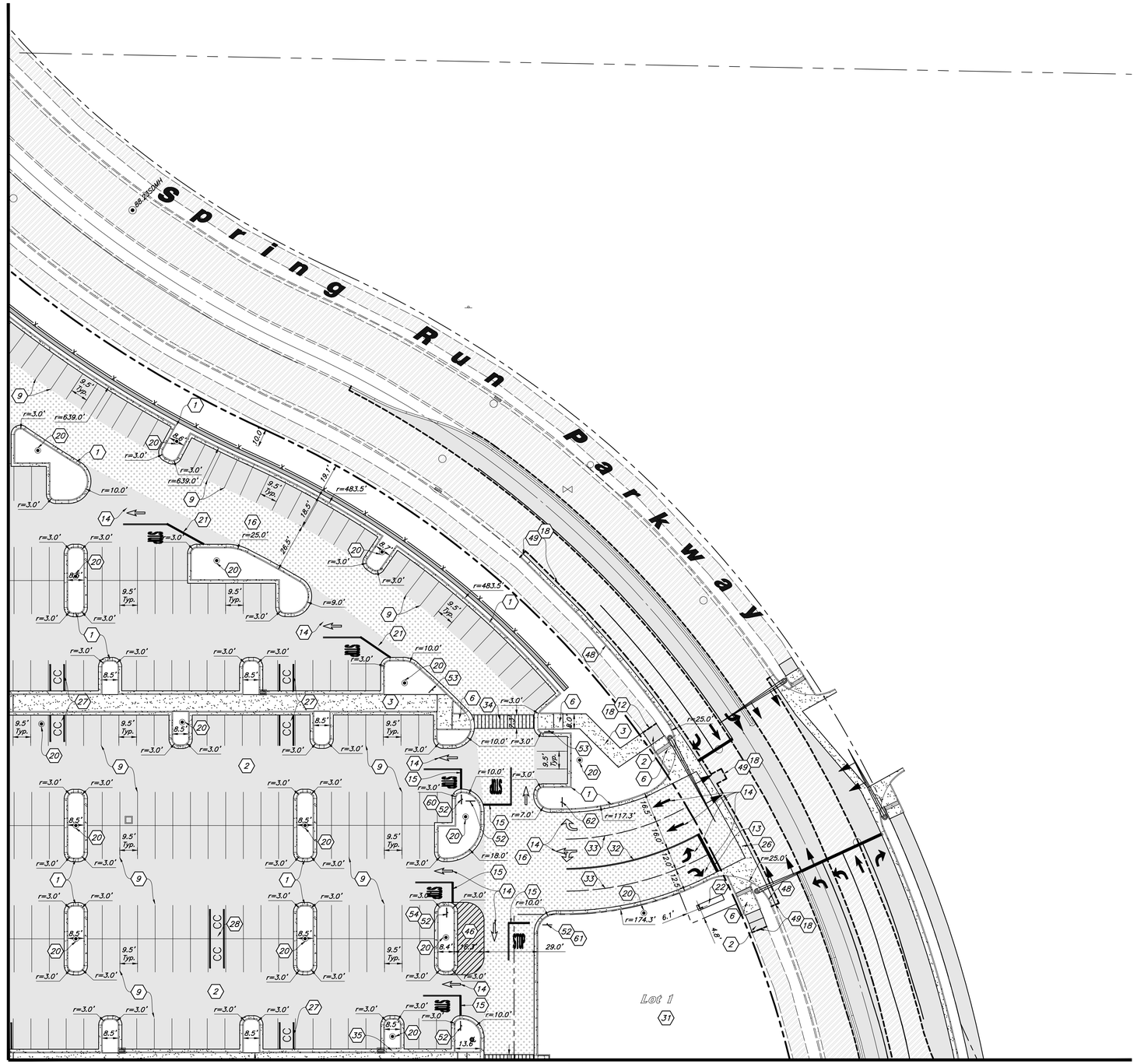
Walmart - Eagle Mountain

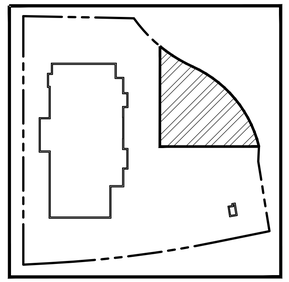
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.1





Key Map

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9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
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Scale: 1" = 30'

30' 0 30' 60'

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- Heavy Duty Asphalt Paving
- Existing Asphalt Paving
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Site Plan

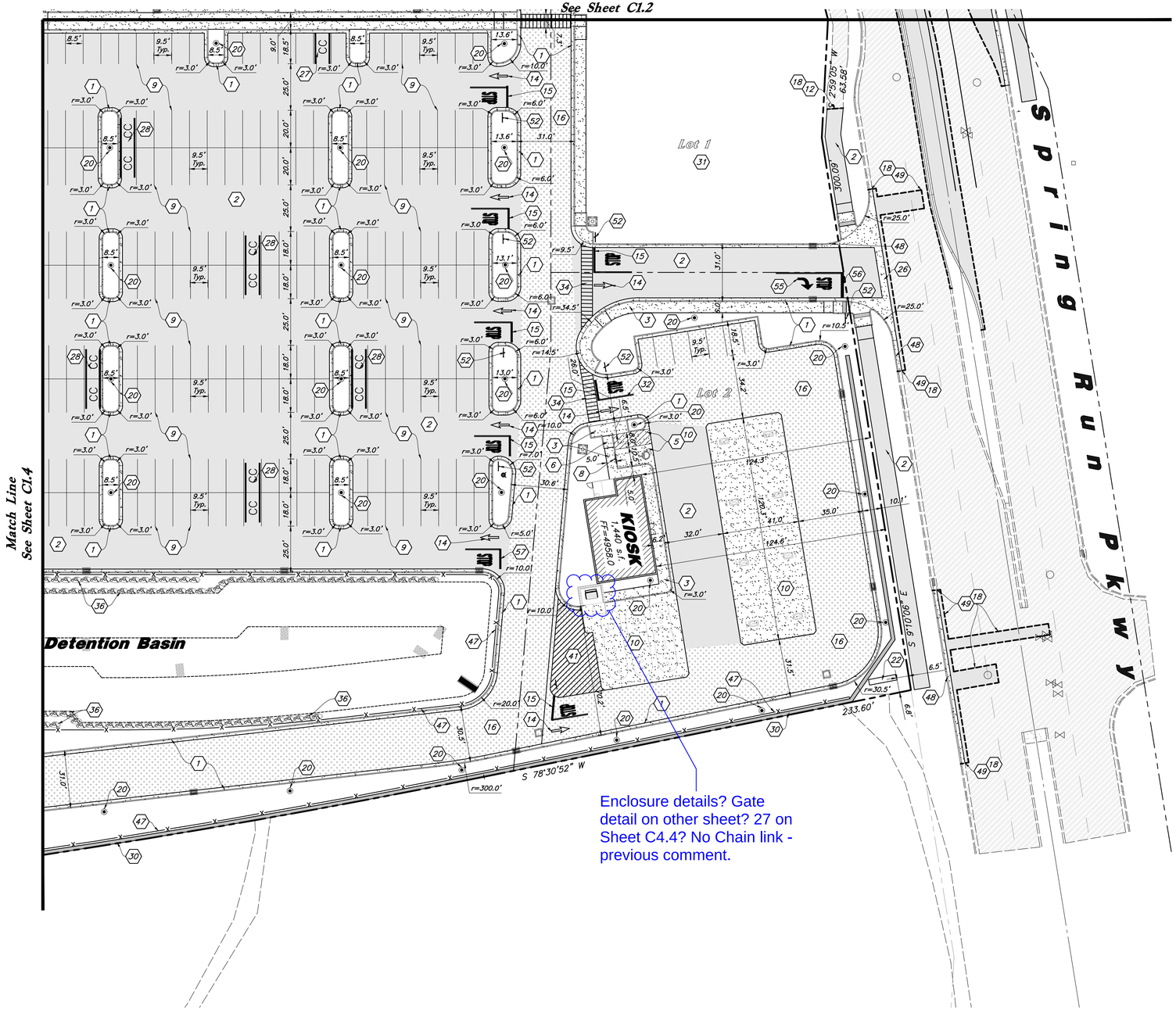
Walmart - Eagle Mountain

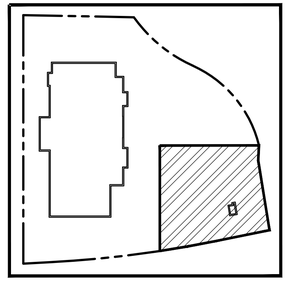
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.2





Scale: 1" = 30'

30' 0 30' 60'

Key Map

Site Construction Notes

1. Const. 24" Curb & Gutter (1 C4.1)
2. Const. Asphalt Paving (2 C4.1)
3. Const. Conc. Sidewalk (5 C4.1)
4. Const. Thickened Edge Sidewalk (6 C4.1)
5. Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (1 C2.6)
6. Const. Accessible Ramp per ICC/ANSI A117.1 (Latest Edition) (See Grading Detail Sheets)
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8. Const. Accessible VAN Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Accessible Details and Notes) (5 C2.6)
9. Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. Dry Thickness (Two Coats)
10. Const. Conc. Paving (7 C4.1)
11. Const. Heavy Duty Conc. Paving (7 C4.1)
12. Sawcut; Provide Smooth Clean Edge
13. Const. 24" White Stop Bar
14. Const. Open Directional Arrows (29 C4.4)
15. Const. Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign) (43 C4.6)
16. Const. Heavy Duty Asphalt Paving (2 C4.1)
17. Const. Stop Sign per MUTCD R1-1
18. Conn. & Match Existing Improvements
19. Transformer (See Electrical Plans)
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21. Const. Stop Pavement Markings (Intersecting Drives Not at 90 Degrees Without Stop Sign) (40 C4.6)
22. Monument Sign (By Separate Permit)
23. Bollard (Typ.) (See Arch. Plans) (13 C4.2)
24. Const. Pickup Information/ Directional Sign (22 C4.3) (35 C4.5)
25. 70' Truck Dock
26. Const. 4' Conc. Waterway per APWA Plan No. 211 (49 C4.7)
27. Install 14' Cart Corral (16 C4.2)
28. Install 28' Cart Corral (14 C4.2)
29. Const. Verti-crete Screen Wall or Equivalent
30. Verti-Block Retaining Wall or Equivalent (See Retaining Wall Plans By Others)
31. Future Pad Area to be Rough Graded
32. Const. Double 4" White Paint Stripe
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35. Const. Thru Planter Drainage Channel (8 C4.1)
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38. Trash Compactor & 14'-8" x 43' Concrete Pad
39. Const. Curb Transition (9 C4.1)
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41. Const. 4" White Paint Striping at 2' O.C.
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Hatch Legend

- Standard Asphalt Paving
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Drafted by: CC
Client Name: ARCO/Murray
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Site Plan

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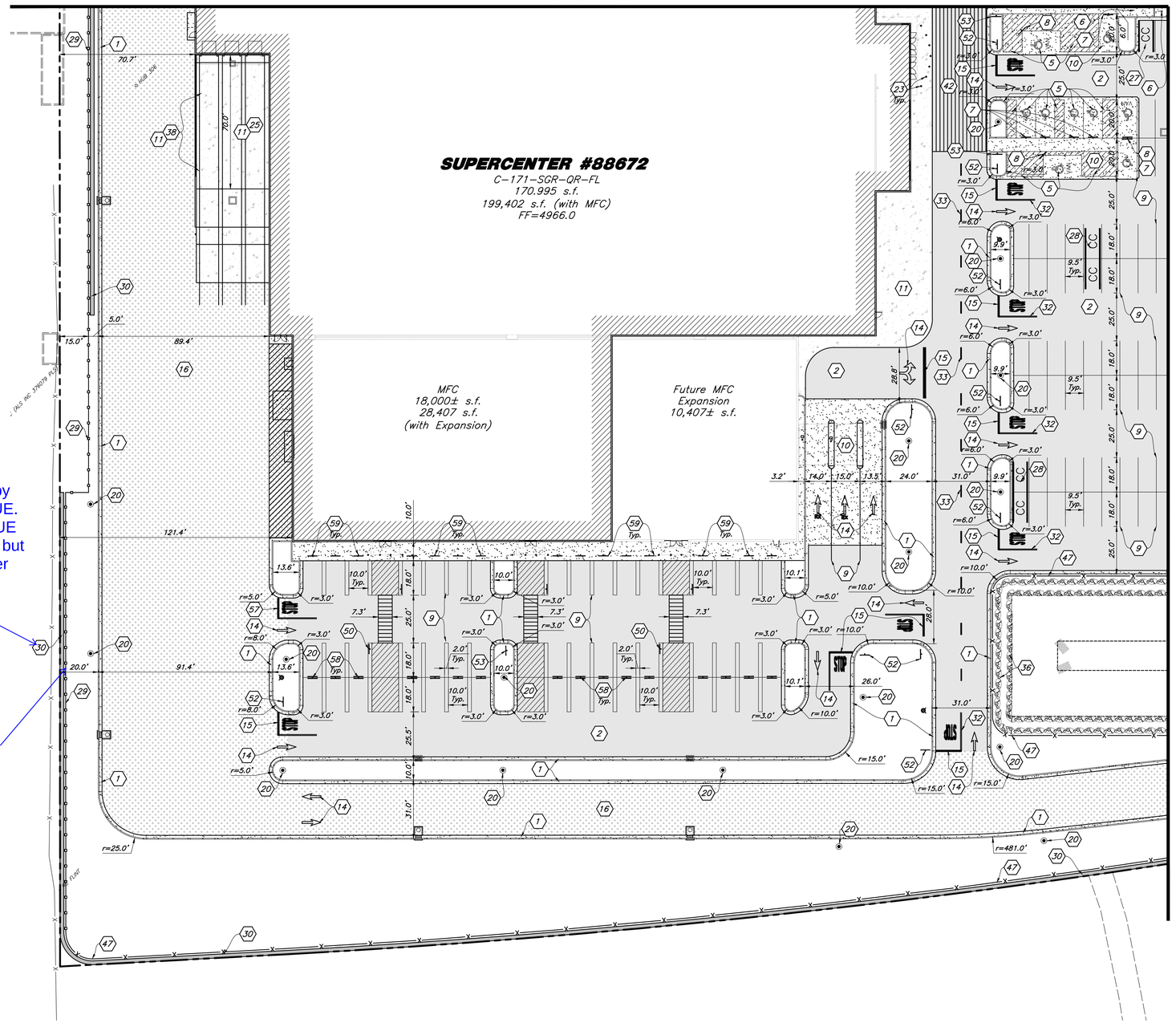
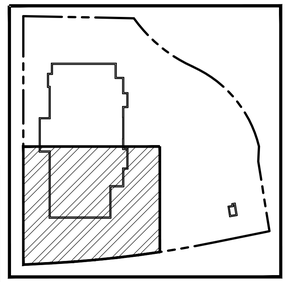
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.3

Match Line
See Sheet C1.1





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Drafted by: CC
Client Name: ARCO/Murray
23-092 SP

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Site Plan

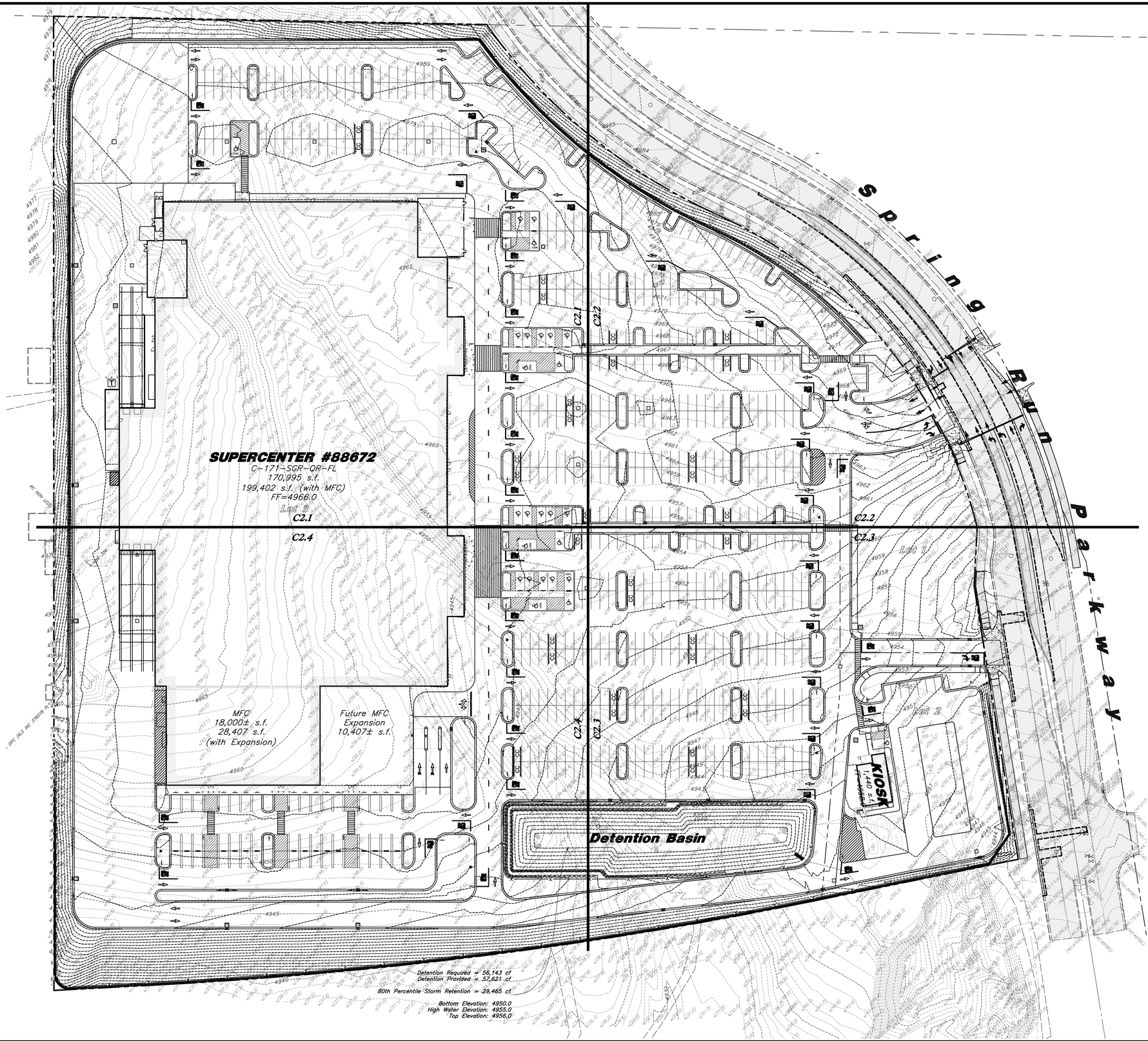
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C1.4



Scale: 1" = 50'

50' 0 50' 100'

General Grading Notes:

1. All grading shall be in accordance with the project geotechnical study.
2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Report Geotechnical Study Proposed Eagle Mountain Big Box Store, Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah"

    Project No.: 3630-001-22
    Dated: December 9, 2022

18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of said materials or contaminated soil.

Curb and Gutter Construction Notes:

1. Open face gutter shall be constructed where drainage is directed away from curb.
(1) 2. Open face gutter locations are indicated by shading and notes on the grading plan.
3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
4. Refer to the typical details for standard and open face curb and gutter dimensions.
(2) 5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.
6. Spot elevations are shown on this plan with text masking. Coordinate and verify site information with project drawings.

Sidewalk Construction Notes:

1. Concrete sidewalk shall be constructed with a cross slope of 1.5% unless shown otherwise on plan.
2. Running slope of sidewalks shall be built per grades shown on the plan. where grades are not provided, sidewalks shall be constructed with a maximum running slope of 4.5%
3. Refer to the Site Plan for sidewalk dimensions.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Grading Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
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Know what's below. Call 811 before you dig.
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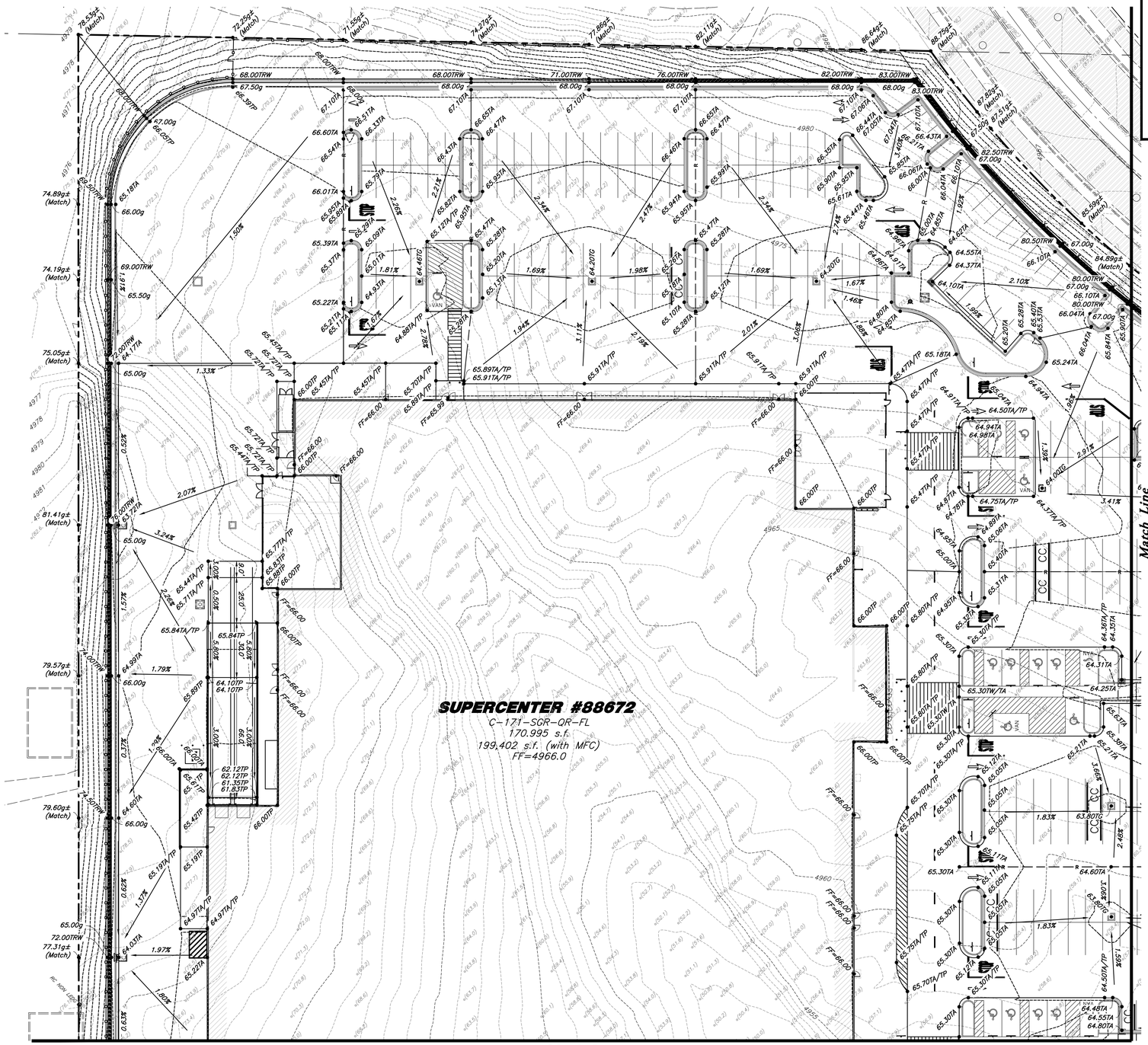

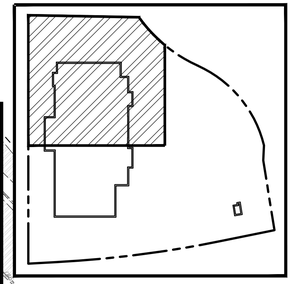

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    Project No.: 3630-001-22
    Dated: December 9, 2022

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Grading Plan

Walmart - Eagle Mountain

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REGISTERED PROFESSIONAL ENGINEER
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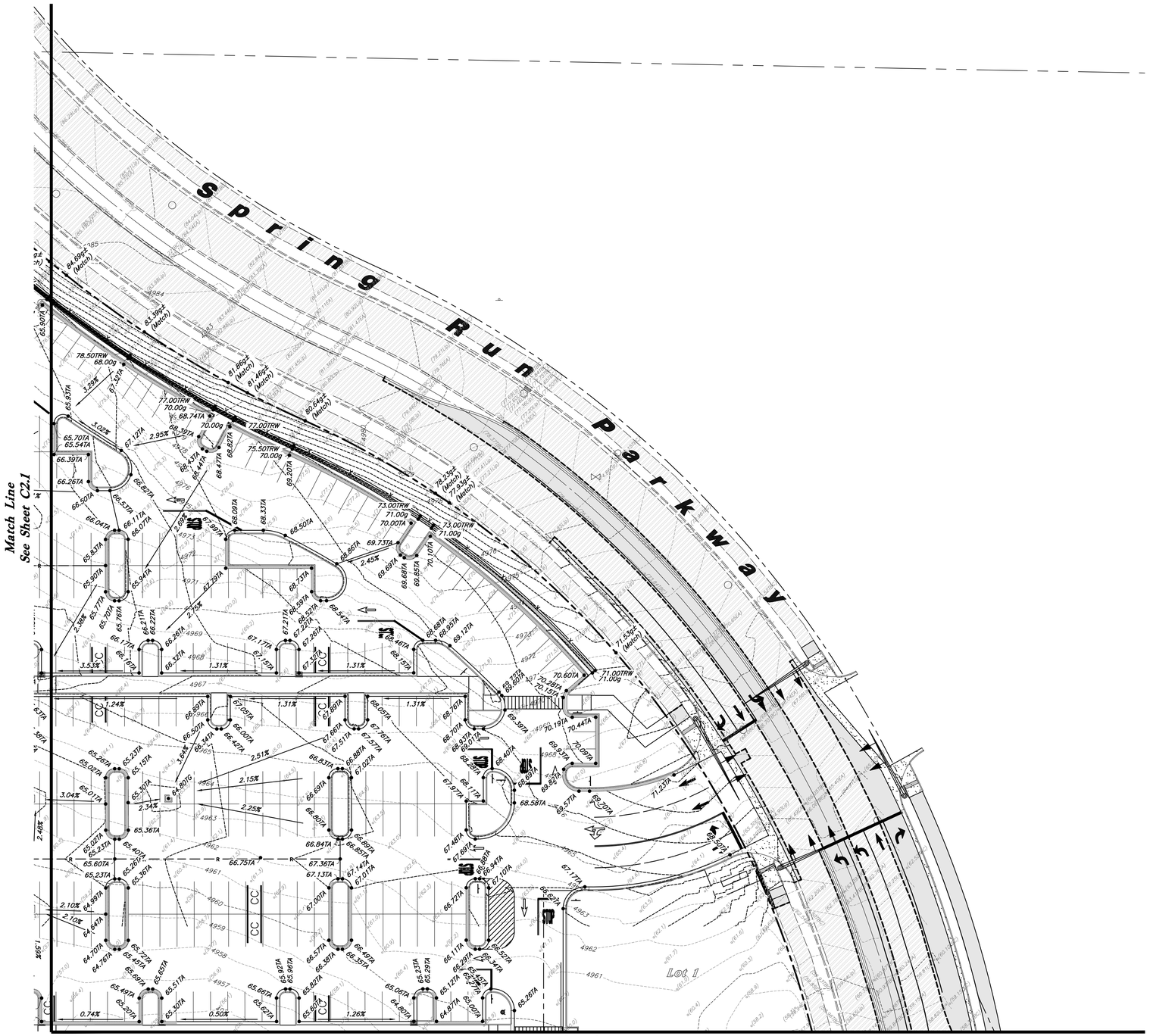

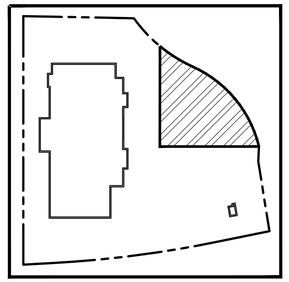

Key Map

Scale: 1" = 30'

30' 0 30' 60'

General Grading Notes:

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2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
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12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
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17. The recommendations in the following Geotechnical Engineering Report by GSH Geotechnical, Inc. are included in the requirements of grading and site Preparation. The Report is titled "Report Geotechnical Study Proposed Eagle Mountain Big Box Store, Northwest of Highway 73 and Spring Run Parkway, Eagle Mountain, Utah"

    Project No.: 3630-001-22
    Dated: December 9, 2022
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Grading Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH
10/18/2023

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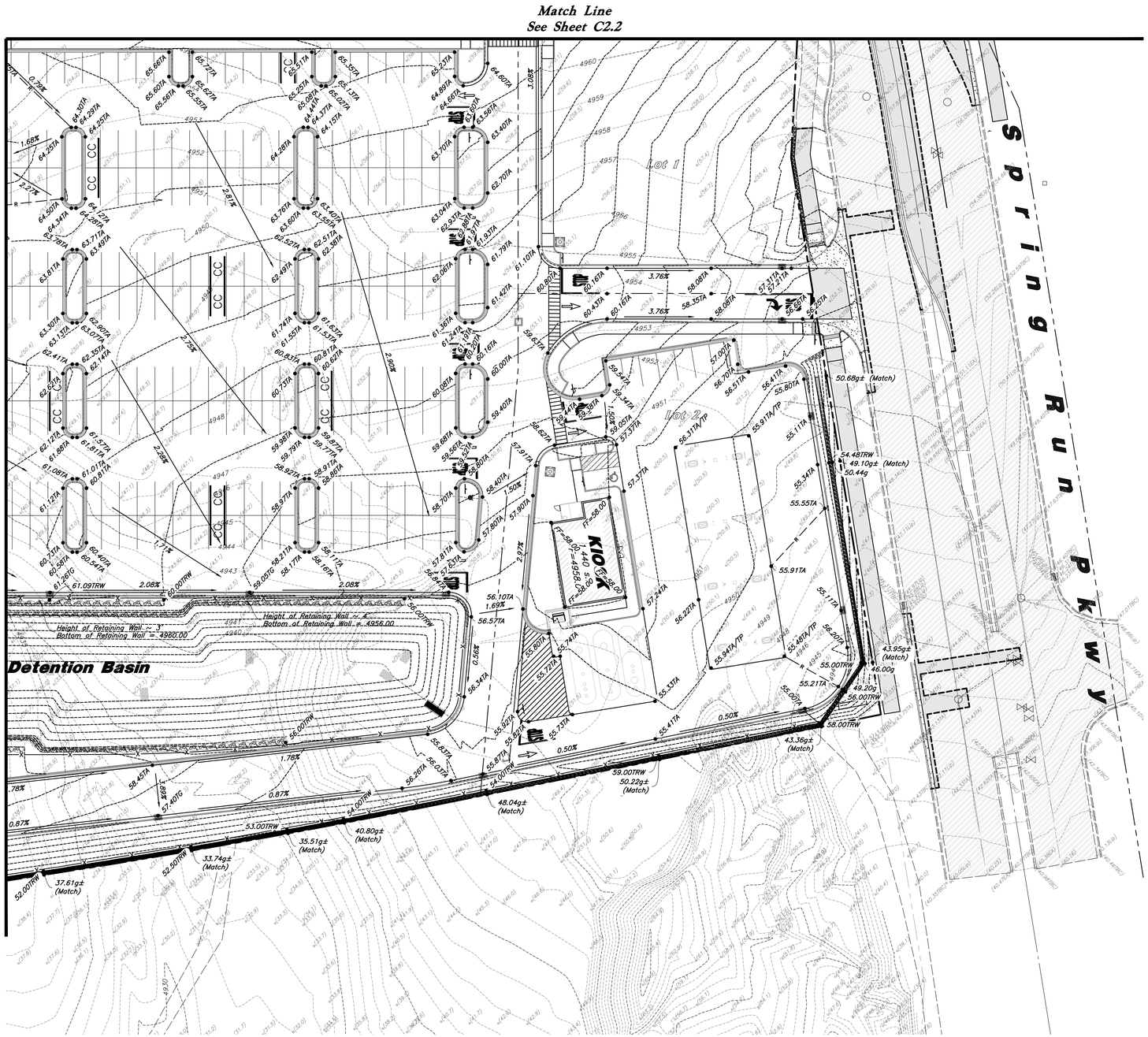
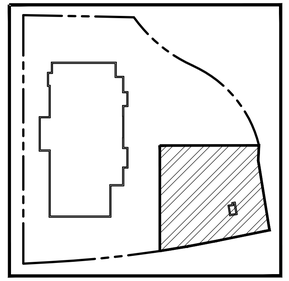
7 Aug, 2023

SHEET NO.
C2.2





Key Map

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.3

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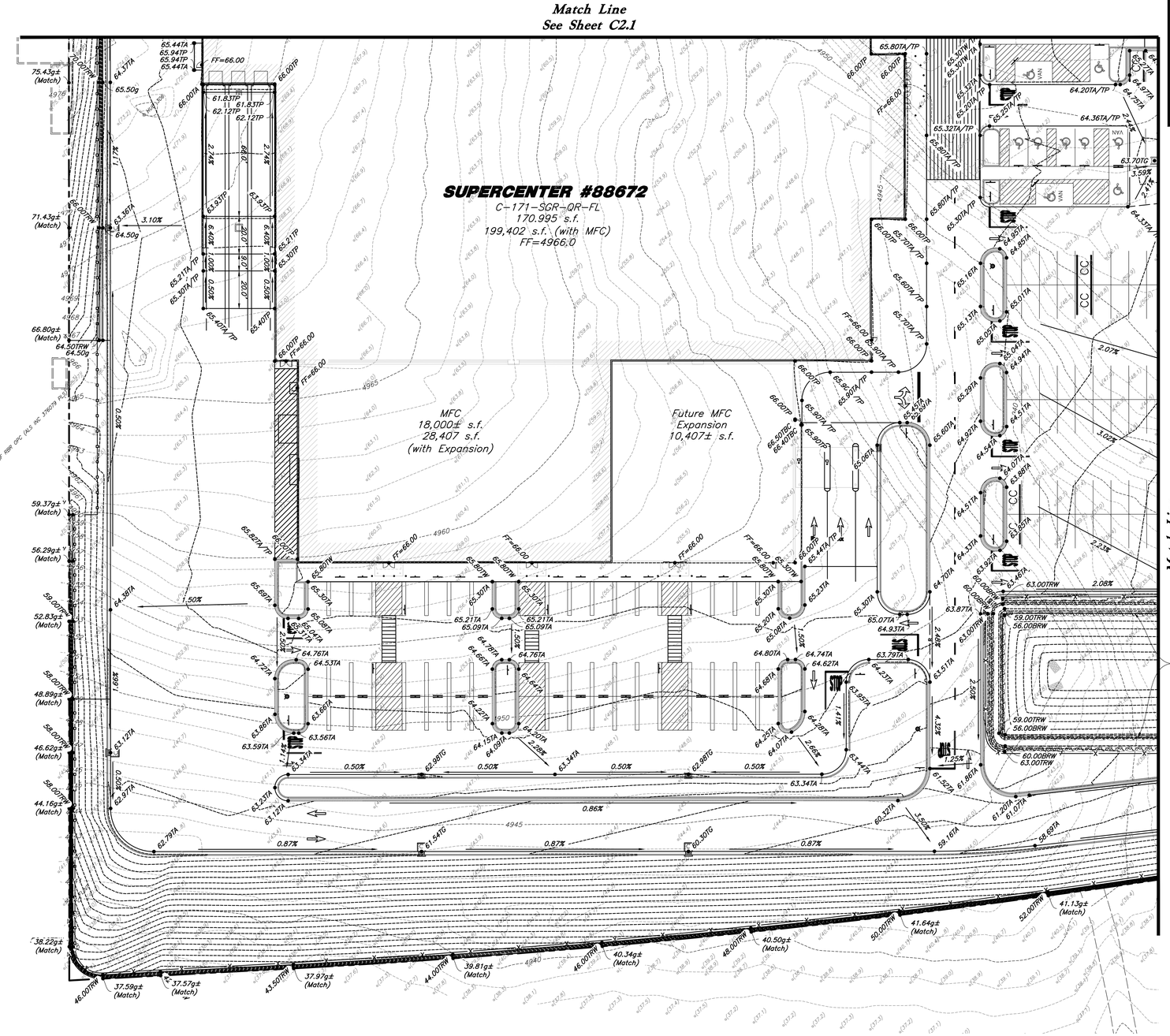

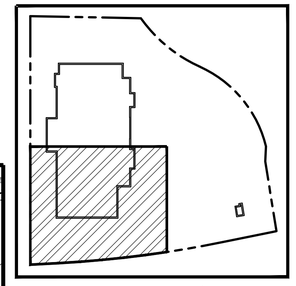

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 GR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Grading Plan

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Galewin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C2.4

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SUPERCENTER #88672
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170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Lot 3

MFC
18,000± s.f.
28,407 s.f.
(with Expansion)

Future MFC
Expansion
10,407± s.f.

KIOSK
1,440 s.f.
FF=4998.0

Lot 1

Lot 2

Detention Basin

Spring Run Parkway

C3.1 C3.2 C3.3 C3.4

Scale: 1" = 50'

50' 0 50' 100'

Building Data	
Type:	2B
Square Footage:	205,995 sf
Fire Sprinkled:	Yes
Building Height:	See Elevations
Fire Flow Required:	2,000 GPM

NOTE:
EXISTING UTILITIES MUST BE UTILIZED OR ABANDONED

Detention Basin to Serve All 3 Lots
Detention Volume Required = 56,143 c.f.
Detention Volume Provided = 57,621 c.f.
80th Percentile Storm Retention Required = 29,465 c.f.
Retention Volume Provided = 30,541 c.f.
Retention Elevation = 4953.30

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Utility Plan

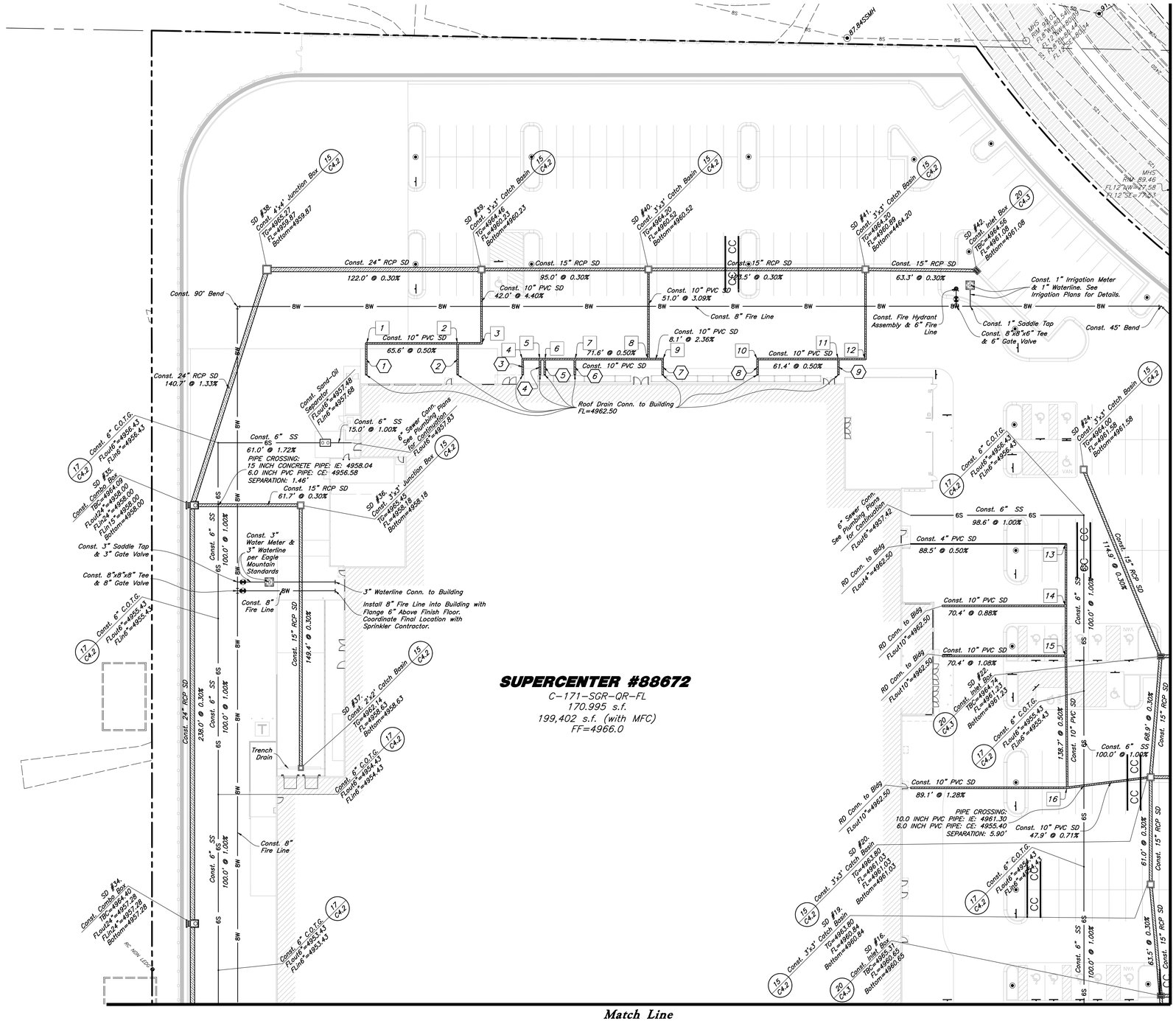
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
No. 8035135
-2202
Daniel Calvin
Goodwin
STATE OF UTAH
10/18/2023

7 Aug, 2023

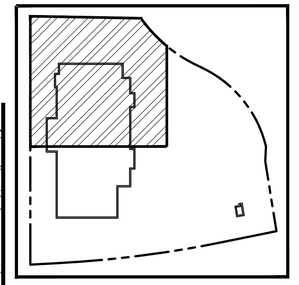
SHEET NO.
C3.0



SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0

Match Line
See Sheet C3.4

Match Line
See Sheet C3.2



Key Map

Scale: 1" = 30'
30' 0 30' 60'

SD Structure Keynotes:

1. Const. SD C.O.T.G. FLout10"=4962.41 FLin10"=4962.41 — 17/C4.2
2. Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 FLin10"=4962.15 — 17/C4.2
3. Const. SD C.O.T.G. FLout10"=4962.08 FLin10"=4962.08 — 17/C4.2
4. Const. SD C.O.T.G. FLout10"=4962.46 FLin10"=4962.46 — 17/C4.2
5. Const. SD C.O.T.G. FLout10"=4962.41 FLin10"=4962.41 FLin10"=4962.41 — 17/C4.2
6. Const. SD C.O.T.G. FLout10"=4962.39 FLin10"=4962.39 FLin10"=4962.39 — 17/C4.2
7. Const. SD C.O.T.G. FLout10"=4962.31 FLin10"=4962.31 FLin10"=4962.31 — 17/C4.2
8. Const. SD C.O.T.G. FLout10"=4962.10 FLin10"=4962.10 FLin10"=4962.10 — 17/C4.2
9. Const. SD C.O.T.G. FLout10"=4962.29 FLin10"=4962.29 — 17/C4.2
10. Const. SD C.O.T.G. FLout10"=4962.46 FLin10"=4962.46 — 17/C4.2
11. Const. SD C.O.T.G. FLout10"=4962.23 FLin10"=4962.23 FLin10"=4962.22 — 17/C4.2
12. Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 — 17/C4.2
13. Const. SD C.O.T.G. FLout10"=4962.06 FLin4"=4962.06 — 17/C4.2
14. Const. SD C.O.T.G. FLout10"=4961.88 FLin10"=4961.88 FLin10"=4961.88 — 17/C4.2
15. Const. SD C.O.T.G. FLout10"=4961.74 FLin10"=4961.74 FLin10"=4961.74 — 17/C4.2
16. Const. SD C.O.T.G. FLout10"=4961.36 FLin10"=4961.36 FLin10"=4961.36 — 17/C4.2

SD Pipe Keynotes:

1. Const. 10" PVC SD 18.0' @ 0.50%
2. Const. 10" PVC SD 18.0' @ 1.94%
3. Const. 10" PVC SD 9.0' @ 0.50%
4. Const. 10" PVC SD 9.0' @ 1.04%
5. Const. 10" PVC SD 9.0' @ 1.20%
6. Const. 10" PVC SD 9.0' @ 2.14%
7. Const. 10" PVC SD 9.0' @ 2.36%
8. Const. 10" PVC SD 9.0' @ 0.50%
9. Const. 10" PVC SD 9.0' @ 3.06%

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

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Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

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2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

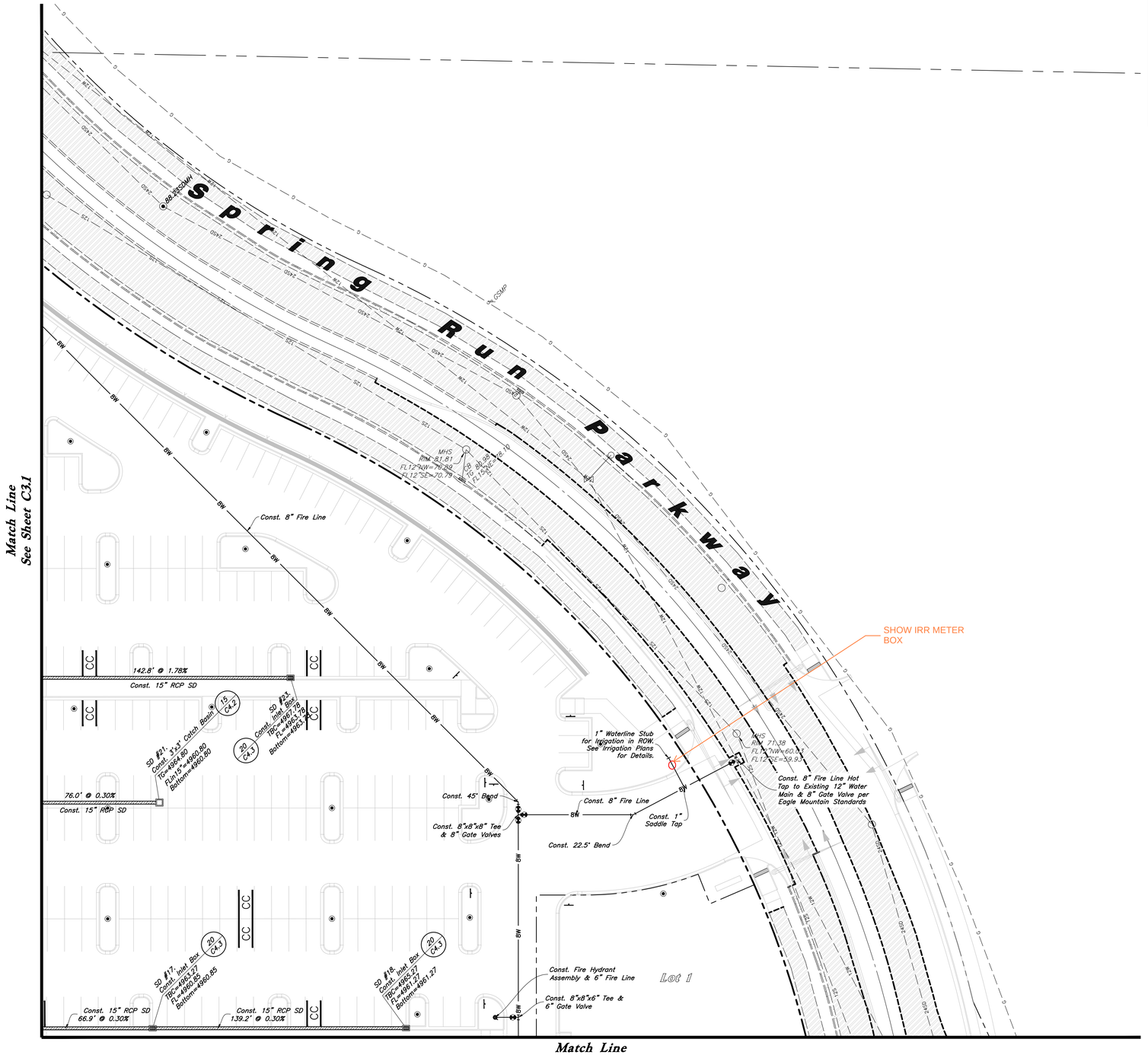
Walmart - Eagle Mountain

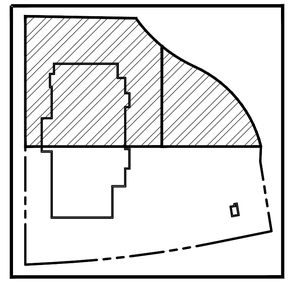
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER 10/18/2023 No. 8035135 -2202 Darrel Calvin Goodwin STATE OF UTAH

7 Aug, 2023

SHEET NO.
C3.1





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23-092 UT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Utility Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

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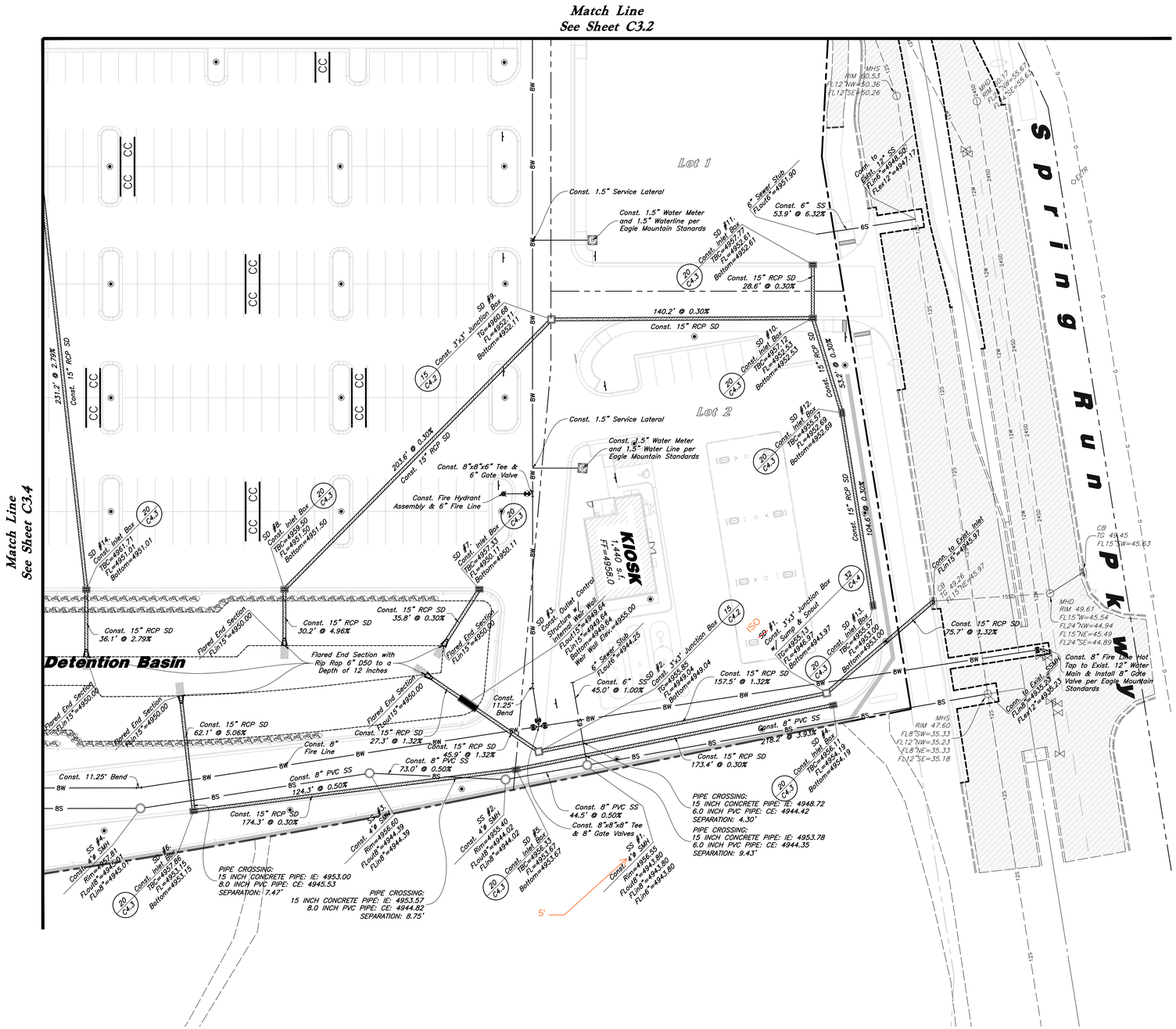
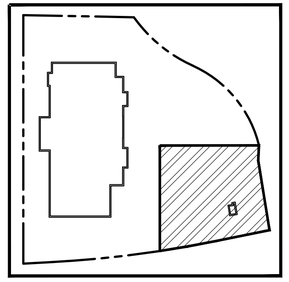
7 Aug, 2023

SHEET NO.
C3.2





Key Map

Scale: 1" = 30'

30' 0 30' 60'

General Utility Notes:

1. All sewer and water facilities shall be constructed per local jurisdiction standards and specifications. Contractor is responsible to obtain standards and specifications.
2. Coordinate all utility connections to building with plumbing plans and building contractor.
3. Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
4. All catch basin and inlet box grates are to be bicycle proof.
5. Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
6. Gas lines, telephone lines, and cable TV lines are not a part of these plans.
7. Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
8. Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
9. Contractor shall install a 12" concrete collar around all manholes, valves, catch basins, cleanouts & any other structures located within the asphalt.

Utility Piping Materials:

All piping materials shall be per local agency standards or the specifications below at a minimum. All utility piping shall be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

1. Polyethylene (PE) Water Pipe (Up to 3 inches diameter), AWWA C901, PE 3408, SDR 9 (200 psi)
2. Copper Pipe (Up to 3 inches diameter): Type "K."

Water Main Lines and Fire Lines

1. Polyvinyl Chloride (PVC) (4 inches to 12 inches diameter): AWWA C900, Class 235

Sanitary Sewer Lines

1. All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35

Storm Drain Lines

1. 12" pipes or smaller – Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
2. 15" pipes or larger – Reinforced Concrete Pipe, ASTM C76, Class III

CAUTION :

The locations and/or elevations of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

Storm Drain & Sanitary Sewer Note:

All Storm Drainage & Sanitary Sewer Pipe Lengths and Slopes are from Center of Structure to Center of Structure

Onsite Utility Connection Notes:

1. Contractor shall field verify all utility connection elevations prior to any utility construction has begun.
2. Contractor shall construct utility lines into site prior to any onsite utility construction. Gravity lines are to be constructed starting at the lowest point and be installed prior to any waterline installation
3. Construction of any onsite utilities prior to the offsite connection will be done at the contractors risk.

Storm Water Inlet BMP to Meet or Exceed ASTM D8057 per Eagle Mountain City Code 15.50.070.

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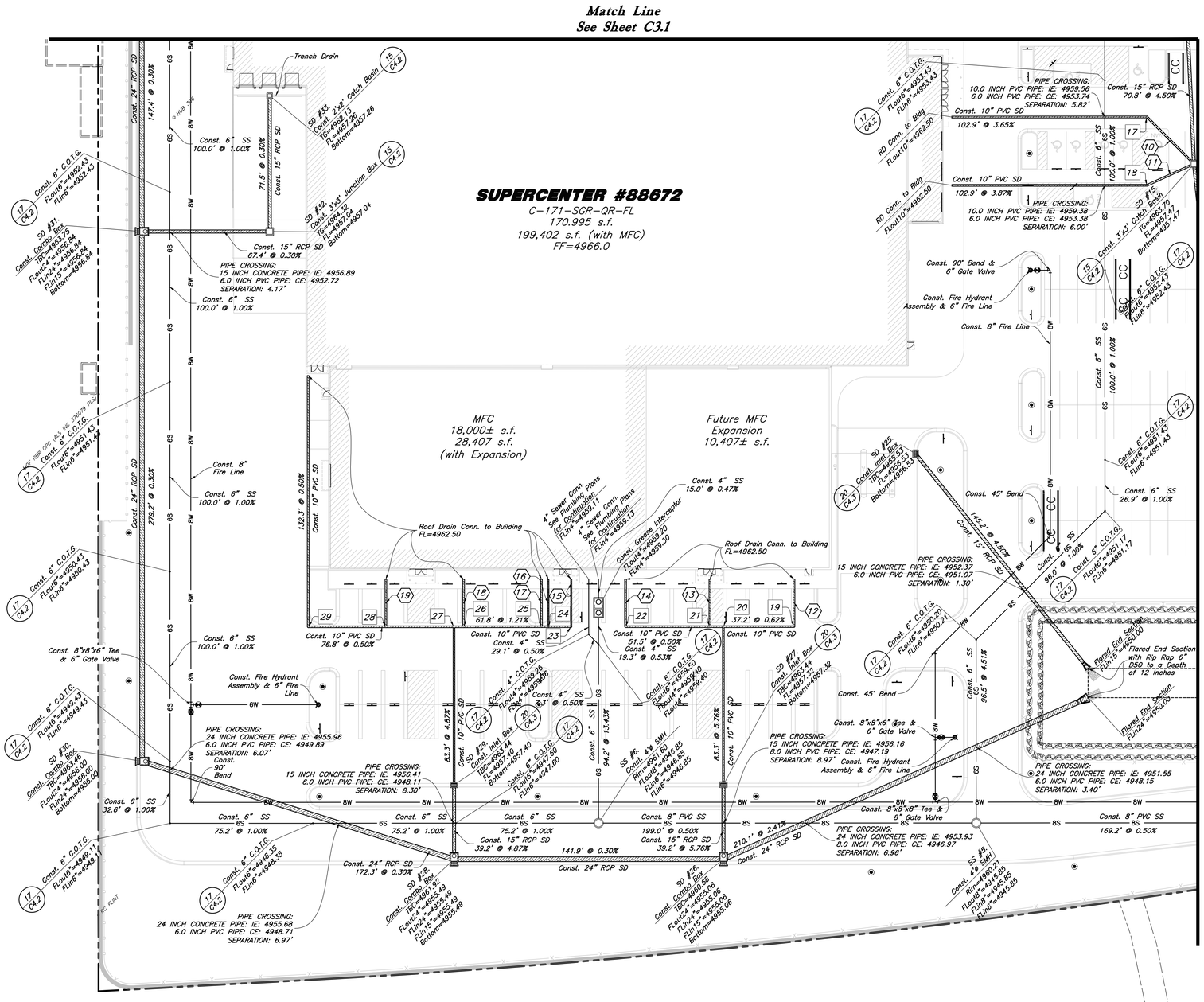
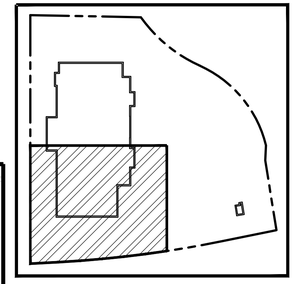


Key Map



Scale: 1" = 30'

30' 0 30' 60'

SD Structure Keynotes:

17 Const. SD C.O.T.G. FLout10"=4958.74 FLin10"=4958.74 — 17 C4.2
18 Const. SD C.O.T.G. FLout10"=4958.52 FLin10"=4958.52 — 17 C4.2
19 Const. SD C.O.T.G. FLout10"=4962.35 FLin10"=4962.35 — 17 C4.2
20 Const. SD C.O.T.G. FLout10"=4962.12 FLin10"=4962.12 FLin10"=4962.12 — 17 C4.2
21 Const. SD C.O.T.G. FLout10"=4962.15 FLin10"=4962.15 FLin10"=4962.15 — 17 C4.2
22 Const. SD C.O.T.G. FLout10"=4962.38 FLin10"=4962.38 — 17 C4.2
23 Const. SD C.O.T.G. FLout10"=4962.20 FLin6"=4962.20 — 17 C4.2
24 Const. SD C.O.T.G. FLout10"=4962.05 FLin6"=4962.05 FLin10"=4962.05 — 17 C4.2
25 Const. SD C.O.T.G. FLout10"=4962.01 FLin10"=4962.01 FLin10"=4962.01 — 17 C4.2
26 Const. SD C.O.T.G. FLout10"=4961.52 FLin10"=4961.52 FLin10"=4961.52 — 17 C4.2
27 Const. SD C.O.T.G. FLout10"=4961.45 FLin10"=4961.45 FLin10"=4961.45 — 17 C4.2
28 Const. SD C.O.T.G. FLout10"=4961.63 FLin10"=4961.63 FLin10"=4961.63 — 17 C4.2
29 Const. SD C.O.T.G. FLout10"=4961.84 FLin10"=4961.84 — 17 C4.2

SD Pipe Keynotes:

10 Const. 10" PVC SD 35.0' @ 3.65%
11 Const. 10" PVC SD 27.2' @ 3.87%
12 Const. 10" PVC SD 25.0' @ 0.62%
13 Const. 10" PVC SD 25.0' @ 1.39%
14 Const. 10" PVC SD 25.0' @ 0.50%
15 Const. 6" PVC SD 25.0' @ 1.21%
16 Const. 6" PVC SD 25.0' @ 1.79%
17 Const. 10" PVC SD 25.0' @ 1.96%
18 Const. 10" PVC SD 25.0' @ 3.94%
19 Const. 10" PVC SD 25.0' @ 3.46%

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1. REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel rebar or smooth steel dowels with diameter and length as indicated.

   A. Space rebar and dowels at 12 to 15 inches on center.
   B. Grease dowels to provide movement in expansion joints.
   C. Keep tie bars in the vertical center of the concrete slab and perpendicular to the joint during concrete placement.

2. SAWING: Keep at least 3 working power saws on-site when concrete is being placed. Saw crack control joints (contraction joints) before shrinkage cracking takes place. Do not tear or ravel concrete during sawing. In cool weather, the joint sawing may be delayed only for the time required to prevent tearing and raveling the concrete. Cut joints to dimensions recommend by sealant manufacturer and approved by ENGINEER.

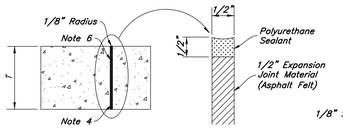
3. JOINTS: Lay out joints to aid construction and control random cracking.

   A. Joint Spacing shall be 12 feet maximum on center in both directions.
   B. Extend transverse contraction joints continuously across the full width of the concrete. Make the joints coincide with curb and gutter joints.
   C. Make adjustments in joint locations to meet inlet or manhole locations.
   D. Expansion Joints shall be placed where concrete abuts a building wall, sidewalk, curb, gutter or any immovable structure.

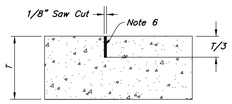
4. JOINT FILLER: Bituminous (Asphalt or tar) mastic, ASTM D994. Formed and encased between 2 layers of bituminous saturated felt or 2 layers of glass-fiber felt extending to the bottom of the concrete slab.

5. BACKER ROD: Round Rods. It must be oversized approximately 25 percent to fit tightly into each joint and compatible with hot poured sealant.

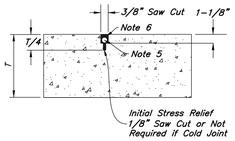
6. JOINT SEALANT: Hot applied, Asphalt base type, ASTM D 3405. Remove dirt, oil, and curing compounds from joint reservoir. Seal joints immediately after cleaning.



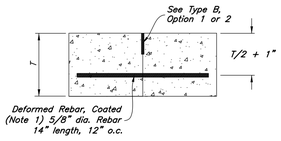
Type A Expansion Joint



Type B Contraction Joint (Option 2)

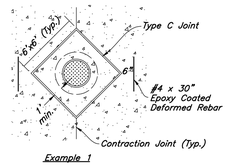


Type B Contraction Joint (Option 1)

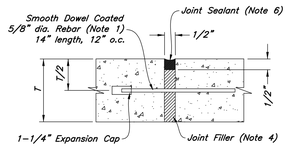


Type C Construction/Cold Joint

Rebar at all corners of expansion joints that do not intersect a contraction joint.



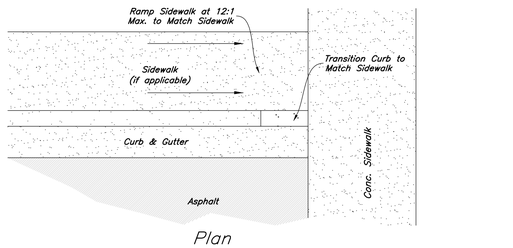
Example 1



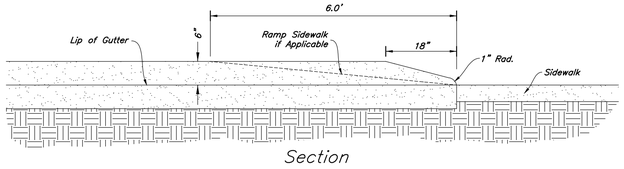
Type F Doweled Expansion Joint at Construction/Cold Joint

10 Concrete Joint Detail

Not to Scale



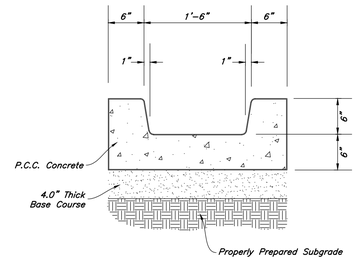
Plan



Section

9 Curb Transition

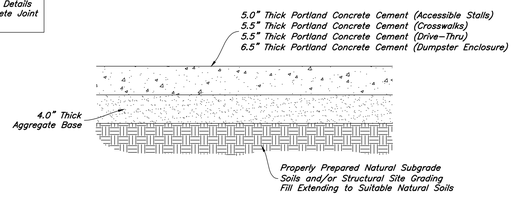
Not to Scale



8 Thru Planter Drainage Channel Detail

Not to Scale

1. See Geotechnical Report for Project for Future Details
2. See Concrete Joint Detail



7 Concrete Paving Section

Not to Scale

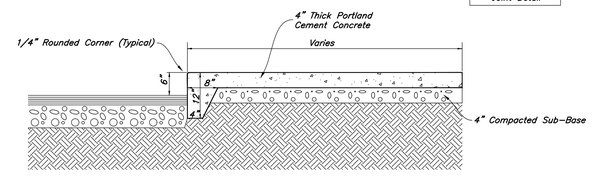
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



6 Thickened Edge Walk

Not to Scale

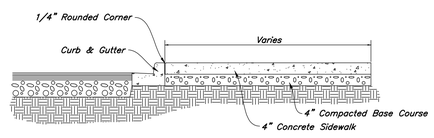
Contraction Joints

A. Spacing = 10' O.C.

Expansion Joints

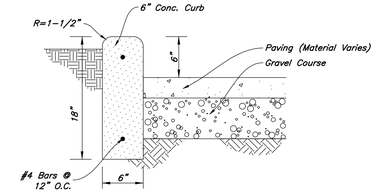
A. Make expansion joints full depth, see joint detail
B. Place expansion joint at all cold joints
C. Expansion joints are required at the start of end of curb radius.

1. See Concrete Joint Detail



5 Typical Sidewalk Detail

Not to Scale



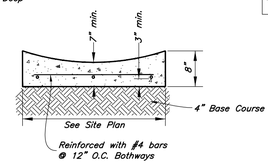
4 Curb Wall Detail

Not to Scale

Contraction Joints

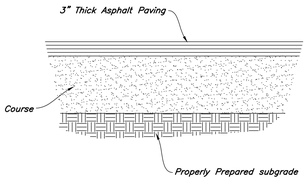
A. Spacing = 10' O.C.
B. 1/8" Wide by 2" Deep

1. See Concrete Joint Detail



3 Typical Waterway Detail

Not to Scale

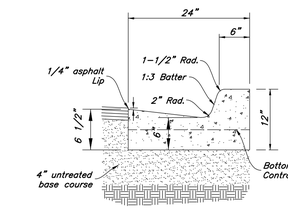


1. See Geotechnical Report for Project

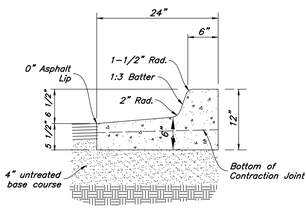
2 Standard Asphalt Section

Not to Scale

1. Contraction Joints
   A. Spacing = 10' o.c., see joint detail
   B. 1/8" wide by 2" deep from top of curb at 15'-0" intervals
2. Expansion Joints
   A. Make expansion joints full depth, see joint detail
   B. Place expansion joint at all cold joints
   C. Expansion joints are required at ends of all radii 0.08.
   D. Required 5'-0" on each side of drainage structures
   E. Required at 90'-0" maximum intervals in straight curb and gutter
   F. Provide #6 x 18" long smooth steel dowel bars with 1" dia. grease cap through expansion joints (½" thick bituminous filler material)
3. 2'-6" Long tie bar on 2'-6" centers shall be provided when curb is adjacent to P.C.C. pavement
4. Provide (2) #6 x 2'-6" long tie bars to connect existing and new curb and gutter
5. Remove forms as early as possible. Brush top and face of curbs to remove all imperfections. Typical of all form work.
6. All radii shall be true arcs
7. Medium to light broom finish on all exterior concrete



Standard



Open Face

Note: All Curb and Gutter to be Standard Unless Otherwise Noted

1. See Concrete Joint Detail

1 24" Curb And Gutter

Not to Scale

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7 Aug, 2023

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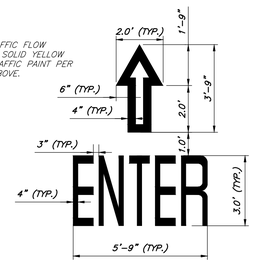
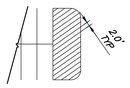
NOTE: ALL TRAFFIC FLOW ARROS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT PER DIMENSIONS ABOVE:



Walmart "ENTER" Pavement Marker w/ Arrow

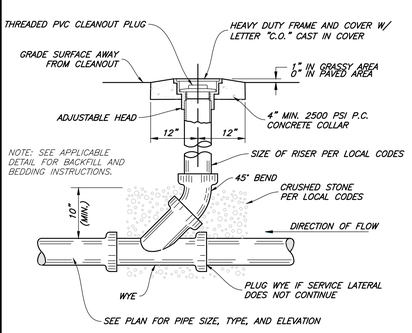
19 — Not to Scale



IF THE SIZE OF ISLAND DOES NOT EXCEED 500 SF, THE STRIPES SHALL BE PAINTED 4" WIDE AT 2'-0" O.C. SEE SITE PLAN FOR ANGLE AND COLOR OF STRIPE.

Walmart Endcap or Directional Island Detail (<500 sf)

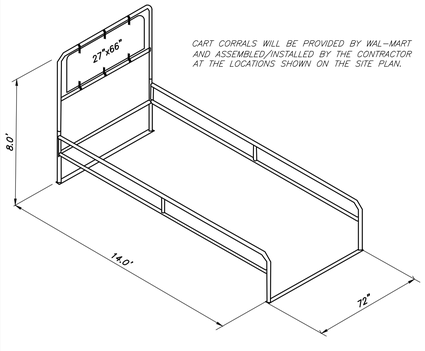
18 — Not to Scale



NOTE: SEE APPLICABLE DETAIL FOR BACKFILL AND BEDDING INSTRUCTIONS.

Walmart Sanitary Sewer Cleanout

17 — Not to Scale

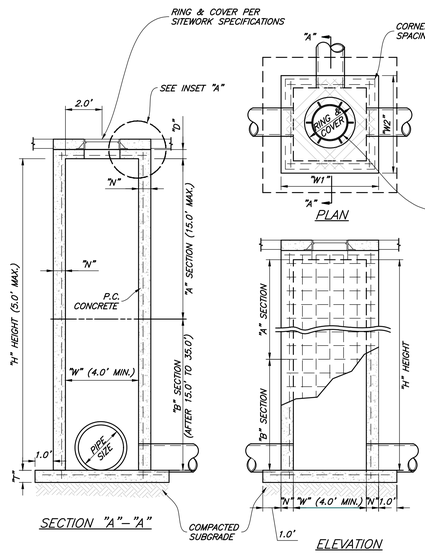


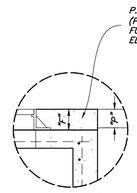
CART CORRALS WILL BE PROVIDED BY WAL-MART AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATIONS SHOWN ON THE SITE PLAN.

Walmart 14' Cart Corral

16 — Not to Scale

NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS AS REQUIRED BUT NOT TO EXCEED 12".





"P" = PAVEMENT THICKNESS
"F" = FRAME HEIGHT

GENERAL NOTES:
1. ALL EXPOSED CORNERS TO HAVE A 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE A 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS:
ASTM C478 – PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

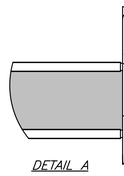
REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

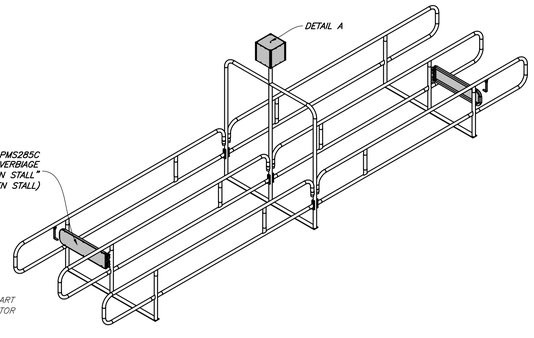
TABLE OF "F" & "H" DIMENSIONS				
SECTION	WIDTH ("W")	"F"	"H"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	8" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER	

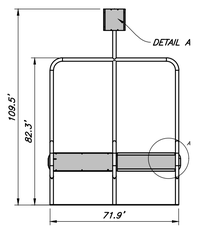
Walmart Junction Box

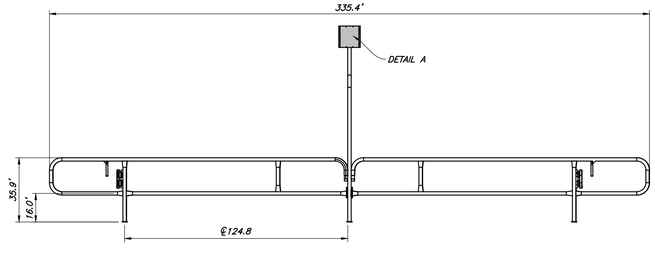
15 — Not to Scale





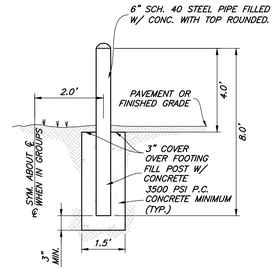
CART CORRALS WILL BE PROVIDED BY WAL-MART AND ASSEMBLED/INSTALLED BY THE CONTRACTOR AT THE LOCATION ON THE SITE PLAN





Walmart 28' Cart Corral

14 — Not to Scale

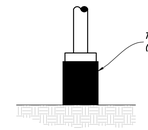


NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

Walmart Pipe Bollard

13 — Not to Scale

IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM THE BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR MORE, THE BASE SHALL NOT BE PAINTED.

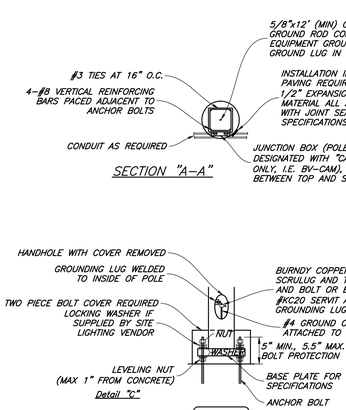


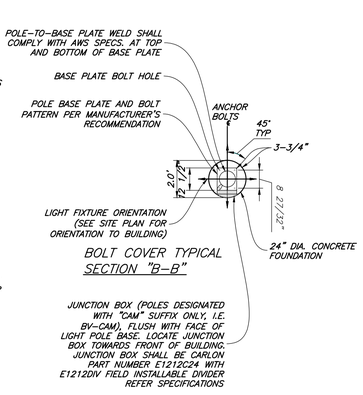
ELEVATION

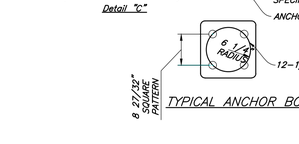
NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

Walmart Light Base Detail

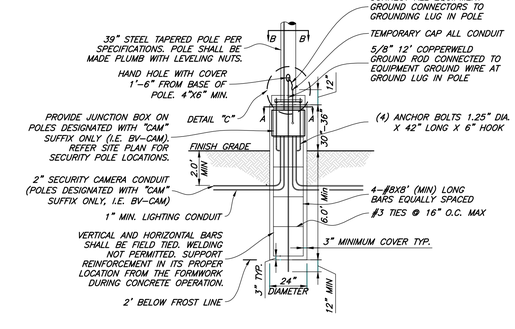
12 — Not to Scale



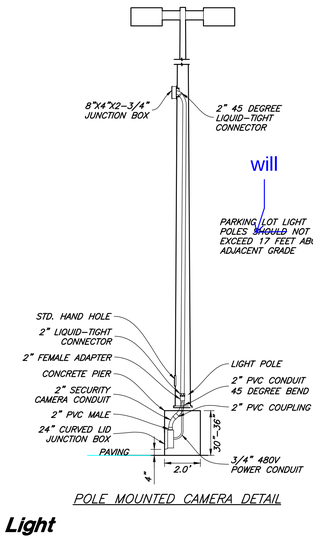




NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND WIRING BY OTHERS.



NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.



POLE MOUNTED CAMERA DETAIL

Walmart Typical Light Pole Base Detail

11 — Not to Scale

REV	DESCRIPTION	DATE

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

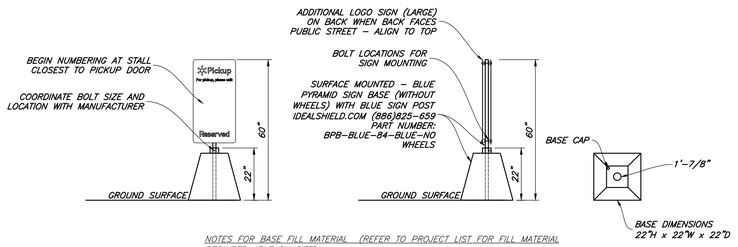
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Darrin Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.2

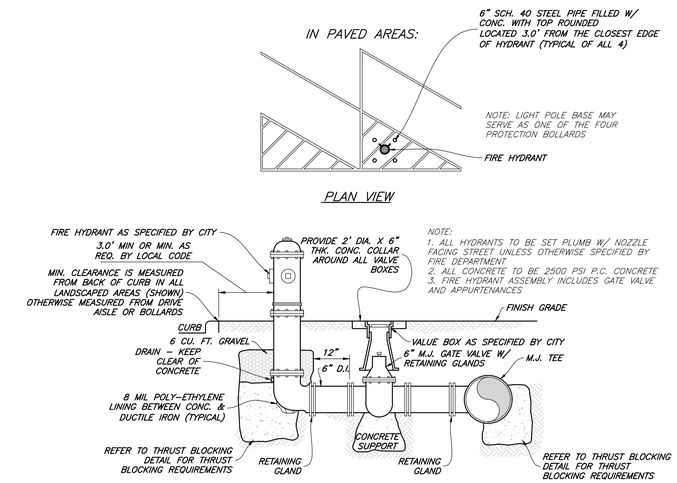


NOTES FOR BASE FILL MATERIAL (REFER TO PROJECT LIST FOR FILL MATERIAL REQUIRED AT EACH SITE):

1. GROUT: HIGH STRENGTH NON-SHRINK GROUT. FOLLOW MANUFACTURER INSTRUCTION TO MIX FLUID MATERIAL.
2. CONCRETE: COUNTER TOP MIX BY QUIKRETE, OR SAND MIX TOPPING AND BEDDING MIX BY SAKRETE. FOLLOW MANUFACTURER INSTRUCTION TO MIX FLUID MATERIAL.

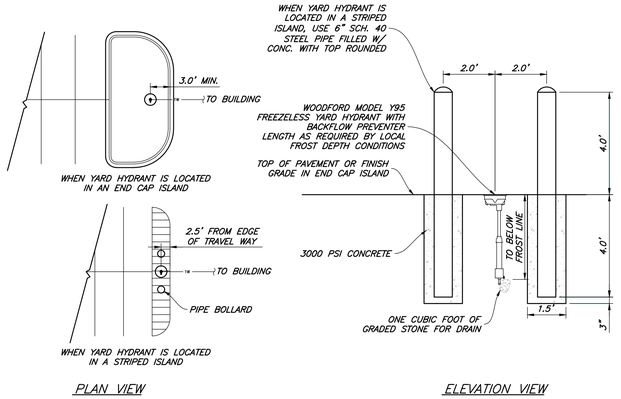
24 Walmart Temporary Parking Signage with Pyramid Sign Base

Not to Scale



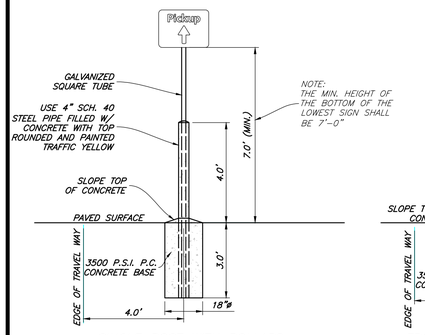
23 Walmart Fire Hydrant Assembly

Not to Scale

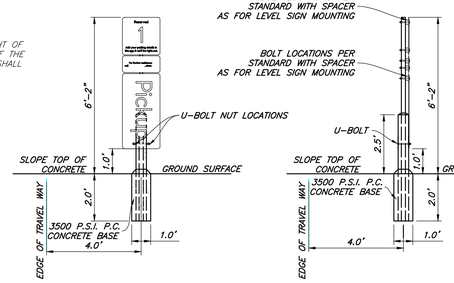


21 Walmart Remote Garden Center Yard Hydrant

Not to Scale

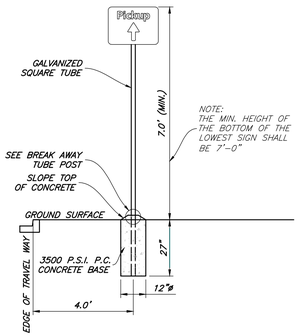


SINGLE POST WITH BOLLARD (WHEN IN PAINTED ENDCAP)
N.T.S.

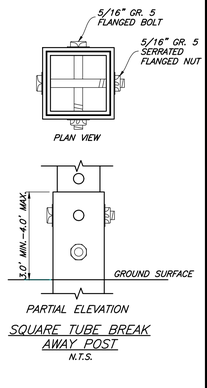


FRONTVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.

SIDEVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SINGLE POST WITH BREAK AWAY POST (WHEN IN CURBED ISLAND)
N.T.S.



SQUARE TUBE BREAK AWAY POST
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

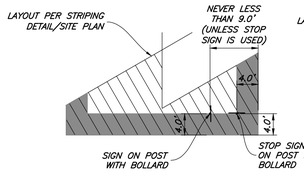
NOTES FOR SINGLE POST WITH BREAK AWAY POST:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

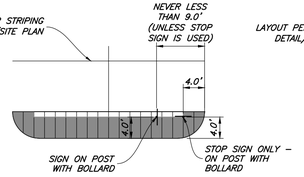
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2–1/4"x2–1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

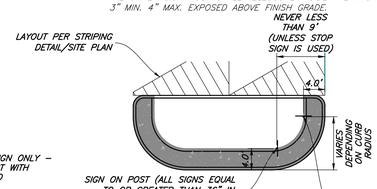
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



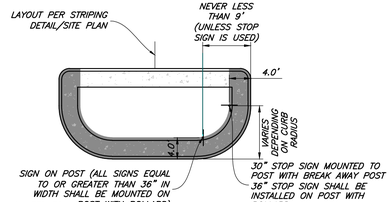
PAINTED ENDCAP – 60° SIGN LOCATIONS – 60° PARKING



PAINTED ENDCAP – 90° SIGN LOCATIONS – 90° PARKING



CURBED ISLAND – 60° SIGN LOCATIONS – 60° PARKING



CURBED ISLAND – 90° SIGN LOCATIONS – 90° PARKING

22 Walmart Pickup Sign Mounting & Base

Not to Scale

GENERAL NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
2. ALL REINFORCING BARS TO HAVE 2" COVER.
3. SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES.
4. PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX.
5. ALL REINFORCING BARS TO BE GRADE 60.
6. PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER.

PRECAST MANHOLE SPECIFICATIONS

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ASTM C913 – PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE: 4000 PSI AE (MIN.)
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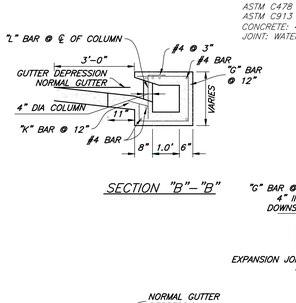
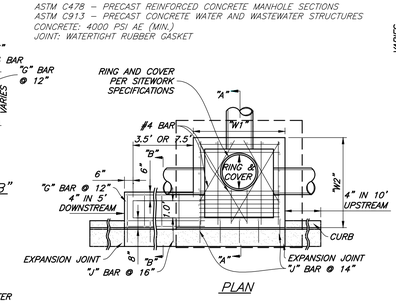
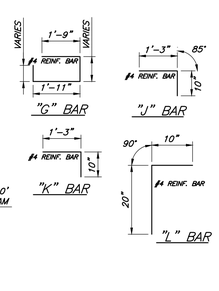
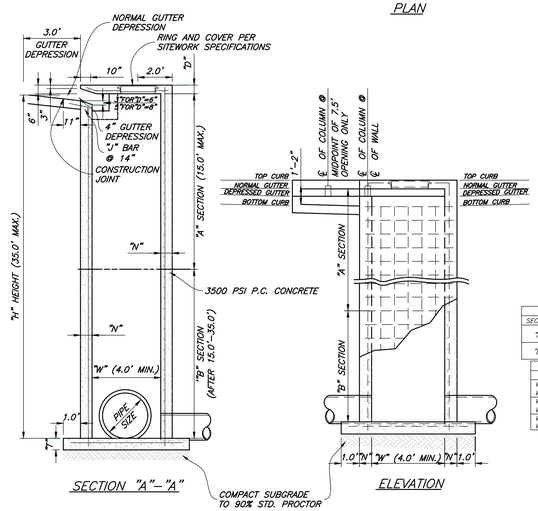








REINFORCEMENT SCHEDULE, BASE	
SECTION	
"A"	#4's @ 6" E.W.
"B"	#6's @ 6" E.W.

TABLE OF "W" DIMENSIONS			
PIPE SIZE	SKEW OF CROSS DRAIN		
SINGLE	STRAIGHT	30°	45°
24"	4'-0"	4'-0"	4'-10"
30"	4'-0"	4'-7"	5'-8"
36"	4'-0"	5'-3"	6'-5"
42"	5'-3"	5'-11"	7'-3"
48"	5'-10"	6'-7"	8'-0"
60"	7'-0"	7'-10"	9'-8"
DOUBLE	FOR "A" SECTION ONLY		
24"	7'-0"	7'-10"	9'-5"
30"	8'-2"	9'-2"	11'-0"
36"	9'-4"	10'-6"	12'-6"
42"	10'-6"	11'-10"	14'-2"
48"	11'-8"	13'-2"	15'-10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH ("W")	HOR.	VERT.
"A"	4'	#4's @ 9"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 9"	#4's @ 10"
	GREATER THAN 7'	#5's @ 4 1/2"	#4's @ 10"
"B"	4'	#4's @ 6"	#4's @ 10"
	BETWEEN 4' & 7'	#6's @ 6"	#4's @ 10"

TABLE OF "T" & "N" DIMENSIONS				
SECTION	WIDTH ("W")	"T"	"N"	"D"
"A"	BETWEEN 4' & 7'	6" + PIPE THICKNESS	8"	6"
	GREATER THAN 7'	6" + PIPE THICKNESS	8"	8"
"B"	4'	6" + PIPE THICKNESS	8"	8"
	BETWEEN 4' & 7'	6" + PIPE THICKNESS	10"	8"

REINFORCEMENT SCHEDULE, TOP		
DIMENSIONS	STEEL	SPECIAL PATTERN
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W1 = 7' OR LESS	#4's @ 8" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W1 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER
W2 = 7' OR GREATER	#4's @ 6" E.W.	DIAGONAL @ COVER

20 Walmart Curb Inlet

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

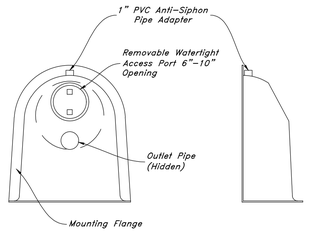
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 –2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

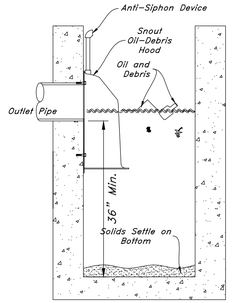
SHEET NO.
C4.3

33 Not Used

Not to Scale



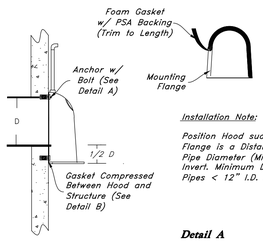
Front View



Note - Sump Depth of 36" min. for < or = 12"ø Outlet. for outlets > or = 15" Depth = 2.5-3x ø.

Side View

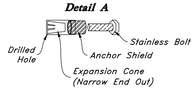
Detail B



Installation Note:

Position Hood such that Bottom Flange is a Distance of 1/2 Outlet Pipe Diameter (Min.) Below the Pipe Invert. Minimum Distance for Pipes < 12" I.D. is 6".

Detail A



Notes:

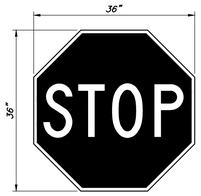
1. All hoods and traps for catch basins and water quality structures shall be as manufactured by:

   Best Management Products, inc.
   53 MT. Archer RD.
   lyme, CT 06371
   (860) 434-0277, (860) 434-3195 fax
   toll free: (800) 504-8008 or (888) 354-7585
   web site: www.bestmp.com
   or pre-approved equal

2. All hoods shall be constructed of a glass reinforced resin composite with iso gel coat exterior finish with a minimum 0.125" laminate thickness.
3. All hoods shall be equipped with a watertight access port, a mounting flange, and an anti-siphon vent as drawn. (see configuration detail)
4. The size and position of the hood shall be determined by outlet pipe size as per manufacturer's recommendation.
5. The bottom of the hood shall extend downward a distance equal to 1/2 the outlet pipe diameter with a minimum distance of 6" for pipes <12" i.d.
6. The anti-siphon vent shall extend above hood by minimum of 3" and a maximum of 24" according to structure configuration.
7. The surface of the structure where the hood is mounted shall be finished smooth and free of loose material.
8. The hood shall be securely attached to structure wall with 3/8" stainless steel bolts and oil-resistant gasket as supplied by manufacturer. (see installation detail)
9. Installation instructions shall be furnished with manufacturer supplied installation kit.
   installation kit shall include:
   a. installation instructions
   b. pvc anti-siphon vent pipe and adapter
   c. oil-resistant crushed cell foam gasket with psa backing
   d. 3/8" stainless steel bolts
   e. anchor shields

32 Snout Oil-Water Debris Separator

Not to Scale

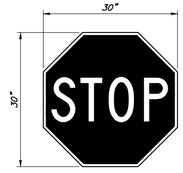


WHITE LEGEND RED BACKGROUND

R1-1

NOTES:
1. 36" STOP SIGN SHALL BE MOUNTED ON A SINGLE POST WITH BOLLARD. WHEN WITHIN A CURBED ISLAND, SIGN CAN BE MOUNTED ON DOUBLE POSTS.
2. SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

36"X36" "STOP" SIGN AT HIGHWAY/STREET INTERSECTIONS

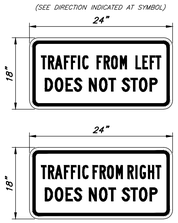


WHITE LEGEND RED BACKGROUND

R1-1

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"30"X30" "STOP" SIGN WITHIN PARKING LOT



BLACK LEGEND YELLOW BACKGROUND

W4-4A

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"LEFT/RIGHT TRAFFIC" PLAQUE

31 MUTCD Signage

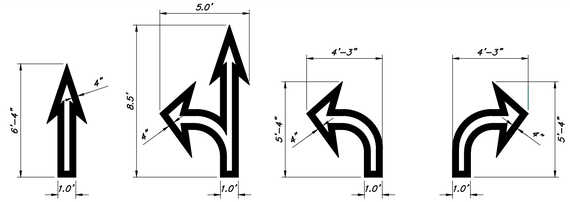
Not to Scale

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



"ONLY" PAVEMENT MARKING AS INDICATED ON PLANS



OPEN ARROW MARKINGS AS INDICATED ON PLANS PAINTED "WHITE"

29 Walmart Open Arrow Pavement Markings

Not to Scale

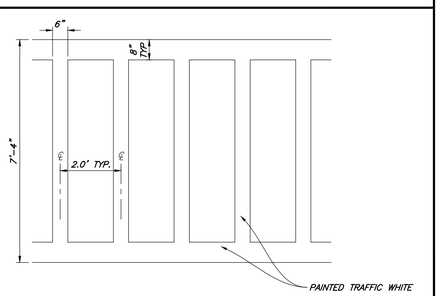


BLACK LEGEND YELLOW BACKGROUND

W4-4B

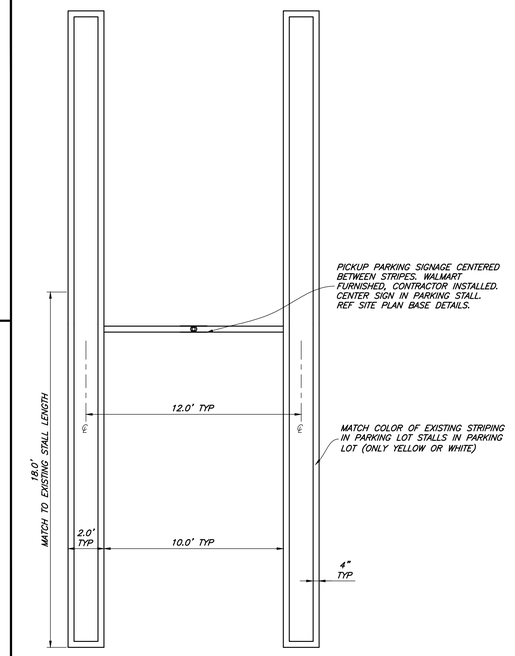
NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ONCOMING TRAFFIC" PLAQUE



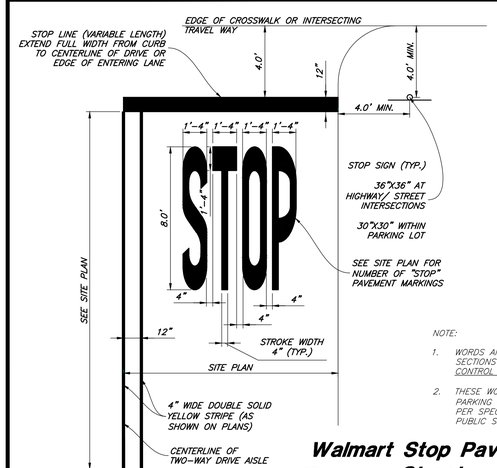
28 Walmart Pickup Crosswalk Marking

Not to Scale



26 Walmart Parking Stalls 18' Back to Back

Not to Scale



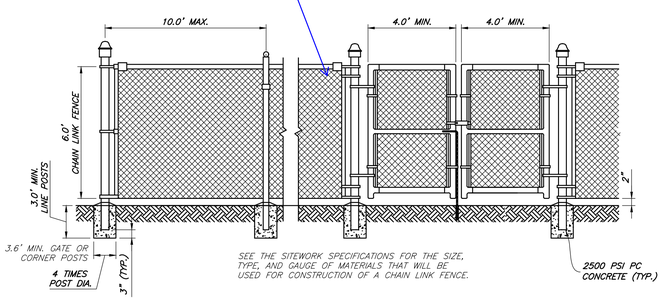
NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

30 Walmart Stop Pavement Markings - Streets and Roads

Not to Scale

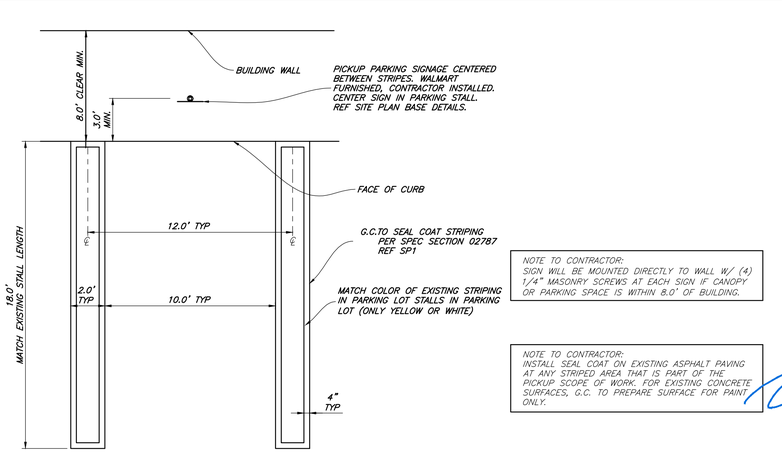
Chain link not permitted. Previous comment on fuel station.



SEE THE SITEWORK SPECIFICATIONS FOR THE SIZE, TYPE, AND GAUGE OF MATERIALS THAT WILL BE USED FOR CONSTRUCTION OF A CHAIN LINK FENCE.

27 Walmart Chain Link Fence with 4' Double Gate

Not to Scale



NOTE TO CONTRACTOR:
SIGN WILL BE MOUNTED DIRECTLY TO WALL W/ (4) 1/4" MASONRY SCREWS AT EACH SIGN IF CANOPY OR PARKING SPACE IS WITHIN 8.0' OF BUILDING.

NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.

25 Walmart 18' Parking Stall

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

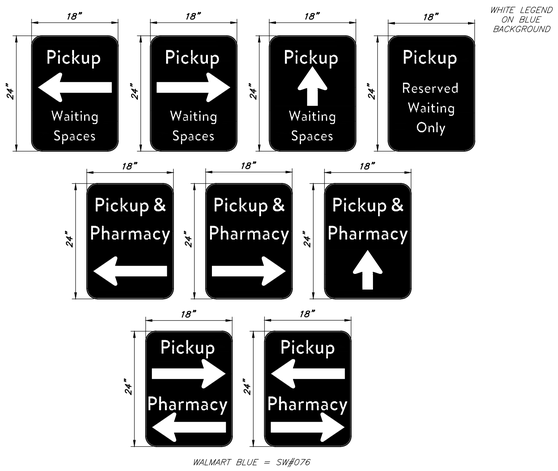
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

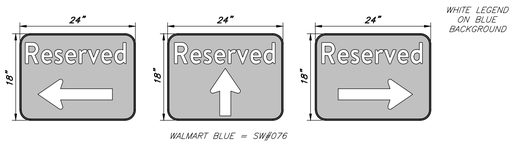
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galbraith
STATE OF UTAH

7 Aug, 2023

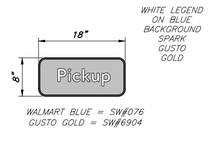
SHEET NO.
C4.4



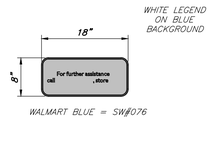
LOGO SIGN (LARGE)



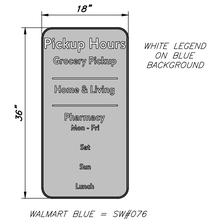
DIRECTIONAL RESERVED SIGNS (LEFT, STRAIGHT, RIGHT)



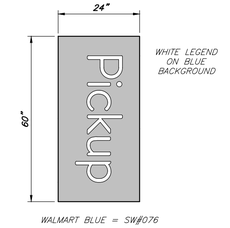
LOGO SIGN (SMALL)



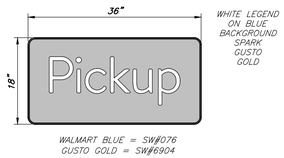
CALL IN SIGN



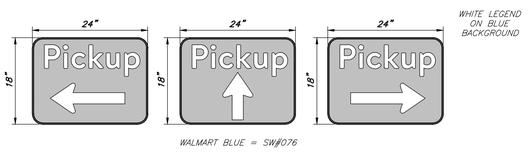
INFORMATIONAL SIGN



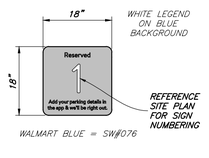
PICKUP BANNER



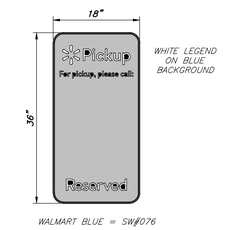
LOGO SIGN (LARGE)



DIRECTIONAL SIGNS (LEFT, STRAIGHT, RIGHT)



STALL DESIGNATION SIGN



TEMPORARY SIGN

NOTE TO CONTRACTOR:
REFERENCE SIGN SCHEDULE ON ARCHITECTURAL PLANS FOR QUANTITIES

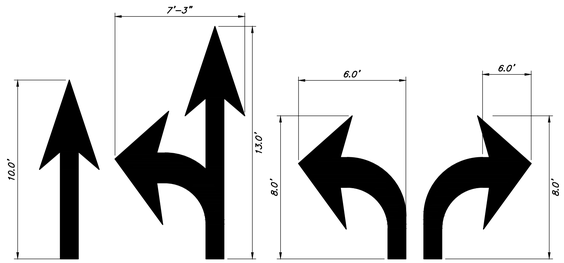
35 Walmart Pickup Sign Details

Not to Scale

NOTES:

1. WORDS AND ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.

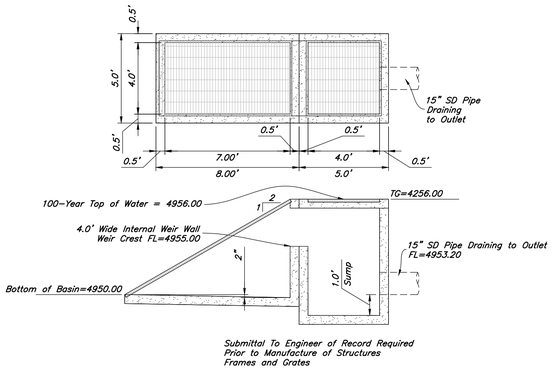
"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS



SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

37 Walmart Solid Arrow Pavement Markings

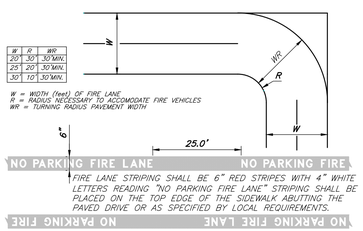
Not to Scale



Submittal To Engineer of Record Required Prior to Manufacture of Structures Frames and Grates

39 Basin Control Structure Detail

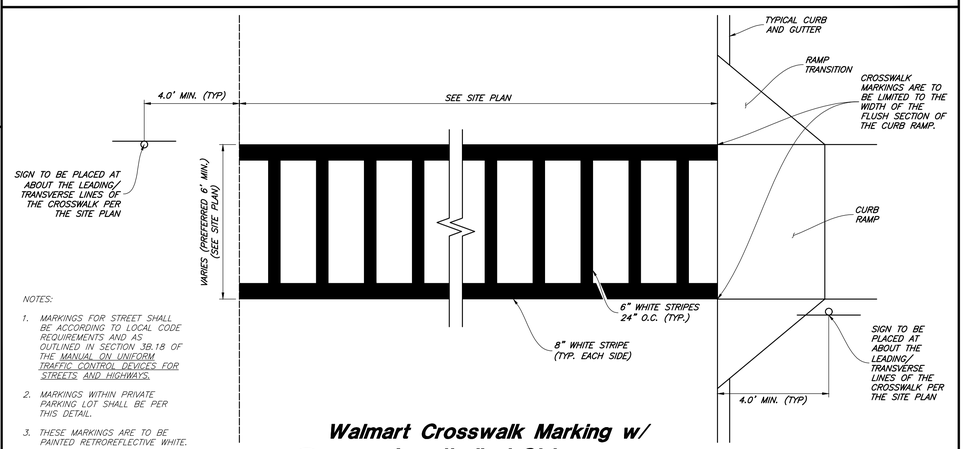
Not to Scale



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

38 Walmart Fire Lane Marking

Not to Scale

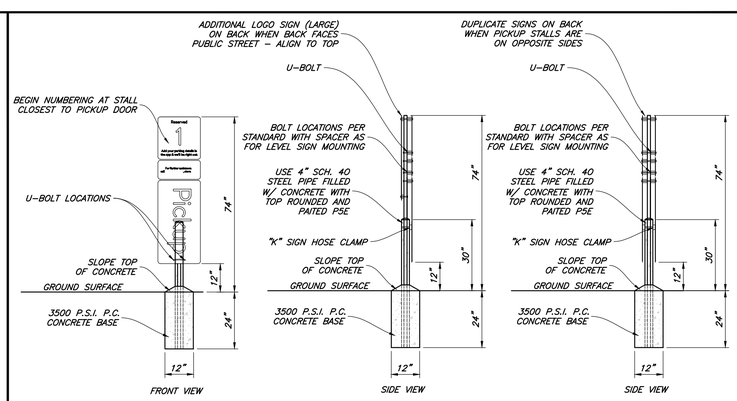


NOTES:

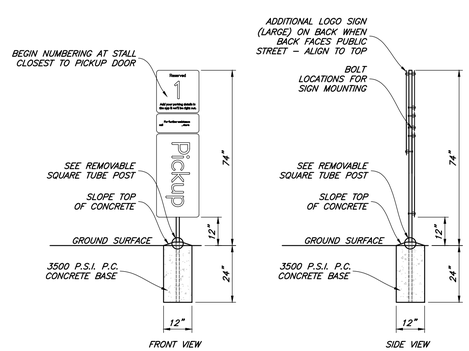
1. MARKINGS FOR STREET SHALL BE ACCORDING TO LOCAL CODE REQUIREMENTS AND AS OUTLINED IN SECTION 3B.18 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
3. THESE MARKINGS ARE TO BE PAINTED RETROREFLECTIVE WHITE.

36 Walmart Crosswalk Marking w/ Longitudinal Stripes

Not to Scale



TYPICAL PARKING SIGNAGE IN PAVEMENTS



TYPICAL PARKING SIGNAGE IN CURBED ISLAND

34 Walmart Parking Sign Mounting and Base

Not to Scale

RCV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

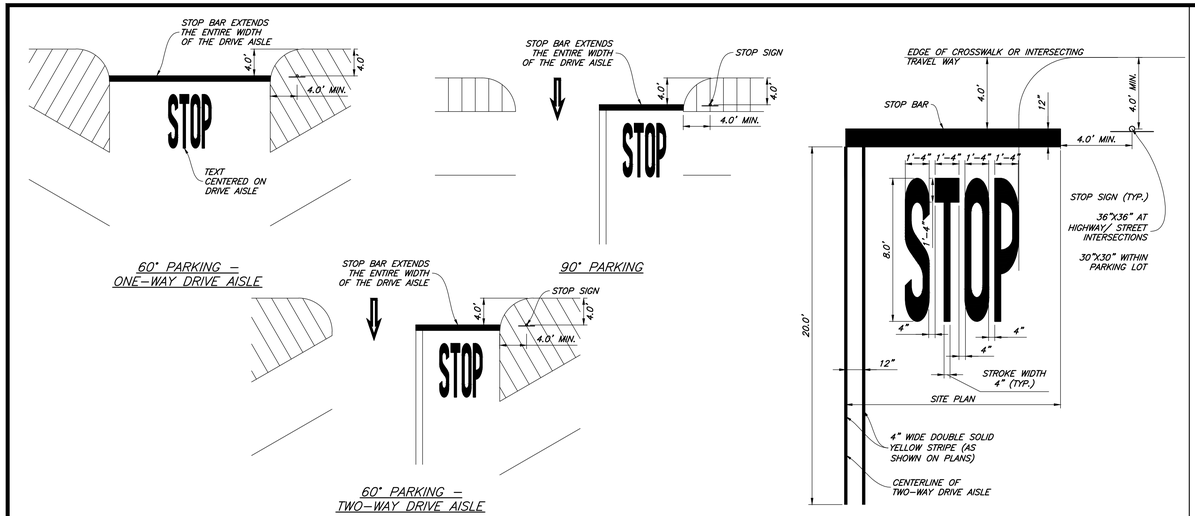
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Daniel Calvin Galowin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.5



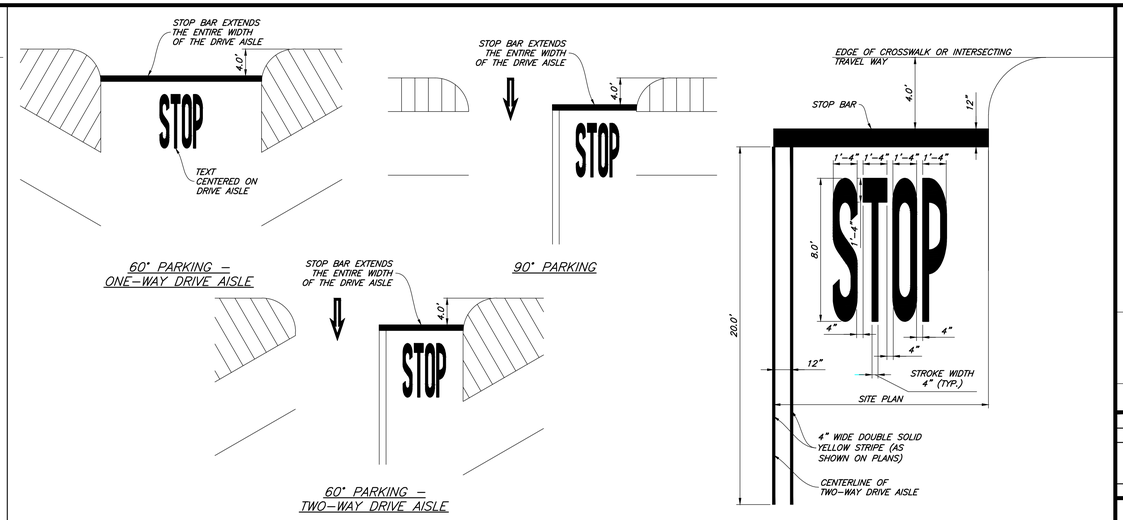
Walmart Stop Pavement Markings (Intersecting Drives at 90 Degrees With Stop Sign)

43

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



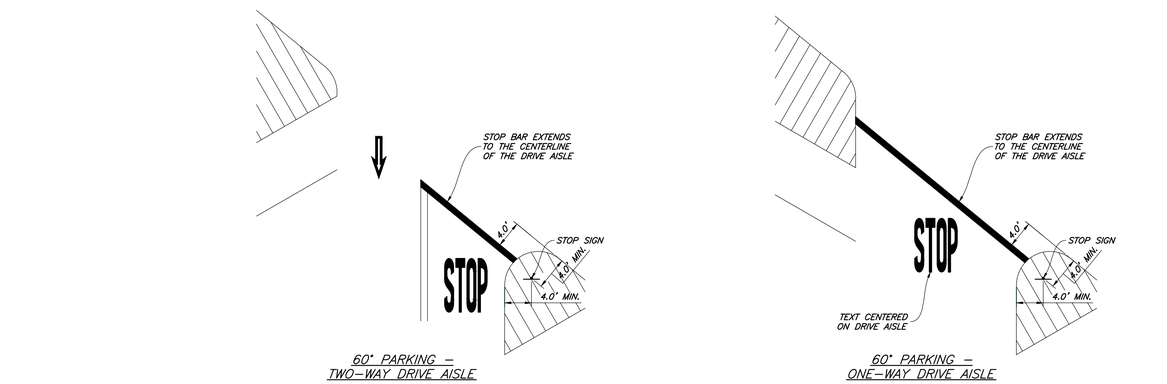
Walmart Stop Pavement Markings (Intersecting Drives at 90 Degrees Without Stop Sign)

41

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



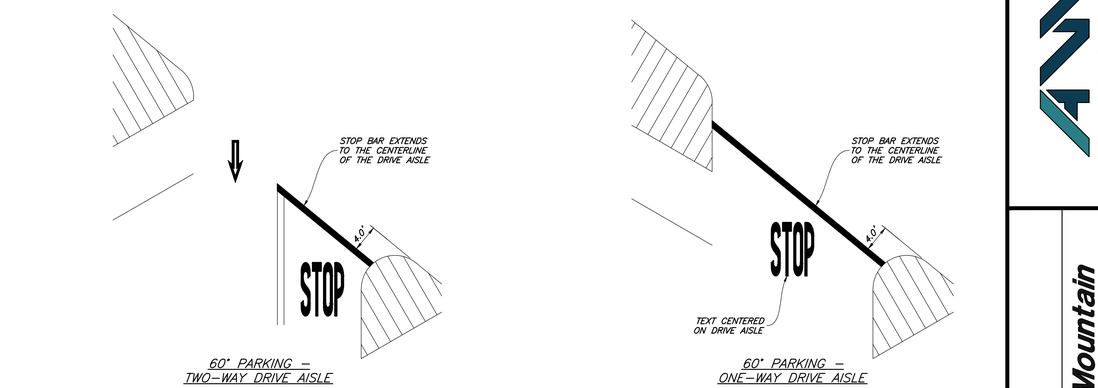
Walmart Stop Pavement Markings (Intersecting Drives Not at 90 Degrees With Stop Sign)

42

Not to Scale

NOTE:

1. WORDS AND LINES SHALL BE APPLIED IN ACCORDANCE WITH SECTIONS 3B.16 AND 3B.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS AND BAR ARE TO BE PAINTED "WHITE" WHEN IN PARKING LOT AND "RETROREFLECTIVE WHITE WITH GLASS BEADS", PER SPECIFICATIONS, WHEN AT EXITS FROM PARKING LOT TO PUBLIC STREETS.



Walmart Stop Pavement Markings (Intersecting Drives Not at 90 Degrees)

40

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Details

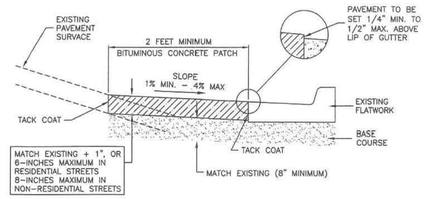
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

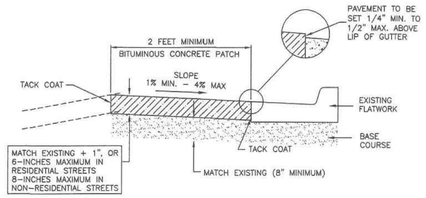
REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Dorthy Calvin Galewin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.6



CASE 1 - POSITIVE STREET SLOPE TIE-IN



CASE 2 - NEGATIVE STREET SLOPE TIE-IN

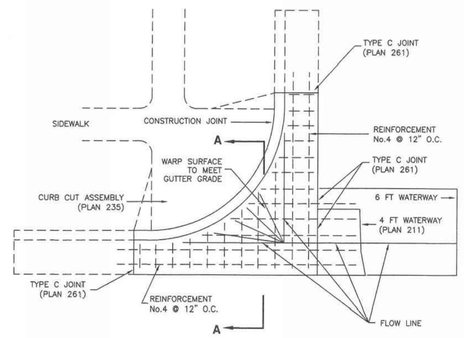
Utah Chapter

Bituminous concrete pavement tie-in

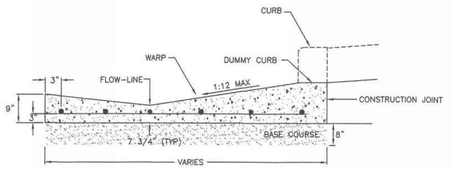
Plan **251** July 2005

48 APWA Plan 251

Not to Scale



PLAN



SECTION A-A

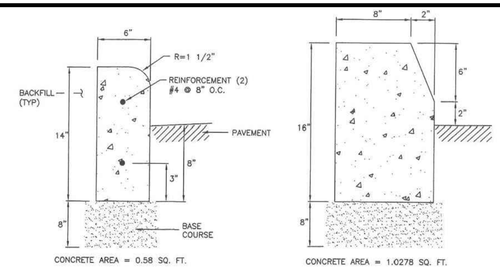
Utah Chapter

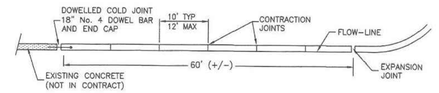
Waterway transition structure

Plan **213** May 2005

46 APWA Plan 213

Not to Scale





JOINT SPACING DETAIL

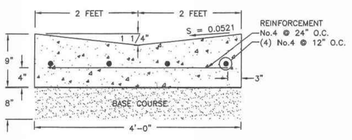
Utah Chapter

Curbs

Plan **209** November 2009

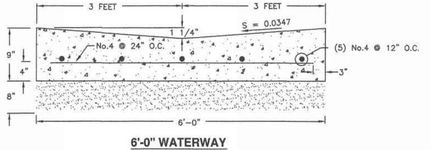
45 APWA Plan 209

Not to Scale



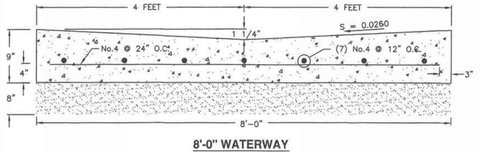
4'-0" WATERWAY

CONCRETE AREA = 2.583 SQ. FT.



6'-0" WATERWAY

CONCRETE AREA = 3.875 SQ. FT.



8'-0" WATERWAY

CONCRETE AREA = 5.166 SQ. FT.

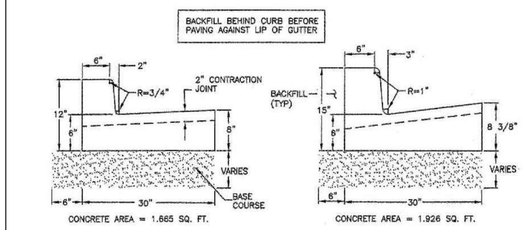
Utah Chapter

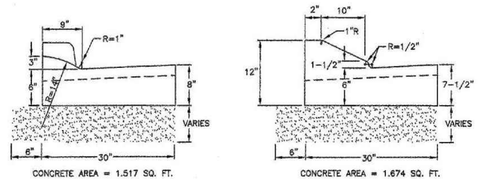
Waterway

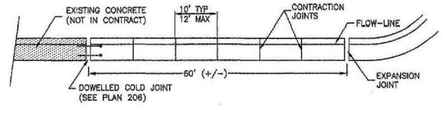
Plan **211** July 2011

49 APWA Plan 211

Not to Scale







JOINT DETAIL

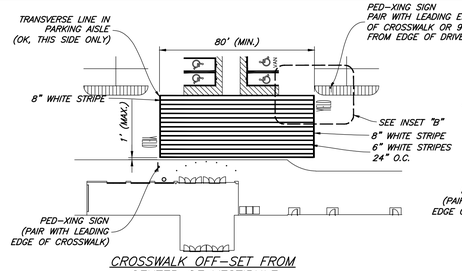
Utah Chapter

Curb and gutter

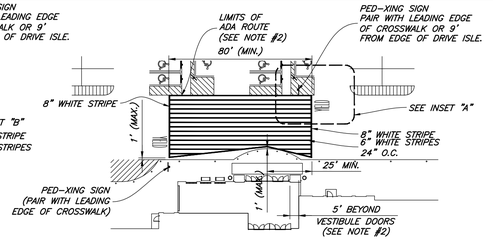
Plan **205.1** December 2008

47 APWA Plan 205.1

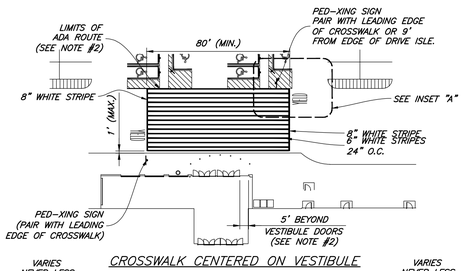
Not to Scale



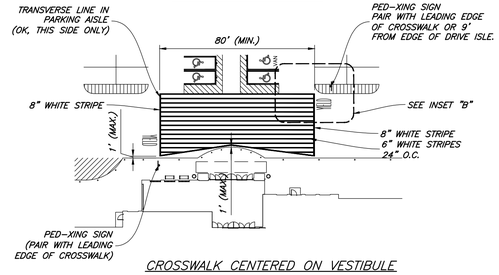
CROSSWALK OFF–SET FROM CENTER OF VESTIBULE



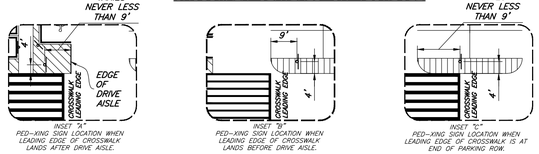
CROSSWALK OFF–SET FROM CENTER OF VESTIBULE



CROSSWALK CENTERED ON VESTIBULE



CROSSWALK CENTERED ON VESTIBULE



NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. TRANSVERSE LINE OF CROSSWALK SHALL BE LOCATED AT END OF PARKING STALL, LIMITS OF ADA ROUTE OR 5' BEYOND VESTIBULE DOORS. TRANSVERSE LINE (FOR TRAFFIC MOVING RIGHT TO LEFT PER THIS DETAIL) CAN'T END IN A PARKING AISLE ON THE PARKING LOT SIDE OF THE FRONT DRIVE.
3. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.

44 Walmart Sign Location and Vestibule Crosswalk Striping

Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray

23–092 DT

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521–8529 - AWAengineering.net

Details

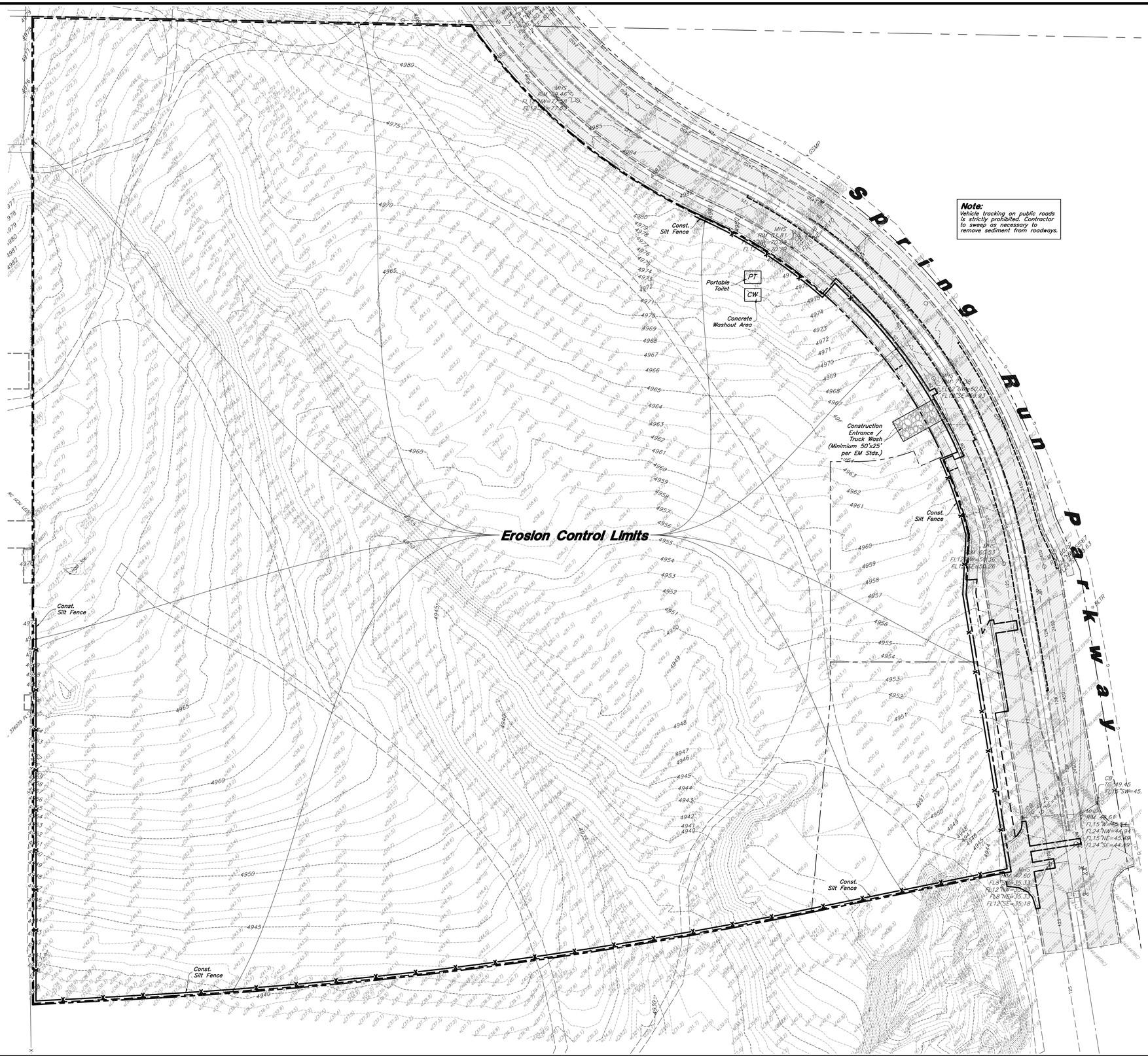
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135 –2202
Barry Calvin Galdwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C4.7



Note:
Vehicle tracking on public roads is strictly prohibited. Contractor to sweep as necessary to remove sediment from roadways.

Scale: 1" = 50'

50' 0 50' 100'

Legend

Place Inlet Protection at all Inlet Locations to prevent boxes from silting.	2 C5.3
Silt Fence	3 C5.3
Limit of Disturbance	
Construction Entrance / Truck Wash (50'x24' Min.)	1 C5.3
Concrete Washout Area	CW 4 C5.3
Portable Toilet	PT
Gravel Sock	5 C5.3
Existing Contour	--78--
Existing Spot	⊙(78.00TA)
Proposed Contour	--78--

Erosion Control Notes

1. Storm water will be discharged into an existing drainage system. Existing Lines shall be inspected prior to Certificate of Occupancy and cleaned if necessary.
2. The Storm Water Prevention Plan shall conform to all State Division of Environmental Protection Regulations.
3. All Construction equipment will enter thru Designated Construction Entrances.
4. Coordinate Entrance locations with the local jurisdiction.
5. Inlet Protection Devices and Barriers shall be Repaired or Replaced if they Show Signs of Undermining or Deterioration.
6. Silt Fences shall be Repaired to their Original Conditions if Damaged, Sediment shall be Removed from Silt Fences when it Reaches one-half the Height of the Silt Fence.
7. The Construction Entrances shall be Maintained in a Condition which will Prevent Tracking or Flow of Mud onto Public Right-of-Way. This may Require Periodic Top Dressing of the Construction Entrances as Conditions Demand.
8. All Materials Spilled, Dropped, Washed or Tracked from Vehicles onto Roadways or into Storm Drains must be Removed Immediately.
9. Due to the Grade Changes During the Development of the Project, the Contractor shall be Responsible for Adjusting the Erosion Control Measures (Silt Fences, Inlet Protection, Etc...) to Prevent Erosion.
10. Contractor shall use Vehicle Tracking Control at all Locations where Vehicles will Enter or Exit the Site. Control Facilities will be Maintained while Construction is in Progress, Moved when Necessary and Removed when the Site is Paved.
11. Inlet Protection Devices shall be Installed Immediately upon Individual Inlets becoming Functional.
12. This Document is Fluid Allowing for Changes, Modifications, Updates and Alternatives. It is the Responsibility of the Contractor to Keep Record of all Alterations made to the Erosion Control Measures Implemented for the Project on this Plan and in the Storm Water Pollution Prevention Plan.
13. Cover Exposed stockpiles of soils, construction and landscaping materials with heavy plastic sheeting.
14. Re-vegetate areas where landscaping has died or not taken hold.
15. Divert storm water runoff around disturbed soils with berms or dirt swales.
16. Contractor to provide permanent stabilization to any areas disturbed by construction by hydroseeding native vegetation (if not otherwise stabilized).
17. Contractor is responsible for obtaining a fugitive dust control permit through the Division of Air Quality. All responsibilities relating to the production of the dust control plan shall be the responsibility of the Contractor.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray

23-092 EC1

AWA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - Pre Construction

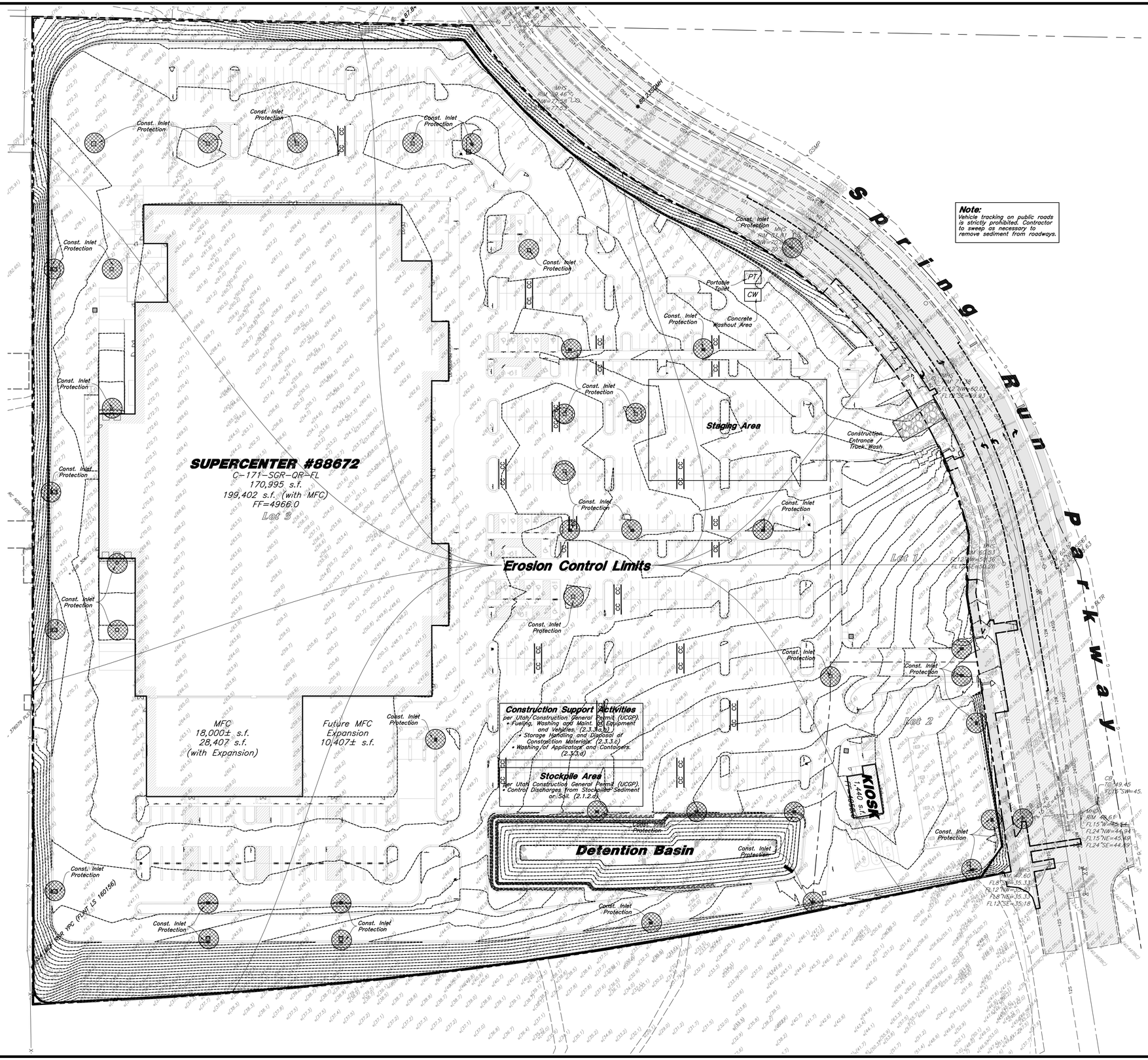
Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135-2202
Daniel Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.1



REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Erosion Control Plan - During Construction

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Barrey Calvin Goodwin
STATE OF UTAH

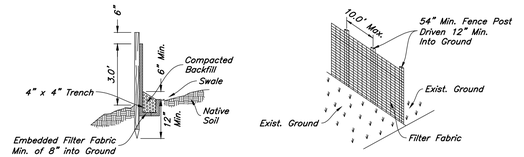
7 Aug, 2023

SHEET NO.
C5.2

SHOW SPRING RUN PKWY X SECTION

Provide detail for portable toilet.

Update inlet protection detail(s) showing inlet protection specifications for ASTM D8057.

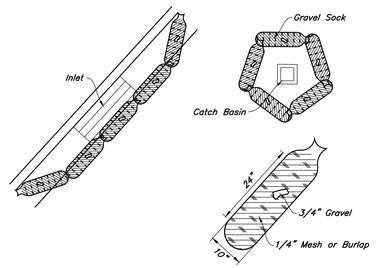


Posts: Steel Either T or U Type or 2"x2" Hardwood
Filter Fabric: 1. MIRAFI 140N
2. Dupont TYPAR 3341
3. or Approved Equal

Notes:

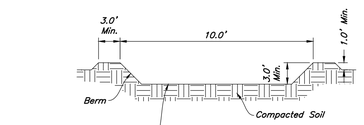
1. Filter cloth to be fastened securely to fence posts with wire ties or staples.
2. When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded.
3. Collected material shall be removed when "bulges" develop in the silt fence.

3 Silt Fence Section
Not to Scale

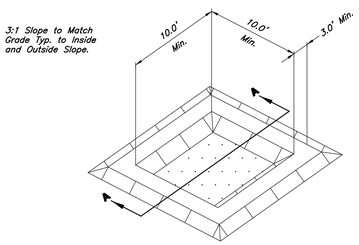


Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.

5 Gravel Sock Sediment Barrier
Not to Scale

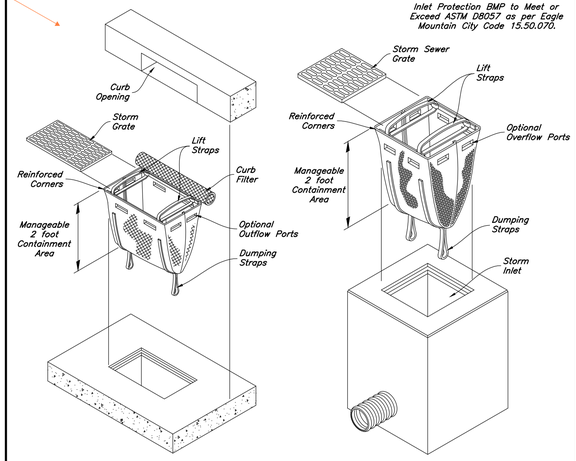


Line Pit with Plastic Sheeting. 10-mil Thickness Minimum with No Holes or Tears.

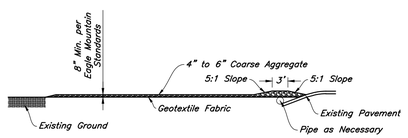


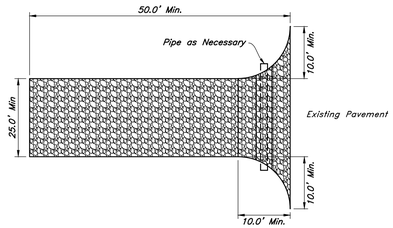
4 Concrete Washout
Not to Scale

Inlet Protection BMP to Meet or Exceed ASTM D8057 as per Eagle Mountain City Code 15.50.070.



2 Dandy Sack Inlet Protection
Not to Scale





1 Stabilized Construction Entrance
Not to Scale

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 EC2

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

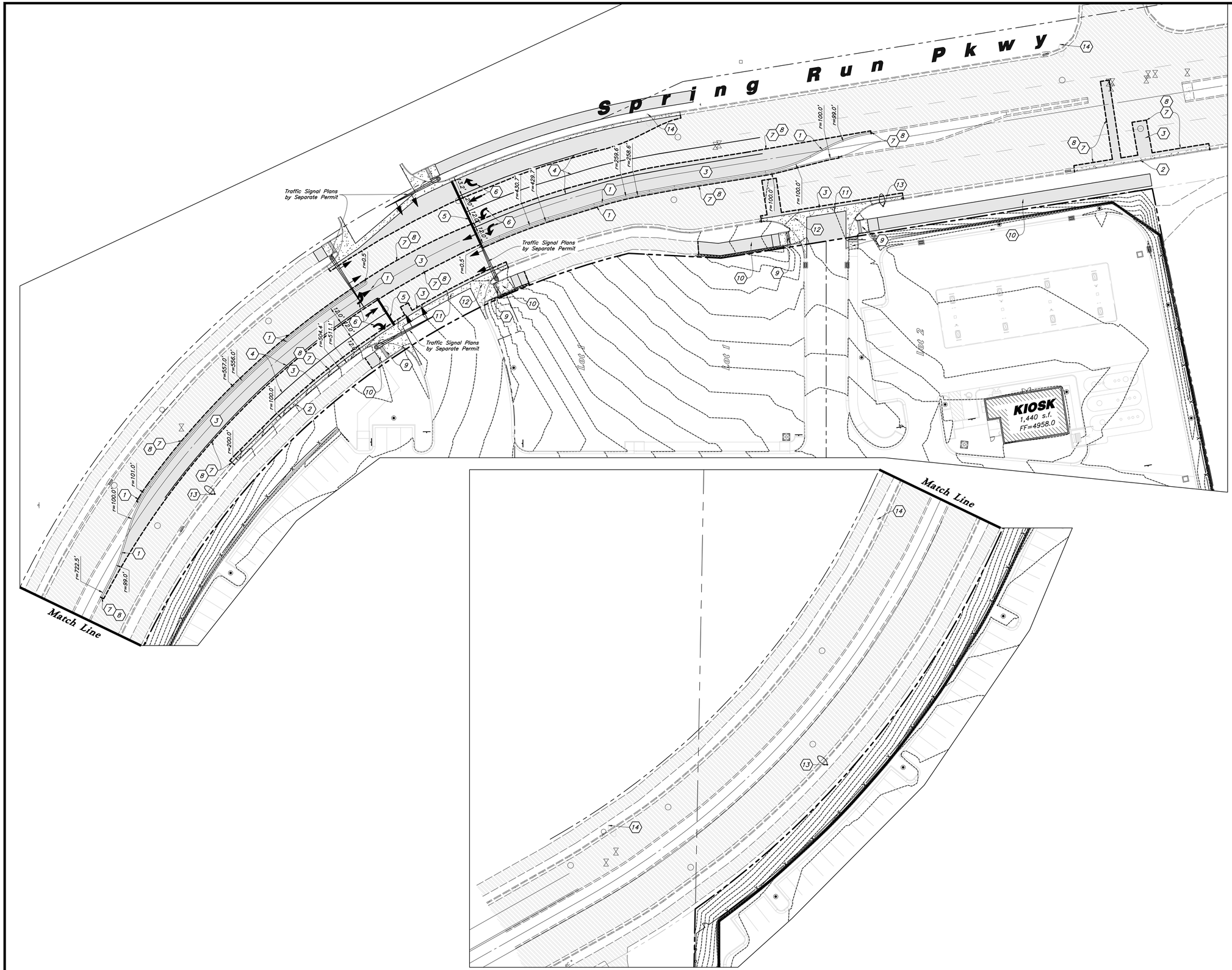
Erosion Control Details

Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

REGISTERED PROFESSIONAL ENGINEER
10/18/2023
No. 8035135
-2202
Barrett Calvin Goodwin
STATE OF UTAH

7 Aug, 2023

SHEET NO.
C5.3


Spring Run Pkwy
Traffic Signal Plans by Separate Permit
Traffic Signal Plans by Separate Permit
Traffic Signal Plans by Separate Permit
Lot 1
Lot 2
KIOSK
1,440 s.f.
FF=4958.0
Match Line
Match Line
r=100.0'
r=101.0'
r=722.5'
r=89.0'
r=200.0'
r=557.0'
r=556.0'
r=100.0'
r=504.4'
r=51.1'
r=0.5'
r=0.5'
r=430.7'
r=429.7'
r=259.6'
r=258.6'
r=100.0'
r=99.0'
r=100.0'
r=100.0'
12.0'
12.0'
12

How will long-term maintenance occur outside of wall?

Various cross sections will be helpful. Previous comment.

Deciduous tree required

Hydrant, no tree

SUPERCENTER #88672
C-171-SGR-QR-FL
170,995 s.f.
199,402 s.f. (with MFC)
FF=4966.0
Lot 3

MFC
18,000± s.f.
28,407 s.f.
(with Expansion)

Future MFC Expansion
10,407± s.f.

Lot 1

Lot 2

KIOSK
1,440 s.f.

Detention Basin

Spring Run Parkway

Scale: 1" = 50'

50' 0 50' 100'

Store Landscape Data
Zone: Commercial Regional (CR)
Store Site Area = 806,896 s.f. (18.524 ac.)
Store Landscape Area Provided = 112,928 s.f. (14%)
Shrub Area = 112,928 s.f.
Lawn Area = 0 s.f.
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 900/1,067 (84%)
Parking Lot Area = 402,695 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 134,231 c.f.
*Parking Lot Snow Storage Provided = 25,156 s.f. @ 15-16' High**

Fuel Center Landscape Data
Zone: Commercial Regional (CR)
Site Area = 45,228 s.f. (1.038 ac.)
Landscape Area Provided = 8,106 s.f. (18%)
Shrub Area = 8,106 s.f.
Lawn Area = 0 s.f.
50% of Landscape Area Shall be Live Vegetation
Drought Tolerant Plant Material = 101/141 (72%)
Parking Lot Area = 22,477 s.f. @ 4" Depth
Parking Lot Snow Storage Required = 7,485 c.f.
*Parking Lot Snow Storage Provided = 3,867 s.f. @ 5-6' High**

Future Development Data
Zone: Commercial Regional (CR)
Site Area = 31,205 s.f. (0.716 ac.)

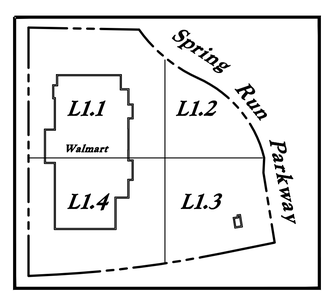
*** The site is Over Park by 66 stalls. Stalls Around the Perimeter Shall be Used for Snow Storage***

Landscape Maintenance:

1. *All Landscape within the Property Line and Out in the Park Strip Shall be Installed and Maintained by the Walmart. The Landscape in the Street Median Shall be Installed by Walmart and Maintained by the City.*

Landscape Notes

1. *See Sheet L2.0-L2.4 for Store Irrigation Layout and L2.6 for Irrigation Schedule and Details.*
2. *See Sheet L1.5 for Landscape Schedule, Notes and Details.*
3. *Verify that all Areas that are not Building and Hardscape is Landscaped. Coordinate with Landscape Architect in Areas of Question.*
4. *Adjust Plant Material as Needed to Accommodate New and Existing Utilities. Evenly Space Plant Material Around Utilities Allowing Required Access Space.*



Key Map

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Landscape Plan

Walmart - Eagle Mountain

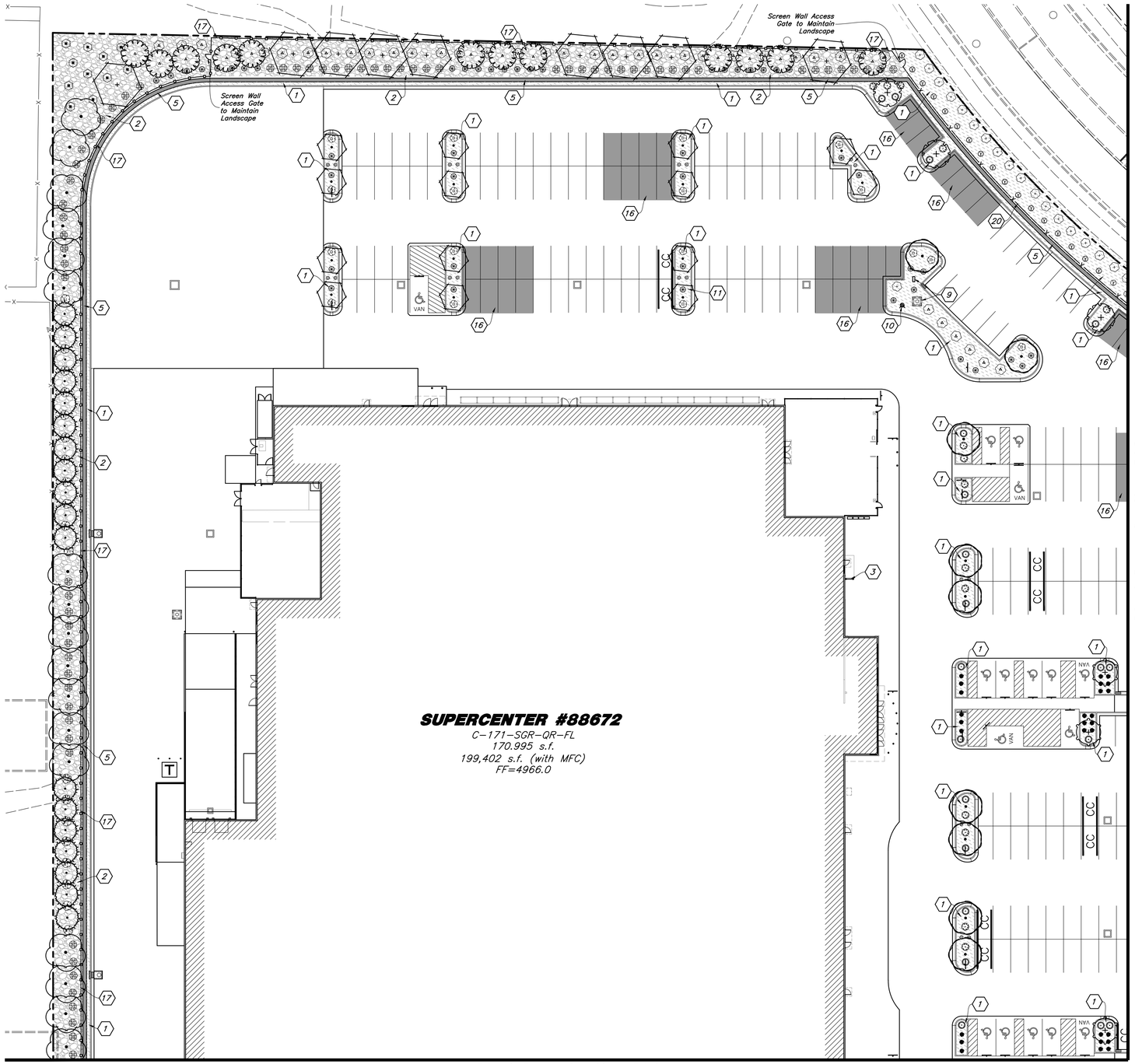
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7748299-5301
10/18/2023
Licensed Landscape Architect

7 Aug, 2023

SHEET NO.
L1.0

W:\23-092 Walmart - Eagle Mountain\Dwgs\23-092_LS.dwg, 10/18/2023 3:12:37 PM, 1:1



Scale: 1" = 30'

30' 0 30' 60'

Landscape Maintenance:

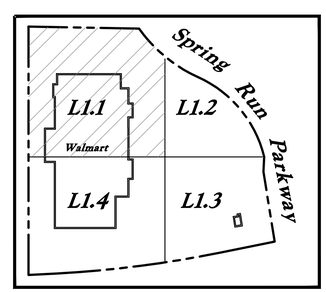
1. All Landscape within the Property Line and Out in the Park Strip Shall be Installed and Maintained by the Walmart. The Landscape in the Street Median Shall be Installed by Walmart and Maintained by the City.

Landscape Notes

1. See Sheet L2.0-L2.4 for Store Irrigation Layout and L2.6 for Irrigation Schedule and Details.
2. See Sheet L1.5 for Landscape Schedule, Notes and Details.
3. Verify that all Areas that are not Building and Hardscape is Landscaped. Coordinate with Landscape Architect in Areas of Question.
4. Adjust Plant Material as Needed to Accommodate New and Existing Utilities. Evenly Space Plant Material Around Utilities Allowing Required Access Space.

Landscape Installation Keynotes

1. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #1 – See Material Sch.
2. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #2 – See Material Sch.
3. New Bike Rack – See Arch. Plans
4. Install Landscape Boulder – See Material Sch.
5. Retaining Wall; Verify that Wall is Free of Dirt. Wash Wall After Completion of Landscape Installation
6. Install Decorative Landscape Boulder – See Material Sch.
7. Detention Pond Fence – See Civil Plans for More Detail
8. Detention Pond Rip Rap – See Civil Plans for More Detail
9. Irrigation Meter and Backflow Preventer – See Irrigation Plan for More Detail; Adjust Plant Material for Exact Location; Center Backflow Between Plant Material and Away From Back of Curb to Avoid a Conflict with a Vehicle Conflict; Install Backflow on a Concrete Pad with an Enclosure that is Secured to Pad
10. Fire Hydrant – See Civil Plans; Adjust and Evenly Space Plant Material Around Hydrants
11. Install Freezeless Yard Hydrant in Center of Parking Island; Hydrant Shall Service Garden Center – See Irrigation Plan for More Detail
12. Light Pole – See Site Elect. Plans; Adjust and Evenly Space Plant Material Around Light Poles
13. Undeveloped Pad – See Civil Plans for Ground Surface Treatment; ROW Strip Shall be Landscape with Development of Future Pad
14. ROW Landscape – See ROW Landscape Plans
15. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle
16. Snow Storage Area; See Landscape Data Table for More Info.
17. Screen Wall – See Civil Plans
18. New Sign by Separate Permit
19. Install Decorative Stone #2 in Detention Pond Over Weed Barrier – See Material Sch.
20. Wall Fence – See Civil Plans
21. Rock Retaining Wall – See Civil Plans for More Detail; Match Existing Boulders Used in Landscape Areas; Dirt Shall be Removed From Between Rocks and Replaced with Decorative Stone; Verify that Rock Wall is Free of Soil on Face of Rocks; Wash Face of Boulders as Needed



Key Map

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 LS

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

Landscape Plan

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L1.1

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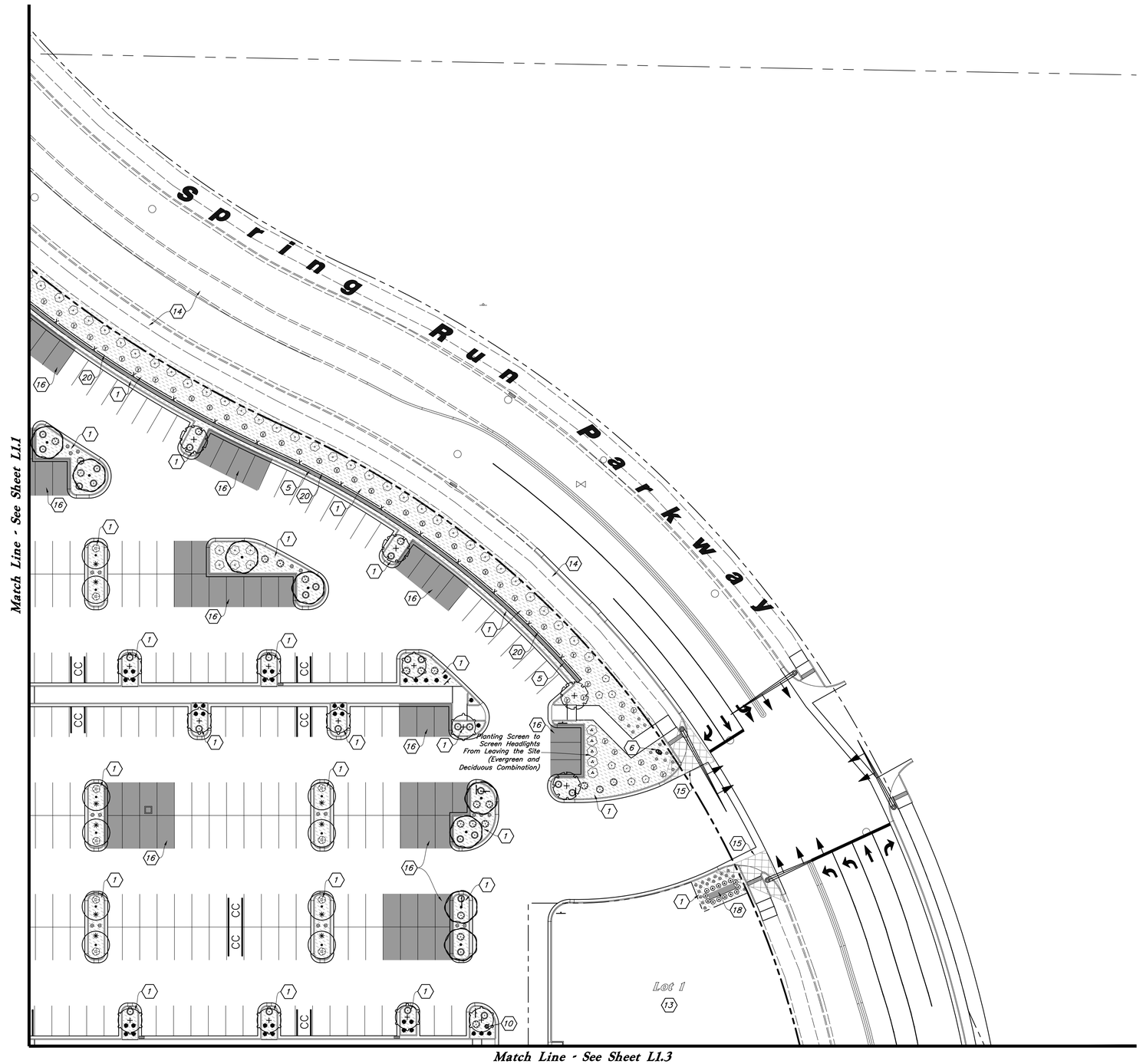

Scale: 1" = 30'

30' 0 30' 60'

Landscape Maintenance:

1. All Landscape within the Property Line and Out in the Park Strip Shall be Installed and Maintained by the Walmart. The Landscape in the Street Median Shall be Installed by Walmart and Maintained by the City.

Landscape Notes

1. See Sheet L2.0–L2.4 for Store Irrigation Layout and L2.6 for Irrigation Schedule and Details.
2. See Sheet L1.5 for Landscape Schedule, Notes and Details.
3. Verify that all Areas that are not Building and Hardscape is Landscaped. Coordinate with Landscape Architect in Areas of Question.
4. Adjust Plant Material as Needed to Accommodate New and Existing Utilities. Evenly Space Plant Material Around Utilities Allowing Required Access Space.

Landscape Installation Keynotes

1. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #1 – See Material Sch.
2. Install Shrub Planter with Plant Material, Weed Barrier, and Decorative Stone #2 – See Material Sch.
3. New Bike Rack – See Arch. Plans
4. Install Landscape Boulder – See Material Sch.
5. Retaining Wall; Verify that Wall is Free of Dirt; Wash Wall After Completion of Landscape Installation
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7. Detention Pond Fence – See Civil Plans for More Detail
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15. Clear Vision Triangle; No Plant Material Over Three Feet in Height Above the Street Shall be Permitted; No Trees Are Allowed Within the Clear Vision Triangle
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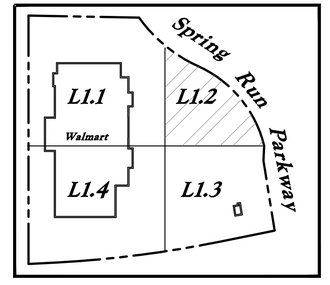

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Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
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State of Utah
Jared R. Manscill
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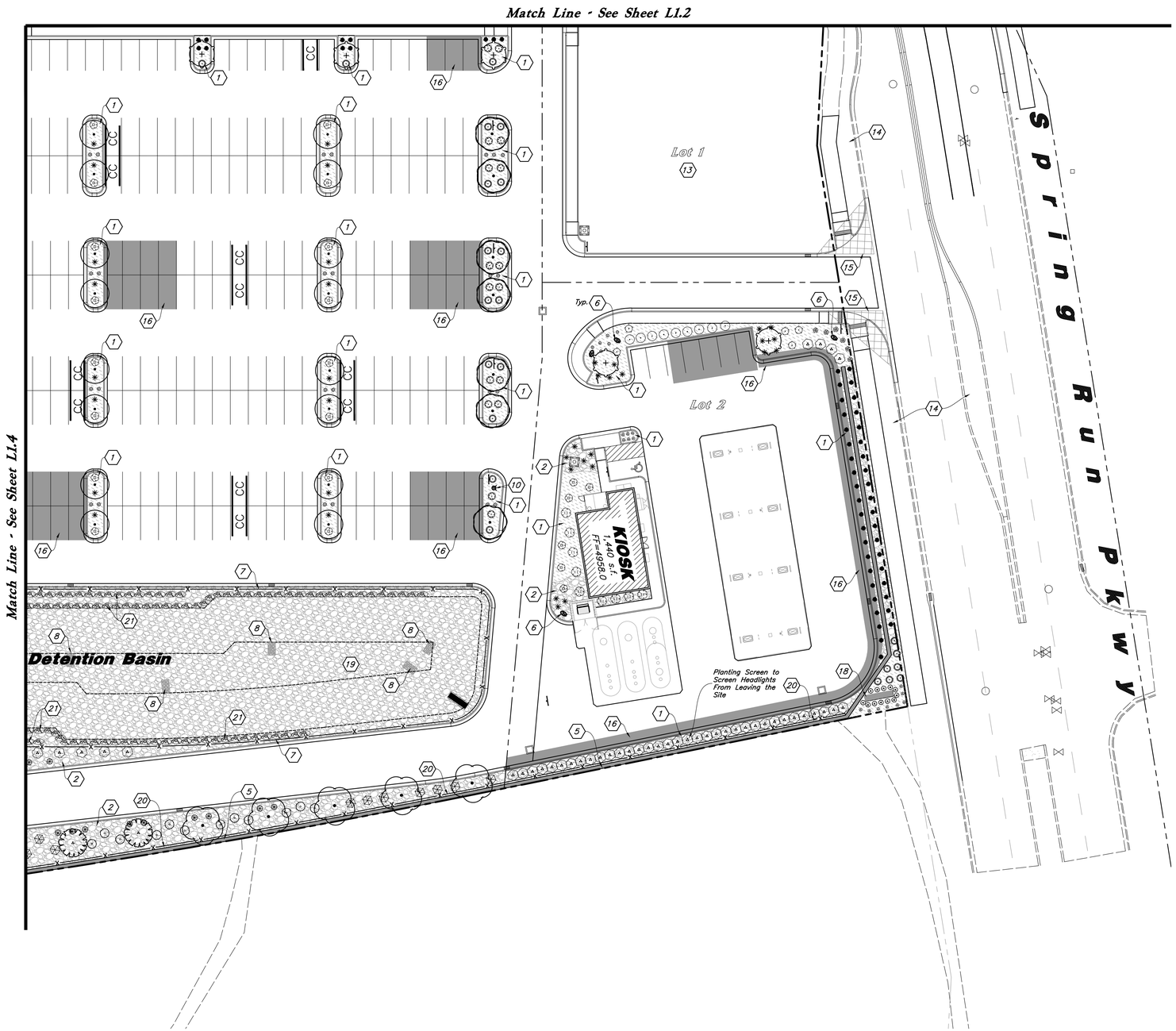

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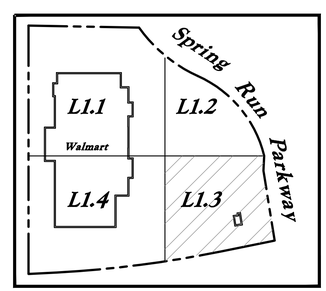
No details.



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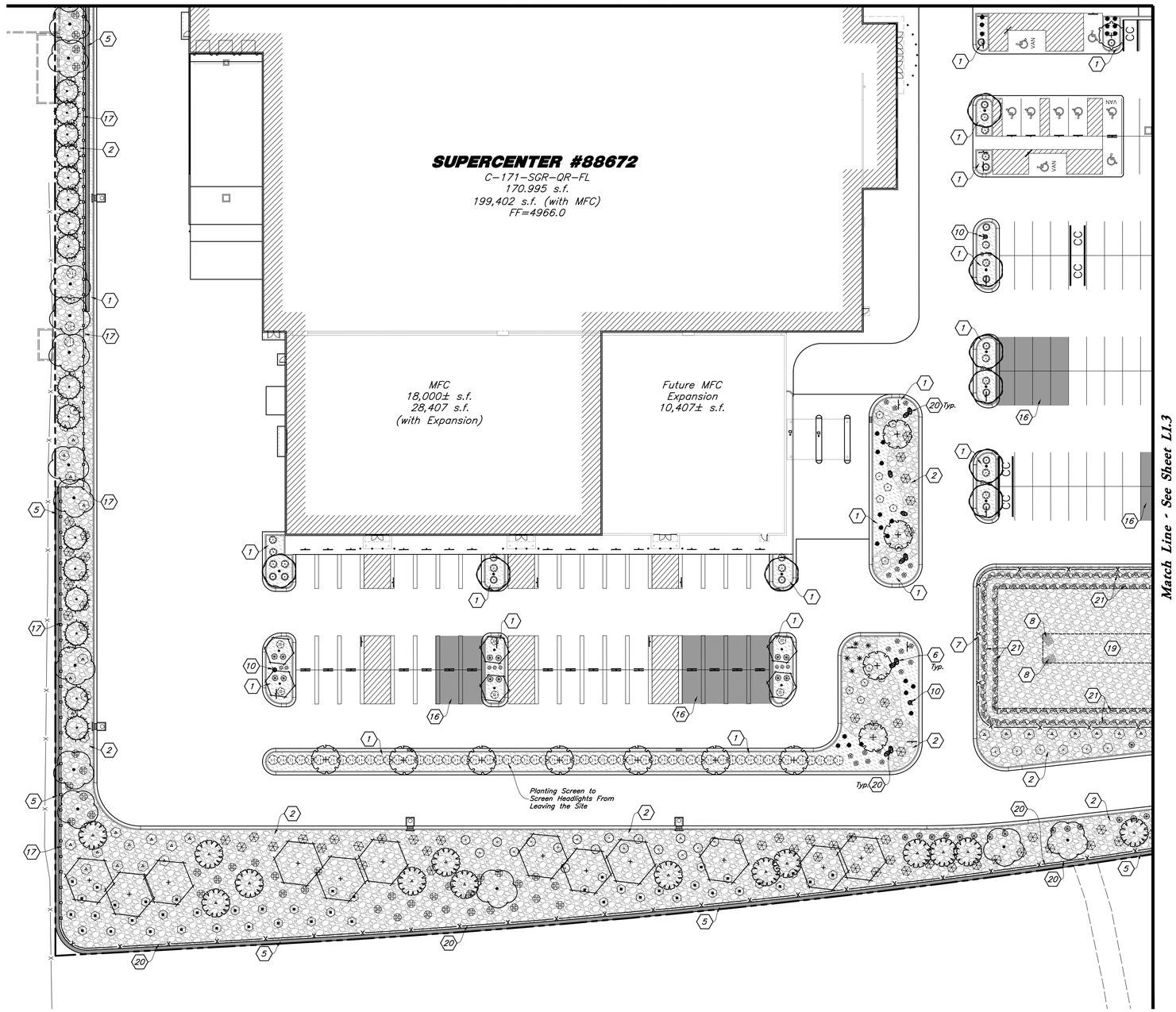

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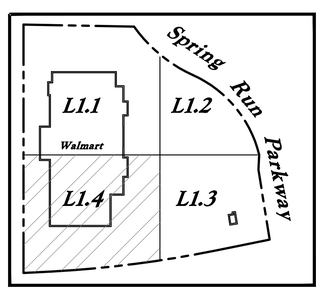

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	20	Acer grandidentatum 'Schmidt' / Rocky Mountain Glow Maple * 25' (H) x 15' (W)	2" Caliper
	33	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple * 15' (H) x 15' (W)	2" Caliper
	35	Koelreuteria paniculata / Golden Rain Tree * 30' (H) x 25' (W)	2" Caliper
	19	Quercus robur 'Skyrocket' / Skyrocket English Oak 40' Ht. / 12' Spr.	2" Caliper
	18	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac * 15' (H) x 15' (W)	2" Caliper
	21	Ulmus x 'Frontier' / Frontier Elm * 35' (H) x 25' (W)	2" Caliper
	26	Zelkova serrata 'Musashino' / Musashino Zelkova * 25' (H) x 12' (W)	2" Caliper

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	28	Juniperus scopulorum / Rocky Mountain Juniper * 30' (H) x 15' (W)	6' Min. Ht.
	34	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine * 25'' Ht. / 15' Spr.	6' Min. Ht.

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	26	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry * 24" (H) x 24" (W)	2 gal
	9	Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood 36" (H) x 36" (W)	5 gal
	69	Caragana pygmaea / Pygmy Peashrub * 36" (H) x 36" (W)	5 gal
	66	Chamaebatiaria millefolium / Fernbush * 30" (H) x 60" (W)	2 gal
	101	Euonymus alatus 'Compactus' / Compact Burning Bush * 60" Ht. / 36" Spr.	5 gal
	30	Physocarpus opulifolius 'Summer Wine' / Summer Wine Ninebark * Detail: 1/L3.1	5 gal
	25	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce * 24" (H) x 30" (W)	5 gal
	106	Pinus mugo 'Pumilio' / Dwarf Mugo Pine * 4" (H) x 5" (W)	5 gal
	29	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla * 24" (H) x 24" (W)	5 gal
	119	Prunus x cistena / Purple Leaf Sand Cherry * 60" (H) x 48" (W)	5 gal
	54	Rhus typhina 'Tiger Eyes' / Tiger Eyes Sumac * 48" (H) x48" (W)	5 gal
	35	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant 36" (H) x 20" (W)	5 gal
	25	Rosa x 'Meipsidue' / Fire Meidiland Rose 24" (H) x 36" (W)	2 gal
	84	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spiraea * 30" (H) x 30" (W)	5 gal
	51	Spiraea x bumalda 'Goldflame' / Goldflame Spirea * 30" (H) 30" (W)	5 gal

GROUNDCOVER	QTY	BOTANICAL / COMMON NAME	SIZE
	55	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper * 6" (H) x 24" (W)	5 gal
	85	Juniperus sabina 'Buffalo' / Buffalo Juniper * 12" (H) x 60" (W)	5 gal
	65	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac * 18" (H) x 60" (W)	1 gal

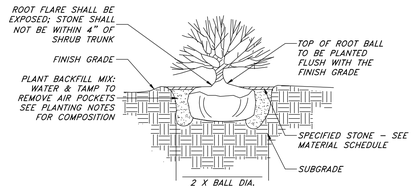
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
	142	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama * 24" (H) x 24" (W)	1 gal
	79	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass * 60" (H) x 18" (W)	1 gal

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	31	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily * 18" (H) x 18" (W)	1 gal
	19	Nepeta racemosa 'Blue Wonder' / Blue Wonder Catmint * 18" (H) x 14" (W)	1 gal

* Drought Tolerant Tree, Shrub, Ornamental Grass, Groundcover, or Perennial

MATERIAL SCHEDULE

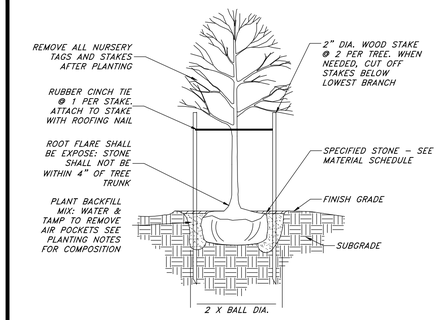
Symbol	Comments	Detail
	Decorative Stone #1 – Install a (4) Four Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Shrub Areas; Stone Shall be Washed Prior to Installation; Stone Shall be 1 1/2 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Road Median; Submit Sample for Approval	2/L1.5
	Decorative Stone #2 – Install a (10) Ten Inch Depth over Dewitt Pro5 Weed Barrier; Stone Shall be Used in Detention Pond and Specified Shrub Areas; Secured and Interlock Stone on Slopes; Stone Shall be Washed Prior to Installation; Stone Shall be 6-8 Inch Diameter, Fractured, and Gray in Color from a Local Source; Match Existing Stone Used in Street Median; Submit Sample for Approval	2/L1.5



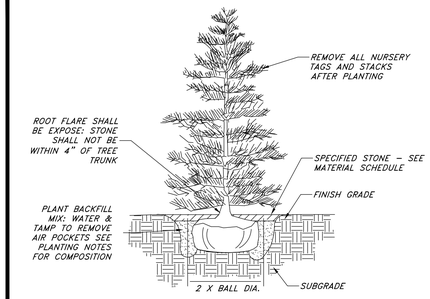
NOTE:

1. CUT AND REMOVE WIRE FROM TOP AND SIDES OF ROOTBALL. PEEL BACK BURLAP TO EXPOSE TOP 1/3 OF ROOTBALL.
2. REMOVE ALL NURSERY TAGS AND STACKS AFTER PLANTING.

1 SHRUB PLANTING
NOT TO SCALE



2 DECIDUOUS TREE PLANTING
NOT TO SCALE



3 EVERGREEEN TREE PLANTING
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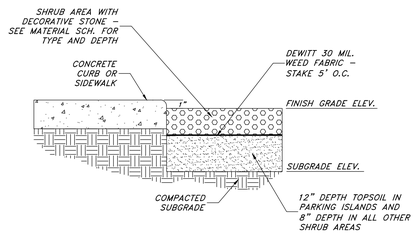
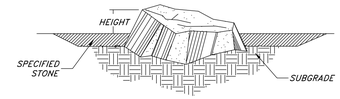


4 LANDSCAPE PREPARATION
Not to Scale



NOTE:
1. USE CARE TO MINIMIZE MARRING & SCRATCHING
2. BURY TWO INCHES OF BOULDER HEIGHT INTO SOIL, KEEPING BEST VISUAL SIDE ABOVE GROUND.

5 LANDSCAPE BOULDER

General Landscape Notes:

1. Plant material quantities are provided for bidding purposes only. 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. The contractor shall provide sufficient quantities of plants equal to the symbol count or to fill the area shown on the plan using the specified spacing. Plans take precedence over plant schedule quantities.
2. Contractor shall call Blue Stake before excavation for plant material.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
4. The landscape contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
6. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
7. Contractor safety and 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 areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
8. All new plant material shall conform to the minimum guidelines established by the American Standard for Nursery Stock Published by the American Association of Nurseryman, Inc. In addition, all new plant material shall be of specimen quality.
9. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the plans and specifications.
10. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf, color, fruit and culture only as approved by the Landscape Architect.
11. It is the contractors responsibility to furnish all plant materials free of pests or plant diseases. It is the contractor's obligation to maintain and warranty all plant materials.
12. The contractor shall take all necessary scheduling and other precautions to avoid winter, climatic, wildlife, or other damage to plants. The contractor shall install the appropriate plants at the appropriate time to guarantee life of plants
13. The contractor shall install all landscape material per plan, notes and details.
14. Plant names are abbreviated on the drawings, see plant schedule for symbols, abbreviations, botanical, common names, sizes, estimated quantities and remarks.
15. No grading or soil placement shall be undertaken when soils are wet or frozen.
16. Existing topsoil shall be stripped and stockpiled for landscape use. Contractor shall verify existing topsoil amounts and quality with the general contractor. Import topsoil as needed. The landscape contractor shall perform a soil test on existing and imported topsoil and amend per soil test recommendations. Soil test shall be done by certified soil testing agency. Provide new imported topsoil as needed from a local source. Imported topsoil must be a premium quality dark sandy loam, free of rocks, clods, roots, and plant matter. Topsoil shall be installed in all landscaping areas.
17. Prior to placement of topsoil in all landscaping areas, remove all construction debris and trash. All subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches in order to create a transition layer between existing and new soils.
18. Provide an 8 inch depth of stockpiled or imported topsoil in all shrub areas. Parking islands shall receive 12 inches of topsoil.
19. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site and replaced with plant backfill mixture. The top of the root balls, shall be planted flush with the finish grade.
20. Plant backfill mix shall be composed of 3 parts topsoil to 1 part soil pep. Deep water all plant material immediately after planting. Add backfill mixture to depressions as needed.
21. All new plants shall be balled and burlapped or container grown, unless otherwise noted on plant schedule.
22. Upon completion of planting operations, all landscape areas with trees, shrubs, and perennials, shall receive a specified stone over Dewitt Pro5 weed barrier. Stone shall be evenly spread on a carefully prepared grade free of weeds. The top of stone should be slightly below finish grade and concrete areas. All stone shall be washed after installation.
23. All deciduous trees shall be double staked per tree staking details as needed. Verify that all trees are straight. It is the contractors responsibility to remove tree staking in a timely manner once staked trees have taken root. Tree ties shall be V.I.T. Cinche Ties #CT32.
24. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

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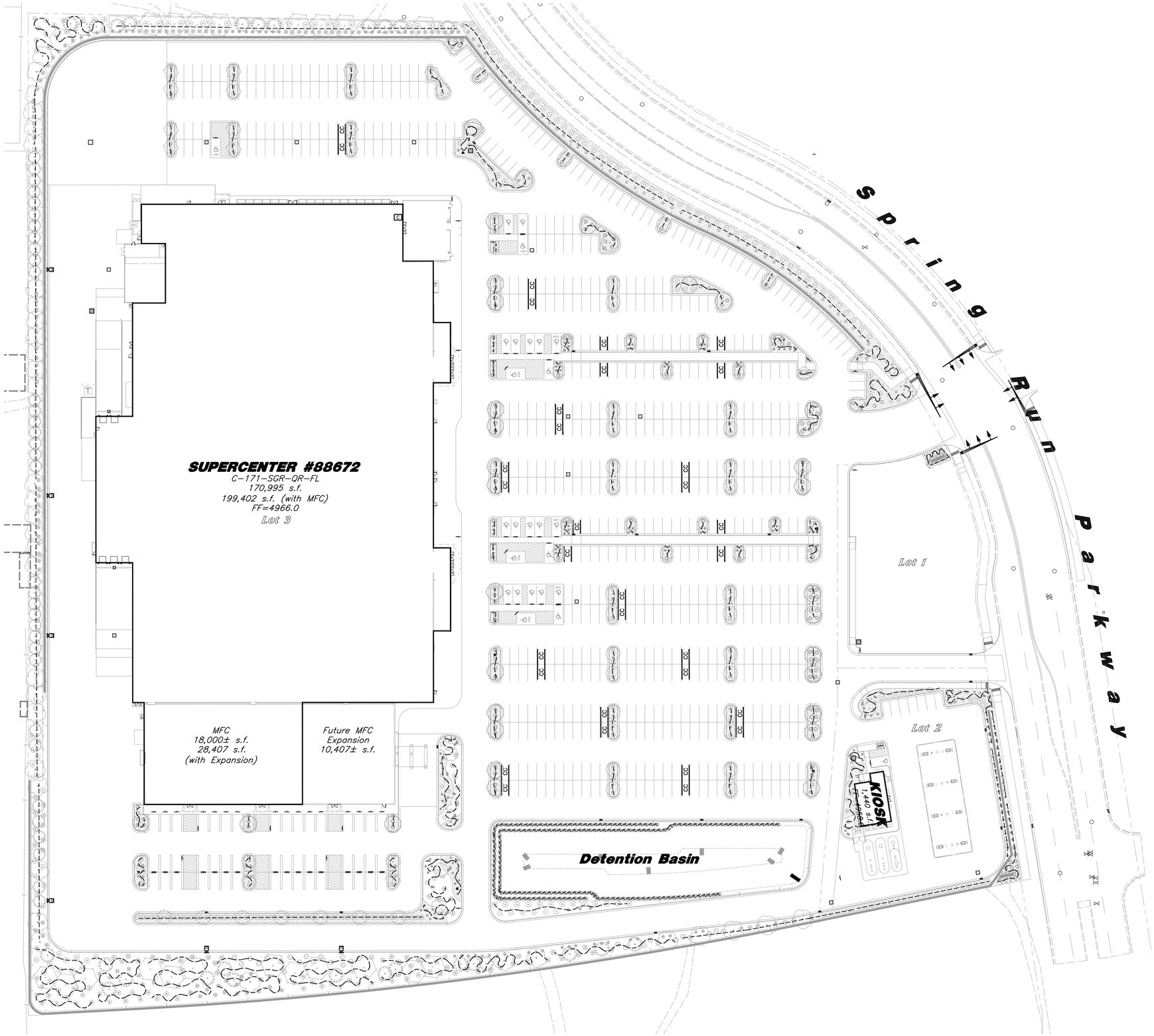

Scale: 1" = 50'

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Main Service Line & Other Irrigation Components Are Shown In Paved Or Hardscape Surfaced For Clarity Purposes ONLY! Install All Irrigation Components within Landscaped Areas.

Irrigation Notes

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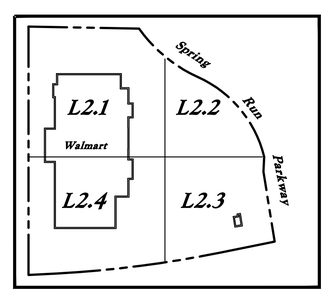

Key Map

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REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Overall Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7740426-5301
Licensed Landscape Architect
10/18/2023

7 Aug, 2023

SHEET NO. L2.0

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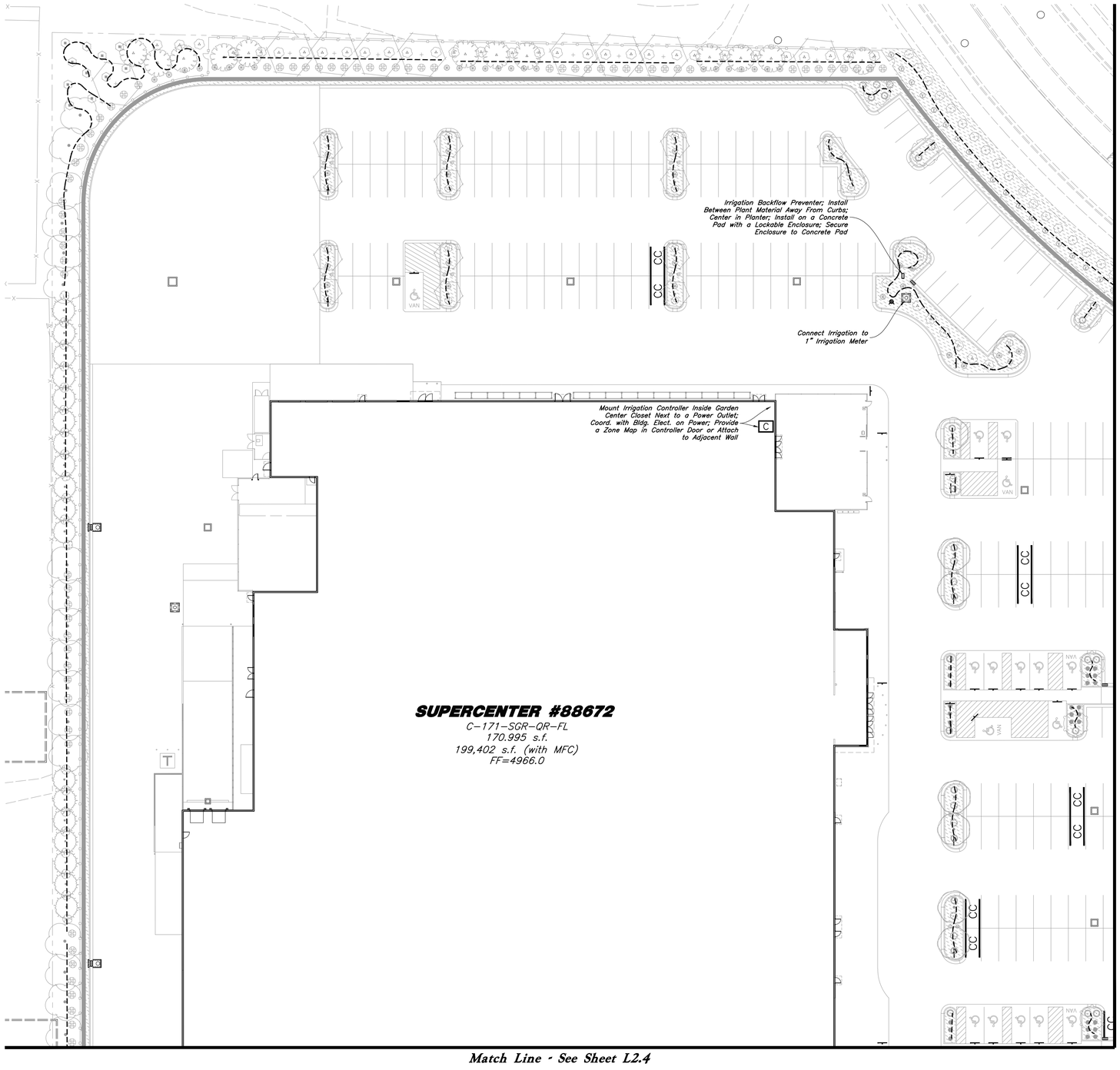

General Irrigation Notes:

1. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. It shall be the responsibility of the contractor to protect all utility lines during the construction period, and repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the landscape construction.
2. The irrigation contractor shall examine the site conditions under which the work is to be performed and notify the general contractor in writing of unsatisfactory conditions. Do not proceed until conditions have been corrected.
3. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.
4. See civil and architectural drawings for all structures, hardscape, grading, and drainage information.
5. Contractor safety and 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 areas must be washed free of dirt and mud on final cleanup. Construction must occur in a timely manner.
6. The Owner/Landscape Architect has the right to reject any and all irrigation material not conforming to the plans and specifications.
7. The contractor shall install all irrigation material per plan, notes and details.
8. Irrigation system components must be premium quality only and installed to manufactures requirements and specifications. The contractor is responsible for checking state and local laws for all specified materials and workmanship. Substitutions must be approved by landscape architect. Provide owner and maintenance personnel with instruction manual and all products data to operate, check, winterize, repair, and adjust system.
9. Irrigation system guarantee for all materials and workmanship shall be one year from the time of branch opening or final project acceptance (whichever is longer). Guarantee will include, but is not limited to winterizing, spring activation, repair, trench setting, backfilling depressions, and repairing freeze damage. Contractor must contact Landscape Architect to schedule pre and post guarantee inspection meetings. Failure to do so will mean the official guarantee period has not been activated or de-activated.
10. Irrigation system check must be done before the system is backfilled. Irrigation mainline and each control valve section must be flushed and pressure checked. Assure the complete system has no documented problems and full head to head coverage with adequate pressure for system operation. Adjust system to avoid spray on building, hardscape, and adjacent property. Any problems or plan discrepancies must be reported to the landscape architect.
11. Irrigation laterals must be schedule 40 P.V.C. with schedule 40 fittings. one (1) inch minimum size. Solvent weld all joints as per manufactures specifications for measured static p.s.i. Teflon tape all threaded fittings. The minimum depth of lateral lines shall be twelve (12) inches. Adapt system to manual compression air blowout.
12. Irrigation mainline that are 2" and smaller mainlines shall be schedule 40 PVC pipe with schedule 80 fittings. Solvent weld all joints as per manufactures specifications for measured static pressure. Use teflon tape on all threaded joints. Line depth must be twenty-four (24) inches minimum.
13. Design locations are approximate. Make minor adjustments necessary to avoid plantings and obstructions such as signs and light standards.
14. Controller valves to be grouped together wherever possible. Install valve boxes with long side perpendicular to walk, curb, lawn, building or landscape features. Valve boxes to conform with finish grades.
15. Control valve wire shall be #14 single conductor: white for common wire, red for hot wire and blue for the spare wire. Provide (2) two spare wire that runs the length of the mainline and to the controller. All wiring shall be UF-UL rated. All connections shall be made with water tight connectors (DBR/Y or equivalent) and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with main service line where possible. Provide slack in control wires at all changes in direction.
16. Control valve size, type, quantity, and location to be approved by landscape architect. Install in heavy duty plastic vandal proof box. Size boxes according to valve type and size for ease of maintenance and repair. Install one (1) cubic feet of pea gravel for sump in base of boxes. Boxes shall be Carson Brooks or equal.
17. Quick couplers shall be a Rain Bird 44RC with a (one) 1 inch swing joint assembly. Support with rebar in each retainer lug. Install where shown on the plans.
18. Irrigation system backfill must occur only after system check is completed as specified. Use only rock free clean fill around pipes, valves, drains, or any irrigation system components. Water settle all trenches and excavations.
19. All irrigation pipe running through walls, under sidewalk, asphalt, or other hard surface shall be sleeved prior to paving. It is the irrigation contractors responsibility to coordinate sleeving with concrete and pavement contractors. Sleeves will be schedule 40 P.V.C. The depth for mainline sleeves shall be twenty-two (28) inches minimum. Depth for lateral sleeves shall be sixteen (16) inches minimum. Sleeves shall be a minimum of two sizes larger than the pipe to be sleeved. All valve wiring shall be contained in separate sleeving.
20. Plans are diagrammatic and approximate due to scale. where possible, all piping is to be installed within the planting areas. No tees, ells, or changes in direction shall occur under hardscape.
21. It is the contractors responsibility to verify all quantities based upon the plan prior to completion of a construction cost estimate.
22. Drip system piping shall consist of a rigid schedule 40 PVC pipe distribution system connecting drip irrigated planter areas. Poly tubing or drip line shall be run off the rigid PVC in each planting area or island with a PVC to poly tubing adapter. No poly tubing shall run under pavement.
23. Electrical power source at the controller location shall be provided by electrical contractor. Contractor shall verify location of controller prior to installation with owner.
24. The sprinkler system design is based on the operating pressure shown on the irrigation drawings. The irrigation contractor shall verify water pressure prior to any construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the point of connection to the owner's authorized representative immediately.
25. Provide and install all manufacturer's recommended surge and lighting protection equipment on all controllers.
26. All lines shall slope to manual drains (see details). If field conditions necessitate additional drains, these drains shall be installed for complete drainage of the entire system. Provide a gravel sump under each drain. All drains shall be a minimum of 6" below grade.
27. Upon completion and approval of irrigation system, irrigation contractor to provide the owner with two sets of drawings indicating actual location of piping, valves, sprinkler heads, wiring, and zones.
28. An irrigation zone map shall be provided in a protective jacket and be kept with the main irrigation controller. The map shall show all approved irrigation and include all zone valve locations.

Scale: 1" = 30'

30' 0 30' 60'

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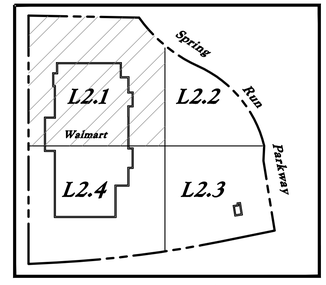

Key Map

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Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah
Jared R. Manscill
No. 7702-5538
Licensed Landscape Architect
10/18/2023

7 Aug, 2023

SHEET NO.
L2.1

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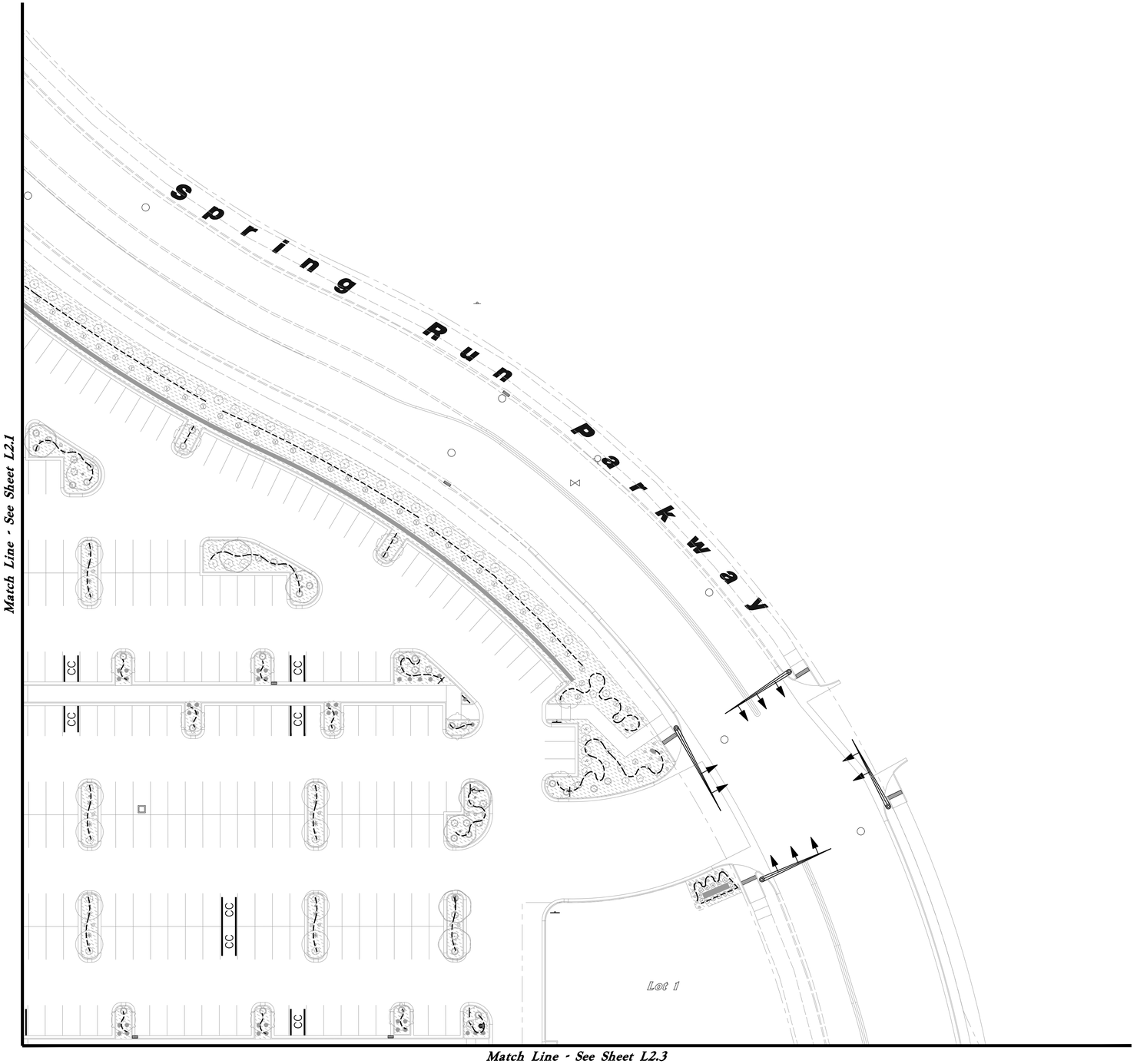

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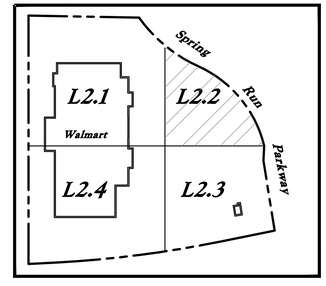

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Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L2.2

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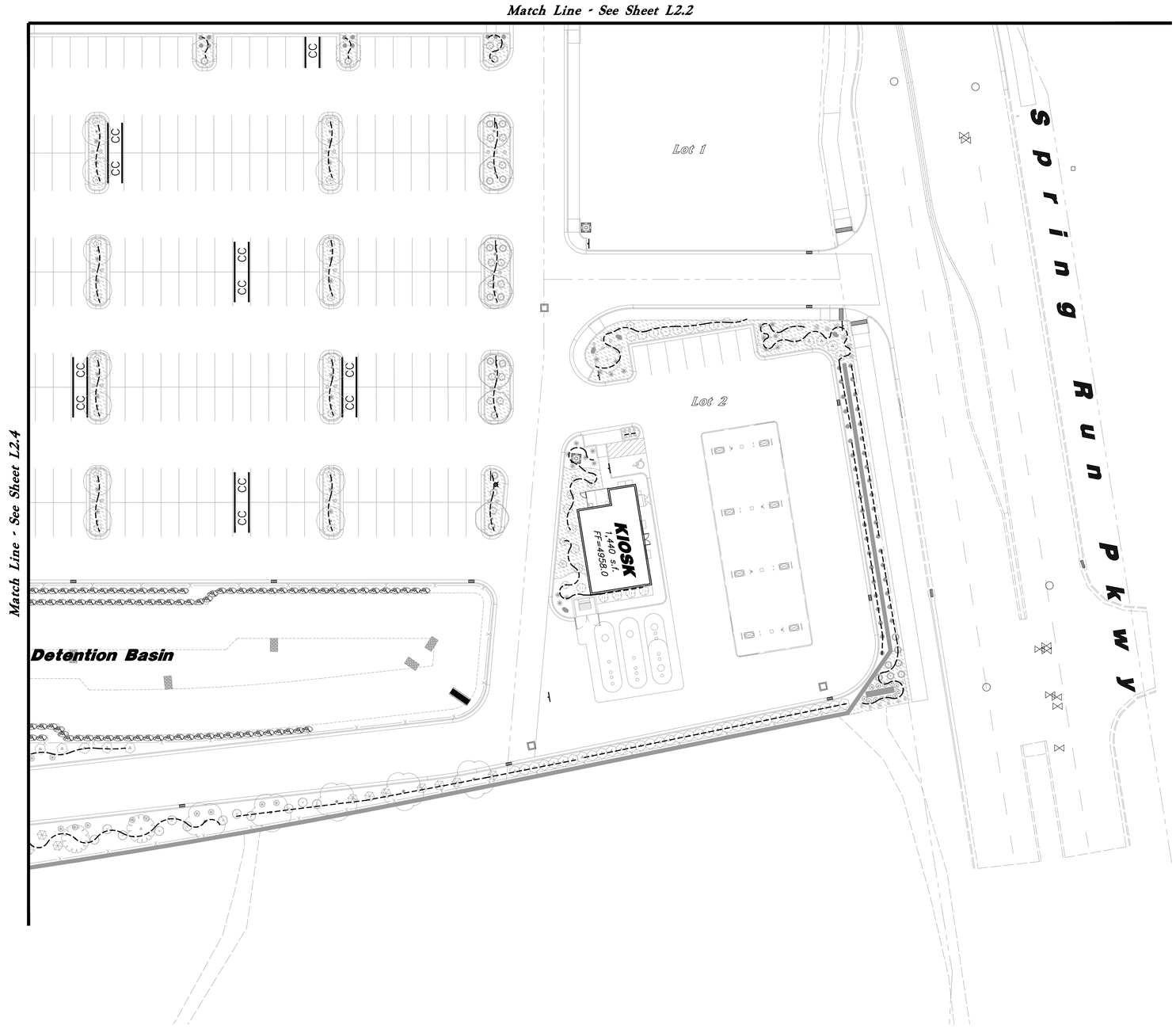

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30' 0 30' 60'

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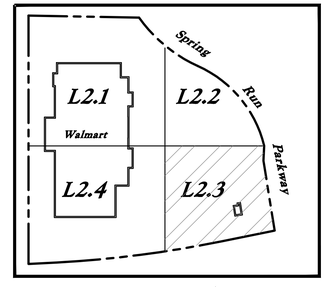

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SHEET NO.
L2.3

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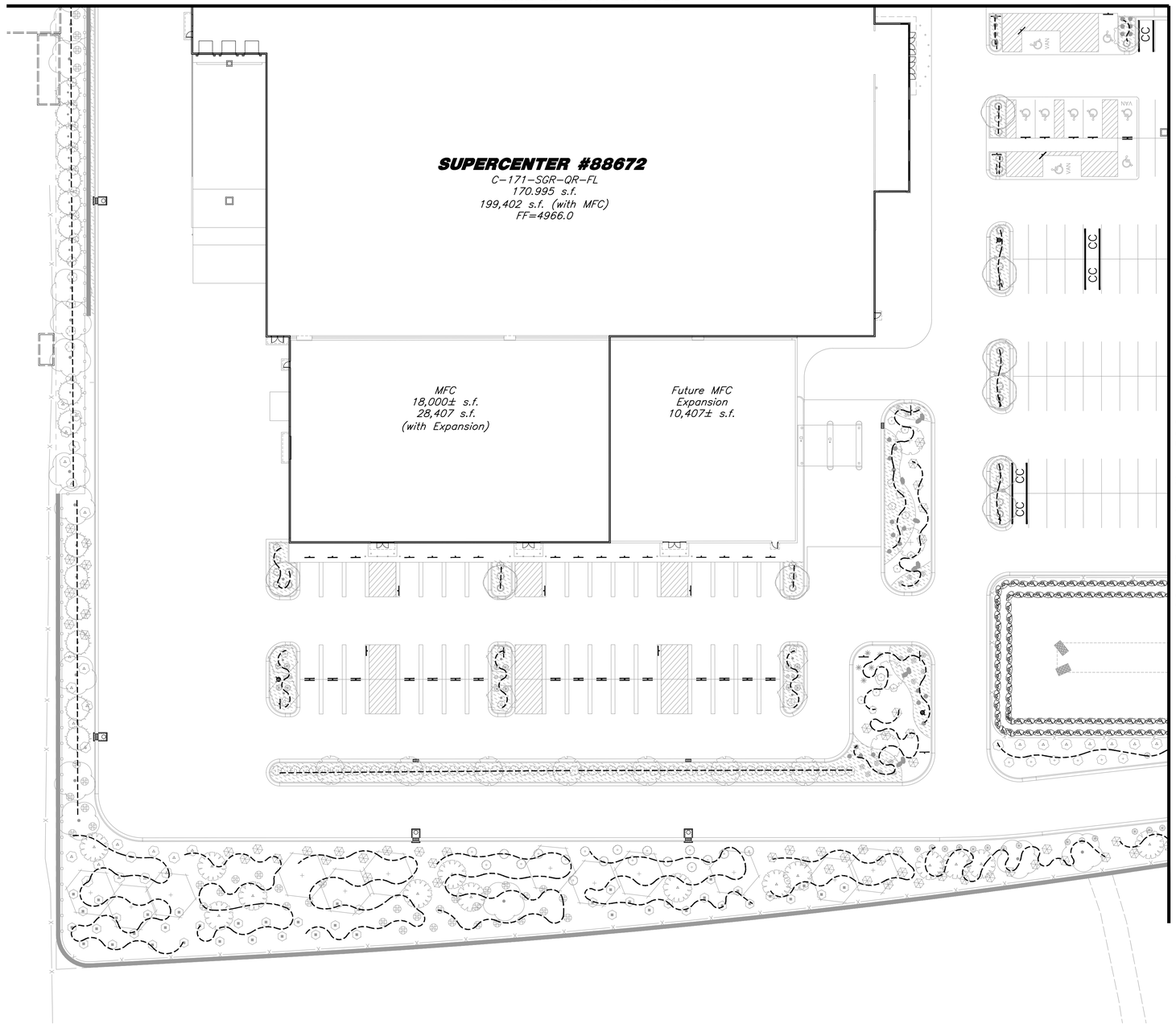

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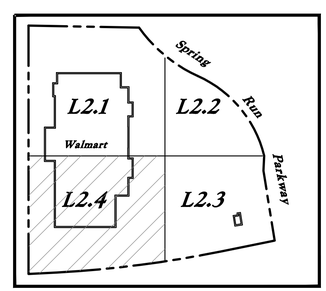

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RCV	DATE	DESCRIPTION

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Irrigation Plan

Walmart - Eagle Mountain

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO. L2.4

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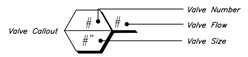
Irrigation Schedule

Symbol	Manufacturer/Model #	Description	Notes	Detail
Valves				
MV	HYDROPOINT0036 (Owner Provided)	Master Control Valve	1 1/2 Inch Size; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	4/L2.5
■	Rain Bird XCZ-100-PRB-COM	Drip Remote Control Valve	1 Inch Size; Drip Control Zone Kit; Install in Standard Valve Box with 3" Depth of Gravel over Weed Barrier; Install with Water Proof Wire Connectors	5/L2.5
Q	Rain Bird 44RC	Quick Coupler Valve With a Swing Joint Assembly	1 Inch Size; Install in 10" Round Valve Box with 3" Depth of Gravel over Weed Barrier	1/L2.5
YH	Woodford Iowa Y34	3\4" Freexeless Yard Hydrant	Install Adjacent in Center of Parking Island with a Lock & Sign Indicating Nonpotable Water; Provide a Matco Norca 759 Shutoff Valve On Mainline to Hydrant for Easy Shutoff; Store Valve in 10 Round Valve Box with Weed Barrier and Clean Gravel	14/L2.5
D	Matco-Norca 759	Manual Drain Valve	1/2" Inch Size; Install at End of Mainline and After Backflow in a 10" Round Valve Box with 6" Depth Sump of Gravel Over Weed Barrier; Drain Shall Assist in Winterizing System	11/L2.5
Drip				
◯	PVC Pipe To Drip Tubing	Provide Connection Fittings	Install 1" Feeder Line To All Drip Areas	7/L2.5
┅┅	Netafim TLCV9-12XX	Techline CV Dripline with 0.9 gph Emitters @ 12" Spacing; Dripline Shall be Used to Water all Perennials, Shrubs, Ornamental Grasses and Trees; See Drip Irrigation Detail for Dripline Configuration and Layout; Blank Tubing Shall be Used in Areas Where There is No Plant Material; Install per Manufacturer's Specifications; Drip Shall be Installed After Plant Installation; Secure Tubing with Staples No Less Than Every 24 Inches & at Critical Holding Points; Tubing with Emitters Shall be Installed Under Weed Barrier so That the Water Drips on the Soil and not on Top of Weed Barrier (Prevents Piping from Surfacing and Weathering)		3/L2.5 8/L2.5
P.O.C. Components				
⊠	Mueller Oriseal Mark II	Stop and Waste Valve	1 1/2 Inch Size; Installed in 10" Round Valve Box with 3" Depth Gravel Over Weed Barrier	12/L2.5
FS	HYDROPOINT0028 (Owner Provided)	Flow Sensor	1 1/2 Inch Size; Install in 10" Round Valve Box with Weed Barrier and Gravel Sump; Install with Water Proof Wire Connectors	10/L2.5
BF	Febco 825Y	Reduce Pressure Backflow Preventer	1 1/2 Inch Size; Backflow shall be Properly Installed and Tested to Meet County, City Requirements, and Meet all State and Local Health Safety Laws and Ordinances; Install in GuardShack Enclosure (#GS-2) on Poured Concrete Pad with Frost Guard (FG-2) & 2 Locks (GS-AWPKA); Enclosure Color to be Forest Green	13/L2.5
Pipes				
▬ ▬ ▬	Schedule 40 PVC	Mainline Pipe	1 1/2 Inch Size; Controller Wire Shall be Tucked Under Mainline; Sch 80 Fittings Shall be Used for Mainline Connections	2/L2.5
———	Schedule 40 PVC	Lateral Line Pipe	See Plan for Pipe Sizes; Pipes Unmarked Shall be 1 Inch; Minimum Pipe Size Shall be 1 Inch for PVC Pipe; Sch 40 Fittings Shall be Used for Lateral Line Connections	2/L2.5
Controller				
C	HYDROPOINT0009 (Owner Provided)	18 Station ET Based Controller	Inside Building in Mechanical Enclosure; Coordinate Power Supply With Building Electrical Contractor; Provide Zone Map with Controller	6/L2.5
Sleeving				
═ ═ ═	Schedule 40 PVC	Provide for Irrigation Mainlines, Laterals and Controller Wire Located Under Concrete and Asphalt Paving at Specified Depths	Contractor Shall Coordinate the Installation of Sleeving with the Installation of Concrete Flatwork and Asphalt Paving; All Sleeving Shall be by the Landscape Contractor Unless Otherwise Noted	9/L2.5



VALVE SCHEDULE - STORE

VALVE STATION	VALVE SIZE	IRRIGATION TYPE	FLOW (GPM)	PSI	PSI @ POC	PRECIP. RATE
1	1"	Area for Drip Emitters				
2	1"	Area for Drip Emitters				
3*	1"	Area for Drip Emitters				
4	1"	Area for Drip Emitters				
5	1"	Area for Drip Emitters				
6	1"	Area for Drip Emitters				
7	1"	Area for Drip Emitters				
8	1"	Area for Drip Emitters				
9	1"	Area for Drip Emitters				
10	1"	Area for Drip Emitters				
11	1"	Area for Drip Emitters				
12	1"	Area for Drip Emitters				
13	1"	Area for Drip Emitters				

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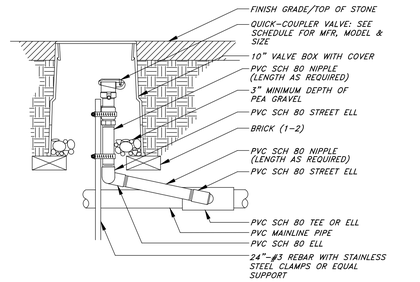
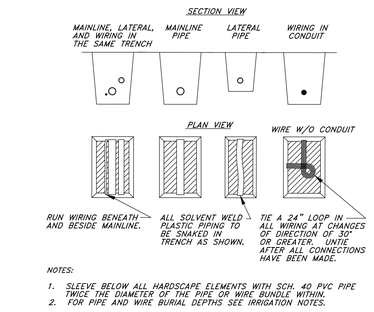
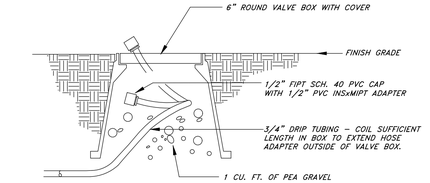


1 QUICK COUPLING VALVE
NOT TO SCALE



2 PIPE & WIRE TRENCHING
NOT TO SCALE



3 COMPRESSION FLUSH CAP
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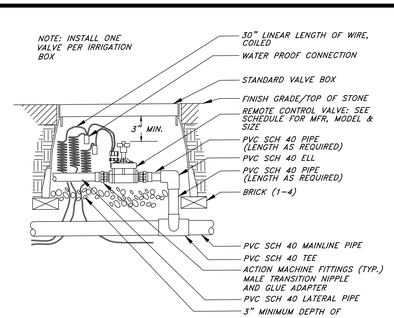
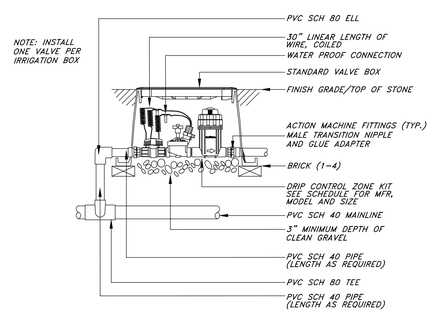


4 MASTER REMOTE CONTROL VALVE
NOT TO SCALE



5 DRIP CONTROL VALVE
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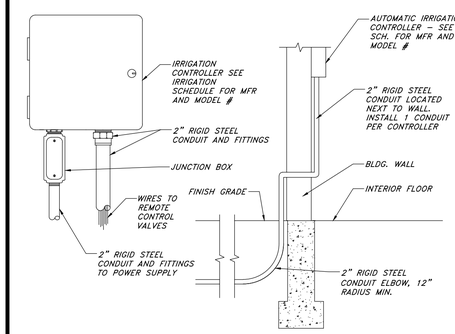
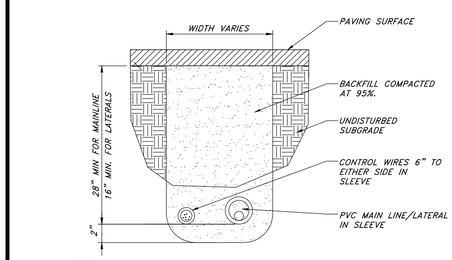


6 IRR. CONTROLLER - INDOOR WALL MOUNT
NOT TO SCALE

8 DRIP TUBING AT PLANT
NOT TO SCALE



9 PIPE SLEEVING
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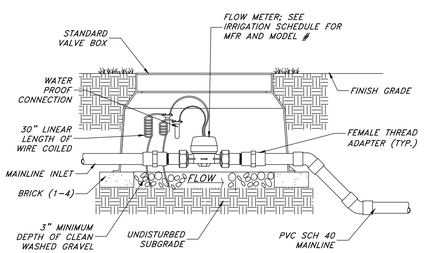

10 FLOW METER
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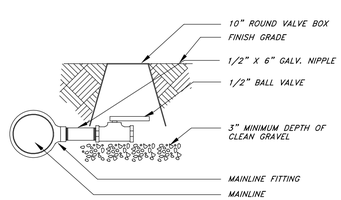
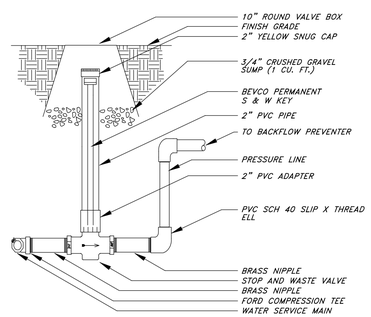
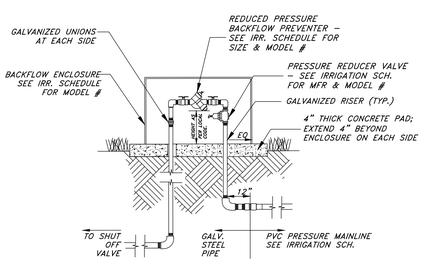


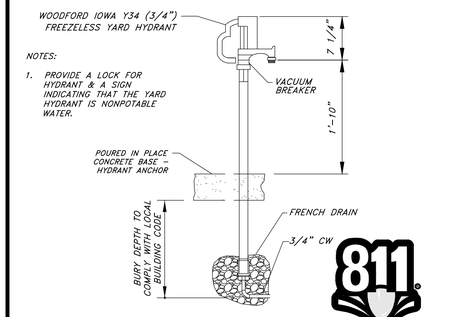
11 MANUAL DRAIN VALVE
NOT TO SCALE



12 STOP AND WASTE VALVE
NOT TO SCALE



13 BACKFLOW PREVENTION DEVICE
NOT TO SCALE



14 YARD HYDRANT
Not to Scale

Know what's below. Call before you dig.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ARCO/Murray
23-092 IR

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Irrigation Notes & Details

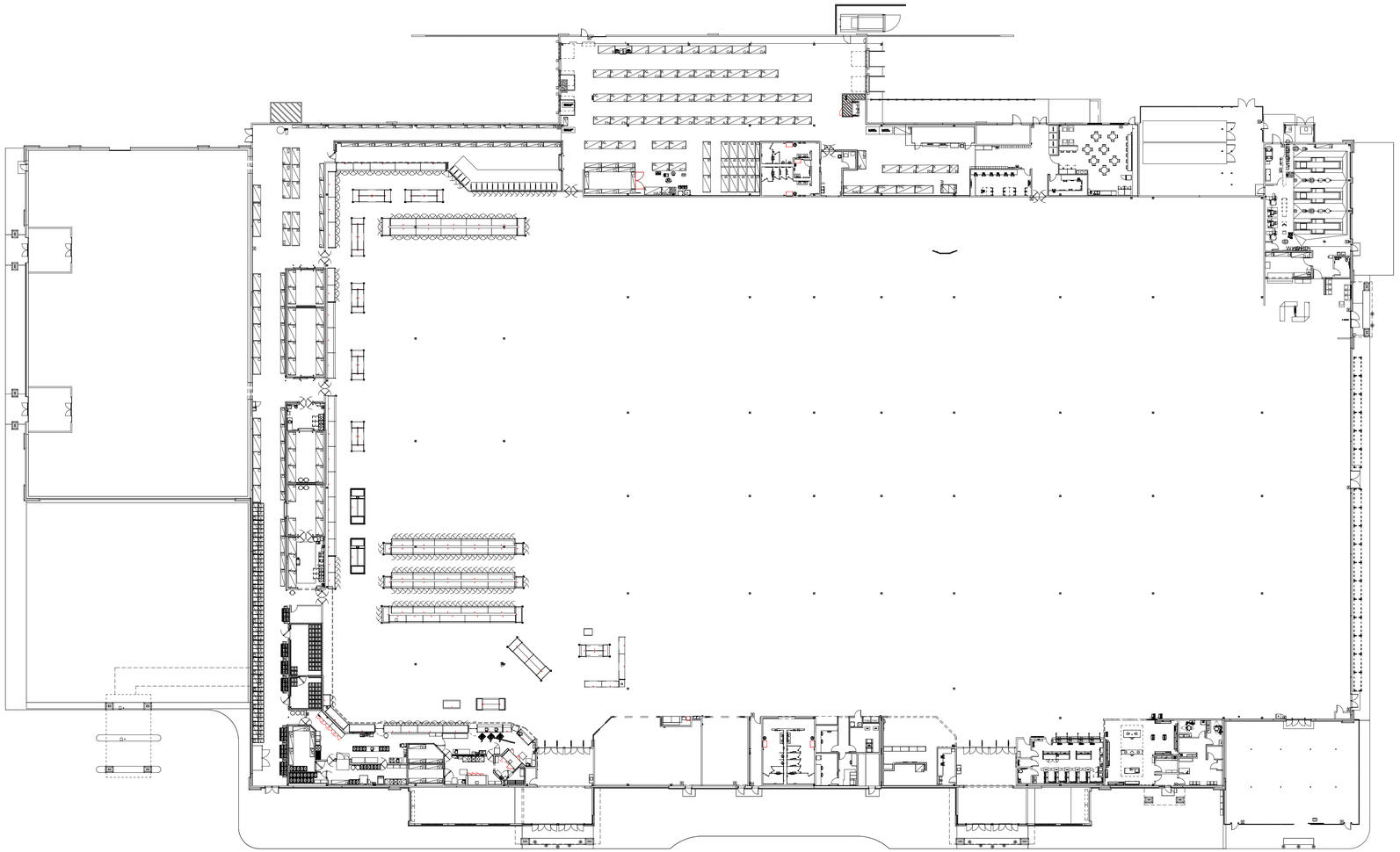
Walmart - Eagle Mountain
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

State of Utah — Licensed Landscape Architect
Jared R. Manscill
No. 7740426-5301
10/18/2023

7 Aug, 2023

SHEET NO.
L2.5

W:\23-092 Walmart - Eagle Mountain\dwgs\23-092 IR.dwg, 10/18/2023 3:47:54 PM, 1:1



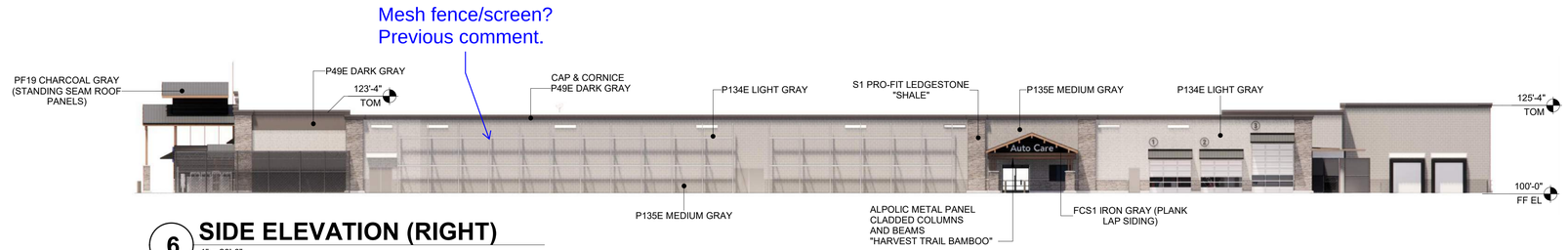
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FLOOR PLAN	A1

MATERIAL BREAKDOWN

MATERIAL	MANUFACTURER	FRONT SIDE PERCENTAGE	LEFT SIDE PERCENTAGE	BACK SIDE PERCENTAGE	RIGHT SIDE PERCENTAGE
CMU BLOCK	---	47%	51%	79%	70%
COMPOSITE METAL PANEL	ALPOLIC MATERIALS	3%	1%	1%	1%
EIFS	---	16%	22%	5%	1%
FLASHING & TRIM	---	5%	4%	5%	7%
OPENINGS	---	10%	7%	2%	11%
PLANK LAP SIDING	JAMES HARDIE	14%	1%	0%	1%
THIN BRICK VENEER	CULTURED STONE	14%	16%	7%	9%

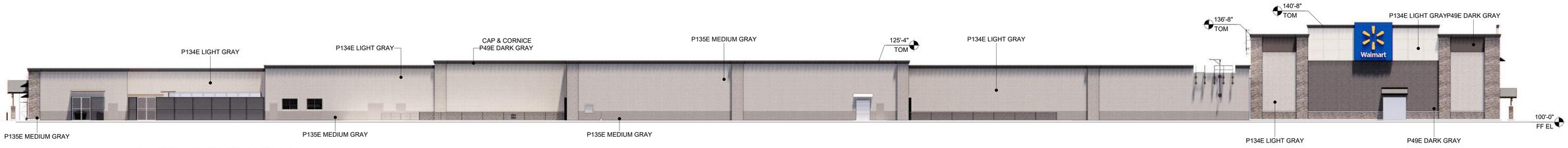
COLOR LEGEND

FCS1	IRON GRAY (PLANK LAP SIDING)
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
PF19	CHARCOAL GRAY (STANDING SEAM ROOF PANELS)
S1	PRO-FIT LEDGESTONE "SHALE"



6 SIDE ELEVATION (RIGHT)

1" = 20'-0"



5 REAR ELEVATION

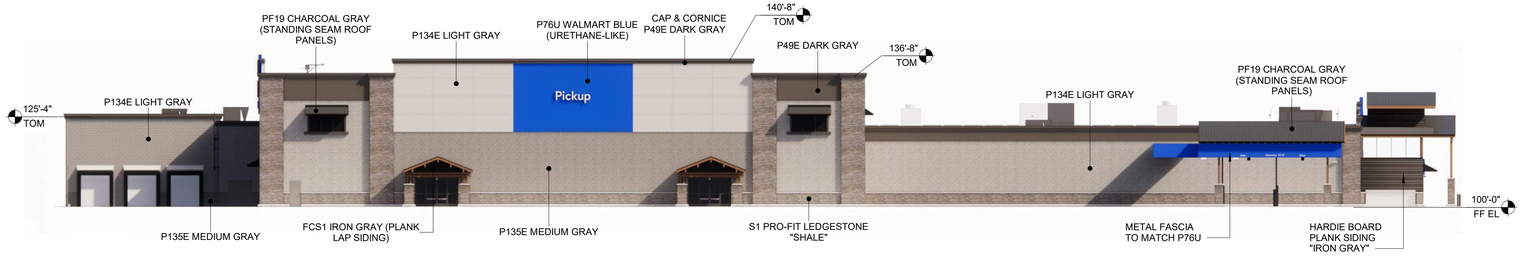
1" = 20'-0"



VESTIBULE SIDE ELEVATION

3

1/16" = 1'-0"



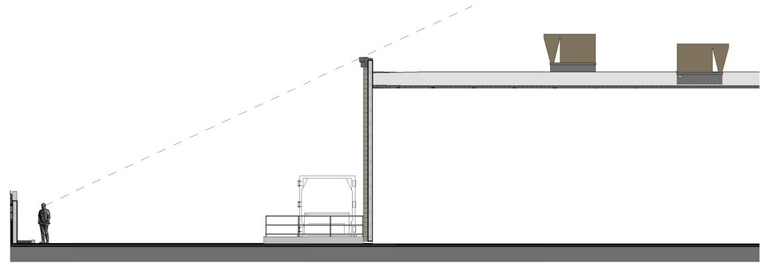
2 SIDE ELEVATION (LEFT)

1" = 20'-0"



1 FRONT ELEVATION

1" = 20'-0"



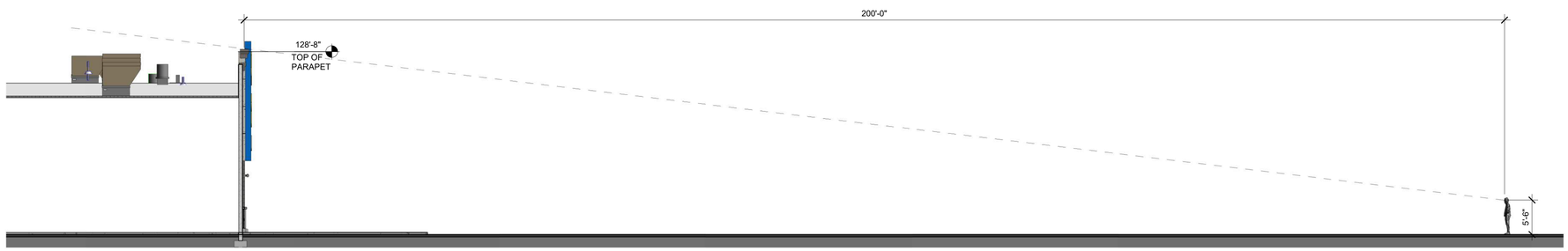
SECTION AT REAR

EMMC 17.72.040.K All mechanical equipment shall be screened so as not to be visible from any public or private streets.

Show sight line is taken from public streets.



SITE LINE AT SIDE WALL (LEFT)



SITE LINE AT FRONT MAIN WALL

brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	LINE OF SIGHT SECTIONS



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A4



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A5



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A6



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A7



brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PROPOSED FUTURE EXPANSION	A8



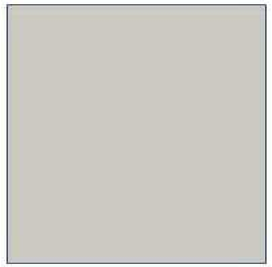
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A9



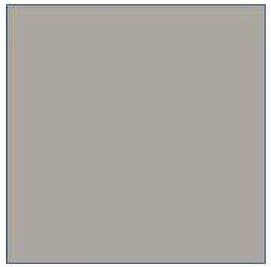
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A10



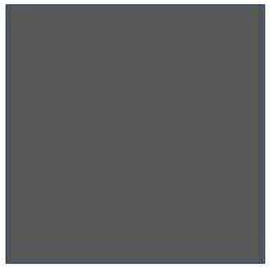
brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	PERSPECTIVE	A11



Paint
P134E Light Gray
Benjamin Moore
#1465 Nimbus



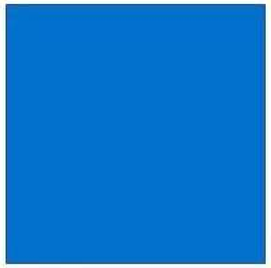
Paint
P135E Medium Gray
Benjamin Moore #1474
Cape May Cobblestone



Paint
P49E Dark Gray
Benjamin Moore #HC-167
Amhearst Gray



Paint
P213 MFC Black Gray
Benjamin Moore #2126
Black Tar



Paint
P76U Walmart Blue



Standing Seam Roof Panels
PF-19 Charcoal Gray
Manufacturer: Berridge



Various Flashing & Trim
PF-22 Match Matte Black
by Berridge



Composite Metal Panel
Harvest Trail Bamboo
Manufacturer: Alpolic
Materials



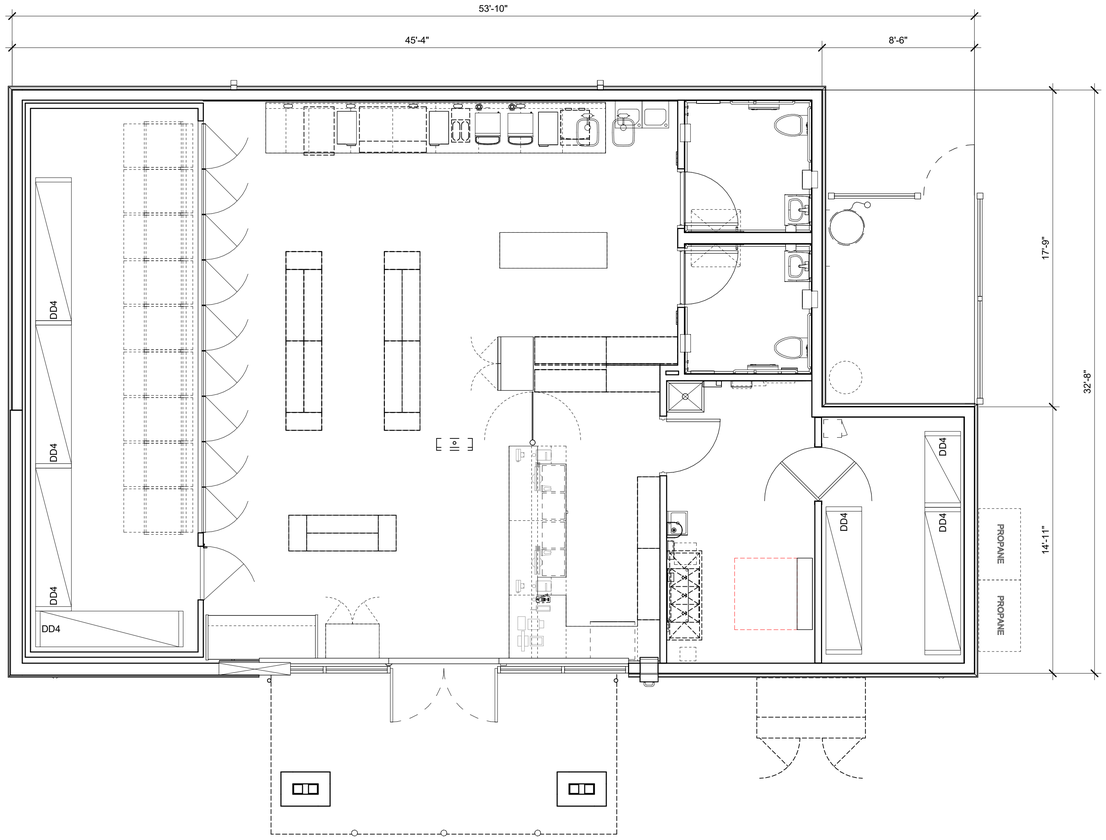
Plank Lap Siding
Iron Gray
Manufacturer:
James Hardie



Plank Lap Siding
Light Mist
Manufacturer:
James Hardie



Thin Brick Veneer
Pro-Fit Ledgestone
Manufacturer: Cultured Stone
Product: 'Shale'

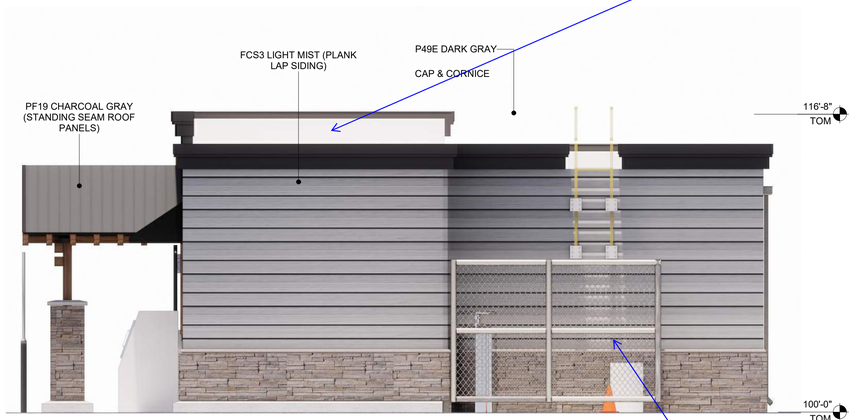


brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FUEL FLOOR PLAN	A13

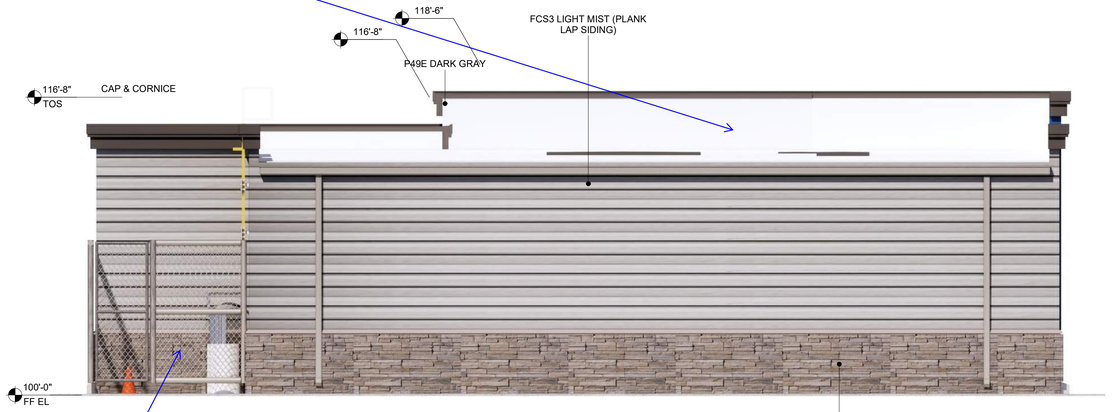
Sight lines from SR73 and Spring Run?

COLOR LEGEND	
FCS1	IRON GRAY (PLANK LAP SIDING)
FCS3	LIGHT MIST (PLANK LAP SIDING)
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
PF19	CHARCOAL GRAY (STANDING SEAM ROOF PANELS)
S1	PRO-FIT LEDGESTONE "SHALE"

Missing material/color?
Previous comment.

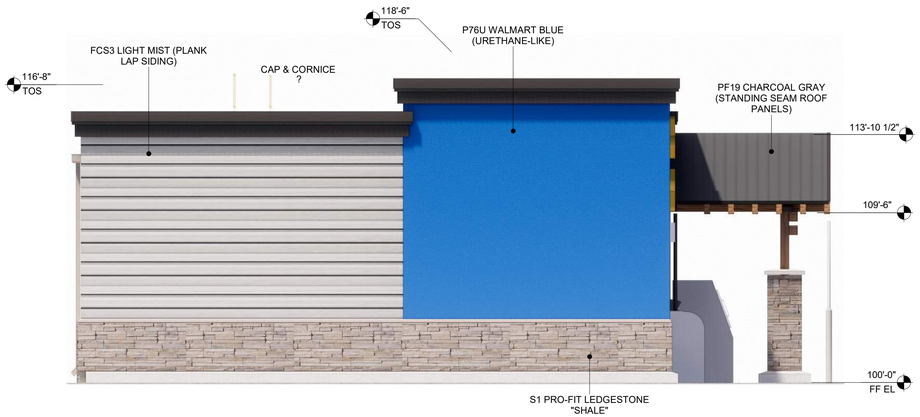


4 SERVICE BUILDING SIDE ELEVATION
1/4" = 1'-0"

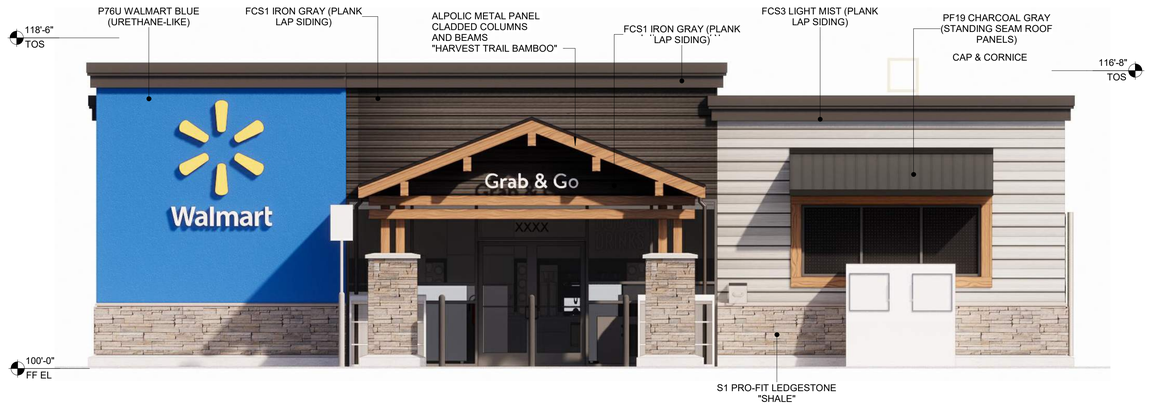


3 SERVICE BUILDING REAR ELEVATION
1/4" = 1'-0"

Chain link not permitted.
Previous comment.



2 SERVICE BUILDING SIDE ELEVATION
1/4" = 1'-0"



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









brr	10/16/23	Walmart	# 01725	EAGLE MOUNTAIN, UT	FUEL PERSPECTIVES	A15

Verti-Block® Retaining Walls

- Hollow, interlocking blocks
- Sized for residential and commercial use
- Innovative engineering for unparalleled strength
- Easy installation with smaller equipment
- A beautiful, cost-effective earth retaining solution

Right look.
Right strength.
Right size.





VERTI BLOCK®

www.verti-block.com

Nothing stacks up quite like Verti-Block.



When you need a solution for retaining walls and other landscape projects, nothing stacks up quite like Verti-Block. Unique in size, shape, and flexibility of use, Verti-Block is an ideal solution for residential and commercial projects alike.

Unique size and design

A hollow block measuring 2′ × 4′ × 3′, Verti-Block is perfectly proportioned for the most popular types of landscaping projects, including gravity walls up to 14′ high—even higher when reinforced. Its hollow design makes it affordable and easier to handle than solid blocks. Plus, Verti-Block is less labor intensive than small, hand-laid blocks and offers a more practical solution than a cast-in-place retaining wall.

Interlocking Verti-Blocks



Verti-Block interlocks with a unique male-and-female design. You'll get unmatched strength with more flexibility for landscape applications.



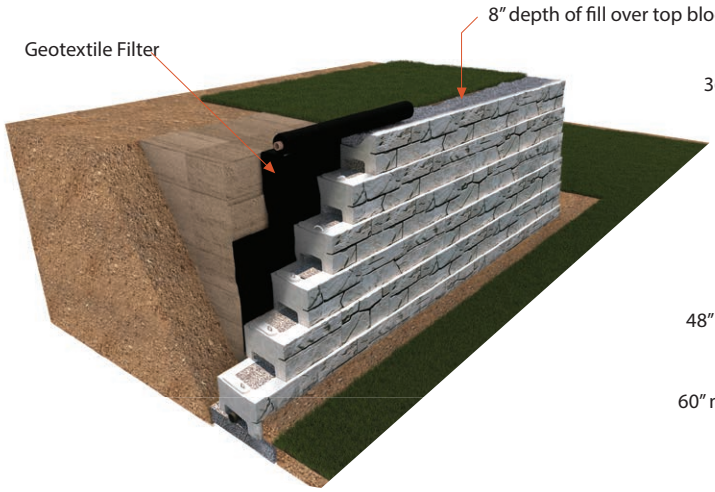
Strong and versatile

Even more appealing, Verti-Block is incredibly strong and versatile thanks to its interlocking design. Featuring a male-and-female style connection, Verti-Block units ensure you'll get a secure fit that guarantees the correct amount of setback on every installation. Verti-Block's hollow design saves money by using less concrete and lowering transportation costs. It also ensures the right amount of crushed stone backfill. Experienced installers know that too much crushed stone wastes money—too little can build hydrostatic pressure and cause the retaining wall to fail.

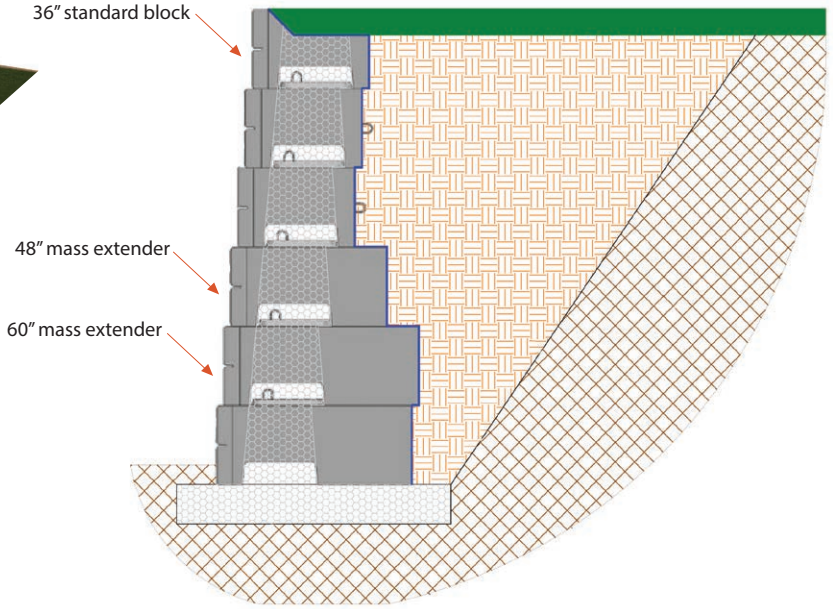
Easy installation

Verti-Block was created with landscaping in mind—meaning we've made it easy to transport and install, even in tight access spots. Blocks can be moved and put into place with smaller equipment; there's no need for heavy machines like a telehandler or crane. The male-and-female connection eliminates placement error, ensuring strength and an exact installation every time.

Verti-Block Gravity Wall



Increase wall height and stability with Mass Extenders





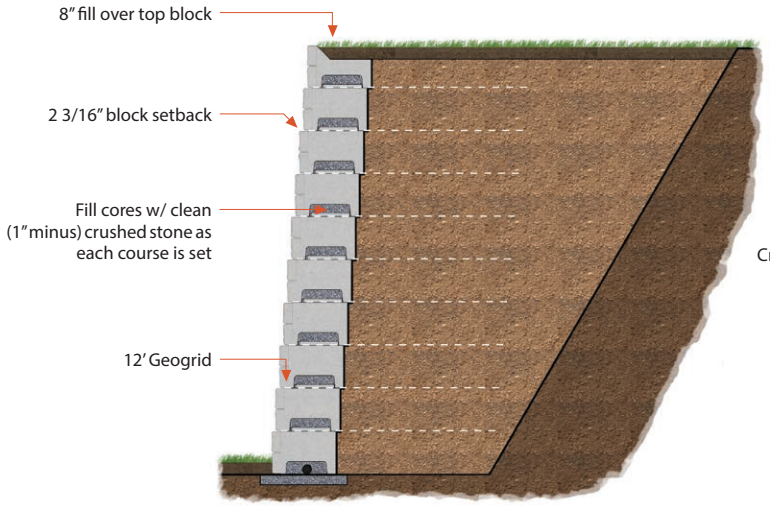


Engineered for strength

While the hollow nature of Verti-Block makes it cost effective and easier to handle, it also improves its ability to retain earth. Even in poor soil conditions, Verti-Block can be stacked higher than other blocks without the use of tiebacks or geogrid.

The male-and-female design of Verti-Block adds a stronger connection than blocks relying on friction alone. The crushed stone fill also interlocks and creates a continuous mass for greater strength.

Reinforced Verti-Block Wall







A cost effective solution

Best of all, Verti-Block delivers tremendous cost savings. As a hollow block, Verti-Block is lighter, requiring less manpower, equipment, and transportation costs. It's quick to install, and the product itself is less expensive to manufacture than solid block options. The internal drainage through the block's infill means no over-or under-excavating because no additional crushed stone backfill is required.

Property owners will appreciate the affordability and value of Verti-Block. Add that to the right look and right strength of this unique product, and you'll know Verti-Block is the right solution for a great landscape installation.

Property owners will appreciate the affordability and value of Verti-Block.

Verti-Block Versatility





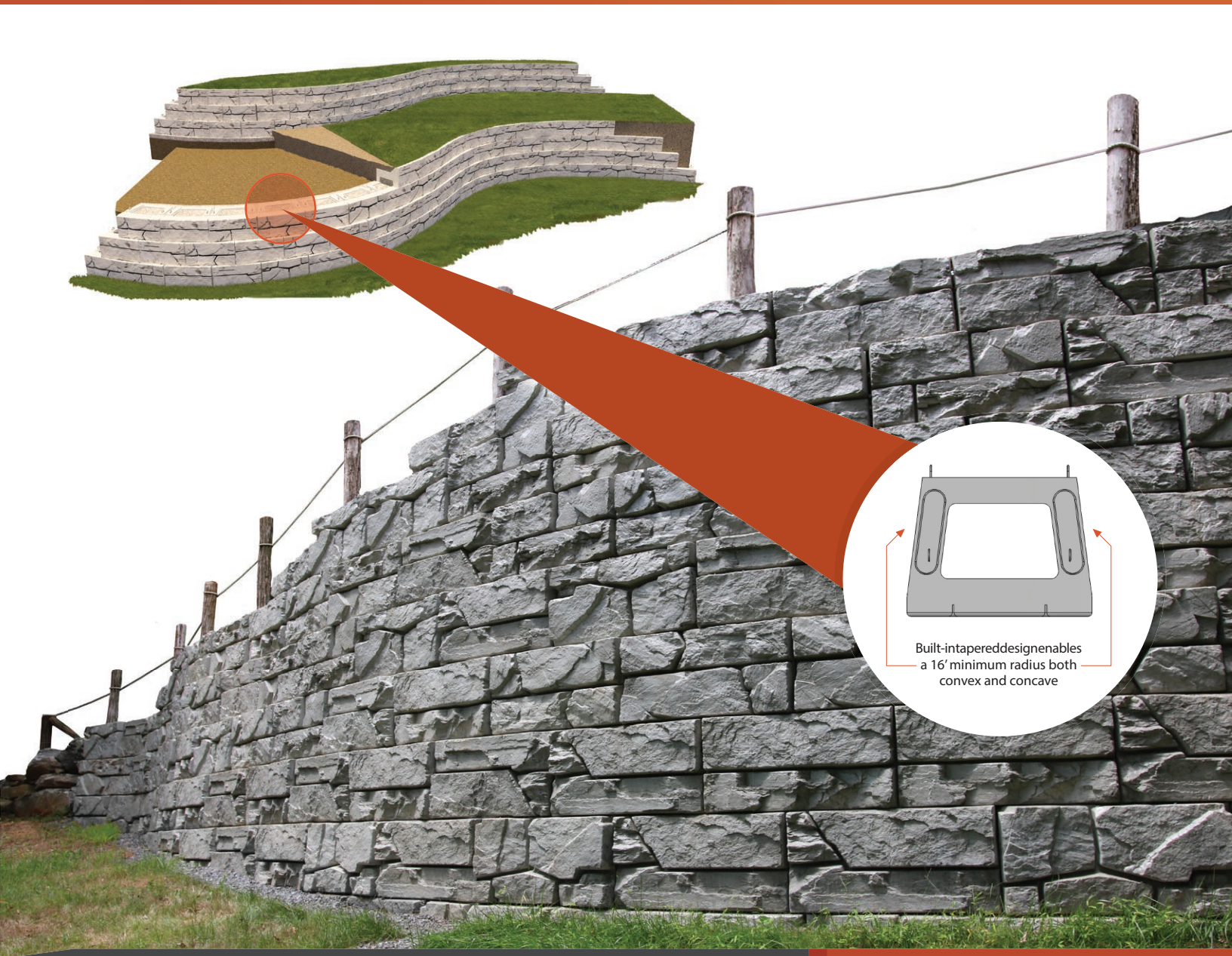
Double-Sided Verti-Block
parapet wall with 6" Cap



A look like no other

Beyond its structural purpose, Verti-Block is a favorite of property owners for its beautiful rockwork look. Verti-Block showcases a 5-inch depth of relief, hiding joints, and making a finished wall appear more like stacked stone. Plus, Verti-Block is easily stained to complement its surroundings with a beautiful, weather and UV-resistant finish.

Convex and Concave Verti-Block Walls



Perfect for landscape projects big and small

Verti-Block is ideal for a variety of landscaping projects including residential communities, commercial campuses, schools, parks, back yards, and more. Able to accommodate winding landscapes and even tight curves, Verti-Block is designed to add interest to any landscape while securely retaining earth.

For projects also requiring a privacy wall or traffic barrier, Verti-Blocks allow fencing or railing to be constructed directly on top of the Verti-Block structure. Fencing can be placed right to the edge of the wall for an attractive, continuous appearance.

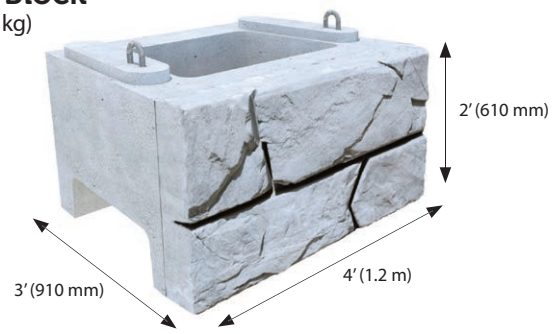
Consider Verti-Block for applications such as:

- Gravity walls
- Reinforced walls
- Terracing
- Plantable retaining walls
- Base for fencing or railings
- Property dividers

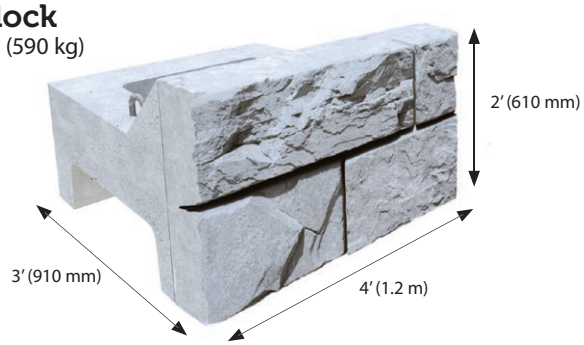
Verti-Block Units

Verti-Block is available in a range of shapes to accommodate all your landscape design needs

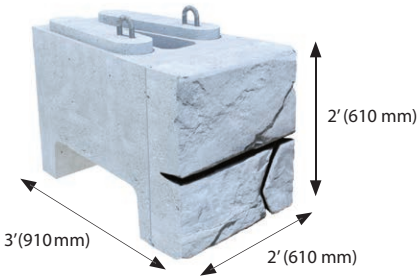
Standard Block
1,755 lbs. (790 kg)



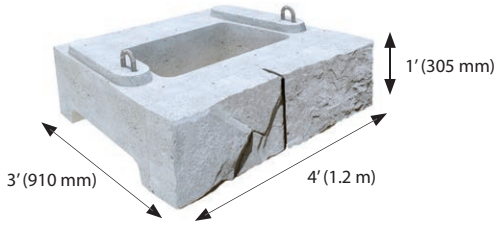
Top Block
1,308 lbs. (590 kg)



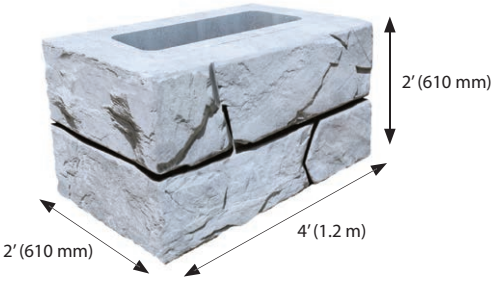
Half Block
1,066 lbs. (480 kg)



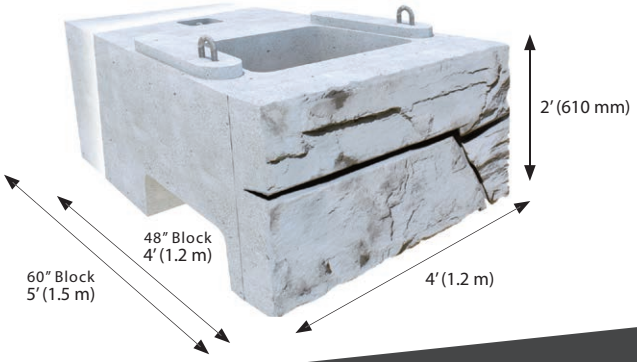
Half Step Block
973 lbs. (440 kg)



Corner Block
1,596 lbs. (720 kg)



Mass Extender
48″ Block 2,674 lbs. (1,210 kg)
60″ Block 3,509 lbs. (1,590 kg)



Address
16120 S. Pony Express Road
Bluffdale, UT 84065

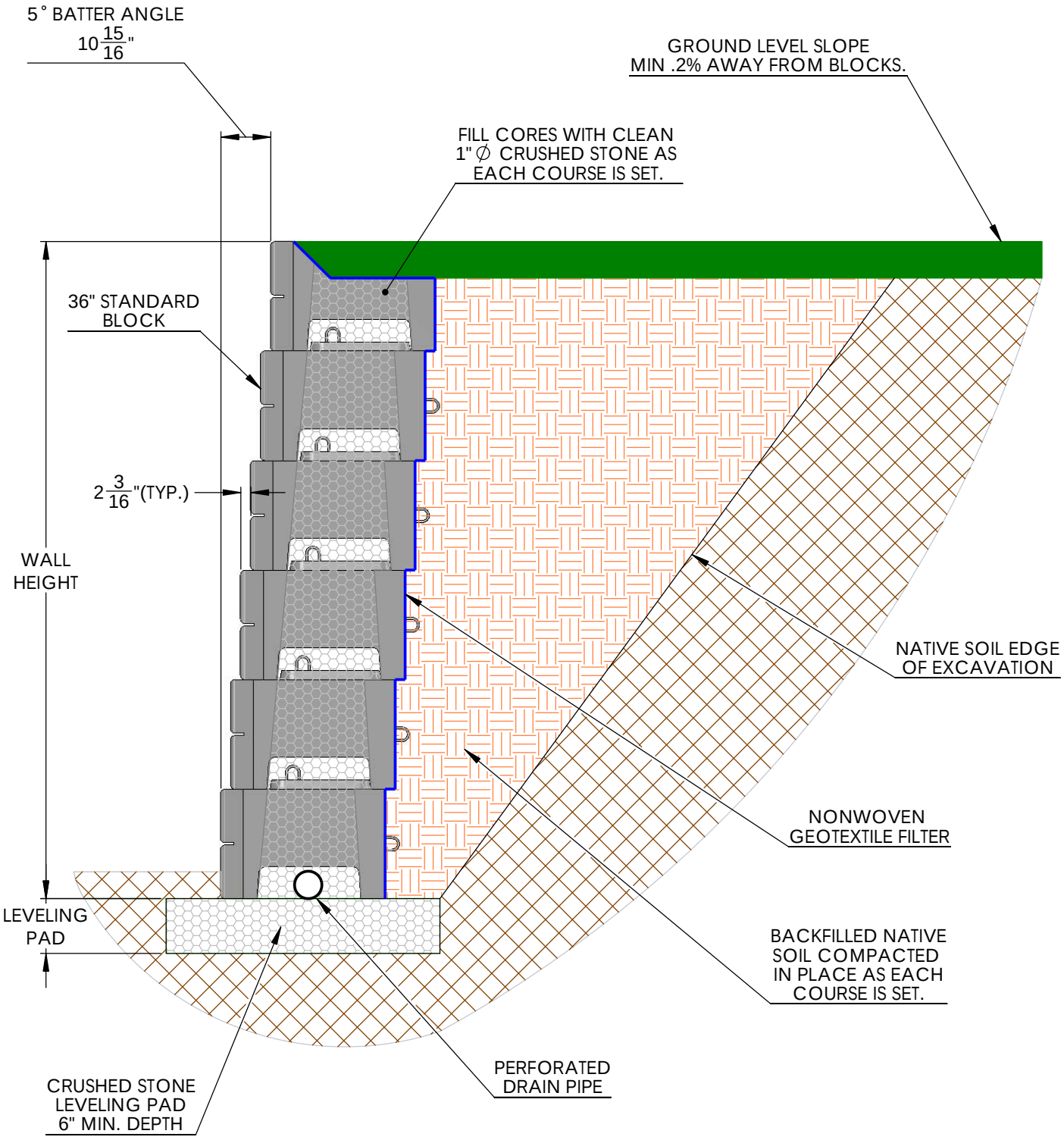
Phone 801-571-2028
Fax 801-576-1595
Email sales@verti-block.com
Web www.verti-block.com

Verti-Block Units

Recognized worldwide for outstanding aesthetics and a patented system that produces top-quality construction materials, Verti-Block continues to help contractors, developers, and property owners with smart precast solutions.

Vertiblock may be purchased through a local, licensed Verti-Block manufacturer. Please call 801-571-2028 to find a producer near you.

TYPICAL GRAVITY WALL WITH 36" VERTI-BLOCK



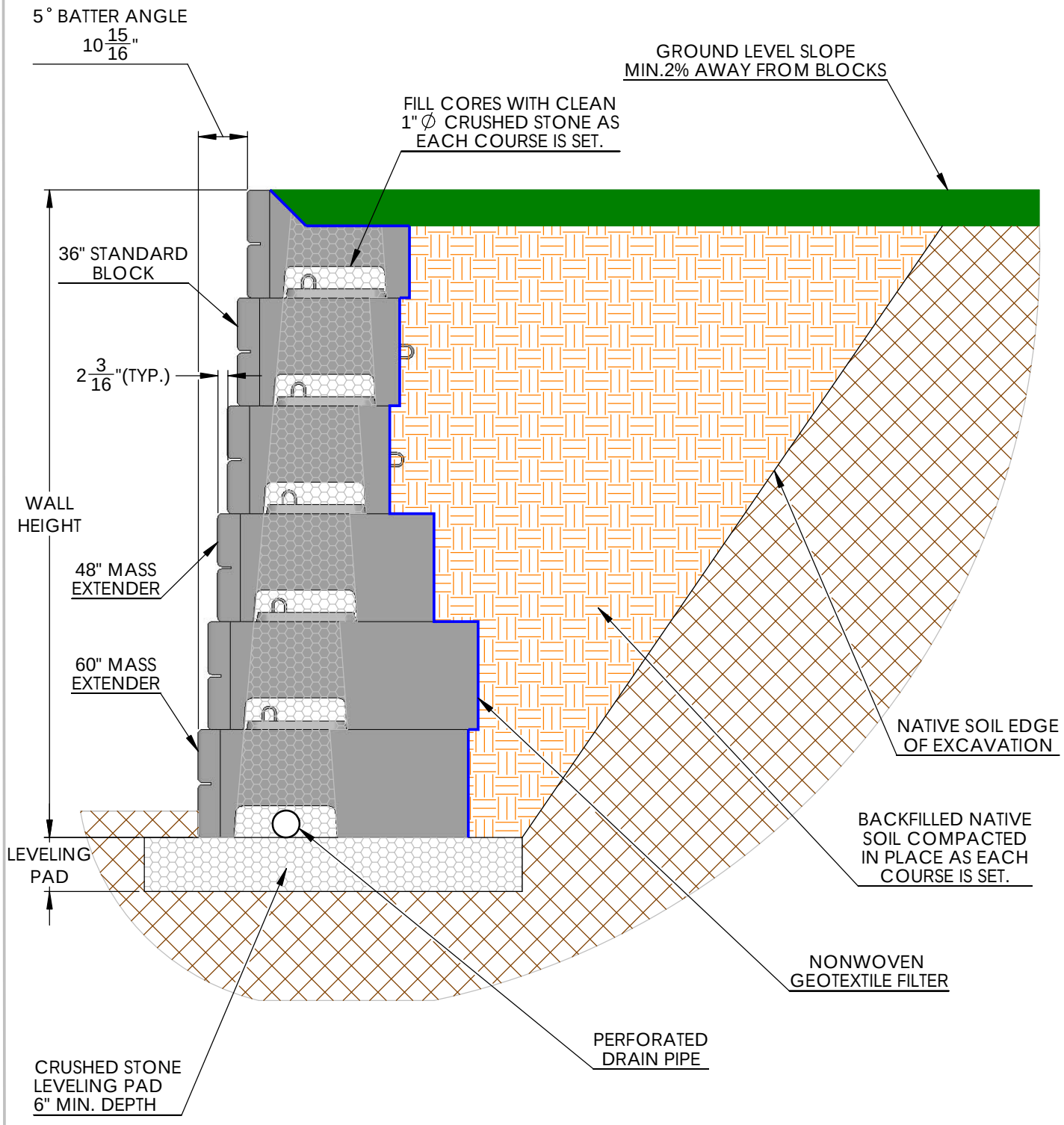
DRAWN BY	DATE	TITLE:
DAN BALLING	12/30/2013	12' RETAINING SECTION

16500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-2028

DWG NO. WD-14

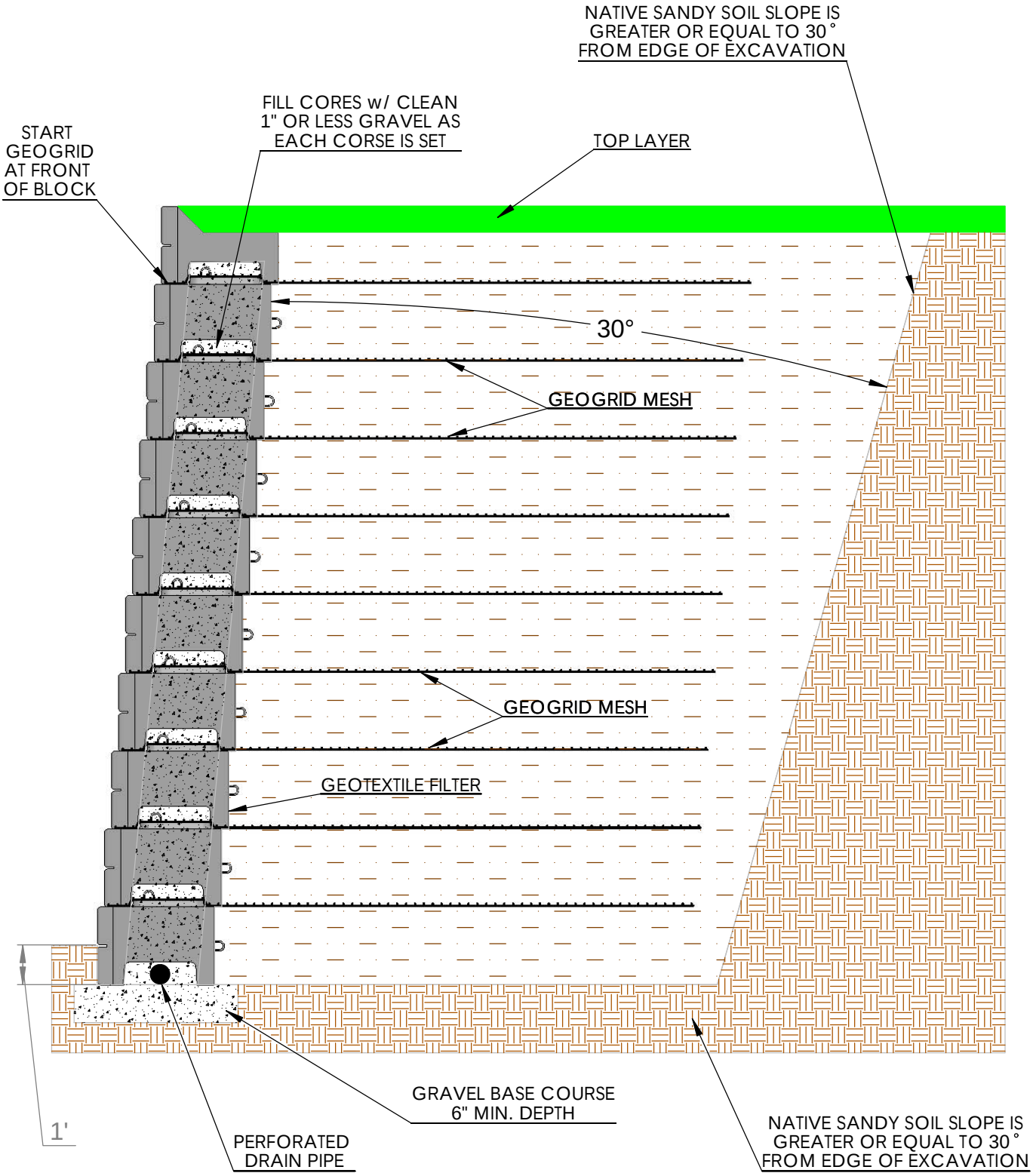
SCALE: 1: 30 | SHEET 1 OF 1

TYPICAL GRAVITY WALL WITH VERTI-BLOCK MASS EXTENDERS

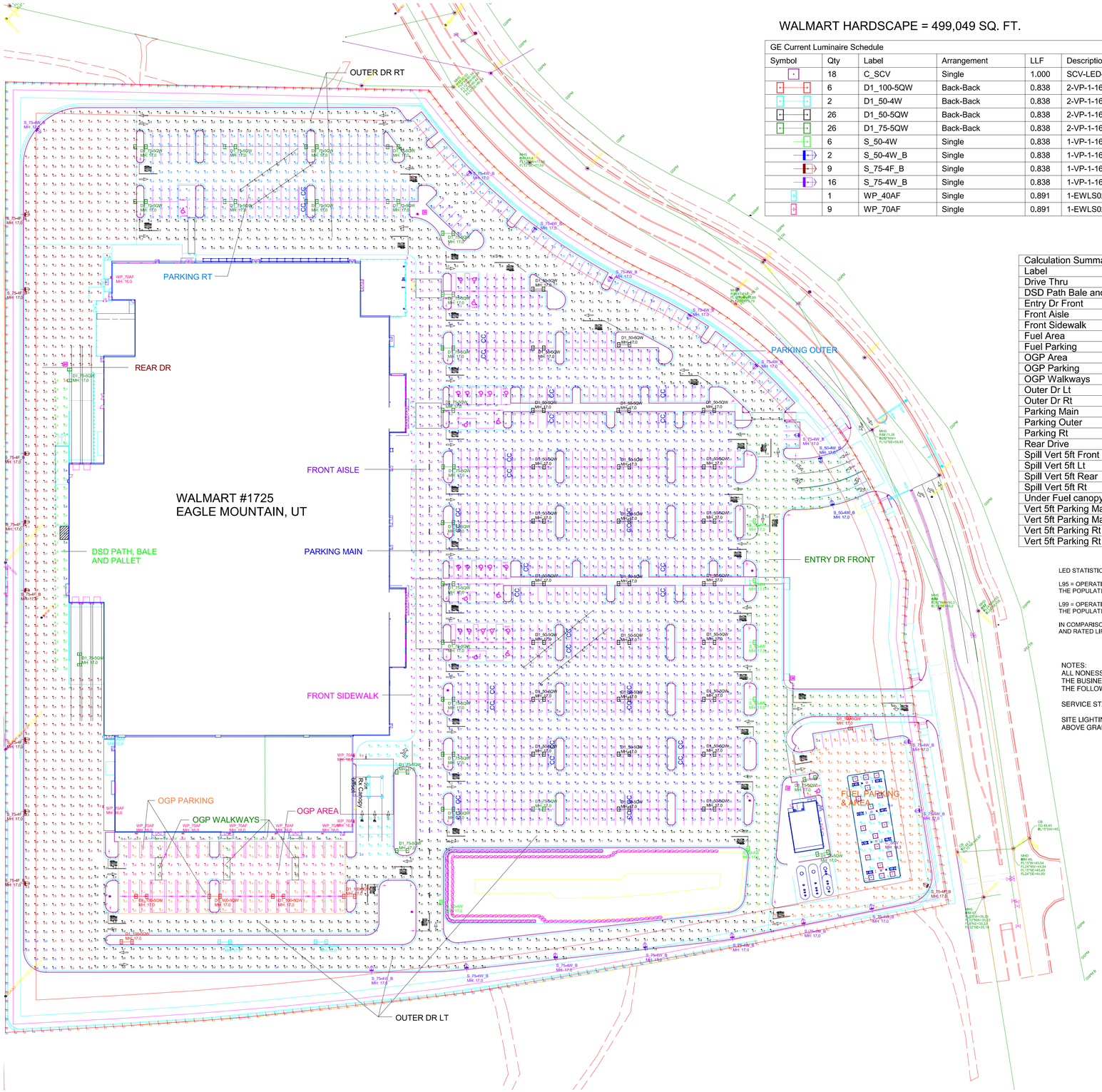


DRAWN BY	DATE	TITLE:
DAN BALLING	12/30/2013	12' SECTION W/ MASS EXTENDERS
16500 SOUTH 500 WEST BLUFFDALE, UTAH 84065 PHONE: (801) 571-2028		DWG NO. WD-15
		SCALE: 1: 30 / SHEET 1 OF 1

20' GEOGRID FRICTION CONNECTION



VERTI BLOCK	DRAWN BY: DAN BALLING	DATE: 12/12/2013
16500 SOUTH 500 WEST BLUFFDALE, UTAH 84065 PHONE: (801) 571-2028	TITLE: 20' FRICTION DETAIL	
	DWG NO. M-03	
	SCALE: 1: 42	SHEET 1 OF 1



Scale: 1 inch= 60 Ft.

THIS IS A D SIZE SHEET. THE NOTED SCALE IS NOT VALID IF PRINTED AS ANY OTHER SIZE.

WALMART HARDSCAPE = 499,049 SQ. FT.

GE Current Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens	BUG Rating
	18	C_SCV	Single	1.000	SCV-LED-10L-SC-30 Fuel canopy by other mfg.	67	9652	B3-U0-G1
	6	D1_100-5QW	Back-Back	0.838	2-VP-1-160L-100-27K8-5QW-480-A3U-BLT-F-7PR-SC	194.306	27926	B4-U0-G2
	2	D1_50-4W	Back-Back	0.838	2-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC	107.4	15042	B1-U0-G2
	26	D1_50-5QW	Back-Back	0.838	2-VP-1-160L-50-27K8-5QW-480-A3U-BLT-F-7PR-SC	107.4	16528	B3-U0-G2
	26	D1_75-5QW	Back-Back	0.838	2-VP-1-160L-75-27K8-5QW-480-A3U-BLT-F-7PR-SC	145	21624	B4-U0-G2
	6	S_50-4W	Single	0.838	1-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC	53.7	7521	B1-U0-G2
	2	S_50-4W_B	Single	0.838	1-VP-1-160L-50-27K8-4W-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	53.7	6639	B1-U0-G2
	9	S_75-4F_B	Single	0.838	1-VP-1-160L-75-27K8-4F-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	72.5	9142	B1-U1-G2
	16	S_75-4W_B	Single	0.838	1-VP-1-160L-75-27K8-4W-480-A3U-BLT-F-7PR-SC w/HSS-90-B-BLT	71.582	8963	B1-U0-G2
	1	WP_40AF	Single	0.891	1-EWLS02040AF727N1FMBLCK	27	3500	B1-U0-G1
	9	WP_70AF	Single	0.891	1-EWLS02070AF727N1FMBLCK	52	6100	B2-U0-G1

Calculation Summary Illuminance Foot-candles

Label	Avg	Max	Min	Avg/Min	Max/Min
Drive Thru	3.31	6.6	2.0	1.66	3.30
DSD Path Bale and Pallet	1.31	3.5	0.4	3.28	8.75
Entry Dr Front	1.78	3.9	0.4	4.45	9.75
Front Aisle	3.41	6.3	2.1	1.62	3.00
Front Sidewalk	1.35	2.1	1.2	1.13	1.75
Fuel Area	4.96	21.7	1.6	3.10	13.56
Fuel Parking	3.87	4.5	2.8	1.38	1.61
OGP Area	2.81	3.8	1.7	1.65	2.24
OGP Parking	3.53	5.9	1.5	2.35	3.93
OGP Walkways	3.56	7.0	1.6	2.23	4.38
Outer Dr Lt	2.43	7.0	0.4	6.08	17.50
Outer Dr Rt	1.87	4.4	0.4	4.68	11.00
Parking Main	2.40	5.2	0.9	2.67	5.78
Parking Outer	2.38	3.6	0.8	2.98	4.50
Parking Rt	2.87	4.7	1.0	2.87	4.70
Rear Drive	1.40	6.0	0.0	N.A.	N.A.
Spill Vert 5ft Front	0.16	0.8	0.0	N.A.	N.A.
Spill Vert 5ft Lt	0.11	0.6	0.0	N.A.	N.A.
Spill Vert 5ft Rear	0.03	0.1	0.0	N.A.	N.A.
Spill Vert 5ft Rt	0.19	0.3	0.0	N.A.	N.A.
Under Fuel canopy by others	26.24	37.2	12.9	2.03	2.88
Vert 5ft Parking Main IN	2.35	4.1	0.4	5.88	10.25
Vert 5ft Parking Main OUT	2.03	5.9	0.4	5.08	14.75
Vert 5ft Parking Rt IN	1.33	3.0	0.5	2.66	6.00
Vert 5ft Parking Rt OUT	2.69	6.9	0.5	5.38	13.80

LED STATISTICS SHOWN ARE AT 50000 HOURS L95 & L99 RATING (~12 YEARS @ 12 HRS/DAY)

L95 = OPERATING HOURS AT WHICH AN AVERAGE OF 5% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 95% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L99 = OPERATING HOURS AT WHICH AN AVERAGE OF 1% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 99% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF B50, WHERE B50 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

NOTES:
ALL NONESSENTIAL COMMERCIAL EXTERIOR LIGHTING SHALL ONLY CONTINUE IN OPERATION UNTIL 11:00PM OR FOR AS LONG AS THE BUSINESS IS OPEN OR AREA IS IN ACTIVE USE AND SHALL REMAIN OFF UNTIL THE BUSINESS REOPENS OR UNTIL DAYLIGHT THE FOLLOWING DAY.

SERVICE STATION CANOPY LUMINARIES TO BE FLUSH WITH LOWER SURFACE OF CANOPY.

SITE LIGHTING PROPOSED TO BE INSTALLED ON 14 FEET POLE ON 3 FEET BASE FOR FIXTURE HEIGHT TO BE MAXIMUM 17 FEET ABOVE GRADE.

LPD Area Summary

Label	Area	Total Watts	LPD
LPD_Fuel Canopy	4929	1206	0.245

Total Outdoor Output Standard (17.56.050)

Net Area (Acre)	Proposed Lumens Total	Proposed Lumens per Acre	Allowable Lumens per Acre
19.77	1,492,934	75,515	100,000

Canopy Output Standard (17.56.080)

Net Area (Sqft)	Proposed Lumens Total	Proposed Lumens per Sqft	Allowable Lumens per Sqft
4,929	173,736	35	40

WALMART ALLOWED LUMEN TOTAL COMPLIANCE CHART

Instructions: Insert site information into the yellow cells. If you need to insert rows and drag formulas, password to unprotect sheet is "ge"

Store #: 1725
City: Eagle Mountain
State: UT

Total Area in Square Feet (minus bldg., sidewalk, canopies, Garden Ctr., etc.): 499,049 Square Feet

Number of Parking Area Entrances: 2 Entrances

MLO ALLOWANCES
based on MLO release June 15, 2011

Allowable Lumens per Sq/Ft Hardscape (Initial)	5	Lumens
Addit. Allowable Lumens per Entrance (Initial)	600	Lumens
Addit. Lumen Allowance For Entrances (Initial)	1,200	Lumens
Site Total Allowable Lumens (Initial)	2,496,445	Lumens

Actual Initial Lumens Installed

Fixture Type	B-U-G Rating	#Luminaires per pole or # wall packs	# Poles For wall packs use	Watts per Arrangement	Initial Lumens per Arrangement	Total Watts	Total # of Luminaires	Total Lumens
D1_100-5QW	B4-U0-G2	2	6	194.306	27926	1,166	12	167,556
D1_50-4W	B1-U0-G2	2	2	107.4	15042	215	4	30,084
D1_50-5QW	B3-U0-G2	2	26	107.4	16528	2,792	52	429,728
D1_75-5QW	B4-U0-G2	2	26	145	21624	3,770	52	562,224
S_50-4W	B1-U0-G2	1	6	53.7	7521	322	6	45,126
S_50-4W_B	B1-U0-G2	1	2	53.7	6639	107	2	13,278
S_75-4F_B	B1-U1-G2	1	9	72.5	9142	653	9	82,278
S_75-4W_B	B1-U0-G2	1	16	71.582	8963	1,145	16	143,408
WP_40AF	B1-U0-G1	1	0	27	3500	27	1	3,500
WP_70AF	B2-U0-G1	9	0	52	6100	468	9	6,100
C_SCV	B3-U0-G1	0	0	67	9652	0	0	9,652
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0

BUG ratings on this calculator may differ from BUG on the design due to TM-15 update mid 2011

PROJECT IS COMPLIANT?	Total Poles	Light Power Density (LPD)	Lumens per Watt (LPW)	Total Watts	Total Luminaires	Total Lumens
YES	93	0.0214	140	10,665	163	1,492,934

Current

The magnitude of the differences between detailed analysis methods and field measurements varies. In general, differences of less than 20% can be expected, but in extreme cases, where a calculation method cannot handle the complexity of the lighting system, they may be greater. A more complete discussion of the uncertainties is available.

ANSI / IES LS-6-20
Lighting Science: Calculation of Light and its Effects

Provided for:
Brandon Alley
Galloway US
Patick Kelly - Current

Provided BY:
Application Solution Center
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1-828-393-3774

3010 Spartanburg Hwy.,
East Flat Rock, NC 28726

Designer: Debbie Johnson
Date:10/24/2023
Drawing #: A231794B.AGI

WALMART SC #1725
EAGLE MOUNTAIN, UT
BEACON VP-1 2700K
Evolve Wall Pack EWLS 2700K
17ft mounting height - City
Horizontal FC's at grade &Verticals 5ft a.f.g.
new site plan & add canopy by other mfg.

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | OPTICS STRIKE

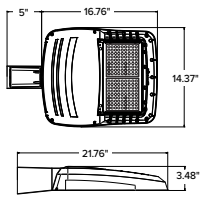


FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

SIZE 1



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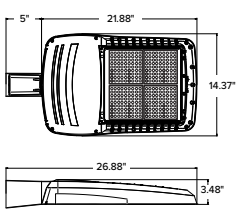

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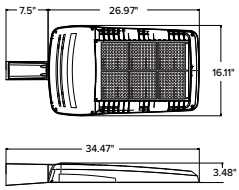

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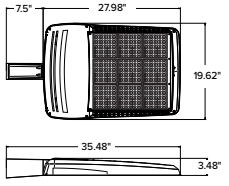

CONTROL TECHNOLOGY

CONNECT | WIRED | WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year warranty

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform
Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– Optic Platform

ST	Strike

– Size

1	Size 1
2	Size 2
3	Size 3
4	Size 4

– Light Engine

36L-39 [8]	5500 lumens
36L-55 [8]	7500 lumens
36L-85	10000 lumens
36L-105	12500 lumens
36L-120	14000 lumens
72L-115	15000 lumens
72L-145	18000 lumens
72L-180	21000 lumens
72L-210	24000 lumens
72L-240	27000 lumens
108L-215 [8]	27000 lumens
108L-250	30000 lumens
108L-280	33000 lumens
108L-325	36000 lumens
108L-365	40000 lumens
162L-320	40000 lumens
162L-365 [10]	44000 lumens
162L-405	48000 lumens
162L-445	52000 lumens
162L-485	55000 lumens
162L-545 [8]	60000 lumens
CLO	Custom Lumen Output [1]

– CCT/CRI

AM	monochromatic amber, 595nm
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
3K9	3000K, 90 CRI
35K8	3500K, 80 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

– Distribution

FR	Auto Front Row
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QN	Type 5 Square Narrow
5QW	Type 5 Square Wide
5QM	Type 5 Square Medium
5W	Type 5 Wide (Round)
5RW	Type 5 Rectangular
C	Corner Optic
TC	Tennis Court Optic

– Optic Rotation

BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

– Voltage

UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

– Mounting

A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– Color

BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option

CC	Custom Color

– Options

F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

Network Control Options

NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors

BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls

SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]

Photocontrols

PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

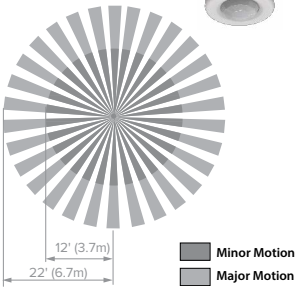
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

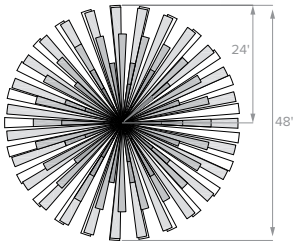
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



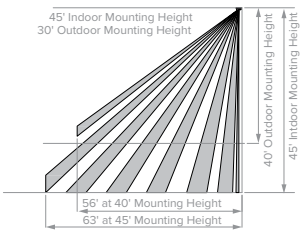
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

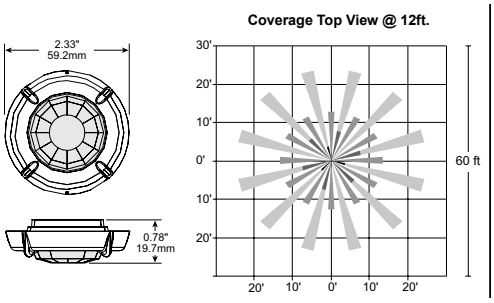
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

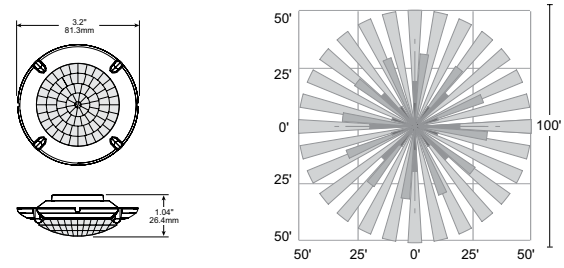
OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–		3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		3PR-TL

COVERAGE PATTERNS FOR SCP_F





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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.250		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	0.255		

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

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ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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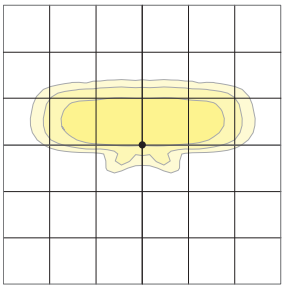
CATALOG #:

MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



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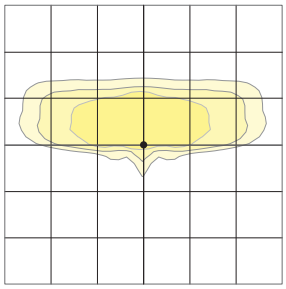

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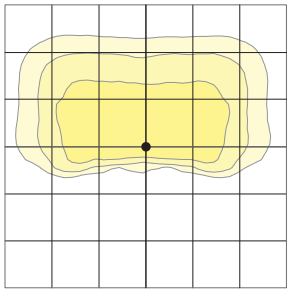

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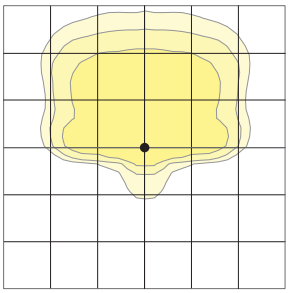
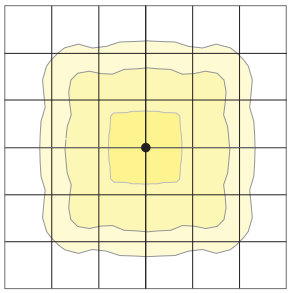


Type 5QW



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VIPER LUMINAIRE

DATE: LOCATION:

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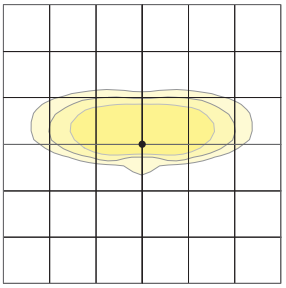
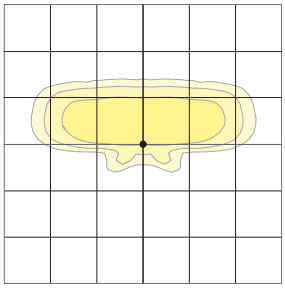
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



Type 2



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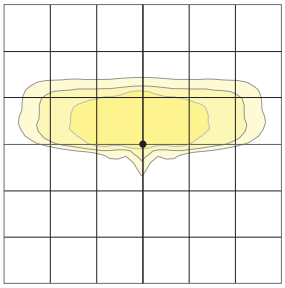
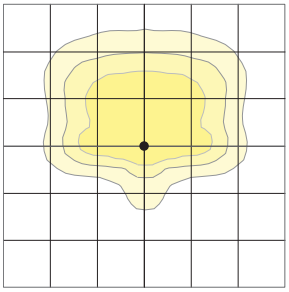
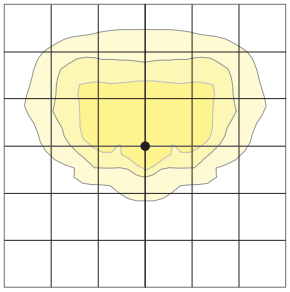


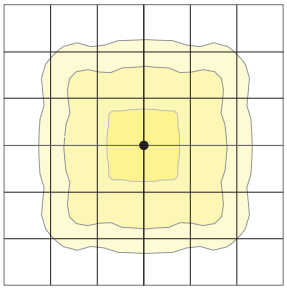
Type 4 Forward



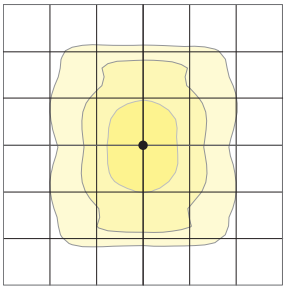
Type 4 Wide



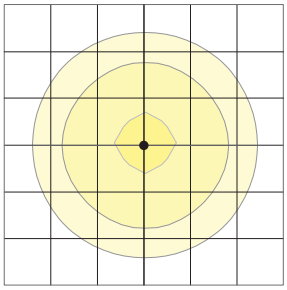
Type 5QM



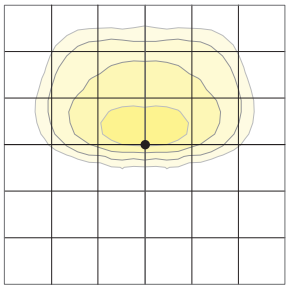
Type 5RW (rectangular)



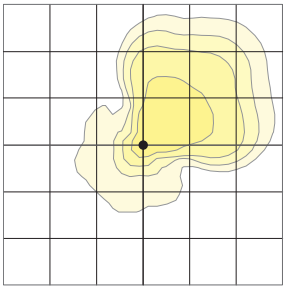
Type 5W (round wide)



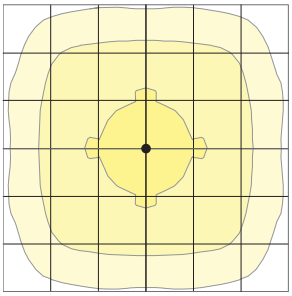
Type TC



Type Corner



Type 5QW



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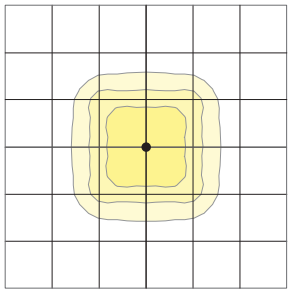

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BEACON
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DATE: LOCATION:

TYPE: PROJECT:

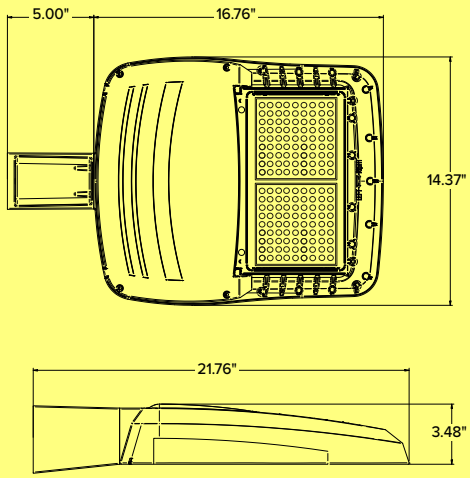
CATALOG #:

VIPER Area/Site

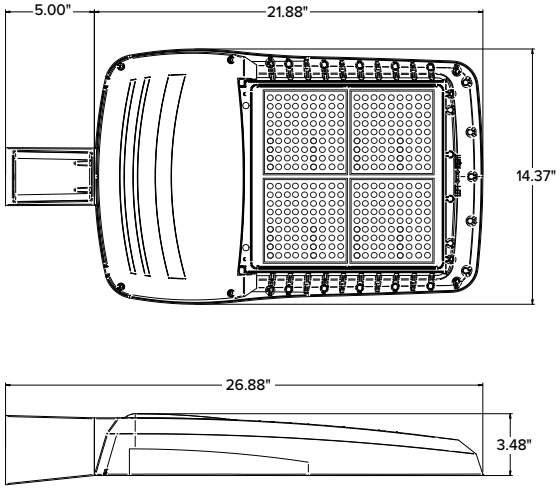
VIPER LUMINAIRE

DIMENSIONS

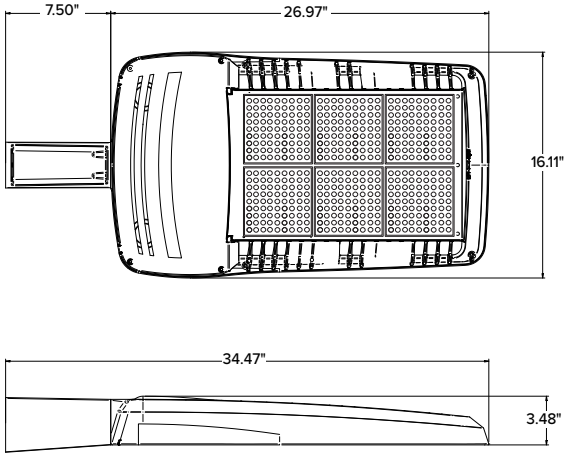
SIZE 1



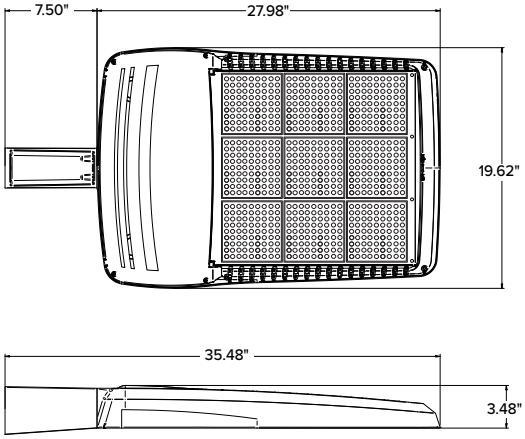
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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DATE: LOCATION:

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VIPER Area/Site

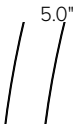
VIPER LUMINAIRE

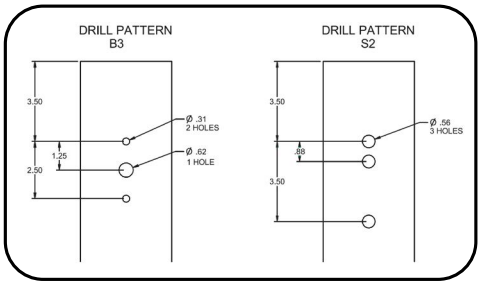
MOUNTING

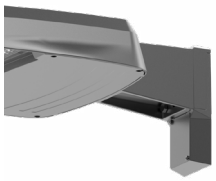


A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

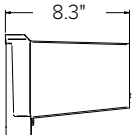


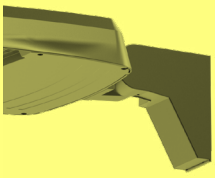




ASQU–UNIVERSAL ARM MOUNT

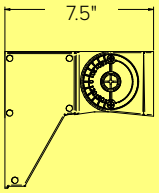
Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

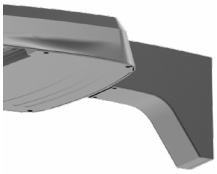




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

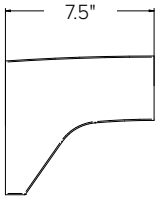
Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 15˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation.
Strike configurations have a 30° aiming limitation.

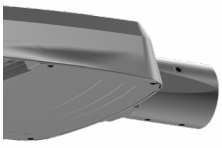




ADU–DECORATIVE UPSWEPT ARM

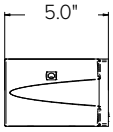
Upswept Arm compatible with drill patterns from 2.5" to 4.5" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

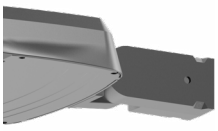




MAF–MAST ARM FITTER

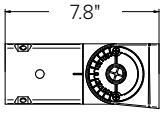
Fits 2-3/8" OD horizontal tenons.

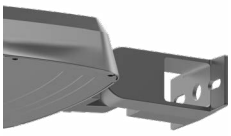




K–KNUCKLE

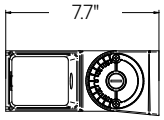
Knuckle mount 15˚ aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

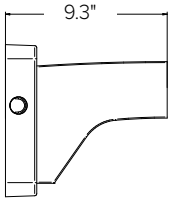
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

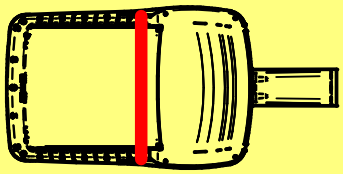
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

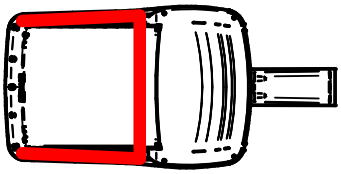
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

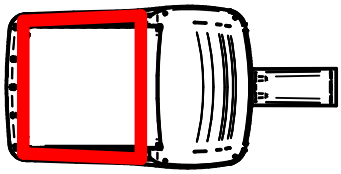
VPR2x HSS-90-B-xx



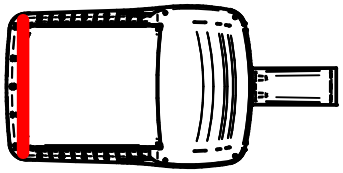
VPR2x HSS-270-BSS-xx



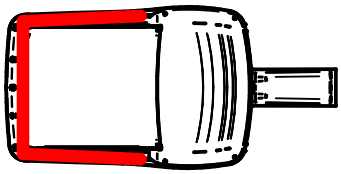
VPR2x HSS-360-xx



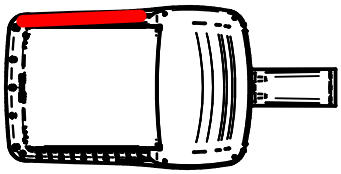
VPR2x HSS-90-F-xx



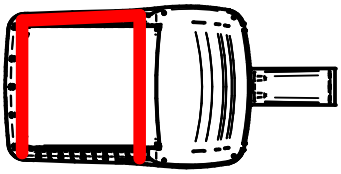
VPR2x HSS-270-FSS-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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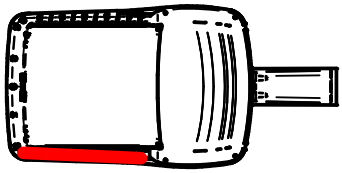

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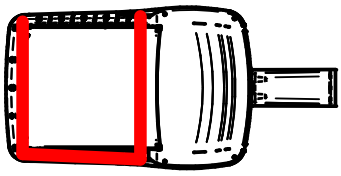

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EVOLVE



CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

EWLS L Series

LED Wall Pack

The Evolve® LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

Construction

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

Optical System

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

Surge Protection

Surge Protection	10kV/5kA (Standard) 3kV/1.5kA (EMBB)

***Per ANSI C136.2-2015**

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	DISTRIBUTION	LXX(10K) @ HOURS		
		25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

Warranty

☐ 5 Year (Standard)

Emergency Battery Backup

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

- Hold-Up Time: 90 minutes @ 1,400 lumens.
- Meet egress light level and uniformity requirements
- Not available in 347V
- Operating Temperature (for EMBB models) 0° to 40°C
- 3kV/1.5kA surge protection for EMBB models.

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

IP66 Optical

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EVOLVE

EWLS L Series
LED Wall Pack

CUSTOMER NAME _____

PROJECT NAME _____

DATE _____ TYPE _____

CATALOG NUMBER _____

Ordering Information

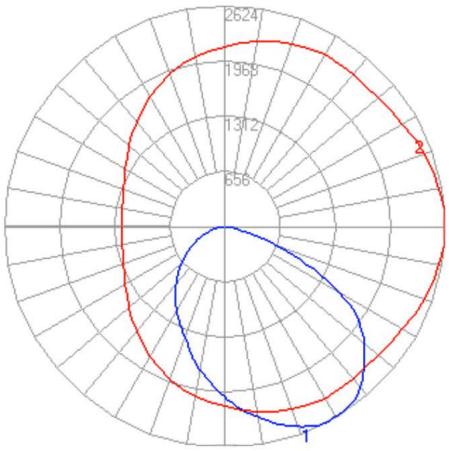
E W L S 02 AF 70

_ _ _ _

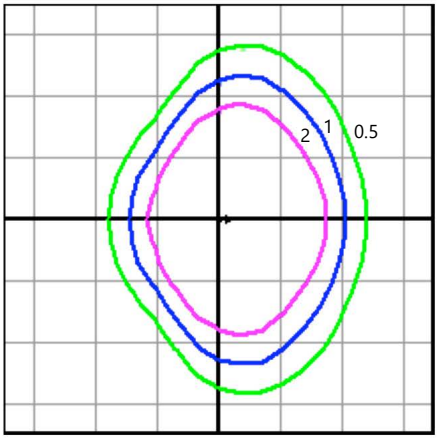
CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

70AF
ASYMMETRIC FORWARD

7000 LUMEN
EWLS02_70AF750___-120-277V.ies



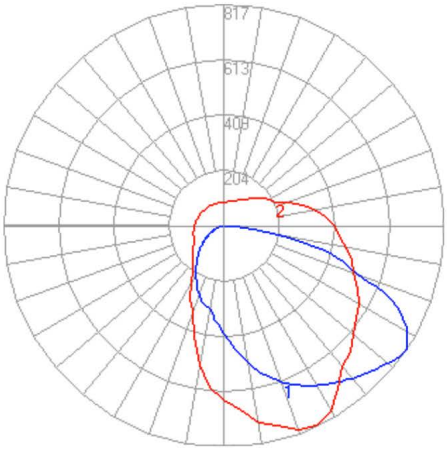
— Vertical plane through horizontal angle of Max. Cd at 0°
— Horizontal cone through vertical angle of Max. Cd at 27°



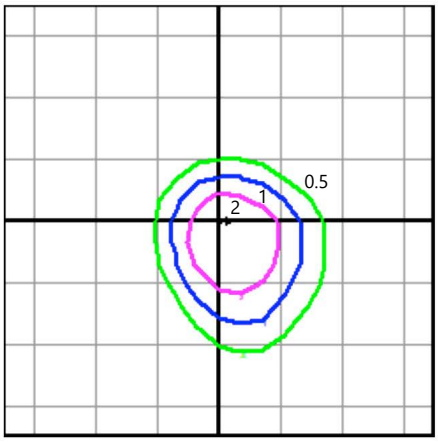
- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

EMBB Mode
ASYMMETRIC FORWARD

1400 LUMEN
EWLS02_EMBB___.ies



— Vertical plane through horizontal angle of Max. Cd at 295°
— Horizontal cone through vertical angle of Max. Cd at 55°



- Mounting Height at 10'
- Initial Footcandle at Grade
- Light Level: 0.5fc, 1fc, 2fc

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EVOLVE

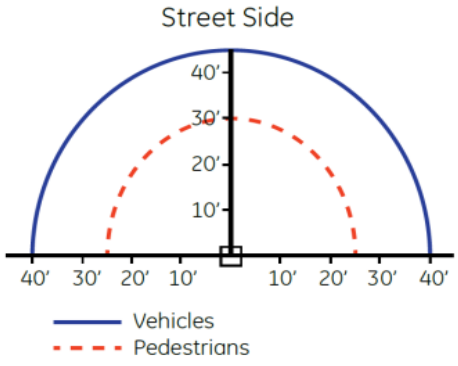
EWLS L Series
LED Wall Pack

CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

H Motion Sensing Option

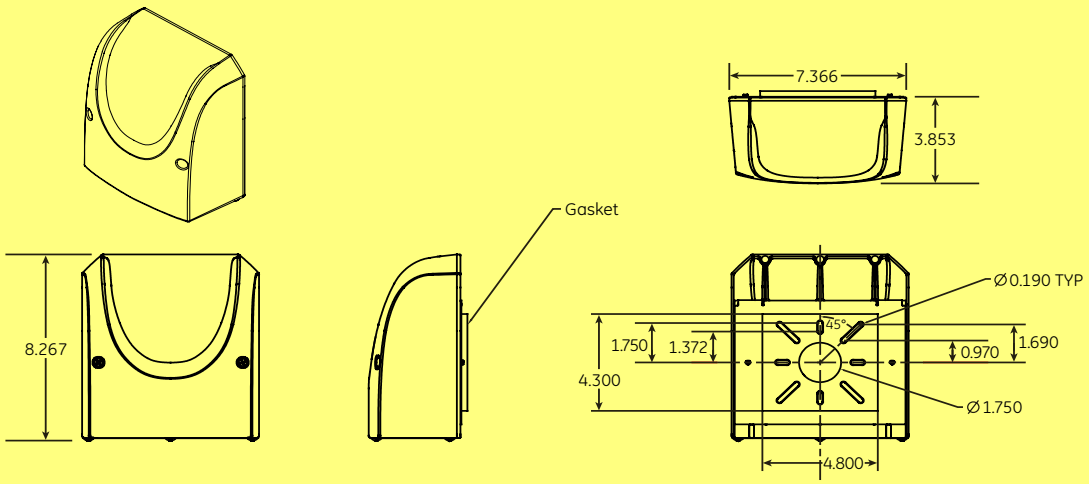
Intended for 8-25ft mounting heights
Provides coverage area radius for walking motion of 25-30 ft
Provides 180° degree coverage (180° degree blocked by wall)
Integrated Photoelectric control
Default Settings:
Output: Occupied - 100%/Unoccupied - 50%
10% dimming after 5 minutes with no occupancy
Adds < 1W to fixture power rating
Field programmable using FSIR-100 hand held programmer **SKU # 197634 (WS FSIR-100)**

Sensing Pattern:

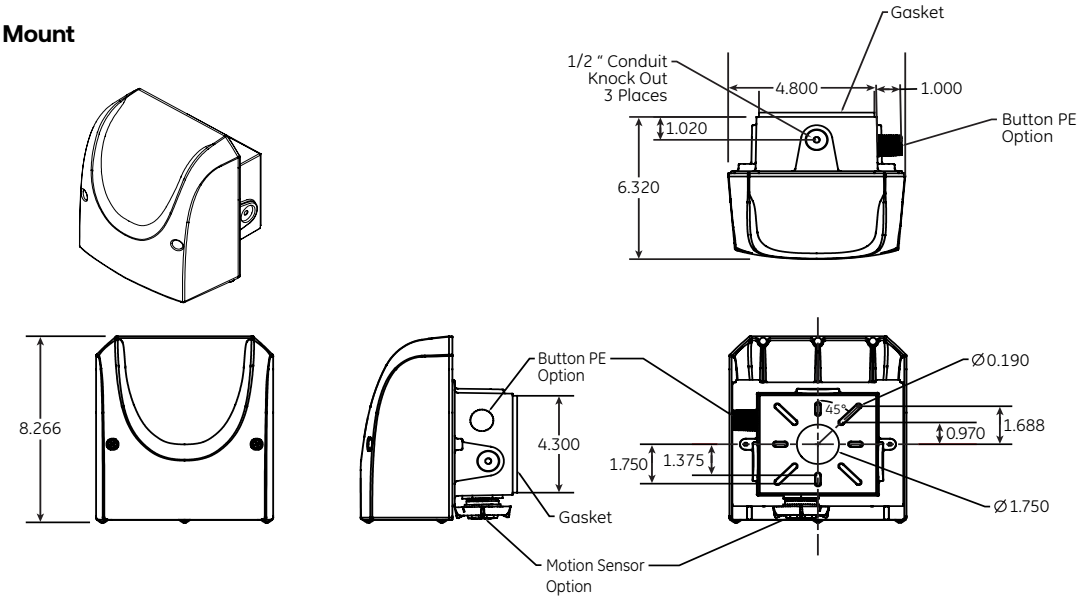


Sensing Pattern Wall Pack Fixture: 8-25 ft.

Flush Mount



Conduit Box Mount



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CUSTOMER NAME _____
PROJECT NAME _____
DATE _____ TYPE _____
CATALOG NUMBER _____

Mounting

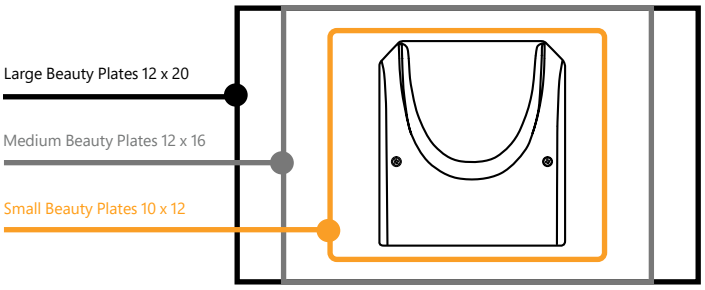
- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
- Flush Mount: Mounts directly to customer supplied junction box
- Conduit Box Mount: Mounts to walls via separate mounting box with conduit knockouts.

Accessories

SAP NUMBER	SKU DESCRIPTION	DESCRIPTION	FINISH
93098508	EWLSAE1BLCK	10" x 12" Beauty Plate	BLACK
93098507	EWLSAE1DKBZ	10" x 12" Beauty Plate	DARK BRONZE
93098509	EWLSAE2BLCK	12" x 16" Beauty Plate	BLACK
93078134	EWLSAE2DKBZ	12" x 16" Beauty Plate	DARK BRONZE
93098506	EWLSAE2GRAY	12" x 16" Beauty Plate	GRAY
93082336	EWLSAE2WHTE	12" x 16" Beauty Plate	WHITE
93117503	EWLSAE3BLCK	12" x 20" Beauty Plate	BLACK
93082337	EWLSAE3WHTE	12" x 20" Beauty Plate	WHITE
93060351	EWLSAD	Diffuser	

Accessories: Escutcheon Plates

Cover the unsightly debris marks on your building facade with color matched wall pack beauty plates. Mounting hole patterns and dimensions are compatible with typical building surface fastening methods.



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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Scottsdale Vertex™ (SCV)

Petroleum Canopy Light

17.56.080
C. Service Station Canopies. All service station canopies shall comply with the following:

1. Shielding. All luminaries shall be flush with the lower surface of canopies and utilize flat glass or plastic covers.



I thinks this light will suffice if recessed into the canopy so the lighting elements are at or above the canopy lower surface.

OVERVIEW	
Lumen Package (lm)	9,000 - 23,000
Wattage Range (W)	67 - 188
Efficacy Range (LPW)	109 - 154
Weight lbs (kg)	18.5 (8.4)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

Optical System

- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered flat glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver; features include over-voltage, undervoltage, short circuit and over temperature protection.
- Integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards.
- Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C. (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +35°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90.
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
  - Gas Groups A, B, C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation (Standard)

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware bracket kit ordered separately as an accessory.

Installation (REDiMount)

- Patent pending 3 piece quick mounting system; components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: SCV LED 13L SC UNV DIM 50 WHT IMSBT2 REDI

Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	**LED**	**10L** - 10,000 Lumens **13L** - 13,000 Lumens **15L** - 15,000 Lumens **20L** - 20,000 Lumens **23L** - 23,000 Lumens **Custom Lumen Packages**[1] **23L** - 23,000 Lumens	**SC** - Standard Symmetric **SCFT** - Combination Standard Symmetric and Forward Throw[1]	**UNV** - Universal Voltage (120-277VAC) **HV** - 347-480V[2]	**DIM** - 0-10V Dimming[3]	**30** - 3000K **40** - 4000K **50** - 5000K	**WHT** - White **BLK** - Black **BRZ** - Bronze	**Blank** - None **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) **IMSBT1L** - Integral Bluetooth™ Motion and Photocell Sensor (8 - 24' mounting height)[4] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25 - 40' mounting height)[4] **HL** - Hazardous Location Class 1 Div 2[5]	**Blank** - None **REDI** - REDiMount integrated junction box system[6]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
673425R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings[7]
676011R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel[8]
673426R2	Retrofit Panel Kit - RECU Richmond to SCV
673427R2	Retrofit Panel Kit - UNV Universal 2x2 to SCV
357282	Retrofit 2x2 Cover Panel Blank (no holes)
354702	Retrofit RIC Cover Panel Blank (no holes)
557193WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)
564160WHT	26" X 32" Beauty Plate Kit (with 4" Center hole)

Part Number	Description
687461	Junction Box
1320540	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
678291R2WHT	Rectangular Top Plate Kit (includes top plate and sealant)
673433R2	Surface Mount Box
687462R2	Retrofit Kit - CRU/CRUS to SCV
744333	Retrofit Kit for SCM/SCV to upgrade SC/SCF/EC/ECTA White
752172R2	Bracket SCM/SCV Direct Mount with Hardware

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 HV not available with REDiMount.
3 0-10 low voltage wired dimming not available with REDiMount.
4 IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5 HL not compatible with AirLink, IMSBT, 3000K, or REDiMount.
6 Light fixture engine ships with REDiMount attached.
7 Ideal for 9" to 12" openings.
8 Ideal for 9" openings.

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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PERFORMANCE

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Delivered Lumens*

Lumen Package	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	
10L	9,652	144	B3-U0-G1	9,928	148	B3-U0-G1	10,317	154	B3-U0-G1	67
13L	12,567	140	B3-U0-G1	12,927	144	B3-U0-G1	13,443	149	B3-U0-G1	90
15L	13,999	137	B3-U0-G1	14,399	141	B3-U0-G1	14,963	147	B3-U0-G1	102
20L	18,755	141	B4-U0-G1	19,598	147	B4-U0-G1	20,234	152	B4-U0-G1	133
23L	21,783	141	B4-U0-G2	22,406	145	B4-U0-G2	23,284	150	B4-U0-G2	155
23L (SCFT)	20,886	111	B3-U0-G3	23,187	123	B4-U0-G3	23,101	123	B3-U0-G3	188

*LEDs are frequently updated therefore values are nominal.

Recommended Lumen Maintenance - SCV 15L SC[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
45	101%	95%	91%	86%	81%
50	101%	95%	90%	85%	80%

Recommended Lumen Maintenance - SCV 23 SCFT[1]

Ambient Temperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	105%	88%	73%	61%	51%
30	105%	80%	61%	47%	36%
35	105%	70%	47%	32%	21%

Recommended Lumen Maintenance - SCV 23 SC[1]

Ambient emperature °C	Lumen Multiplier				
	Initial[2]	25k hr[2]	50k hr[2]	75k hr[3]	100k hr[3]
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	101%	96%	91%	86%	82%

Electrical Data - Current draw in AMPS*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
10L	67	0.56	0.32	0.28	0.24	0.19	0.14
13L	90	0.75	0.43	0.37	0.32	0.26	0.19
15L	102	0.85	0.49	0.42	0.37	0.29	0.21
20L	133	1.1	0.64	0.55	0.48	0.38	0.28
23L (SC)	155	1.29	0.75	0.65	0.56	0.45	0.32
23L (SCFT)	188	1.57	0.9	0.78	0.68	0.54	0.39

*Electrical data at 25˚C (77F). Actual wattage may differ by +/-10%.

1 Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

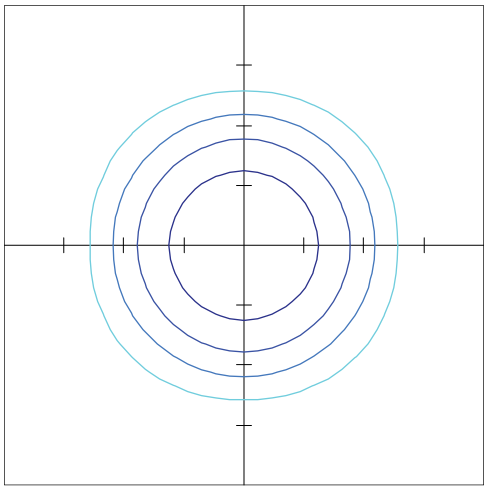
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

SCV-LED-15L-SC-50

Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	15,410
Watts	103
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4,101.6	26.6%
Medium (30-60°)	8,386.4	54.4%
High (60-80°)	2,748.8	17.8%
Very High (80-90°)	173.4	1.1%
Uplight (90-180°)	0	0.0%
Total Flux	15,410.2	100%

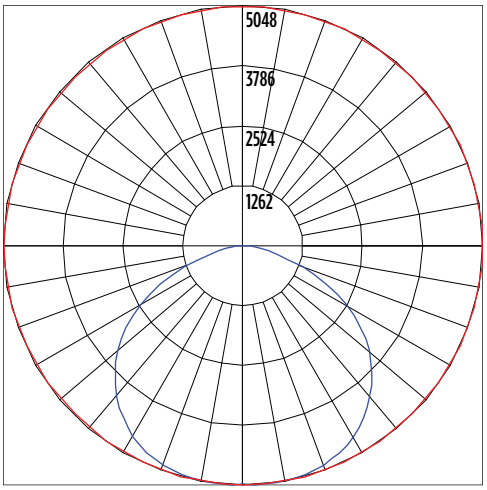
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



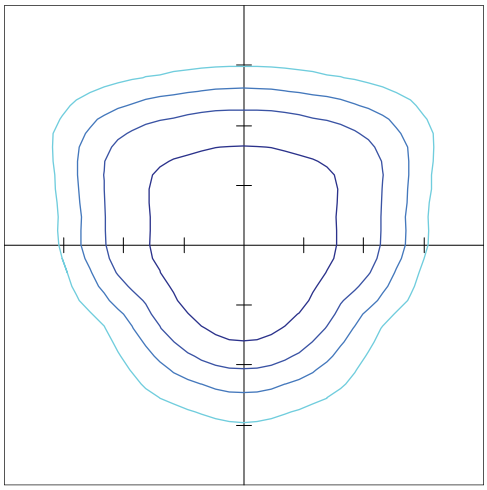
Vertical Plane Horizontal Cone

SCV-LED-23L-SCFT-50

Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	24,361
Watts	191.5
Efficacy	127
IES Type	Type IV - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	4,368.4	17.9%
Medium (30-60°)	12,592.5	51.7%
High (60-80°)	6,960.6	28.6%
Very High (80-90°)	439.5	1.8%
Uplight (90-180°)	0	0.0%
Total Flux	24,361.0	100%

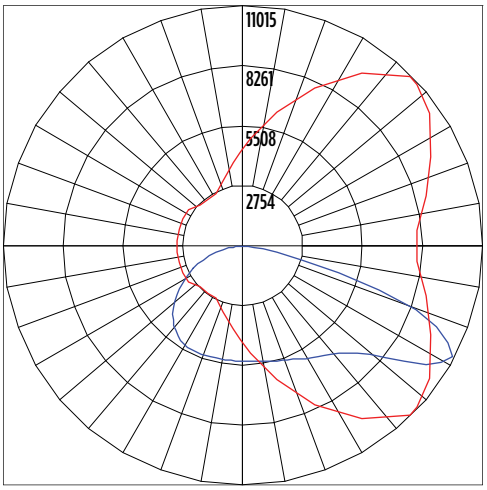
ISO Footcandle



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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Scottsdale Vertex™ (SCV) Petroleum Canopy Light

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PRODUCT DIMENSIONS

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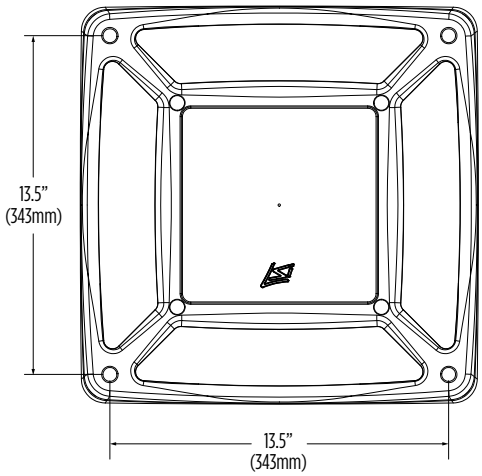
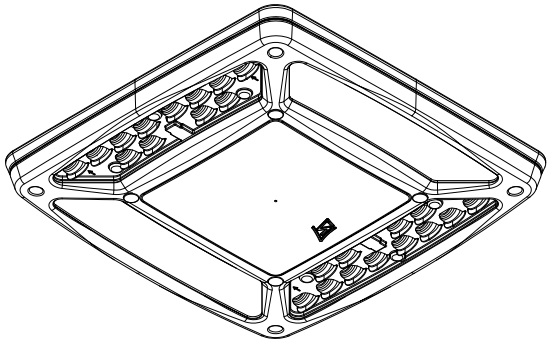
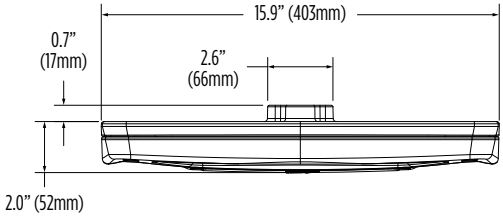
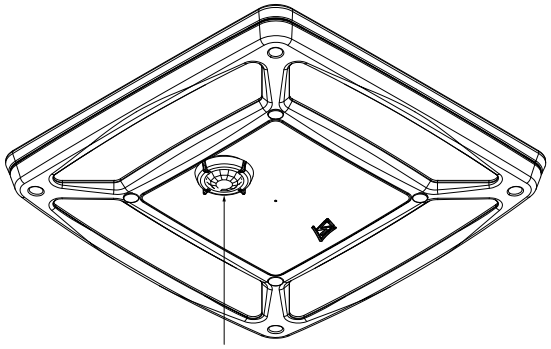


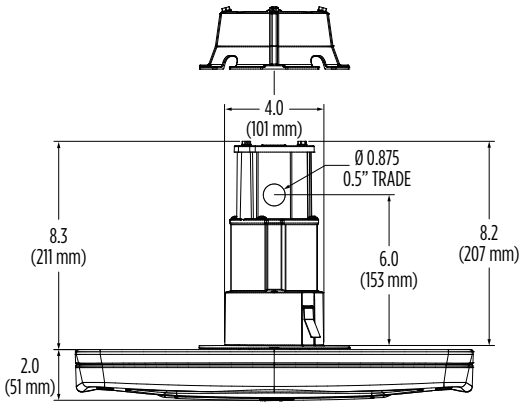


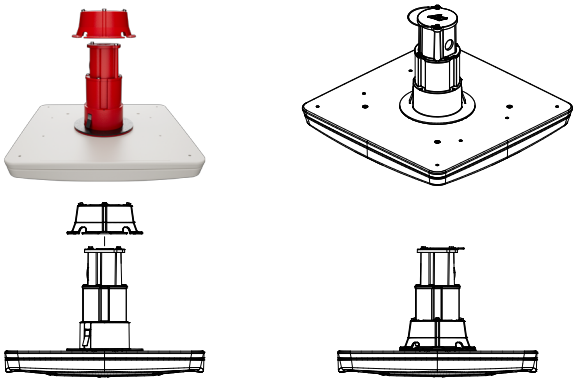
SCFT Distribution



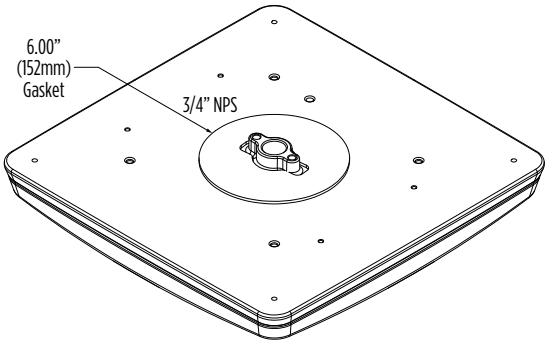


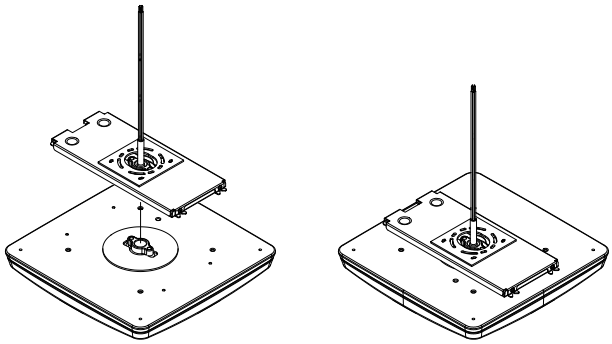
IMSBTxL Option





REDiMount





Direct Mount Accessory

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CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBT1L, IMSBT2L)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBTxL

AirLink Blue (ALBC, ALBCS1, ALBCS2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

Click here to learn more details about AirLink Blue

RETROFIT KITS

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LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

Click here to learn more details on all our Retrofit Kits

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	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	City-wide

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve an ordinance amending EMMC Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas.

BACKGROUND:

EMMC requires landscape islands with a minimum dimension of 5 x 20 feet on single-row parking every 12 stalls or 5 x 40 feet on double-row parking every 24 stalls. The Code also permits a minimum drive aisle dimension of 24 feet. Parking stall minimum dimensions are required at 9 x 18 feet (was 20 feet deep several years ago). The parking stall depth dimension does not match the landscape island depth dimension which then creates a minimum aisle width of 28 feet between stalls unless parking is voluntarily created at 20 feet deep. A typical parking setup will be 18-foot deep stalls, 20-foot deep islands, and a drive lane at 28 feet between stalls. However, many sites approved over the last several years have been developed with 16-foot or 36-foot islands. The proposed amendment changes the required landscape island dimensions from 5 x 20 feet and 5 x 40 feet to 6 x 18 feet or 6 x 36 feet. This brings the island to the same depth dimension as a parking stall. However, increasing the width by 1 foot while decreasing depth will increase island square footage from 100 or 200 square feet to 108 or 216 square feet.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Ordinances pertaining to zoning code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends 5-0 to the City Council, amendments to EMMC Section 17.55.080.C, Landscaping in Parking and Drive Lane Areas, as shown in the staff report exhibit.

ATTACHMENTS:

ORD--EMMC 17.55.080.C Landscaping in Parking Areas

EMMC 17.55.080 Landscape Islands

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTERS 17.55.080.C LANDSCAPING IN PARKING AND DRIVE LANE AREAS.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.55.080.C, Landscaping in parking and drive lane areas as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapters 17.55.080.C, Landscaping in parking and drive lane areas.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

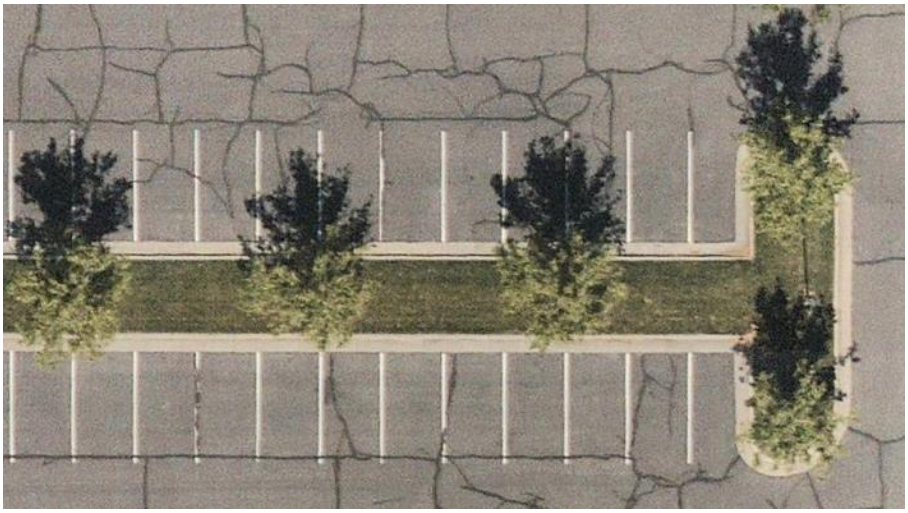
17.55.080 Landscaping in parking and drive lane areas.

C. Required Parking Islands.

1. Islands on Doubled Rows of Parking. On doubled rows of parking ~~stalls~~, there shall be one ~~40~~36-foot-long by ~~five~~six-foot-wide landscaped island on each end of the parking rows, plus one ~~40~~36-foot-long by ~~five~~six-foot-wide landscaped island to be placed at minimum of every 12 parking stalls. Measurements shall be taken from the curb wall. Each island on a doubled parking row~~s~~ shall include a minimum of two deciduous trees per planter having a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Other landscape installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscape islands. Xeriscaping is encouraged in these areas.

2. Islands on Single Rows of Parking. On single rows of parking, there shall be one ~~20~~18-foot-long by ~~five~~six-foot-wide landscaped island on each end of the parking rows, plus one 18-foot-long by six-foot-wide landscaped island to be placed at a minimum of every 12 stalls. Measurements shall be taken from the curb wall. Each Island~~s~~ on a single parking row shall include ~~have~~ a minimum of one deciduous tree per planter having a minimum trunk size of one and one-half inches in caliper measured eight inches above the soil line. Other landscape~~ing~~ installed in the island shall include shrubbery and an acceptable ground cover. No hard surface improvements such as concrete or asphalt are allowed within any landscaped islands. Xeriscaping is encouraged in these areas.

3. Landscape islands may be replaced on double rows of parking with a landscape median at least 6 feet in width running length of the double parking row. Trees shall be planted every 30 feet and end islands shall be required.



	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, regarding multi-family building height and height of a Religious or Cultural Meeting Hall.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	City-wide

PUBLIC HEARING:
Yes

PREPARED BY:
David Stroud, Planning

PRESENTED BY:
David Stroud, Senior Planner

RECOMMENDATION:
Staff recommends the City Council approve an ordinance amending various sections in EMMC regarding multi-family building height and height of a Religious or Cultural Meeting Hall.

BACKGROUND:
The current EMMC has a maximum height of 35 feet on multi-family units and three stories. The Code is proposed to be changed to a maximum of 45 feet with no change to the maximum of three stories. An increase in height will allow for greater architectural options such as steeper roofs, interior ceiling height variability, and rooftop amenities.

Religious and Cultural Meeting Halls are regulated by the height standard of the zone in which they are located. This type of use is typically located in a residential zone which has a maximum height of 35 feet with the ancillary structure an additional 10 feet above the finished structure height. The proposed change will permit the ancillary structure height to not exceed 70 feet above grade. A survey of many of the churches in the City show ancillary structure height at 60-70 above grade.

ITEMS FOR CONSIDERATION:

The multi-family building height is proposed to only apply to the MF-2 zone. The main difference between this zone and the MF1 zone is that the MF2 zone is 12 units or less per building and MF1 is 2-6 units per building. Townhomes will typically be constructed in the MF1 zone while stacked units (condo or apartment) will be constructed in the MF2 zone. While not increasing the total number of stories, the change does increase the potential overall height of a multi-family building in MF2. While an overall height would be permitted at 45 feet, this does not necessarily mean all future buildings in the MF2 zone will be constructed at the maximum height. It does provide for the option of greater architectural design, which is the reason for the proposed change.

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission recommends approval 5-0 to the City Council to amend various sections of EMMC Title 17 regarding height of structures in the MF2 zone, and ancillary structures of a Religious or Cultural Meeting Hall.

ATTACHMENTS:

ORD--EMMC 17 Building Height
Multi-family Building Height
Religious or Cultural Meeting Hall

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTERS 17.20, AGRICULTURE ZONE DEVELOPMENT STANDARDS AND 17.25 RESIDENTIAL ZONE DEVELOPMENT STANDARDS.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 17.20, Agriculture Zone Development Standards and 17.25, Residential Zone Development Standards, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapters 17.20, Agriculture Zone Development Standards and 17.25, Residential Zone Development Standards.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.25.040 Residential development standards

This development standards table contains required standards for each residential zone in the city. More details and clarification are included as footnotes and as generally applicable provisions later in this chapter.

General Plan Residential Category	Ag/Rural Density 1		Ag/Rural Density 2		Foothill Residential	Neighborhood Residential 1			Neighborhood Residential 2		Neighborhood Residential 3
Zone Designation	**RA1**	**RA2**	**RD1**	**RD2**	**FR**	**R1**	**R2**	**R3**	**RC**	**MF1**	**MF2**
Type of Housing	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached	SF detached (small lot)	MF 2-6 units/building	MF ≤ 12 units/building
Minimum Residential Lot Sizes	5+ acres (217,800 sq ft)	2.5 acres (108,900 sq ft)	1 acre (43,560 sq ft)	1/2 acre (21,780 sq ft)	1/4 acre (10,890 sq ft)	1/4 acre (10,890 sq ft)	8,000 sq ft	6,500 sq ft	4,500 sq ft		
Primary Structure Maximum Height[1]	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'[8]	35'[8] or 45'[9]
Ancillary Structure Maximum Height[6]	10' above primary structure										

[8] Multifamily dwelling structures shall contain no more than three stories.

[9] Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

17.72.040 Architectural standards.

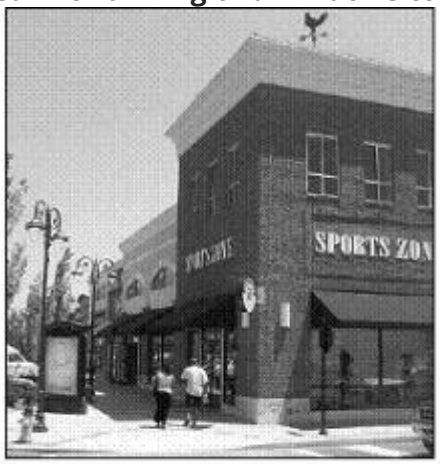
C. Roof Design. The primary roof form of a structure should help reduce the perceived scale of the building. All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. Multifamily buildings shall contain ~~sloping roofs,~~ overhanging eaves~~,~~ and multiple roof planes when pitched roofs are used, and varying parapet heights when flat roofs are used.

E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.

1. Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.



Area between building entrances is treated with awning and windows to create a pedestrian-friendly environment



Appropriate use of awnings, building materials, and windows addressing the street and sidewalk



Trellis structure, decorative parapet, building articulation, awnings



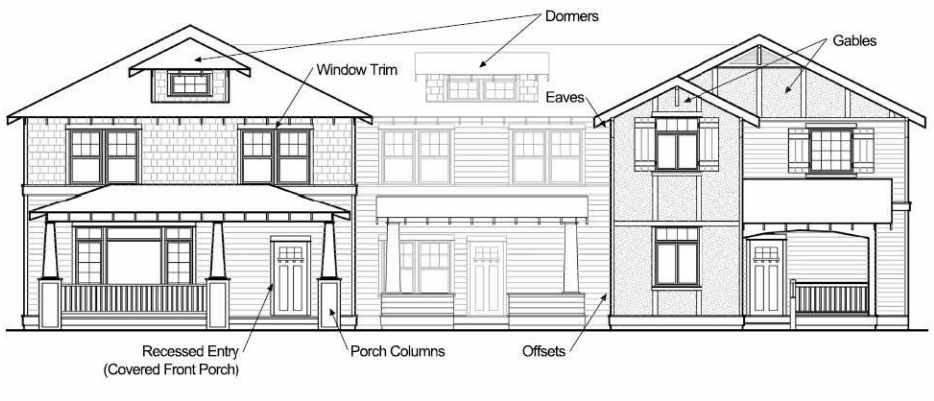
Tower feature, overhanging eaves, decorative windows, mix of building materials, trellis structures, etc.

2. Multifamily Townhome buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative

trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decor ative doors and windows. All sides of a building shall include the chosen details, where applicable.

3. Multifamily stacked buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, columns, turrets, decorati ve trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows . All sides of a building shall include the chosen details, where applicable. In addition to the above standards, the following shall apply:

a. Each unit above grade shall include a minimum of a 50 square foot balcony;
b. At grade or below grade units shall include a minimum of a 75 square foot patio;





Porches, window grids, material mix, building articulation



Porch, balcony, columns, building articulation, window grids, decorative garage doors, decorative roof treatments, multiple roof planes, variation in building color and materials

17.20.030 Permitted Uses (Agriculture zone)

The following land uses shall be permitted uses in the agriculture zone. Any use not specifically permitted in this chapter shall be prohibited.

A. Single-family detached dwellings.

B. Agricultural uses such as row crops, livestock boarding, grazing and associated cultivating and herding activities; provided, that such grazing and associated activities are not part of, nor conducted in conjunction with, any livestock feed yard, livestock sales yard, or any other confined feeding facilities or animal by-product business.

C. Public and private utility structures or facilities.

D. Public parks.

~~E. Religious or cultural meeting hall.~~

17.20.045 Special uses. (Agriculture zone)

The following are Special Uses and such uses as the planning director and planning commission determine to be similar or consistent with the special use:

A. Religious or cultural meeting hall.

17.25.030 Land use table. (Residential zones)

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Religious or Cultural Meeting Halls	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S	~~P~~S

17.31.030 Allowed uses. (Public Facilities zone)

The following uses shall be allowed within the public facilities zone as permitted uses subject to this chapter:

A. Cultural uses (theaters, museums, galleries, libraries, performing arts center, etc.).

B. Public/civic building or facilities (city, county, state, or federally owned).

C. Public safety facility (police, fire, ambulance).

D. Public transportation facilities, including storage and stations.

~~E. Religious or cultural meeting hall~~

17.31.040 Special uses. (Public Facilities zone)

The following uses shall be allowed within the public facilities zone as special uses subject to Chapter 17.75 EMMC and this chapter:

A. Communication facilities and towers.

B. Parking garage.

C. Reception/conference/meeting center.

D. Schools (public, private, and charter).

E. Utilities, public and private.

F. Religious or cultural meeting halls.

17.35.030 Land use table. (Commercial zones)

LAND USE	ZONING DISTRICT		
	Commercial Neighborhood (CN)	Commercial Community (CC)	Commercial Regional (CR)
CIVIC/INSTITUTIONAL			
Religious or Cultural Meeting Halls	~~P~~S	~~P~~S	~~P~~S

17.37.030 Land use table. (Business Park zones)

LAND USE	ZONING DISTRICT		
	Light Manufacturing/Distribution (LMD)	Medical/Educational Campus (MEC)	Office Professional (OP)
Civic/Institutional			
Religious or Cultural Meeting Halls	~~P~~S	~~P~~S	~~P~~S

17.75.052 Religious or cultural meeting hall. (Special uses)

A. Main structure height shall not exceed 35 feet.

B. Non-habitable ancillary structures such as steeples or other similar structures that are generally located on the roof of a religious or cultural meeting hall may extend to a maximum overall height of 70 feet.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Adopting Amendment #2 to the Fiscal Year 2023-2024 Annual Budget.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	$2,439,605
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

PREPARED BY:
Kimberly Ruesch, Admin

PRESENTED BY:

RECOMMENDATION:

Staff recommends that the City Council approve an ordinance Adopting Budget Amendment #2 of the Fiscal Year 2023-2024 Annual Budget.

BACKGROUND:

The current amendment as proposed includes rolling forward a few appropriations from FY 2023 as well as new requests for FY 2024 including personnel, equipment, professional services, software, and project change orders. A detailed list of items that are included in this amendment can be reviewed on the Budget Amendment Worksheet.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--FY 2024 Budget Amendment #2
2nd Amendment Budget Worksheet
Budget Amendment Briefing Document

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH AMENDING THE FISCAL YEAR 2023-2024 ANNUAL BUDGET *(SECOND AMENDMENT)*

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2023-2024; and

WHEREAS, the City Council finds that procedures for the amendments, pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:

2. "FISCAL YEAR" means that year which began on the first day of July, 2023, and ends on the last day of June, 2024.

3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures shall be appropriated for the several objects and purposes therein named.

4. This Ordinance shall be effective for fiscal year 2023-2024.

ADOPTED by the City Council of Eagle Mountain City this 5th day of December, 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

Budget Amendment Worksheet

December 5, 2023

Fund Name	Account	Current Budget	Proposed Budget	Change	Detail
General Fund					
Planning	10-32-41800-1113	$ -	$ 11,520	$ 11,520	Planning Intern - Open Space Planning Project for Environemental Planner
Planning	10-32-41800-5002	$ 34,000	$ 41,000	$ 7,000	Adopt-A-Deer Program - Utah Division of Wildlife Resources - Wildlife Mitigation Initiative - funded with donations
Information Technology/Systems	10-19-41955-7412	$ 105,550	$ 110,050	$ 4,500	Equipment for Forester requested FTE
Information Technology/Systems	10-19-41955-4261	$ 460,600	$ 678,867	$ 218,267	IT Asset Management Tool and Public Works Asset Management Sytem
Economic Development	10-18-41910-4531	$ -	$ 99,000	$ 99,000	Roll from FY 2023 Retail Recruitment; add funding for Hotel Feasibility Study
City Attorney	10-11-41220-4121	$ 125,000	$ 225,000	$ 100,000	Increase funding for outside litigation counsel
City Attorney	10-11-41220-1113	$ -	$ 10,000	$ 10,000	Law Intern - City Code Project
Public Relations/Information Services	10-19-41970-4531	$ 170,568	$ 337,553	$ 166,985	Branding Implementation
Parks	10-41-45100-4531	$ 842,050	$ 832,900	$ (9,150)	Transfer software funds to IT for Public Works Asset Managment System
Parks	10-41-45100-	$ -	$ 55,895	$ 55,895	New FTE - Forester personnel costs partial year
Parks	10-41-45100-7410	$ 11,000	$ 43,000	$ 32,000	Rangeland Drill Seeder - Wildlife Corridor and Openspace
	Subtotal General Fund:			$ 696,017	
Internal Service Fund					
Fleet	54-45-54000-7421	$ 608,000	$ 723,825	$ 115,825	Water Dept Van Purchase from FY 2023 & Vehicle for Forester position.
	Subtotal Internal Service Fund:			$ 115,825	
Impact Fee Funds					
Park and Trails Impact Fee Fund	15-81-45100-7021	$ 5,498,461	$ 7,126,224	1,627,763	Smith Ranch Park
	Subtotal Impact Fee Funds:			$ 1,627,763	

Fund Name	Account	Current Budget	Proposed Budget	Change	Detail
Total Increase(Decrease):				**$ 2,439,605**	

Date: December 05, 2023

To: Mayor and Council

From: Kimberly Ruesch, Finance Director

Re: FY 2023-2024 2nd Amendment to the Budget

The current amendment as proposed includes rolling forward a few appropriations from FY 2023 as well as new requests for FY 2024.

Summary			
FY 2023 Project Appropriations	FY 2024 One-time funding requests	FY 2024 Operational Increase Requests	Amendment Total
$1,617,451	$534,574	$287,580	**$2,439,605**

The amendment as proposed includes funding for personnel, equipment, professional services, software, and project change orders.

A detailed list of items that are included in this amendment can be reviewed on the Budget Amendment Worksheet.

Thank you for your consideration of the items included in the proposed budget amendment. If you have any questions, please do not hestitate to reach out.

EAGLE
MOUNTAIN

Fund Type	FY 2023-24 Original Budget	Amendmendments			
		9/19/2023	12/5/2023		
General Fund	$ 26,131,704	$ 26,637,482	$ 27,333,499		
Special Revenue Funds	$ 21,158,364	$ 41,505,153	$ 43,132,916		
Enterprise Funds	$ 29,373,802	$ 32,333,838	$ 32,333,838		
Internal Service Funds	$ 2,485,073	$ 2,485,073	$ 2,600,898		
Capital Projects General Fund	$ 1,562,000	$ 18,299,094	$ 18,299,094		
Debt Funds	$ 2,105,385	$ 2,105,385	$ 2,105,385		
Redevelopment Agency	$ 10,562,763	$ 10,562,763	$ 10,562,763		
Total Budget	**$ 93,379,091**	**$ 133,928,788**	**$ 136,368,393**		
Increase/(Decrease)		$ 40,549,697	$ 2,439,605		

FY 2023-2024 Budget Amendment December 05, 2023

Fund	Current Budget	Proposed Budget	Change
General Fund	$ 26,637,482	$ 27,333,499	$ 696,017
Water Impact Fees	$ 22,425,575	$ 22,425,575	$ -
Wastewater Impact Fees	$ 3,211,215	$ 3,211,215	$ -
Parks/Trails Impact Fees	$ 6,645,463	$ 8,273,226	$ 1,627,763
Public Safety Impact Fee	$ 21,000	$ 21,000	$ -
Stormwater Impact Fee	$ 2,521,300	$ 2,521,300	$ -
Transportation Impact Fee	$ 6,597,466	$ 6,597,466	$ -
Debt Service	$ 2,045,972	$ 2,045,972	$ -
Capital Projects General Fund	$ 18,299,094	$ 18,299,094	$ -
Water	$ 18,187,005	$ 18,187,005	$ -
Wastewater	$ 10,172,621	$ 10,172,621	$ -
Fleet	$ 1,820,646	$ 1,936,471	$ 115,825
Solid Waste	$ 2,495,762	$ 2,495,762	$ -
Stormwater	$ 1,478,450	$ 1,478,450	$ -
Cemetery	$ 83,134	$ 83,134	$ -
Utility Billing	$ 311,978	$ 311,978	$ -
GIS	$ 352,449	$ 352,449	$ -
Assessment Area 2013-1	$ 59,413	$ 59,413	$ -
Eagle Mountain RDA	$ 10,562,763	$ 10,562,763	$ -
Total Budget	**$ 133,928,788**	**$ 136,368,393**	**$ 2,439,605**

EAGLE MOUNTAIN

Budget Amendment Worksheet

December 5, 2023

Fund Name	Account	Current Budget	Proposed Budget	Change	Detail
General Fund					
Planning	10-32-41800-1113	$ -	$ 11,520	$ 11,520	Planning Intern - Open Space Planning Project for Environemental Planner
Planning	10-32-41800-5002	$ 34,000	$ 41,000	$ 7,000	Adopt-A-Deer Program - Utah Division of Wildlife Resources - Wildlife Mitigation Initiative - funded with donations
Information Technology/Systems	10-19-41955-7412	$ 105,550	$ 110,050	$ 4,500	Equipment for Forester requested FTE
Information Technology/Systems	10-19-41955-4261	$ 460,600	$ 678,867	$ 218,267	IT Asset Management Tool and Public Works Asset Management Sytem
Economic Development	10-18-41910-4531	$ -	$ 99,000	$ 99,000	Roll from FY 2023 Retail Recruitment; add funding for Hotel Feasibility Study
City Attorney	10-11-41220-4121	$ 125,000	$ 225,000	$ 100,000	Increase funding for outside litigation counsel
City Attorney	10-11-41220-1113	$ -	$ 10,000	$ 10,000	Law Intern - City Code Project
Public Relations/Information Services	10-19-41970-4531	$ 170,568	$ 337,553	$ 166,985	Branding Implementation
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Parks	10-41-45100-	$ -	$ 55,895	$ 55,895	New FTE - Forester personnel costs partial year
Parks	10-41-45100-7410	$ 11,000	$ 43,000	$ 32,000	Rangeland Drill Seeder - Wildlife Corridor and Openspace
	Subtotal General Fund:			**$ 696,017**	
Internal Service Fund					
Fleet	54-45-54000-7421	$ 608,000	$ 723,825	$ 115,825	Water Dept Van Purchase from FY 2023 & Vehicle for Forester position.
	Subtotal Internal Service Fund:			**$ 115,825**	
Impact Fee Funds					
Park and Trails Impact Fee Fund	15-81-45100-7021	$ 5,498,461	$ 7,126,224	1,627,763	Smith Ranch Park
	Subtotal Impact Fee Funds:			**$ 1,627,763**	
Total Increase(Decrease):				**$ 2,439,605**	

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING -- An Ordinance Amending the Eagle Mountain City, Utah , Municipal Code, Chapter 7 Parks, Trails, and Special Events; Chapter 16 Subdivisions; and Chapter 17 Zoning.
ITEM TYPE:	Ordinance
APPLICANT:	Staff

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Terrence Dela Pena, Admin

BACKGROUND:

Eagle Mountain City has the option to consider the water supply agreement with Central Utah Water Conservancy District to purchase 2,000 acre-feet of water. The following items are the options of the City Council in regards to water supply agreement:

Option 1: The City can accept CUWCD's recommended landscape standards and sign the contract. This will include to accept the CUWCD's recommended water efficiency standards verbatim which includes a 35% limit for residential turf, and a 20% limit for industrial, commercial, institutional, and multi-family turf (outside of active recreation areas)

Staff do their best to consider all potential consequences of various scenarios. however, staff are not able to predict the future. The potential consequences are based on staff's best research and current knowledge.

Potential Consequences:

- Increased acre foot amount of water for the future development of the City.
- Increased water efficiency for the future development of the City.
- Citizens city-wide would be eligible for current and future rebate programs from CUWCD.
- The new landscape standards would alter the look of the future residential and commercial landscaping of the City.

- Certain areas of the city will look very different from a landscape standpoint from other parts of the city.
- Increased water would allow for additional growth: economic, residential, commercial, industrial, and/or institutional.

Option 2: The City can alter the percentages of the landscape standards, provided the City can prove increased water savings by doing so. This would include CUWCD's recommended water efficiency standards verbatim except for the percentages of turf allowed. A 0% limit for industrial turf, a 0% limit for commercial, a 50% limit for residential turf, and a 20% limit for institutional and multi-family turf (outside of active recreation areas).

Potential Consequences:

- Increased acre foot amount of water for the future development of the City.
- Increased water efficiency for the future development of the City.
- Residents will not be eligible for CUWCD's for current and future rebate programs from CUWCD (at least as long as the City does not adopt CUWCD's preferred standards).
- Certain areas of the city will look very different from a landscape standpoint from other parts of the city.
- Increased water would allow for additional growth: economic, residential, commercial, industrial, and/or institutional.

Option 3: The city can reject the contract with CUWCD and not make the alterations to the landscaping code.

Potential Consequences:

- No increased water for the City at this time
- The City may still have to allocate between 1000 and 3000 acre feet of water to Firefly development from the City's existing contract.
- Residents will not be eligible for CUWCD's for current and future rebate programs from CUWCD (at least as long as the City does not adopt CUWCD's preferred standards).
- Some City growth may slow or become unattainable (economic, residential, industrial, institutional, and/or commercial).

- The overall build-out size of the City will likely be affected by this particular water deal (although some developers have already expressed interest in putting in water-wise landscaping regardless of an adopted code and will likely consult engineers to determine the impact of a per ERU allocation for water).
- Some developers already have water rights secured so this deal will not affect whether or not they will build in the city.
- Identifying another water source could be a time-cost to the City.
- City Council would still have the option to approve a water conservation ordinance of their own in the future.

ITEMS FOR CONSIDERATION:

As stated above, this leaves the Council with three options:

Option 1: The City can accept CUWCD's recommended landscape standards and sign the contract.

Option 2: The City can alter the percentages of the landscape standards.

Option 3: The City can reject the contract with CUWCD and not make alterations to the landscaping code.

Outside of the three options above, there are some outcomes that will occur regardless of what Council chooses as well as some factors that Staff cannot account for given current research and knowledge.

What will happen no matter what Council chooses:

- Staff will continue to develop and enact a water conservation plan based on feedback from City elected officials.
- The City is located in a desert, the need for water will be ongoing.
- The need for water conservation will be ongoing.
- The City will continue to work with CUWCD on current contracts.

Unknown factors:

- Will the state require all cities to adopt the 35% residential turf maximum (as suggested by CUWCD) at some point in the future? And if that were to occur, the window to secure this 2,000 acre feet will undoubtedly have passed.
    - If so, will that take place in the near or distant future?
- If Eagle Mountain City decides to seek a different source of water (if one becomes available), would that water provider also have landscape requirements tied to the contract? If so, will those be more or less cumbersome than those from CUWCD?

REQUIRED FINDINGS:

RECOMMENDATION:

Staff will support the decision of the City Council in regards to the water supply agreement with Central Utah Water Conservancy District.

ATTACHMENTS:

ORD--EMMC 7, 16, 17 Landscaping Requirements

23.11.20 Landscape Code - Option 1 Redline

23.11.20 Landscape Code - Option 2 Redline

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 7, PARKS, TRAILS, AND SPECIAL EVENTS, CHAPTER 16, SUBDIVISIONS AND CHAPTER 17 ZONING.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 7, Parks, Trails, and Special Events Chapter 16, Subdivisions and Chapter 17, Zoning, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 7, Parks, Trails, and Special Events Chapter 16, Subdivisions and Chapter 17, Zoning.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	City initiated

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
n/a	n/a	n/a	n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Robert Hobbs, Planning

PRESENTED BY:
Robert Hobbs -- Senior Planner

RECOMMENDATION:
Staff recommends that the City Council approve an ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing.

BACKGROUND:
Three matters triggered the attached code changes. First, a desire to reformat the code's fencing language to better organize the same into one location thematically arranged; second, a desire to add wording respecting site screens, suitable fencing materials and their care and keeping, the equivalency of berms and hedges to fences, and, electric fencing; and, third, as an aid to help more specifically direct along which rights-of-way screen walls [decorative masonry or concrete etc.] will be required (given requests advanced to the City Council for exceptions to the stone type walls that have been made and granted or denied to date).

The amendments were started some months ago prior to Council introducing a priority list of City code changes in which they were given the status of secondary importance. It should be remembered that some changes are sparked by interactions with the public

whereby needed improvements to our ordinances are realized and others by forethought from Staff. Based on the Commission's motion of November 28, two minor changes have been made to the draft they reviewed which are incorporated into the amendment set hereto attached.

ITEMS FOR CONSIDERATION:

Redline changes to the currently adopted fencing codes suggested it would be easier to show them stricken as a whole and re-stated in a new format with those few changes to their content suggested by Staff. New language largely pertains to:

1. Adding a pair of term definitions; and,
2. Defining allowable fence materials and composition; and,
3. Maintenance of fences; and,
4. Revising when and where decorative walls along certain rights-of-way are required; and,
5. The use of residential privacy screens for instances where such is desired and a fence is too short but will not be allowed higher than 6' in a given yard location, trees are considered too slow growing to create a view barrier, and, an accessory building (e.g., a shed) is not desired -- or would not be practical to use; and,
6. Electric perimeter security (non-Ag) fencing (standards introduction); and,
7. Notes that berms and hedges are considered functionally equivalent to fences; and,
8. Reiteration that certain uses, because of their perceived, possible impacts, require fencing and that the City does not enforce private CCRs' fencing standards; and,
9. Provisions to handle the abatement of unlawful fences. This section is useful for dealing with situations where use of materials like OSB or patches of cardboard, rugs, signs and other materials are patched onto a chain link fence (with no top rail) to serve as a site-obscuring device. Yes, those are actual types of screening that some have used and called it proper fencing to the chagrin of neighbors.

REQUIRED FINDINGS:

Ordinances pertaining to development Code amendments, and processing of the same, may be found in EMMC 17.05.120 & USC 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission, during its regularly scheduled public hearing of November 28, 2023, voted to recommend that the attached draft amendments be approved, save that a) paragraph 17.60.120.K.4 be stricken from the draft and the numbered statements in that subsection be re-numbered accordingly; and, b) that [a] reference be added/clarified in the proposed code changes to the existing allowance that permits wire fencing to be used in association with the care and keeping of livestock.

ATTACHMENTS:

ORD--EMMC 17 Fencing Standards Revisions
EMMC Fence Code Revisions

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 17.10.030 DEFINITIONS, 17.60.110 REQUIRED BUFFER WIDTHS AND IMPROVEMENTS, 17.60.120 GENERAL FENCING PROVISIONS, AND 17.60.130 CHAIN LINK FENCING.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing., as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 17.10.030 Definitions, 17.60.110 Required Buffer Widths and Improvements, 17.60.120 General Fencing Provisions, and 17.60.130 Chain Link Fencing..

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

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☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

17.10.030 Definitions.

"Fence" means a type of upright structure that serves as a barrier and is customarily used to mark a property boundary and/or to control access to/from a property, serve as a sight or protective screen or decorative element.

"Privacy Screen, Residential" means a type of fence or curtain wall placed on a property not as a fence but rather a barrier to facilitate enhanced privacy or view screening on a property. Screens in this title are treated as a form of accessory structure instead of a fence and are subject to accessory structure code standards.

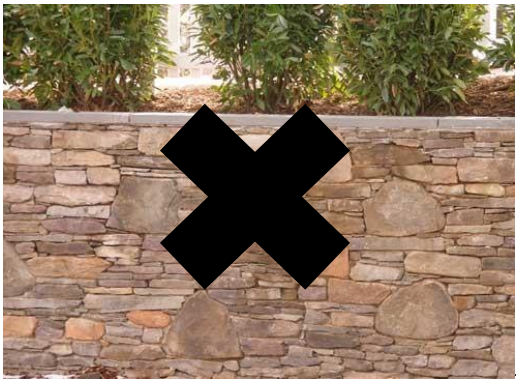
17.60.110 Required buffer widths and improvements.

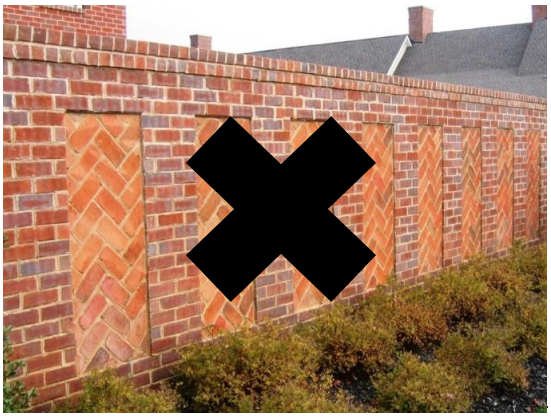
...

~~B. Walls or Fences. Where required, screening walls or fences shall not be less than six feet in height, unless approved by the city council after recommendation of the planning commission as part of site plan review. Masonry or decorative concrete is the suggested type of wall/fence, and is required where a commercial development borders a residential or agricultural zone or development. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. Decorative concrete and masonry walls shall be subject to approval of the planning commission.~~

~~Examples of appropriate decorative concrete and masonry walls are provided below:~~



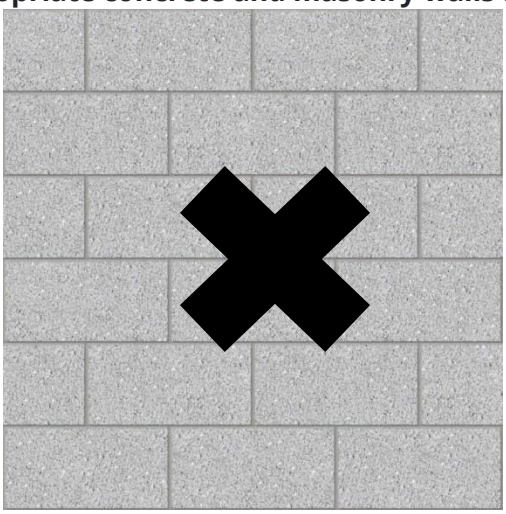








~~**Examples of inappropriate concrete and masonry walls are provided below:**~~





B. ~~C.~~ Berming. Berms shall be at least three and one-half feet in height and shall not exceed a slope of 2.5:1, except where a retaining wall is used to support one side of the berm.

C. ~~D.~~ Headlight Screen. A headlight screen shall consist of a berm, fence, wall, or landscaping consisting of at least three and one-half feet in height and capable of blocking headlights. Headlight screening may also be provided by buildings. [Ord. O-13-2016 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.11); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.11)].

~~17.60.120 General fencing provisions.~~

~~The following fencing provisions shall be adhered to:~~

~~A. Property Lines. Property owners should only install fencing on their property. If the property lines are not clearly marked, the property owner shall have a surveyor determine and mark the property lines.~~

~~B. Residential Fence Height. No residential sight-obscuring fence shall be higher than four feet between the front wall of the home and the street. Residential fencing cannot exceed six feet in height.~~

C. Residential Alley Fencing. Fences along alleys or residential service drives may be no higher than six feet and must follow the clear vision triangle regulations (see Diagram 17.60.170(c)).

D. Commercial Fence Height. Fencing in commercial areas shall not exceed eight feet in height. See EMMC 17.60.130 for chain link fencing regulations.

E. Industrial Fence Height. Fencing in industrial areas shall not exceed eight feet in height. See EMMC 17.60.130 for chain link fencing regulations.

F. Miscellaneous Properties/Uses. Fencing height and setbacks for other uses shall be determined by the planning director based on compatibility with the neighborhood and adjacent uses. Security fencing for public facilities, such as power substations, may exceed height and material restrictions, based on compatibility and safety.

G. Public View. Finished side slats shall be on the street side or public view side of the fence railing.

H. Fire Hydrants and Utility Boxes. Fire hydrants and utility boxes shall not be fenced into a yard. A three-foot clear space shall be maintained around the circumference of all fire hydrants and utility boxes. Some utility boxes are not visible above ground. Blue Stakes should always be contacted and appropriate staking/marking should occur prior to installing a fence.

I. Retaining Walls. Retaining walls that are over four feet in height shall obtain a building permit in accordance with the International Building Code or the International Residential Code. All retaining walls shall comply with hillside site development standards found in Chapter 15.80 EMMC.

J. Sport Courts. Fencing for sport courts (tennis, basketball, etc.) may be chain link, and is exempt from the height restrictions of this chapter. Sport court fencing may not be used as exterior property-line fencing.

K. Public Utility Easement. Fencing may be installed over a public utility easement, but retaining walls shall not.

L. Meters. Fencing shall not obstruct access to gas and electric meters. If meters are in a fenced area, there must be an unlocked entrance to access these meters.

M. Clear Vision Triangles. All clear vision triangles as described in this chapter shall be preserved. Diagram 17.60.170(c), Alleyway Fencing, also gives additional information for maintaining the clear vision triangles with fencing. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Diagram 17.60.170(a).

N. Barbed Wire. Barbed wire or wire fences shall be allowed only in conjunction with approved animal uses, unless otherwise approved by the planning commission.

O. Razor Fences. Razor fences shall be prohibited.

P. Additional Restrictions. Many of the covenants, conditions, and restrictions (CC&Rs) recorded with property contain restrictions on fencing. Property owners shall refer to these standards and discuss the proposed fencing with the appropriate architectural review committee, as applicable, prior to installation.

Q. Refuse Areas. All refuse areas shall be screened by approved solid fencing materials. Chain link fences and fencing with vinyl slats are prohibited.

R. Collector and Arterial Fencing. All fencing adjacent to a collector or arterial road shall comply with standards in EMMC 16.35.090, Privacy fencing.

S. Collector and Arterial Fencing Standards. It shall be the responsibility of the property owner and/or developer to build and the responsibility of the property owner or HOA to maintain at their own expense a wall or fence consistent with the standards found in this chapter and EMMC 16.35.090 for side and rear property lines along collector and arterial roadways.

1. Residential developments designed with rear or side lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with the Eagle Mountain collector and arterial fencing standards found in this title and EMMC 16.35.090 along the rear and/or side lot lines abutting an arterial or collector road. Developer applicants are required to install privacy fencing prior to any building permits being issued in that phase of development. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

2. Commercial or industrial developments with rear or side lot lines abutting an arterial or collector road right-of-way shall install privacy fencing or a privacy wall of consistent height (no less than six feet), material, color, and durable quality as defined by EMMC 16.35.090. Developer applicants are required to install privacy fencing prior to a final inspection for the project. The city council shall be authorized to require a specific material and color for the fencing/wall in a site plan approval. After fencing is installed it shall be maintained in good repair and a consistent manner by the property owner.

3. Residential Arterial and Collector Road Fencing Standards. All arterial and collector road residential fencing shall be built with a durable quality fence/wall as defined by EMMC 16.35.090. Acceptable material and design examples are outlined in EMMC 17.60.110(B).

4. Nonconforming existing fencing may be maintained in current styles and configurations as legal nonconforming fencing. Legal nonconforming fencing that becomes damaged or destroyed may be rebuilt or repaired within six months of the damage occurring without having to comply with this standard. Existing homes or lots without fencing shall also be classified as legal nonconforming and thus not required to install fencing. [Ord. O-33-

2020 § 2 (Exh. A); Ord. O-22-2018 § 2 (Exh. A); Ord. O-18-2017 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.12); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.12)].

17.60.130 Chain link fencing.

Chain link fencing is prohibited as a residential perimeter fence. Chain link fencing for nonresidential projects shall comply with the following standards noted below and depicted in Diagram 17.60.170(b), Chain Link Fencing.

A. Detached Residential. Chain link fencing may be used as an animal enclosure. Chain link fence shall not exceed six feet in height and is permissible in rear and side yards only. Chain link fencing shall be screened from view of a street by a solid fence or wall.

B. Commercial and Multifamily. Chain link fencing is prohibited in all commercial and multifamily developments.

C. Industrial. Chain link fencing in industrial areas shall not exceed eight feet in height, and shall be permissible no closer than the front wall of the building (or, in the case of a corner lot, the side wall of the building). Where chain link fencing is visible from the street or parking, additional landscaping shall be established. All chain link fencing in industrial areas shall be vinyl-coated. The planning commission or city council can require a solid screen fence other than chain link to screen outdoor storage or similar uses.

D. A top rail bar is required on all chain link fencing.

E. Slats are not allowed.

F. Fencing may not obstruct traffic visibility on corner lots.

G. Fences must meet all other standards for fence construction in the development code.

H. Fencing must be constructed with the open cut of fence mesh down to the ground. [Ord. O-33-2020 § 2 (Exh. A); Ord. O-05-2008 § 2 (Exh. A § 12.13); Ord. O-23-2005 § 3 (Exh. 1(1) § 12.13)].

17.60.120 General fencing provisions.

A. The standards in this section shall apply universally to fencing, walls (excluding retaining types), and screens in all zones -- unless specified otherwise. A fence permit or authorization via city site plan approval may be required by the city to sanction the placement of a fence or wall or privacy screen. Property owners should only install fencing on their property. If the property lines are not clearly marked, the city encourages the property owner(s) to consider having a surveyor determine property line locations and mark the same.

B. Residential Perimeter Fencing Standards:

1. Material Type(s):

a. Allowed: Board (e.g., cedar), vinyl, and/or decorative concrete or masonry (including brick), wrought iron or imitation variety thereof, composite material

b. Not Allowed: Chain link, wire, razor, chain fencing, gabion basket fencing, and/or electric (save as allowed per standards hereafter).

Exception(s):

aa. Animal Enclosure: Barbed wire or wire fences (including electric lines) may be used to create animal enclosures. In such cases, the fence shall not exceed 6′ in height and may only be used within/alongside or rear yard areas.

bb. Sport Court or Golf Course Protection Screening: Chain link fencing may be used to enclose sport courts or screen against golf courses.

cc. Electric fences as allowed in accordance with electric fence provisions stated in this section.

2. Height(s):

a. Interior Lots: No fence shall exceed 4′ in height in the front yard area of a property. Wing-fencing extending from the front corners of a residence to the side property lines may be up to 6′ tall. Fencing along the side property lines past the front wall plane of a residence to, and along, the rear property line – including against an alley or service drive -- may be up to 6′ tall. Fencing that adjoins an alley or service drive shall be required to comply with clear vision triangle standards where applicable.

b. Corner Lots: Same as interior lots save that no fencing over 3′ in height shall be within a clear vision triangle. Fencing that adjoins an alley or service drive shall be required to comply with clear vision triangle standards where applicable.

Exception(s): Sport court fencing or golf course screening shall be exempt from the height regulations of this section but may not be used as exterior property fencing/screening.

C. Commercial Fencing Standards: Same as residential zoning, save that fencing in commercial zones shall not exceed 8' in height in any property area.

D. Industrial Fencing Standards: Same as residential zoning, save that fencing in commercial zones shall not exceed 8' in height in any property area, and, chain link fencing is allowed as herein regulated.

E. Public Facilities Fencing Standards: Security fencing type/materials and height for public, municipal facilities shall be as determined by the City.

G. Materials, Appearance and Maintenance Standards:

1. Fences shall be constructed of commonly available commercial fencing materials.

2. Fences shall be constructed such that one material (i.e., wood or vinyl, etc.) is used throughout and its color(s), pattern, and composition are consistent save for posts or support columns may be of different composition or style.

3. Where chain link is allowed in industrial zones:

a. Chain link fences shall have top rails.

b. Chain link fencing shall be vinyl coated.

c. Chain link fencing shall be obscured by a vegetative screen between it and any parking lot or adjoining public street.

Exception(s): Wire fencing. Barbed wire shall only be allowed in conjunction with the care and keeping of livestock. Razor fences and other metal fences (e.g., hog wire, chicken wire, and similar.) are, and shall be, prohibited fence materials.

4. Public View: Finished wooden fence side slats shall face the street or public vie to hide cross member support boards

H. Walls or Fences as Buffers or Street Screens: Where required, screening walls or fences shall not be less than 6' feet in height, unless approved by the planning commission as part of site plan review. Masonry or decorative concrete shall be used as a:

1. Buffer: Where and when a commercial use borders a residential or agricultural zone or development. Such wall, fence and landscaping shall be maintained in good condition with no advertising thereon. Decorative concrete and masonry walls shall be subject to approval of the planning commission.

2. Refuse Areas: Trash enclosures and other refuse collection areas shall be screened by a solid masonry or decorative concrete wall. Gates shall be metal and sight-obscuring, not chain link or chain link with slats.

3. Street Screen: Where and when residential fencing abutting a road identified by the City's Master Transportation Plan as an "major or minor arterial", or, as a "major collector" is installed, it shall be of consistent height (not less than 6'), material and color, and, be made of stone, masonry or decorative concrete.

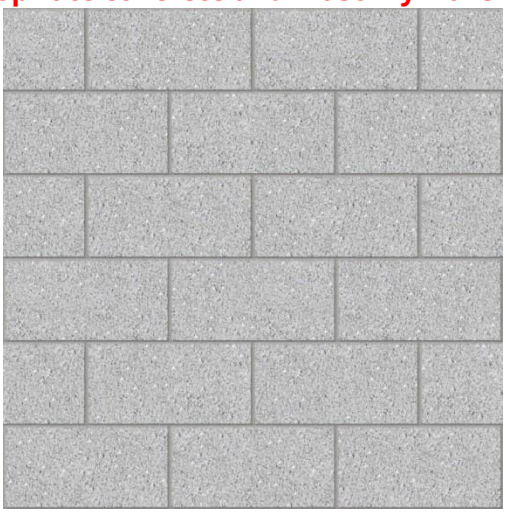








Examples of inappropriate concrete and masonry walls are provided below:





I. Residential Privacy Screens:

Privacy screens on residential properties that serve as view curtains, decorative elements, buffers to neighboring properties etc. shall be allowed provided that:

1. They are treated as accessory structures in terms of allowed height(s), required setback(s) and the need to avoid being placed in or across and easement.

2. If over 6' in height, a building permit is first obtained to authorize their construction/placement.

J. Location Restrictions:

1. Rights-of-Way: Neither fences nor walls shall be located within any portion of any public right-of-way without written city consent. If allowed within a public right-of-way, it shall be the duty of the owner of the fence or wall to remove the same at their expense upon notification by the City for any reason deemed sufficient by the city.

2. Easements:

a. Fences may be placed across or in easements.

b. Walls (including retaining types) shall not be allowed to cross or rest within an easement unless approved otherwise by vacating all or a portion of the easement or obtaining an easement release coupled with an encroachment license/agreement from the city.

3. Utility Fixtures: Fire hydrants and utility boxes shall not be) fenced into a yard (i.e., trapped). Fencing shall be kept at least 3' from any such fixtures.

4. Utility Meters. Fencing shall not obstruct access to gas, electric, and water meters. If an area of a property with such meters is enclosed by fencing, there shall be an unlocked entrance (e.g., a gate) to allow access to the meter(s).

K. Electric Fences:

Electric fences. Electric perimeter security fences shall only be allowed in the city as provided in this section, subject to the following standards:

1. IEC Standard 60335-2-76. Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) standard 60335-2-76.

2. Energizer. The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.

3. Charge limit. The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in figure 102 of IEC standard 60335-2-76.

4. Outdoor storage areas. Electric fences shall be permitted on any non-residential outdoor storage area property.

5. Signage. Electric fences shall be clearly identified with warning signs that read, "Warning - Electric Fence" placed at intervals not less than 60 feet apart.

6. Governing regulations. Electric fences shall otherwise be governed and regulated under burglar alarm regulations and permitted as such.

7. Violation. It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section save those fences designed and operated to contain livestock. Those fences shall comply with traditional practice and industry standards applicable to livestock enclosure.

L. Berms and Landscape Screens or Hedges: Berms, landscape screens –including hedges -- shall be considered functionally equivalent to fences and if used as may be allowed shall be restricted in height allowed for fences. This shall not be construed to mean, however, that such may be substituted for fencing or walls where such are specifically required to be installed per code.

M. Private covenants, codes and restrictions (CC&Rs): Recognizing that many subdivisions/properties have private covenants, codes and restrictions that in part govern the type, placement, height and appearance of fences, the city shall undertake no efforts to enforce any fence provisions stated in private covenants. Rather, the city shall only enforce its municipal fence code.

N. Non-Conforming Fencing: Non-conforming may be maintained in current styles and configuration(s) as if in fact it is legally non-conforming. Such fencing, if damaged or destroyed may re-built or repaired if such repairs or replacement is executed within 6 months of it being damaged or destroyed.

O. Retaining Walls: As stated in EMMC 17.25.050.G., retaining walls shall comply with standards in EMMC 15.80 and 17.62. Retaining walls that are over 4’ in height shall also obtain a building permit to include provision of structural engineering calculations etc. as may be required by the city’s building division. All retaining walls shall comply with hillside site development standards found in EMMC 15.80.

P. Certain Uses Require Screening: Certain uses are declared (and others may be declared in the future by the city) to possess characteristics that require sight/site obstruction in order to preclude damage, hazard, nuisance or other detriment to public health, safety or welfare, or to prevent a materially injurious situation to property or improvements in a given vicinity.

For example, unless specified elsewhere in this title, the following uses are declared to require sight/site obscuring fences: Junkyard(s), wrecking yard(s), equipment storage yard(s), vehicle salvage and/or storage yard(s), sanitary landfill(s), and any other uses determined to be similar in nature to the preceding uses by the planning director or his/her designee.

Q. Abatement: Abatement of unlawful fences. The following fences are declared unlawful nuisances and shall be subject to the enforcement provisions of section 3-4-2, "Abatement of nuisances", of this Code:

1. Any fence that is in whole or in part weak, or constructed of broken, unsightly, inferior or old, worn materials of an inflammable nature that may impair the value of the adjoining land.
2. Any fence constructed or maintained for the purpose of maliciously annoying the owners or occupants of an abutting property.
3. Any fence not constructed or maintained in accordance with this section.

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	N/A
APPLICANT:	Eagle Mountain City -- Chris Trusty representing

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
n/a	n/a	n/a	n/a

PUBLIC HEARING:
Yes

PREPARED BY:
Chris Trusty, Engineering

PRESENTED BY:
Chris Trusty

RECOMMENDATION:
Staff recommends that the City Council approve an ordinance of Eagle Mountain City, amending Eagle Mountain Municipal Code Chapter 13.75 Eagle Mountain City Storm Water Ordinance.

BACKGROUND:
As part of the Municipal Separate Storm Sewer System permit, Eagle Mountain City was recently audited by the State DEQ to ensure our compliance with the general permit. As part of this audit, the State asked for portions of the City code to be updated to reflect actual language contained in the permit. These changes are found in chapters 13 and 15 of City Code. Changes are highlighted on the attached documents.

After presenting requested changes to the City Council, State representatives felt the ordinance as submitted still needed some additional modifications to fully comply with the state discharge permit. These changes are reflected in this update.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:
Ordinances pertaining to zoning code amendments, and processing of

the same, may be found in EMMC 17.05.120 & USC 10-9a-501. Ordinance enactment is a legislative process and left to the discretion of the City Council.

PLANNING COMMISSION ACTION/RECOMMENDATION:
n/a

ATTACHMENTS:

ORD--EMMC 13.75.150 Illicit Discharges
City Code 13.75.150

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE CHAPTER 13.75.150 ILLICIT DISCHARGES.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapter 13.75.150 Illicit Discharges, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapter 13.75.150 Illicit Discharges.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A

13.75.150 Illicit discharges.

A. Scope. This section shall apply to all water generated on developed or undeveloped land entering the municipality's separate storm sewer system.

B. Prohibition of Illicit Discharges. No person shall introduce or cause to be introduced into the municipal separate storm sewer system any discharge that is not composed entirely of storm water. The commencement, conduct or continuance of any non-storm-water discharge to the municipal separate storm sewer system is prohibited except uncontaminated discharges from the following sources:

1. Water line flushing or other potable water sources;

2. Landscape irrigation or lawn watering with potable water;

3. Diverted stream flows;

4. Rising ground water;

5. Ground water infiltration to storm drains;

6. Uncontaminated pumped ground water;

7. Foundation or footing drains;

8. Crawl space pumps;

9. Air conditioning condensation;

10. Springs;

11. Natural riparian habitat or wetland flows;

12. Swimming pools (if dechlorinated – typically less than one PPM chlorine);

13. Firefighting activities;

14. Any other uncontaminated water source; and

15. Discharges specified in writing by the city engineer as being necessary to protect public health and safety.

16. Individual residential car washing

17. Dechlorinated water reservoir discharges

18. Uncontaminated ground water infiltration

19. Residual street wash water

20. Irrigation water

21. Lawn watering runoff

The prohibition shall not apply to any non-storm-water discharge permitted under a UPDES permit, waiver, or waste discharge order issued to the discharger and administered under the authority of the state of Utah Division of Water Quality; provided, that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations; and provided, that written approval has been granted for any discharge to the storm drain system.

C. Prohibition of Illicit Connections.

1. The construction, use, maintenance or continued existence of illicit connections to the separate municipal storm sewer system is prohibited.

2. This prohibition expressly includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practice applicable or prevailing at the time of connection.

D. Reduction of Storm Water Pollutants by the Use of Best Management Practices. Any person responsible for a property or premises, which is, or may be, the source of an illicit discharge, may be required to implement, at the person's expense, the BMPs necessary to prevent the further discharge of pollutants to the municipal separate storm sewer system. Compliance with all terms and conditions of a valid NPDES permit authorizing the discharge of storm water associated with industrial activity, to the extent practicable, shall be deemed compliance with the provisions of this section.

E. Notification of Spills. Notwithstanding other requirements of law, as soon as any person responsible for a facility or operation, or responsible for emergency response for a facility or operation, has information of any known or suspected release of materials which are resulting in, or may result in, illicit discharges or pollutants discharging into storm water, or the municipal separate storm sewer system, the person shall take all necessary steps to ensure the discovery, containment, and cleanup of such release. In the event of such a release of hazardous materials, the person shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a release of nonhazardous materials, the person shall notify the city engineer in person or by telephone or facsimile no later than the next business day. Notifications in person or by telephone shall be confirmed by written notice addressed and mailed to the city engineer within three business days of the telephone notice. If the discharge of prohibited materials emanates from a commercial or industrial establishment, the owner or operator of such establishment shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least two years. [Ord. O-20-2022 § 2 (Exh. A); Ord. O-02-2014 (Exh. A)].

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Updating the Transportation Master Plan.
ITEM TYPE:	Ordinance
APPLICANT:	Eagle Mountain City

ACTION ITEM:
Yes

PUBLIC HEARING:
Yes

PREPARED BY:
Chris Trusty, Engineering

BACKGROUND:

After adopting an updated Transportation Master Plan, City Council requested additional changes to a portion of the plan through the Hidden Valley master development area. This plan makes a couple changes to the Mid Valley Parkway through the Hidden Valley area and into Saratoga Springs. The intent is to provide a more robust additional connection between Eagle Mountain and Saratoga Springs. City staff are currently seeking funding through MAG for a corridor study which will further help identify an appropriate alignment.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

RECOMMENDATION:

Staff recommends the City Council approve an ordinance of Eagle Mountain City, Utah, Updating the Transportation Master Plan.

ATTACHMENTS:

ORD--Transportation Master Plan Update

TMP- Hidden Valley Update

ORDINANCE NO. O- -2023

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING AN UPDATED TRANSPORTATION MASTER PLAN.

PREAMBLE

WHEREAS the City Council of Eagle Mountain City finds that it is in the public interest to Adopt an Updated Transportation Master Plan, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider adopting an Updated Transportation Master Plan.

2. The amendment described in Exhibit A is hereby approved.

3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City on the 5th day of December 2023.

EAGLE MOUNTAIN CITY, UTAH

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of December 2023.

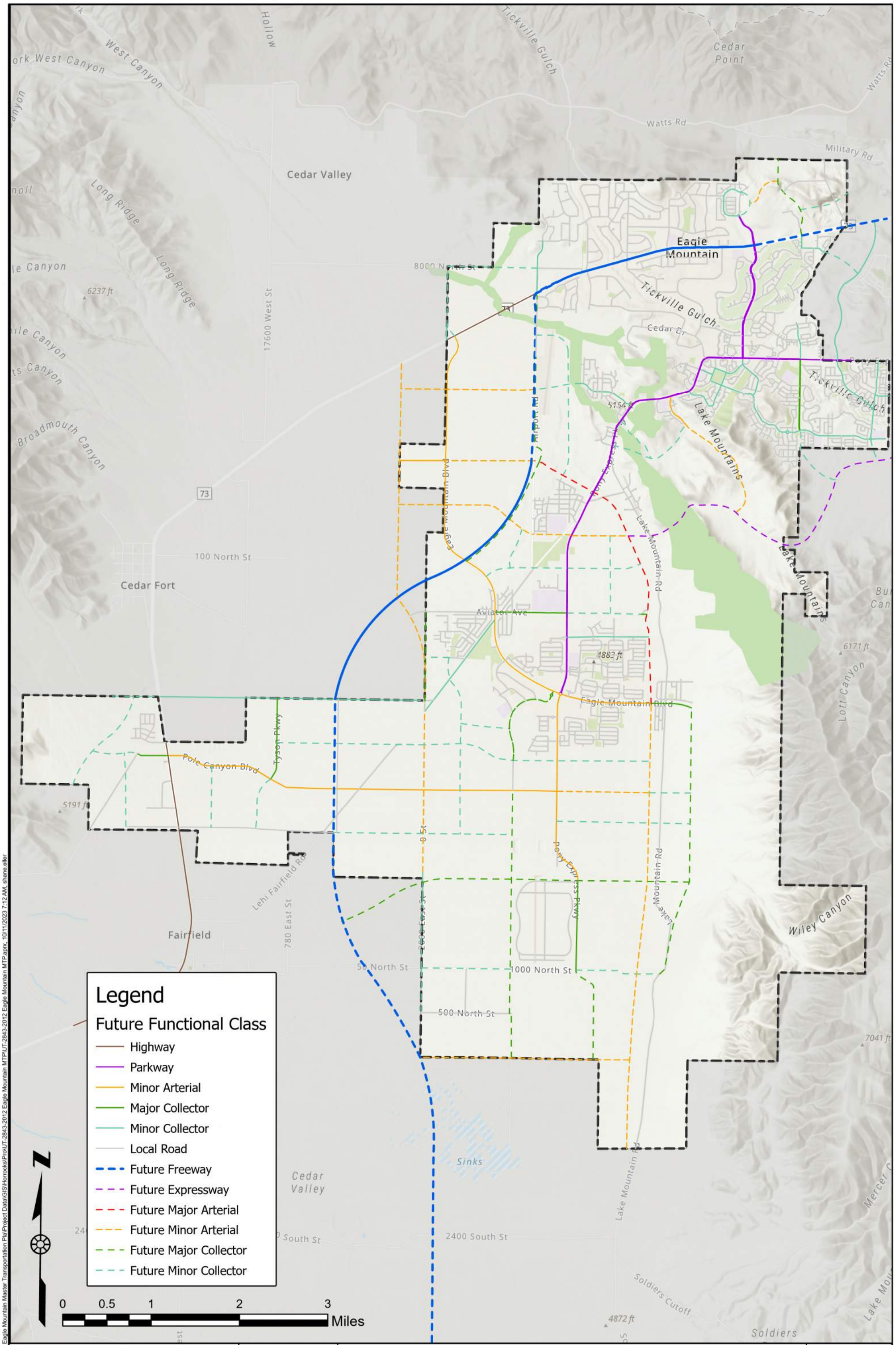
Those voting yes:	Those voting no:	Those excused:	Those abstaining:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love
☐ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

_____

Fionnuala B. Kofoed, MMC
City Recorder

Posted on _____ by _____ .

Exhibit A



Horrocks.

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

Future Functional Classification

Eagle Mountain Transportation Master Plan

DATE 10/11/2023
DRAWN

Figure 14

Q:\!2020\UT-2843-2012 Eagle Mountain Master Transportation Plan\Project Data\GIS\Horrocks\Proj\UT-2843-2012 Eagle Mountain MTP\UT-2843-2012 Eagle Mountain MTP.aprx, 10/11/2023 7:12 AM, shane.eller

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	BID AWARD - WDG (Web Development Group) Platforms - New City Website
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$135,000
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Tyler Maffitt, Admin

PRESENTED BY:
Tyler Maffitt, Evan Berrett

RECOMMENDATION:
Staff recommend the City Council approve the Bid Award for WDG Eagle Mountain and WDG Platforms for the City Website.

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

Website Staff Report
WDG Website Agreement
Eagle Mountain and WDG Platforms

1650 E. STAGECOACH RUN
EAGLE MOUNTAIN, UT 84005
EAGLEMOUNTAINCITY.ORG

DEPARTMENT OF
COMMUNICATIONS

Date: *Dec. 5, 2023*

To: *Paul Jerome (City Administrator)*
From: *Tyler Maffitt, Evan Berrett, Bailey Ensign*
Subject: *Eagle Mountain City Website Replacement*

Introduction

A City government's website is typically the first, and primary, interaction with a community's residents and businesses. Eagle Mountain City is in need of a new website as part of a comprehensive rebranding of the City and the community.

It is important that a high-quality website is delivered to residents, businesses and other stakeholders, and that major City services are brought into alignment with the 10-year Strategic Plan through this dynamic platform.

Staff have conducted a months-long review of possible solutions, worked with current vendors, developed an RFP and has reviewed the bids submitted by competitive firms to help Eagle Mountain City deliver the best possible service to its residents.

Background

Eagle Mountain City has had its current website for the past five years. In that time, the website has evolved as City staff have responded to new needs, including the COVID-19 pandemic, changing City government structure/organization, new programs and initiatives, and the changing demands of residents.

As the website has been used by various audiences over the past five years, various deficiencies have been discovered that reduce the usefulness of the existing website.

While the City has undergone a comprehensive rebranding, it was an important piece to upgrade the website as part of this project to fit modern technological capabilities. Further, it became necessary to redesign web pages to reflect major changes in the City's branding and communication standards.

JIBE Media, LLC has been the contracted firm since the previous website rebuild, and has stayed onboard with Eagle Mountain City as a contracted vendor to update website plug-ins, provide website security and offer guidance when making changes to best tailor to Eagle Mountain City's needs. JIBE Media also provided custom programming during COVID-19, enhanced search functionality, and tested chat tools.

Conversations have been had with JIBE Media when considering an upgrade to the City's website, as well. The firm offered to provide background and guidance before a new firm has been officially selected for a new website redesign.

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DEPARTMENT OF
COMMUNICATIONS

Comprehensive Marketing Plan

A redesigned website is considered a critical component of a successful Eagle Mountain City rebrand.

This bid proposal and recommendation is included as a subsection of comprehensive rebranding efforts.

A City website not only showcases the colors and meaning of a rebrand, but it is also a statement about who the City is, what it values, its desires for the community, and communicates important information to its consumers.

A website solidifies the brand, and the brand directs and reinforces the health and functionality of the website. For many, it will be their first impression of Eagle Mountain City.

Budgeted Dollars

As part of the City's rebranding efforts, about $50,000 was budgeted for this comprehensive redesign of the City website. Web Development Group has bid $95,000 for this project. After meeting consistently with staff for a period of one month, WDG offered innovation and solutions beyond the original scope offered, landing at a price of $135,000. Details on this scope are included in the packet and staff are available to answer questions.

Analytics

Eagle Mountain City's website is by far its most substantial touchpoint. Receiving more than 1.2 million visits in the past year, comprising about 410,000 visitors, the website is the primary communication channel for the City government.

Website Needs

The City identified major needs as part of its website redesign. Among these are:

- Improved visual standard of the website
- Web page capabilities and content needs
- Renewed emphasis on innovation

Full details can be found in the RFP included in the City Council packet.

As part of staff's insistence on innovation as part of this project, WDG has been tasked with finding solutions for bulk document uploads, search functionality, Artificial Intelligence, and a user-centered experience. Staff aim to put Eagle Mountain City at the forefront of website innovation and desire award-winning quality with the organization's future website capabilities.

RFP Process

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DEPARTMENT OF
COMMUNICATIONS

A subcommittee of the Comprehensive Marketing Plan Review Committee was tasked with upgrading the City's website. As part of this effort, substantial research was put into neighboring communities that have undertaken a similar project. To best understand their budgeting process, RFPs from those City governments were obtained and compared against the needs of Eagle Mountain City.

An initial RFP process saw the return of 21 bids. These bids were narrowed to the top three firms, which conducted presentations to the group. The subcommittee rejected all bids for either being too expensive, inadequate, or simply not an ideal fit to work with Eagle Mountain City.

Following a revamp of the RFP itself, select firms were identified and asked individually to submit bids for additional consideration. In total, 3 firms bid on this project in round two of bid requests. The top two firms were invited to present, and a final firm was selected for recommendation to the City Council.

Recommended Firm

A substantial review of the bids and an interview with the top firms was conducted. In the end, Web Development Group was selected as the appropriate firm for contract services.

wdg

Our strategists, designers, web developers and marketers take service and standards seriously — the job will not just be completed, but mastered. All of our clients know that they are working with a hand-picked, quality, experienced team.

Web Development Group met the requirements of the RFP and has expressed a strong interest in pursuing innovative solution. This firm also demonstrated vast experience in their portfolio, including work for: The White House, The U.S. Senate and House of Representatives, the regional banks of The Federal Reserve, The National League of Cities, the National Fish and Wildlife Foundation, and the American Red Cross, and local government entities, among many others.

Staff believes Web Development Group will be able to complete this work on schedule and perform the work in a way that exceeds our expectations.

Oversight and Timelines

The City's Comprehensive Marketing Plan Review committee will be tasked with finalizing the look and functionality of the City's new website. Its launch will be part of the City's Comprehensive Rebrand efforts. In their bid, Web Development Group included their timeline for project completion, which described the process taking between 5-7 months.

Eagle Mountain City staff have found similar timelines from competitive firms and find this timeline acceptable for the marketplace, and to ensure quality.

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COMMUNICATIONS

Because the City's rebrand will begin rolling out prior to new website completion, the existing website will be re-skinned by JIBE to match new branding colors. This look will only persist until the new website is ready for full launch.

Further, stakeholders within the organization will be highly involved in the process to ensure high-quality web page content. In addition to a high-quality user experience for residents, economic development will be a major component of this website rebuild.

Staff anticipates full communication with outside economic development organizations to ensure high levels of cooperation to enhance the City's business attraction efforts. City Council will also be consulted throughout this process to confirm quality and direction.

Conclusion

Eagle Mountain City is undertaking several major projects to align the City with the City's unique charm and to fundamentally improve the way residents perceive and interact with the organization and the community.

Throughout this process, Eagle Mountain City staff will aim to greatly improve the experience of interacting with the City through its primary touch point.

EAGLE MOUNTAIN CITY
CONTRACT FOR SERVICES

1. CONTRACTING PARTIES: This contract is between Eagle Mountain City ("Eagle Mountain") and the following Contractor:

_____
Name

_____
Address

_____
City State Zip

LEGAL STATUS OF CONTRACTOR
__ Sole Proprietor
__ Non-Profit Corporation
__ For-Profit Corporation
__ Partnership
__ Government Agency

Contact Person: _____ Phone #:_____ Email: _____
Vendor #:_____

2. GENERAL PURPOSE OF CONTRACT: The general purpose of this contract is to provide:
_____
_____.

3. CONTRACT PERIOD:

Effective Date: _____.

Project Completion Deadline: _____.

Termination Date: Completion of Scope of Work, unless terminated early or extended in accordance with the terms and conditions of this contract.

Renewal options (if any): _____.

4. CONTRACT COSTS: See Cost Schedule in Attachment B.

5. EXHIBIT A: Scope of Work / Costs Schedule

6. ATTACHMENT A: Standard Terms and Conditions for Services

Any conflicts between Attachment A and the other Attachments will be resolved in favor of Attachment A.

7. DOCUMENTS INCORPORATED INTO THIS CONTRACT BY REFERENCE BUT NOT ATTACHED:
   a. All other governmental laws, regulations, or actions applicable to the goods and/or services authorized by this contract.

8. Each signatory below represents that he or she has the requisite authority to enter into this contract.

IN WITNESS WHEREOF, the parties sign and cause this contract to be executed.

Dated this _____ day of _____, 202_____

EAGLE MOUNTAIN CITY

By:_____

Printed name:_____

Title:_____

ATTEST:

_____
Fionnuala B. Kofoed, MMC
City Recorder

APPROVED AS TO FORM

_____
Marcus Draper, City Attorney

Dated this _____ day of _____, 202____.

CONTRACTOR

By:_____

Printed name:_____

Title:_____

Professional Services Agreement & Scope of Services for Website Redevelopment

This *Professional Services Agreement & Scope of Services for Website Redevelopment* (hereinafter “Agreement”) is entered into by and between Eagle Mountain City (hereinafter “City”) and The Web Development Group (“WDG”), (hereinafter “WDG”). This Agreement shall be binding and effective as of the date both parties affix their respective signatures below.

Each page is signed by the representatives of each organization. These representatives are:

Eagle Mountain City
Paul Jerome
City Administrator

The Web Development Group (WDG)

Exhibit A: Scope of Services

Agreement

This Agreement is entered into as of the date of the last signature below, ("Effective Date") by and between DialogConcepts, Inc. trading as The Web Development Group ("WDG"), and _____ ("Client").

1. **Description**
   WDG is a provider of Creative and WordPress implementation services. In exchange for the fees set forth in section 2 (Fee Overview), WDG is providing the following capabilities as described in section 3 (Engagement Overview).

2. **Fee Overview**
   WDG is committed to deploying a qualified team for the initial phase of implementation. This team will dedicate approximately 422 professional service hours at a blended hourly rate of $225.00. This approach ensures that you receive the best cross-functional expertise at a consistent rate. Based on the allocated hours and our blended rate, we estimate the professional fees for the delivery of base product to total $95,000.00.

3. **Engagement Overview**

   - **Onboarding & Continuous Project Management:** The project management process begins with an initial administrative kickoff session and continues with ongoing support from the assigned project managers. WDG's project management system, Jira/Confluence, will be utilized to track conversations, milestones, and deliverables. A regular status call cadence will be established to ensure smooth communication throughout the project. Following the completion of the discovery phase, the Client will receive a project plan that includes milestone dates, notes, and assigned responsibilities. This comprehensive approach to project management ensures that all parties remain informed, aligned, and accountable throughout the duration of the project.
   - **General Discovery:** The purpose of this phase is to facilitate knowledge transfer, provide context for current performance, and establish WDG's familiarity with the existing website. Before the discovery phase begins, the Client will share relevant references to inform a comprehensive review of creative, digital strategy tactics, brand application, data analysis, and comparative experiences. The resulting direction will focus on creating a single WordPress powered framework that will be leveraged for https://eaglemountaincity.com. Our Strategy Brief deliverable will include a sitemap diagram, and a prioritized list of pages for user experience improvement. This brief will serve as the foundation and guiding principles for the remainder of the project.
   - **User Experience (UX) Design:** Wireframes have been allocated a specific number of hours for the creation of the homepage and up to five (5) additional priority (standardized page templates) pages. Efficient use of UX allocated hours could potentially result in up to two (2) revision rounds to fine-tune the wireframes. Wireframes serve as a crucial step in establishing key functionality, and identifying the building blocks/components required for the development of non-priority pages.
   - **Visual Design:** For the visual design phase, a specific number of hours have been allocated to ensure efficient progress. By utilizing these hours effectively, designers will work on creating a creative concept in the form of style-scapes. These style-scapes will explore various approaches, including typography, color variation, image treatments, and design elements. WDG anticipates providing design coverage for the homepage and up to five (5) priority pages of which many will reuse a set of identified blocks and components. Efficient use of these allocated hours could potentially result in two (2) revision rounds in this phase, allowing for adjustments and refinements to the visual design. These creative concepts and

revisions will help establish a solid foundation for the overall aesthetic and user experience of the website. WDG will review Clients accessibility standards and or requirements. Within this scope, WDG will follow Client's Standards for Accessibility.

- Throughout the discovery phase and upon completion of the initial UX phase, WDG will draft and present recommendations outlining the necessary technical solutions and requirements. The recommendation will include functionality to support a block-based/component based design system, and in alignment with the estimated budget charter. Documentation will include the level of effort (technical estimate) required for configuration, implementation, development, publishing process, and the in-site search experience (Note: A customized in-site search experience with custom filters, facets, and/or federated search may require integrations with third-party platforms such as Apache Solr or ElasticSearch products, which will require separate third-party license, subscription and implementation fees/costs which are not included in this estimate). Please note that technical estimates may include additional/optional ideas and/or solutions that have yet to be discovered and which may require the need to activate the innovation budget set aside and potentially extended timeline. For instance, the complexity of Single-Sign-On Services (SSO) integration between a CRM system often arises from the need to synchronize client/member data, manage access to multiple resources, and ensure a consistent user experience not only across the primary domain but also the primary site. This type of intricate and resource-intensive endeavor may require an additional budget. Other examples include, but are not limited to, e-commerce integration between multiple systems such as payment gateways, user profiles within third-party CRM platforms, and marketing automation tools. WDG will set up base scripts for GA4. Other analytics systems and advanced reporting configuration to include custom reports, goals, conversions, automation etc is the responsibility of the Client unless requested as new work.
- **Content Management System (CMS) and Development:** The project will involve implementing WordPress as the Content Management System (CMS), utilizing both community-provided and premium plug-ins to deliver essential features such as social sharing, in-site search, web forms, and e-newsletter subscriptions. The platform will be built as one framework to support the primary domain and have pre-built components that will be available on demand to launch new pages. HTML/CSS/JavaScript development will be carried out with compatibility and testing across modern browsers as of the date of commencement of this project:
    a. Google Chrome
    b. Mozilla Firefox
    c. Apple Safari
    d. Microsoft Edge
    e. Opera

  We do not guarantee support for beta or developmental versions of these browsers unless specifically agreed upon in writing. This development process will adhere to general mobile responsive design practices, ensuring that the website delivers a seamless and optimized user experience across various devices and platforms. This means that the website will be built to provide an optimal viewing and interaction experience across a wide range of devices, from desktop computer monitors to mobile phones and tablets. The design will automatically adjust to fit the device's screen size, resolution, and orientation, ensuring that users have a seamless and user-friendly experience regardless of the device they are using.
- Content Migration: Optional service and will require future scoping; however during the technical discovery phase, WDG will review and audit the existing database for https://eaglemountaincity.com/ and propose a content migration cost estimate. Content migration is limited to content within the primary domain and focuses solely on specific content types and formats identified during the technical discovery. Additional resources for migration and page building can be scoped independently or separately**.** Content migration does not include user data, correcting misalignments, format cleansing, editing and correcting for accessibility. Details of the base content migration will be documented in the Technical Requirements planning phase.
- **Analytics:** WDG will set up base scripts for GA4. Other analytics systems and advanced reporting configuration to include custom reports, goals, conversions, automation etc is the responsibility of the Client unless requested as new work.

- **Training:** Deliver up to (2) virtual training sessions for content editors, managers and or system administrators. Upon request, training sessions can be recorded through Google Meets and shared with the Client.
- **Hosting:** WDG can configure and deploy the new website under the Client's own hosting account or make a recommendation for an enhanced hosting experience.

Additional Engagement Details

- Following the date of signature, it may take up to three (3) weeks for the Client to be onboarded into our system and processes, and for the project kickoff to be scheduled. This time-frame allows for a smooth onboarding experience, ensuring that all necessary preparations and arrangements are in place before the project commences. The project plan, timeline, and launch date will be finalized shortly after the completion of our discovery phase. It is important to note that the final launch date is contingent on the formal start date and final requirements, and may not necessarily align with what has been suggested in past conversations or proposals. This flexibility allows for a more accurate and realistic project timeline that takes into account the unique requirements and circumstances of the project.
- Client is responsible for holding its own team accountable for all assigned milestone deadlines. Client is responsible for gathering timely internal feedback from the affected stakeholders and consolidating that feedback to avoid any milestone and deployment delays to the overall Project timeline.
- Client is responsible for holding other external vendors accountable for their timely delivery to avoid any milestone and deployment delays to the overall Project timeline.
- The website experience will utilize WordPress as its primary CMS, incorporating premium and supported WordPress plugins to enhance functionality. The design and development will focus on creating a single framework that supports https://eaglemountaincity.com/.
- Language translation services or translation solutions are not included in this scope of work.
- The newly developed website/application may not be a one-to-one replica of the specific requests outlined in an RFP or discussed in verbal conversations. As a result, certain features, content, or media present on the live website or future plans may not be included in the final delivery. The functionality of the new website may differ from that of the current website, as it will be based on the agreed-upon project scope, available technology, limitation of WordPress core and plugins.
- WDG will design and develop with the aim of meeting WCAG 2.1 Level A standards. The client is responsible for reviewing and approving the website for Level A accessibility. Please note that content and media migrated from existing websites/databases may not meet WCAG or Section 508 compliance. The client assumes full responsibility for maintaining and adhering to post-launch accessibility requirements, ensuring ongoing compliance with applicable standards.
- Client is responsible for content migration, content publishing, copywriting, copy editing, content entry and such unless WDG is hired for such services under a separate agreement. The Client assumes full responsibility for the accuracy and completeness of any content migrated from the current website to the new.
- Following the final design approval provided by the Client, WDG requires a minimum of five (5) months for the web development phase. At technical delivery, WDG will institute a code freeze which restricts adding new features and/or feature improvement requests to the product before launch. A code freeze date will be scheduled to occur 15 days prior to the agreed-upon launch date, ensuring stability and ample time for final adjustments and testing before the website goes live.
- WDG does not deploy on Fridays, holidays, or weekends. For 'after hour' requests, the Client must provide a minimum of 5 business days' notice, and WDG must approve such requests. After hours requests will be billed separately at two (2) times the contractual hourly rate. "Stand by" or "On Call" requests will be billed for the total hours WDG is asked to be on standby or on call. After business hours services are not guaranteed. General work and business office hours are 9 am to 5 pm Eastern Time. WDG is closed during weekends, after 5 pm on weekdays, all federally recognized holidays, and the last full week of December 2023. Clients should not assume that WDG has staff available to work outside of regular business hours.

4. **Communication**

Due to the virtual nature of the relationship, the Client understands the importance of communication, especially via WDG project management communication systems, and agrees to respond to questions, requests, and communications from WDG in a timely manner. The Client understands that WDG is a business with other clients to serve and requires reasonable notice in order to attend to new requests and assignments. The primary Client point of contact under this project is _____.

5. **Party Responsibilities, Limited Liability; Warranties and Representations**

The Client shall be responsible for:

1. Ensuring the accuracy and adequacy of all content, media, information, and data. The Client is also responsible for thoroughly checking proofs for accuracy in all respects, including (but not limited to) spelling in copy and content of technical documentations, recommendations, or illustrations, and testing the final product, including accessibility, prior to acceptance.
2. Obtaining and paying for the required licenses (which will be documented in the technical requirements document) and respecting the copyright(s) for all third-party assets, including but not limited to fonts, media, photos, content, and software.
3. Maintaining design, content, search rankings, privacy, and 508/ADA accessibility requirements for the website.
4. Managing all operations of the website(s) post-launch. This includes maintaining the site's functionality, security, and overall user experience.

The Client acknowledges and agrees that content migration (if WDG is hired for this service) from their current website to the new website may not be one-to-one and accessibility of content added to the site through content migration and by Client such as video and images are the responsibility of the Client.

Prior to technical delivery, WDG will perform a security audit of the WordPress implementation to identify any security vulnerabilities and if any such vulnerabilities are identified, WDG will correct all such vulnerabilities prior to delivery to Client. However the Client acknowledges and agrees that the online environment, including the infrastructure, software, hardware, and networks utilized to operate and maintain the website, is inherently vulnerable to unauthorized access, data breaches, and other security incidents. As such, the Client agrees to not hold WDG responsible or liable for any direct, indirect, incidental, special, consequential, punitive, or exemplary damages, including but not limited to, damages for loss of profits, goodwill, use, data, or other intangible losses, even if WDG has been advised of the possibility of such damages, arising out of or relating to any security breaches or any other related incidents.

Post technical delivery, the Client shall assume full responsibility for all website maintenance, security updates, patching, bandwidth, hosting infrastructure, uptime of servers, website,content management system, plug-ins and/or features regardless of scope and/or services WDG is hired for. WDG shall not be responsible for any downtime, search engine rankings, 508 compliance, accessibility failures, accessibility lawsuits, security breaches or loss of data. In the event that any cyber security data collection, investigations and/or assistance with cyber forensic firms are required, such services shall be billed at WDG's standard professional services rate of $300.00 per hour. The Client acknowledges that WDG shall not be responsible for any bug(s) caused by changes on any third-party platforms or environments, including but not limited to updates to operating systems, compile systems, code libraries and languages. Under this agreement and scope, WDG shall not be responsible for, nor hired to provide server configuration consulting, hosting environments, server infrastructure management, browser support for future releases/versions of mobile and desktop. WDG shall not be held liable for any issues concerning the hosting provider, third-party software or applications used or services, new code deployment, configuration, setup, security maintenance performed by the staff of the Client, third-party contractors or hosting company.
IN NO EVENT WILL THE TOTAL AND CUMULATIVE LIABILITY OF EITHER PARTY TO THE OTHER EXCEED THE TOTAL AMOUNT OF FEES PAID BY CLIENT, EXCEPT IN INSTANCES OF GROSS NEGLIGENCE, WILLFUL MISCONDUCT AND INDEMNIFICATION, AND SHALL BE ONLY FOR THOSE

DAMAGES THAT ARE ACTUAL AND PROVABLE.

6. Warranty Period

Thirty day (30) warranty period starts upon the date of Technical delivery. Technical delivery is defined as delivering a blog website with a working content management system that is ready for Client's page building experience. At technical delivery, WDG will institute a feature freeze which restricts adding new features and/or feature improvement requests to the product before launch. A "bug" is an error in the code produced by WDG that causes the site to produce an incorrect or unexpected result, or to behave in unintended ways. For example, if a user clicks on a button to submit a form, but instead of submitting, the webpage redirects to an unrelated page, or produces an error message even when all form fields are correctly filled out, that would be considered a bug. Another example might be when a web page is viewed on a specific browser, like Firefox, and the images do not load or text overlaps, even though it displays correctly in other browsers. For example, If the type size for a headline needs to increase, this is not a bug. Adding new design elements or new templates is not a bug. Adding content that exceeds the character limit of a page, which may cause misalignment in mobile browsers, is not considered a bug. Adding a new feature or installing a new module is not considered a bug but an improvement. Please see Exhibit A for additional warranty definition and information.

7. Project Budget Charter and Payment Schedule

	Creative	Project Management	WordPress	Optional	Timeline Availability	BASE Estimate
Audit + Research + Brief	$10,000					
Creative	$45,000					
Content & SEO Strategy				$5,000-$20,000		
Product Roadmap + Technical consulting			$5,000			
WordPress Implementation			$30,000			
Content Migration				$5,000-$20,000		
Innovation Budget				$20,000		
Total:	$50,000	$10,000	$35,000			$95,000
Timeline:					Timeline: TBD	Hourly Rate: $225

In exchange for the following fees totalling $95,000 (base product), WDG will provide up to 422.00 professional services hours at a blended hourly rate of $225.00 towards discovery, creative, implementation and project management. WDG has provided Client with its best estimate based upon its understanding of the requirements provided by the Client, and does not represent to Client that the work undertaken will be completed within the budget or expected timeline.

- First invoice (Deposit of 30 percent) $28,500.00 due upon signature ____1, 2023,
- Second installment $16,625.00 due on December 1, 2023,
- Third installment $16,625.00 due on February 1, 2023,

- Fourth installment $16,625.00 due on March 1, 2023,
- Fifth installment $16,625.00 due on April 1, 2023,

If there are indications that project expenses, services or timelines may surpass our provided estimates, WDG will promptly alert the Client via written notice. Under such circumstances, we encourage the Client to engage collaboratively with WDG to strategically determine the best approach for completing the relevant service or deliverable.

In addition, WDG proposes the establishment of an "Innovation/Contingency Budget" to the sum of $20,000.00, which equates to 88 additional work hours calculated at WDG's standard rate of $225 per hour. This precautionary measure is designed to cover potential excesses in the project's scope or duration.

Please note, any extraction of hours from this "Innovation/Contingency Budget" necessitates prior written approval from the Client to ensure transparency and agreement before the utilization of extra hours and the issuance of subsequent billing. This practice is put in place to safeguard both parties' interests and adherence to the budgetary framework.

Unless approved in writing, these fees do not include travel and lodging expenses, licenses, imagery, plug-in costs/fees, bandwidth or software fees that may be required, needed or wanted, which shall be billed at cost, upon prior written approval from Client. WDG's blended hourly rate for creative and implementation services for consulting or development for the scope outlined in general services is $225.00 per hour. Fee schedules are due as set forth below and are not based on a project completion date. The Client must pre-schedule the payments to follow the below timeline.

Additionally, WDG shall be entitled to suspend the provision of any Services if the Client fails to make any Payments when due hereunder and such failure continues for fifteen (15) days following written notice thereof. Any suspension of Services by WDG pursuant to this Section (10) shall not impair WDG's right to receive from Client any future Payments otherwise due in accordance with the Payment Schedule.

8. Contract Amendment

Amendments to this agreement may be made only if done so in writing and signed by both parties.

9. Client Acceptance

DialogConcepts Inc. DBA The Web Development Group (WDG)		**Client:**
Authorized By:		Authorized By:
Name:		Name:
Title:		Title:
Date:		Date:

EXHIBIT A

GENERAL EXAMPLES AND NOT LIMITED TO WHAT ARE NOT COVERED UNDER WARRANTY PERIOD

- Feature Requests: If a functionality or feature wasn't initially in the defined parameters or within the estimated/allocated hours, but the client desires it later, it is a feature request, not a bug. For instance, wanting a new carousel feature on a page that wasn't in the original design or project specification.
- Content Updates: Incorrect or outdated content provided by the client or end-users isn't a bug. For example, if there's a typographical error in the content the client provided, fixing it would not be bug fixing.
- External Factors: Issues arising from third-party plugins, hosting environments, or external services are not bugs. If an external plugin is updated and causes an issue, the incompatibility would not be considered a WDG's bug.
- User Errors: If an end-user or client misuses the system or doesn't follow instructions, resulting in unexpected behavior, this is not a bug. For instance, if a client accidentally deletes a necessary file or component, the ensuing problem isn't a bug.
- Design Subjectivity: Differences in personal or brand aesthetic preferences aren't bugs. If the client later feels that a color or font should be different, even though it was built to the approved design, this change is subjective and not a bug.
- Browser or Device Limitations: Some older browsers or devices may not support the latest web features. If the site wasn't scoped to support these, their inability to handle certain modern features isn't a bug. For example, an advanced animation may not play on an old version of Internet Explorer, but this isn't a bug if support for that browser was not originally agreed upon.
- Environment Differences: Discrepancies between development, staging, and production environments due to server configurations, caching, or other environmental differences are not considered bugs. If the site works on the staging environment but has issues in production because of a different server configuration, it's an environment issue, not a bug in the code.
- Post-launch Alterations: If someone other than the WDG team makes changes to the website after it's been launched and this leads to issues, these issues are not considered bugs originating from WDG's original work. This includes both code and content changes.
- Performance on Non-specified Devices: If the site wasn't specifically scoped to perform on particular devices (e.g., a specific older smartphone model) and there are display or functionality issues on them, those aren't bugs.
- Changing Standards or Technologies: The web is continually evolving. If a new standard or technology emerges after the website is built, and the site isn't compatible with it, that incompatibility is not a bug.
- Integration with Non-specified Third-party Services: If the client wishes to integrate a new third-party service post-launch and this wasn't in the original scope and/or within the allocated hours, any issues arising from this integration wouldn't be classified as bugs.
- User Feedback: While feedback from users is valuable, "I wish the site had X feature" or "I don't like how Y feature works" doesn't equate to a bug, unless the mentioned feature is not working as it was specifically scoped and designed.
- Network Issues: Issues like slow server response times, downtimes, or other server-related problems

resulting from the hosting provider's network are not bugs related to WDG's work.

- Scaling and Traffic Overloads: If the website experiences issues due to an unexpected surge in traffic or scalability was not a discussed requirement, the resulting performance issues are not WDG's bugs.
- Regular Wear and Tear: Websites, like all technology, require regular updates and maintenance. Over time, without these updates, elements might break or become outdated. These are not bugs but a natural progression of technology aging.
- Training or Knowledge Gaps: If the client or their team isn't familiar with how to use the system or platform and that leads to issues, it's not a bug. Proper training and documentation can mitigate such issues.
- Cloudflare and CDN Issues: Problems arising from Cloudflare or other CDN (Content Delivery Network) settings, like caching, SSL/TLS configurations, or security settings that aren't related to the website's code, aren't WDG's bugs. For instance, if Cloudflare's "Under Attack" mode prevents users from accessing the website, this isn't considered a bug on WDG's end.
- API Limitations or Changes: Issues stemming from third-party APIs (whether due to rate limits, deprecated features, changes in the API, or any external factors) are not bugs related to WDG's work. For instance, if an integrated weather API suddenly stops providing certain data, any missing content or functionality on the website resulting from this wouldn't be a bug by WDG's standards.
- SSO (Single Sign-On) Limitations: Issues or restrictions imposed by SSO providers, changes in their protocols, or limitations in their integration capabilities aren't bugs in WDG's work. If, for example, an SSO provider discontinues a certain authentication method and this affects website users, it isn't considered a bug caused by WDG.
- Third-Party Platform Dependencies: If the website relies on platforms or services outside of WordPress (e.g., CRM systems, eCommerce platforms, or other CMSs) and any issues arise due to changes, updates, or limitations in those platforms, these aren't considered bugs attributed to WDG. For example, if a feature works in WordPress but not in another integrated CMS due to its constraints, it isn't a bug on WDG's part.
- External Integration Breakdowns: When third-party systems that the website integrates with (payment gateways, mailing services, ERP systems, etc.) undergo changes or experience downtime, and this affects website functionality, it isn't seen as a bug resulting from WDG's original work.
- Differing API/SSO Version Compatibility: If the website was built to be compatible with a particular version of an API or SSO protocol, and a client later updates or changes to a different version without consultation, any resulting incompatibility isn't WDG's bug.
- Security Protocols Outside of CMS: Issues related to security, like CAPTCHA challenges, SSL certificate renewals, or configurations set up in platforms outside of WordPress, aren't considered bugs if they weren't within the scope of WDG's responsibilities.
- Challenges of Testing Custom Code: It's important to recognize that custom code, especially when it interacts with external systems or services, may not fully manifest or reveal certain behaviors until it's on a live server. This is due to the unique environment variables, configurations, and unpredictable real-world usage conditions of live servers. Therefore, any issues arising in this transition from a staging to a live environment are not bugs associated with the foundational work by WDG.
- Limitations Beyond WordPress Frontend: If an issue pertains to elements not directly related to the

native frontend functionality of WordPress (e.g., server-side scripts, third-party integrations, backend configurations), it cannot be classified as a bug in WDG's work. This emphasizes that while WDG commits to delivering functional WordPress-based solutions, the scope of potential challenges is limited to actual frontend behaviors and features within the WordPress ecosystem.

EXHIBIT B

WDG AND CLIENT CONDUCT AND WORKING ENVIRONMENT POLICY

It is WDG's policy to encourage a congenial work environment of mutual respect and professionalism. Therefore, WDG expects all employees, clients and vendors to conduct themselves professionally, honestly, lawfully, with sensitivity to others, and with due regard for WDG's property, its employees, and its public image.

Listed below are some (but not all) actions that do not meet WDG's standards of conduct and will not be accepted as part of this Agreement:

- Threatening, intimidating or coercing WDG employees at any time.
- Any act of discrimination and/or harassment.
- Violation of any governmental law or regulation.
- Negligence or any careless action that endangers the life or safety of another person.
- Possession of dangerous or illegal firearms, weapons or explosives on WDG property.
- Being intoxicated during working hours.
- Unauthorized possession, removal, or destruction of any WDG property or the property of fellow employees, visitors, clients, vendors, etc.
- Engaging in acts of violence or making threats of violence toward anyone.
- Revealing confidential or private information about the Company or other employees to unauthorized persons.
- Attempts to unduly influence others in their religious or political views.
- Immoral conduct or indecency.

The above list is not intended to be all-inclusive and is for illustration only. Violation of these standards, or any other reasonable behavior standards, will not be tolerated and could be construed as breach of contract.

ATTACHMENT A:

STANDARD TERMS AND CONDITIONS FOR SERVICES

This is for a contract for services (including professional services) meaning the furnishing of labor, time, or effort by a contractor.

1. **DEFINITIONS:** The following terms shall have the meanings set forth below:
   a) "**Confidential Information**" means information that is deemed as confidential under applicable state and federal laws, including personal information. Eagle Mountain reserves the right to identify, during and after this Contract, additional reasonable types of categories of information that must be kept confidential under federal and state laws.
   b) "**Contract**" means the Contract including all referenced attachments and documents incorporated by reference. The term "Contract" may include any purchase orders that result from this Contract.
   c) "**Contractor**" means the individual or entity delivering the Services identified in this Contract. The term "Contractor" shall include Contractor's agents, officers, employees, and partners.
   d) "**Services**" means the furnishing of labor, time, or effort by Contractor pursuant to this Contract. Services include, but are not limited to, all of the deliverable(s) (including supplies, equipment, or commodities) that result from Contractor performing the Services pursuant to this Contract. Services include those professional services identified in Section 63G-6a-103 of the Utah Procurement Code.
   e) "**Proposal**" means Contractor's response to Eagle Mountain's Solicitation.
   f) "**Solicitation**" means the documents used by Eagle Mountain to obtain Contractor's Proposal.
   g) "**Subcontractors**" means subcontractors or subconsultants at any tier that are under the direct or indirect control or responsibility of the Contractor, and includes all independent contractors, agents, employees, authorized resellers, or anyone else for whom the Contractor may be liable at any tier, including a person or entity that is, or will be, providing or performing an essential aspect of this Contract, including Contractor's manufacturers, distributors, and suppliers.

2. **GOVERNING LAW AND VENUE:** This Contract shall be governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Contract shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
3. **LAWS AND REGULATIONS:** At all times during this Contract, Contractor will comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
4. **RECORDS ADMINISTRATION:** Contractor shall maintain or supervise the maintenance of all records necessary to properly account for Contractor's performance and the payments made by Eagle Mountain to Contractor under this Contract. These records shall be retained by Contractor for at least six (6) years after final payment, or until all audits initiated within the six (6) years have been completed, whichever is later. Contractor agrees to allow, at no additional cost, Eagle Mountain access to all such records.
5. **CERTIFY REGISTRATION AND USE OF EMPLOYMENT "STATUS VERIFICATION SYSTEM":**
   1. Contractor certifies as to its own entity, under penalty of perjury, that Contractor has registered and is participating in the Status Verification System to verify the work eligibility status of Contractor's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   2. Contractor shall require that each of its Subcontractors certify by affidavit, as to their own entity, under penalty of perjury, that each Subcontractor has registered and is participating in the Status Verification System to verify the work eligibility status of Subcontractor's new employees that are employed in the State of Utah in accordance with applicable immigration laws.
   3. Contractor's failure to comply with this section will be considered a material breach of this Contract.
6. **CONFLICT OF INTEREST:** Contractor represents that none of its officers or employees are officers or employees of Eagle Mountain, unless disclosure has been made to Eagle Mountain.
7. **INDEPENDENT CONTRACTOR:** Contractor and Subcontractors, in the performance of this Contract, shall act in an independent capacity and not as officers or employees or agents of Eagle Mountain.

8. **INDEMNITY:** Contractor shall be fully liable for the actions of its agents, employees, officers, partners, and Subcontractors, and shall fully indemnify, and save harmless Eagle Mountain from all claims, losses, suits, actions, damages, and costs arising out of Contractor's performance of this Contract caused by any intentional act or negligence of Contractor, its agents, employees, officers, partners, or Subcontractors, without limitation; provided, however, that the Contractor shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of Eagle Mountain. The parties agree that if there are any limitations of the Contractor's liability, including a limitation of liability clause for anyone for whom the Contractor is responsible, such limitations of liability will not apply to injuries to persons, including death, or to damages to property.
9. **EMPLOYMENT PRACTICES:** Contractor agrees to abide by federal and state employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order, dated December 13, 2006, which prohibits unlawful harassment in the workplace. Contractor further agrees to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of Contractor's employees.
10. **AMENDMENTS:** This Contract may only be amended by the mutual written agreement of the parties, which amendment will be attached to this Contract. Automatic renewals will not apply to this Contract, even if listed elsewhere in this Contract.
11. **DEBARMENT:** Contractor certifies that it is not presently nor has ever been debarred, suspended, or proposed for debarment by any governmental department or agency, whether international, national, state, or local. Contractor must notify Eagle Mountain within thirty (30) days if debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any contract by any governmental entity during this Contract.
12. **TERMINATION:** Unless otherwise stated in this Contract, this Contract may be terminated, with cause by either party, in advance of the specified expiration date, upon written notice given by the other party. The party in violation will be given ten (10) days after written notification to correct and cease the violations, after which this Contract may be terminated for cause immediately and is subject to the remedies listed below. This Contract may also be terminated without cause (for convenience), in advance of the specified expiration date, by either party, upon sixty (60) days written termination notice being given to the other party. Eagle Mountain and the Contractor may terminate this Contract, in whole or in part, at any time, by mutual agreement in writing. On termination of this Contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved Services ordered prior to date of termination.

    Contractor shall be compensated for the Services properly performed under this Contract up to the effective date of the notice of termination. Contractor agrees that in the event of such termination for cause or without cause, Contractor's sole remedy and monetary recovery from Eagle Mountain is limited to full payment for all Services properly performed as authorized under this Contract up to the date of termination as well as any reasonable monies owed as a result of Contractor having to terminate other contracts necessarily and appropriately entered into by Contractor pursuant to this Contract. In no event shall Eagle Mountain be liable to the Contractor for compensation for any services neither requested by Eagle Mountain nor satisfactorily performed by the Contractor. In no event shall Eagle Mountain's exercise of its right to terminate this Contract for convenience relieve the Contractor of any liability to Eagle Mountain for any damages or claims arising under this Contract.
13. **NONAPPROPRIATION OF FUNDS, REDUCTION OF FUNDS, OR CHANGES IN LAW:** Upon thirty (30) days written notice delivered to the Contractor, this Contract may be terminated in whole or in part at the sole discretion of Eagle Mountain, if Eagle Mountain reasonably determines that a change in available funds affects Eagle Mountain's ability to pay under this Contract.

    If a written notice is delivered under this section, Eagle Mountain will reimburse Contractor for the Services properly ordered until the effective date of said notice. Eagle Mountain will not be liable for any performance, commitments, penalties, or liquidated damages that accrue after the effective date of said written notice.

14. **SUSPENSION OF WORK:** Should circumstances arise which would cause Eagle Mountain to suspend Contractor's responsibilities under this Contract, but not terminate this Contract, this will be done by written notice. Contractor's responsibilities may be reinstated upon advance formal written notice from Eagle Mountain.

15. **SALES TAX EXEMPTION:** The Services under this Contract will be paid for from Eagle Mountain's funds and used in the exercise of Eagle Mountain's essential functions as a municipal entity. Upon request, Eagle Mountain will provide Contractor with its sales tax exemption number. It is Contractor's responsibility to request Eagle Mountain's sales tax exemption number. It also is Contractor's sole responsibility to ascertain whether any tax deduction or benefits apply to any aspect of this Contract.

16. **INSURANCE:** Contractor shall at all times during the term of this Contract, without interruption, carry and maintain commercial general liability insurance from an insurance company authorized to do business in the State of Utah. The limits of this insurance will be no less than one million dollars ($1,000,000.00) per occurrence and two million dollars ($2,000,000.00) aggregate. Contractor also agrees to maintain any other insurance policies required in the Solicitation. Contractor shall provide proof of the general liability insurance policy and other required insurance policies to Eagle Mountain within thirty (30) days of contract award. Contractor must add Eagle Mountain as an additional insured with notice of cancellation. Failure to provide proof of insurance as required will be deemed a material breach of this Contract. Contractor's failure to maintain this insurance requirement for the term of this Contract will be grounds for immediate termination of this Contract.

17. **WORKERS' COMPENSATION INSURANCE:** Contractor shall maintain during the term of this Contract, workers' compensation insurance for all its employees as well as any Subcontractor employees related to this Contract. Workers' compensation insurance shall cover full liability under the workers' compensation laws of the jurisdiction in which the service is performed at the statutory limits required by said jurisdiction. Contractor acknowledges that within thirty (30) days of contract award, Contractor must submit proof of certificate of insurance that meets the above requirements.

18. **PUBLIC INFORMATION:** Contractor agrees that this Contract, related purchase orders, related pricing documents, and invoices will be public documents and may be available for public and private distribution in accordance with the State of Utah's Government Records Access and Management Act (GRAMA). Contractor gives Eagle Mountain express permission to make copies of this Contract, related sales orders, related pricing documents, and invoices in accordance with GRAMA. Contractor also agrees that the Contractor's Proposal to the Solicitation will be a public document, and copies may be given to the public as permitted under GRAMA. Eagle Mountain is not obligated to inform Contractor of any GRAMA requests for disclosure of this Contract, related purchase orders, related pricing documents, or invoices.

19. **DELIVERY:** All deliveries under this Contract will be F.O.B. destination with all transportation and handling charges paid for by Contractor. Responsibility and liability for loss or damage will remain with Contractor until final inspection and acceptance when responsibility will pass to Eagle Mountain, except as to latent defects or fraud. Contractor shall strictly adhere to the delivery and completion schedules specified in this Contract.

20. **ACCEPTANCE AND REJECTION:** Eagle Mountain shall have thirty (30) days after the performance of the Services to perform an inspection of the Services to determine whether the Services conform to the standards specified in the Solicitation and this Contract prior to acceptance of the Services by Eagle Mountain. If Contractor delivers nonconforming Services, Eagle Mountain may, at its option and at Contractor's expense: (i) require Contractor to promptly correct or re-perform the nonconforming Services subject to the terms of this Contract; or (ii) obtain replacement Services from another source, subject to Contractor being responsible for any cover costs.

21. **INVOICING:** Unless otherwise set forth in the Contract, Contractor will submit invoices within thirty (30) days of Contractor's performance of the Services to Eagle Mountain. The contract number shall be listed on all invoices, freight tickets, and correspondence relating to this Contract. The prices paid by Eagle Mountain will be those prices listed in this Contract, unless Contractor offers a prompt payment discount within its Proposal or on its invoice. Eagle Mountain has the right to adjust or return any invoice reflecting incorrect pricing.

22. **PAYMENT:** Payments are to be made within thirty (30) days after a correct invoice is received. All payments to Contractor will be remitted by mail or electronic funds transfer. If payment has not been made after sixty (60) days from the date a correct invoice is received by Eagle Mountain, then interest may be added by Contractor as prescribed in the Utah Prompt Payment Act. The acceptance by Contractor of final payment,

without a written protest filed with Eagle Mountain within ten (10) business days of receipt of final payment, shall release Eagle Mountain from all claims and all liability to the Contractor. Eagle Mountain's payment for the Services shall not be deemed an acceptance of the Services and is without prejudice to any and all claims that Eagle Mountain may have against Contractor. Eagle Mountain will not allow the Contractor to charge end users electronic payment fees of any kind.

23. **TIME IS OF THE ESSENCE:** The Services shall be completed by any applicable deadline stated in this Contract. For all Services, time is of the essence. Contractor shall be liable for all reasonable damages to Eagle Mountain, and anyone for whom Eagle Mountain may be liable as a result of Contractor's failure to timely perform the Services required under this Contract.
24. **CHANGES IN SCOPE:** Any changes in the scope of the Services to be performed under this Contract shall be in the form of a written amendment to this Contract, mutually agreed to and signed by both parties, specifying any such changes, fee adjustments, any adjustment in time of performance, or any other significant factors arising from the changes in the scope of Services.
25. **PERFORMANCE EVALUATION:** Eagle Mountain may conduct a performance evaluation of Contractor's Services, including Contractor's Subcontractors. Results of any evaluation may be made available to Contractor upon request.
26. **STANDARD OF CARE:** The Services of Contractor and its Subcontractors shall be performed in accordance with the standard of care exercised by licensed members of their respective professions having substantial experience providing similar services which similarities include the type, magnitude, and complexity of the Services that are the subject of this Contract. Contractor shall be liable to Eagle Mountain for claims, liabilities, additional burdens, penalties, damages, or third party claims (e.g., another Contractor's claim against Eagle Mountain), to the extent caused by the Contractor's wrongful acts, errors, or omissions that do not meet this standard of care.
27. **REVIEWS:** Eagle Mountain reserves the right to perform plan checks, plan reviews, other reviews, and/or comment upon the Services of Contractor. Such reviews do not waive the requirement of Contractor to meet all of the terms and conditions of this Contract.
28. **ASSIGNMENT:** Contractor may not assign, sell, transfer, subcontract or sublet rights, or delegate any right or obligation under this Contract, in whole or in part, without the prior written approval of Eagle Mountain.
29. **REMEDIES:** Any of the following events will constitute cause for Eagle Mountain to declare Contractor in default of this Contract: (i) Contractor's non-performance of its contractual requirements and obligations under this Contract; or (ii) Contractor's material breach of any term or condition of this Contract. Eagle Mountain may issue a written notice of default providing a ten (10) day period in which Contractor will have an opportunity to cure. Time allowed for cure will not diminish or eliminate Contractor's liability for damages. If the default remains after Contractor has been provided the opportunity to cure, Eagle Mountain may do one or more of the following: (i) exercise any remedy provided by law or equity; (ii) terminate this Contract; (iii) impose liquidated damages, if liquidated damages are listed in this Contract; (iv) debar/suspend Contractor from receiving future contracts from Eagle Mountain; or (v) demand a full refund of any payment that Eagle Mountain has made to Contractor under this Contract for Services that do not conform to this Contract.
30. **FORCE MAJEURE:** Neither party to this Contract will be held responsible for delay or default caused by fire, riot, act of God, and/or war which is beyond that party's reasonable control. Eagle Mountain may terminate this Contract after determining such delay will prevent successful performance of this Contract.
31. **CONFIDENTIALITY:** If Confidential Information is disclosed to Contractor, Contractor shall: (i) advise its agents, officers, employees, partners, and Subcontractors of the obligations set forth in this Contract; (ii) keep all Confidential Information strictly confidential; and (iii) not disclose any Confidential Information received by it to any third parties. Contractor will promptly notify Eagle Mountain of any potential or actual misuse or misappropriation of Confidential Information.

    Contractor shall be responsible for any breach of this duty of confidentiality, including any required remedies and/or notifications under applicable law. Contractor shall indemnify and hold harmless Eagle Mountain, including anyone for whom Eagle Mountain is liable, from claims related to a breach of this duty of confidentiality, including any notification requirements, by Contractor or anyone for whom the Contractor is liable.

Upon termination or expiration of this Contract, Contractor will return all copies of Confidential Information to Eagle Mountain or certify, in writing, that the Confidential Information has been destroyed. This duty of confidentiality shall be ongoing and survive the termination or expiration of this Contract.

32. **PUBLICITY:** Contractor shall submit to Eagle Mountain for written approval all advertising and publicity matters relating to this Contract. It is within Eagle Mountain's sole discretion whether to provide approval, which must be done in writing.
33. **OWNERSHIP IN INTELLECTUAL PROPERTY:** Eagle Mountain and Contractor agree that each has no right, title, interest, proprietary or otherwise in the intellectual property owned or licensed by the other, unless otherwise agreed upon by the parties in writing.
34. **WAIVER:** A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege.
35. **ATTORNEY'S FEES:** In the event of any judicial action to enforce rights under this Contract, the prevailing party shall be entitled its costs and expenses, including reasonable attorney's fees incurred in connection with such action.
36. **PROCUREMENT ETHICS**: Contractor understands that a person who is interested in any way in the sale of any supplies, services, construction, or insurance to Eagle Mountain is violating the law if the person gives or offers to give any compensation, gratuity, contribution, loan, reward, or any promise thereof to any person acting as a procurement officer on behalf of Eagle Mountain, or to any person in any official capacity participates in the procurement of such supplies, services, construction, or insurance, whether it is given for their own use or for the use or benefit of any other person or organization.
37. **DISPUTE RESOLUTION:** Prior to either party filing a judicial proceeding, the parties agree to participate in the mediation of any dispute. Eagle Mountain, after consultation with the Contractor, may appoint an expert or panel of experts to assist in the resolution of a dispute. If Eagle Mountain appoints such an expert or panel, Contractor agree to cooperate in good faith in providing information and documents to the expert or panel in an effort to resolve the dispute.
38. **ORDER OF PRECEDENCE:** In the event of any conflict in the terms and conditions in this Contract, the order of precedence shall be: (i) this Attachment A; (ii) the Contract; (iii) additional terms and conditions, if any; (iv) any other attachment listed on the Contract; and (v) Contractor's terms and conditions that are attached to this Contract, if any. Any provision attempting to limit the liability of Contractor or limit the rights of Eagle Mountain must be in writing, attached to this Contract, and initialed by Eagle Mountain, or it is rendered null and void.
39. **SURVIVAL OF TERMS:** Termination or expiration of this Contract shall not extinguish or prejudice Eagle Mountain's right to enforce this Contract with respect to any default or defect in the Services that has not been cured.
40. **SEVERABILITY:** The invalidity or unenforceability of any provision, term, or condition of this Contract shall not affect the validity or enforceability of any other provision, term, or condition of this Contract, which shall remain in full force and effect.
41. **ENTIRE AGREEMENT:** This Contract constitutes the entire agreement between the parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.

Eagle Mountain City

Explore the New Horizon: Dive into Eagle Mountain's Revamped Digital Experience.



Welcome

In this vibrant digital era, a website isn't merely an online space—it's a manifestation of a community's heartbeat, its aspirations, and its spirit. Eagle Mountain City, known for its welcoming neighborhoods, open spaces, and commitment to progress, has always been more than just a place—it's a living testament to community spirit and shared vision. At WDG, we recognize and resonate with this spirit. Our belief is that Eagle Mountain's digital presence should mirror its real-world charm and potential. As a haven for families, businesses, and natural beauty, Eagle Mountain merits a digital platform that does more than inform; it must inspire, inviting residents and visitors alike into its story.

The "why" behind this redesign is to ensure that every resident, potential homeowner, business owner, or curious visitor can effortlessly navigate and connect with all that Eagle Mountain represents. This website aims to translate the vibrant life, events, and aspirations of our community into a digital narrative, making every online visit as enriching as a walk through our parks.

This redesign isn't merely about aesthetics or trendiness. It's about progress. It's about ensuring that as Eagle Mountain continues to flourish and expand, its online representation remains a step ahead, always relevant, always inviting.

At WDG, we're driven by blending usability with storytelling, designing experiences that aren't just accessed but truly lived. And our reason for championing this redesign for Eagle Mountain City is straightforward: to craft a digital space that captures the essence, vibrancy, and promise of the community we proudly call home.

As a leading strategy and creative agency, our diverse client roster includes esteemed institutions like the Ford Foundation, National League of Cities and National Association of Manufactures. Notably, we've maintain security access control and workflows for Whitehouse.gov, designed a new experience for Federal Reserve Bank of San Francisco and Triliant Risk Advisors, an essential consulting partner to the global financial industry. Furthermore, our collaboration with esteemed entities such as the American Red Cross, Barnes & Noble, and The University of Pennsylvania demonstrate our versatility, aptitude, and a deep commitment to understanding the unique "why" of each client. With Eagle Mountain City, we're excited about the potential to sculpt or refine your narrative, crafting an experience that truly resonates.

wdg

Framework

Branded + Flexible

Content

User First + Strategic

Experience

Engaging + Sustainable



wdg

Eagle Mountain City

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Project Management

In our collaboration, you will be paired with an experienced Project Manager, who will be backed by our proficient Accounts team. This dedicated Project Manager, assigned specifically to you, will act as your advocate and primary point of contact, ensuring that your unique needs are prioritized.

Depending on the project's start date, you might have the opportunity to work with our Senior Project Manager, Mary Henkin. Mary has successfully overseen notable engagements with organizations such as the University of Pennsylvania, National Association of Counties, and Barnes and Noble. As the Eagle Mountain City's representative, she will ensure that all project activities are properly managed, and crucial deadlines are met.

While our Project Managers play a vital role in ensuring your success, we also believe in the power of open and collaborative dialogue. Hence, we always encourage direct interaction between you and our subject matter experts. This way, we can ensure a more comprehensive understanding of your needs, leading to better-tailored solutions. Their role will entail providing constant account oversight and meticulously planning your project, assuring you of a streamlined, personalized experience.



Design & Technical Audit

Embarking on a journey to elevate Eagle Mountain City's digital experience, our multidisciplinary creative team along side with our WordPress specialized development team, initiates with a comprehensive technical audit, meticulously examining current and family of branded communication channels. Our combined technology review encompasses the current custom framework, feature set, performance, security, content types, and workflow. We'll assess the current infrastructure, identifying opportunities for optimization and enhancement.

- **Technical Audit:** Assessing technical architecture, performance and user interface design.
- **Technology Review:** Evaluating framework, features, content types, and content integrity and workflow. Partner with your teams to evaluate different CMS options (WordPress/Drupal), infrastructure options and security protocols.
- **Design Audit:** Analyzing current theme design, style guide, templates, and the additional social channels related to the Eagle Mountain City family of brands.

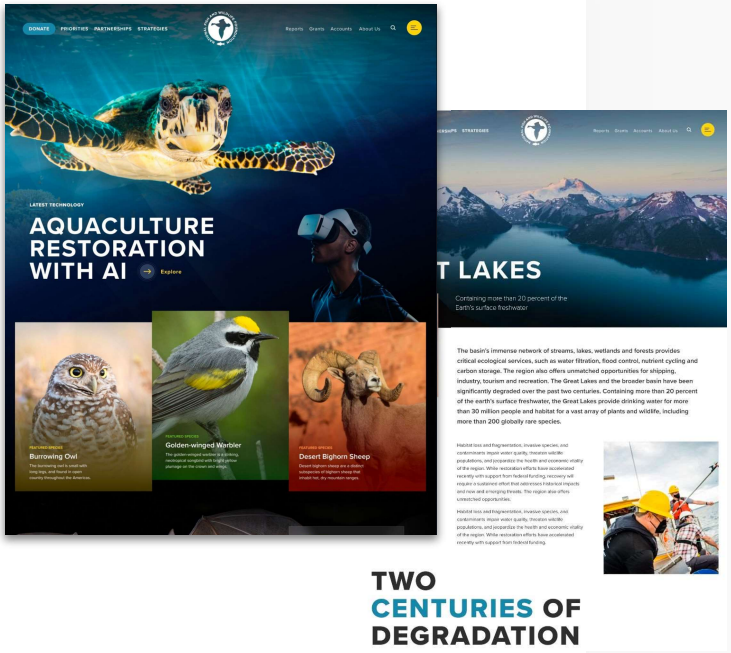
Our audits provide a solid foundation for our team to craft a user-centric digital platform that not only embodies the Eagle Mountain City mission but also inspires engagement. With our expertise in content strategy, user experience and development, we will work closely to achieve your goals of the user and content management experience. In addition we facilitate exercises to improve the user interface, search engine visibility and integrations between third-party platforms.

UX, Design & Accessibility

WDG is dedicated to crafting a captivating design direction for Eagle Mountain City. We'll leverage audit findings and brand exploration exercises to apply your brand guidelines to user interface elements. Custom-branded page designs will showcase an improved user experience, ready for aesthetic critique and brand application approval. We'll deconstruct these designs to establish a cohesive framework, encompassing digital style guides, menu systems, headers, footers, page layouts, and assets, annotated for handoff and technical documentation.

Adhering to WCAG 2.1 guidelines, we address a wide range of accessibility best practices, including mobile accessibility, cognitive disabilities, and low vision. Our process utilizes tools like Google's Lighthouse and WAVE, helping us identify and rectify accessibility concerns. We integrate ARIA roles and labels to enhance the accessibility of dynamic content and advanced user interface controls, providing additional information to assistive technologies.

Our team remains current with the latest accessibility best practices and guidelines, ensuring the creation of accessible, compliant web content. Together, we'll develop a visually stunning and accessible digital platform that embodies the Eagle Mountain City mission and inspires engagement.

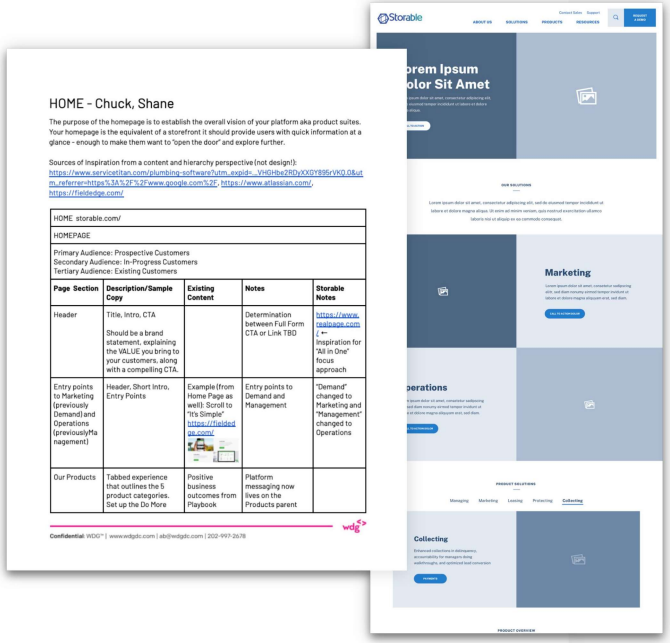


Content & SEO Strategy

We understand that transitioning to a new layout system can be daunting. That's why our expert team is here to help. Our focus is to set you and your future content teams up for success by providing guidance on how to make the most of your new component system. Our approach is simple yet effective. Our content strategists will work with you to organize your existing content and identify pieces that align with your brand. We'll then enhance elements that support your goals and eliminate those that don't. In some cases, we may need to create new content to achieve your desired outcome.

We offer a comprehensive range of content services to support you throughout the entire process. From planning and crafting, to maintaining and updating, we've got you covered. Our services include content auditing, migration planning, and content entry. Let us help you make the most of your new layout system.

Additional services include: SEO keyword analysis and SEO recommendation, consistent voice & tone development, on brand messaging, copywriting and editing, content examples/templates.



HOME - Chuck, Shane

The purpose of the homepage is to establish the overall vision of your platform aka product suites. Your homepage is the equivalent of a storefront it should provide users with quick information at a glance - enough to make them want to "open the door" and explore further.

Sources of inspiration from a content and hierarchy perspective(not design!):
https://www.servicetitan.com/plumbing-software?utm_expid=..YH0HbeZRDyXXDY895rVKQ.0&utm_referrer=https%3A%2F%2Fwww.google.com%2F, https://www.atlassian.com/, https://fieldedge.com/

HOME storable.com/				
HOMEPAGE				
Primary Audience: Prospective Customers Secondary Audience: In-Progress Customers Tertiary Audience: Existing Customers				
Page Section	**Description/Sample Copy**	**Existing Content**	**Notes**	**Storable Notes**
Header	Title, Intro, CTA Should be a brand statement, explaining the VALUE you bring to your customers, along with a compelling CTA.		Determination between Full Form CTA or Link TBD	https://www.realpage.com/ (← Inspiration for "All in One" focus approach
Entry points to Marketing (previously Demand) and Operations (previouslyMa nagement)	Header, Short Intro, Entry Points	Example (from Home Page as well): Scroll to "It's Simple" https://fieldedge.com/	Entry points to Demand and Management	"Demand" changed to Marketing and "Management" changed to Operations
Our Products	Tabbed experience that outlines the 5 product categories. Set up the Do More	Positive business outcomes from Playbook	Platform messaging now lives on the Products parent	

Storable

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olor Sit Amet

Marketing

perations

Collecting

WordPress Implementation

WDG boasts a rich and diverse portfolio of expertise in WordPress development. We leverage this proficiency to optimally address your business requirements, particularly with the advanced Gutenberg release of WordPress. Our talented team of WordPress developers, strategists, and designers have delivered secure, sophisticated, high-quality WordPress experiences for renowned, enterprise-level clients such as the American Red Cross, Barnes & Noble, Several Federal Reserve Banks, and the Whitehouse.gov.

Our partnership with WordPress extends beyond proficiency. As a top WordPress VIP partner, we're not just expertly versed in the platform, but we're also directly connected with the WordPress VIP team. This partnership ensures you receive comprehensive support at every phase of the project - from planning and development resources, through content migration, to launch, as well as extensive security measures and full code reviews. As a result, our high-touch, hands-on client partnerships are bolstered by WordPress VIP's expert oversight, creating a potent alliance dedicated to realizing your project's success.



Approaching Migration

Content migrations can be challenging to manage and execute effectively. Our team is committed to ensuring a smooth transition of your content while simultaneously improving your site's SEO performance.

We begin by reviewing your content audit, database structure, and data integrity to identify all necessary types and fields for a successful migration. After approving the information architecture for your new site, we will align the existing content with the new structures seamlessly.

Our in-house migration system is designed to capture URLs and SEO metadata, which will be utilized to create redirects in the new WordPress build. These permanent redirects not only transfer SEO value (PageRank) for migrated content but also integrate smoothly with the site's SEO tools. This approach ensures an optimized web presence for your website during and after the migration process.

A flexible framework built for WordPress to create tailored migrations from almost any source. If it's available digitally, WDG can migrate it!

- Source from a database export, REST API, Excel spreadsheet, live site content, or combination.
- Fine-grained control over post type, field and taxonomy A flexible framework built for WordPress to create tailored migrations from almost any source. If it's available digitally, WDG can migrate it!
- Source from a database export, REST API, Excel spreadsheet, live site content, or combination.
- Transform or merge content to fit block types
- Media asset migration and import into the WordPress Media Library
- WP-CLI runtime and output for scriptable performance and reliability
- Built to run with an initial migration and multiple catch-up (update) migrations for up-to-the-hour launches

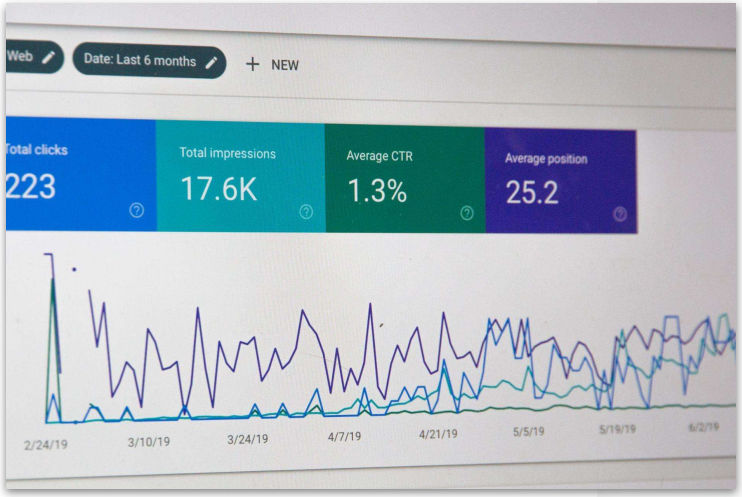
wdg

Analytics Implementation

We recognize that implementing a new analytics system and comprehending the data it yields can sometimes feel overwhelming. That's where our expertise comes into play. Our primary goal is to empower you and your teams with insights that drive conversions and demonstrate a clear ROI. Our method is both straightforward and impactful. Our analytics experts collaborate with you to understand your current data landscape, pinpointing metrics that resonate with your objectives. We'll accentuate those measurements that drive actionable insights and filter out irrelevant noise. Sometimes, establishing fresh tracking parameters is essential for capturing the most meaningful data.

We furnish a holistic suite of analytics services to guide you at every turn. From initial setup and strategy, to consistent monitoring and optimization, we're by your side. Key services encompass analytics configuration, KPI definition, and ROI analysis. Allow us to help you harness the full potential of your analytics platform.

Further offerings encompass: Advanced segmentation, funnel visualization, user journey mapping, behavior analysis, A/B testing insights, and custom dashboard creation.



Third-party Integrations

Our core mission? To seamlessly intertwine your WordPress-powered user experience with pivotal platforms such as CRMs, AMS, and Marketing Automation systems. Our approach is rooted in simplicity, yet yields transformative results. Collaborating closely with you, our integration specialists tailor solutions that bridge the gap between diverse systems, ensuring a cohesive and personalized member experience. Through strategic API and SSO services, we ensure interaction is synced, whether it's event registration, profile updates, or dues payments.

Our comprehensive suite of integration services is designed to simplify and enhance every touchpoint. From the initial integration planning to ongoing support, we're your steadfast ally. Our offerings span the gamut: from CRM synchronization, API customization, to SSO implementations. Our objective? To amplify the holistic member experience on your site.

Additional areas of proficiency include: Real-time data syncing, advanced member portal integrations, seamless e-commerce experiences, event management connectivity, tailored automation workflows, and secure payment gateway solutions.



Limiting Security Exposure

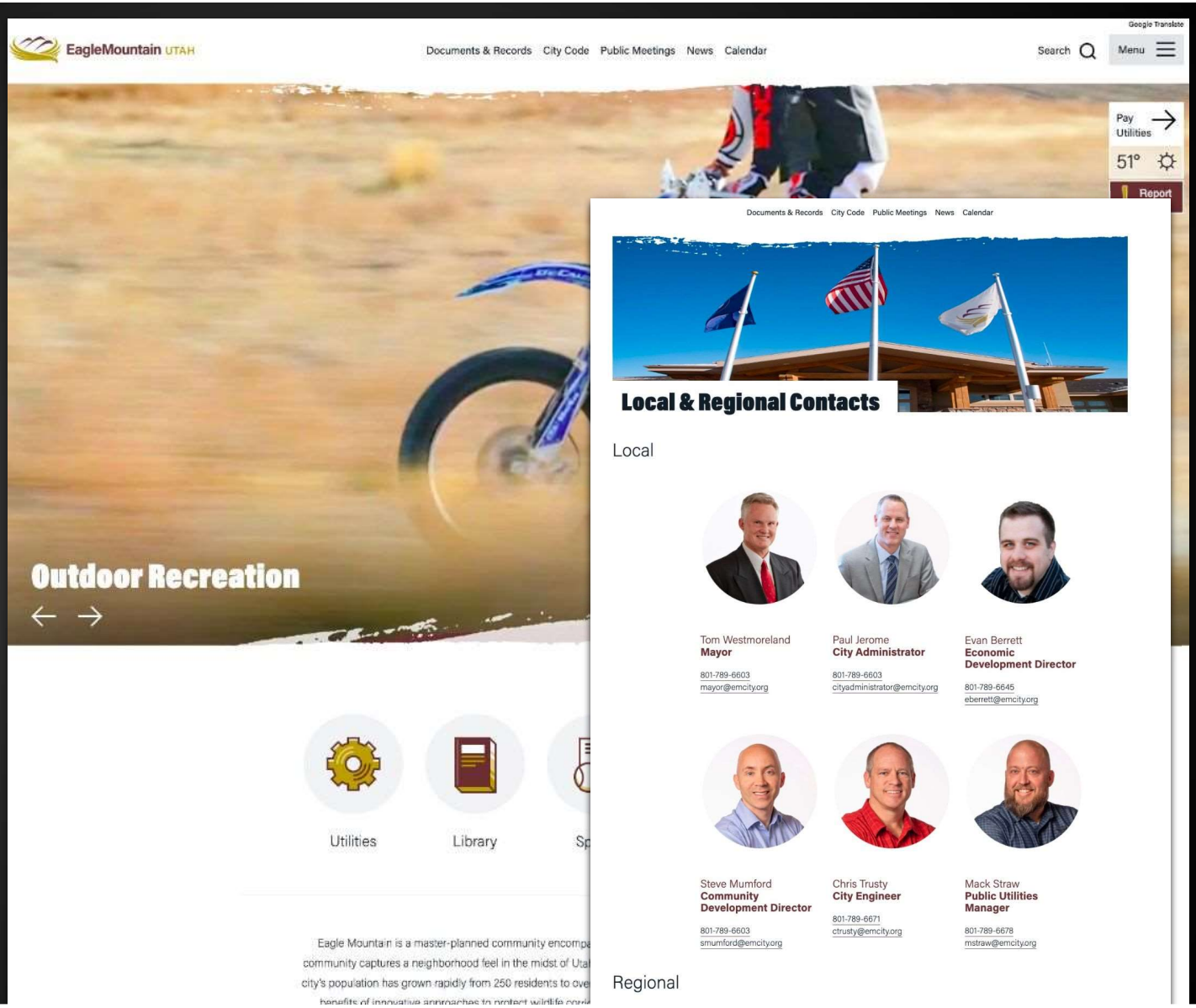
- Limit access Controls for various CMS features like the REST API
- Disable CMS comments
- Security configuration like iframe headers and content security policies
- Enforce two factor authentication
- IP based authentication
- Protect homepage from being deleted
- Security headers for standardized best practice security headers across all WDG builds
- Disable common username sniffing techniques
- Harden the CMS password hash algorithm



Security protocol is based on client's specification, requirements and selected hosting provider

Recommendation: WordPress

- **Key tech highlights:**
  - WordPress CMS
  - Flexible Layouts
  - Speed & SEO optimized
  - Develop for scale
  - Searchable
- **Key design highlights:**
  - Modern Creative Direction
  - Enhanced Style Guide
  - Flexible Design System
  - Revitalized User Experience
  - Accessible
  - Mobile friendly



Eagle Mountain City

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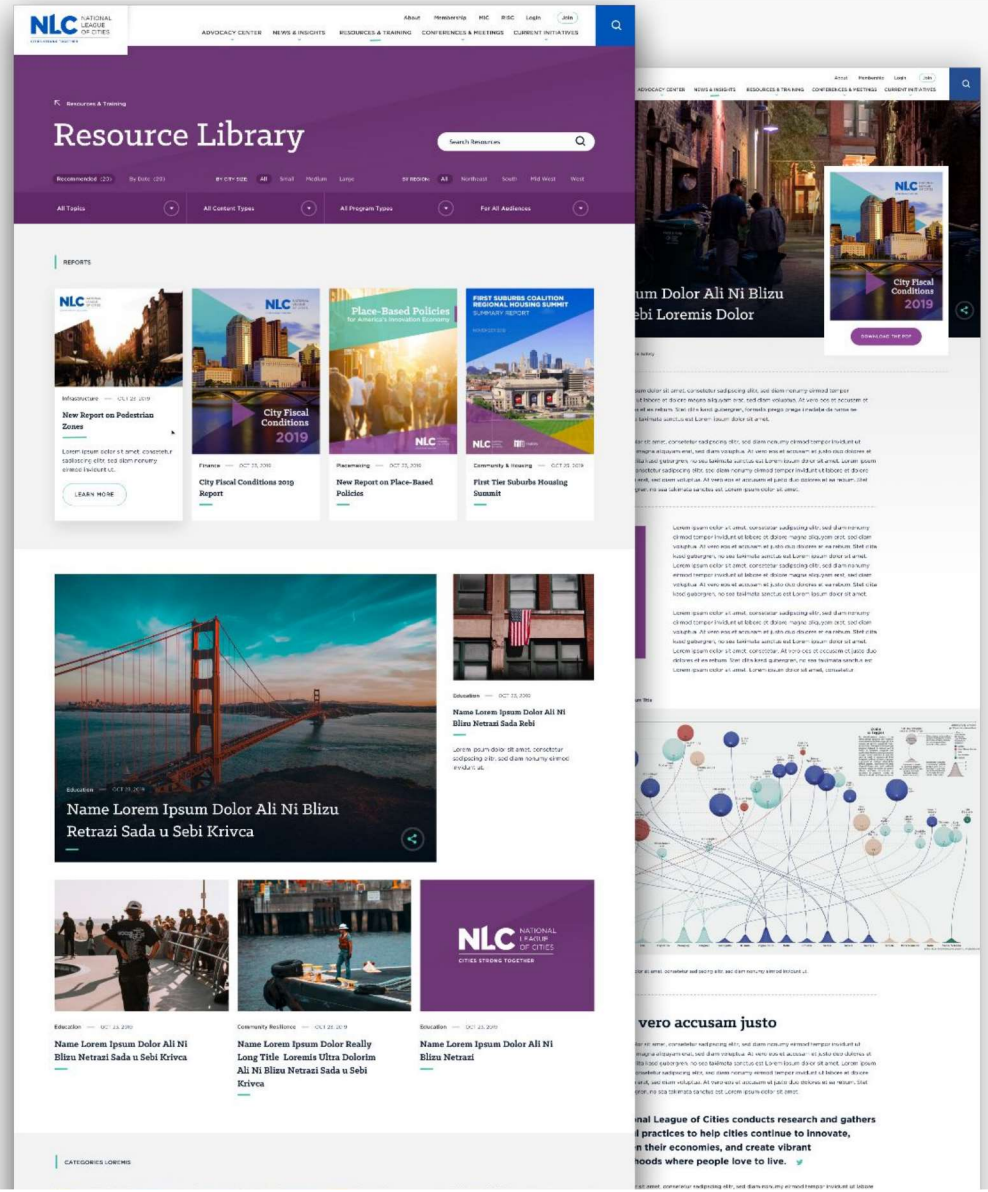
National League of Cities

WDG collaborated with NLC stakeholders to consolidate microsites and reposition content for municipal employees into one engaging experience. The migration involved an initial content audit from multiple websites and blogs. The result is a multisite with a searchable resource library, serving diverse audiences including members, students, and the public. Notably, WDG coordinated with NetForum and Higher Logic to create a seamless Single-Sign-On experience, ensuring all technical and user needs were met.

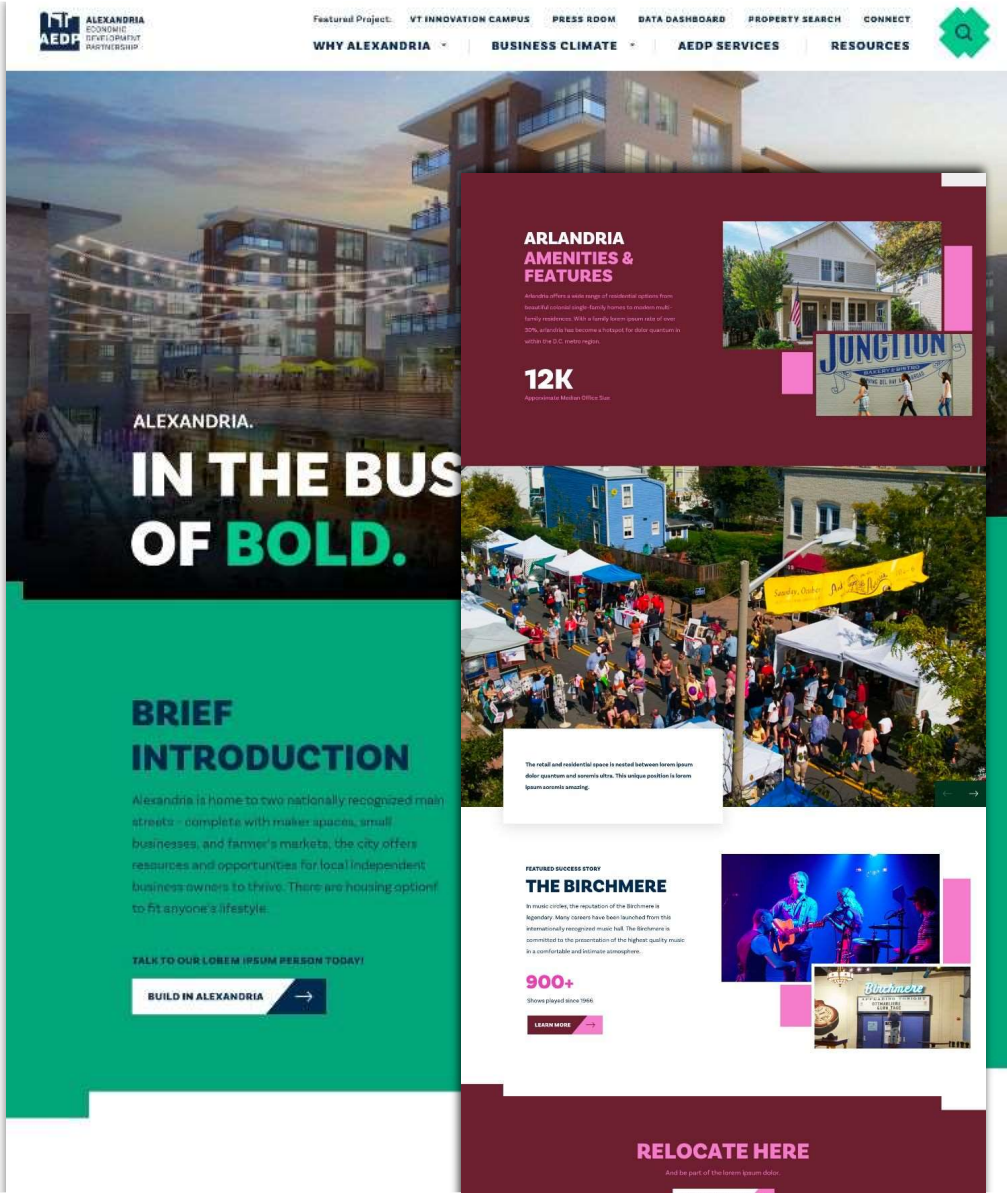
Key Highlight: CMS + Enhanced In-site Search Experience



Alexandria Economic Development

WDG partnered closely with AEDP stakeholders to unify multiple digital touchpoints, centralizing content designed for businesses and residents into one cohesive digital platform. This transformative journey began with a comprehensive audit of content spread across various sites and online resources. The culmination is a unified site featuring an easy-to-navigate resource library that caters to a diverse audience, including local businesses, investors, and the general public of Alexandria, in Virginia. A highlight of this collaboration was WDG's integration efforts with essential business tools, ensuring a frictionless user experience while keeping all technical requirements in check.

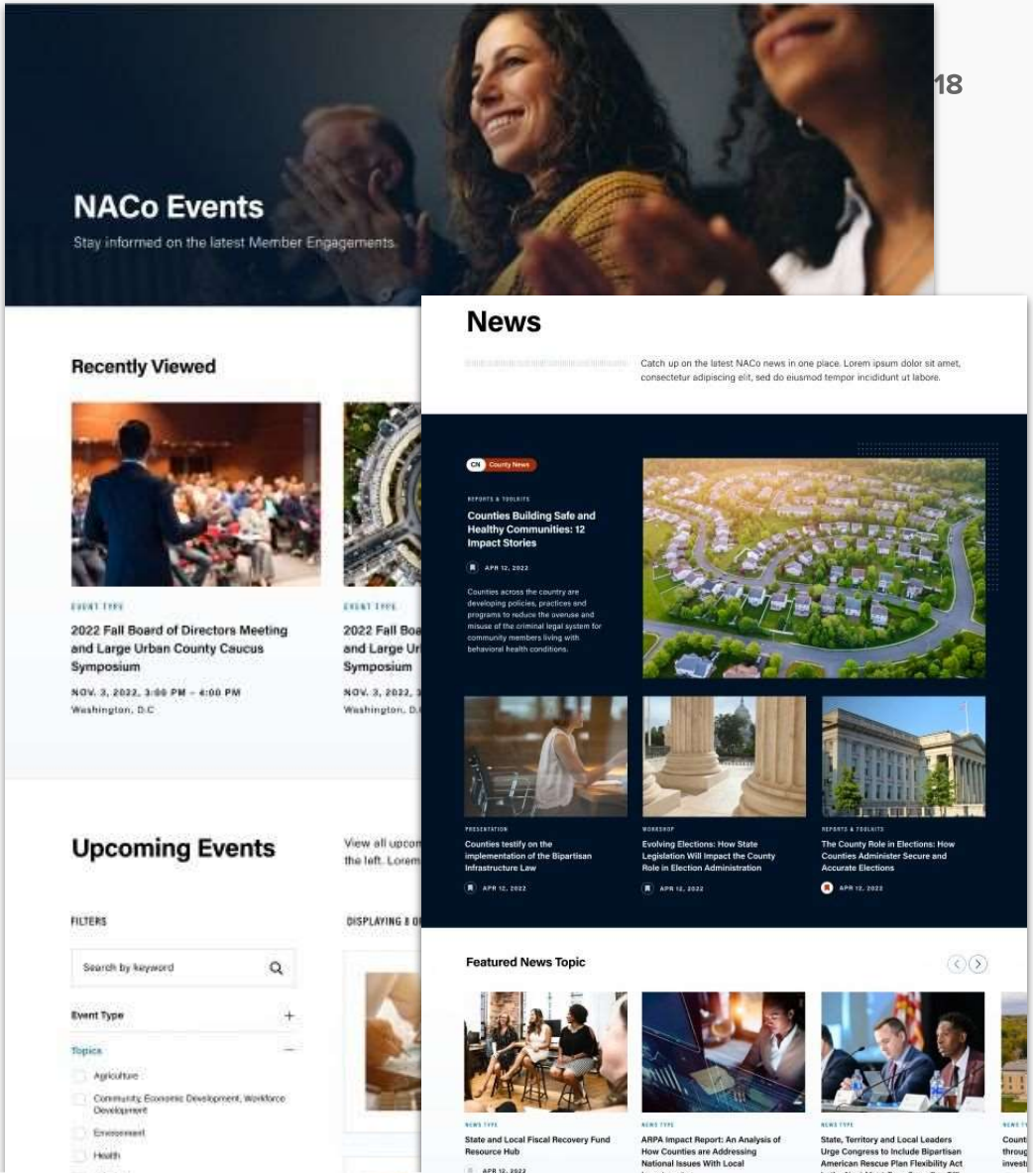
Key Highlight: Creative + CMS + Enhanced In-site Search Experience



National Association of Counties

WDG teamed up with NACo's key stakeholders to streamline multiple digital resources, bringing together content tailored for county officials and affiliates into a singular, unified online hub. The process started with an extensive audit of materials scattered across various sites and digital platforms. The end result is a centralized website offering an intuitive resource library, serving a varied audience from county leaders, policymakers, to the public. A standout element of our collaboration was WDG's seamless integration with essential member platforms, ensuring a user-friendly experience while fulfilling all technical specifications.

Key Highlight: CMS + Redesign + Enhanced In-site Search Experience

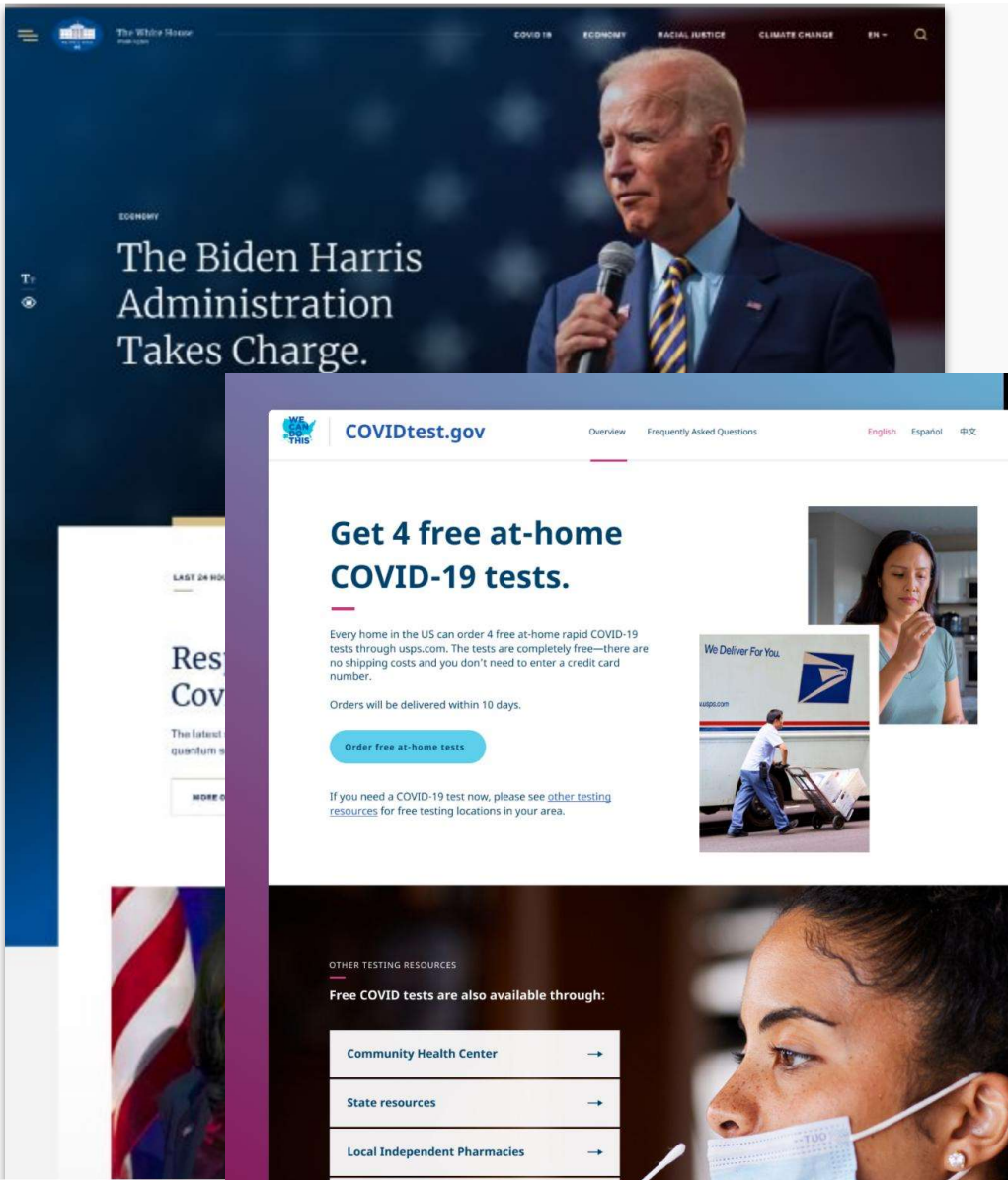


Whitehouse.gov

WDG has the privilege of collaborating with a diverse range of initiatives, including the primary domain for the Executive Office, engaging multiple sectors of the American public. Our ongoing partnership of 5 years, encompassing two administrations, has been focused on ensuring that vital information is securely accessible to the American people through websites such as whitehouse.gov, ai.gov, covid.gov, and covidtests.gov.

We implemented security recommendations for COVID.gov, safeguarding essential information related to the pandemic. Through our continued collaboration, WDG remains committed to elevating the online experience for the American public while maintaining the highest standards of security, accessibility, and design.

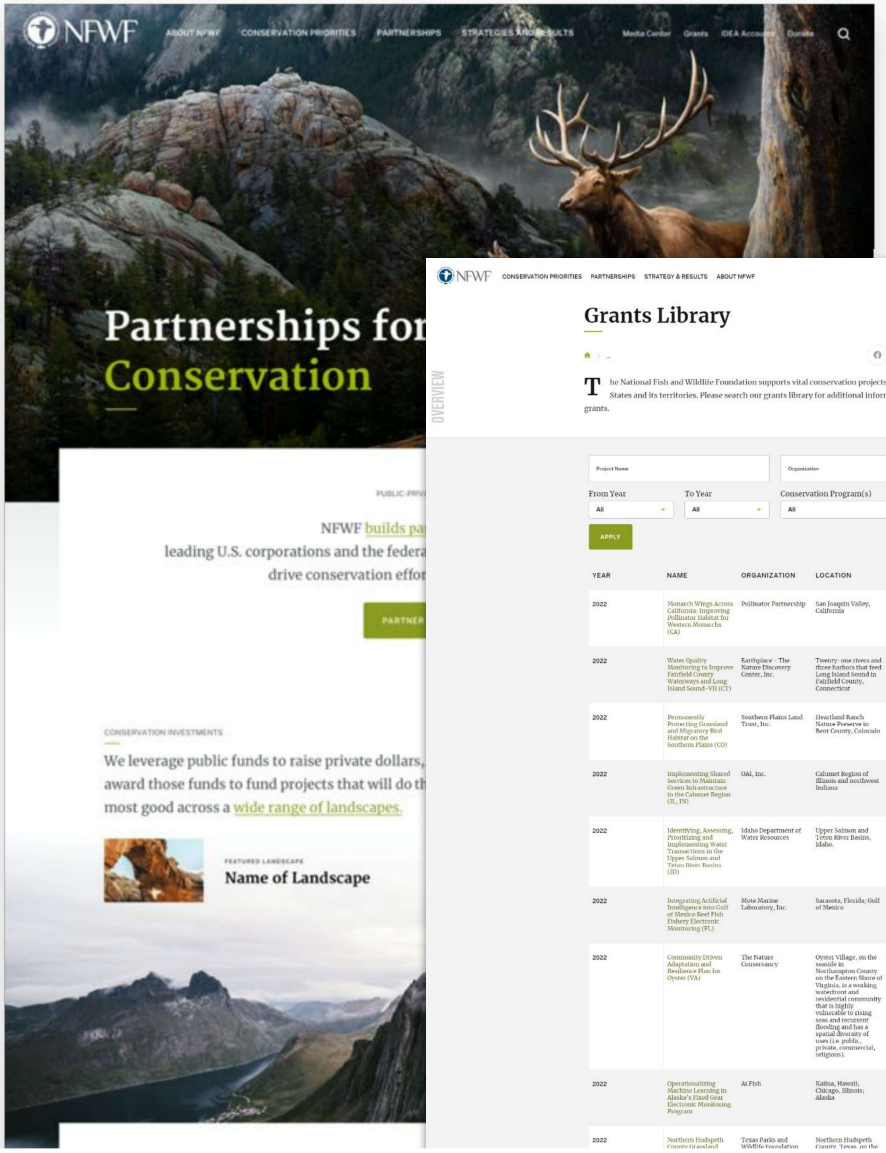
Key Highlight: CMS + Redesign + Security + Accessibility



National Fish & Wildlife Foundation

WDG partnered with NFWF for a website redesign, addressing unique design needs, secure Open Source implementations, and custom integrations with Mapbox and their Grants Library platform. Our responsive content layouts and striking multimedia content position NFWF as a result-driven, collaborative conservation leader. Notably, we created a dynamic database-driven grants library and an interactive map, enabling users to explore NFWF projects worldwide with zoom and search filter functions.

Key Highlight: CMS + Grants Database + Custom Map Experience



National Association of Manufacturers

During a detailed discovery process, we gathered insights from stakeholder interviews to revamp NAM's digital presence. Our strategy transformed them into a content powerhouse, establishing them as a sought-after thought leader in their industry. We implemented WordPress as their CMS, enabling the deployment of brand-consistent sub-sites such as the Manufacturing Institute and Manufacturing Leadership Council. Additionally, we applied their brand to their Shopify store, ensuring a cohesive online experience.

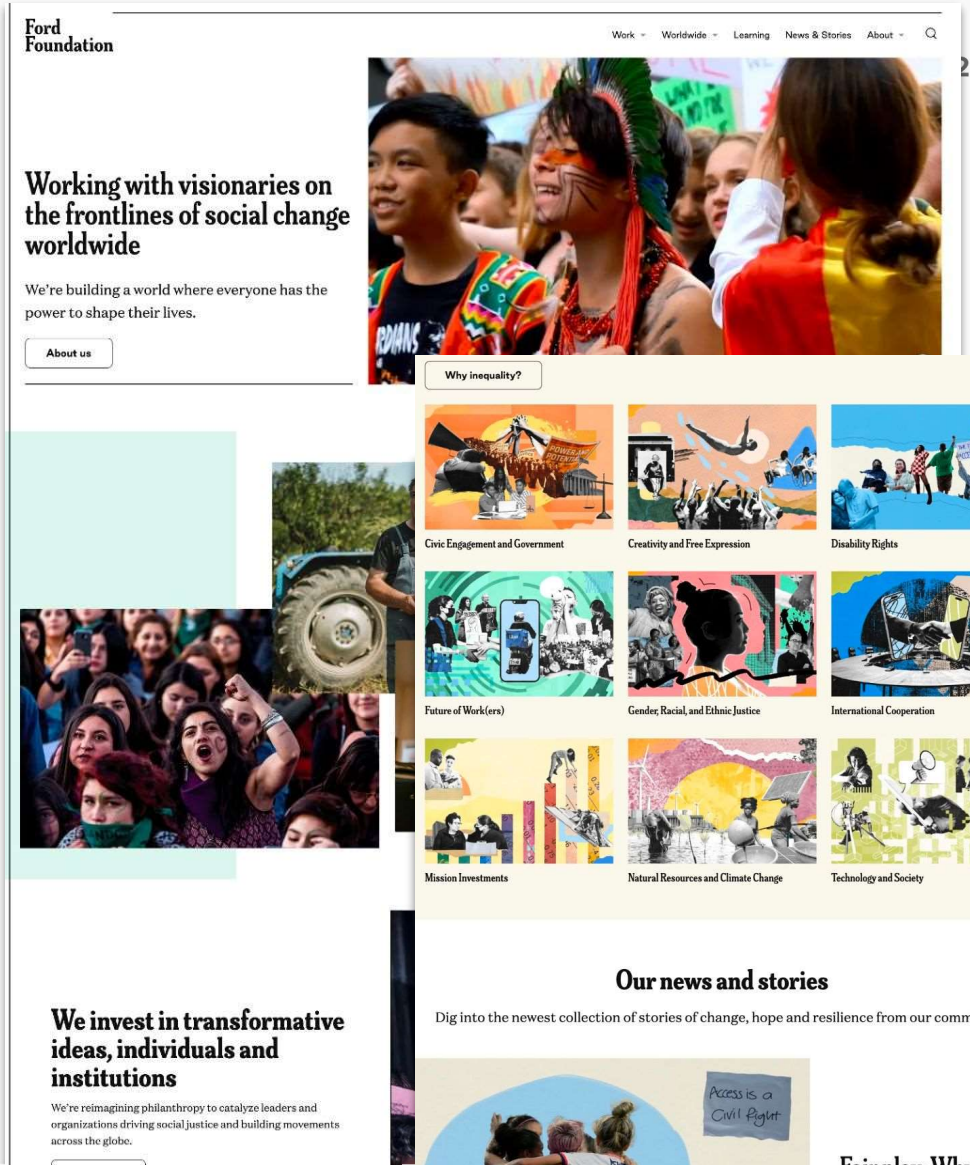
Key Highlight: Migration from Sitecore CMS to WordPress + Portal Integration



Ford Foundation

The Ford Foundation is shifting its digital platform from Umbraco CMS / Microsoft Azure to an Open Source CMS, integrating with their Grants Database via a custom API for interactive user experience. The new CMS driven site will update select page designs and site styling, enhance accessibility, and refine internal publishing. As a trusted digital design and development agency, WDG will spearhead this migration and continue as the foundation's agency of record.

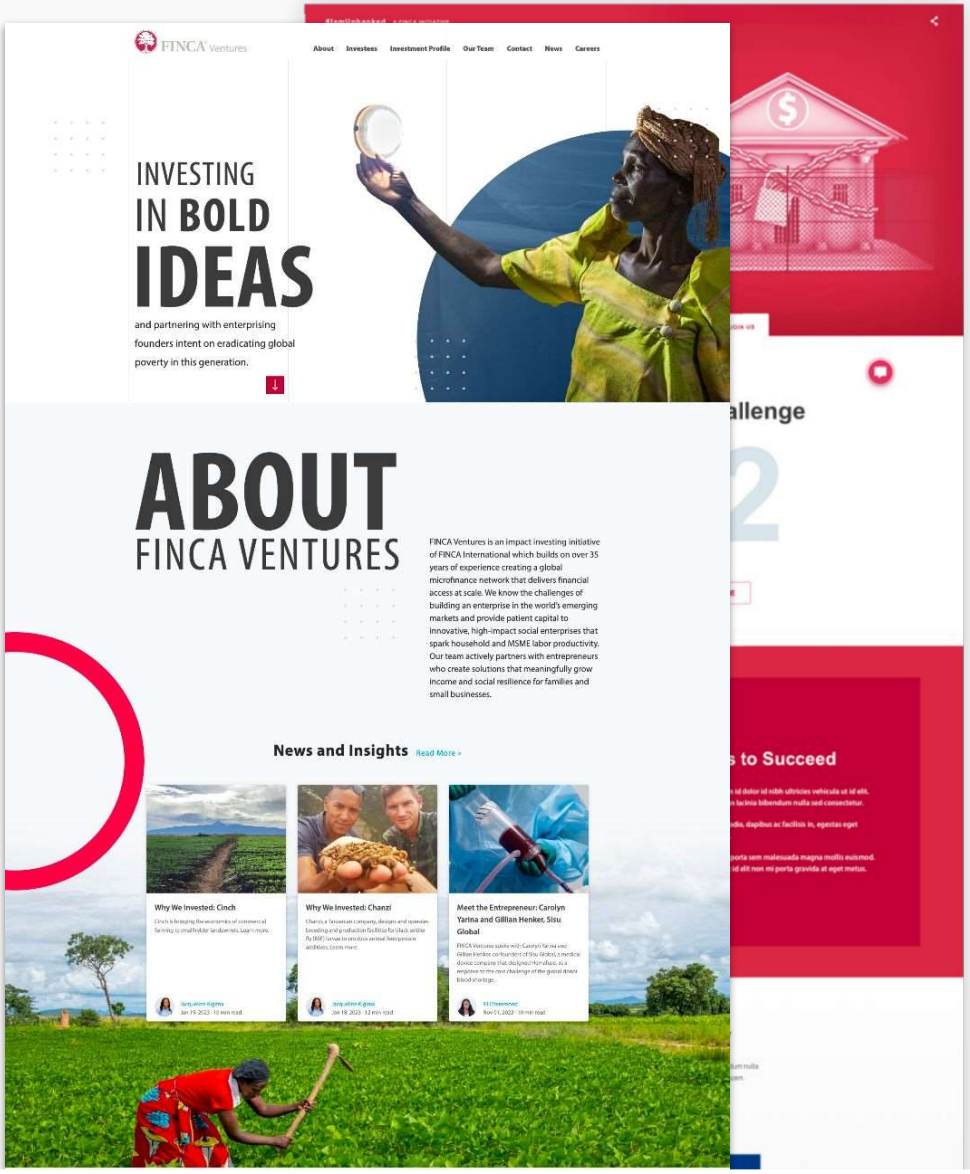
Key Highlight: CMS + Accessibility + Enhanced Security

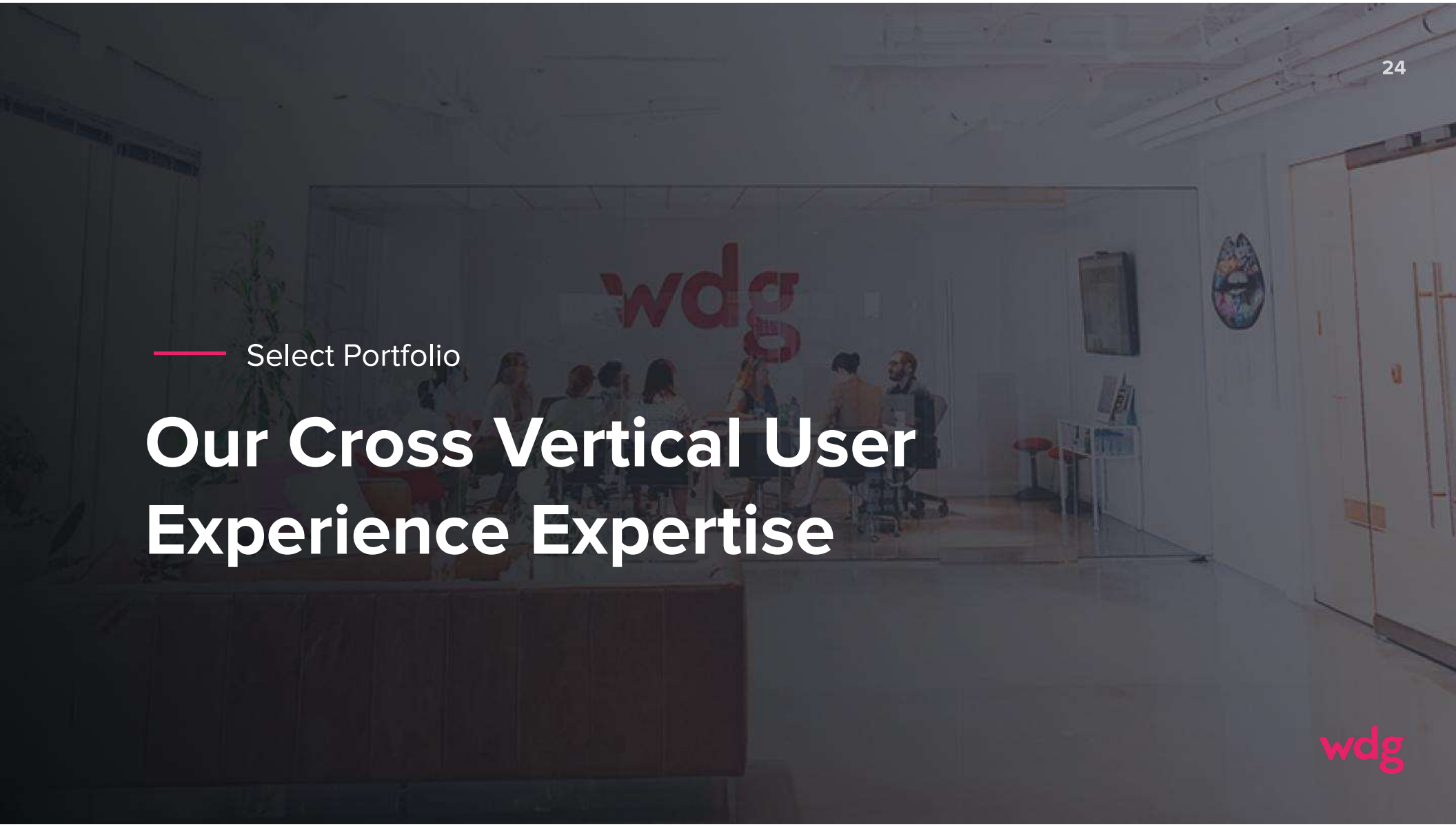


Finca International

The main objective of this project and design was to differentiate FINCA Ventures from their non-profit parent company, FINCA International whom we also supported. WDG strategists had to identify the most effective ways to appeal to the target audiences while creating a completely unmistakable image, including creating the campaign with professionally produced video, prominent pledge form, a “share your story” feature, and social embeds.

Key Highlight: WordPress CMS + Integrations + Enhanced In-site Search Experience





Select Portfolio

Our Cross Vertical User Experience Expertise

NFWF



National Fish and Wildlife Foundation

DONATE PRIORITIES PARTNERSHIPS STRATEGIES

Reports Grants Accounts About Us

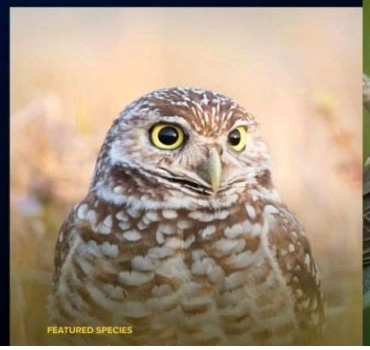


LATEST TECHNOLOGY

AQUACULTURE RESTORATION WITH AI

Explore



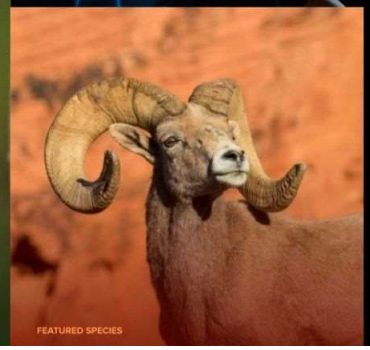


FEATURED SPECIES



FEATURED SPECIES

Golden-winged Warbler



FEATURED SPECIES

DONATE PRIORITIES PARTNERSHIPS STRATEGIES

Reports Grants Accounts About Us



GREAT LAKES

Containing more than 20 percent of the Earth's surface freshwater



atured Landscape Habitat Loss

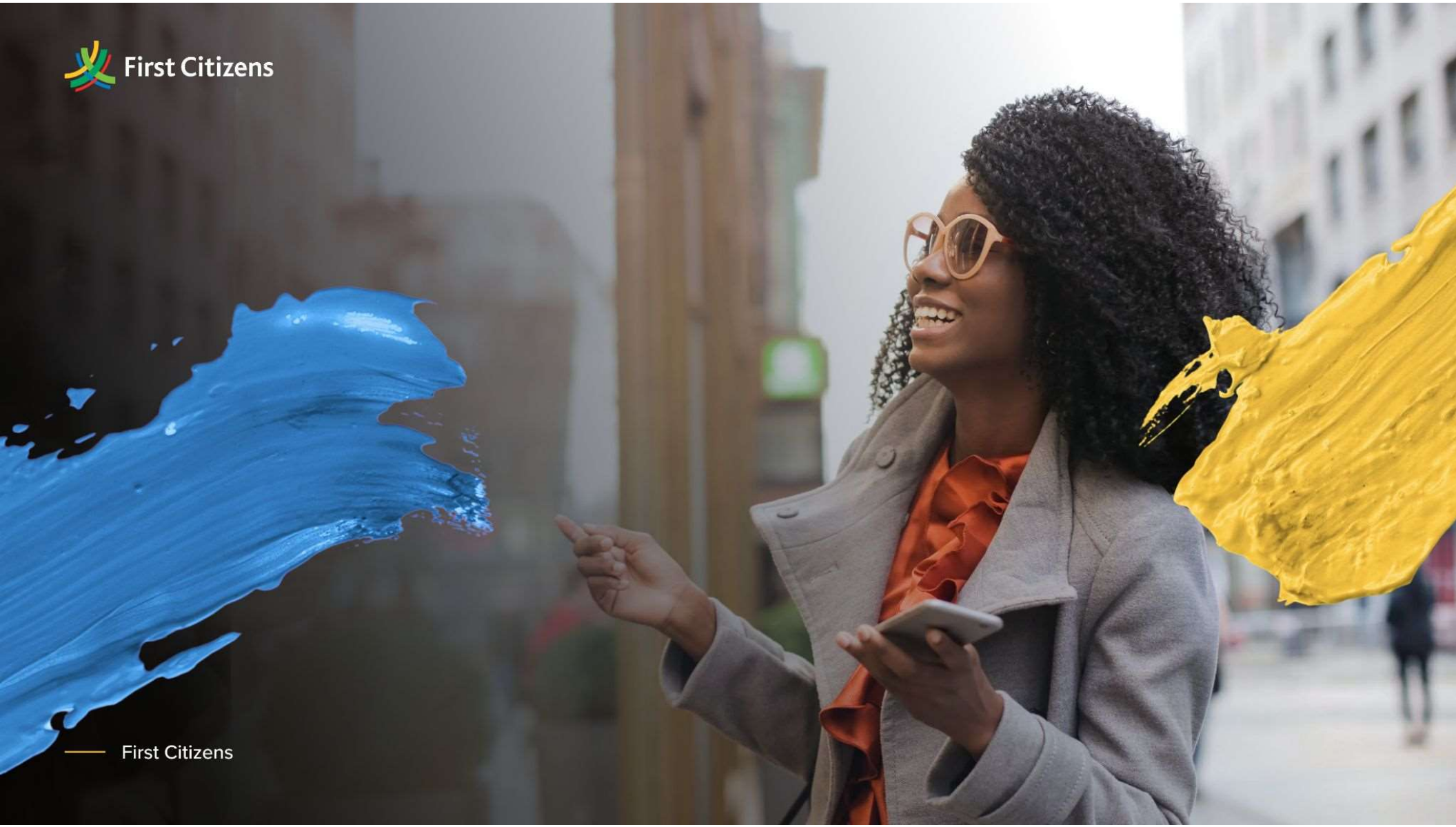
The basin's immense network of streams, lakes, wetlands and forests provides critical ecological services, such as water filtration, flood control, nutrient cycling and carbon storage. The region also offers unmatched opportunities for shipping, industry, tourism and recreation. The Great Lakes and the broader basin have been significantly degraded over the past two centuries. Containing more than 20 percent of the earth's surface freshwater, the Great Lakes provide drinking water for more than 30 million people and habitat for a vast array of plants and wildlife, including more than 200 globally rare species.

Habitat loss and fragmentation, invasive species, and contaminants impair water quality, threaten wildlife populations, and jeopardize the health and economic vitality of the region. While restoration efforts have accelerated recently with support from federal funding, recovery will require a sustained effort that addresses historical impacts and new and emerging threats. The region also offers unmatched opportunities.

Habitat loss and fragmentation, invasive species, and contaminants impair water quality, threaten wildlife populations, and jeopardize the health and economic vitality of the region. While restoration efforts have accelerated recently with support from federal funding.



TWO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First Citizens

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Innovative financial solutions

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Password

LOGIN

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Business Users Login Here ›

01

Enjoy Amazing Savings!

02

Turn your income into wealth

News & Insights

First Citizens drives innovation through its investment in Term FInance

Notice to Shareholders - Declaration and Payment of Interim Dividend

Annual Report 2020

01 / 04

Generate Superior Returns

Lorem ipsum dolor sit amet, consetetur sadipscing elitr, sed diam nonujmy eirmod tempor invidunt ut labore et dolore magna aliquyam erat,.

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01 Online Banking | 02 Text & Email Alerts | 03 Telebanking | 04 Web Chat

Personal

Easy Banking for you.

- Online Banking
- Banking
- Mobile Banking
- Telebanking

Business

Easy Banking for your Business.

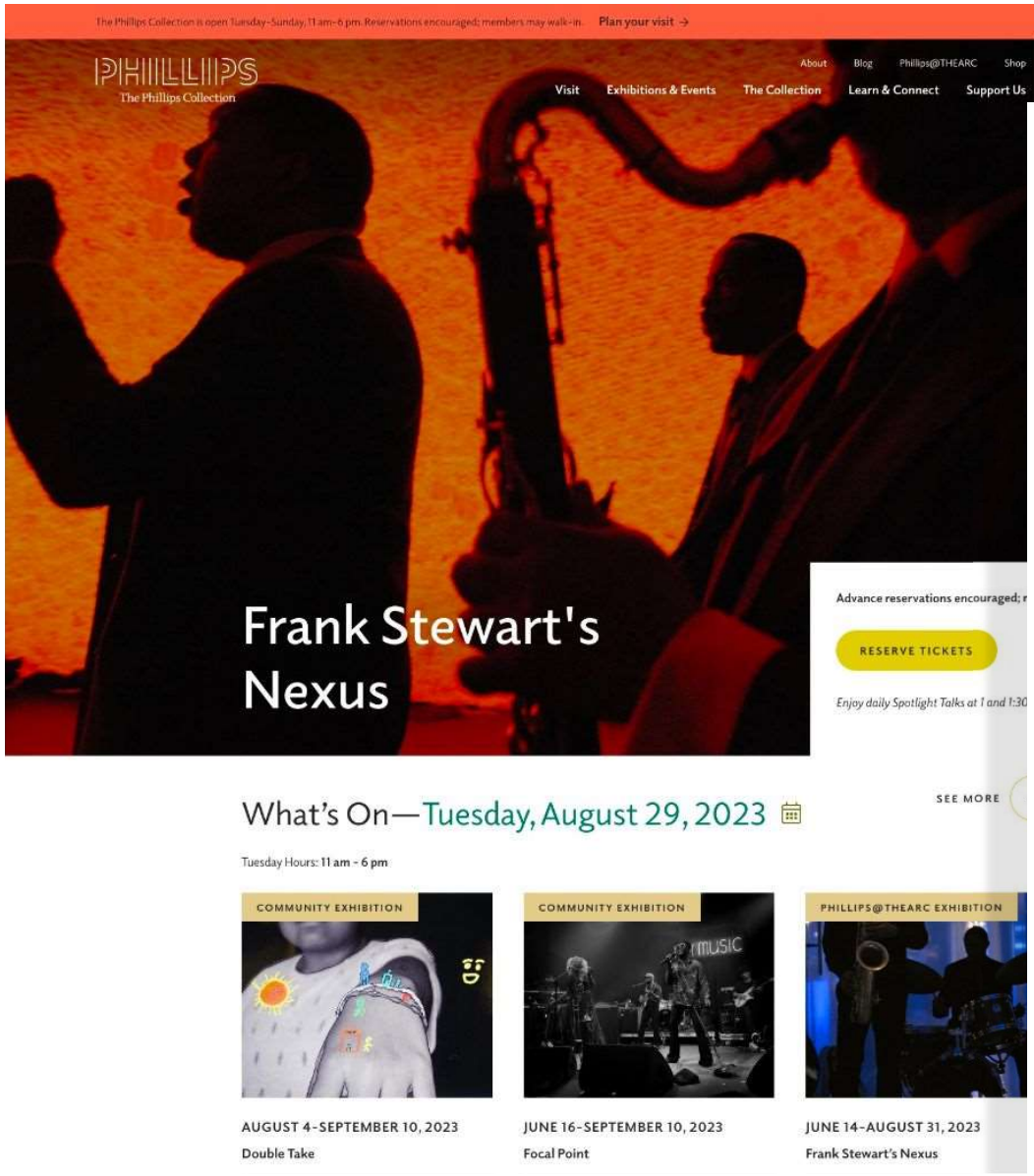
- E-commerce
- M-First
- easyBiz
- POS Terminals
- e-First

Lorem

Corporate Responsibility



The Phillips Collection Museum



Membership Levels

MEMBER FAQS →

Find the level that's perfect for you. **Compare Membership Levels →**

Individual

$75
Fully Tax Deductible

The Phillips Collection basic level of membership for art lovers.

View All Benefits → Join/Renew/Gift →

Dual/Family

$120
Fully Tax Deductible

Membership for families, couples, friends, and relatives who like to visit the museum together.

View All Benefits → Join/Renew/Gift →

Friend

$250
$200 Tax Deductible

BEST VALUE! For members with museum wanderlust, a level of membership that allows access to hundreds of museums nationwide.

View All Benefits → Join/Renew/Gift →

Contributing Friend

$600
$550 Tax Deductible

Contributing Friends provide greater support and gain access to make deeper connections to curators and educators at the Phillips.

View All Benefits → Join/Renew/Gift →

Supporting Friend

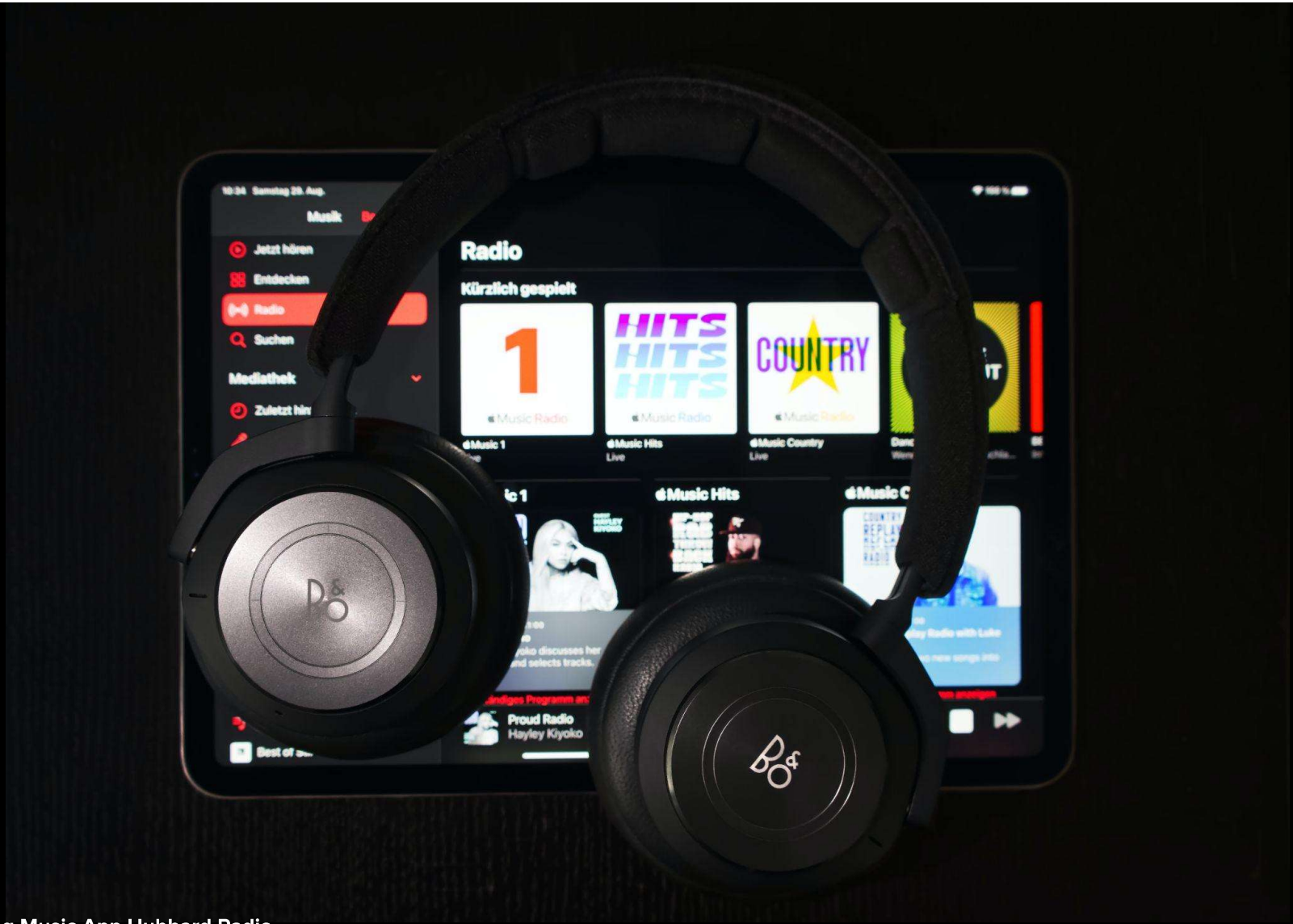
$1,000
$950 tax-deductible

Supporting Friends love to visit the galleries (especially with additional free admission and 15% discount in the shop) and want

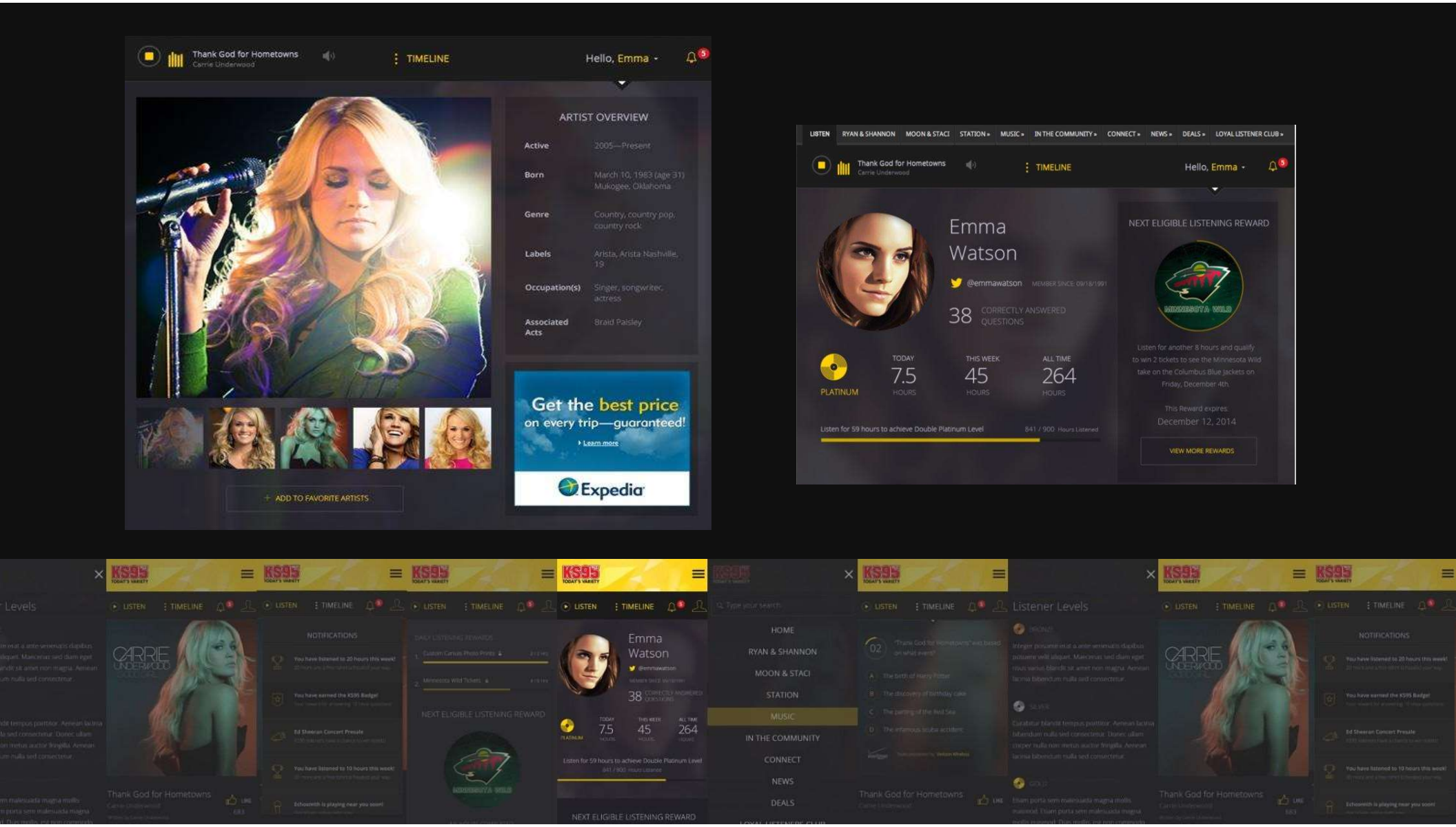
Patron

$2,000

Patrons provide critical support for the museum's exceptional collection, pioneering initiatives in education and community outreach, and engaging public programs. At the Patron level,



Streaming Music App Hubbard Radio


Thank God for Hometowns
Carrie Underwood
TIMELINE
Hello, Emma
ARTIST OVERVIEW
Active
2005—Present
Born
March 10, 1983 (age 31) Mukogee, Oklahoma
Genre
Country, country pop, country rock
Labels
Arista, Arista Nashville, 19
Occupation(s)
Singer, songwriter, actress
Associated Acts
Braid Paisley
Get the best price on every trip—guaranteed!
Learn more
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LISTEN
RYAN & SHANNON
MOON & STACI
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@emmawatson
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PLATINUM
TODAY 7.5 HOURS
THIS WEEK 45 HOURS
ALL TIME 264 HOURS
Listen for 59 hours to achieve Double Platinum Level
841 / 900 Hours Listened
NEXT ELIGIBLE LISTENING REWARD
MINNESOTA WILD
Listen for another 8 hours and qualify to win 2 tickets to see the Minnesota Wild take on the Columbus Blue Jackets on Friday, December 4th.
This Reward expires:
December 12, 2014
VIEW MORE REWARDS
KS95
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TIMELINE
NOTIFICATIONS
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IN THE COMMUNITY
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NEWS
DEALS
Listener Levels
Thank God for Hometowns


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Penn Engineering

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Tight security.
Sleek design.

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NEWS

New Innovations in Captive Fastening Lorem Ipsum

9 DEC 2021



PRESS RELEASE

PEM® Announces New Form Factors in the Snap-Top® Standoffs Product Line

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NEWS

Lorem Ipsum EJOT® PT® and Delta PT® Screws for Plastic Applications

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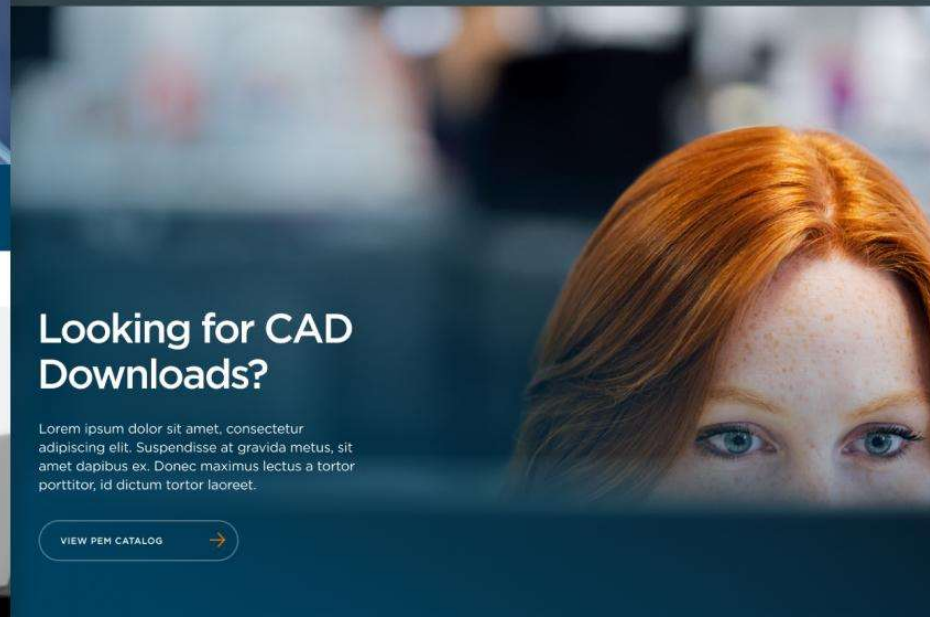

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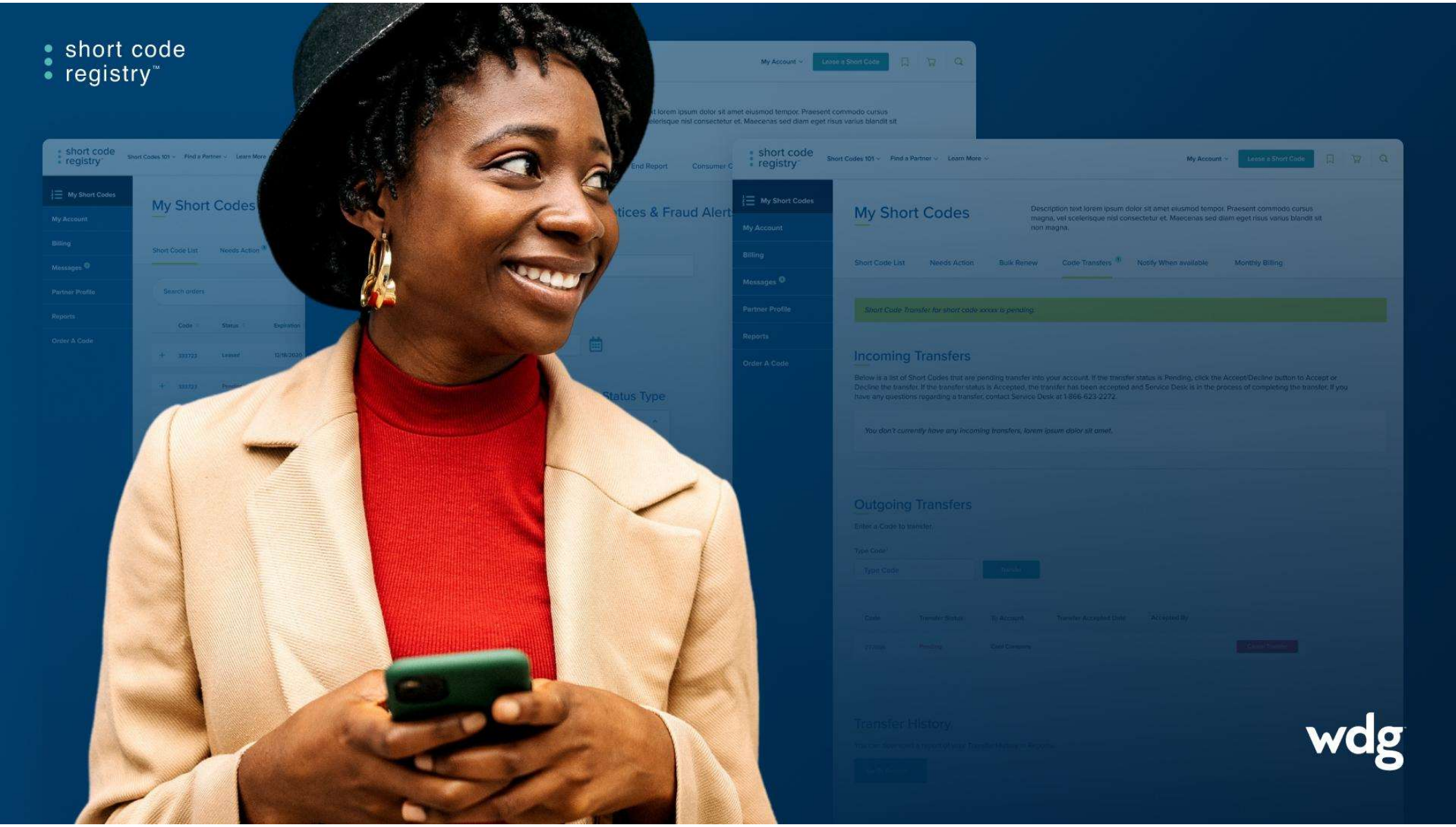
VIEW PEM CATALOG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My Short Codes
Short Code List
Needs Action
Bulk Renew
Code Transfers
Notify When available
Monthly Billing
Incoming Transfers
Outgoing Transfers
Transfer History
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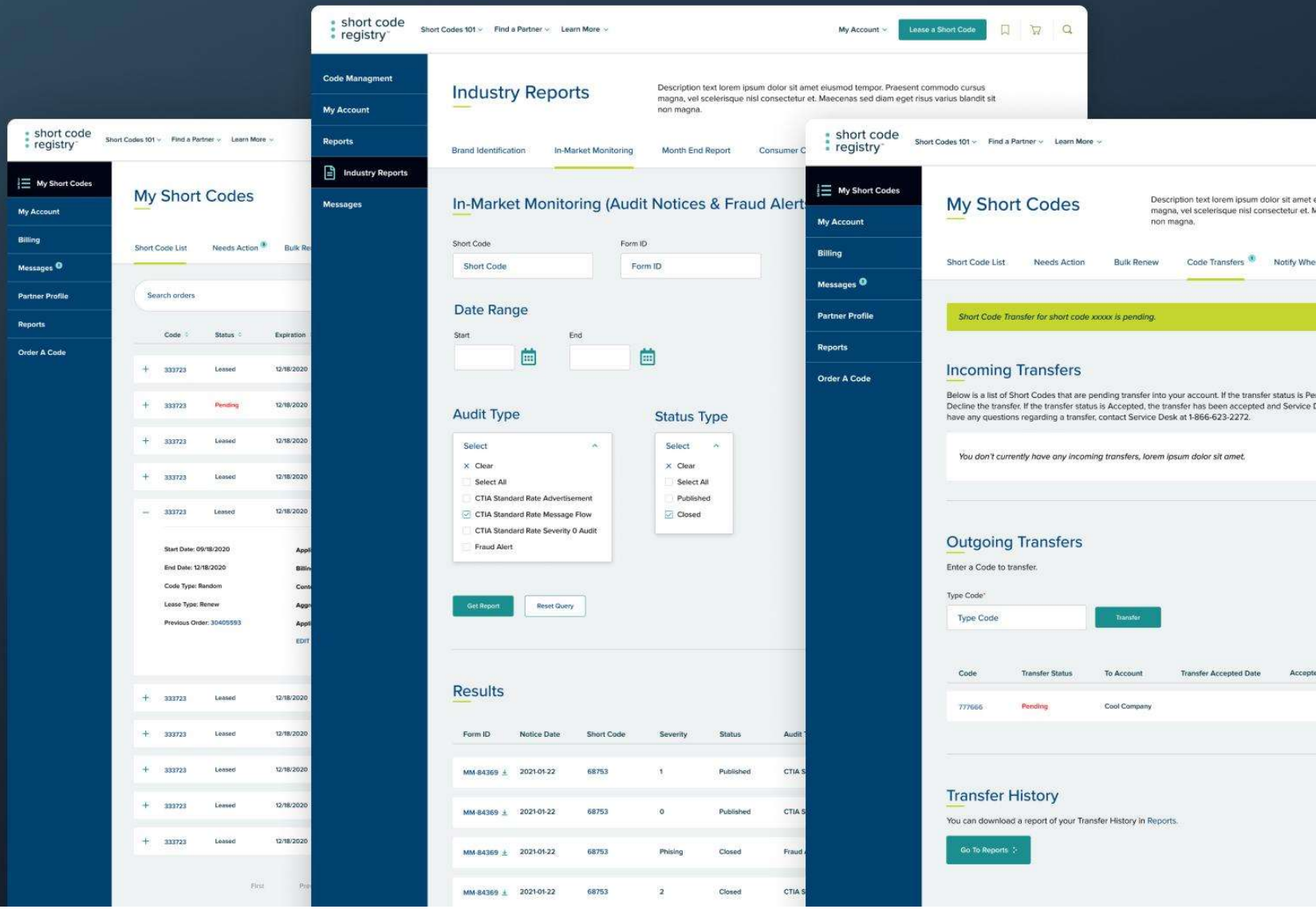



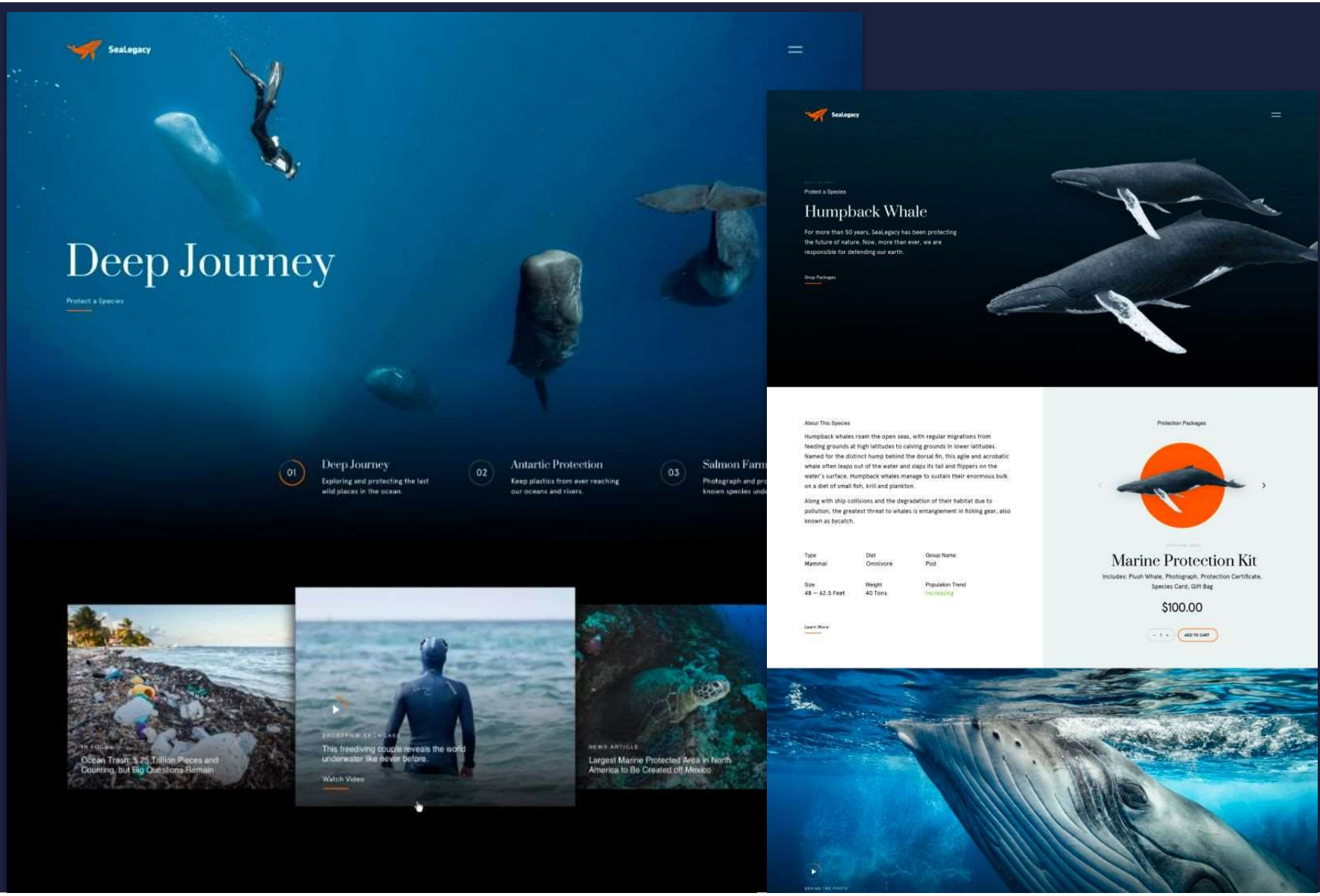
SeaLegacy
Deep Journey
Protect a Species
01
Deep Journey
Exploring and protecting the last wild places in the ocean.
02
Antartic Protection
Keep plastics from ever reaching our oceans and rivers.
03
Salmon Farm
Ocean Trash: 1.25 Trillion Pieces and Counting, but Big Questions Remain
This freediving couple reveals the world underwater like never before.
Watch Video
Largest Marine Protected Area in North America to Be Created off Mexico
SeaLegacy
Protect a Species
Humpback Whale
For more than 50 years, SeaLegacy has been protecting the future of nature. Now, more than ever, we are responsible for defending our earth.
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About This Species
Humpback whales roam the open seas, with regular migrations from feeding grounds at high latitudes to calving grounds in lower latitudes. Named for the distinct hump behind the dorsal fin, this agile and acrobatic whale often leaps out of the water and slaps its tail and flippers on the water's surface. Humpback whales manage to sustain their enormous bulk on a diet of small fish, krill and plankton.
Along with ship collisions and the degradation of their habitat due to pollution, the greatest threat to whales is entanglement in fishing gear, also known as bycatch.
Type
Mammal
Diet
Omnivore
Group Name
Pod
Size
48 – 62.5 Feet
Weight
40 Tons
Population Trend
Increasing
Learn More
Protection Packages
Marine Protection Kit
Includes: Plush Whale, Photograph, Protection Certificate, Species Card, Gift Bag
$100.00
ADD TO CART


American
Diabetes
Association.
Connected for Life
American Diabetes Association

American Diabetes Association.

I have
Type 1 Diabetes

I know someone
with Type 1 Diabetes

I Care for a(n):

Infant / Toddler
Child
Teen
Young Adult
Adult
Senior

SKIP INTRO

American Diabetes Association.
My Quiz Results
Search
About Diabetes
Newly Diagnosed
Daily Management
Healthy Living
GET INVOLVED

SEARCH RESULTS FOR
Diabetes Diet
Person with diabetes
Child
Topics



Parent Testimonial on Signs & Symptoms
Diabetes is a disease that affects the whole family, especially when a child is diagnosed. Whether you're a parent, sibling or other family member, your support and understanding can make all the difference.

RELATED RESOURCES
Diabetes Forecast Consumer Guide
How to Use Insulin
ADA Food Hub
Key Moments of Transitions
Next

Create a profile to save search preferences and bookmark content.
SIGN UP



What does new onset type 1 diabetes look like in an infant or child? ›
Teaching Self-Monitoring of Blook Gluclose Levels ›
How to use Insulin ›

American Diabetes Association.
About Diabetes

HEALTHY LIVING › EAT YOUR AGE ›

Eat Your Age: Children

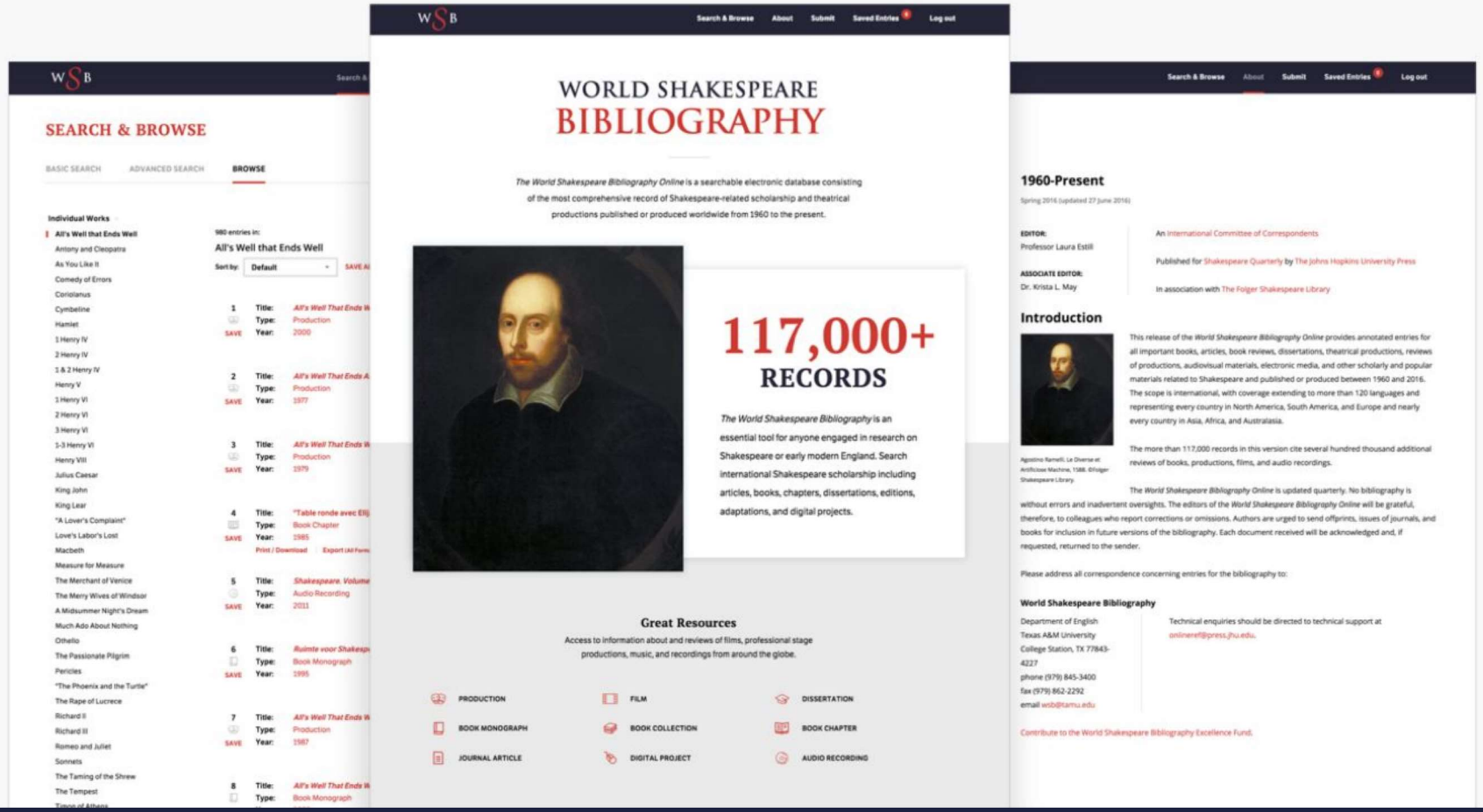
BACK TO SEARCH RESULTS

Your child's dietary requirements are no different from a child without diabetes. Focus on balanced and healthy eating. A great start is using the USDA Choose MyPlate guide for eating, adjusted based on your child's preferences.



Parent Testimonial on Signs & Symptoms

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SEARCH & BROWSE
BASIC SEARCH
ADVANCED SEARCH
BROWSE
Individual Works
All's Well that Ends Well
Antony and Cleopatra
As You Like It
Comedy of Errors
Coriolanus
Cymbeline
Hamlet
1 Henry IV
2 Henry IV
1 & 2 Henry IV
Henry V
1 Henry VI
2 Henry VI
3 Henry VI
1-3 Henry VI
Henry VIII
Julius Caesar
King John
King Lear
"A Lover's Complaint"
Love's Labor's Lost
Macbeth
Measure for Measure
The Merchant of Venice
The Merry Wives of Windsor
A Midsummer Night's Dream
Much Ado About Nothing
Othello
The Passionate Pilgrim
Pericles
"The Phoenix and the Turtle"
The Rape of Lucrece
Richard II
Richard III
Romeo and Juliet
Sonnets
The Taming of the Shrew
The Tempest
980 entries in:
All's Well that Ends Well
Sort by: Default
SAVE
1 Title: All's Well That Ends W
Type: Production
Year: 2000
2 Title: All's Well That Ends A
Type: Production
Year: 1977
3 Title: All's Well That Ends W
Type: Production
Year: 1979
4 Title: "Table ronde avec Elij
Type: Book Chapter
Year: 1985
Print / Download
Export (All Form
5 Title: Shakespeare. Volume
Type: Audio Recording
Year: 2011
6 Title: Ruimte voor Shakesp
Type: Book Monograph
Year: 1995
7 Title: All's Well That Ends W
Type: Production
Year: 1987
8 Title: All's Well That Ends W
Type: Book Monograph
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Spring 2016 (updated 27 June 2016)
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Introduction
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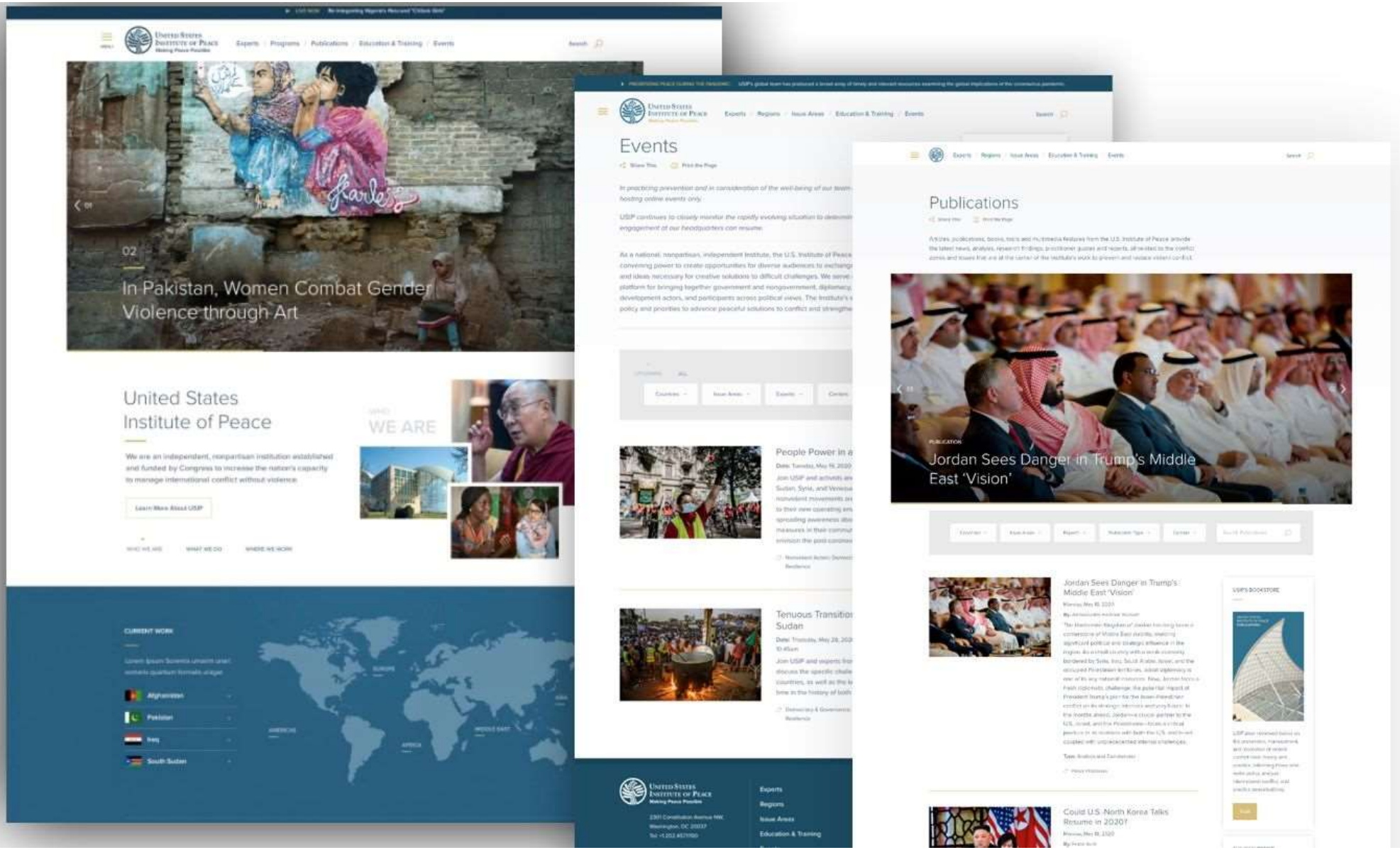
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In Pakistan, Women Combat Gender Violence through Art
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Could U.S.-North Korea Talks Resume in 2020?


Federal Reserve Bank
of San Francisco
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Cash Our District Our Leadership The Fed System Accessibility Settings

Research Banking Education Cash Community Development



Our Leadership

Mary C. Daly

President and Chief Executive Officer

MEET MARY 1:45 | DOWLOAD VCARD

Since taking office in October 2018, Dr. Daly has committed to making the San Francisco Fed a more community- engaged bank that is transparent and responsive to the people it serves.

She works to connect economic principles to real-world concerns and is a sought-after speaker on monetary policy, labor economics, and increasing diversity within the economics field...

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Climate Risk And The Fed:

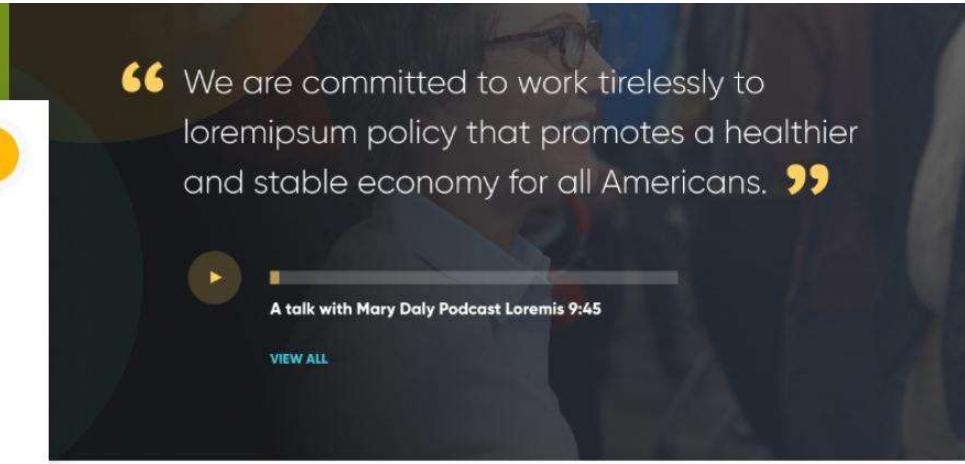
Preparing for an Uncertain Certainty

42%

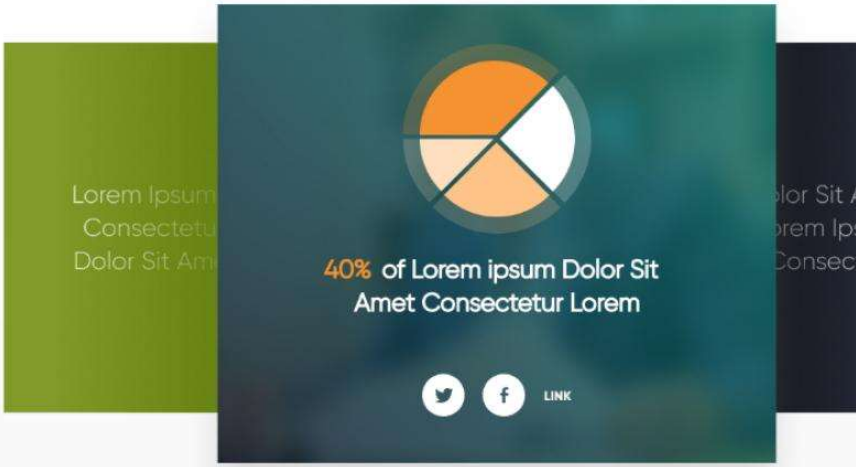
FEDVIEWS

Economic Outlook

Stating our views on the current economy and the outlook as of October 7, 2021.



Spread the Word



Eagle Mountain City

01 Approach

02 Case Studies + Select Portfolio

03 Investment

04 About WDG

Engagement Investment

	Creative	Project Management	WordPress	Optional	Timeline Availbility	Estimate
Audit + Research + Brief	$10,000					
Creative	$45,000					
Content & SEO Strategy				$5,000-$20,000		
Product Roadmap + Technical consulting			$5,000			
WordPress Implementation			$30,000			
Content Migration				$5,000-$20,000		
Innovation Budget				$20,000		
Total:	$50,000	$10,000	$35,000			$95,000
Timeline:	2 months		3 months	1 month	Timeline: Nov-April.	

Clear communication

We want to highlight the steps we take to control scope creep during a full redesign. By clearly defining the project scope, prioritizing requirements, setting realistic timelines, establishing a change management process, scheduling regular status updates, and monitoring progress against the scope, we ensure that the project stays on track to achieve its objectives. We believe in building strong partnerships with our clients, and we are committed to working collaboratively with you to deliver successful project outcomes. To reduce risk and overages:

- We help our clients clearly define the scope
- We help you prioritize requirements
- We help with setting realistic timelines
- We establish a change management process
- We schedule regular status updates
- We monitor progress against the scope

Post Launch Proactive Approach

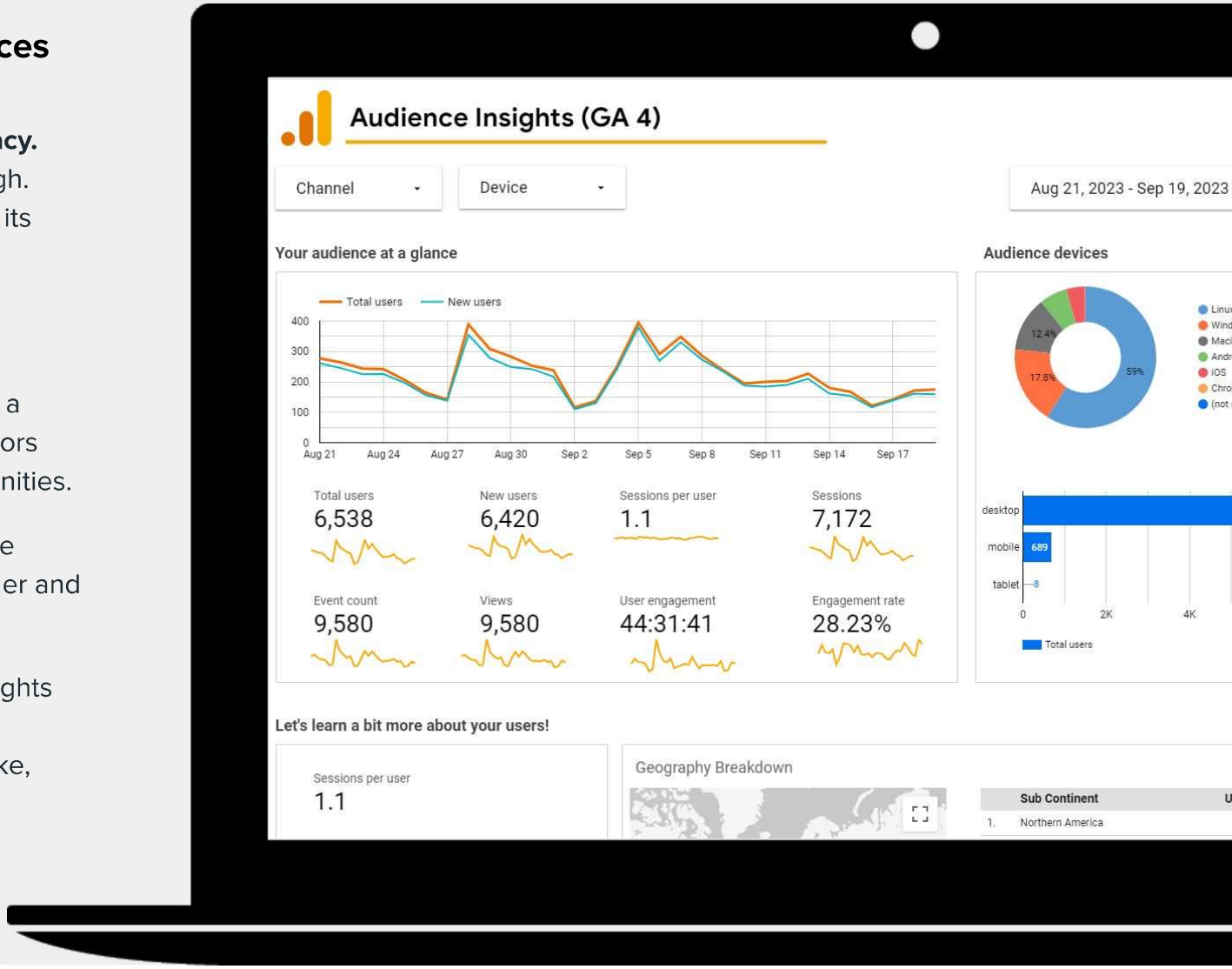
We stay engaged and proactive in identifying potential issues, suggesting solutions, and being direct in communicating with our clients about any changes that need to be made. As part of our CMS maintenance and optimization services, we provide the following:

- Regularly monitor the website for any issues or potential problems, such slow loading times, or security vulnerabilities.
- We use tools and software to analyze the website's performance and identify areas for improvement, such as optimizing images and files to reduce loading times, or implementing caching to improve page speed.
- Communicate directly and openly with clients about any issues or potential problems that are identified, and provide clear recommendations for how to address them.
- Keep clients informed about any updates or changes that are made to their website, and provide clear instructions for how to use any new features or functionality.
- Monitor the website's performance after any updates or changes are made, and provide regular reports to clients on the website's health and performance.
- Overall, by working directly and proactively with clients, you can ensure that their CMS powered websites are well-maintained, optimized, and effective at achieving their goals.

Post Launch Data Services

Custom dashboard for easier data literacy. Sometimes the data by itself is not enough. WDG offers an ongoing relationship with its web clients leveraging our Custom Tag Implementation by providing continued strategic research and curated review.

- Quarterly insight reports, offering a deep dive into your users' behaviors and content optimization opportunities.
- Data insights to support and guide greater events and goals for further and ongoing website optimization.
- Our comprehensive Strategic Insights service is a powerful tool for web owners and growth marketers alike, offering the insights needed for a businesses to grow effectively.

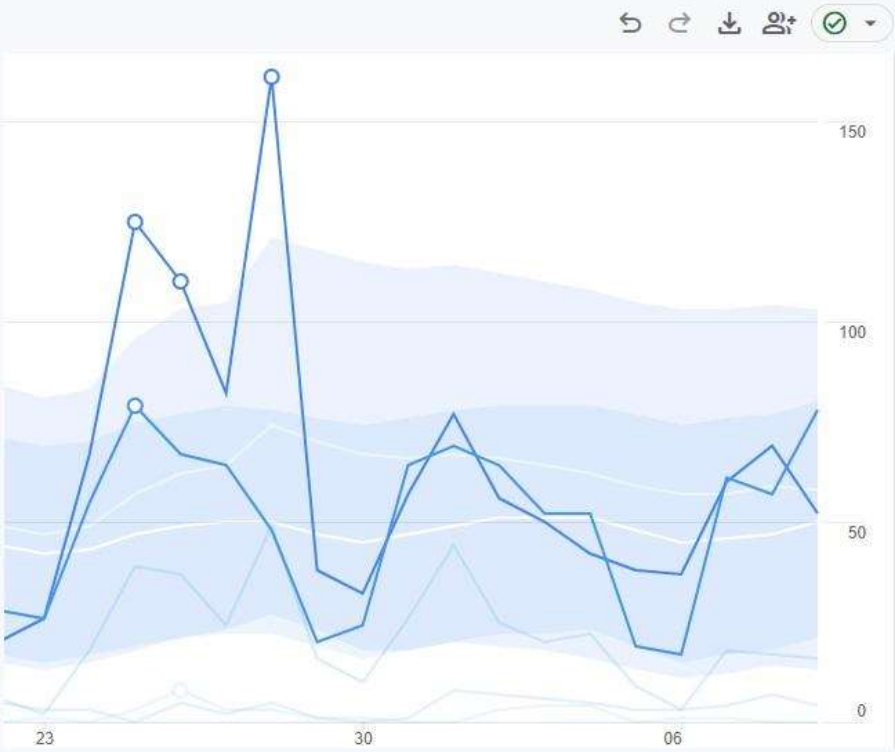


Analytics + Reporting

User Insights + Channel Insights = Deeper Engagement

Websites are more than a source of user data, they're in a position to become a playbook for greater marketing/communication strategy and cross-platform opportunity.

- **Content/SEO Data:** See more than what content attracts users, but what content may be relevant to re-engage users.
- **Granular User Channel Insights:** Segment more granularly than platform, but by which content type led the user to the website, and what channel the user is most ready to engage with next.
- **Custom Events for Third Party Optimizations:** A strategic discovery phase to ensure that Analytics setup covers your particular needs, offering your marketing strategy specific events towards which to optimize their platforms and measure ROI.
- **Deeper Data Science:** Potential for deeper, off-site analysis through clustering and logistic regression analyses.



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Eagle Mountain City

01 Development Approach

02 Case Studies + Select Portfolio

03 Investment

04 About WDG


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REALTORS®


PAPER SOURCE


NATIONAL ASSOCIATION OF
Manufacturers


AGA
American Gas Association


American
Red Cross


UNITED STATES
INSTITUTE OF PEACE
Making Peace Possible


THE WHITE HOUSE


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FOR
DEMOCRACY
SUPPORTING FREEDOM AROUND THE WORLD


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ctia


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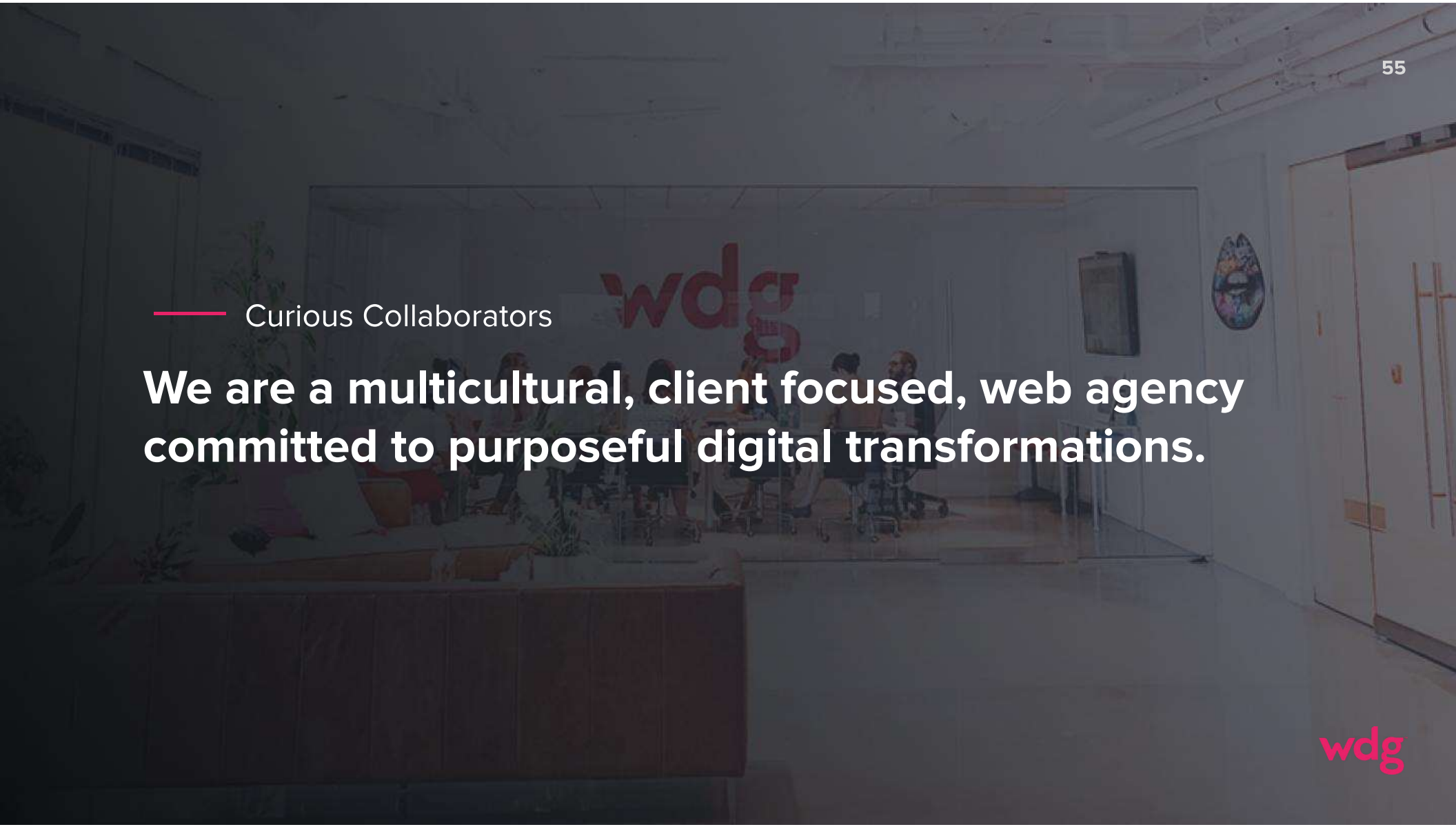


Curious Collaborators

We are a multicultural, client focused, web agency committed to purposeful digital transformations.

The Quick ❤️ on WDG

Our Agency

WDG is privately owned, financially healthy and based out of Washington DC.

Tenured diverse leadership team—10 years average tenure at WDG servicing 35+ active clients.

Experienced US-based team of 40. Strategy, Creative, Content and WordPress &Drupal implementation teams.

What We Enjoy

- **Strategic** solutions backed by data analysis and fueled with discovery to inform decisions during and after the build.
- **Problem solving** for complex IA and UX challenges with a proven user centered approach.
- **Delivering** flexible and scalable web frameworks and design systems that are created for the marketer, and the developer.

Where We Excel

- **Extending** the CMS to suit your business requirements for insite search, SSO and API integrations for your CRM, AMS, LMS and marketing automation platforms.
- **WordPress** is our CMS Platforms of choice for enterprise level implementation.
- **Developing** custom insite search integrations with facets, filters and federated experiences.

wdg

Experienced Leadership Team



Vajaah Parker
Executive Vice President

- 15 years of experience
- 10 years with WDG

Notable engagements:
- Freedom House
- Federal Reserve Bank of SF
- National Association of Manufactures



Homiera Emam
Director Of Delivery

- 16 years of experience
- 10 years with WDG

Notable engagements:
- Whitehouse.gov
- Penn Engineering
- National Endowment for Democracy



Creative Director

- 18 years of experience
- 10 years with WDG

Notable engagements:
- National Fish & Wildlife Foundation
- United States Institute of Peace
- Center for Global Development



Kurtis Shaner
Director Technology

- 18 years of experience
- 10 years with WDG

Notable engagements:
- Barnes & Noble Booksellers
- Federal Reserve Bank of NY
- National League of Cities



Alec Bourgeois
Clients Services Director

- 25 years of experience
- 6 years with WDG

Notable engagements:
- The Phillips Collection
- The American Red Cross
- University of Pennsylvania

Recent Accomplishments

Inc. 5000 Company



#1 on Clutch Global 1000



Leading WordPress VIP Partner



Inc. Regionals



wdg

Leading WordPress VIP Partner

Although we have earned many other accolades including Inc. 5000, in 2022 and Inc. Mid-Adlantic Regionals in 2023, our direct partnership with WordPress, extends beyond proficiency. As a leading WordPress partner, we're not just expertly versed in the platform, but we're also directly connected with the WordPress VIP team. This partnership ensures you receive comprehensive support at every phase of the project - from planning and development resources, through content migration, to launch, as well as extensive security measures and full code reviews. As a result, our high-touch, hands-on client partnerships are bolstered by WordPress VIP's expert oversight, creating a potent alliance dedicated to realizing your project's success.



Creative and Technology Capabilities

Technology	Digital Strategy	Design
Platform Audit Audit hosting infrastructure	**Platform Evolution** Aligning business structure and strategy (KPIs / ROI) with framework development	**Custom UX Workshops** Digital solutionizing with WDG
WordPress/Drupal Development Custom feature development	**User Behavior Analysis** Data analytics review for engagement opportunities and performance measurement	**Menu(s) + Navigation Redesign** Architect, design, develop, implement
Security & Maintenance Secure and maintain platform	**Consolidation Plans** Centralize sprawling digital networks	**Prototype Creation** Wireframes or designs for testing
Integrations CMS to CRM, AMS, API based	**Search Engine Optimization** Identify priorities, provide keyword research, recommend focus keywords, benchmark and monitor rank and authority.	**Visual Asset Production** System wide art direction application
Advanced In-Site Search Benchmarking, indexing, ranking	**Content Strategy** (see next slide)	**Digital Campaign Design** Multi-channel branded collateral
Accessibility Compliance Conformance implementation		**Website Framework Extensions** Add new layouts for page building

wdg

Content Strategy Services Capabilities

Plan	Craft	Maintain
Content Audit Review for effectiveness, brand	**Content Outlines + Templates** Prep work for writing web pages	**Custom Content Workshops** Digital solutionizing with WDG
Migration Planning Planning for reassembly	**Proto Content Creation** Sample content by content type	**Writing for Web Training** Regular trainings for new writers
SEO Audit Email capture, tiered user access	**Copywriting + Copyediting** Professional writers for team support	**Governance Planning** Content flow, editorial review
Voice & Tone Assessment Personality, brand effectiveness	**Brand Messaging** Sample marketing language	**Governance Training** Step by step guidance
Readability Reviews Benchmarking, grade level, gaps	**Content Optimization** Page level focus for organic SEO	**Content Entry** Hands on assembly of new content
Digital Content Strategy Plan Guidance, goals, audiences	**Content Analytics** Metric analysis and report creation	
Brand & Messaging Platform Brand pillars, mission & vision	**Web Content + CMS Trainings** For web editors and CMS admins	

wdg

Manuel Mattke: President & COO, Opportunity Education

“They don’t just work from our requirements - they work to achieve our intent. In every engagement, they have delivered our requirements, and did so in a way that made their solution easier to use and more effective than we could have anticipated. Few companies do that consistently. WDG does."

Contact Information

Ab Emam | ab@wdg.co

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code to Enact Chapter 12.35 Public Art		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	$0		
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

PREPARED BY:
Natalie Winterton, Admin

PRESENTED BY:
Natalie Winterton

RECOMMENDATION:
Staff recommends the City Council approve an Ordinance Amending Eagle Mountain Municipal Code to Enact Chapter 12.35 Public Art.

BACKGROUND:
Eagle Mountain City has some public art that can be found throughout the city. Just a few examples are: the glass recycling bin in the parking lot of Cory Wride Park, various paintings or photographs throughout City Hall, etc.

Previously, public art opportunities have been initiated by both the City as well as the artists themselves. As each chance to incorporate public art arises, the City's faces difficult decisions on the implementation and maintenance of these pieces of art.

In other contexts, the City has established standards and practices that help regulate and protect what can and should be displayed in a public space. Also, as the City works with businesses, it has regulations that allow for an impartial and organized working relationship. Similarly, the City should consider implementing regulations that preserve impartiality and protect the assets (art) acquired.

It is recommended that the City adopt code that will facilitate the orderly and impartial incorporation of public art throughout the City.

This item was brought before the City Council as a discussion item on August 15, 2023. Staff has incorporated feedback into the code to help the City avoid art that contains politically charged messages as those could be divisive to the community. This was done by incorporating language that grants the City Council greater discretion throughout the public art process. Other changes include the need for insurance responsibilities to be included in a written contract before the acceptance of a gift or loan, a more flexible definition of public art, and other wording changes as recommended by legal counsel.

ITEMS FOR CONSIDERATION:

Staff recognizes the Council's appetite for private sector involvement/initiative in the public art arena. This code is not intended to remove the private sector's involvement in public art. It is intended to ensure that the City's relationship with any relevant and interested private/nonprofit organizations is impartial and legally protects the City.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EMMC 12.35 Public Art - Draft

Chapter 12.35
PUBLIC ART

Sections:

12.35.010 Definitions
12.35.020 Sitting Public Art
12.35.030 Obtention Processes
12.35.040 Gifts and Loans
12.35.050 Memorials and Monuments
12.35.060 Collection Management
12.35.070 Re-siting and Deaccessioning Works of Art

12.35.010 Definitions

A. ARTIST means an individual generally recognized as a practitioner of the visual arts or performance art as judged by the quality of the practitioner's body of work, educational background and experience, past public commissions, sale of works, exhibition record, publications, and production of artwork.

B. ARTWORK means works in any style, expression, genre, and media created by an artist as defined herein that may be permanent, temporary, and functional. Artwork may be stand-alone and integrated into architecture, landscaping, or other site development if such are designed by an artist as defined herein. Excluded are gifts of state by foreign governments or by other political jurisdictions of the United States.

C. ARTS PROFESSIONALS means artists, curators, educators, and others who engage in specialized practices pertaining to the visual arts or performance art for compensation.

D. CAPITAL IMPROVEMENT PROJECT (CIP) means any City projects listed in the annual capital improvement projects budget. These will typically include facility construction and upgrades, added amenities, and other one-time projects.

E. CITY means Eagle Mountain City.

F. CONSERVATION means the activities required to repair, restore, and conserve a damaged or malfunctioning artwork, including treatment that returns the artwork to its original condition.

G. DEACCESSION means the removal of artwork from the City's collection and care.

H. GATHERING PLACE means an outdoor, public place generally located within an area that has one or more uses (civic, commercial, retail, and/or residential), and which is designed with the intent for social interaction and other passive, non- recreational activities.

I. GIFT means art donated to the City from an institution, private individual, or other outside source.

J. LOAN means artwork provided to the City for its use for a designated period of time and then returned to the owner at the conclusion of the loan period.

K. MAINTENANCE means all activities required to conserve, repair, or preserve the integrity of the artwork and setting within which the artwork is located. Routine maintenance is limited to the basic day-to-day care of the artwork.

L. MEMORIALS means markers, statues, and other similar permanent installations to express government speech, as further described in this policy, and which are installed by the City on City property, or which are accepted by the City and installed on City property with City permission. Memorials may be in various forms including plaques, sculptures, fountains, or other forms of memorials as determined by the City.

M. PERFORMANCE ART means a performance presented within a fine art context, usually in collaboration with other interdisciplinary artists. The performance may be live or via media and the performer may be present or absent.

N. PUBLIC ART means artwork located in a public place on land or in a building owned by the City.

O. PUBLIC PLACE means an area on public or private property that is freely accessible to and available for use by the general public during normal hours of business operation consistent with the operation and use of the premises, including public rights-of-way, landscape areas, entry plazas, building facades, interior lobbies, meeting spaces, and rooftop gardens.

P. REQUEST FOR PROPOSALS means the solicitation of competitive sealed proposals for procurement of Public Art. This includes all documents, whether attached or incorporated by reference, used for soliciting proposals.

Q. REQUEST FOR QUALIFICATIONS means the solicitation of information about the qualifications of a person interested in responding to a potential procurement of Public Art. This includes all documents, whether attached or incorporated by reference, used for soliciting qualification.

12.35.020 Siting Public Art

The City Council may consider any relevant factor in determining where to locate public art. In its discretion, it may additional consider the following criteria when deciding on a location for public art:

A. Balanced Distribution. Public Art is beneficial to all the City residents and therefore should be found in various locations throughout the City. The Council should consider where public art is not already found within the City to ensure a good distribution of public art, similar to distribution of public parks;

B. Ease of Maintenance. Art requires regular cleaning and maintenance. Maintenance requirements will vary depending upon the type of art, but the site should allow for routine maintenance to be performed with relative ease;

C. Gathering Places. In some cases, public art may be sited in a particular area to create a gathering place. City Council should consult with staff to review these efforts so that appropriate projects are incorporated into targeted spaces;

D. Public Access. Public art should be accessible to the general public. Public art should not be in a place that restricts any individuals or groups from accessing the art; and

E. Safety. Public art should not be sited in locations where public safety may be compromised. Public art should not impede clear-vision triangles, conceal traffic signage, or otherwise create a hazardous environment for motorists, pedestrians, and so forth.

12.35.030 Obtention Processes

A. Artist Solicitation

1. Request for Qualifications

a. Request for Qualifications can be an effective and efficient method to issue a Call for Artists. A Request for Qualifications requires minimal expenditures of time and money from artists as well as minimal costs to the City. The Request for Qualifications should identify the general nature of the public art project and call for an artist's vita/portfolio, references, and a statement of interest about the project.

b. The Request for Qualifications process does not anticipate that artists prepare, or present specific ideas based on the limited information provided in the Request for Qualifications. The Request for Qualifications shall provide at least three weeks for applicants to respond, unless the City determines that a shorter period is adequate.

c. City staff shall review, consider, and evaluate applicants' materials and compile a short-list of qualified artists. City staff may hold interviews with short-listed artists. Following that process, City staff shall present the matter the City Council. The City Council may then do one of the following:

i. The Council may select an artist. City staff will then negotiate a contract with the artist to be presented to the City Council for approval. The City Council may select an artist and approve a contract in the same meeting;

ii. The City Council may request City staff to prepare a Request for Proposals and invite a small number of finalists to submit a response; or

iii. The City Council may reject all applicants.

2. Request for Proposals

a. Request for Proposals may be employed on a case-by-case basis. City staff will ask artists to develop a site-specific conceptual idea for the project. Artists may learn more about the project through site visits, interactions with project personnel, and an understanding of constituent interests.

b. A Request for Proposals shall allow sufficient time for artists to develop a site-specific proposal, usually four to six weeks. The City Council may allow for any amount of time to respond that it deems reasonable.

c. It is customary that the artists be paid an honorarium for their submissions. The City Council may choose to offer an honorarium as part of the Request for Proposals process. All proposal materials should be returned to artists not selected for the project and the City recognizes that all ideas presented for the project, including copyright, belong to each artist.

d. The outcome of a Request for Proposals shall be either the selection of an artist or a rejection of all artists.

e. After an artist is selected, the City Council will approve the design and a contract will be signed with the artist.

B. Criteria for Selection

The City Council may consider any criteria that it deems relevant to the selection of public art. By enumerating certain criteria, the City does not create any right or expectation of selection. However, the City Council will generally consider the following criteria in its selection process:

1. Community Input. Public art is often a reflection of the culture and interests of the residents of the City in which it is located. Therefore, it is valuable to collect community input during the process. Public art proposals shall be shared in City Council meetings prior to selection and the public is invited to provide comments at those meetings. Additional public outreach may be conducted at the City Council's discretion.

2. Artist Selection Criteria. The City Council may consider the following criteria when selecting an artist:

a. Whether the artist is an arts professional;

b. Demonstrated artistic excellence, innovation, and originality as represented in past work and supporting materials

c. Demonstrated capacity for working in the selected media and with concepts that are appropriate to the project goals and site

d. Demonstrated interest and capability in creating public art in collaboration with the City, the design team (if applicable), and other project partners

e. Demonstrated experience in successfully completing artwork of similar scope, scale, budget, and complexity, or ability to articulate how he or she would be able to bring the necessary artistic and technical skills to this project

f. Demonstrated interest in and understanding of the project

g. Availability to perform the scope of the work in a timely and professional manner and within the defined budget; and

h. Whether proposed artwork contributes to the diversity of the City's public art collection

3. Artwork Selection Criteria. The City Council may consider the following criteria when selecting public art:

a. Quality. Public art should be of exceptional quality and enduring value. Consideration may include artist's experience in successful projects, material selection, craftsmanship, and the general appearance of quality.

b. Authenticity. Public art should be authentic to the community and its surroundings. In evaluating authenticity, the City Council may look at the following criteria in determining whether a work is authentic.

i. Whether the work is original or identical of something already existing in the collection. Matching works at different sites for the purpose of creating a pattern throughout the City may be considered original artwork;
ii. Whether the work of art is compatible in style, scale, material, form, and content with its surroundings; and

iii. Whether the work of art forms an overall relationship with either the site and/or the collection as a whole.

c. Engagement. A vital element of public art should be the connection of the work to the community. The artwork should have the ability to engage the community from conception to completion. The City Council may use the following criteria in determining whether a work properly engages the community:

i. The work helps the community feel both ownership of the art, as well as an ongoing appreciation of the work.

ii. The public art installation tells a story of the community's past or present, or portrays a sense of place, people, and spirit that live there.

iii. The artwork speaks to a specific community, area, or neighborhood, or unites our diverse community.

d. Creativity. Public art should be lively and full of creativity. Creativity can be communicated through a wide range of artistic styles. The City Council may consider whether the artwork creates excitement, is unique and/or original, or inspires and creates a sense of wonder.

e. Other Considerations. Public art should not create safety or liability issues, should be accessible to the public, be durable against the elements if applicable, and be compatible with City building codes. The public art installation should not require excessive maintenance or repair costs. Lighting should adhere to the dark sky restrictions.

12.35.040 Gifts and Loans

Cultural institutions, private individuals, foundations, corporations, or other organizations may wish to give or loan the City an artwork for public display. Gifts and loans have the potential to enrich the City's public spaces. However, it is important to consider carefully whether the proposed gift or loan aligns with the vision and goals of the City and to understand the related costs and risks of any gift or loan. The decision of the City to accept a gift or loan of public artwork does not provide any rights to the donor or owner of the artwork and the decision whether to display the artwork shall continually remain with the City and is subject to change.

A. Review Process for Gifts and Loans. The City Council shall review proposed gifts and loans to ensure that:

1. Gifts meet the high artistic standards and/or historical relevance for inclusion in the City public art collection;

2. An available site, appropriate for the artwork's content, scale and material, can be identified;

3. Factors for determining and identifying an appropriate site include relationship to architectural and natural features, visibility, public access, traffic patterns, public use patterns, and, if known, future development plans for the site;

4. Donor requirements and restrictions, if any, are clearly identified; and

5. Installation, maintenance, and repair costs throughout the expected life of the artwork are clearly defined.

B. Gift/Loan Proposal Requirements. The following information should be included in all gift or loan proposals:

1. Drawings, photos and written descriptions of the artwork including size, colors, weight, materials, and any information that will establish that the artwork has the requisite physical integrity necessary for public art including withstanding exposure to the natural elements;

2. Explanation of how the artwork supports the City's vision;

3. Artist background;

4. Proposed location of installation;

5. Method of display, and required site improvements such as hard-scaping, landscaping, buildings, utilities, security devices, anchoring, etc.;

6. Cost estimates and funding source for installing the artwork including, but not limited to, site improvements, foundations, landscaping, seating, lighting, and other improvements;

7. Written explanation of legal issues, including but not limited to, certifying the current legal owner of the artwork and the existence of any copyrights, patents or other title rights in or to the artwork; insurance policies and responsibilities; an explanation of any conditions or limitations on the donation of the artwork;

8. Estimated fair market value of the artwork;

9. Cost estimate and funding source for ongoing maintenance, conservation, and insurance;

10. Report of the condition of the artwork and, when feasible, an inspection of the actual artwork;

11. Anticipated date(s) for the gift or loan to occur; and

12. Any additional information the City deems necessary or appropriate.

C. Acceptance of Gifts and Loans. Once reviewed, staff shall recommend to the City Council whether to accept or reject the artwork. City Council will have final approval for the acceptance of any loans. Should the artwork be accepted, the terms and conditions for acceptance should be detailed in a written gift or loan agreement between the City and the donor. This agreement shall describe the roles and responsibilities of the City and the entity or individual lending or gifting the artwork. The City Council shall approve the agreement before it becomes effective. All future decisions regarding the use, display, and continued ownership of gifted artworks will be under the sole discretion of the City. As owner of a gifted work, the City, in its sole discretion, may exercise all legal rights of ownership including, but not limited to, sale, relocation, or removal of the artwork.

12.35.050 Memorials and Monuments

The City may occasionally allow the installation of donated permanent memorials on City property to commemorate persons or events of note to the City's history. The City seeks to establish a standard measure for review of prospective memorials to ensure that only monuments of the highest standard are accepted. The following policy for the acceptance of memorials defines the types of donations that the City will accept and establishes criteria for review and acceptance.

The City will only accept memorials that are of the highest quality. Memorials must meet the subject criteria outlined below. For the City to accept donations of memorials, it must first determine that there is an identified space for exhibition on City property or within City facilities. The City will not accept memorial objects that are unlimited reproductions or are mass-produced. Memorials may be created in media, such as paintings, mosaics, sculpture, or other site-specific installations.

A. Criteria for consideration.

1. The placement of memorials shall be limited to circumstances of highest community-wide importance, both to maintain the significance of such memorials and to minimize conflicts with active and variable use of public spaces.

2. Memorials should convey a powerful connection between the City, its natural setting, and its history.

3. Memorials should recognize significant circumstances, events, or people or provide information on topics approved by the City Council as set forth below:

a. The contributions of individuals or groups who made a substantial impact upon the City;

b. The history of the City, the State of Utah, or the United States;

c. Historical, natural, or cultural influences on the City; and

d. Local innovation or creativity that has contributed to the City's growth and prosperity.

4. The City does not permit the installation of memorials to living persons, and a minimum of five years between an event and its commemoration is recommended to allow for sufficient historical perspective.

5. The City Council may decide, in its sole discretion, to reject a proposal for a memorial and/or may determine the appropriate site for any and all City memorials.

B. Procedures for Acceptance of Memorials

1. Application

a. Potential gifts of memorials must first be submitted to the Communications Director and Community Development Director for initial review.

b. If approved by the Communications Director and Community Development Director, the donor must submit the following to City Council:

i. A letter from the donor stating the purpose and significance of the memorial;

ii. A model, color photograph, or color rendering of the proposed memorial. If the work is three-dimensional, multiple views are required;

iii. If the memorial is an artwork – a professional assessment of the artwork's condition performed by a conservator and accompanied by maintenance requirements, the artist's resume, and information on the artwork's context, provenance, and history (e.g., where it has been shown, who owned previously it, etc.);

iv. A letter of authentication from the artist or the artists' estate; and

v. Evidence that there are sufficient funds available for the fabrication, installation, and ongoing care of the memorial.

2. Evaluation Criteria

a. The donor demonstrates that the person, group, or event being memorialized by the City to have made a significant enough contribution to merit a memorial of the scale, cost, and visibility proposed.

b. The memorial does not duplicate existing memorial themes.

c. The proposal has been through community outreach conducted by the group or person suggesting that the City install the memorial, and the installation and maintenance of the memorial is within the priorities of the workplace of the responsible department.

d. The proposed memorial is not objectionable to the relatives of the persons or community that it is intended to honor.

e. The proposed site for the memorial is related to its purpose as designated in a master plan or other approval of the City Council as a particularly appropriate site.

f. There is a committed and verifiable funding source for the review, design, fabrication, installation, and maintenance of the memorial before proceeding to incur City costs and staff time.

3. Acceptance. If the memorial is accepted by the City Council, the following requirements will apply:

a. The artist, donor, or sponsor of a memorial will be required to pay for all installation costs and commemorative plaques associated with its placement on property belonging to or under the control of the City.

b. The donor shall grant the City the right to convey the work to another site, to storage, or for conservation.

c. The donor shall grant the City the right to deaccession any accepted memorials under this policy with City Council review.

d. The donor must provide documentation of adequate maintenance for the life of the memorial.

e. Upon acceptance of donation, the donor will receive an acknowledgement letter.

f. If the prospective donation of a memorial is not accepted, the City Council will provide written notification and explanation to the donor.

12.35.060 Collection Management

A. Documentation. The City should maintain a full and centralized inventory of all City-owned artworks. This inventory could include information about the artworks including:

1. Name of artist(s)
2. Title
3. Location
4. Year completed and installed
5. Media
6. Dimensions
7. Source of funds

8. Brief description

9. Maintenance and conservation needs

10. Schedule of maintenance or conservation

B. Conservation and Maintenance

1. Works of art should be cleaned regularly and/or otherwise maintained by the City Facilities staff or by authorized professionals as necessary. Artworks should be maintained in a manner appropriate to the medium and characteristics of the artwork. The Facilities Department should not perform non-routine maintenance unless specifically requested to do so. In some cases, works of art will need special attention to ensure their proper appearance and longevity.

2. For newly commissioned or purchased works of art, the artist should, unless otherwise stipulated in the contract, guarantee the artwork against any repairs for one year or other period of time specified in the written agreement between the City and the artist. Periodically, City staff should conduct a conservation assessment of the artworks in the City's collection and attempt to ensure that all necessary repairs are completed.

12.35.070 Re-siting and Deaccessioning Works of Art

It is important that the City retain the right to remove, deaccession, or relocate any artwork in the public art collection. In exercising this right, the City may consider any factor it deems relevant. Factors may include, among other considerations, excessive maintenance requirements, public safety risks, damage to the artwork, affects caused by changes in the site, or inconsistency with City values. The City Council should consider removal or relocation of an artwork by careful, standardized procedures that represent best professional practices in the field of public art.

A. Qualifying Reasons for Relocation or Deaccession

1. The work conveys a message inconsistent with City values.

2. Security of the work of art cannot be reasonably assured in its present location.

3. The work endangers public safety.

4. The work is damaged, and repair is not practical or feasible; or it no longer represents the artist's intent.

5. The work requires excessive maintenance or has faults of design or workmanship.

6. A suitable site for display of the work is no longer available. This could include a significant change in the use, character, or design of an existing site which affects the integrity of the work or its display.

7. The work is rarely or never displayed.

8. The quality, authenticity or provenance of the work is called into question.

9. The work has been stolen.

10. The work was purchased as a temporary acquisition and the predetermined exhibition period has been reached.

11. The work has been determined to be of inferior quality relative to the quality of other works in the collection.

12. The City wishes to replace the artwork with a work or works of more significance by the same artist.

B. Relocation. Where possible, a work of art should be relocated instead of deaccessioned. The City Council may consider relocating a work of art, should the work of art meet any of the qualifying reasons previously mentioned. If the City Council is of the opinion that there is not another appropriate site, the artwork may be stored or deaccessioned.

C. Deaccession. Should the City Council conclude that a public artwork must be deaccessioned, the City shall make reasonable efforts to give notice to the artist. The City should make a reasonable effort to avoid deaccessioning artwork, when feasible. The City should generally evaluate means of remedying the issues suggesting deaccession may be warranted, collect professional opinions from conservators, architects, engineers, safety experts, art historians, etc. as applicable, and review the evidence with the City Council prior to proceeding with deaccessioning. If reasonable measures do not exist to address the concerns, or the City Council determines in its sole discretion that the recommended measures do not resolve the concern(s), the City Council will consider the removal or disposal of the work.

1. Removal. If removal is directed; the City shall consider, in order of priority, the following:

   a. Relocation.

   b. Removal and placement in storage with intent to find a new site. If no site is found within two years, disposal of the work may be considered.

   c. Removal by sale, trade, or gift.

   d. Destruction of the work.

2. Disposal. Deaccessioned works can be disposed of in the following manners (excluding any prior contractual agreement entered into by the City with the artist or donor at the time of acquisition):

   a. For the current market value to the original artist or his/her heirs.

   b. As a gallery consignment.

   c. At auction, in accordance with the standard City practice with a predetermined opening bid.

   d. Only after exhausting above disposal methods, transferring ownership with consideration to: the artist or estate of the artist, a government agency, or a non-profit agency.

Legislative Priorities List

Number	Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update		Date proposed	Date Adopted		Work with:	Proposed by:		Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardsh	Service Enhancement
23.009	**Facilities Master Plan**	Create or update the Facilities Master Plan. Include civic buildings in the plan. Other comments include: Is there a deed restriction that prevents the cemetery from growing…Pony Express Park. Need to have a financial plan to accomplish.	**High Priority**	**In Progress**	12/31/2023	10/3/2023	The draft needs assessment report was discussed at a staff committee meeting on 10/11/2023. Galloway requested information on the rodeo grounds and any previous work on a recreation center. Staff had some revisions to the space planning spreadsheet, which revisions need be sent to Galloway.	5/2/2023	5/16/2023		Weber	Curtis					X		X
23.010	**City Hall Land Acquisition**	Need to prioritize land acquisition for future civic uses, of different types.	**High Priority**	**Long Horizon**	<2035		Related to the Facilities Master Plan project.	5/2/2023	5/16/2023		Jerome	Curtis			X		X		
23.018	**Transportation Funding**	Work with MAG/UDOT/Lehi/Saratoga etc. to find out about our transportation funding. For example, the overpass for Mountain View Corridor and SR73.	**High Priority**	**Long Horizon**	<2030	12/5/2023	This is relevant per EMMC 2.19.030.G. Address needed UDOT projects. Overpass project is located in Saratoga Springs. Mayor Westmorland and Paul Jerome addressed these concerns with UDOT and received a high priority recommendation from UDOT.	5/2/2023	5/16/2023		Trusty	Love			X				
23.030	**Development Code**	The Utah Legislature passed several bills in 2023 that necessitate changes to the city's code. SB174, HB364, HB406, HB265, and SB118 all affect the city's development codes. SB199 makes certain land use laws not referrable but no changes are needed to the code. SB127 requires changes to internet domains.	**High Priority**	**In Progress**	Various	12/5/2023	Some relevant ordinance changes were approved on 9/19/2023. Planning has included a text amendment on the December 5, 2023, Council agenda to address changes to lot line requirements in the Utah Code.	5/2/2023	5/16/2023		Larsen	Love							
23.011a	**Airport Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Long Horizon**	12/31/2024	8/15/2023	Airport Road drawings are in 95% review stage. ROW acquisition is progress, eminent domain letters have been sent, working on legal descriptions. Finalizing north end alignment at SR73.	5/2/2023	5/16/2023		Trusty	Curtis			X				
23.011b	**Mid Valley Road**	Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.	**High Priority**	**Long Horizon**	12/31/2024	12/5/2023	Midvalley Road project widening is already awarded. Extension to Eagle Mountain Blvd is in RFP process. Working on getting final plans out on MVR. Conducting appraisals for western portion. Appraisals are in and City is negotiating with property owners	5/2/2023	5/16/2023		Trusty	Curtis			X				
23.002	**Zoning Map Update**	Update the city's zoning map(s).	**High Priority**	**In Progress**	12/31/2023	12/5/2023	Planning and GIS are actively working and making progress on this and having weekly meetings to review the map and resolve any issues. Targeting PC for 12/12/2023.	5/2/2023	5/16/2023		Mumford	Curtis					X		
23.024	**Neighborhood Residential 1 - Lot Size Distribution**	Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage.	**High Priority**	**New**	TBD	9/19/2023	This code amendment has been assigned, along with several other priority code amendments. Tie this into the General Plan item. Staff are working on General Plan map first. Consider how to require equal zoning designations per land use designation (i.e.. NR1 needs to require 1/3 unit by count in R1, R2, and R3).	5/2/2023	5/16/2023		Larsen	Love					X		
23.032	**Irrigation pipe requirements**	Currently, we don't require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >$70M.	**High Priority**	**In Progress**	6/30/2024	10/17/2023	RFP was awarded and a report will be completed by spring 2024. Report will include proposed upgrades to the system and where it can be implemented.	5/2/2023	5/16/2023		Trusty	Love			X				
23.048	**Residential Development Standards**	17.25.040 Residential Development Standards: Footnote #7 requires the average lot size be calculated across the preliminary plat. A change is needed such that when a plat is amended, the average lot size needs be based on the amended plat, not the original plat.	**High Priority**	**In Progress**	12/5/2023	11/7/2023	The item is expected to go to Planning Commission on November 14 and to the Council on December 5.	10/17/2023	11/7/2023		Draper	Curtis							
23.044	**A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications.**	The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.	**High Priority**	**In Progress**	3/31/2024	12/5/2023	This review as assigned has been started. The commercial storage part anticipated for the Council in January 2024.	8/15/2023	9/19/2023		Larsen	Wright					X		

Legislative Priorities List

Number	Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
23.008	**Rodeo Feasibility Study**	Coordinate a feasibility study to consider relocating the rodeo.	**Secondary Priority**	**New**	TBD	6/6/2023	The rodeo facility is included in the forthcoming Facilities Master Plan. A study for relocating can be done separately.	5/2/2023	5/16/2023	Weber	Curtis		X				
23.023	**Water Plan**	Establish a water plan based on residential density. Need to get a water element into the GP. ULCT conference showed some water usages based on residents; how much less used when apartments instead of having 1/4 acre lots. Higher density may use more water than 1/4 acre lots. Balance density with road needs and water use.	**Secondary Priority**	**Long Horizon**	2022-2025	5/16/2023	Staff agrees that this needs to be looked at, in the context of multiple scenarios.	5/2/2023	5/16/2023	Trusty Larsen	Love		X				
23.003	**General Plan Land Use Map Update**	Schedule joint 2-hour meeting between CC and PC to consider the updates. Do all designated areas make sense? Consider additional zoning designations (i.e.. separate RC from MF1). It is time to look at it and see what needs to be updated, if any. Used to be tiered system…as long as developer met certain (amenities?) requirements, they could have maximum densities. We have 31,000 units vested.	**Secondary Priority**	**In Progress**	2/29/2024	11/7/2023	Planning suggests a joint meeting probably in Jan/Feb to discuss the Future Land Use Map and possibly the goals/strategies for the Land Use chapter and maybe the Transportation chapter. Looking for specific direction from Mayor and Council before setting up a meeting.	5/2/2023	5/16/2023	Larsen	Curtis				X		
23.015	**Buffering Code**	Review Zone Transition Code (17.60.160)	**Secondary Priority**	**New**	12/31/2023	9/19/2023	This has been assigned to a planner and the research/drafting process is beginning.	5/2/2023	5/16/2023	Larsen	Burnham				X		
23.041	**Shared Parking**	17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than the PC.	**Secondary Priority**	**New**	6/30/2024	8/1/2023	The council wants clarity to the parking code and become the land use authority.	8/1/2023	8/15/2023	Trusty Larsen	Curtis				X		
23.043	**Adjust Transportation Master Plan to designate MidValley as an expressway**	Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority.	**Secondary Priority**	**Long Horizon**	TBD	11/7/2023	The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050. The new alignment received a favorable recommendation from the PC in October. Will include HVR in the forthcoming TIP submission.	8/1/2023	8/15/2023	Trusty	Wright		X				
23.006	**Wildlife Overlay Zone**	Facilitate bringing forward a presentation soon.	**Secondary Priority**	**In Progress**	3/31/2024	12/5/2023	Significant code amendments have been drafted and are being presented to CC on 12/5/2023.	5/2/2023	5/16/2023	Black Mumford	Curtis				X		
23.004	**MDP/MDA Amendment Proposals**	Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090). Need to reevaluate MDAs? Is the six years timing serving us? NR2 - discretion is being removed. At ULCT: MDAs if not structured carefully they can be undermined. Wants to see some side by side vesting comparisons. We still have some MDAs with unlimited end dates.	**Secondary Priority**	**New**	12/31/2023	9/19/2023	We haven't yet begun this as other higher priority items have taken precedence. Will begin research and discussion on this topic following completion of the higher priorities.	5/2/2023	5/16/2023	Larsen	Curtis				X		
23.013	**City-wide Trail Network Plan**	Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.	**Secondary Priority**	**In Progress**	5/30/2024	10/17/2023	At the 10/17 meeting, staff presented the Council with a timeline leading to the drafting and approval of an Off-Street Trails Master Plan.	5/2/2023	5/16/2023	Mumford/Hickman	Love		X		X		X
23.007	**Annual Council Training**	Code to establish yearly training of Council by DOLA; to include duties, responsibilities, and authorities granted to the council by the state; LUDMA, OPMA, Ethics, etc.	**Secondary Priority**	**In Progress**	12/31/2023	12/5/2023	State code requires annual trainings; An orientation manual for council members is ready and training is scheduled for December 6.	5/2/2023	5/16/2023	Strachan	Curtis						

Legislative Priorities List

Number	Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
23.005	**Establish discontinued zoning ordinances**	Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.	**Secondary Priority**	**In Progress**	1/31/2024	12/5/2023	Drafted, staff is vetting. Intending to send to PC study session 12/12/2023.	5/2/2023	5/16/2023	Larsen	Curtis				X		
23.038	**MIHP re Planned uses for RDA housing allocation funds**	Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.	**Secondary Priority**	**New**	12/31/2023	11/28/2023	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB provided an inadequate report and after meeting with Staff is now on the right track to produce a plan in line with Council desires.	8/1/2023	8/15/2023	Berrett	Wright				X		
23.040	**Fencing Code**	Council has made a lot of exceptions and wants to be very clear about fencing standards. See also 16.35.090.	**Secondary Priority**	**In Progress**	3/31/2024	12/5/2023	Draft code changes are on the CC agenda for December 5.	8/1/2023	8/15/2023	Larsen	Curtis						
23.042	**Safe Routes for Schools as a Calendar Item**	Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.	**Secondary Priority**	**New**	5/31/2024		Put this on the calendar by May 31 each year. Note: A proposed bill at the Legislature would require School Districts to provide its safe routes proposals each year and require cities to provide a written response within 60 days indicating projects affecting those routes and any mitigation thereof.	8/1/2023	8/15/2023	Hickman	Love						
23.033	**Capital Asset Management Plan**	Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?	**Secondary Priority**	**Long Horizon**	12/31/2024	9/19/2023	This idea came up in discussion and would help every department that has capital assets. Staff are looking into asset management software tools.	5/5/2023	5/16/2023	Ruesch	Love		X		X		
23.046	**Rooftops and rooftop amenities**	Consider a code for roof top amenities and slopes. Allow flat roofs where there are rooftop amenities. Allow higher, steeper roofs for MFDs where a vaulted ceiling is accomodated.	**Secondary Priority**	**New**	TBD			9/19/2023	10/3/2023	Larsen	Burnham				X		
23.048	**Parking and storage**	Consider a code to enable parking garages based on counting as two parking spaces.	**Secondary Priority**	**New**	TBD			9/19/2023	10/3/2023	Larsen	Burnham				X		
23.039	**MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication**	Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.	**Secondary Priority**	**New**		11/7/2023	Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023.	8/1/2023	1/3/2023	Mumford	Wright				X		
23.036	**MIHP re Impact fees for ADUs**	Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.	**Secondary Priority**	**New**	12/31/2023	12/5/2023	Per MIHP 9.4, Strategy 3; also requires annual report. Adopted as a strategy for the MIHP 1/3/2023.	8/1/2023	8/15/2023	Mumford	Wright				X		
23.037	**MIHP re Transfer of Development Rights**	Create a program to transfer development rights for moderate income housing.	**Secondary Priority**	**New**	7/1/2026	12/5/2023	Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023.	8/1/2023	8/15/2023	Draper	Wright				X		
23.025	**Powerline Corridor Development**	We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.	**Secondary Priority**	**On Hold**	3/31/2024	9/19/2023	Will map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). This will be a late fall / early winter project.	5/2/2023	8/15/2023	Mumford	Love		X		X		

Legislative Priorities List

Number	Issue / Item	Description	Priority [see EMMC 2.15.100]	Status	Target Date	Date of last update	Comment/Update	Date proposed	Date Adopted	Work with:	Proposed by:	Economic Growth	Infrastructure Networks	Reputational Evolution	Generational Planning	Environmental Stewardship	Service Enhancement
23.047	**Standard background for online meetings**	Create a standard background for use in public, teams, and zoom meetings.	**Secondary Priority**	**In Progress**	11/30/2023	8/17/2023	A template has been created; for review.	9/19/2023	10/3/2023	Maffitt	Burnham						
23.035	**MIHP re Mortgage Assistance Program**	Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.	**Secondary Priority**	**New**		12/5/2023	Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023.	8/1/2023	1/3/2023	Strachan	Wright						
23.028	**Full Build Out Scenarios**	Given current zoning, what are the city's full build out scenarios? What would we want to change? What roads are needed? How much water is needed?	**Proposed**	**On Hold**		5/16/2023	This could be part of the general plan update and we could use a consultant on that.	5/2/2023		Mumford	Love				X		
23.031	**Dashboard of city data and demographics**	Provide a dashboard showing data and demographics, for example, permits, population, etc.	**Proposed**	**On Hold**		9/19/2023	New Community Development Software, OpenGov, will help us with our reporting and dashboards. May require ESRI ARCMap and other software to work together to visibly display data, if desired.	5/2/2023			Love						X
23.029	**Master Plan Process**	How can the City Council be involved?	**Proposed**	**On Hold**			Write a memo; also relates to EMMC 2.19.030.J.	5/2/2023		Jerome	Love				X		
23.045	**Review business licensing with a view to approving or denying licenses based on parking or other code constraints.**	The goal is to ensure that businesses seeking licensing are compliant with other code sections.	**Proposed**	**New**				8/15/2023	9/19/2023	Mumford	Gray	X					X
23.012	**City Food Orchard**	Suggests planting wild fruit trees in the city. Mayor supports? Put property to use for community benefit…use city resources to beautify and create a commodity for community use.	**Proposed**	**On Hold**				5/2/2023		Hickman	Curtis					X	
23.016	**Staff Report for Development Projects**	Wants a staff report before unofficial council feedback. Developments - need more information before meeting with developers. Suggest having the staff report (even the one before the PC) before such meetings. Its hard to meet with the developer without useful information (#units, setbacks, etc.). SM - perhaps a summary of the project, a memo etc.	**Proposed**	**On Hold**		9/19/2023	This is a process issue. Planners don't always know developers are already talking to councilors. It may be possible to provide the staff report to the PC to the Council. Could also provide a memo or "heads up" email of some sort to the Council if requested.	5/2/2023		Mumford	Love						
23.019	**Advise and Consent**	Coordinate with city boards, committees, and commissions.	**Proposed**	**On Hold**		5/16/2023	Currently there are empty positions. See what the EMMC directs. What is the status now? Memo	5/2/2023		Kofoed	Love						
23.026	**Visitor Parking in Code**	Visitor parking proximity in multi-family housing. Wants parking close to units, not all grouped in one area. It requires a code amendment.	**Proposed**	**On Hold**		9/19/2023	This is on hold while we work on higher priority code amendments. Will pursue as those are approved/completed.	5/2/2023		Larsen	Love				X		
Completed																	
23.027	**Second class city requirements**	What needs to be done? When?	**Secondary Priority**	**Completed**			Provided a memo listing requirements and trigger for changes.	5/2/2023		Draper	Love				X		
23.001	**Title 16 Subdivisions**	Review and update language, address concerns in preliminary and final plat approvals regarding language and requirements due to SB174 (state removes council review of residential plats). Tighten up the code.	**High Priority**	**Completed**	2/1/2024	10/3/2023	Ordinance changes were approved on 9/19/2023. An item has been added to the 10/3/2023 agenda to add an effective date.	5/2/2023	5/16/2023	Mumford	Curtis				X		
23.034	**Water Conservation Issues**	Adjust water rates to save for infrastructure needs.	**High Priority**	**Completed**	1/31/2024	10/3/2023	Rate changes to cover operations and maintenance were approved 9/19/2023.	5/8/2023	5/16/2023	Trusty	Burnham		X				

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **DECEMBER 5, 2023**
TITLE:	Financial Update
ITEM TYPE:	Communication Item
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

PREPARED BY:
Kimberly Ruesch, Admin

PRESENTED BY:

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

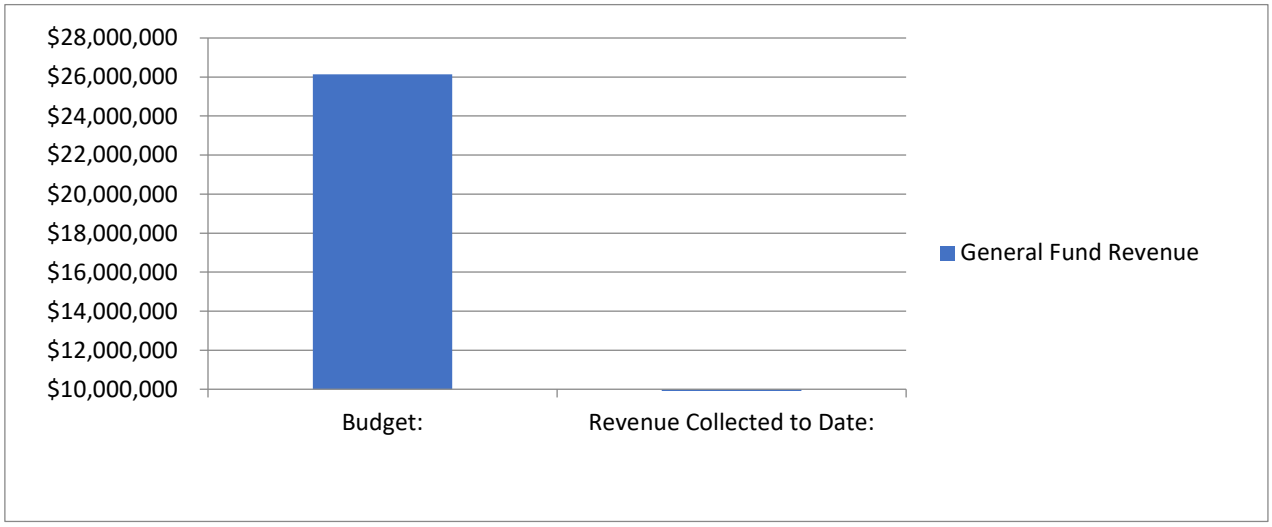
September 2023 Budget Summary.pdf

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*
Through September 2023

GENERAL FUND

General Fund Revenues

Budget:	$	26,131,704
Revenue Collected to Date:	$	7,493,787
Percent of Total Budget Collected:		29%
Percent of Year Completed:		25%



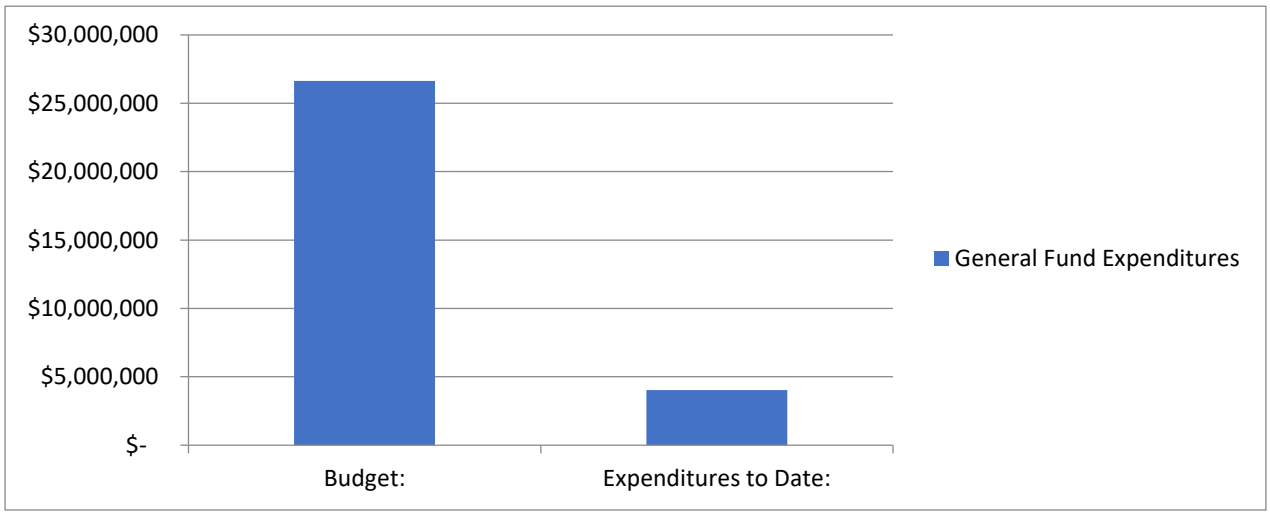
Revenue Analysis

Revenue Sources	Budget	To Date	% Collected
Taxes	$ 17,721,658	$ 4,278,694	24.14%
Licenses	$ 30,000	$ 7,611	25.37%
Planning Building & Eng Fees	$ 2,634,608	$ 1,217,223	46.20%
Intergovernmental Revenue	$ 2,347,000	$ 948,481	40.41%
Charges for Services	$ 235,000	$ 51,695	22.00%
Recreation	$ 127,400	$ 31,307	24.57%
Utility Revenue	$ -	$ 10,450	0.00%
Fines & Forfeitures	$ 13,500	$ 39,518	292.73%
Miscellaneous Revenues	$ 183,500	$ 100,002	54.50%
Interfund Transactions	$ 2,129,038	$ 524,690	24.64%
Special Revenues & Resources	$ 710,000	$ 284,116	40.02%

Note: Development related revenue coming in stronger than projected.

General Fund Expenditures

Budget:	$	26,637,482
Expenditures to Date:	$	4,025,701
Percent of Total Budget Expended:		15%
Percent of Year Completed:		25%



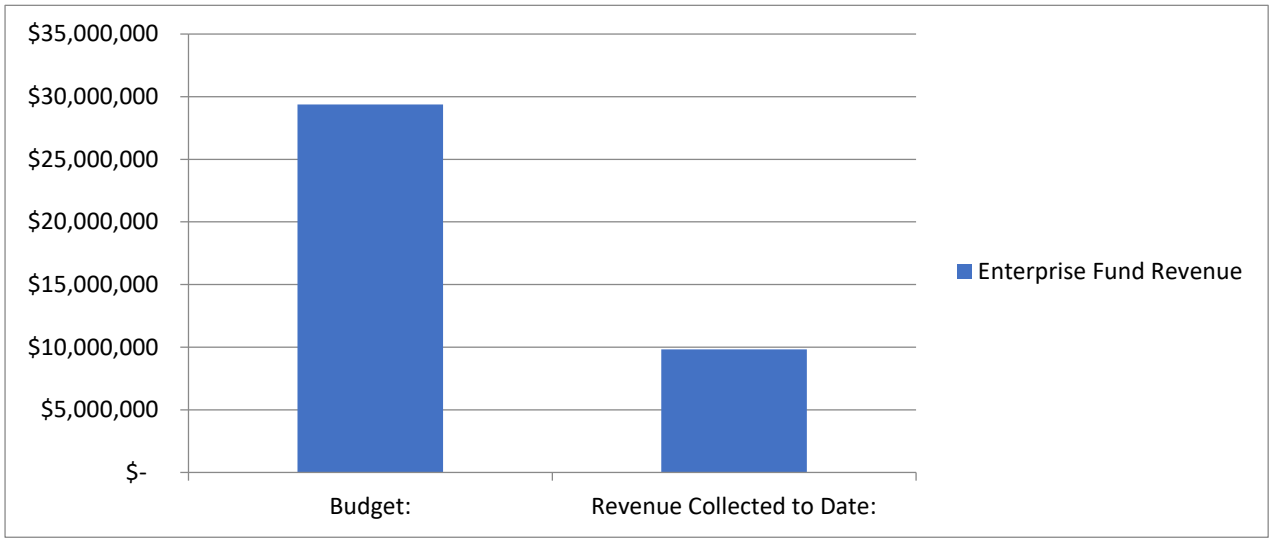
Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
11	General Government	$ 4,571,354	$ 973,977	21%	25%
18	Community Services	$ 2,541,832	$ 479,241	19%	25%
19	Non-Departmental	$ 2,417,159	$ 775,600	32%	25%
21	Public Safety	$ 6,695,094	$ 89,157	1%	25%
32	Planning & Zoning	$ 1,272,535	$ 259,806	20%	25%
33	Building Inspections	$ 1,737,304	$ 300,462	17%	25%
41	Public Works	$ 6,757,335	$ 1,147,458	17%	25%
61	Interfund Transfers	$ 644,869	$ -	0%	25%

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	29,373,802
Revenue Collected to Date:	$	9,831,970
Percent of Total Budget Collected:		33%
Percent of Year Completed:		25%



Revenue Analysis

		Budget	To Date	% Received	% Yr. Completed
51	Water Fund	$ 17,037,005	$ 6,562,423	39%	25%
52	Sewer Fund	$ 8,362,585	$ 2,226,872	27%	25%
57	Solid Waste Fund	$ 2,495,762	$ 663,274	27%	25%
59	Storm Drain Fund	$ 1,478,450	$ 379,401	26%	25%

Fund 51 - Water Fund: First quarter water sales always higher due to watering season

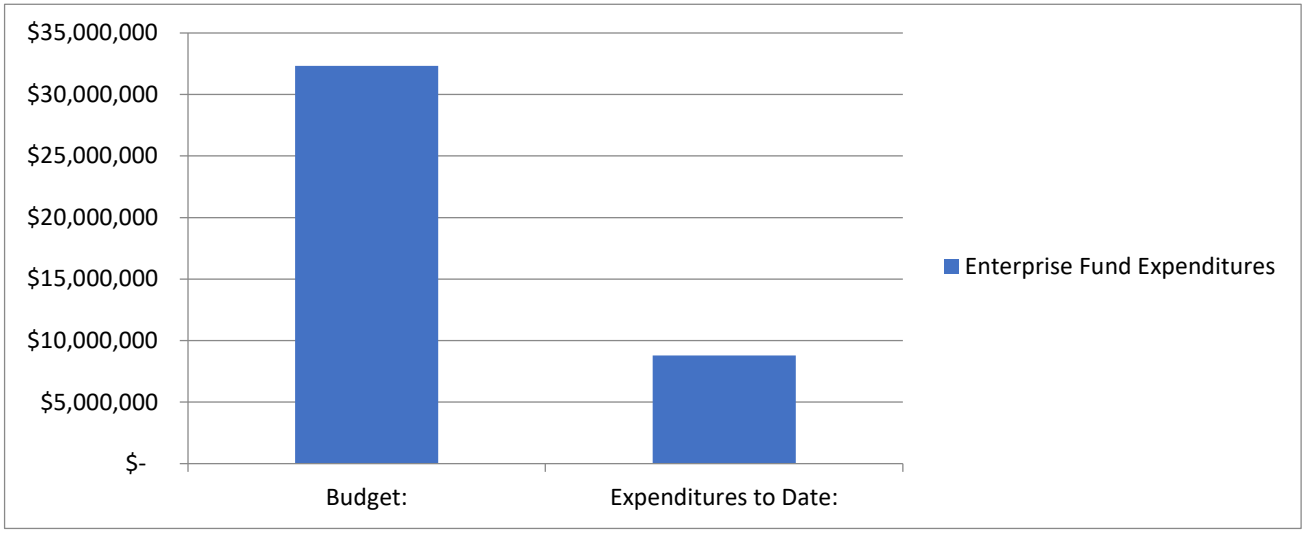
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget:	$	32,333,838
Expenditures to Date:	$	8,780,002
Percent of Total Budget Expended:		27%
Percent of Year Completed:		25%



Expense Analysis

		Budget	To Date	% Expended	% Yr. Completed
51	Water Fund	$ 18,187,005	$ 7,501,843	41%	25%
52	Sewer Fund	$ 10,172,621	$ 667,611	7%	25%
57	Solid Waste Fund	$ 2,495,762	$ 427,766	17%	25%
59	Storm Drain Fund	$ 1,478,450	$ 182,781	12%	25%

Note:
The Water Fund had a $5.3M payment to Central Utah Water Conservancy District for payment of Development Fees that took place in Ju

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses
Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 09/30/2023	Committed Balance	Available Balance	Projected Available Balance by 6/30/2024**
11 - Water Impact Fee Fund	$23,174,095	$22,218,075	$956,020	$3,481,691
12 - Wastewater Impact Fee Fund	$2,178,044	$2,677,808	($499,764)	$441,948
15 - Parks/Trails Impact Fee Fund	$7,366,006	$7,456,850	($90,844)	$3,150,080
16- Public Safety Impact Fee Fund	$103,643	$0	$103,643	$153,738
17 -Stormwater Impact Fee Fund	$3,516,788	$2,514,925	$1,001,863	$1,376,578
18 -Transportation Impact Fee Fund	$2,691,741	$6,338,087	($3,646,346)	($2,566,241)

****Available balance + the average of the future facilities impact fee collected and projected out.**

***Unaudited figures - adjusting entries will be done throughout the fiscal year.**