



EAGLE MOUNTAIN PLANNING COMMISSION MEETING

JANUARY 14, 2025, 5:30 PM

EAGLE MOUNTAIN CITY COUNCIL CHAMBERS

1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - Energy Code

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. December 10, 2024 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 17.10.30 Definitions, 17.20.030 Permitted Uses, 17.48.030 Allowed Uses, and 17.75 Standards for Special Uses.

BACKGROUND: *(Presented by Planning Director, Brandon Larsen)*. A proposal to enact an ordinance amending Definitions to add energy-related definitions, 17.20 adding an allowed use in the AG Zone, 17.48 adding various permitted uses to the RTI overlay zone, to 17.75 inserting standards for special uses for battery energy storage systems, natural gas power plants, small modular reactors, and, adding development requirements to 17.15 as relating to solar energy projects.

7.B. SITE PLAN - Sage Park

BACKGROUND - *(Presented by Planner I, Ashley Swensen)*. A proposed Site Plan Application for the Sage Park Stake Center, located at 967 E Desert Willow Dr. (Parcel Number: 51:756:0106).

7.C. SITE PLAN - Verizon Pro Communication Tower

BACKGROUND: *(Presented by Planner I, Ashley Swensen)*. A Proposed Site Plan Application for a Wireless Telecommunication Facility, located at the northwest corner of Cedar Valley High School (Parcel Number: 59:033:0021).

7.D. SITE PLAN - AT&T

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A proposed Site Plan Application for the AT&T wireless tower on a lease area of Parcel 58:033:0386 in the Industrial zone.

7.E. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Enacting Eagle Mountain Municipal Code 17.75.082, Outdoor Storage of Recreational Vehicles and Trailers.

BACKGROUND: (*Presented by Senior Planner, David Stroud*). A proposed Code amendment to enact Section 17.75.082, Outdoor Storage of Recreational Vehicles and Trailers. EMMC permits such use a Special Use but the code lacks adopted standards.

7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code 17.10.030, 17.20.020, 17.25.030, and 17.40.020; Communication Facilities and Towers.

BACKGROUND: (*Presented by Senior Planner, David Stroud*). Proposed amendments to EMMC 17.10.030, 17.20.020, 17.25.030, and 17.40.020; to change Communication Facility; Radio, Microwave or Transmission Tower to Communications Facilities and Towers, and to make such use a Special Use in the Industrial zone.

7.G. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands for Les Schwab.

BACKGROUND - (*Presented by Senior Planner, David Stroud*). Rezone of Parcel 38:685:0001 from the Commercial Neighborhood zone to the Commercial Community zone to locate a tire sales and service center business.

7.H. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16 Related to the Water Rights and Concept Plans.

BACKGROUND - (*Presented by City Attorney, Marcus Draper*). The City is currently auditing the amount of water remaining in its contracts with the Central Utah Water Conservancy District. Right now, the City allows developers to meet their water rights dedication requirements by reserving CUWCD water. This code amendment would limit future use of the CUWCD water to non-residential development. There are also a few additions to the Concept Plan chapter requiring additional submissions during the application process.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. 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 accommodations 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

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Draft Energy Zoning Code Discussion
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	n/a
APPLICANT:	City - initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

No

PREPARED BY

PRESENTED BY

Brandon Larsen, Evan Berrett

RECOMMENDATION:

n/a

BACKGROUND:

Continuing discussion(s) related to drafting of a zoning-based, energy code targeted at power plants and associated, accessory uses or facilities thereto.

ITEMS FOR CONSIDERATION:

n/a

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

None



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	
ITEM TYPE:	Minutes
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING

PREPARED BY

PRESENTED BY

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

1. PC Draft Meeting Minutes 12.10.2024



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

December 10, 2024, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Brent Strong, Craig Whiting; and Alternate Commissioner Bryan Free.

ELECTED OFFICIALS PRESENT: Council Member Brett Wright, Liaison to the Planning Commission, and Council Member, Melissa Clark.

CITY STAFF PRESENT: Brandon Larsen; Planning Director; Marcus Draper, City Attorney; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; Bailey Ensign, Digital Communications Specialist; Natalie Winterton, Grants Coordinator/Management Analyst; Lianne Pengra, Chief Deputy Recorder; Heather Lamb, Planning Secretary, Nate Shumway, Intern; and Tyler Maffitt, Communications Manager

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1. A. DISCUSSION - Eagle Mountain City Brand & Marketing Overview

Communications Manager Tyler Maffitt discussed the City Brand and City Communication plan for marketing Eagle Mountain, currently and in the future.

Planning Commission Discussion Points:

- The Planning Commission and City Council need to work together to understand and align the General Plan with the goals and plans of the City Brand and City Communication plan.

1.B. DISCUSSION - Open Space Plan status update

Nate Shumway, Planning Commission Intern presented the status update for the Open Space Plan, which includes an overview of the Open Space Survey, Property Assessment, Department Coordination, Management Plan, Site Specific Management Plan, and Open Space Plan Timeline.

Planning Commission Discussion Points:

- Outcome of the Open Space Plan Survey: Funding and Expectations,
- Open Space is its own division but sits under the Parks and Rec Department; and
- Maintenance of Native plants/weeds vs. Noxious plants/weeds and discussion of Code(s) that reference these plants/weeds.

1. C. DISCUSSION - Disposal of City Property, 3.30 code amendments

Todd Black, Wildlife Biologist/Environmental Planner presented the goal(s) of the Disposal of the City Property. Review of Excel database - what the issues are, address(es), and assignments related to the City Property.

Planning Commission Discussion Point:

- What is the procedure for the disposal of properties.

1.D. DISCUSSION - Open Space Goat Grazing proposal

Todd Black Biologist/Environmental Planner presented the 2025-2028 Goat Grazing Plan, a science-based literature review, and the benefits of grazing goats which include natural weed control, soil health, cost-effective, and reduced chemical use. The plan identified 5 categories, contracts for goats, Grant programs, research projects to look for goat health, and technicians (open space techs). Review of Excel spreadsheet 21 sites, site #, area, acres, stocking rate, date on and date off. Code Amendment to be able to use electric fences for these properties, is currently not in the code but a draft has been written and will need to be approved.

Planning Commission Discussion Points:

- Effectiveness of goats vs. City control/maintenance; and
- Long-term goal and plan for goats.

Commissioner Allen adjourned the work session at 6:29 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Call to Order

Commissioner Allen called the policy session to order at 6:34 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A. November 26, 2024, Planning Commission Minutes

MOTION: *Commissioner Hess moved to approve the minutes. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Abstain
Bryan Free	Yes

The motion passed with a unanimous vote.

6. 2025 Planning Commission Calendar

6.A. 2025 Planning Commission Calendar

Planning Commission Discussion Point:

- Proposed joint meeting of both City Council and Planning Commission; tentatively scheduled for January 21, 2025, at 3:00 p.m. to discuss Architectural Standards for Commercial and Multi-Family.

MOTION: *Commissioner Allen moved to approve the 2025 Planning Calendar. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

7. Status Report

Planning Director Brandon Larsen reviewed the planning items discussed and voted upon during the December 3, 2024, City Council Meeting.

8. Action and Advisory Items

8.A. Solar Et AL Power Plants and Subsystems Code

Brandon Larson, Planning Director, presented a proposed code amendment to amend Title 17.10.030 Definitions by adding new terms and definitions related to power plants, battery storage systems, and transmission lines; amending 17.20.030 to allow transmission lines and facilities in the AG Zone, amending 17.48.030 to allow battery energy storage systems, solar energy projects, electrical substations, natural gas power plants and transmission lines and facilities within the RTI Zone; amending 17.75 Standards for Special Uses to add allowances and standards for battery energy storage systems, natural gas power plants, solar energy projects and small modular reactors (SMRs)

Planning Commission Discussion Points:

- Continue ongoing discussions, research, and possibly a Work Session regarding Item 8. A.

Commissioner Allen opened the public hearing at 7:18 p.m.

The following individuals spoke during the public comment period: Joy Rasmussen, Roxanna Stone, Michael Bixler, and Reagan Peck.

Commissioner Allen closed the public hearing at 7:30 p.m.

MOTION: **Commissioner Allen moved to table 8.A. Commissioner Fox seconded the motion.**

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8.B. Power Plants and Subsystems Draft Code Amendment

Robert Hobbs, Senior Planner, presented a proposal to enact an ordinance adding a new paragraph F for EMMC 16.10.080 and Title 17.90 both requiring the Planning Director to initiate a rezone action when a [master] development agreement lapses or is terminated to address zoning of properties once made a part of or associated with, said agreement.

Commissioner Allen opened the public hearing at 7:54 p.m.; and as there were no comments, he closed the hearing at 7:54 p.m.

MOTION: **Commissioner Allen moved to forward a positive recommendation of Item 8.B. to the City Council. Commissioner Whiting seconded the motion.**

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8.C. Rezone Upon DA Termination.

David Stroud, Senior Planner presented amending the zoning code to define where the distance separation of a driveway on a site plan and a right-of-way is measured.

Commissioner Allen opened the public hearing at 7:56 p.m. and as there were no comments, he closed the hearing at 7:56 p.m.

MOTION: *Commissioner Whiting moved to forward a positive recommendation of Item 8.C. to the City Council. Commissioner Strong seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8.D. MDA Expiration Auto Initiate Rezone December 2024

Item 8D and Item 8E were presented concurrently.

Steven Lehmitz, Planner II, presented a proposed General Plan amendment of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the Future Land Use Map from Neighborhood Residential 1 to Neighborhood Residential 2.

Commissioner Allen opened the public hearing at 7:58 p.m. As there were no comments, he closed the hearing at 7:59 p.m.

MOTION: *Commissioner Hess moved to forward a positive recommendation of Item 8.D. to the City Council. Commissioner Fox seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8. E. Cedar Corners Phase 5 Rezone

Steven Lehmitz, Planner II, presented a proposed rezone of Parcel No. 59:007:0092, located between Cedar Corners Park and Poplar Drive. The proposal would change the zone from Residential to RC.

Commissioner Allen opened the public hearing at 7:59 p.m. As there were no comments, he closed the hearing at 7:59 p.m.

MOTION: *Commissioner Fox moved to forward a positive recommendation of Item 8.E. to the City Council. Commissioner Allen seconded the motion.*

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

8.F. Fourth Amendment to Amended and Restated Master Development Agreement for Overland Development

Planning Commission Discussion Points:

- The land would be part of Cory Wride Park, and the City would improve and maintain the park.

Commissioner Hess moved to forward a positive recommendation to the City Council of Item 8.F. Commissioner Strong seconded the motion.

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

9. Discussion Items

- Planning Commission training hours to be sent and verified through Planning Director, Brandon Larsen;
- Election of Chair and Vice Chair will take place on January 14, 2025.

10. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for January 14, 2025.

11. Adjournment

MOTION: ***Commissioner Fox moved to adjourn the meeting at 8:05 p.m. Commissioner Allen seconded the motion.***

Jason Allen	Yes
Robert Fox	Yes
Rod Hess	Yes
Brent Strong	Yes
Craig Whiting	Yes
Bryan Free	Not Voting - Alternate

The motion passed with a unanimous vote.

The meeting was adjourned at 8:05 p.m.

Approved by the Planning Commission on

Brandon Larsen
Planning Director



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Draft Energy Code Zoning Amendment(s)
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	Cooperative - City w/ Holland & Hart

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

Brandon Larsen, Planning
Director

PRESENTED BY

Brandon Larsen, Evan Berrett

RECOMMENDATION:

Review and comment on draft code changes

BACKGROUND:

Subsequent to the City's review and tabling of a draft energy code ordinance in association with Enyo's application for approval of a battery storage use, the effort to craft an "energy code" continues. The attached document features the latest code draft [as of Jan. 08, 2025] designed to address certain power supply plants (e.g., solar, natural gas, nuclear) and related accessory facilities.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. 1.7.25 Proposed Energy Code Zoning Amendments (with redlines)

Proposed Zoning Amendments

Working Draft – ~~December 2~~January 7, 2024~~2025~~

1. New Defined Terms.

a) *Amend Chapter 17.10.030 of the Code to add the following new definitions:*

“Battery Energy Storage System(s) (BESS)” means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines and backup diesel generators.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other related equipment.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary systems and infrastructure for cooling, emissions controls, and the delivery, including, without limitation, transmission and distribution pipelines, and storage of natural gas. A Natural Gas-Fired Power Plant does not include facilities for the extraction or refinement of natural gas but may include Electrical Substations and Power Lines.

“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

“Small Modular Reactor” means a compact nuclear fission reactor that generates up to 300 megawatts of power.

“Solar Energy Project” means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by more than one end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, and/or Power Lines.

~~“Small Modular Reactor” means a compact nuclear fission reactor that generates up to 300 megawatts of power.~~

~~“Power Lines” means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.~~

2. Proposed Amendments to the AG Zone

a) *Amend Chapter 17.20.030 to include the following uses as permitted uses within the AG Zone, as follows:*

C. Power Lines

3. Proposed Amendments to the RTI Overlay Zone

a) *Amend Chapter 17.48.030 to include the following uses as permitted uses within the RTI Overlay Zone, as follows:*

I. Battery Energy Storage Systems

J. Solar Energy Projects

K. Electrical Substations

L. Natural Gas Power Plants

M. Small Modular Reactors

M. Power Lines

4. Proposed Amendments to Chapter 17.75 Standards for Special Uses

a) *Revise Chapter 17.75.XXX to include the following development standards for Battery Energy Storage Systems:*

Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. There is not, nor shall be, imposed a minimum parking standard or open space requirement for a BESS Facility. If parking is provided however, parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters,

maneuvering area, etc. If, however, a BESS Facility includes an operations and maintenance or other enclosed building, at least two (2) off-street parking spaces shall be provided, one of which shall comply with ADA requirements.

D. ~~C.~~ Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district.

E. ~~D.~~ Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

F. ~~E.~~ Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

G. ~~F.~~ Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

H. ~~G.~~ Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory or equivalent.

I. ~~H.~~ The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

J. ~~I.~~ Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

K. ~~J.~~ BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

L. ~~K.~~ Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the RTI site plan requirements.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

(a) Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

(b) Procedures for inspection and testing of associated alarms, interlocks, and controls;

(c) Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

(d) Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

(e) Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

(f) Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining

contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

(g) Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

5. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The decommissioning plan shall include:

(a) A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

(b) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

(c) The anticipated life of the Battery Energy Storage Systems;

(d) The estimated decommissioning costs and how said estimate was determined;

(e) The method of ensuring that funds will be available for decommissioning and restoration;

(f) The method by which the decommissioning cost will be kept current;

(g) The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

(h) A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

b) Revise Chapter 17.75.XXX to include the following development standards for Natural Gas Power Plants:

Chapter 17.75.XXX Natural Gas Power Plants

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an “exterior project boundary line” means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project.

B. ~~There is not, nor shall be, imposed a minimum parking standard or open space requirement for a Natural Gas Power Plant. If parking is provided however, parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. If, however, a Natural Gas Power Plant includes an operations and maintenance or other enclosed building, at least two (2) off-street parking spaces shall be provided, one of which shall comply with ADA requirements.~~

C. ~~B.~~ Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

D. ~~C.~~ Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

E. ~~D.~~ Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

F. ~~E.~~ Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

G. ~~F.~~ The Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

H. ~~G.~~ Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the RTI site plan process.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.
5. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

Chapter 17.75.XXX Small Modular Reactors

Development and operation of a Small Modular Reactor must be found to conform to the following requirements:

A. A Small Modular Reactor shall comply with the residential setback, site planning and emergency planning zone recommendations of the U.S. Nuclear Regulatory Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactors.

B. A Small Modular Reactor shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor.

C. A Small Modular Reactor shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

D. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and

shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor prior to the issuance of a building permit.

E. Lighting of Small Modular Reactors shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

F. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor:

1. A site plan prepared in accordance with the RTI site plan process.
2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders
5. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Small Modular Reactor, together with a proposal for coordinating such approvals with the City.

c) *Revise Chapter 17.75 Standards for Special Uses to include the following development standards for Solar Energy Projects.*

17.15.XX Solar Energy Projects

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (a) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (b) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes

of this Section, an “exterior project boundary line” means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of Eagle Mountain City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

C. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. The Solar Energy Project owner/operator shall comply with all applicable weed control requirements set forth in this Code.

D. There is not, nor shall be, imposed a minimum parking standard or open space requirement for a Solar Energy Project. If parking is provided however, parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. If, however, a Solar Energy Project includes an operations and maintenance or other enclosed building, at least two (2) off-street parking spaces shall be provided, one of which shall comply with ADA requirements.

E. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

F. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.

G. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

H. Applicant shall comply with the special approval process set forth in EMMC 17.48.020 and shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the RTI site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.
3. Weed and dust control plan that address proposed mitigation measures during construction and operations.
4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.
5. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.
6. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.
7. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to the Solar Energy Project owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City as provided in Section H below shall be returned the Solar Energy Project owner/operator.

I. Should any portion of the Solar Energy Project be deemed abandoned by the City as provided herein, that portion of the site shall be removed in accordance with the decommissioning plan. If the Community Development Director or its designee finds that some or all of the Solar Energy Project has been abandoned, the Community Development Director or its designee shall provide written notice of such finding of partial or total abandonment to the property owner and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the property owner and/or Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The Community Development Director shall consider any such written response by the property owner and/or the Solar Energy Project owner/operation at a public hearing as provided for in EMMC Section . The

final decision of the Community Development Director issued following such public hearing may be appealed to the applicable land use appeal authority in accordance with the Code.

If, following a final decision of the Community Development Director that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the Community Development Director as provided herein) or fails to file a timely appeal with the land use appeal authority on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City pursuant to EMMC Section [REDACTED] and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned for purposes of this ordinance.

Document comparison by Workshare Compare on Tuesday, January 7, 2025
1:31:03 PM

Input:	
Document 1 ID	iManage://imanager.hollandhart.com/worksite/33692701/4
Description	#33692701v4<imanager.hollandhart.com> - Proposed Zoning Amendments - Revised Draft 12.2.24) clean
Document 2 ID	iManage://imanager.hollandhart.com/worksite/33692701/5
Description	#33692701v5<imanager.hollandhart.com> - Proposed Zoning Amendments - Revised Draft 1.7.25) clean
Rendering set	Standard

Legend:	
<u>Insertion</u>	
Deletion	
<u>Moved from</u>	
<u>Moved to</u>	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	26
Deletions	19
Moved from	2
Moved to	2
Style changes	0
Format changes	0
Total changes	49



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Sage Park Stake Center
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Chad Spencer

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Business Park/Light Industry Zone: Light Manufacturing/Distribution	4.87 Acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council of the Granite Credit Union site plan with the following condition(s):

1. Side setbacks for buildings in the LMD zone are required to be directly proportional to a building's height if such is adjacent to residential. The storage building is currently at roughly 13 ft, but the building height is 29 ft. Code allows for the approval authority to approve alternative height setbacks under conditions listed in EMMC 17.37.040. Staff recommends consideration of allowing the current setback as listed in the site plan, or approving site plan on condition of moving the storage shed to the west side of the site plan where it won't be adjacent to "residential".

BACKGROUND:

The parcel under consideration was part of a General Plan Amendment and approved to have the Future Land Use Map designation changed from "Employment Center/Campus" to "Business Park/Industrial" in the July 6, 2021, City Council meeting. The parcel was then rezoned from "Agricultural/Rural Density" to the "Light Manufacturing/Distribution (LMD)" zone during the February 15th, 2022, City Council meeting. Religious or Cultural Meeting Halls are a Special Use in the LMD zone so long as they qualify with the standards listed in chapter 17.75 EMMC. The applicant is seeking Site Plan Approval on the parcel for the purpose of constructing an LDS church stake center.

ITEMS FOR CONSIDERATION:

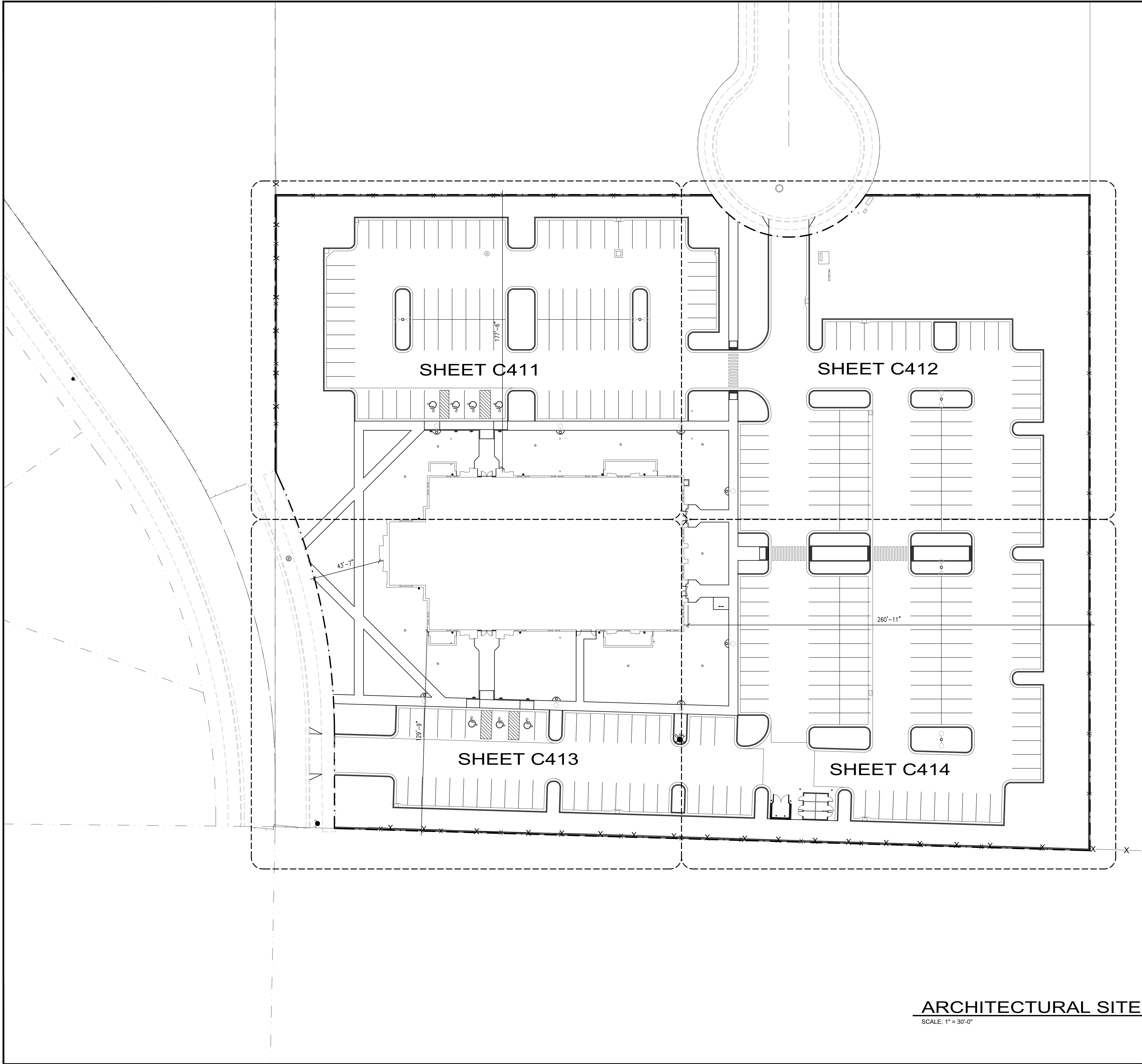
The proposed site plan complies with all applicable standards in the Site Plan Development (EMMC 17.100), Commercial Design (EMMC 17.72), and standards for Special Uses (EMMC 17.75) zoning standards -- save as noted.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Sage Park Site Plan (1)
2. Sage Park Elevations (1)
3. Sage Park Landscaping and Irrigation Plan (1)
4. Sage Park Lighting Plan (1)
5. Sage Park Maps



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. ANY DISTURBED AREA OUTSIDE OF CONSTRUCTION LIMITS/PROPERTY LINE ON ADJACENT LANDOWNERS IN UNDEVELOPED LOTS, WILL NEED TO BE RE-VEGETATED WITH EAGLE MOUNTAIN CITY SEED MIX.

SITE INFORMATION

TOTAL PARCEL AREA: 212,447 sf / 4.88 AC

BUILDING AREAS

- CHAPEL: 17,304 sf
- STORAGE BUILDING: 296 sf

IMPERVIOUS AREAS (ON-SITE)

- WALKS, PADS, APRONS: 15,785 sf
- CURB AND GUTTER (LF): 4,033 lf
- ASPHALT: 92,465 sf

LANDSCAPE AREA: SEE LANDSCAPE PLAN

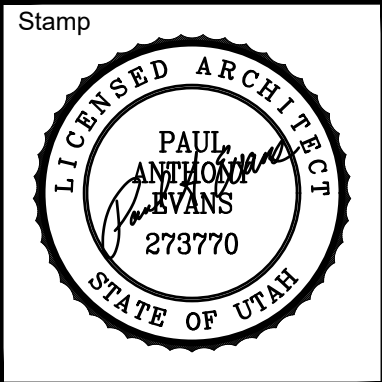
TOTAL PARKING SPACES REQUIRED

1 STALL PER 20 S.F CHAPEL

- 2,785 sf / 20 sf = 140 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED

- REGULAR: 272
- ACCESSIBLE: 5
- VAN ACCESSIBLE: 2
- TOTAL SPACES PROVIDED: 279



A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake

Parcel 51756.0106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:

**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

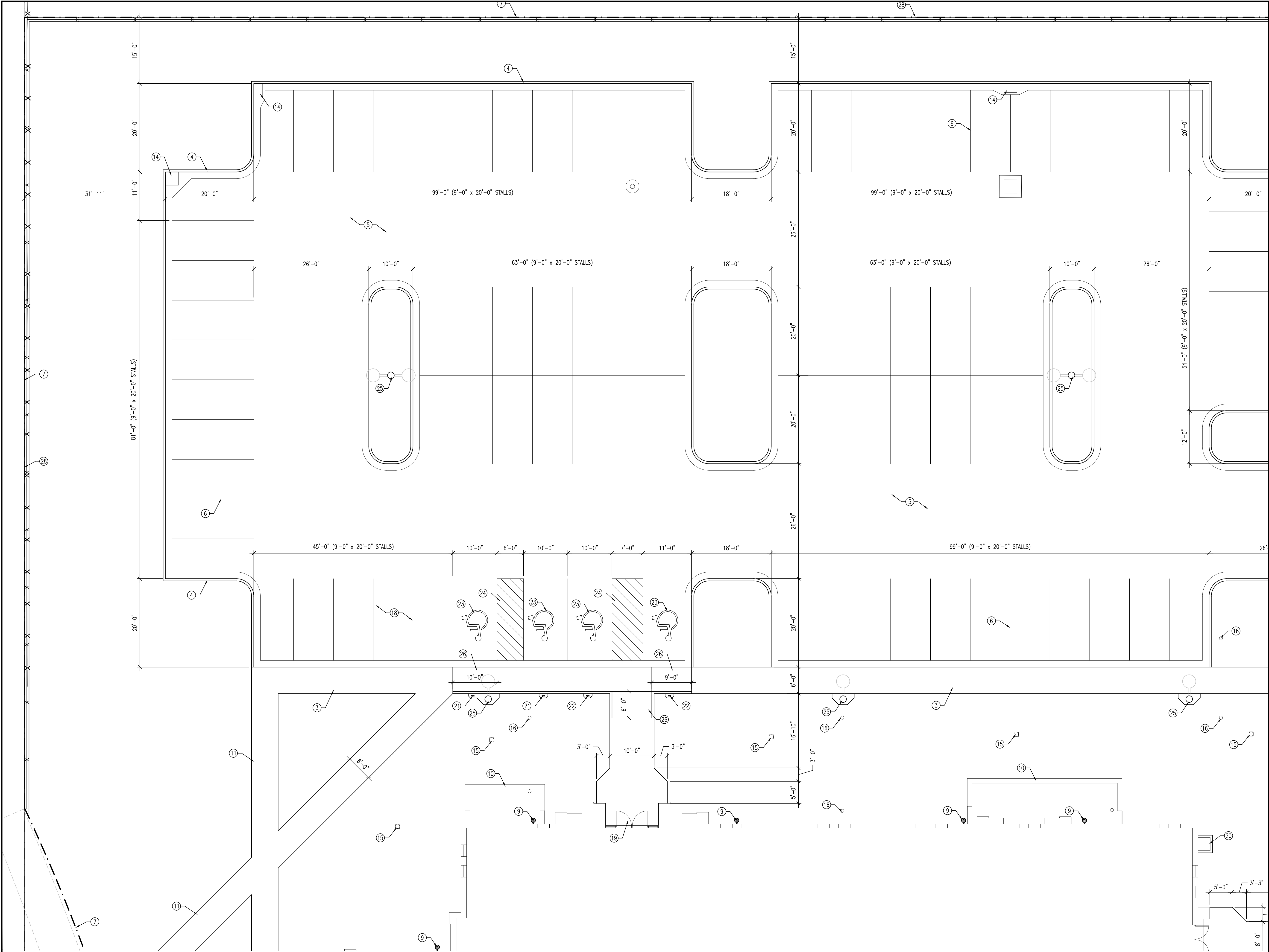
Revisions	Description	
	Mark	Date

Project Number
24-32
Plan Series
Granger 300
Property Number
501-7664
Date
September 16, 2024

Sheet Title

ARCHITECTURAL SITE PLAN

Sheet
C401



- KEYED NOTES
1.

DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
2.

REMOVE EXISTING SIDEWALK AND REPLACE WITH 6" THICK CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
3.

COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
4.

CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
5.

ASPHALT PAVEMENT; SEE A/C502
6.

4" WIDE PAINTED PARKING STRIPS; TYPICAL
7.

PROPERTY LINE
8.

TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
9.

DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
10.

MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
11.

CONCRETE WALK; SEE A/C501
12.

TRANSFORMER; SEE ELECTRICAL
13.

METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
14.

STORM DRAIN CATCH BASIN; SEE C201 AND C503
15.

STORM DRAIN NYLOPLAST YARD DRAIN WITH DOWMED GRATE; SEE C201 AND C503
16.

CLEAN OUT TO GRADE; SEE C203 AND K/C502
17.

WATER METER; SEE C202
18.

CONCRETE PAVEMENT; SEE D/C502
19.

CONCRETE ENTRY; TYPICAL; SEE H/C501
20.

MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
21.

ACCESSIBLE STALL SIGNAGE; SEE B/C502
22.

VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
23.

PAINTED ACCESSIBLE SIGN
24.

PAINTED ACCESSIBLE AISLE
25.

LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
26.

CONCRETE ACCESSIBLE RAMP; K/C501
27.

BIKE RACK WITH CONCRETE PAD; SEE J/C502
28.

6'-0" HIGH VINYL FENCE; SEE G/C502
29.

STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
30.

DUMPSTER ENCLOSURE; SEE C/C504
31.

BOLLARD; C/C502
32.

FIRE HYDRANT; SEE UTILITY PLAN
33.

DETECTABLE WARNING PANEL
34.

PAINTED CROSSWALK

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



evans + associates architecture

11576 south state street, suite 103b, draper, utah 84020

phone 801-933-9212 fax 801-933-9213

Stamp

LICENSED ARCHITECT

PAUL ANTHONY EVANS

273770

STATE OF UTAH

A New Meetinghouse for:

Sage Park

Eagle Mountain UT Central Stake

Parcel 51756-0106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description
24-32			

Project Number

24-32

Plan Series

Granger 300

Property Number

501-7664

Date

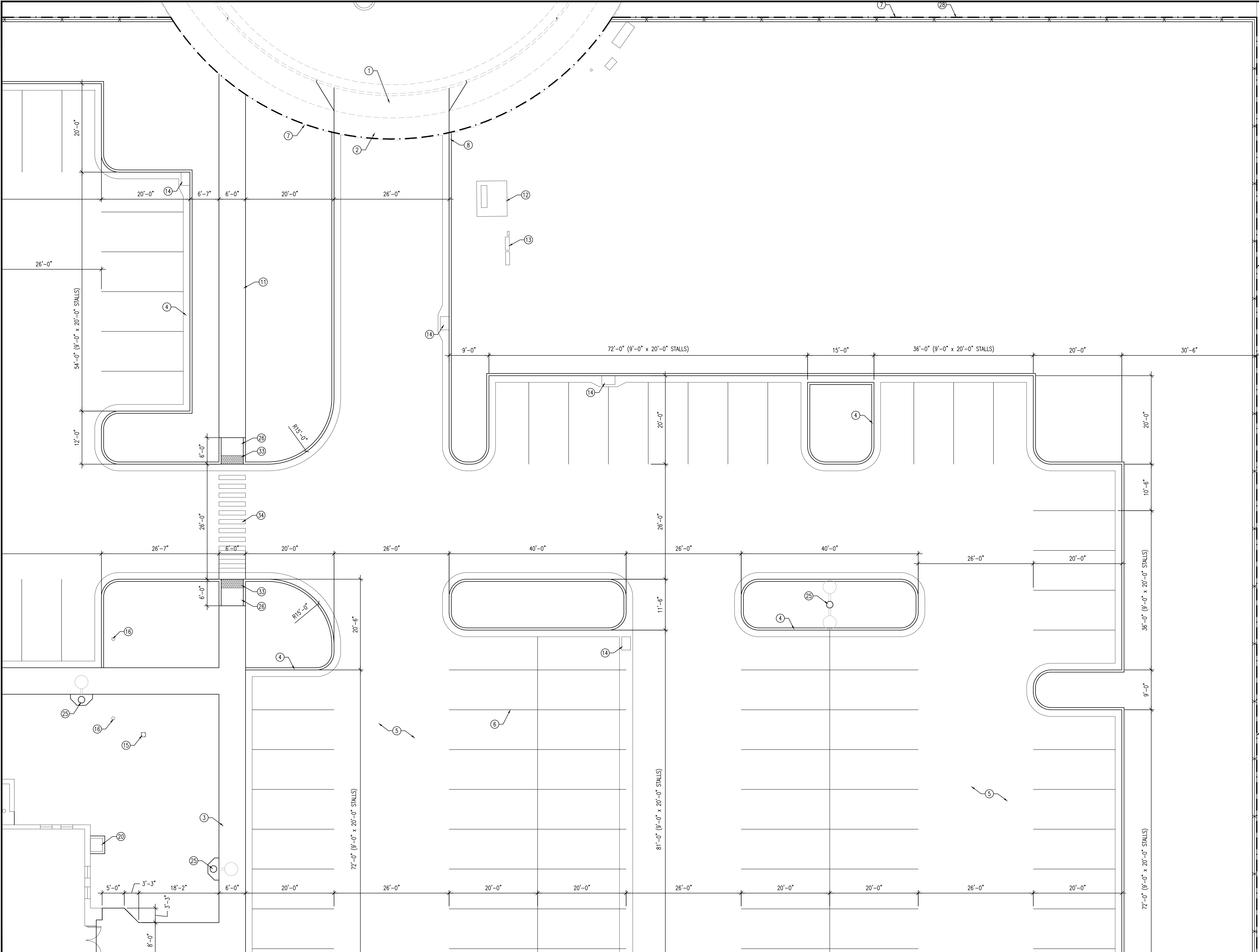
September 16, 2024

Sheet Title

ENLARGED SITE PLAN

Sheet

C411

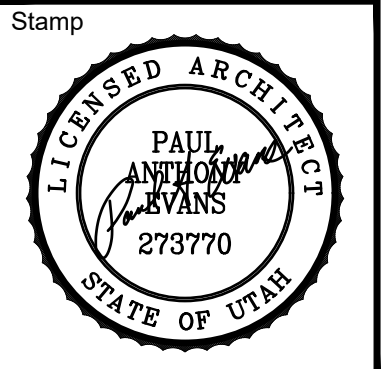


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



KEYED NOTES

1. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
2. REMOVE EXISTING SIDEWALK AND REPLACE WITH 6" THICK CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
4. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
5. ASPHALT PAVEMENT; SEE A/C502
6. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
7. PROPERTY LINE
8. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
9. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
10. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
11. CONCRETE WALK; SEE A/C501
12. TRANSFORMER; SEE ELECTRICAL
13. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
15. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOWMED GRATE; SEE C201 AND C503
16. CLEAN OUT TO GRADE; SEE C203 AND K/C502
17. WATER METER; SEE C202
18. CONCRETE PAVEMENT; SEE D/C502
19. CONCRETE ENTRY; TYPICAL; SEE H/C501
20. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
21. ACCESSIBLE STALL SIGNAGE; SEE B/C502
22. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
23. PAINTED ACCESSIBLE SIGN
24. PAINTED ACCESSIBLE AISLE
25. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
26. CONCRETE ACCESSIBLE RAMP; K/C501
27. BIKE RACK WITH CONCRETE PAD; SEE J/C502
28. 6'-0" HIGH VINYL FENCE; SEE G/C502
29. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
30. DUMPSTER ENCLOSURE; SEE C/C504
31. BOLLARD; C/C502
32. FIRE HYDRANT; SEE UTILITY PLAN
33. DETECTABLE WARNING PANEL
34. PAINTED CROSSWALK



A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake
Parcel 5175650106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

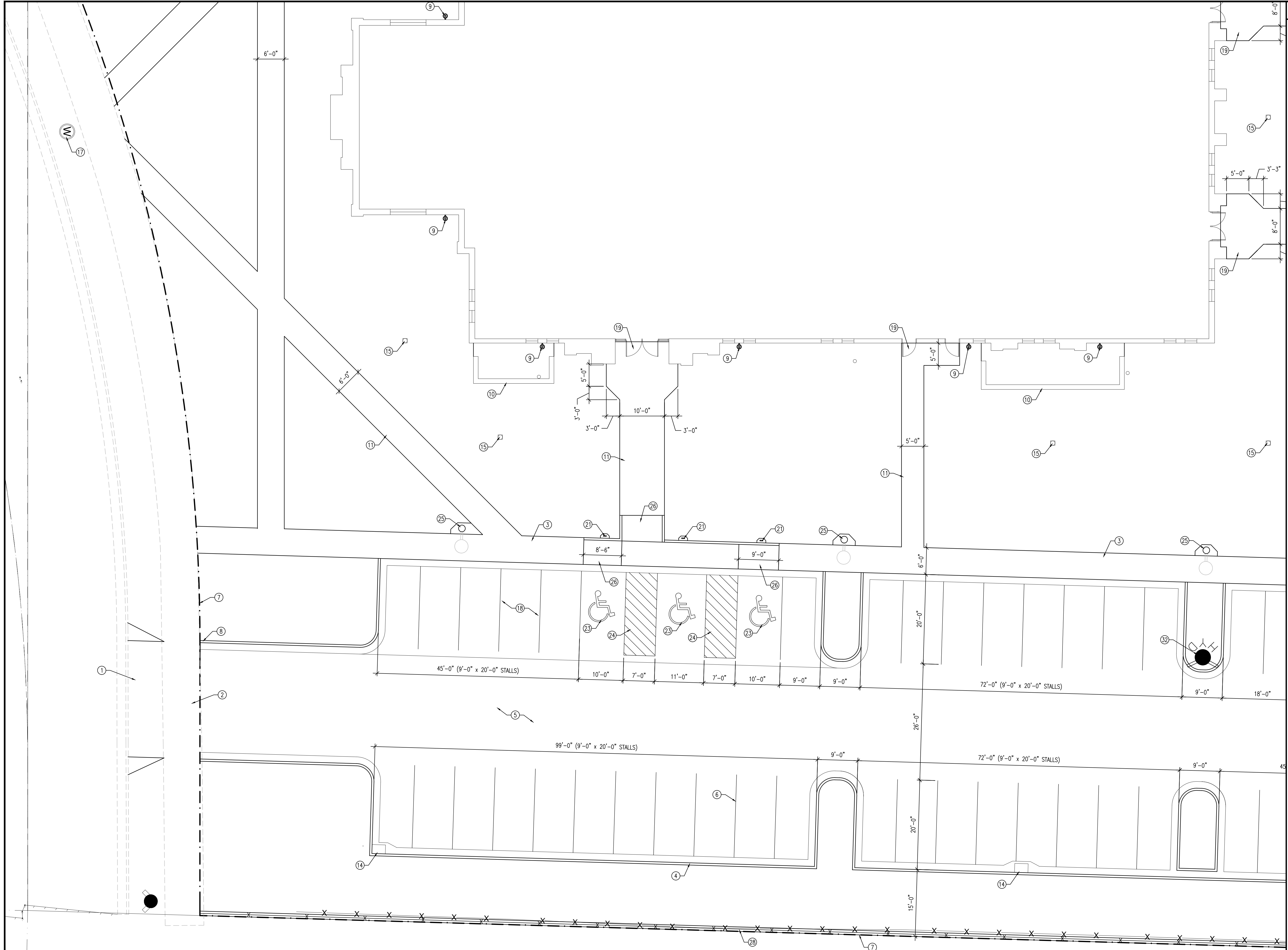
Revisions	Description	
	Mark	Date

Project Number 24-32
Plan Series Granger 300
Property Number 501-7664
Date September 16, 2024

Sheet Title

ENLARGED SITE PLAN

Sheet
C412



- KEYED NOTES**
1. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
 2. REMOVE EXISTING SIDEWALK AND REPLACE WITH 6" THICK CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
 3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
 4. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
 5. ASPHALT PAVEMENT; SEE A/C502
 6. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
 7. PROPERTY LINE
 8. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
 9. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
 10. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
 11. CONCRETE WALK; SEE A/C501
 12. TRANSFORMER; SEE ELECTRICAL
 13. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
 14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
 15. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOWMED GRATE; SEE C201 AND C503
 16. CLEAN OUT TO GRADE; SEE C203 AND K/C502
 17. WATER METER; SEE C202
 18. CONCRETE PAVEMENT; SEE D/C502
 19. CONCRETE ENTRY; TYPICAL; SEE H/C501
 20. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
 21. ACCESSIBLE STALL SIGNAGE; SEE B/C502
 22. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
 23. PAINTED ACCESSIBLE SIGN
 24. PAINTED ACCESSIBLE AISLE
 25. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
 26. CONCRETE ACCESSIBLE RAMP; K/C501
 27. BIKE RACK WITH CONCRETE PAD; SEE J/C502
 28. 6'-0" HIGH VINYL FENCE; SEE G/C502
 29. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
 30. DUMPSTER ENCLOSURE; SEE C/C504
 31. BOLLARD; C/C502
 32. FIRE HYDRANT; SEE UTILITY PLAN
 33. DETECTABLE WARNING PANEL
 34. PAINTED CROSSWALK

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone 801-933-9212 fax 801-933-9213

Stamp

A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake
Parcel 51756:0106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description
Mark	Date

Project Number
24-32

Plan Series
Granger 300

Property Number
501-7664

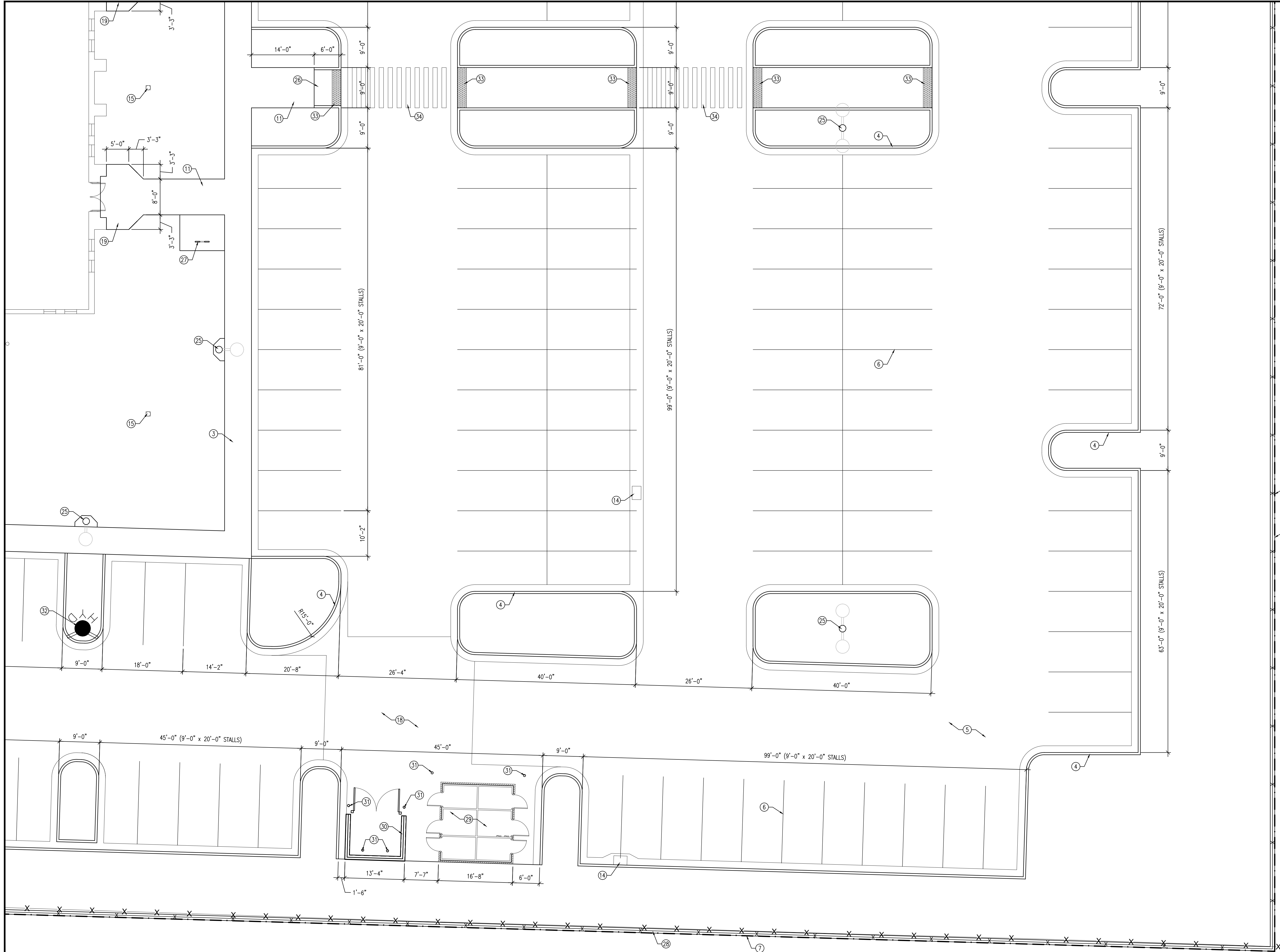
Date
September 16, 2024

Sheet Title

ENLARGED SITE PLAN

Sheet

C413

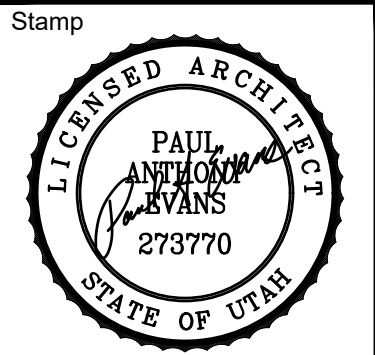


1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



KEYED NOTES

1. DRIVE APPROACH PER EAGLE MOUNTAIN CITY STANDARDS
2. REMOVE EXISTING SIDEWALK AND REPLACE WITH 6" THICK CONCRETE WALK PER EAGLE MOUNTAIN CITY STANDARDS
3. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
4. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
5. ASPHALT PAVEMENT; SEE A/C502
6. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
7. PROPERTY LINE
8. TAPER CONCRETE CURB TO SIDEWALK LEVEL AT DRIVE ENTRANCES; TYPICAL BOTH SIDES; SEE G/C501
9. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
10. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
11. CONCRETE WALK; SEE A/C501
12. TRANSFORMER; SEE ELECTRICAL
13. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
14. STORM DRAIN CATCH BASIN; SEE C201 AND C503
15. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOWMED GRATE; SEE C201 AND C503
16. CLEAN OUT TO GRADE; SEE C203 AND K/C502
17. WATER METER; SEE C202
18. CONCRETE PAVEMENT; SEE D/C502
19. CONCRETE ENTRY; TYPICAL; SEE H/C501
20. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
21. ACCESSIBLE STALL SIGNAGE; SEE B/C502
22. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
23. PAINTED ACCESSIBLE SIGN
24. PAINTED ACCESSIBLE AISLE
25. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
26. CONCRETE ACCESSIBLE RAMP; K/C501
27. BIKE RACK WITH CONCRETE PAD; SEE J/C502
28. 6'-0" HIGH VINYL FENCE; SEE G/C502
29. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
30. DUMPSTER ENCLOSURE; SEE C/C504
31. BOLLARD; C/C502
32. FIRE HYDRANT; SEE UTILITY PLAN
33. DETECTABLE WARNING PANEL
34. PAINTED CROSSWALK



A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake

Parcel 51756:0106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

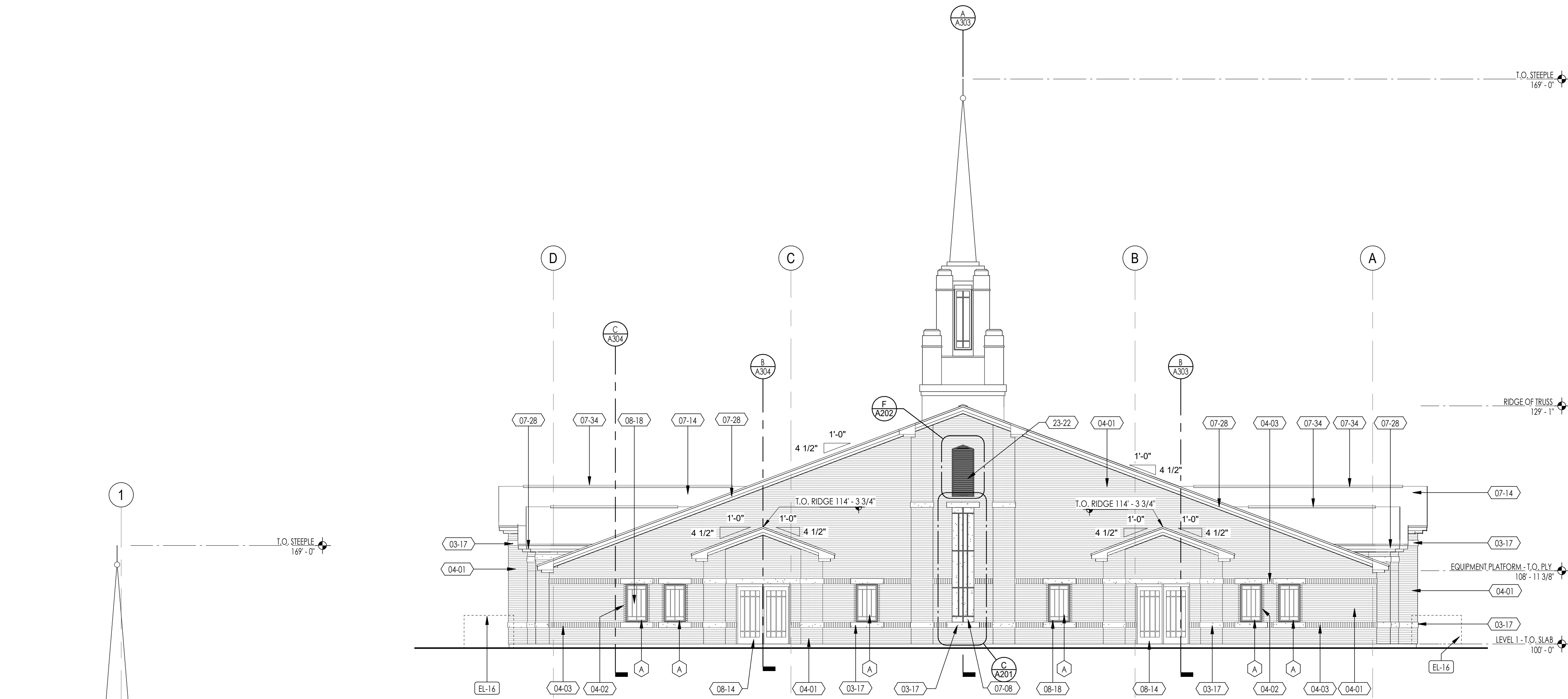
Revisions	Mark	Date	Description
24-32			

Project Number
24-32
Plan Series
Granger 300
Property Number
501-7664
Date
September 16, 2024

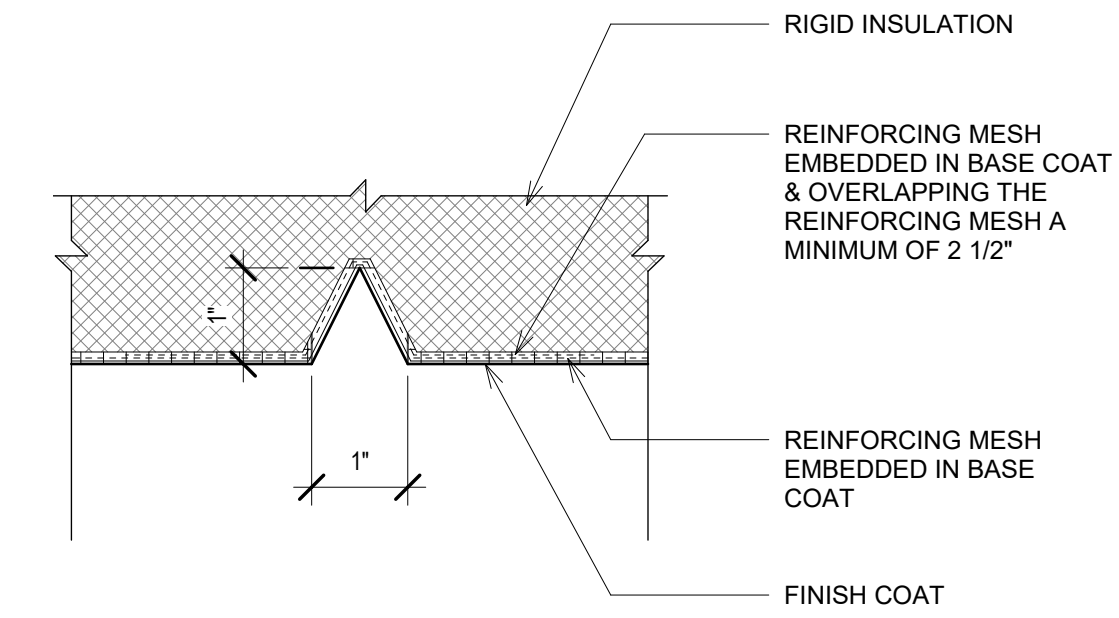
Sheet Title

ENLARGED SITE PLAN

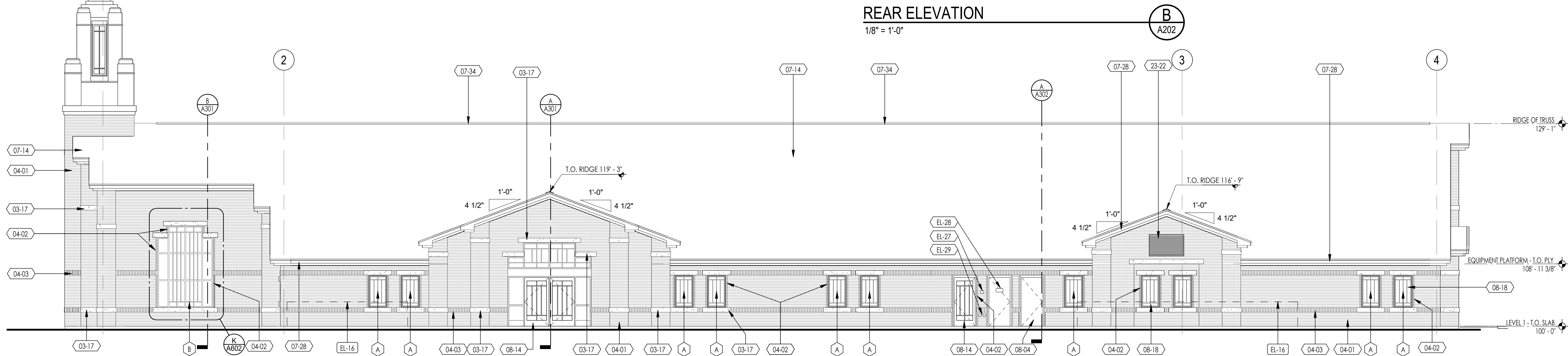
Sheet
C414



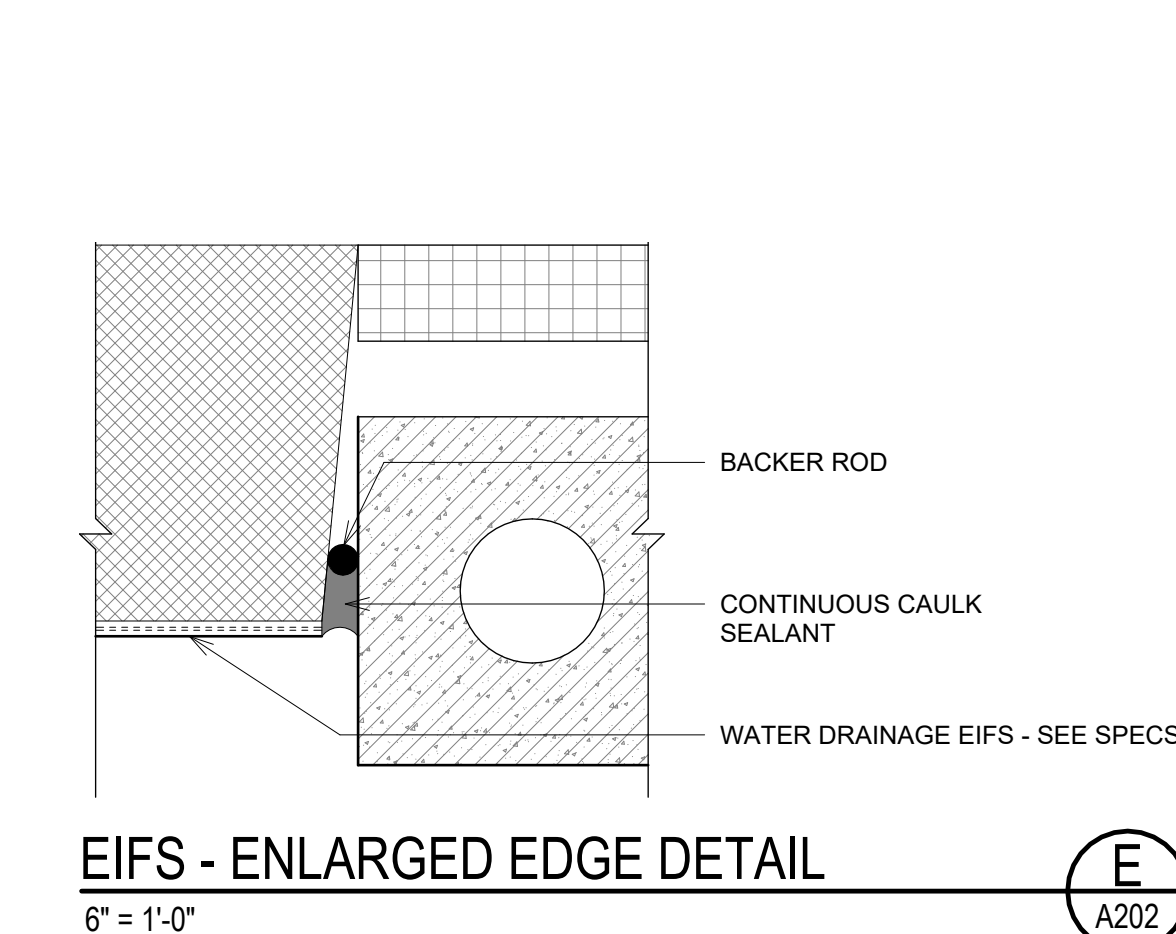
EIFS - SECTION
1" = 1'-0"



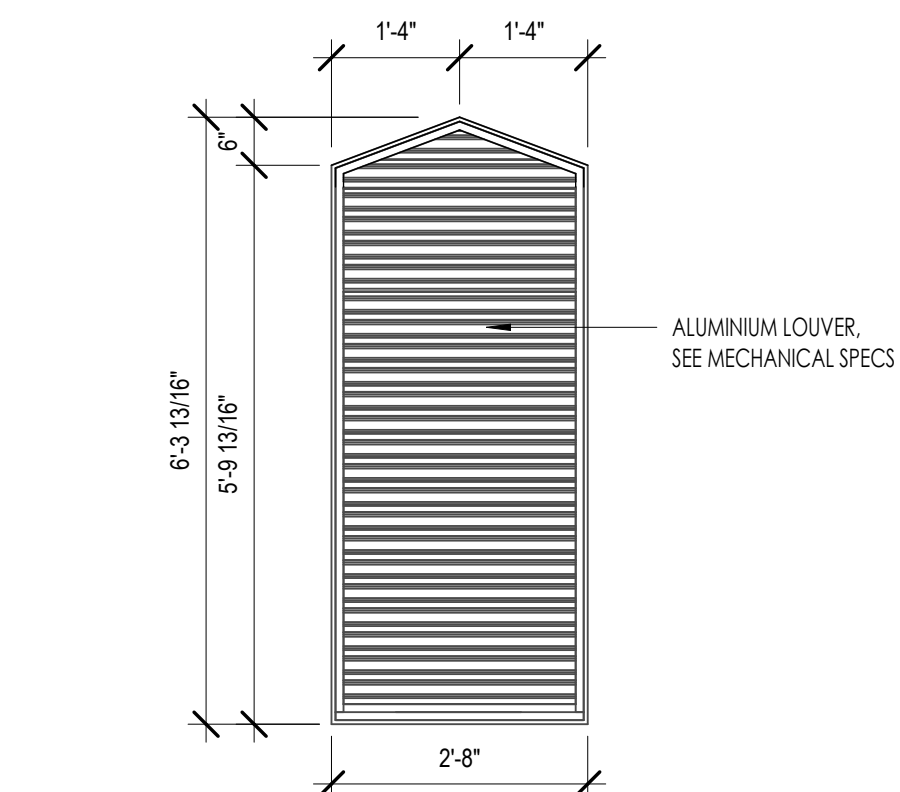
EIFS - ENLARGED REVEAL DETAIL
6" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



EIFS - ENLARGED EDGE DETAIL
6" = 1'-0"



ALUMINIUM LOUVER DETAIL
1/2" = 1'-0"

KEYNOTES

KEYNOTE MATERIAL	
MATERIAL / SPECIFICATION KEYNOTES	
03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, STACK BOND, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-04	EXTERIOR HOLLOW METAL INSULATED DOOR FRAME, SEE SCHEDULE & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

INSTRUCTIONAL KEYNOTES	
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS
EL-27	RECESSED KNOX FIRE DEPARTMENT KEY BOX, MOUNTED AT 5'-0" A.F.F., KNOX 1650 OR 3200 SERIES
EL-28	FIRE RISER ROOM LABEL, REFLECTIVE WHITE ON RED BACKGROUND, LETTERS SHALL HAVE A MINIMUM OF 2" WITH A MINIMUM STROKE OF 3/8"
EL-29	FIRE DEPARTMENT CONNECTION, PROVIDE KNOX LOCKING FIRE DEPARTMENT CONNECTION CAPS, KNOX LOCKING FDC CAPS #3041 OR #3043

Architect / Engineer:



Stamp:

Sage Park
Eagle Mountain Utah Central Stake
5640 N. Needle Rock Dr.
Eagle Mountain, UT 84013

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

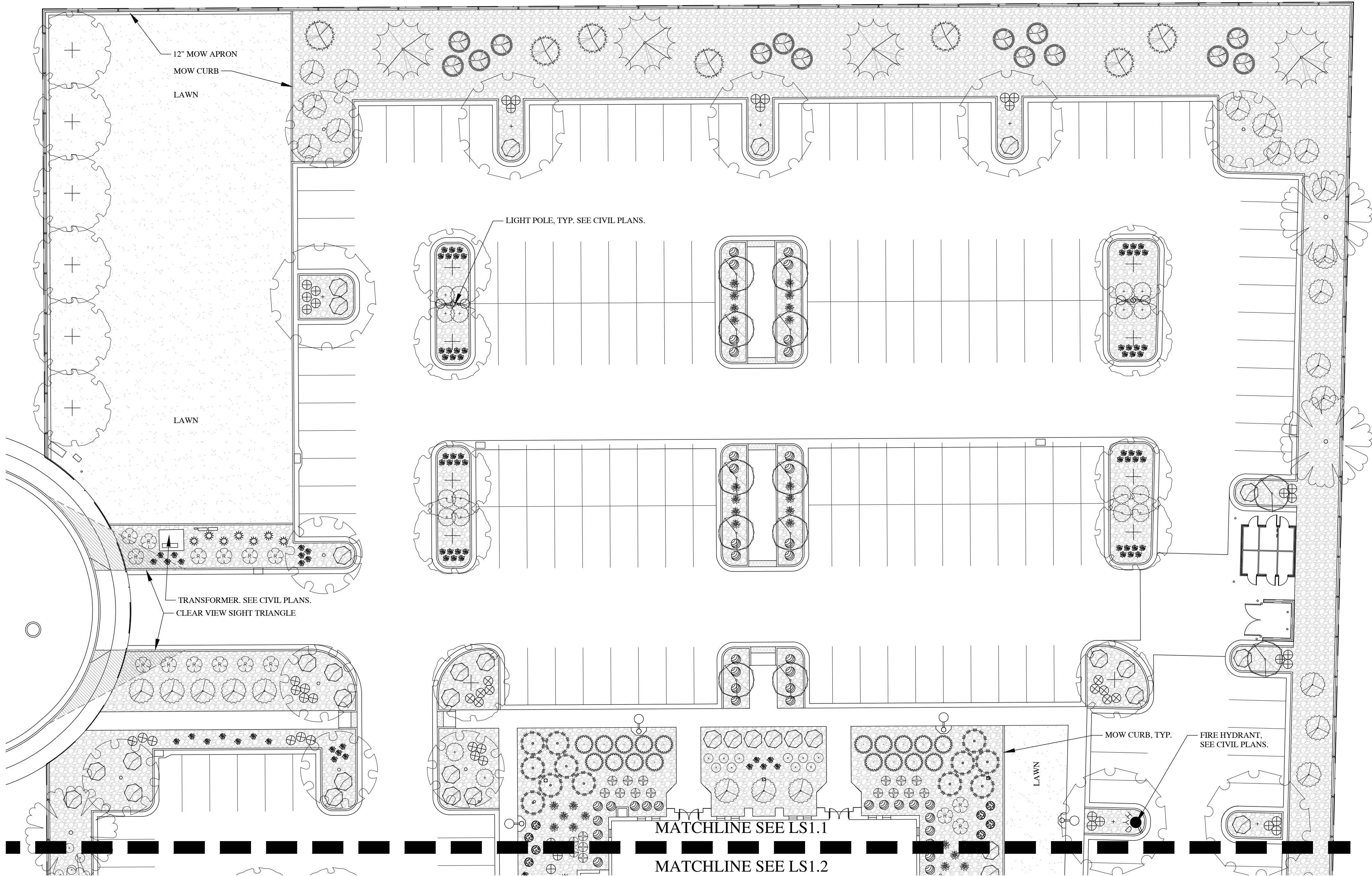
Date (DWG)	Mark	Description

Project Number:
24-32
Plan Series:
G300-MH-11
Property Number:
501-7664-20100101

Sheet Title:
**BUILDING
ELEVATIONS**

Sheet:

A202



LANDSCAPE NOTES

- ON-SITE STOCK-PILED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
- LAWN TO BE DESERT SAGE BLUEGRASS BLEND FROM CHANSHARE SOD FARMS AND BE IMPLEMENTED AS SOD.
- 6"x6" FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
- 12"x6" FLAT CONCRETE MOW APRON TO BE IMPLEMENTED BETWEEN FENCE AND LAWN AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE 1" TO 1-1/2" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC. BOULDERS TO BE SOUTHTOWN' BOULDERS FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. SIZE PER PLAN.
- ROCK MULCH AND BOULDERS TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TREES IN LAWN AREAS TO HAVE A 36" DIAMETER GRASS FREE RING AROUND THE TRUNK AND A 2" DEPTH OF SHREDDED BARK MULCH IMPLEMENTED.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.
- WHEN PLANTING TREES, ONCE TREE IS PLACED IN PLANT PIT, REMOVE AS MUCH AS THE BURLAP SACK AND WIRING AS POSSIBLE WITHOUT DAMAGING ROOTBALL.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	NA
SOIL TYPE	LOAM
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	7.8
LAWN AREA	27% OF TOTAL LANDSCAPE (21,809 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	212,138 SQ.FT.	4.9 ACRES
TOTAL LANDSCAPE AREA	80,382 SQ.FT.*	38%
MULCH/PLANTER AREA	58,573 SQ.FT.*	73%
LAWN AREA	21,809 SQ.FT.	27%
TREES ON SITE	90	
	TOTAL REQ'D = NA	PROVIDED = 90
	DECIDUOUS REQ'D = NA	PROVIDED = 78
	EVERGREEN REQ'D = NA	PROVIDED = 12
	SHRUBS REQ'D = NA	PROVIDED = 870
	DROUGHT TOLERANT REQ'D = NA	
	DROUGHT TOLERANT PROVIDED = 647 (67%)	
ADDITIONAL INFO: 50% VEGETATIVE COVER REQUIRED AT MATURITY		
~ TURF GRASS AREA = 100% COVERAGE		27%
~ SHRUB BED AREA = 23% COVERAGE (AVERAGE)		23%
~ TOTAL SITE AVERAGE = 50% COVER AT MATURITY		50%

*PARK STRIP LANDSCAPE OF 1,563 SQ. FT. NOT INCLUDED IN THIS TOTAL.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	34%	FRAME BUILDING	2
PRIMARY ENTRIES	30-50%	39%	FRAME ENTRY	0
BUILDING PERIMETER	25-45%	39%	ACCENT BUILDING	10
PERIMETER SIDES	5-15%	14%	SCREEN LOT	24
PERIMETER REAR	5-15%	9%	SCREEN LOT	11

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 1/2" 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	DESERT SAGE BLUEGRASS BLEND FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	SOUTHTOWN DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	PER PLAN	PER PLAN

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	ACER X TRUNCATUM 'KEITHSFORM' NORWEGIAN SUNSET MAPLE*	22	2" CAL.	40' X 25'
	CELTIS OCCIDENTALIS 'JFS-KSUI' PRAIRIE SENTINEL HACKBERRY*	12	2" CAL.	40' X 12'
	KOELREUTERIA PANICULATA GOLDENRAIN TREE*	11	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	4	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT' PRINCETON UPRIGHT PAGODA TREE*	19	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA*	10	2" CAL.	40' X 35'

CONIFER / EVERGREEN LEGEND

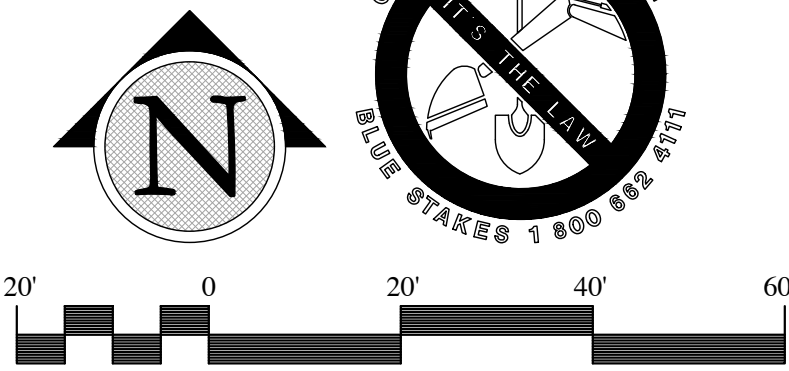
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	4	8" TALL	40' X 25'
	PINUS NIGRA 'OREGON GREEN' AUSTRIAN BLACK PINE	8	8" TALL	20' X 10'

SHRUB / PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	BUDDLEIA 'PODARASIS' 'BLUE HEAVEN' BLUE HEAVEN BUTTERFLY BUSH*	53	5 GAL.	3' X 3'
	BUDDLEIA X 'BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH*	12	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS*	39	1 GAL.	3' X 5'
	CORNUS ALBA 'BAILHALO' BAILHALO IVORY DOGWOOD	15	5 GAL.	6' X 6'
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST SPREADING COTONEASTER*	25	5 GAL.	1' X 6'
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY*	153	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA*	65	5 GAL.	3' X 3'
	MAHONIA REPENS CREEPING OREGON GRAPE*	29	5 GAL.	1' X 3'
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE*	20	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	89	5 GAL.	2' X 6'
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC*	60	5 GAL.	3' X 8'
	RIBES ALPINUM 'GREENMOUND' GREEN MOUND CURRANT	71	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDUE' FIRE RED GROUND COVER ROSES	52	5 GAL.	2' X 5'
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	115	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)*	17	5 GAL.	2' X 8'
	SYRINGA MEYERI 'JDB123' WHITEHOUSE' PEARL POTION DWARF KOREAN LILAC	14	5 GAL.	5' X 7'
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW*	41	5 GAL.	2' X 6'

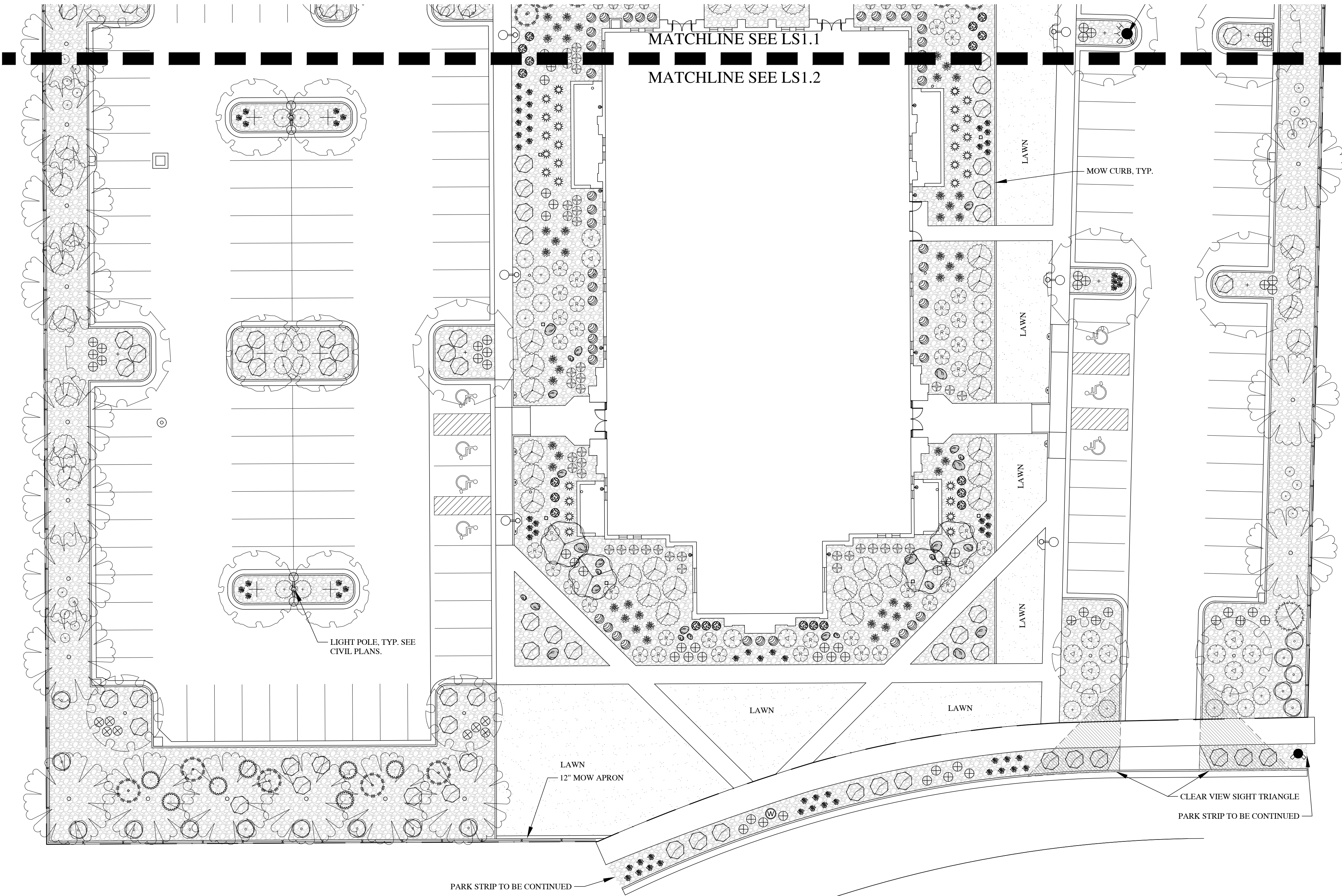
(*WATER-WISE PLANT)

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West, American Fork, UT 84003
801.756.5043 www.in-sitedesigngroup.com



SCALE: 1"=20'-0" ON 24X36 SHEET

Revisions	Description	Mark	Date



LANDSCAPE NOTES

- ON-SITE STOCK-PILED TOP SOIL TO BE IMPLEMENTED IN ALL NEW PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS, 5" IN ALL LAWN AREAS.
- LAWN TO BE DESERT SAGE BLUEGRASS BLEND FROM CHANSHARE SOD FARMS AND BE IMPLEMENTED AS SOD.
- 6"x6" FLAT CONCRETE CURBING TO BE IMPLEMENTED BETWEEN ALL SHRUB BED AND LAWN AREAS AS SHOWN ON PLAN.
- 12"x6" FLAT CONCRETE MOW APRON TO BE IMPLEMENTED BETWEEN FENCE AND LAWN AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE 1" TO 1-1/2" SIZE 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. IMPLEMENT IN AREA SHOWN AT A 3" DEPTH OVER WEED BARRIER FABRIC.
- BOULDERS TO BE SOUTHTOWN' BOULDERS FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH. SIZE PER PLAN.
- ROCK MULCH AND BOULDERS TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH, AND RAKED SMOOTH.
- DEWITT 4.1 OZ. LANDSCAPE FABRIC TO BE IMPLEMENTED IN ALL SHRUB BEDS AND BENEATH ROCK MULCH PRIOR TO MULCH INSTALLATION. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- TREES IN LAWN AREAS TO HAVE A 36" DIAMETER GRASS FREE RING AROUND THE TRUNK AND A 2" DEPTH OF SHREDDED BARK MULCH IMPLEMENTED.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- NO LANDSCAPING OR OTHER OBSTRUCTION IN EXCESS OF 3' ABOVE FINISHED GRADE SHALL BE IMPLEMENTED IN CLEAR VIEW TRIANGLES.
- MATERIAL QUANTITIES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.
- WHEN PLANTING TREES, ONCE TREE IS PLACED IN PLANT PIT, REMOVE AS MUCH AS THE BURLAP SACK AND WIRING AS POSSIBLE WITHOUT DAMAGING ROOTBALL.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	NA
SOIL TYPE	LOAM
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	7.8
LAWN AREA	27% OF TOTAL LANDSCAPE (21,809 SQ. FT.)*
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	212,138 SQ.FT.	4.9 ACRES
TOTAL LANDSCAPE AREA	80,382 SQ.FT.*	38%
MULCH/PLANTER AREA	58,573 SQ.FT.*	73%
LAWN AREA	21,809 SQ.FT.	27%
TREES ON SITE	90	
	TOTAL REQ'D = NA	PROVIDED = 90
	DECIDUOUS REQ'D = NA	PROVIDED = 78
	EVERGREEN REQ'D = NA	PROVIDED = 12
	SHRUBS REQ'D = NA	PROVIDED = 870
	DROUGHT TOLERANT REQ'D = NA	
	DROUGHT TOLERANT PROVIDED = 647 (67%)	
ADDITIONAL INFO: 50% VEGETATIVE COVER REQUIRED AT MATURITY		
- TURF GRASS AREA = 100% COVERAGE		27%
- SHRUB BED AREA = 25% COVERAGE (AVERAGE)		23%
- TOTAL SITE AVERAGE = 50% COVER AT MATURITY		50%

*PARK STRIP LANDSCAPE OF 1,563 SQ. FT. NOT INCLUDED IN THIS TOTAL.

PLANT COVERAGE TABLE

	SHRUB MATURE COVERAGE	ACTUAL % COVERAGE	TREE COVERAGE INTENT	TREE COUNT
STREET FRONTAGE	25-50%	34%	FRAME BUILDING	2
PRIMARY ENTRIES	30-50%	39%	FRAME ENTRY	0
BUILDING PERIMETER	25-45%	39%	ACCENT BUILDING	10
PERIMETER SIDES	5-15%	14%	SCREEN LOT	24
PERIMETER REAR	5-15%	9%	SCREEN LOT	11

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 1/2" 'SOUTHTOWN' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	DESERT SAGE BLUEGRASS BLEND FROM CHANSHARE SOD FARMS. INSTALL PER SOD LAYING NOTES	SOD ROLLS	PER PLAN
	SOUTHTOWN DECORATIVE LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	PER PLAN	PER PLAN

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	ACER X TRUNCATUM 'KEITHSFORM' NORWEGIAN SUNSET MAPLE*	22	2" CAL.	40' X 25'
	CELTIS OCCIDENTALIS 'JFS-KSUI' PRAIRIE SENTINEL HACKBERRY*	12	2" CAL.	40' X 12'
	KOELREUTERIA PANICULATA GOLDENRAIN TREE*	11	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	4	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT' PRINCETON UPRIGHT PAGODA TREE*	19	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA*	10	2" CAL.	40' X 35'

CONIFER / EVERGREEN LEGEND

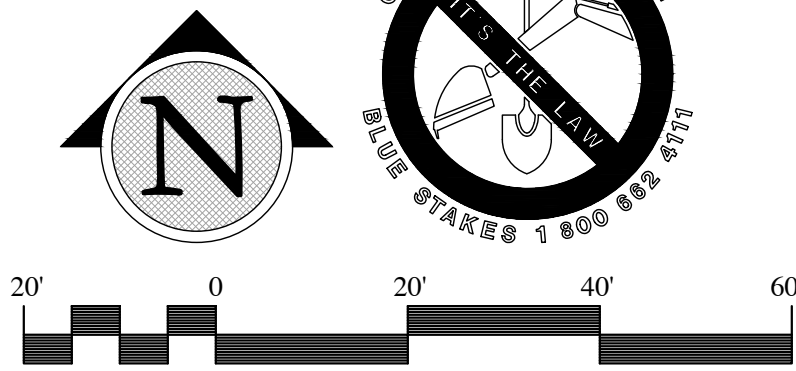
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	4	8" TALL	40' X 25'
	PINUS NIGRA 'OREGON GREEN' AUSTRIAN BLACK PINE	8	8" TALL	20' X 10'

SHRUB / PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY
	BUDDLEIA 'PODARASIS' BLUE HEAVEN BLUE HEAVEN BUTTERFLY BUSH*	53	5 GAL.	3' X 3'
	BUDDLEIA X 'BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH*	12	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS*	39	1 GAL.	3' X 5'
	CORNUS ALBA 'BAILHAILE' BAILHALO IVORY DOGWOOD	15	5 GAL.	6' X 6'
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST SPREADING COTONEASTER*	25	5 GAL.	1' X 6'
	HEMEROCALLIS X 'RUBY STELLA' RUBY STELLA DAYLILY*	153	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA*	65	5 GAL.	3' X 3'
	MAHONIA REPENS CREEPING OREGON GRAPE*	29	5 GAL.	1' X 3'
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE*	20	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	89	5 GAL.	2' X 6'
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC*	60	5 GAL.	3' X 8'
	RIBES ALPINUM 'GREENMOUND' GREEN MOUND CURRANT	71	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDUE' FIRE RED GROUNDCOVER ROSES	52	5 GAL.	2' X 5'
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	115	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)*	17	5 GAL.	2' X 8'
	SYRINGA MEYERI 'JDB123' WHITEHOUSE PEARL POTION DWARF KOREAN LILAC	14	5 GAL.	5' X 7'
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW*	41	5 GAL.	2' X 6'

(*WATER-WISE PLANT)

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West, American Fork, UT 84003
801.756.5043 www.in-sitedesigngroup.com



SCALE: 1"=20'-0" ON 24X36 SHEET

Revisions	Description	Date	Mark

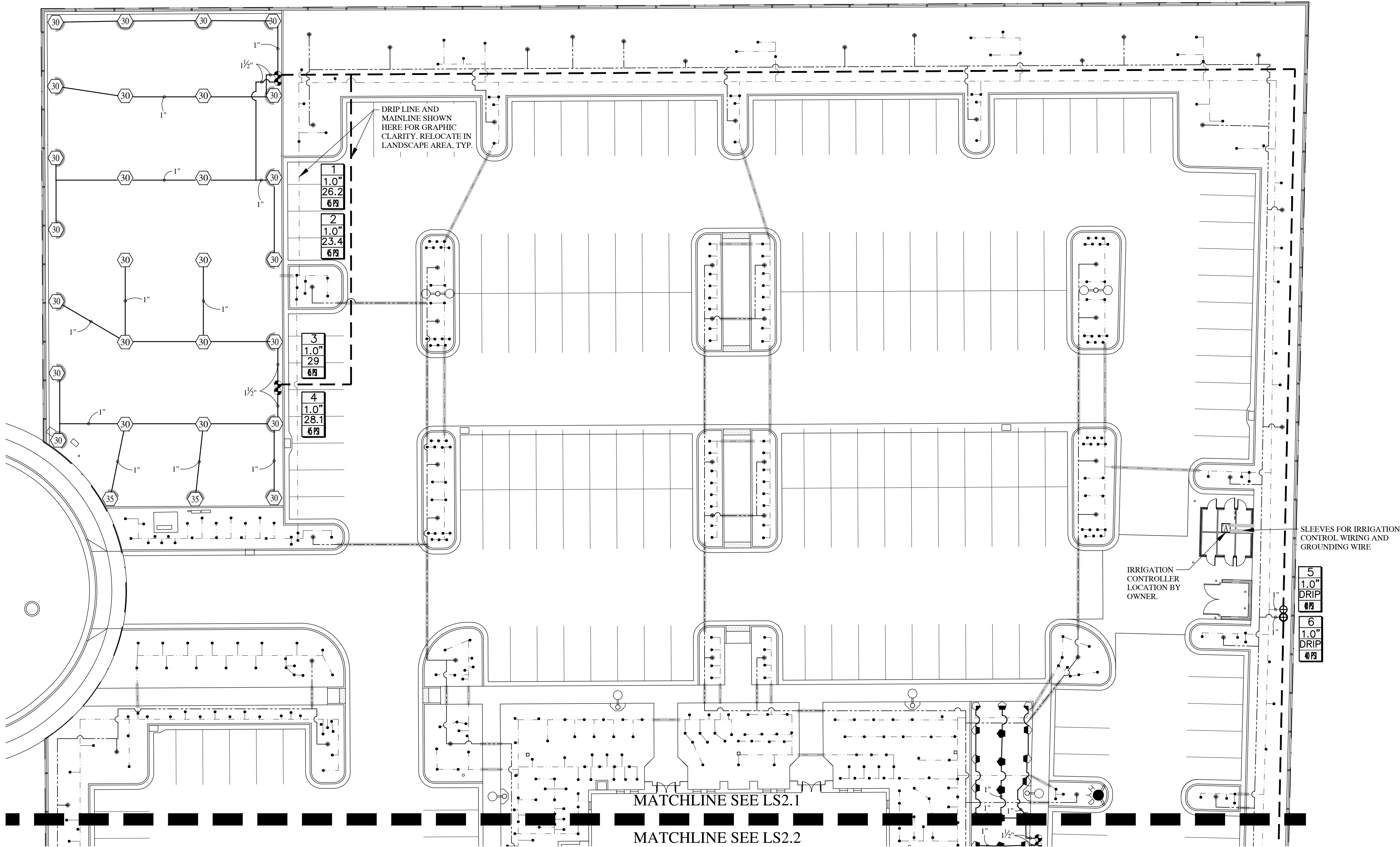
Project Number 24-32
Plan Series Granger 300
Property Number 501-7664
Date September 16, 2024

Sheet Title

LANDSCAPE PLAN

Sheet

LS1.2



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM						DRIP GPH	DETAILS	REMARKS
					Q	T	H	TI	TQ	F			
	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0	17	SEE LEGEND BELOW FOR ADDITIONAL INFORMATION. ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
	DRIPLINE: NETAFIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	9/12"	18-20	
	RAIN BIRD 1806-PRS POP-UP SPRAY 8 SERIES	Q.H.F.ADJ	8"	30	26	--	52	--	--	1.05	--	13.14	
	RAIN BIRD 1806-PRS POP-UP SPRAY 10 SERIES	Q.H.F.ADJ	10"	30	39	--	79	--	--	1.58	--	13.14	
	RAIN BIRD 1806-PRS POP-UP SPRAY 12 SERIES	Q.H.F.ADJ	12"	30	65	--	130	--	--	2.60	--	13.14	
	RAIN BIRD 1806-PRS POP-UP SPRAY 18 SERIES	ADJ.	18"	30	--	--	--	--	--	--	--	13.14	
	RAIN BIRD 5006-PL-R-SS 30 SERIES MPR NOZZLES	Q, H, F	30"	45	1.40	--	2.96	--	--	5.78	--	15	
	RAIN BIRD 5006-PL-R-SS 35 SERIES MPR NOZZLES	T	35"	45	--	2.46	--	--	--	--	--	15	
	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-24-CWM)											8-10	COORDINATE LOCATION WITH OWNER
	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44-LRC											5	IN 10" RND. VALVE BOX
	1.5" WILKENS 375B RPZ BACKFLOW PREVENTER WITH BLOWOUT DEVICE IN STRONGBOX ENCLOSURE											7	IN STRONGBOX ENCLOSURE
	REMOTE CONTROL VALVE: RAINBIRD PESB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN											11	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS											16	JUMBO VALVE BOX
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)											16	JUMBO VALVE BOX
	1.5" IRRIGATION POINT OF CONNECTION TO BE INSTALLED BY GENERAL CONTRACTOR.											3	BY GENERAL CONTRACTOR
	HYDROMETER: NETAFIM LHM1STG1-MEL (WITH PE-393 FLOW SENSOR CABLE)											4	REFERENCE DETAILS
	DRAIN VALVE: GRACO WELD TOP											3.6	REFERENCE DETAILS
	ISOLATION VALVE.											3	REFERENCE DETAILS
	MAINLINE: 1.5" SCH. 40 PVC OR OTHERWISE NOTED.											1.2	REFERENCE DETAILS
	LATERAL LINE FOR ROTORS: SCHEDULE 40 PVC											1.2	REFERENCE DETAILS
	TREE DRIP LATERAL LINE (SIZE AS REQUIRED)											1.2	REFERENCE DETAILS
	SHRUB DRIP LATERAL LINE (SIZE AS REQUIRED)											1.2	REFERENCE DETAILS
	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.											1.2	REFERENCE DETAILS
	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.											1.2	REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.											1.2	REFERENCE DETAILS
NOT SHOWN												1.2	REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTERS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETAFIM TLCV IN ADDITION TO TLCV IN-LINE DRIP PER DETAILS ON SHEET LS4.2.

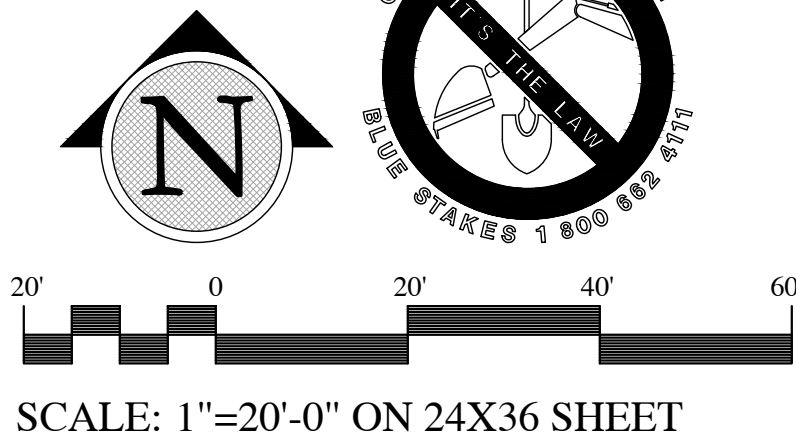
VALVE ID TAG

ID	CONTROLLER
SIZE	NUMBER, VALVE
GPM	NUMBER
PSI	VALVE SIZE
	GALLONS PER MINUTE
	PSI AT LAST HEAD IN ZONE

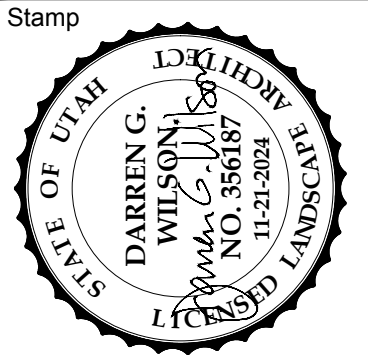
IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" UNLESS NOTED ON PLAN (3/4" AND 1-1/4" PIPE NOT TO BE USED ON THIS PROJECT). PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13GPM, 1-1/2" PIPE MAX. 30GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDING.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2" AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West, American Fork, UT 84003
801.756.5043 www.in-sitedesigngroup.com



SCALE: 1"=20'-0" ON 24X36 SHEET



A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake

Parcel 51:756:0106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Description	Mark	Date

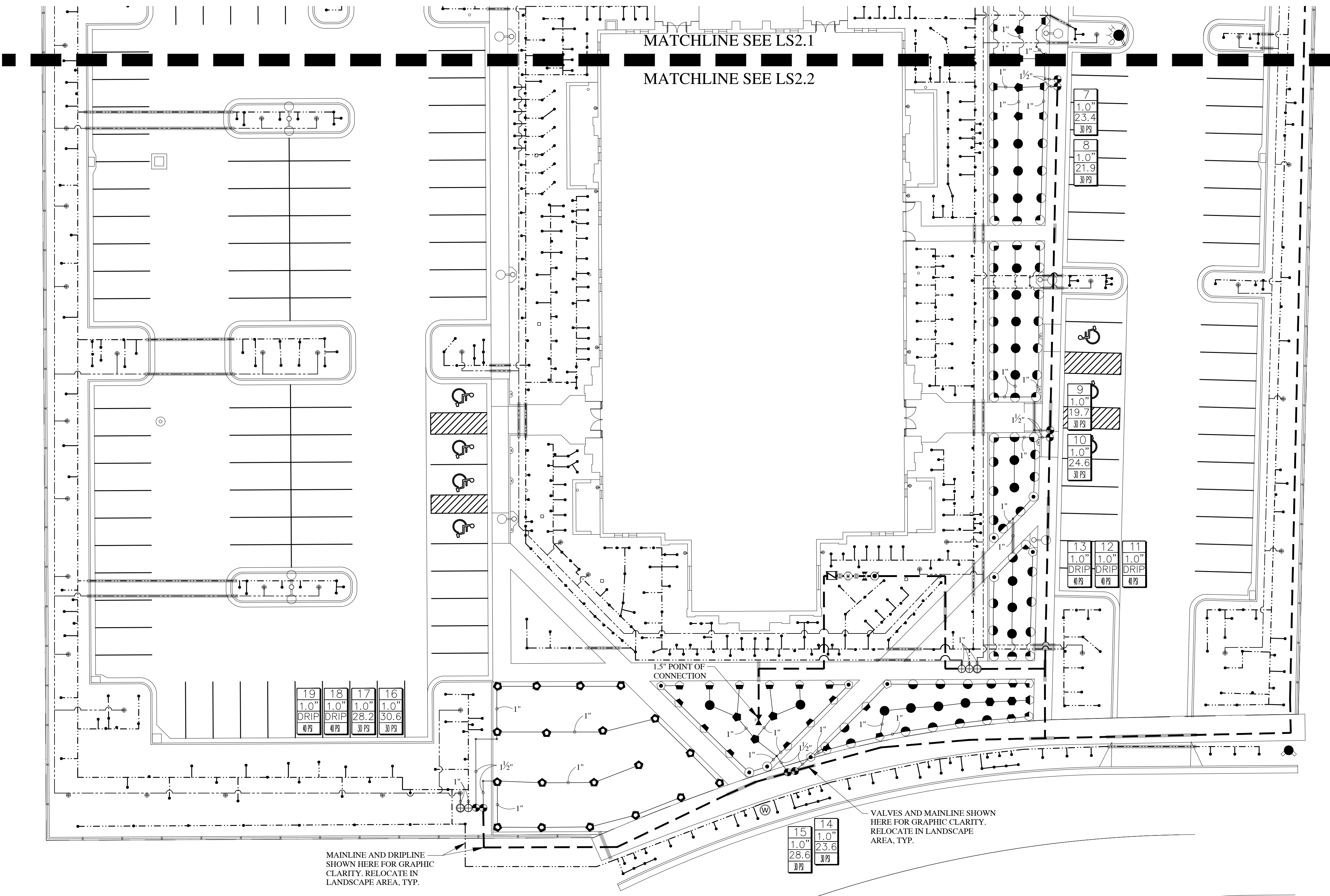
Project Number
24-32
Plan Series
Granger 300
Property Number
501-7664
Date
September 16, 2024

Sheet Title

IRRIGATION PLAN

Sheet

LS2.1



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER	PAT.	RD.	PSI	GPM								DRIPLINE	DETAILS	REMARKS
					Q	T	H	TI	TQ	F					
●	RAINBIRD XB-PC	FULL	--	40	--	--	--	--	--	--	2.0		17		
—	DRIPLINE: NETA-FIM TLCV-09-12	FULL	--	40	--	--	--	--	--	--	9/12"		18-20		
●	RAIN BIRD 1806-PRS POP-UP SPRAY 8 SERIES	Q.H.F.ADJ.	8"	30	.26	--	.52	--	1.05	--	13.14				SEE LEGEND BELOW FOR ADDITIONAL INFORMATION.
●	RAIN BIRD 1806-PRS POP-UP SPRAY 10 SERIES	Q.H.F.ADJ.	10"	30	.39	--	.79	--	1.28	--	13.14				ADJUST NOZZLES AS NEEDED TO KEEP WATER OFF SIDEWALK, ASPHALT AND BUILDING.
●	RAIN BIRD 1806-PRS POP-UP SPRAY 12 SERIES	Q.H.F.ADJ.	12"	30	.65	--	1.30	--	2.60	--	13.14				
●	RAIN BIRD 1806-PRS POP-UP SPRAY 18 SERIES	ADJ.	18"	30	--	--	--	--	--	--	13.14				
●	RAIN BIRD 5006-PL-R-SS 30 SERIES MPR NOZZLES	Q.H.F.	30"	45	1.40	--	2.96	--	5.78	--	15				
●	RAIN BIRD 5006-PL-R-SS 35 SERIES MPR NOZZLES	T	35"	45	--	2.46	--	--	--	--	15				
[A]	CONTROLLER: WEATHERTRAK ET PRO3 (WTPRO3-C-24-CWM)												8-10		COORDINATE LOCATION WITH OWNER
●	1" RAINBIRD QUICK COUPLER VALVE, MODEL #44-LRC												5		IN 10" RND. VALVE BOX
●	1.5" WILKENS 375B RPZ BACKFLOW PREVENTER WITH BLOWOUT DEVICE IN STRONGBOX ENCLOSURE												7		IN STRONGBOX ENCLOSURE
●	REMOTE CONTROL VALVE: RAINBIRD PESB-PRS-D AUTOMATIC CONTROL VALVE; SIZE PER PLAN												11		JUMBO VALVE BOX
●	DRIPLINE CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS												16		JUMBO VALVE BOX
●	DRIPLINE CONTROL ZONE KIT: RAINBIRD XCZ-100-PRB-COM PER PLANS (FOR TREES)												16		JUMBO VALVE BOX
●	1.5" IRRIGATION POINT OF CONNECTION TO BE INSTALLED BY GENERAL CONTRACTOR.												3		BY GENERAL CONTRACTOR
●	HYDROMETER: NETA-FIM LHM1STG1-MEL (WITH PE-393 FLOW SENSOR CABLE)												4		REFERENCE DETAILS
●	DRAIN VALVE: GRACO WELD TOP												3.6		REFERENCE DETAILS
●	ISOLATION VALVE.												3		REFERENCE DETAILS
—	MAINLINE: 1.5" SCH. 40 PVC OR OTHERWISE NOTED.												1.2		REFERENCE DETAILS
—	LATERAL LINE FOR ROTORS: SCHEDULE 40 PVC												1.2		REFERENCE DETAILS
—	FREE DRIPLINE LATERAL LINE (SIZE AS REQUIRED)												1.2		REFERENCE DETAILS
—	SHRUB DRIPLINE LATERAL LINE (SIZE AS REQUIRED)												1.2		REFERENCE DETAILS
—	SCH. 40 PVC SLEEVE (SIZE TO MIN. 2X DIA. OF PIPE WITHIN THE SLEEVE). ADD ADDITIONAL SLEEVES AS REQ.												1.2		REFERENCE DETAILS
NOT SHOWN	WIRE CHASE, SIZE TO BE TWICE THE DIA. OF THE WIRE BUNDLE WITHIN DOWN TO 1" DIA. MIN.												1.2		REFERENCE DETAILS
NOT SHOWN	14 GAUGE SOLID COPPER SINGLE STRAND WIRE.												1.2		REFERENCE DETAILS

DRIP EMITTER LEGEND

PLANT TYPE	EMITTER QTY	EMITTER TYPE
PERENNIALS/GRASSES	1	XB-20 (2GPH)
ALL SHRUBS	1	XB-20 (2GPH)
TREES IN PLANTERS	1	XB-10 (1GPH)

NOTE:
1. EMITTERS LISTED ARE AVAILABLE FROM RAINBIRD.
2. EMITTERS ARE NOT NECESSARY FOR TREES IN LAWN AREAS.
3. INSTALL NETA-FIM TLCV IN ADDITION TO TLCV IN-LINE DRIPLINE PER DETAILS ON SHEET LS4.2.

VALVE ID TAG

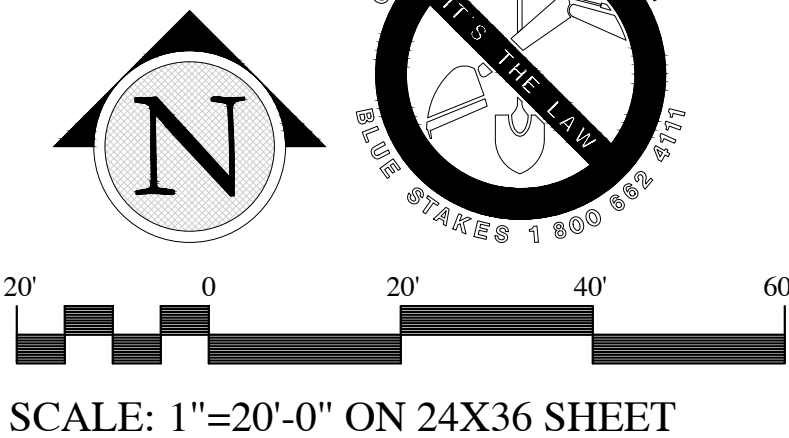


CONTROLLER NUMBER, VALVE NUMBER
VALVE SIZE
GALLONS PER MINUTE
PSI AT LAST HEAD IN ZONE

IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES.
- CONTRACTOR SHALL BUILD IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE FOR ALL LAWN AREAS. HE-VAN AND/OR U-SERIES NOZZLES SHALL BE USED WHERE NECESSARY TO PROVIDED HEAD TO HEAD COVERAGE AND/OR TO MINIMIZE OVER SPRAY ONTO STREETS, SIDEWALKS AND/OR BUILDINGS.
- LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL CHANGES AS NECESSARY.
- ALL SLEEVES INSTALLED SHALL BE DUCT TAPE TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1.5" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 1" UNLESS NOTED ON PLAN (3/4" AND 1-1/4" PIPE NOT TO BE USED ON THIS PROJECT). PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1" PIPE MAX. 13GPM, 1-1/2" PIPE MAX. 30GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING BOULDERS, TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- MINIMUMS SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRINCHES.
- PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN. DO NOT LOCATE VALVE BOXES IN LAWN AREAS IF POSSIBLE.
- ALL SPRINKLERS SHALL BE ADJUSTED ON-SITE AS NECESSARY TO AVOID ANY WATER SPRAYING ONTO STREETS, SIDEWALKS AND/OR BUILDING.
- ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED AREAS.
- LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED AREAS.
- INSTALL ALL HEADS 2' AWAY FROM ALL WALKS AND WALLS. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- DRIPLINE SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIPLINE AREAS REQUIRING 0-4 GPM USE 1/2" TUBING. FOR DRIPLINE AREAS REQUIRING 4-8 GPM USE 3/4" TUBING AND FOR DRIPLINE AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIPLINE AND SIZE PIPE ACCORDINGLY.
- POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURER'S INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPEC. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION SYSTEM.
- INSTALL THE PRS-D OPTION FOR SPRAY VALVES IF THE STATIC PRESSURE AT SPRAY HEADS EXCEEDS 70 PSI.

In Site
DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West, American Fork, UT 84003
801.756.5043 www.in-sitedesigngroup.com



Revisions	Description
Mark	Date

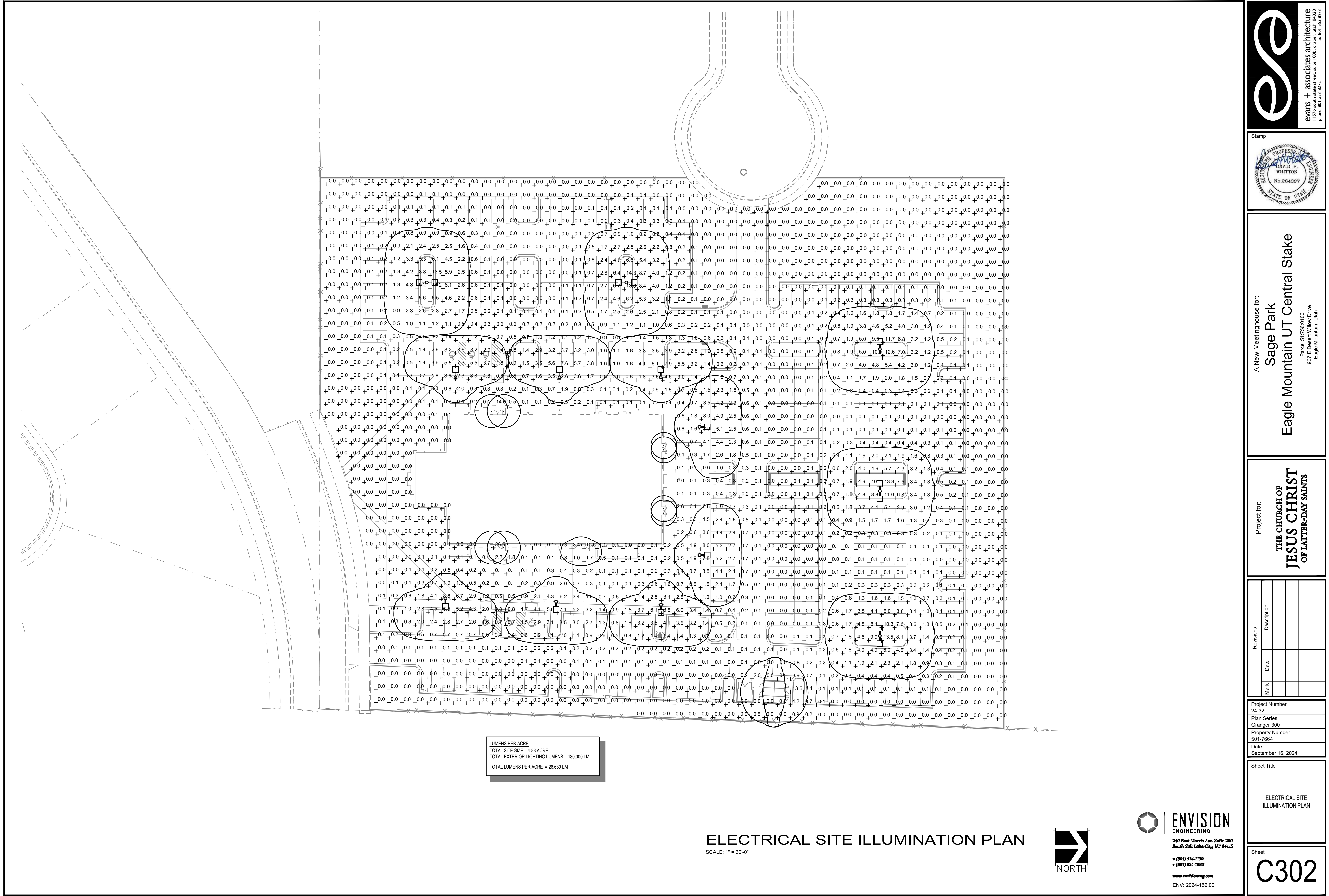
Project Number 24-32
Plan Series Granger 300
Property Number 501-7664
Date September 16, 2024

Sheet Title

IRRIGATION PLAN

Sheet

LS2.2



LUMENS PER ACRE
TOTAL SITE SIZE = 4.88 ACRE
TOTAL EXTERIOR LIGHTING LUMENS = 130,000 LM
TOTAL LUMENS PER ACRE = 26,639 LM

ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 30'-0"



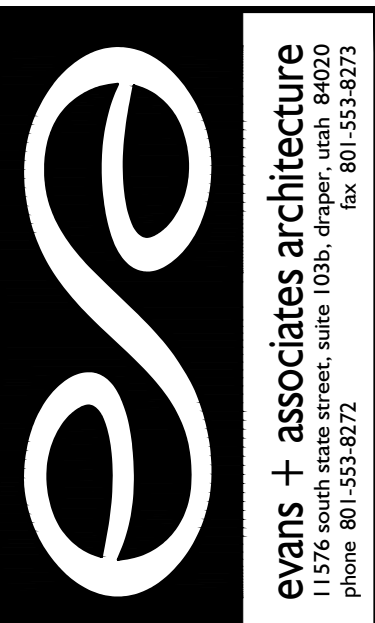
ENVISION
ENGINEERING

240 East Morris Ave, Suite 200
South Salt Lake City, UT 84115

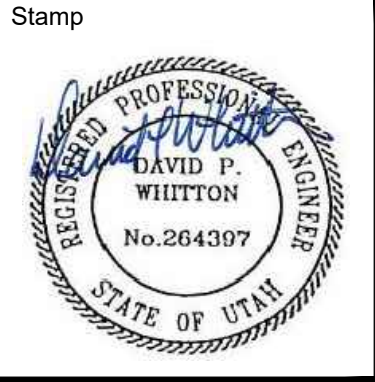
☎ (801) 534-1130
✉ (801) 534-1080

www.envisioneng.com

ENV: 2024-152.00



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
Phone: 801-933-9212 fax: 801-933-9213



A New Meetinghouse for:
Sage Park
Eagle Mountain UT Central Stake

Parcel 517560106
967 E Desert Willow Drive
Eagle Mountain, Utah

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

Revisions	Description	
	Mark	Date

Project Number
24-32
Plan Series
Granger 300
Property Number
501-7664
Date
September 16, 2024

Sheet Title

ELECTRICAL SITE
ILLUMINATION PLAN

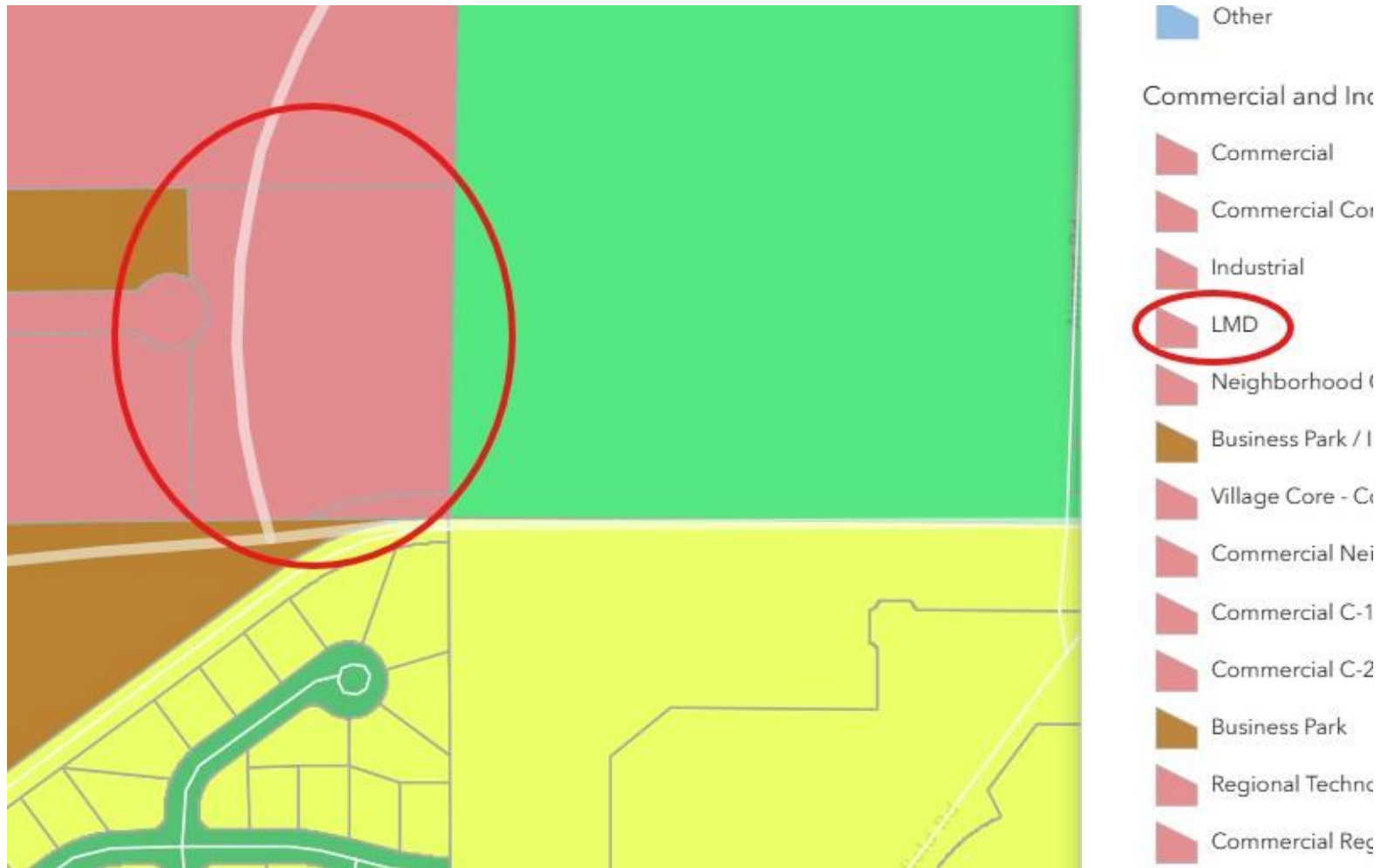
Sheet

C302

Vicinity Map



Zoning Map





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Verizon Pro Rough Legged Communication Tower
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Troy Benson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Civic Uses/Schools Zone: Residential	5.15 Acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Verizon Pro Rough Legged, Master Site Plan Approval request contingent on applicant/project compliance with the following conditions:

1. Copies of required permits from pertinent federal agencies shall be filed with the city prior to the issuance of a Building Permit. (EMMC 17.75.091 (A.)(5.))
2. Antennas and equipment boxes shall be painted to match the color of the pole. (EMMC 17.75.091 (A.)(8.))

BACKGROUND:

The area near Pony Express Parkway and Eagle Mountain Boulevard has been growing in wireless traffic -- a new facility is needed to service wireless customers. The applicant reviewed several other sites for a possible location of their tower and found that a parcel at Cedar Valley High School met all code requirements while still being a suitable location for the facility. The Alpine School District was deeded parcel 59:033:0021 on January 25th, 2017. The applicant received district permission to build on their property and is now seeking site plan approval for the purpose of constructing a Verizon communications tower thereon. Their chosen design standards were in direct collaboration with preferences from the school district -- while still meeting EMMC standards.

ITEMS FOR CONSIDERATION:

The proposed site plan complies with all applicable standards in the Communication Facilities and Towers requirements in EMMC 17.75.091.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Verizon Maps
2. Verizon Site Plan
3. Verizon Elevations



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Verizon Pro Rough Legged Communication Tower
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Troy Benson

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Civic Uses/Schools Zone: Residential	5.15 Acres

PUBLIC HEARING

Yes

PREPARED BY

Ashley Swensen, Planner

PRESENTED BY

Ashley Swensen

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding the Verizon Pro Rough Legged, Master Site Plan Approval request contingent on applicant/project compliance with the following conditions:

1. Copies of required permits from pertinent federal agencies shall be filed with the city prior to the issuance of a Building Permit. (EMMC 17.75.091 (A.)(5.))
2. Antennas and equipment boxes shall be painted to match the color of the pole. (EMMC 17.75.091 (A.)(8.))

BACKGROUND:

The area near Pony Express Parkway and Eagle Mountain Boulevard has been growing in wireless traffic -- a new facility is needed to service wireless customers. The applicant reviewed several other sites for a possible location of their tower and found that a parcel at Cedar Valley High School met all code requirements while still being a suitable location for the facility. The Alpine School District was deeded parcel 59:033:0021 on January 25th, 2017. The applicant received district permission to build on their property and is now seeking site plan approval for the purpose of constructing a Verizon communications tower thereon. Their chosen design standards were in direct collaboration with preferences from the school district -- while still meeting EMMC standards.

ITEMS FOR CONSIDERATION:

The proposed site plan complies with all applicable standards in the Communication Facilities and Towers requirements in EMMC 17.75.091.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Verizon Maps
2. Verizon Site Plan
3. Verizon Elevations



Vicinity Map



Zoning

Single Family

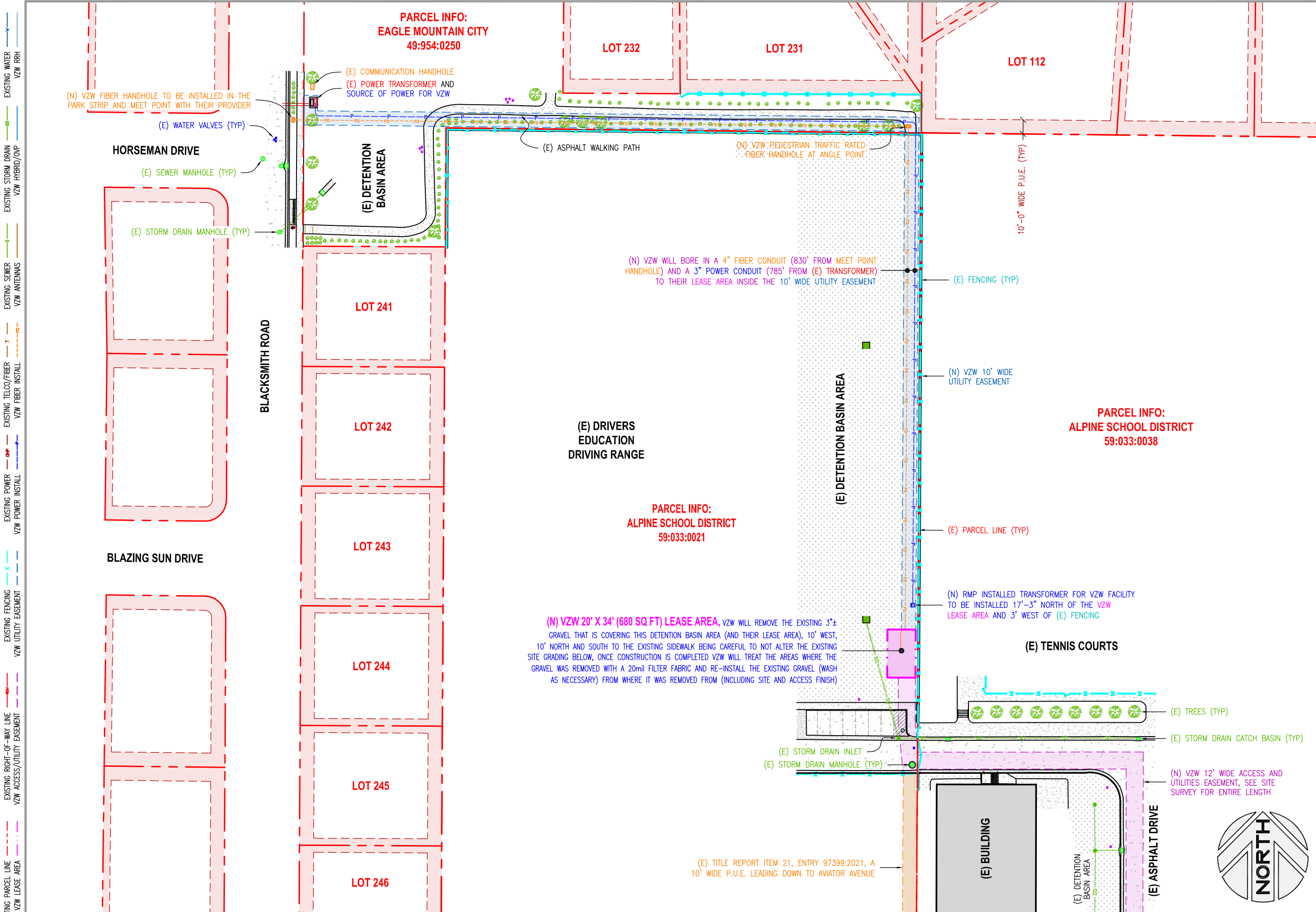
- Residential
- Town Core Residential
- Village Core
- Mixed Residential
- Residential - Tier I
- Residential - Tier II
- Residential - Tier III
- Single Family
- Country Residential
- Base Density
- Low Density
- Medium Density
- RC
- Residential - Tier IV

Zoning Map



Future Land Use Designation Map





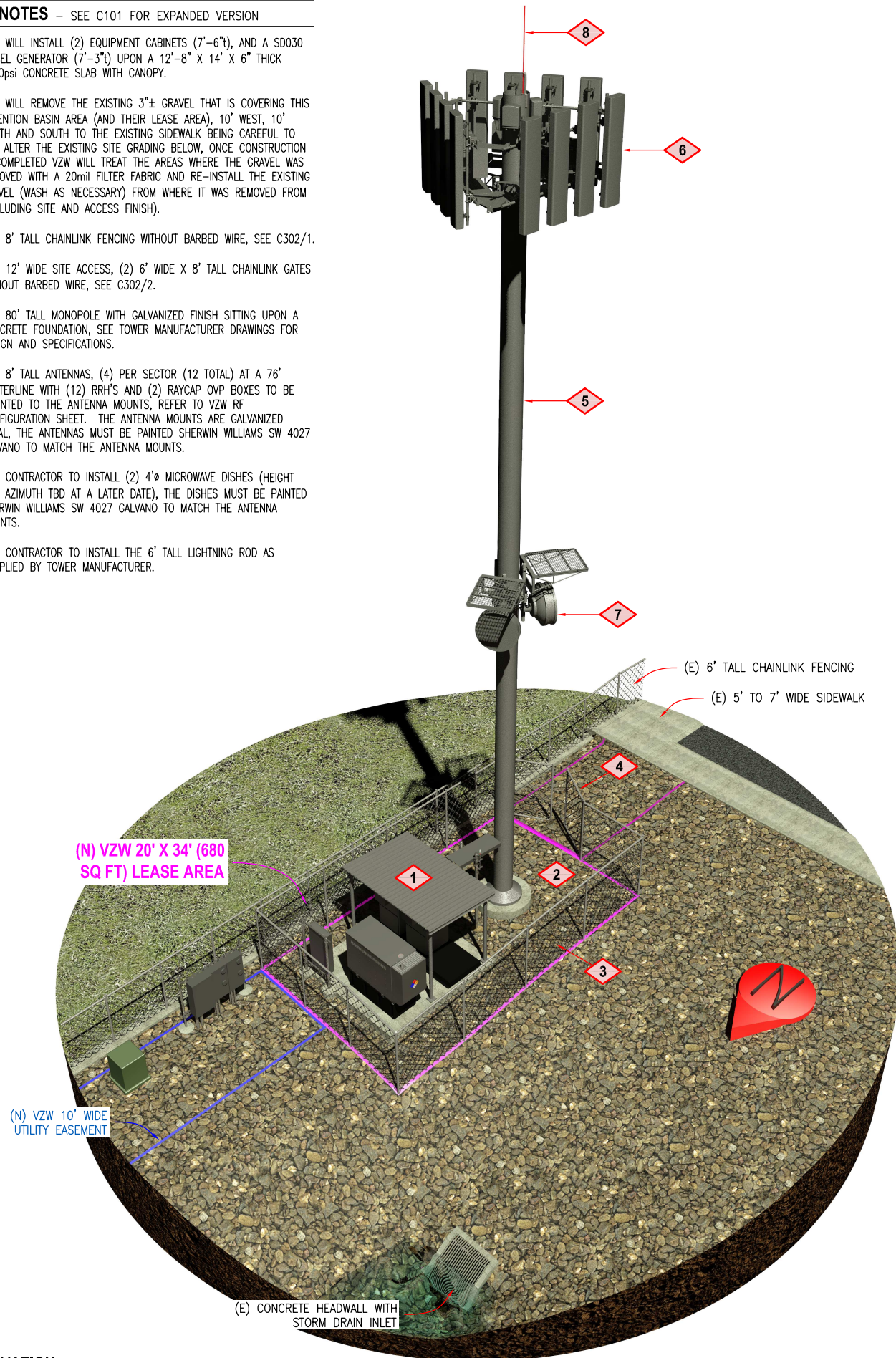
1



SHEET NUMBER
C100

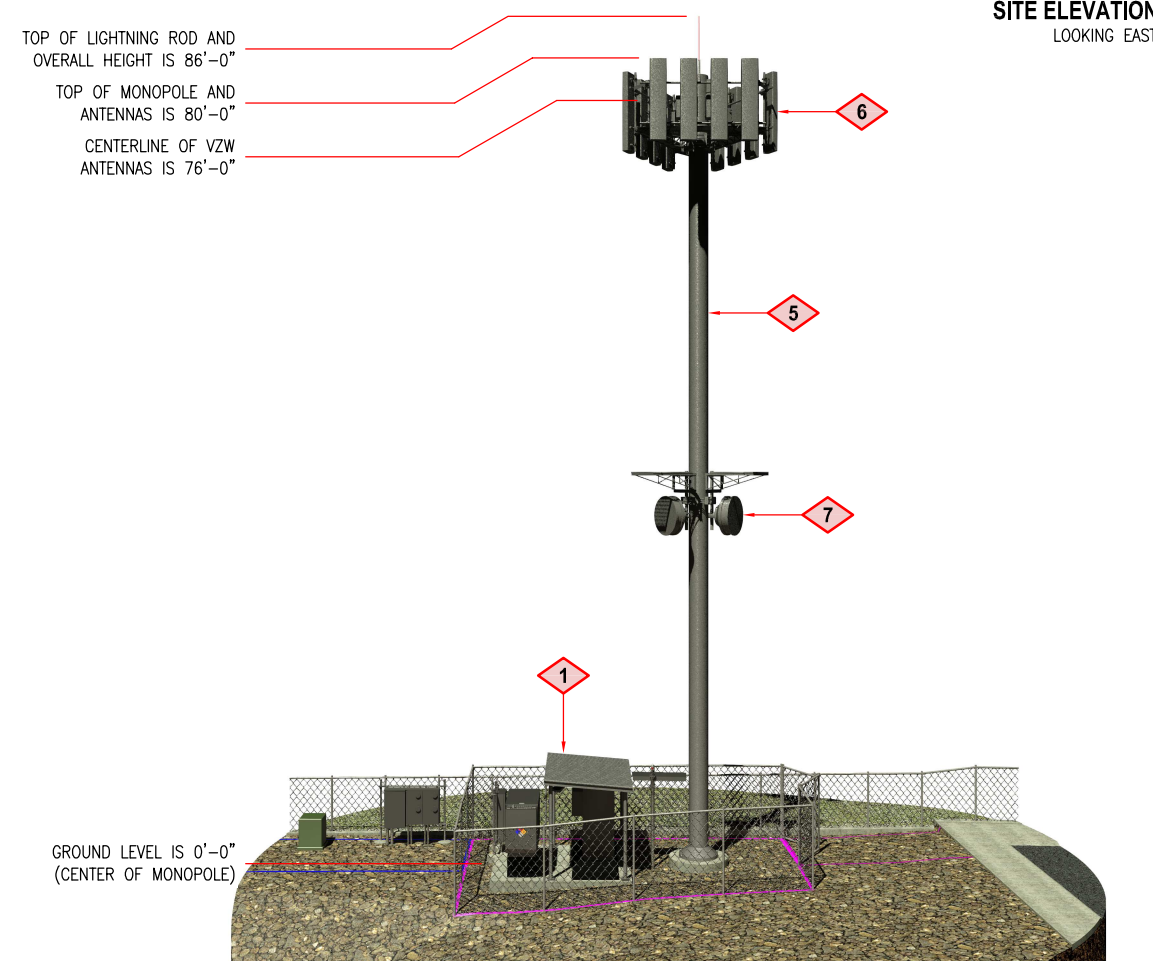
- KEYED NOTES** – SEE C101 FOR EXPANDED VERSION

- 1 VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t), AND A SD303 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH CANOPY.
- 2 VZW WILL REMOVE THE EXISTING 3"± GRAVEL THAT IS COVERING THIS DETENTION BASIN AREA (AND THEIR LEASE AREA), 10' WEST, 10' NORTH AND SOUTH TO THE EXISTING SIDEWALK BEING CAREFUL TO NOT ALTER THE EXISTING SITE GRADING BELOW, ONCE CONSTRUCTION IS COMPLETED VZW WILL TREAT THE AREAS WHERE THE GRAVEL WAS REMOVED WITH A 20mil FILTER FABRIC AND RE-INSTALL THE EXISTING GRAVEL (WASH AS NECESSARY) FROM WHERE IT WAS REMOVED FROM (INCLUDING SITE AND ACCESS FINISH).
- 3 VZW 8' TALL CHAINLINK FENCING WITHOUT BARBED WIRE, SEE C302/1.
- 4 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE X 8' TALL CHAINLINK GATES WITHOUT BARBED WIRE, SEE C302/2.
- 5 VZW 80' TALL MONOPOLE WITH GALVANIZED FINISH SITTING UPON A CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 6 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE ANTENNA MOUNTS ARE GALVANIZED METAL, THE ANTENNAS MUST BE PAINTED SHERWIN WILLIAMS SW 4027 GALVANO TO MATCH THE ANTENNA MOUNTS.
- 7 VZW CONTRACTOR TO INSTALL (2) 4'Ø MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE), THE DISHES MUST BE PAINTED SHERWIN WILLIAMS SW 4027 GALVANO TO MATCH THE ANTENNA MOUNTS.
- 8 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
SOUTHEAST VIEW

SITE ELEVATION
LOOKING EAST



GROUND LEVEL IS 0'-0"
(CENTER OF MONOPOLE)

SITE ELEVATION
LOOKING SOUTH

TOP OF LIGHTNING ROD AND
OVERALL HEIGHT IS 86'-0"

TOP OF MONOPOLE AND
ANTENNAS IS 80'-0"

CENTERLINE OF VZW
ANTENNAS IS 76'-0"

GROUND LEVEL IS 0'-0"
(CENTER OF MONOPOLE)



9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology  Associates

UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C

CHECKED BY: TROY E

[illegible]

PRO - ROUGH LEGGED
SW SEC 1, T6S, R2W
1389 AVIATOR AVENUE
EAGLE MOUNTAIN, UTAH 84005
- RAWLAND SITE -

SHEET TITLE

SITE ELEVATIONS

SHEET NUMBER

C200



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	AT&T Site Plan
ITEM TYPE:	Site Plan
FISCAL IMPACT:	n/a
APPLICANT:	Jared White

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Business Park/Light Industry	Lease portion of 104 acres

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the AT&T site plan with the condition to correct any redlines.

BACKGROUND:

Request to locate an AT&T wireless tower to service the north area of Eagle Mountain. Space is provide to allow a secondary co-locator. Tower height is 90 feet which is permitted if approved by the City Council. The lease area will be surrounded by a masonry fence and accessed through metal gate. Camp Williams has reviewed the site plan and has no comment.

ITEMS FOR CONSIDERATION:

This is the second request to locate an AT&T tower at this location. The Planning Commission and City Council previously reviewed the same site plan with the City Council granting approval. The Site Plan Approval expired, and a new request was then required. The previous request was under the assumption of the Agriculture zone as a zone map was not available at that time. Under the Agriculture zone, wireless towers were permitted. With the adoption of the current zone map, the Industrial zone was placed on the property. Wireless towers are not permitted in the Industrial zone. A text amendment to permit wireless towers in the Industrial zone is required and is an agenda item on this meeting schedule.

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall forward a recommendation to the City Council regarding the AT&T site plan request.

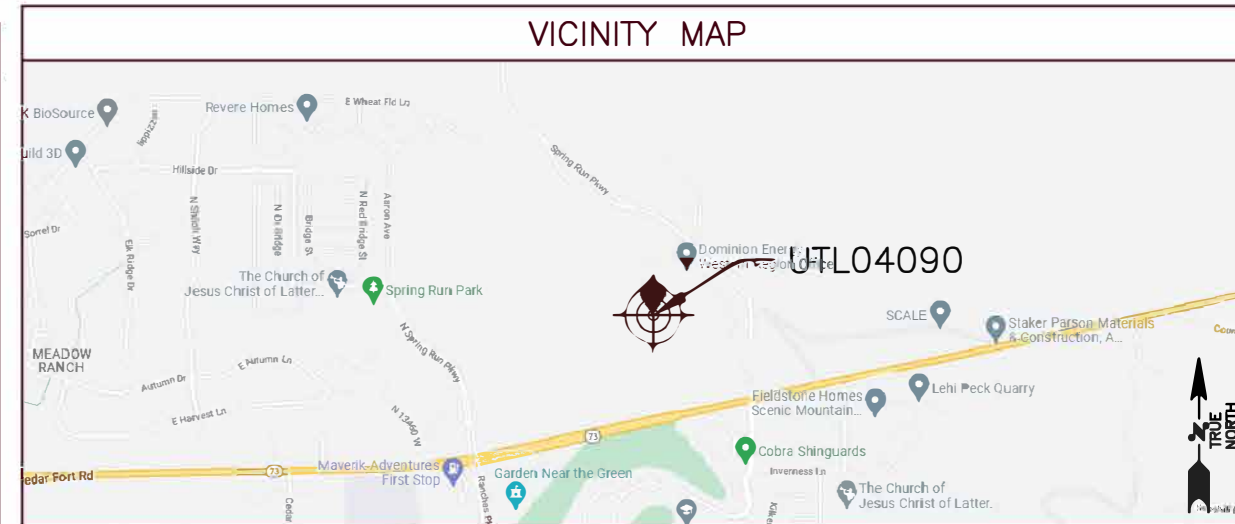
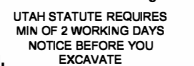
ATTACHMENTS:

1. AT&T Mt. Airey Site

PROJECT TEAM	
<u>APPLICANT:</u>	
COMPANY:	AT&T
ADDRESS:	7670 S CHESTER ST.
CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	BECKY JOHN-HANEY
PHONE:	720.480.6429
EMAIL:	BJ739H@AT&T.COM
<u>PROJECT MANAGEMENT:</u>	
COMPANY:	AT&T
ADDRESS:	7670 S CHESTER ST.
CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	JAN ROBINETTE
PHONE:	801.201.4173
EMAIL:	JR102N@AT&T.COM
<u>SITE ACQUISITION:</u>	
COMPANY:	SMARTLINKGROUP
ADDRESS:	10 CHURCH CIRCLE,
CITY, STATE, ZIP:	ANNAPOLIS, MD 21401
CONTACT:	PAUL TOPHAM
PHONE:	801.913.1011
EMAIL:	PAUL.TOPHAM@SMARTLINKGROUP.COM
<u>CONSTRUCTION MANAGER:</u>	
COMPANY:	AT&T
ADDRESS:	7670 S CHESTER ST.
CITY, STATE, ZIP:	CENTENNIAL, CO 80112
CONTACT:	REID POST
PHONE:	720.838.4228
EMAIL:	RP836C@ATT.COM
<u>ARCHITECT & ENGINEER:</u>	
COMPANY:	TRYLON ENGINEERING SERVICES
ADDRESS:	1825 W. WALNUT HILL LANE, SUITE 120
CITY, STATE, ZIP:	IRVING, TX 75038
CONTACT:	MIKE MOORE
	484.678.2017
	MIKE.MOORE@TRYLON.COM

PROJECT INFORMATION	
SITE ADDRESS:	9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005
STRUCTURE TYPE:	90'-0" MONOPOLE
SITE TYPE:	RAW LAND
LATITUDE (NAD 83):	40.384594' / 40°23'04.54"N
LONGITUDE (NAD 83):	-111.697769' / 111°58'03.97"W
GROUND ELEVATION:	4985.4'± (AMSL)
PROPERTY OWNER:	AUTUMN VALLEY LAND, LC
ADDRESS:	11038 N HIGHLAND BLVD. SUITE 100 HIGHLAND, UT. 84003
PARCEL NUMBER (APN):	580330386
OCCUPANCY GROUP:	N/A
COUNTY:	UTAH
JURISDICTION:	UTAH COUNTY
ZONING CLASSIFICATION:	COMMERCIAL
COMPOUND/ LEASE AREA:	2500SFT
PROPOSED USE:	UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
ELECTRIC:	ROCKY MOUNTAIN POWER
TELCO:	TBD

LEGAL DESCRIPTION	
SEE LS-1 TO LS-4 FOR LEGAL DESCRIPTION	



DRIVING DIRECTIONS

FROM 776 N Terminal Dr, Salt Lake City, UT 84122, United States
 FOLLOW N TERMINAL DR TO UT-154/4000 W 4 MIN HEAD WEST ON N TERMINAL DR CONTINUE STRAIGHT ONTO W TERMINAL DR KEEP RIGHT TO CONTINUE ON TERMINAL DR
 FOLLOW UT-154 TO UT-68 S/1700 W/S REDWOOD RD IN BLUFFDALE, TAKE EXIT 3 FROM UT-154 26 MIN CONTINUE ONTO UT-154/4000 W CONTINUE TO FOLLOW UT-154
 PASS BY IN-N-OUT BURGER TAKE EXIT 3 FOR UT-68/REDWOOD RD KEEP RIGHT AT THE Y JUNCTION AND MERGE WITH UT-68 S/1700 W/S REDWOOD RD 305 FT
 CONTINUE ON UT-68 S/S REDWOOD RD TO YOUR DESTINATION IN EAGLE MOUNTAIN 15 MIN MERGE WITH UT-68 S/1700 W/S REDWOOD RD CONTINUE TO FOLLOW UT-68
 S/S REDWOOD RD TURN RIGHT ONTO UT-145/MOUNTAIN VIEW CORRIDOR/S MOUNTAIN VW TURN RIGHT ONTO PIONEER CROSSING CONTINUE ONTO UT-73 W/W CEDAR FORT
 RD TURN RIGHT ONTO MOUNT AIRY DR TURN LEFT DESTINATION WILL BE ON THE LEFT

BUILDING CODES

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

PROJECT SCOPE			
☒ 1C	☒ 3C	☒ 5C	☒ 6C ☐ 4T4R ☐ 2ND RRH ADD
☒ 2C	☒ 4C	☐ 5G NR 1SR ☐ RRH SWAP	
RFDS ID: N/A			

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:

PROPOSED 90'-0" MONOPOLE TOWER SCOPE OF WORK:

- PROPOSED (1) SITE PRO 1 – RMVD10–NPNH MOUNT
- PROPOSED (9) ANTENNAS, (3) PER SECTOR
- PROPOSED (12) RRH'S, (4) PER SECTOR
- PROPOSED (3) RAYCAP SURGE SUPPRESSORS, (1) PER SECTOR
- PROPOSED (3) FIBER LINES
- PROPOSED (6) DC POWER LINES

PROPOSED AT&T GROUND SCOPE OF WORK:

- PROPOSED 50'X50' CMU WALL, 8'-0" TALL
- PROPOSED AT&T 8'-6" x 3'-6" VERTIV 3-BAY WUC ON PROPOSED 9'-0" x 12'-0" CONCRETE PAD
- PROPOSED (1) 30KW DIESEL GENERATOR ON PROPOSED 4'-0"x10'-0" CONCRETE PAD
- PROPOSED (1) FAST CEINA UTILITY H-FRAME
- PROPOSED (1) AT&T GPS ANTENNA
- PROPOSED 16'-0" LONG ICE BRIDGE
- PROPOSED UTILITY H-FRAME
- PROPOSED 200A ELECTRIC SERVICE WITH 200A METER BASE AND DISCONNECT
- PROPOSED UG FIBER VAULT

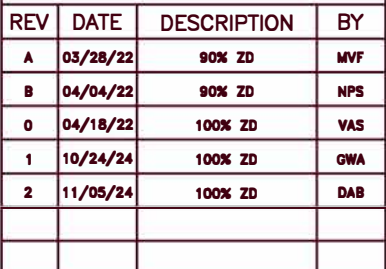
SHEET INDEX		
SHEET #	DESCRIPTION	REVISION #
T-1	TITLE SHEET	2
LS-1-LS-4	SITE SURVEY	2
Z-1	SITE PLAN	2
Z-2	ENLARGED SITE PLAN	2
Z-3	EQUIPMENT LAYOUT	2
Z-4	ANTENNA LAYOUT	2
Z-5	TOWER ELEVATIONS	2

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, PORTABLE WATER, OR TRASH DISPOSAL IS REQUIRED, NO COMMERCIAL SIGNAGE AND NO LANDSCAPING IS PROPOSED.

DO NOT SCALE DRAWINGS

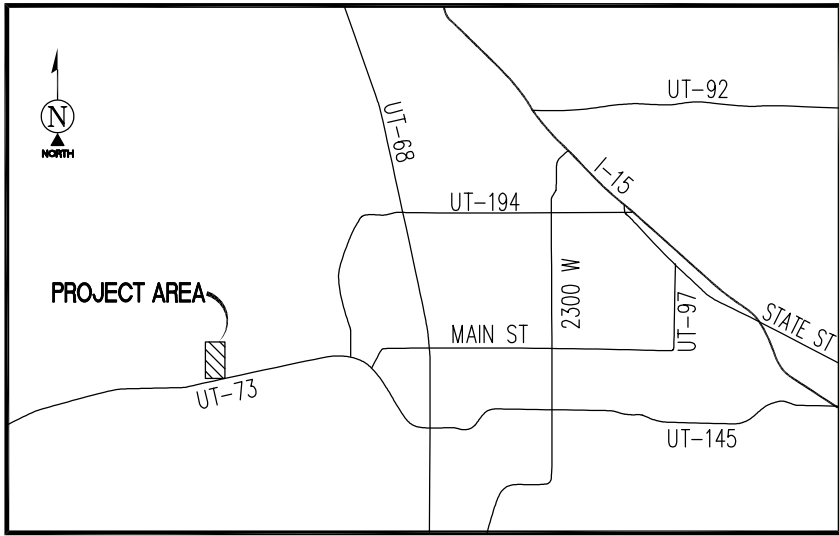
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



SITE INFORMATION	
<u>SITE NAME:</u>	
MEADOW_RANCH	
LTE XC	
SITE ID: UTL04090	
FA#: 15705693	
<u>SITE ADDRESS:</u>	
9469 N. MT AIREY DR EAGLE MOUNTAIN, UT 84005	
UTAH COUNTY	

SHEET DESCRIPTION
TITLE SHEET

SHEET NO.
T-1



VICINITY MAP
N.T.S.

SURVEY DATE
03/09/2022

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON THE UTAH ZONE CENTRAL STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011). DETERMINED BY RAW STATIC GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE NGS OPUS WEBSITE.

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99970888

FLOOD_ZONE
THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD_ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #49049C0150F, DATED 6/19/2020

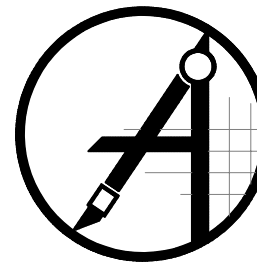
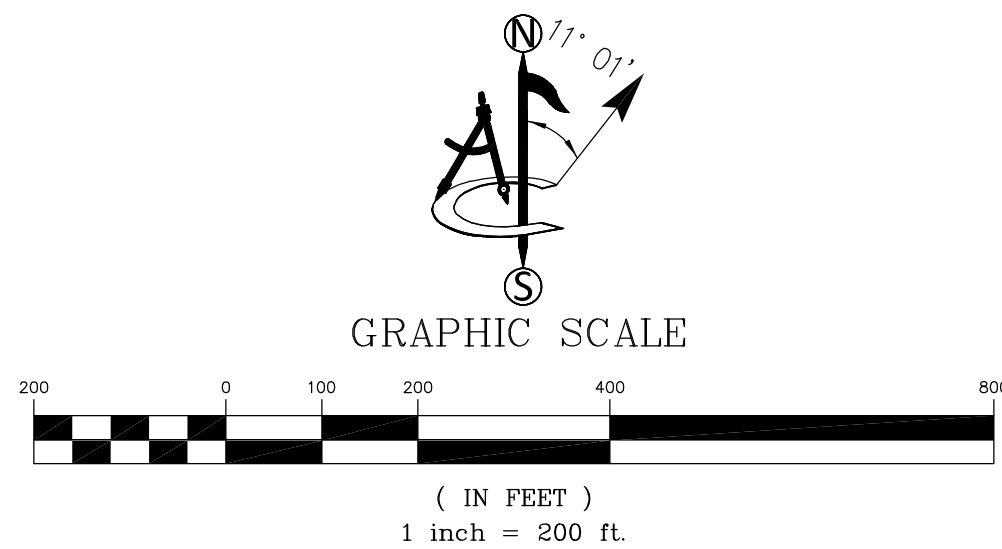
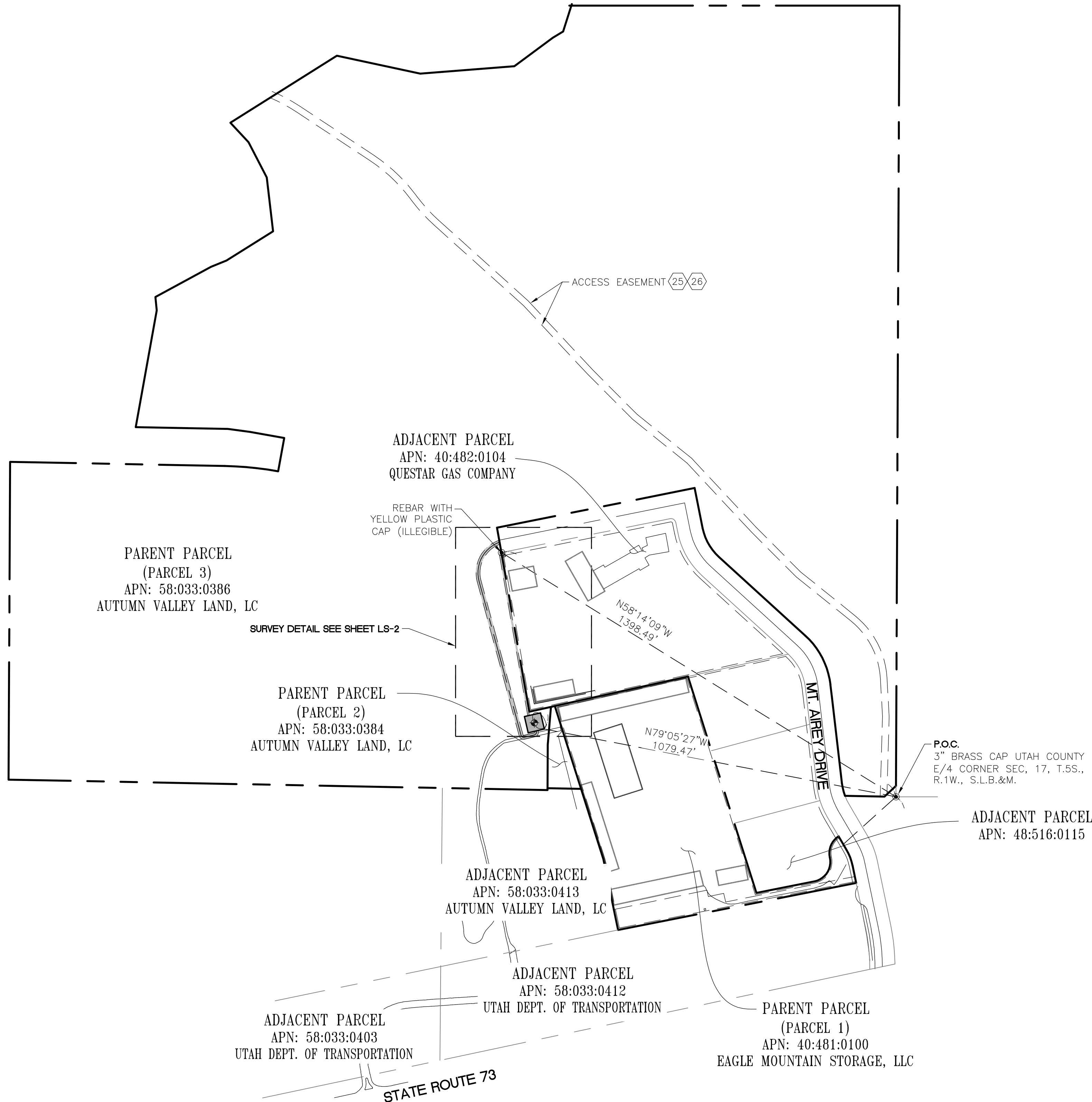
UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

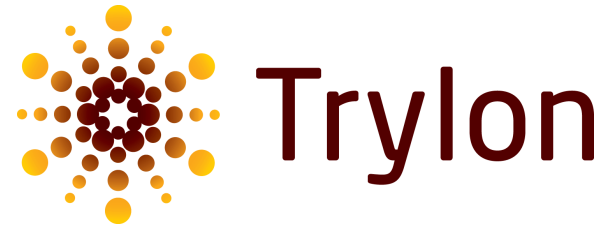
ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.



4645 S LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

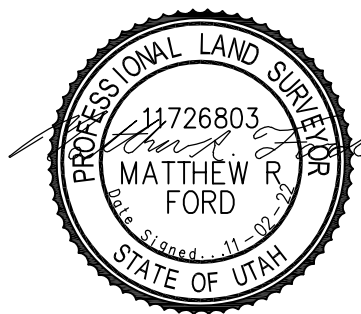
NO.	DATE	DESCRIPTION	BY
A	03/21/22	PRELIMINARY	CK
0	04/14/22	DESIGN (C)	CK
1	05/24/22	COMMENTS (A)	MF
2	08/24/22	DESIGN (C)	SB
3	09/07/22	COMMENTS (C)	MF
4	10/10/22	UTILITY ESMT (C)	SB
5	10/25/22	ACCESS ESMT (C)	SB

SITE INFORMATION:
SITE #: UTL04090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

SEAL:

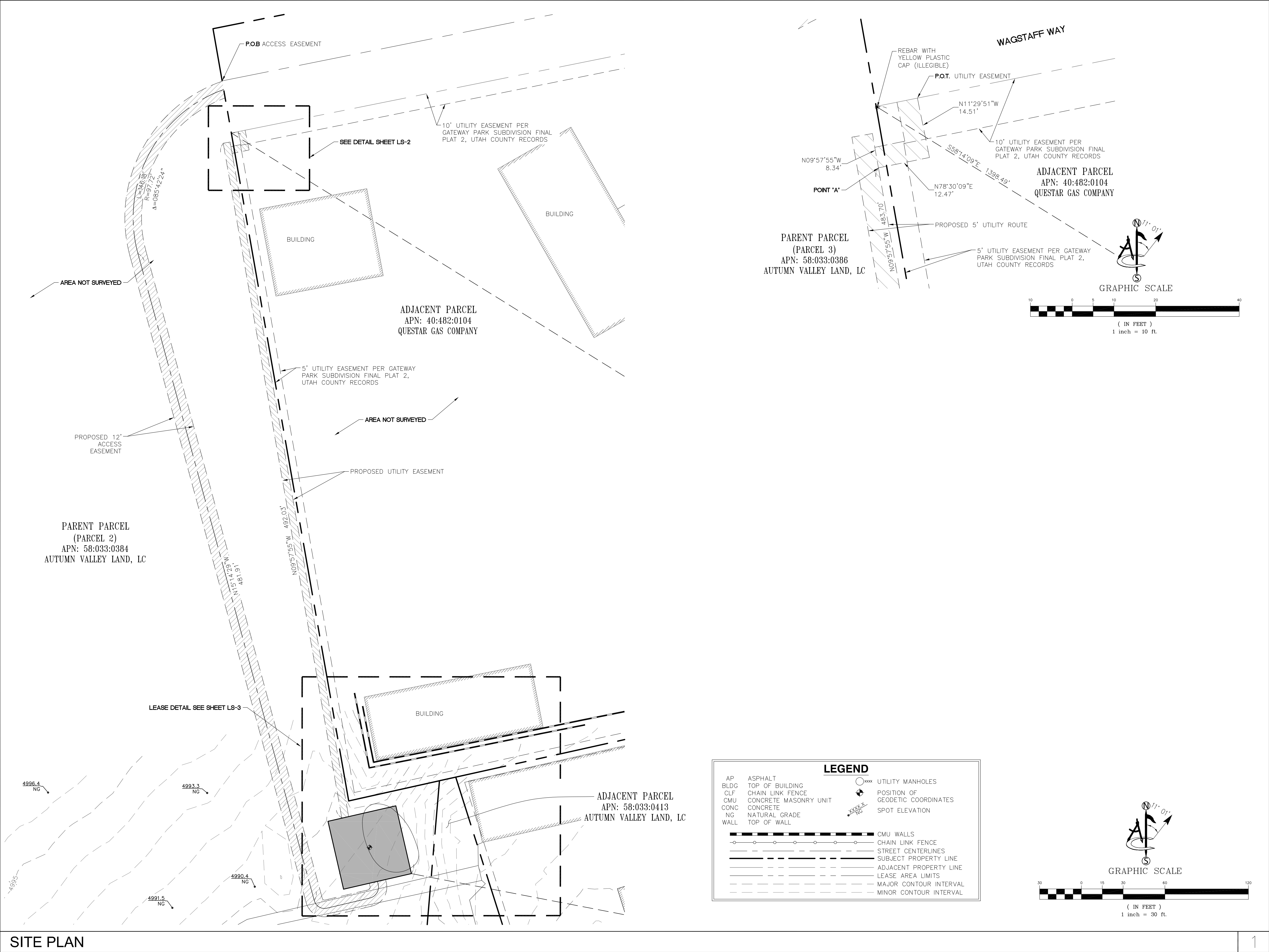


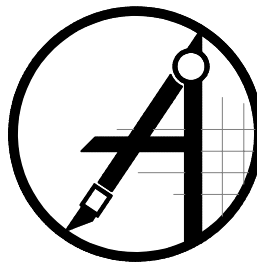
SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-1





4645 S LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

NO.	DATE	DESCRIPTION	BY
A	03/21/22	PRELIMINARY	CK
0	04/14/22	DESIGN (C)	CK
1	05/24/22	COMMENTS (A)	MF
2	08/24/22	DESIGN (C)	SB
3	09/07/22	COMMENTS (C)	MF
4	10/10/22	UTILITY ESMT (C)	SB
5	10/25/22	ACCESS ESMT (C)	SB

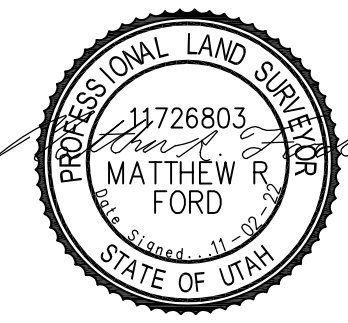
SITE INFORMATION:

SITE #: UTLO4090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

SEAL:



SHEET TITLE:

SITE SURVEY

SHEET NUMBER:

LS-2

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #SMARTLINK4160UT, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 17, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. TAXES OR ASSESSMENTS WHICH ARE NOT NOW PAYABLE OR WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENT ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. ANY FACTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION, OR CLAIMING TO BE IN POSSESSION, THEREOF. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. EASEMENTS, LIENS, ENCUMBRANCES, OR CLAIMS OF EASEMENTS, LIENS OR ENCUMBRANCES WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

6. UNPATENTED MINING CLAIMS, RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING BUT NOT LIMITED, EASEMENTS OR EQUITABLE SERVITUDES, WATER RIGHTS, OR CLAIMS OR TITLE TO WATER. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

7. ANY LIENS, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

8. ANY SERVICE, INSTALLATIONS, CONNECTIONS, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, OR GARBAGE. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

9. 2022 GENERAL PROPERTY TAXES ARE ACCRUING AND ARE NOT YET DUE AND PAYABLE UNDER TAX ID NO. 40-481:0100 (PARCEL 1).
58:033:0384 (PARCEL 2), AND 58:033:0386 (PARCEL 3).
2021 GENERAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$74,487.94. TAX ID NO.: 40:481:0100 (AFFECTS PARCEL 1)
2021 GENERAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$532,63. TAX ID NO.: 58:033:0384 (AFFECTS PARCEL 2)
2021 GENERAL PROPERTY TAXES HAVE BEEN PAID IN THE AMOUNT OF \$38,504.81. TAX ID NO.: 58:033:0386 (AFFECTS PARCEL 3) (NOT A SURVEY MATTER)

10. SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF TAX DISTRICT 38 AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. FOR STATUS OF THE ACCOUNT CONTACT:
- EAGLE MOUNTAIN (801-798-6609)
- TIMPANOGOS SPECIAL IMPROVEMENT DISTRICT
- EAGLE MOUNTAIN CITY - SPECIAL IMPROVEMENT DISTRICT 98-1
- EAGLE MOUNTAIN CITY - EAGLE MOUNTAIN CDA 2008-1
- EAGLE MOUNTAIN CITY - EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA #2012-1 - UNIFIED FIRE SERVICE AREA (NOT A SURVEY MATTER)

11. WATER RIGHTS, OR CLAIMS OR TITLE TO WATER. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

12. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, GEOTHERMAL RESOURCES, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, AND/OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

13. RESERVATIONS AND CONDITIONS OF THE STATE OF UTAH PATENT, RECORDED MAY 16, 1919 AS ENTRY NO. 4598 IN BOOK 189 AT PAGE 225 OF OFFICIAL RECORDS; WHICH STATES IN PART: SUBJECT TO ANY EASEMENT OR RIGHT OF WAY AS MAY HAVE BEEN ESTABLISHED OR ACQUIRED ACCORDING TO LAW, OVER THE SAME OR ANY PART THEREOF, AND SUBJECT ALSO TO ALL RIGHTS OF WAY FOR DITCHES, TUNNELS, AND TELEPHONE AND TRANSMISSION LINES THAT MAY HAVE BEEN CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (AFFECTS PART OF PARCEL 1 WHICH LIES WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OTHER LAND) (BLANKET IN NATURE)

14. RESERVATIONS AND CONDITIONS IN THE UNITED STATES PATENT, RECORDED MAY 20, 1921 AS ENTRY NO. 3070 IN BOOK 212 AT PAGE 117 OF OFFICIAL RECORDS; WHICH STATES IN PART: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS, AND DECISIONS OF COURTS, AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. (AFFECTS PARCELS 2 AND 3 AND PART OF PARCEL 1, AND OTHER LAND) (BLANKET IN NATURE)

SCHEDULE "B" NOTE

15. OIL AND GAS EXPLORATION, LEASES, AND ASSIGNMENTS THEREUNDER, IF ANY SUCH ARE ACTIVE, EVIDENCED BY MESNE INSTRUMENTS OF RECORD, INCLUDING WITHOUT LIMITATION:
A) OIL AND GAS LEASE, BY J. EARL SMITH AND LAURA B. SMITH, AS LESSORS, AND COLLINS BROTHERS OIL COMPANY, AS LESSEE, RECORDED SEPTEMBER 2, 1952 AS ENTRY NO. 9431 IN BOOK 615 AT PAGE 71 OF OFFICIAL RECORDS;
B) OIL AND GAS LEASE, BY KEITH A. WAGSTAFF AND LADEAN WAGSTAFF, AS LESSORS, AND COLLINS BROTHERS OIL COMPANY, AS LESSEE, RECORDED AUGUST 2, 1954 AS ENTRY NO. 8715 IN BOOK 658 AT PAGE 221 OF OFFICIAL RECORDS;
C) OIL AND GAS LEASE, BY J. EARL SMITH AND LAURA B. SMITH, AS LESSORS, AND COLLINS BROTHERS OIL COMPANY, AS LESSEE, RECORDED DECEMBER 23, 1960 AS ENTRY NO. 17953 IN BOOK 862 AT PAGE 388 OF OFFICIAL RECORDS;
D) OIL AND GAS LEASE, BY J. EARL SMITH AND LAURA B. SMITH, AS LESSORS, AND COLLINS BROTHERS OIL COMPANY, AS LESSEE, RECORDED AUGUST 17, 1962 AS ENTRY NO. 11338 IN BOOK 913 AT PAGE 275 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

16. RESOLUTION/ORDINANCE NO. 1995-82, CREATING THE TIMPANOGOS SPECIAL IMPROVEMENT DISTRICT AND THE MATTERS SET FORTH THEREIN:
RECORDED: NOVEMBER 8, 1995
ENTRY NO.: 76846
BOOK: 3811
PAGE: 791, OF THE OFFICIAL RECORDS
RESOLUTION ANNEXING ADDITIONAL AREA TO THE TIMPANOGOS SPECIAL SERVICE DISTRICT, AND THE MATTERS SET FORTH THEREIN, RECORDED MAY 1, 1998 AS ENTRY NO. 43205 IN BOOK 4620 AT PAGE 421 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

17. RESOLUTION CREATING DISTRICT NO. 15-98, A SPECIAL IMPROVEMENT DISTRICT 98-1, AND THE MATTERS SET FORTH THEREIN, RECORDED AUGUST (BLANKET IN NATURE)

18. 1998 AS ENTRY NO. 82982 IN BOOK 4742 AT PAGE 281 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

18. AGREEMENT, BY AND BETWEEN MT. SARATOGA, INC. AND SCENIC MOUNTAIN, LLC, AS MT. SARATOGA, AND ROYAL ENTERPRISES AND LEASING, INC., FOR AGREEMENT OF PURCHASE AND DEVELOPMENT RIGHTS, AND COVENANTS TO RUN WITH THE LAND, AND ALL MATTERS SET FORTH THEREIN, RECORDED DECEMBER 9, 2004 AS ENTRY NO. 138441:2004 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

19. TALON COVE ANNEXATION INTO EAGLE MOUNTAIN CITY - ANNEXATION PLAT, RECORDED MARCH 15, 2005 AS ENTRY NO. 27219:2005 AS MAP FILING # 10971 OF OFFICIAL RECORDS. ORDINANCE NO. 0-05-2005, AN ORDINANCE ANNEXING AN AREA OF APPROXIMATELY 527.44 ACRES COMMONLY KNOWN AS THE TALON COVE ANNEXATION, AND THE MATTERS SET FORTH THEREIN, RECORDED MARCH 15, 2005 AS ENTRY NO. 27220:2005 OF OFFICIAL RECORDS.
CERTIFICATE OF ANNEXATION, INTO EAGLE MOUNTAIN CITY, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 12, 2006 AS ENTRY NO. 4155:2006 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

20. BOUNDARY LINE AGREEMENT BY AND BETWEEN NEIL A. WAGSTAFF, SUCCESSOR TRUSTEE OF THE WAGSTAFF FAMILY TRUST, U/A/D APRIL 23, 1991; NEIL A. WAGSTAFF, SUCCESSOR TRUSTEE OF THE WAGSTAFF FAMILY TRUST-A, U/A/D APRIL 23, 1991, NEIL A. WAGSTAFF, SUCCESSOR TRUSTEE OF THE WAGSTAFF FAMILY TRUST-B, U/A/B APRIL 23, 1991; NEIL A. WAGSTAFF, INDIVIDUALLY; NEIL A. WAGSTAFF, ATTORNEY IN FACT FOR CLEO W. SUTTER, EDWARD ALLEN SUTTER, ROBERT K. WAGSTAFF, CYNTHIA WAGSTAFF, LYLE WAGSTAFF, MARK M. WAGSTAFF, RYAN G. WAGSTAFF, DEAN G. WAGSTAFF, MARILYN N. WAGSTAFF, KATHLEEN BRADY, AND AMY KATHLEEN HOGGARD, AS PARTIES OF THE FIRST PART, AND R.C.A. FAMILY L.C., A UTAH LIMITED LIABILITY COMPANY, AS PARTY OF THE SECOND PART. RECORDED: FEBRUARY 18, 2005
ENTRY NO: 17473:2005, OF THE OFFICIAL RECORDS (NOTHING TO PLOT)

21. EAGLE MOUNTAIN CDS 2008-1 PROJECT AREA PLAN, AND THE MATTERS SET FORTH THEREIN, RECORDED AUGUST 7, 2008 AS ENTRY NO. 88592:2008 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

22. EAGLE MOUNTAIN CITY, UTAH RESOLUTION NO. 23-08, A RESOLUTION OF THE CITY COUNCIL OF EAGLE MOUNTAIN CITY: A PETITION TO THE UTAH TRANSIT AUTHORITY, AND THE MATTERS SET FORTH THEREIN, RECORDED DECEMBER 18, 2008 AS ENTRY NO. 131957:2008 OF OFFICIAL RECORDS.
CERTIFICATE OF ANNEXATION, INTO THE UTAH TRANSIT AUTHORITY, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 2, 2009 AS ENTRY NO. 384:2009 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

23. TRANSMITTAL DOCUMENT - FOR THE ADOPTION OF THE REDEVELOPMENT AGENCY OF EAGLE MOUNTAIN CITY - EAGLE MOUNTAIN ECONOMIC DEVELOPMENT PROJECT AREA #2012-1, AND THE MATTERS SET FORTH THEREIN, RECORDED OCTOBER 18, 2012 AS ENTRY NO. 90674:2012 OF OFFICIAL RECORDS.
AFFIDAVIT FOR CORRECTION OF LEGAL DESCRIPTION, AND THE MATTERS SET FORTH THEREIN, RECORDED JUNE 11, 2013 AS ENTRY NO. 56441:2013 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

SCHEDULE "B" NOTE

24. THE LAND LIES WITHIN THE DISTRICT OF THE UNIFIED FIRE SERVICE AREA, FORMALLY KNOWN AS THE SALT LAKE VALLEY FIRE SERVICE AREA, AS SET FORTH BY MESNE INSTRUMENTS OF RECORD, INCLUDING WITHOUT LIMITATION THE FOLLOWING:
A) SALT LAKE VALLEY FIRE SERVICE AREA - NOTICE OF IMPENDING BOUNDARY ACTION, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 29, 2013 AS ENTRY NO. 8708:2013 OF OFFICIAL RECORDS;
B) CERTIFICATE OF ANNEXATION, TO THE SALT LAKE VALLEY FIRE SERVICE AREA, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 29, 2013 AS ENTRY NO. 8709:2013 OF OFFICIAL RECORDS;
C) FINAL LOCAL ENTITY PLAT - SALT LAKE VALLEY FIRE SERVICE AREA AMENDED AND EXTENDED, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 29, 2013 AS ENTRY NO. 8710:2013 OF OFFICIAL RECORDS;
D) SALT LAKE VALLEY FIRE SERVICE AREA ANNEXATION RESOLUTION, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 29, 2013 AS ENTRY NO. 8711:2013 OF OFFICIAL RECORDS;
E) RESOLUTION NO. R-15-2012, A RESOLUTION AUTHORIZING THE MAYOR TO FILE A PETITION FOR ANNEXATION INTO THE SALT LAKE VALLEY FIRE SERVICE AREA FOR THE PROVIDING OF FIRE AND MEDICAL SERVICES, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 29, 2013 AS ENTRY NO. 8712:2013 OF OFFICIAL RECORDS;
F) CERTIFICATE OF NAME CHANGE, OF THE SALT LAKE VALLEY FIRE SERVICE AREA TO UNIFIED FIRE SERVICE AREA, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 6, 2014 AS ENTRY NO. 763:2014 OF OFFICIAL RECORDS;
G) UNIFIED FIRE SERVICE AREA - NOTICE OF IMPENDING BOUNDARY ACTION, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 8, 2014 AS ENTRY NO. 1350:2014 OF OFFICIAL RECORDS;
H) CERTIFICATE OF ANNEXATION, TO THE UNIFIED FIRE SERVICE AREA, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 8, 2014 AS ENTRY NO. 1351:2014 OF OFFICIAL RECORDS OF UTAH COUNTY, ALSO RECORDED IN SALT LAKE COUNTY ON DECEMBER 23, 2013 AS ENTRY NO. 11779560;
I) FINAL LOCAL ENTITY PLAT - UNIFIED FIRE SERVICE AREA AMENDED AND EXTENDED - SALT LAKE AND UTAH COUNTY DECEMBER 2013, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 8, 2014 AS ENTRY NO. 1352:2014 OF OFFICIAL RECORDS;
J) UNIFIED FIRE SERVICE AREA ANNEXATION RESOLUTION, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 8, 2014 AS ENTRY NO. 1353:2014 OF OFFICIAL RECORDS. (BLANKET IN NATURE)

~~25.~~ ACCESS EASEMENT, BY AUTUMN VALLEY LAND, LC, AS GRANTOR, IN FAVOR OF JD VI, LLC, A UTAH LIMITED LIABILITY COMPANY, TM CRUSHING, LLC, HADCO CONSTRUCTION, LLC, GRANITE CONSTRUCTION COMPANY, AND ZIONS CREDIT CORPORATION, AS GRANTEES, AND THE TERMS, CONDITIONS, COVENANTS TO RUN WITH THE LAND, TIME EFFECTIVE AND ALL MATTERS SET FORTH THEREIN, RECORDED OCTOBER 9, 2013 AS ENTRY NO. 95615:2013 OF OFFICIAL RECORDS.
CONSENT BY LENDER, BY AUTUMN VALLEY LAND, LC, AS LENDER, AND THE MATTERS SET FORTH THEREIN, RECORDED OCTOBER 9, 2013 AS ENTRY NO. 95618:2013 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

~~26.~~ ACCESS EASEMENT, BY NEIL A. WAGSTAFF TRUSTEE OF THE WAGSTAFF FAMILY TRUST DATED APRIL 23, 1991 AND THE WAGSTAFF FAMILY TRUST-A DATED APRIL 23, 1991, AS GRANTOR, IN FAVOR OF JD VI, LLC, A UTAH LIMITED LIABILITY COMPANY, TM CRUSHING, LLC, HADCO CONSTRUCTION, LLC, GRANITE CONSTRUCTION COMPANY, AND ZIONS CREDIT CORPORATION, AS GRANTEES, AND THE TERMS, CONDITIONS, COVENANTS TO RUN WITH THE LAND, TIME EFFECTIVE AND ALL MATTERS SET FORTH THEREIN, RECORDED OCTOBER 9, 2013 AS ENTRY NO. 95616:2013 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

27. BOUNDARY LINE AGREEMENT BY AND BETWEEN RCA65, LLC, AS PARTY/PARTIES OF THE FIRST PART, AND AUTUMN VALLEY LAND, LC, AS PARTY/PARTIES OF THE SECOND PART, AND THE TERMS, COVENANTS TO RUN WITH THE LAND, CONDITIONS AND ALL MATTERS SET FORTH THEREIN:
RECORDED: JULY 30, 2014
ENTRY NO: 52400:2014, OF THE OFFICIAL RECORDS (DOES NOT AFFECT PARENT PARCEL)

~~28.~~ EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE PLAT ENTITLED GATEWAY PARK SUBDIVISION - FINAL PLAT 1, RECORDED JANUARY 15, 2015 AS ENTRY NO. 3334:2015 AS MAP FILING # 14475 OF OFFICIAL RECORDS.
ALSO:
EASEMENTS, RESTRICTIONS, NOTES, SETBACKS, AND CONDITIONS AS SHOWN ON THE PLAT ENTITLED GATEWAY PARK SUBDIVISION - FINAL PLAT 2, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3993:2015 AS MAP FILING # 14482 OF OFFICIAL RECORDS.
CONSENT TO RECORD, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3994:2015 OF OFFICIAL RECORDS.
CONSENT TO RECORD, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3995:2015 OF OFFICIAL RECORDS.
CONSENT TO RECORD, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3996:2015 OF OFFICIAL RECORDS.
CONSENT TO RECORD, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3997:2015 OF OFFICIAL RECORDS.
CONSENT TO RECORD, AND THE MATTERS SET FORTH THEREIN, RECORDED JANUARY 20, 2015 AS ENTRY NO. 3998:2015 OF OFFICIAL RECORDS. (AS SHOWN ON SURVEY)

29. OF FUTURE ADVANCES)
DATED: MAY 13, 2020
TRUSTOR: EAGLE MOUNTAIN STORAGE, LLC
TRUSTEE: UTAH COMMUNITY FEDERAL CREDIT UNION
BENEFICIARY: UTAH COMMUNITY FEDERAL CREDIT UNION
AMOUNT: \$5,334,000.00
RECORDED: MAY 14, 2020
ENTRY NO.: 65028:2020, OF THE OFFICIAL RECORDS (AFFECTS PARCEL 1) (BLANKET IN NATURE)

SCHEDULE "B" NOTE

30. NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD UNDER THE CURRENT OWNER(S). IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN. (AFFECTS PARCELS 2 & 3) (NOT A SURVEY MATTER)

31. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

32. THE RIGHTS OF PARTIES IN POSSESSION OF SUBJECT PROPERTY UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIM AND/OR CLAIM LIENS THEREUNDER. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

33. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. SUBJECT TO ANY PRELIMINARY NOTICE(S) THAT MAY APPEAR IN THE STATE CONSTRUCTION REGISTRY AND THE LIEN RIGHTS ASSOCIATED THEREIN.

THIS EXCEPTION MAY BE DELETED FROM THE POLICY WHEN VERIFICATION THAT ALL LIEN CLAIMANTS WHO HAVE FILED A PRELIMINARY NOTICE WITH THE SCR HAVE BEEN PAID. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

34. THE COMPANY REQUIRES THE NAME OF THE PROPOSED PURCHASER(S) IN ORDER TO SECURE A SEARCH FOR ANY APPLICABLE JUDGMENT, TAX AND/OR OTHER STATUTORY LIENS AND MATTERS. THE COMPANY MAY THEN MAKE ADDITIONAL EXCEPTIONS AND REQUIREMENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

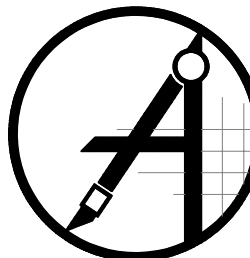
LESSOR'S LEGAL DESCRIPTION

PARCEL 1:
LOT 100, PLAT 1, GATEWAY PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND RECORDED JANUARY 15, 2015 AS ENTRY NO. 3334:2015 AS MAP FILING # 14475 IN THE OFFICE OF THE RECORDER OF UTAH COUNTY, STATE OF UTAH.

PARCEL 2:
COMMENCING NORTH 24.07 FEET AND WEST 949.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°53'35" WEST 100.96 FEET; THENCE NORTH 00°17'17" EAST 131.06 FEET; THENCE NORTH 04°51'54" EAST 114.38 FEET; THENCE NORTH 77°28'02" EAST 11.88 FEET; THENCE SOUTH 17°33'41" EAST 261.76 FEET TO THE POINT OF BEGINNING.

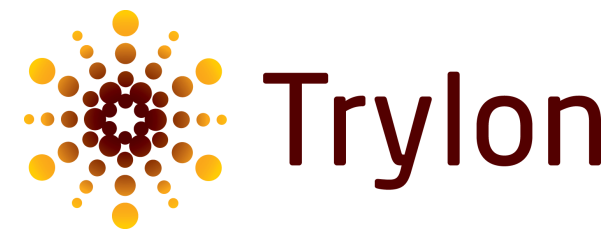
PARCEL 3:
COMMENCING AT A POINT LYING NORTH 33.07 FEET AND EAST 0.15 FEET FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF PARCEL A OF PLAT 1, GATEWAY PARK SUBDIVISION, BEING ALSO LOCATED AT A POINT NORTH 00°13'48" EAST 33.05 FEET FROM SAID EAST QUARTER CORNER); AND RUNNING THENCE SOUTH 46°59'17" WEST 47.52 FEET ALONG THE NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL A OF SAID PLAT 1, MORE OR LESS, TO THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 (SAID LINE BEARS SOUTH 46°58'20" WEST PER SAID PLAT 1); THENCE LEAVING SAID NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL A THE FOLLOWING COURSE: NORTH 88°53'28" WEST 118.97 FEET, MORE OR LESS TO THE EASTERLY BOUNDARY LINE OF MT. AIREY DRIVE, AS SET FORTH ON SAID PLAT 1; THENCE ALONG THE EASTERLY BOUNDARY LINE OF MT. AIREY DRIVE AS SHOWN ON SAID PLAT 1 AND EXTENDED ON PLAT 2 OF GATEWAY PARK SUBDIVISION, AND FOLLOWING NORTHWESTERLY MORE OR LESS APPROXIMATELY DESCRIBED IN THE FOLLOWING 8 CALLS:

- 1) ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 13°35'43" WEST 39.14 FEET, RADIUS = 158.61);
- 2) NORTH 06°39'26" WEST 162.28 FEET;
- 3) ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 06°39'26" WEST 98.24 FEET, RADIUS = 347.58);
- 4) NORTH 06°39:27" WEST 38.33 FEET;
- 5) ALONG A CURVE TO THE LEFT (CHORD BEARS: NORTH 27°09'41" WEST 166.74 FEET, RADIUS = 238.09);
- 6) NORTH 47°39'54" WEST 351.15 FEET;
- 7) ALONG A CURVE TO THE RIGHT (CHORD BEARS: NORTH 29°30'46" WEST 100.94 FEET, RADIUS = 162);
- 8) NORTH 11°21'37" WEST 122.78 FEET TO THE NORTHERLY BOUNDARY LINE OF WAGSTAFF WAY AS SET FORTH ON THE SAID PLAT 2;
THENCE SOUTH 78°38'23" WEST 607.33 FEET ALONG SAID NORTHERLY LINE OF WAGSTAFF WAY TO THE NORTHWEST CORNER OF SAID PLAT 2; THENCE SOUTH 09°57'55" EAST 563.20 FEET TO THE SOUTHWEST CORNER OF SAID PLAT 2; THENCE NORTH 77°28'01" EAST 66.77 FEET; THENCE SOUTH 04°51'54" WEST 114.37 FEET; THENCE SOUTH 00°17'16" WEST 136.74 FEET, MORE OR LESS, TO THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 88°53'23" WEST 1624.93 FEET ALONG THE SAID SOUTHERLY BOUNDARY LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SAID SECTION 17, BEING ALSO THE CENTER OF SAID SECTION 17; THENCE NORTH 00°17'15" EAST 958 FEET; THENCE SOUTH 88°53'24" EAST 646.91 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS: SOUTH 84°21'25" EAST 161.74 FEET, RADIUS = 1019.73); THENCE NORTH 10°22'47" EAST 101.9 FEET; THENCE NORTH 79°47'01" WEST 104.58 FEET; THENCE NORTH 82°19'47" WEST 67.15 FEET; THENCE NORTH 88°53'24" WEST 278.01 FEET; THENCE NORTH 10°10'24" EAST 357.64 FEET; THENCE NORTH 05°37'27" WEST 40.23 FEET; THENCE NORTH 61°25'05" EAST 190.83 FEET; THENCE NORTH 68°08'21" EAST 50.45 FEET; THENCE NORTH 57°48'38" EAST 156.55 FEET; THENCE NORTH 06°36'48" WEST 163.18 FEET; THENCE NORTH 27°25'19" WEST 119.97 FEET; THENCE NORTH 42°50'26" WEST 80.07 FEET; THENCE NORTH 57°51'03" EAST 379.18 FEET; THENCE SOUTH 77°53'57" EAST 256.89 FEET; THENCE NORTH 85°29'19" EAST 284.66 FEET; THENCE NORTH 53°26'05" EAST 143.72 FEET; THENCE NORTH 59°10'50" EAST 36.83 FEET; THENCE NORTH 17°34'55" EAST 86.96 FEET; THENCE EAST 994.77 FEET (SOUTH 88°25'02" EAST PER PRIOR DEEDS OF RECORD ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 TO THE NORTHEAST CORNER OF SAID SECTION 17); THENCE SOUTH 00°15'00" WEST 2352 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 17, MORE OR LESS TO BEGINNING.



4645 S LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

PLANS PREPARED BY:



1825 W. WALNUT HILL LANE SUITE 302
IRVING, TX 75038

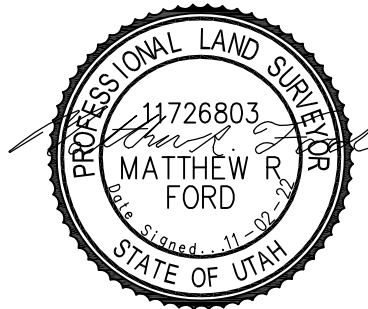
NO.	DATE	DESCRIPTION	BY
A	03/21/22	PRELIMINARY	CK
0	04/14/22	DESIGN (C)	CK
1	05/24/22	COMMENTS (A)	MF
2	08/24/22	DESIGN (C)	SB
3	09/07/22	COMMENTS (C)	MF
4	10/10/22	UTILITY ESMT (C)	SB
5	10/25/22	ACCESS ESMT (C)	SB

SITE INFORMATION:
SITE #: UTL04090
SITE NAME: MEADOW RANCH
FA#: 15705693
USID#: 317144

9469 N. MT AIREY DRIVE
EAGLE MOUNTAIN, UT 84005

UTAH COUNTY

SEAL:



SHEET TITLE:

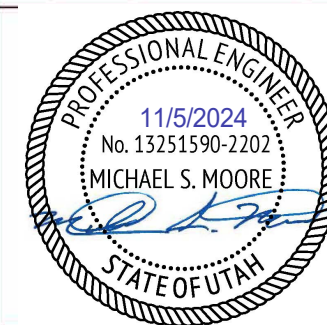
NOTES

SHEET NUMBER:

LS-4

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/28/22	90% ZD	MVF
B	04/04/22	90% ZD	NPS
0	04/18/22	100% ZD	VAS
1	10/24/24	100% ZD	GWA
2	11/05/24	100% ZD	DAB



SITE INFORMATION

SITE NAME:
MEADOW_RANCH
LTE XC

SITE ID: UTL04090
FA#: 15705693

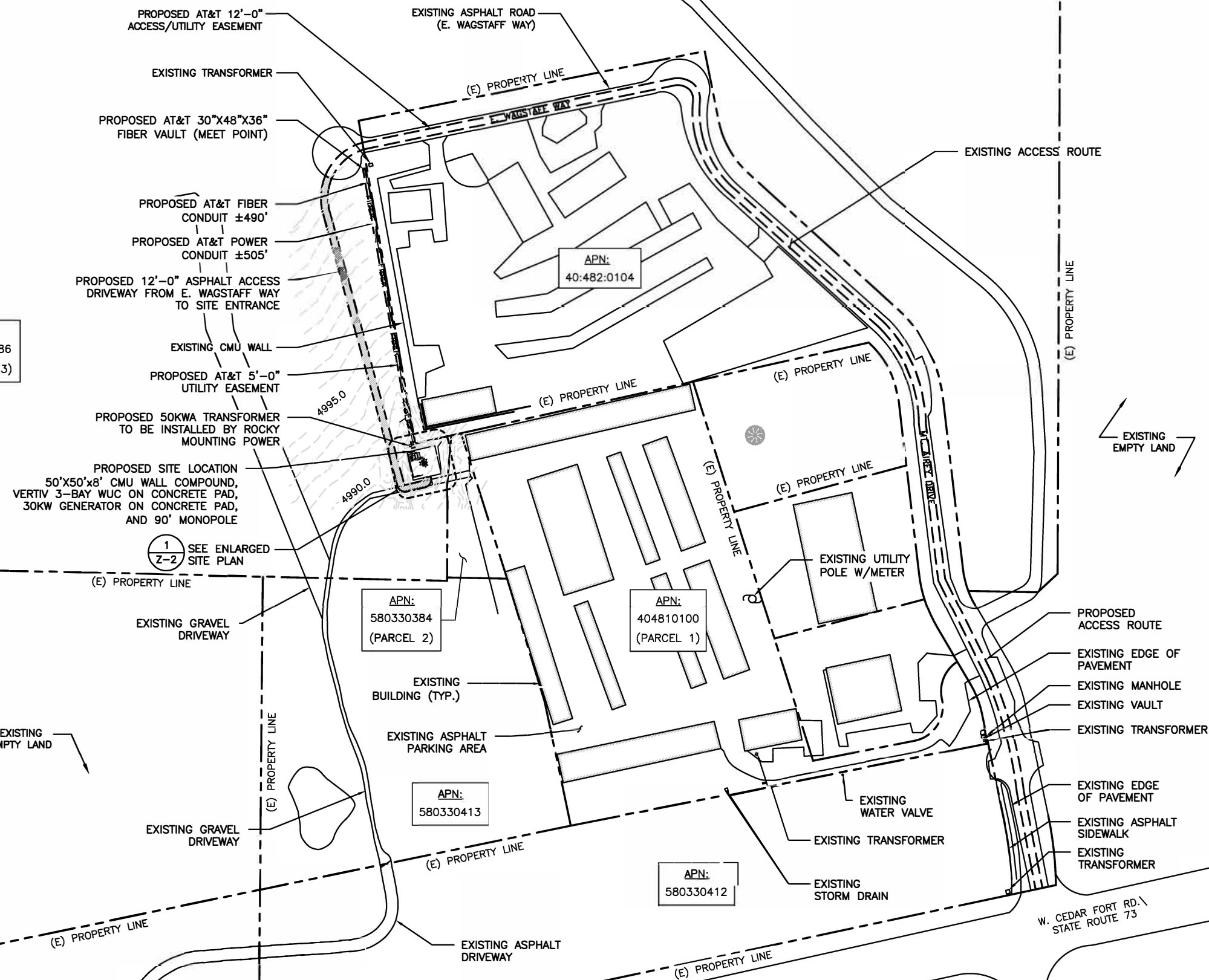
SITE ADDRESS:
9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005
UTAH COUNTY

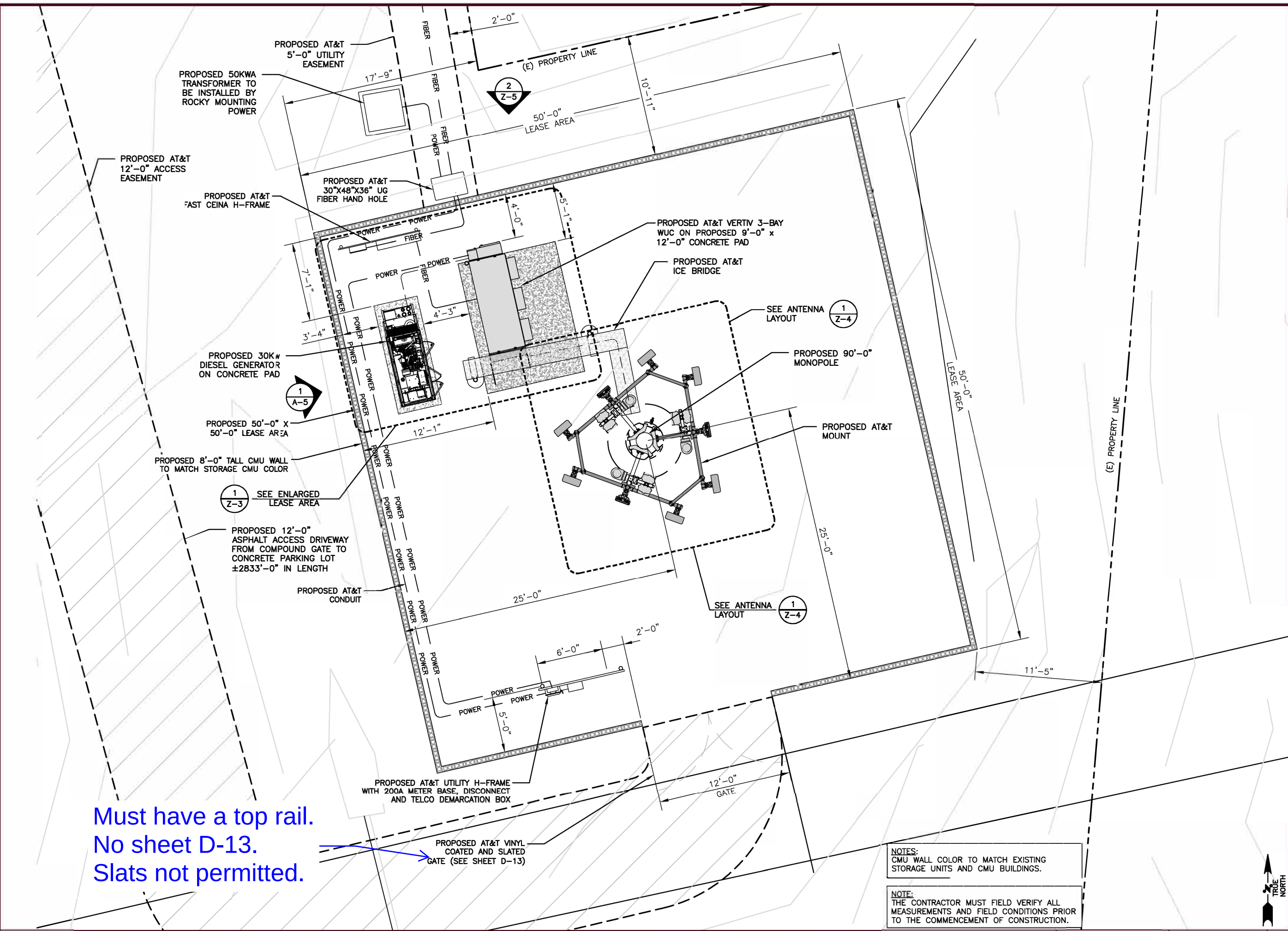
SHEET DESCRIPTION

SITE PLAN

SHEET NO.

Z-1







AT&T
7670 S CHESTER ST.
CENTENNIAL, CO 80112



smartlink
10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401



Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/28/22	90% ZD	MVF
B	04/04/22	90% ZD	NPS
0	04/18/22	100% ZD	VAS
1	10/24/24	100% ZD	GWA
2	11/05/24	100% ZD	DAB



SITE INFORMATION
SITE NAME:
MEADOW_RANCH
LTE XC

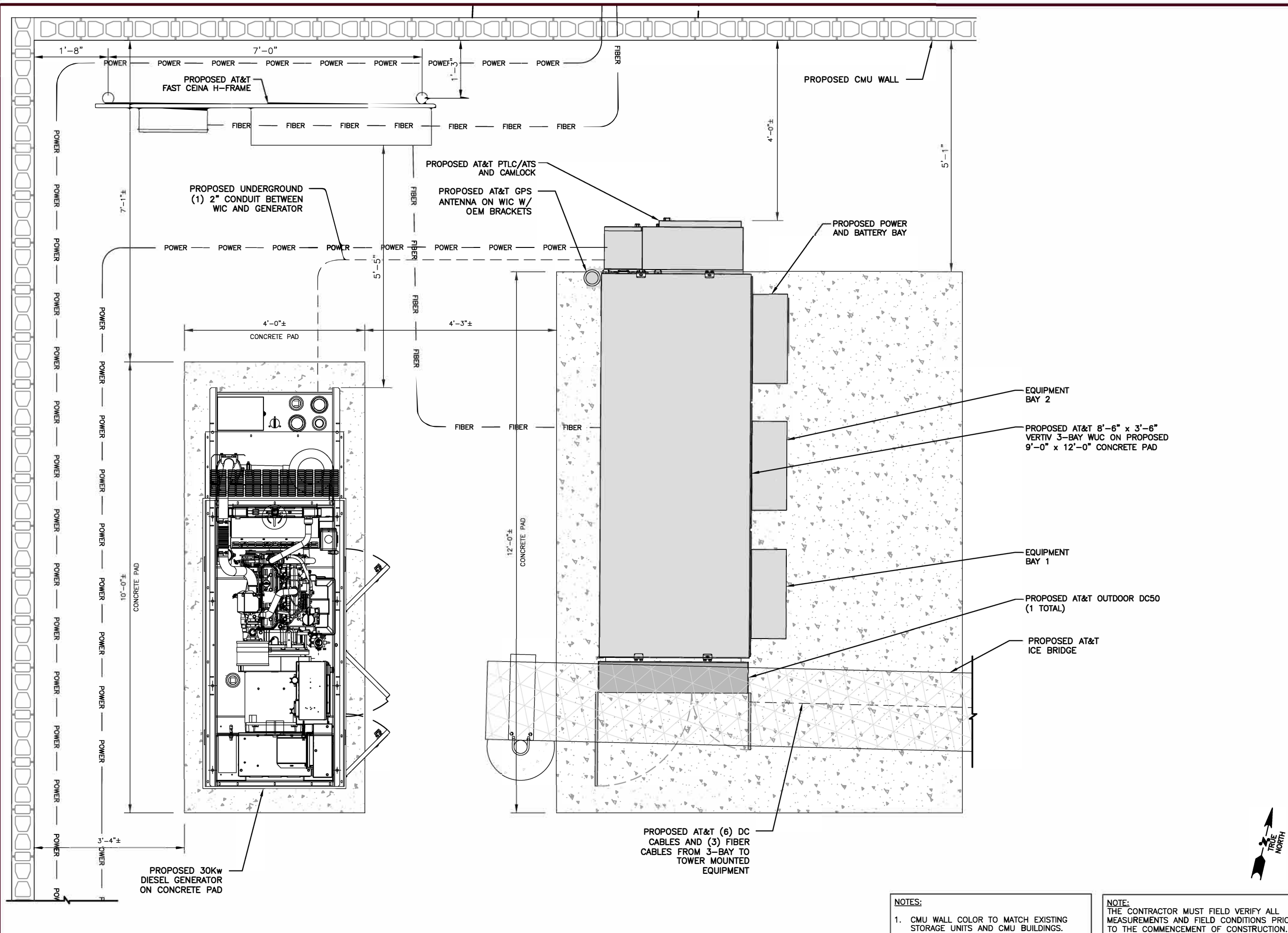
SITE ID: UTL04090
FA#: 15705693
SITE ADDRESS:
9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005
UTAH COUNTY

SHEET DESCRIPTION
ENLARGED SITE PLAN

SHEET NO.
Z-2

NOTES:
CMU WALL COLOR TO MATCH EXISTING STORAGE UNITS AND CMU BUILDINGS.

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



PROPOSED EQUIPMENT LAYOUT

NOTES:
1. CMU WALL COLOR TO MATCH EXISTING STORAGE UNITS AND CMU BUILDINGS.

NOTE:
THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



AT&T
7670 S CHESTER ST.
CENTENNIAL, CO 80112



smartlink
10 CHURCH CIRCLE,
ANNAPOLIS, MD 21401



Trylon
1825 W. WALNUT HILL LANE, SUITE 120
IRVING, TEXAS 75038
1-855-669-5421

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS			
REV	DATE	DESCRIPTION	BY
A	03/28/22	90% ZD	MVF
B	04/04/22	90% ZD	NPS
0	04/18/22	100% ZD	VAS
1	10/24/24	100% ZD	GWA
2	11/05/24	100% ZD	DAB



SITE INFORMATION

SITE NAME:
MEADOW_RANCH
LTE XC

SITE ID: UTL04090
FA#: 15705693

SITE ADDRESS:
9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005
UTAH COUNTY

SHEET DESCRIPTION

EQUIPMENT LAYOUT

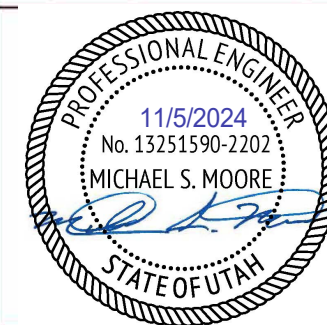
SHEET NO.

Z-3

DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE
PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	03/28/22	90% ZD	MVF
B	04/04/22	90% ZD	NPS
0	04/18/22	100% ZD	VAS
1	10/24/24	100% ZD	GWA
2	11/05/24	100% ZD	DAB



SITE INFORMATION

SITE NAME:

MEADOW_RANCH

LTE XC

SITE ID: UTL04090

FA#: 15705693

SITE ADDRESS:

9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005

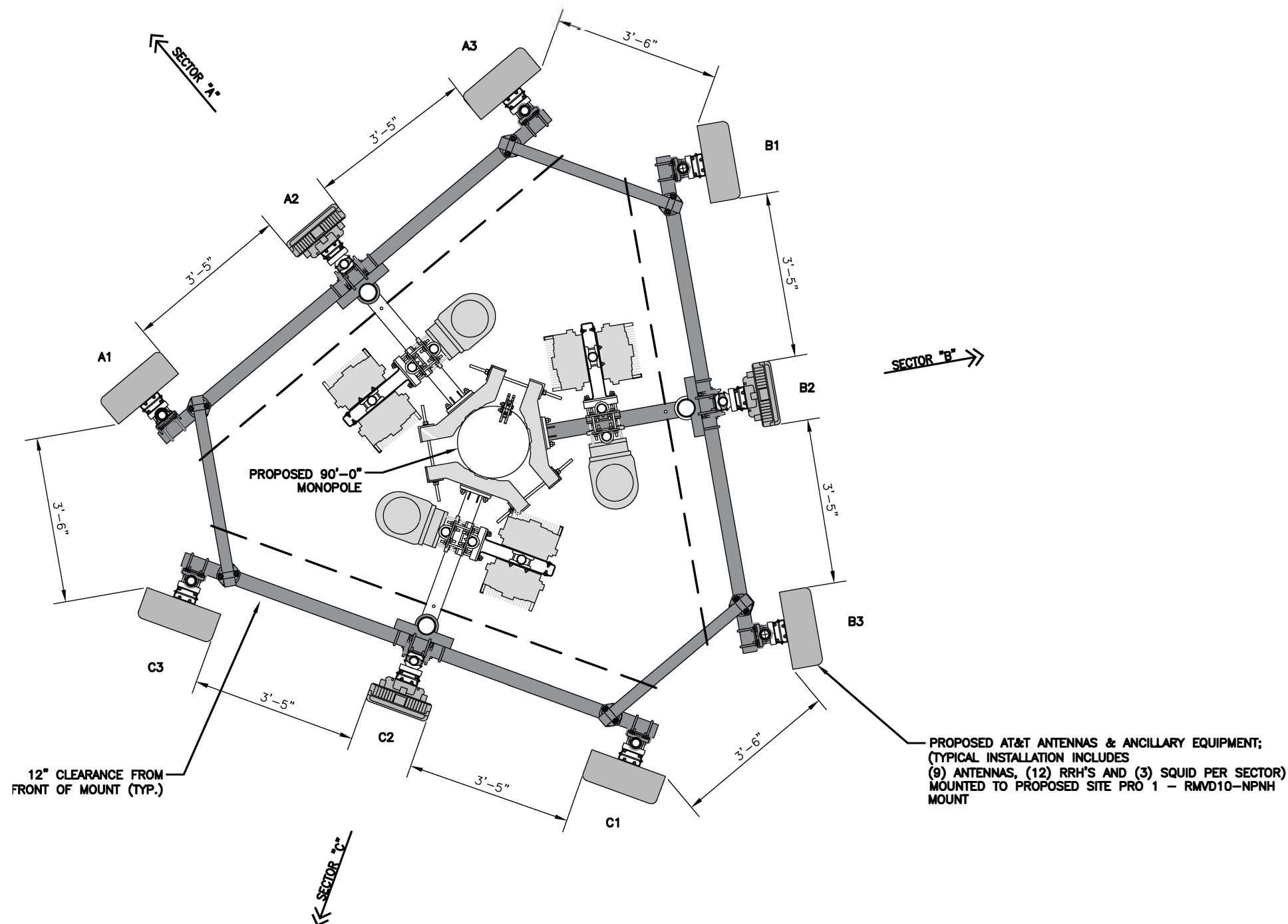
UTAH COUNTY

SHEET DESCRIPTION

ANTENNA LAYOUT

SHEET NO.

Z-4



Past approved plans had 10' lighting rod.

South elevation is most visible; show.

Color? Wall details?
Plain? Split face?

NOTES:
MONOPOLE COLOR TO BE APPROVED BY THE CITY.



DRAWING SCALES ARE INTENDED FOR 11"x17" SIZE PRINTED MEDIA ONLY.

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	03/28/22	90% ZD	MVF
B	04/04/22	90% ZD	NPS
0	04/18/22	100% ZD	VAS
1	10/24/24	100% ZD	GWA
2	11/05/24	100% ZD	DAB



SITE INFORMATION

SITE NAME:

MEADOW_RANCH

LTE XC

SITE ID: UTL04090

FA#: 15705693

SITE ADDRESS:

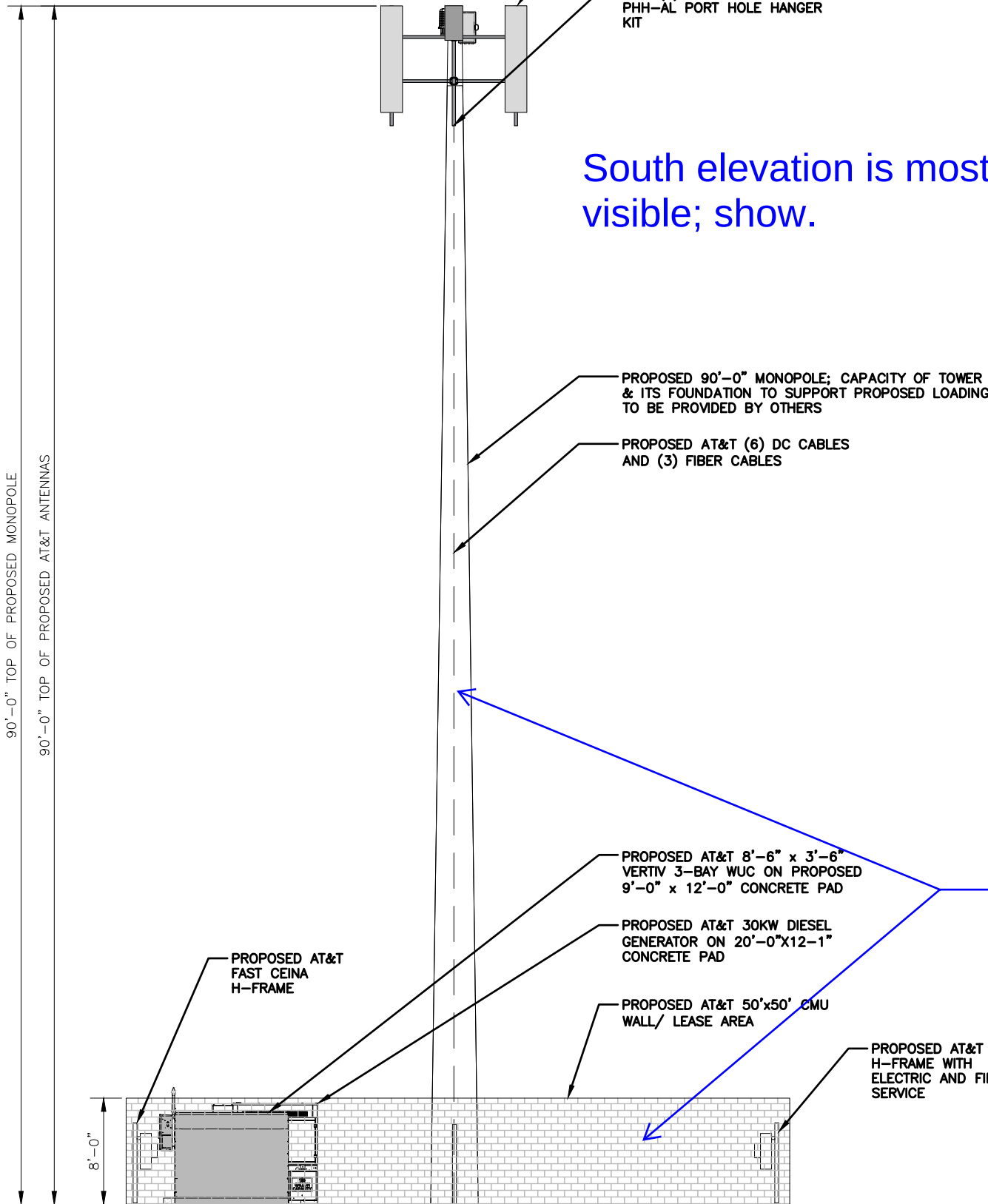
9469 N. MT AIREY DR
EAGLE MOUNTAIN, UT 84005
UTAH COUNTY

SHEET DESCRIPTION

TOWER ELEVATIONS

SHEET NO.

Z-5



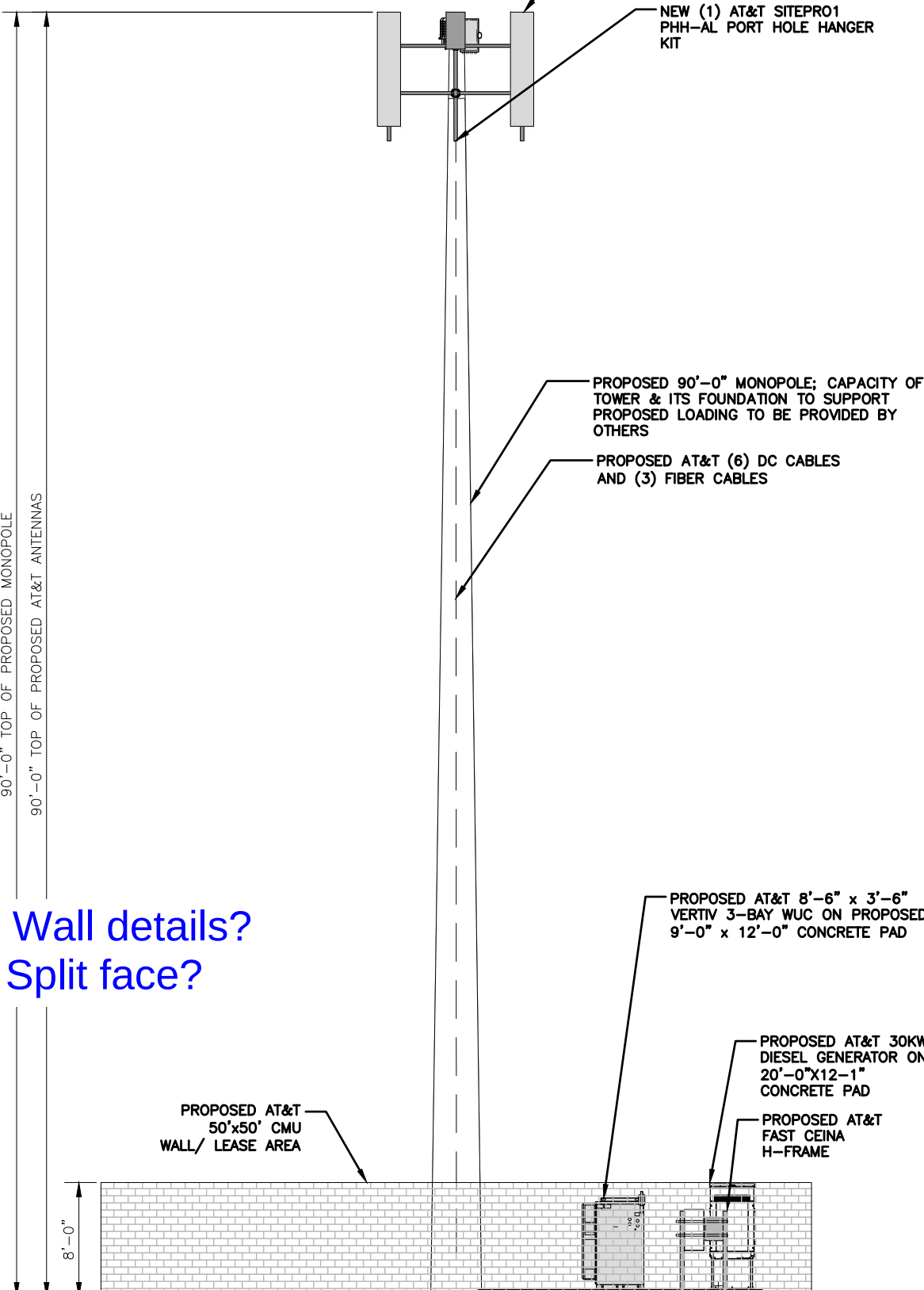
PROPOSED WEST ELEVATION

0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

1

PROPOSED NORTH ELEVATION



0 3' 6' 12'

SCALE: 3/32"=1'-0" (11x17)
(OR) 3/16"=1'-0" (22x34)

2



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	EMMC 17.75.075 Outdoor Storage of Recreational Vehicles and Trailers
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Code amendment to adopt Special Use standards for the land use category: "Outdoor Storage of Recreational Vehicles and Trailers".

BACKGROUND:

EMMC lists Outdoor Storage of Recreational Vehicles and Trailers as a Special Use in Chapter 17.38.020 (Commercial Storage zone). Additional standards to regulate various special uses are contained in Chapter 17.75. However, there are no adopted standards in Chapter 17.75 for Outdoor Storage of Recreational Vehicles and Trailers. A recent site plan was approved by the City which brought this to the attention of staff.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the proposed Code amendment.

ATTACHMENTS:

1. EMMC 17.75.082 Outdoor Storage of Recreational Vehicles and Trailers

17.75.075 Outdoor Storage of Recreational Vehicles and Trailers

Outdoor storage of Recreational Vehicles and Trailers is permitted as a Special Use only where:

A. Nuisance. The use will not be a nuisance to residences and other surrounding properties.

B. Screening. A fence or wall of durable materials shall be at least eight (8) feet high and no more than ten (10) feet but may be shorter if built upon a permanent landscape berm and the combined height of the berm and fence or wall is at least eight (8) feet from the grade of the adjacent property, or the nearest right-of-way line. Gates shall be solid metal, metal picket, or similar; chain link is not permitted.

C. Vehicles. Storage of salvaged or dismantled recreational vehicles or trailers is not permitted on the site.

D. Storage Area. The recreational vehicle or trailer storage area shall be graded and paved with asphalt or concrete surfacing to ensure that all surface water generated from the site shall be retained on site and to prohibit percolation of surface water and volatile organic compounds from stored vehicles.

E. Sales. Sale or advertising the sale of recreational vehicles or trailers is not permitted.



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	EMMC Communication Facilities and Towers
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the proposed Code amendment as it relates to Communication Facilities and Towers

BACKGROUND:

EMMC contains multiple names for the same use. This Code amendment aligns those uses to have the same verbiage. An amendment to permit such use in the Industrial zone is also included.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the proposed Code amendment as it relates to Communication Facilities and Towers.

ATTACHMENTS:

1. Communication Facilities and Towers

17.10.030 Definitions

~~“Communication facility” means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.~~ Facilities and Towers” means a freestanding facility, building, pole, tower, or structure used to provide only wireless telecommunications services and which consists of, without limitation, antennae, equipment and storage and other accessory structure used to provide wireless telecommunication services.

17.20.020 Land Use Table (Agriculture)

Non-Agricultural Type Uses:	
Radio, Microwave or Transmission Tower <u>Communication Facilities and Towers</u>	S

17.25.030 Land Use Table (Residential)

Land Use	RA1	RA2	RD1	RD2	FR	R1	R2	R3	RC	MF1	MF2
Radio, Microwave, or Other Transmission Towers <u>Communication Facilities and Towers</u>	S	S	S	S	S	S	S	S	S	S	S

17.40.020 Land use table (Industrial)

<u>Communication Facilities and Towers</u>	<u>S</u>
--	----------



**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Les Schwab rezone from Commercial Neighborhood to Commercial Community.
ITEM TYPE:	Rezone
FISCAL IMPACT:	n/a
APPLICANT:	Les Schwab

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Community Commercial / Commercial Neighborhood.	1.34

PUBLIC HEARING

Yes

PREPARED BY

David Stroud, Senior Planner

PRESENTED BY

David Stroud

RECOMMENDATION:

Staff recommends the Planning Commission discuss the proposed rezone and forward a recommendation to the City Council.

BACKGROUND:

The subject property is located at the southeast corner of the intersection of Ranches Parkway and SR73. The current zone is Commercial Neighborhood which does not permit auto related uses. The applicant request the Commercial Community zone to permit the construction of a Les Schwab tire center.

ITEMS FOR CONSIDERATION:

A previous request to locate an auto dealership on this lot was reviewed by the City Council as a concept plan. Subsequent to that time, the property was rezoned to the Commercial Neighborhood zone. The current zone permits small scale commercial development and does not permit auto dealerships or auto repair related uses.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission shall make a recommendation to the City Council regarding the rezone request.

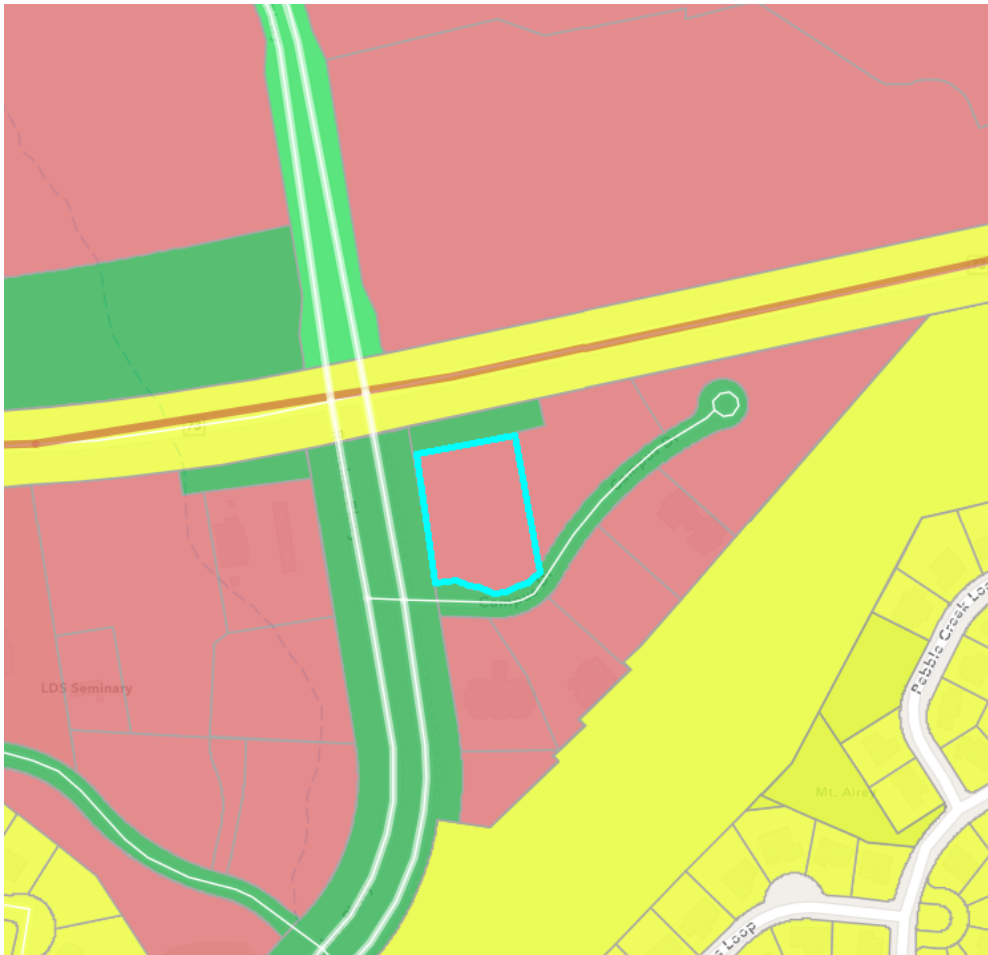
ATTACHMENTS:

1. Les Schwab rezone map

General Plan -
Community
Commercial



Zoning - Commercial
Neighborhood to
Commercial
Community





**EAGLE MOUNTAIN CITY
PLANNING COMMISSION MEETING
JANUARY 14, 2025**

TITLE:	Water Rights Dedication Municipal Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	n/a
APPLICANT:	City - initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
n/a	n/a

PUBLIC HEARING

Yes

PREPARED BY

Marcus Draper, City Attorney

PRESENTED BY

Marcus Draper

RECOMMENDATION:

That the Planning Commission forward a positive recommendation pertaining to the proposed code amendment(s).

BACKGROUND:

The City is currently auditing the amount of water remaining in its contracts with Central Utah Water Conservancy District. Right now, the City allows developers to meet their water rights dedication requirements by reserving CUWCD water. This code amendment would limit future use of the CUWCD water to non-residential development. There are also a few additions to the Concept Plan chapter requiring additional submissions during the application process.

ITEMS FOR CONSIDERATION:

The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:

n/a

ATTACHMENTS:

1. Water Rights dedication changes

16.10.040 Application.

Property owners or their duly authorized agent shall make application for a master development to the planning department. A complete master development application includes the application form, all elements listed in this section below, and the application fee. Incomplete applications shall not be processed.

A. Supporting Materials. All master development applications shall contain, at a minimum, the following information:

1. Legal Description. A legal description of the property.
2. Vicinity Map. A vicinity map showing the approximate location of the subject property with relation to the other major areas of the city.
3. Traffic Plan. A plan showing the primary street layout, street construction phasing, and detailed traffic study prepared by a traffic engineer. Roadways included in the city's current transportation plan within one-quarter mile of the project as well as within the project must be included in the traffic plan.
4. Fee. The application fee required by the current consolidated fee schedule approved by the city council and public notice fee (to be calculated and paid prior to the first public meeting).
5. Project Team. A list of project team members including licensed professionals (engineers, landscape architects, etc.) directly involved in the project that shall be available during presentations to the planning commission and city council.
6. Water Rights. A list of any and all water rights which may be appurtenant to or used upon and in connection with the property to be developed.

B. Land Use Plan. Master development applications shall include a land use plan that identifies the following:

1. Existing Conditions. A map showing the current zoning designations, including all existing zoning and zoning overlay districts on the property along with existing physical characteristics of the site, including waterways, natural washes, historical sites and features, areas with greater than 25 percent slopes, geological information, fault lines, general soil data, and contour data at two-foot intervals.
2. Compatibility Statement. A statement explaining how the proposed development is compatible with surrounding land uses and other areas of the city and how internal compatibility will be maintained.
3. Environmental Impact Report. An environmental impact report detailing potential impacts of the proposal on existing vegetation and wildlife, watercourses, sources of water, waste generation, noise, etc. Sensitive lands, historical sites, and endangered plants should be identified.
4. Proposed Land Use and Zoning Map. A map with details of the proposed development indicating the:
 - a. General development pattern. Phasing shall generally begin near existing roads and infrastructure and then move towards undeveloped areas;
 - b. Land uses. This shall include roads, water retention/detention, open spaces, parks and recreation, and trails;
 - c. Proposed zoning districts. All proposed zoning districts shall be identified on a project map. The zoning districts are not required to be in a grid/box format and are encouraged to follow natural contours and progression of development transitioning according to Chapter 17.60 EMMC; and
 - d. Any other important elements of the project.
5. Parks, Open Space, and Trails Plan. A plan indicating how the proposed master development will comply with the city's current parks, trails, and open space master plan. If any parks, open space, and/or trails will be developed in phases, the proposed phasing shall be outlined.

C. Utility Plans. Master development applications shall include the following utility plans:

1. Grading, Drainage, and Erosion Plan. A grading, drainage, and erosion plan showing roadways, drainage ways, vegetation, and hydrological conditions of a 10-year, 24-hour event and a 100-year, 24-hour event.

a. The major basin descriptions referencing all major drainage reports such as FEMA, major drainage planning reports, or flood insurance maps and the basin characteristics and planned land uses.

b. The subbasin description showing the historical drainage pattern and off-site drainage patterns both upstream and downstream of the property.

c. A description of how the proposed system conforms to existing drainage patterns and how off-site upstream drainage will be collected to protect development.

d. The water quality evaluation showing the water quality shall not be degraded from existing storm water quality, including how solids are collected and not allowed to be discharged into downstream waters and how oils, greases, and other pollutants are separated from storm water.

2. Infrastructure Map. A map showing the existing and proposed infrastructure, including roadways, utility locations and capabilities, and the estimated impacts of the master development on all public utilities, including potable water, irrigation water, wastewater, transportation, fire protection, and solid waste.

D. Infrastructure Funding Analysis. An infrastructure financing report describing in reasonable planning-level detail the cost of all infrastructure required to serve the area of the proposed development. Engineering estimates of construction costs, based upon recent expenses incurred for similar facilities in the area, may be used. The financial element may suggest the use of special improvement districts with privately funded reserve funds or the use of other financial methods requiring the cooperation of the city or the use of public finance authorization legally and practically available to the city. The plan shall include the use of property collateral of the development applicant to assure the city that the proposal will not unduly burden the city, adjoining property owners who will not voluntarily participate in the project, or other property owners in the city. The plan must show that the required infrastructure can be provided by the applicant or jointly by the city and the applicant using the funding provided by the applicant sponsored by publicly authorized financial methods proposed in the plan.

16.10.070 Criteria for approval of MDPs.

A master development application shall be evaluated using the following criteria. The planning commission and city council will determine compliance with these criteria:

A. General Criteria.

1. Slope. Is the slope of each area designated for development suitable for the intended development? Does the application restrict development from areas with a slope greater than 25 percent?

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?

3. Storm Water Runoff. Does the application include development methods that will not accelerate runoff and erosion in a way that would have adverse downslope or downstream impacts?

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridgeline protections as provided in Chapter 17.62 EMMC, where applicable?

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?

6. Soil Characteristics. Is the soil in each area designated for development generally suitable for that development? Soil characteristics that shall be considered in answering this question include depth to rock, depth to water table, texture, permeability, expansiveness, corrosivity, and runoff potential. The suitability

tables found in the Soil Survey of the Fairfield-Nephi Area, Utah, parts of Juab, Sanpete, and Utah Counties issued by the USDA Soil Conservation Service may be used in answering this question.

B. Criteria Related to Infrastructure.

1. Utilities. Can the proposed development be adequately served by existing and proposed utilities for the project area?
2. Streets. Does the street plan comply with the transportation master plan? Can the proposed development be adequately served by the city's transportation master plan and the project's proposed local streets?
3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that substantiates the ability of the applicant to convey water rights to the city ~~based on~~ **sufficient to meet** the development need, including both the building lots and common improved open space?

C. Criteria Related to Compatibility.

1. Compatible Development – Adjacent Parcels. Will the proposed development be reasonably compatible with existing or vested uses on adjoining lands? Is the proposed plan consistent with the city's future land use map or requested amendment? The answer to these questions may be based on the standards established in EMMC 17.60.150 and 17.60.160.
2. Compatible Zones and Transitions – Internal Parcels. Will the proposed zones and residential lot size transitions be reasonably compatible with each other in accordance with EMMC 17.60.150 and 17.60.160? Does the placement of proposed uses help buffer potentially incompatible uses from one another?

D. Criteria Related to Design.

1. Open Space.
 - a. Does the proposed development include the improved open space required by this title?
 - b. Does the proposed pattern of development attempt to make effective use of the open space?
 - c. Does the development incorporate trails, parks, and other open spaces included in the city's parks, trails, and open space master plan?
 - d. Does the plan attempt to combine open spaces into larger, more usable parks and open spaces?
2. Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?

16.15.040 Application.

Property owners or their duly authorized agents shall make application for a concept plan on forms prepared by the planning director. No concept plan application shall be processed without the submission of the application, all the supporting materials as required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstances.

A. Supporting Materials. The following materials must be submitted with any application for a concept plan. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.

1. Concept Plan. The proposed concept plan, drawn to a scale of not more than one inch equals 100 feet, showing the following:
 - a. Property boundary with dimensions.
 - b. Ownership of all adjacent tracts of land.

- c. Locations and widths of existing and proposed streets.
- d. Configuration of proposed lots with minimum and average lot sizes.
- e. Approximate locations, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use.
- f. Those portions of property designated as floodplain and slopes in excess of 25 percent.
- g. Total acreage of the entire tract proposed for subdivision.
- h. General topography.
- i. North arrow, scale, and date of drawing.
- j. Traffic circulation plan.
- k. Utility infrastructure plan.
- l. Sourcing of any and all water rights which may be appurtenant to or used upon and in connection with the property proposed to be developed.

B. Fee. The processing fee required by the current consolidated fee schedule approved by the city council.

16.35.040 Potable water.

All proposed developments shall be reviewed by the city engineer and city attorney for compliance with the drinking water source protection plan approved by the city and approved by the Utah Drinking Water Division in compliance with the Utah Safe Drinking Water Act and all applicable federal law.

A. Connection to City Water System. All permanent buildings constructed in the city intended for human occupancy or commercial use, using potable water, shall be connected to the city water system after the date of the adoption of the ordinance codified in this title, unless an existing home as of the date of enactment of the ordinance codified in this title is connected to an individual well approved by the state of Utah. An exception may be granted by the city council upon recommendation by the public works board to allow property owners to have water service by private wells when it is not feasible to connect to the city's water system.

B. Developer's Responsibilities. Developments shall be connected to the city's water system at the developer's expense. This includes water rights, costs of the service connection and meter for each lot or building, and the costs of extending mains, valves, fire hydrants, and any other improvement, including storage, pressure regulation, etc., needed to bring water service to the site. Ownership of the water system shall be dedicated to the city. Each individual property owner shall be responsible for the maintenance and operation of the individual service lateral connected to the main water line from the point of the meter to the building served by the service lateral. The city may choose to share in the costs of extending mains, constructing storage, or other improvements needed to provide capacity for future development but is not obligated to do so. Potable water service is a required improvement, subject to the provisions of this title.

C. Residential Water Rights. Table 16.35.130(a), Residential Water Right Requirements, is provided in this chapter for convenience. It defines the amount of water rights that shall be dedicated to the city for detached single-family residential uses. The engineer shall calculate water rights for other uses including commercial, multifamily residential, industrial and recreational uses after a site-specific analysis is performed for the proposed use. Water rights to service detached single-family dwellings and multifamily residential uses shall be dedicated to the city ~~or sufficient water shall be purchased from the city~~ prior to the recordation of the subdivision. Water rights to service commercial uses, ~~multifamily residential uses,~~ industrial and recreational uses shall be dedicated to the city or sufficient water shall be purchased from the city prior to the issuance of the building permit.