



EAGLE MOUNTAIN CITY COUNCIL MEETING

December 1, 2020, 4:00 PM

Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION - VIA LIFESIZE ELECTRONIC MEETING

Proposed interim adjustments to procedures relating to Council Work Sessions and Policy Meetings.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically via Lifesize electronic meeting through Granicus at

<https://eaglemountaincity.com/cityrecorder/citymeetingsportal#meetingdocs>.

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

1.A PRESENTATION - Barr Engineering Water and Re-Use Optimization study

1.B DISCUSSION - Land Use Regulations Amendment Process

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION - VIA LIFESIZE ELECTRONIC MEETING

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

9. APPOINTMENTS

9.A Planning Commission

1. Jeremy Bergener - Three-year Term
2. Matt Everett - Three-year Term
3. Chris Pengra - Three-year Term

CONSENT AGENDA

10. AGREEMENTS

- 10.A [Fieldstone Brylee Farms, LLC, Water Impact Fee Reimbursement Agreement](#)
[Brylee Farms Reimbursement Agreement](#)

11. BID AWARDS

- 11.A [Master Transportation Plan Bid Award - Horrocks Engineers](#)

12. BOND RELEASES

- 12.A Eagle Heights Village, Plat 1 - Into Warranty
[Eagle Heights Village Plat 1 Bond Release Letter](#)
[Eagle Heights Village Plat 1 Recorded Plat](#)
- 12.B Scenic Mountain Phase A, Plat 4 - Into Warranty
[Scenic Mountain Phase A, Plat 4 Bond Release Letter](#)
[Scenic Mountain Phase A, Plat 4 Recorded Plat](#)
- 12.C Cedar Corners Phase A, Plat 3 - Out of Warranty
[Cedar Corners Phase A, Plat 3 Bond Release Letter](#)
[Cedar Corners Phase A, Plat 3 Recorded Plat](#)
- 12.D Cedar Corners Phase A, Plat 4 - Out of Warranty
[Cedar Corners Phase A, Plat 4 Bond Release Letter](#)
[Cedar Corners Phase A, Plat 4 Recorded Plat](#)
- 12.E Evans Ranch Plat E-1 - Out of Warranty
[Evans Ranch Plat E-1 Bond Release Letter](#)
[Evans Ranch Plat E-1 Recorded Plat](#)

- 12.F Evans Ranch Plat I-1 - Out of Warranty
 [Evans Ranch Plat I-1 Bond Release Letter](#)
 [Evans Ranch Plat I-1 Recorded Plat](#)
- 12.G Evans Ranch Plat J-1 - Out of Warranty
 [Evans Ranch Plat J-1 Bond Release Letter](#)
 [Evans Ranch Plat J-1 Recorded Plat](#)
- 12.H Glenmar Ranches Phase B, Plat 1 - Out of Warranty
 [Glenmar Ranches Phase B, Plat 1 Bond Release Letter](#)
 [Glenmar Ranches Phase B, Plat 1 Recorded Plat](#)

13. CHANGE ORDER

- 13.A [Airport Road Alignment and Design Change Order #1 - Civil Science](#)

14. 2021 MEETING SCHEDULE

- 14.A City Council Meeting Schedule
 [2021 City Council Schedule - Draft](#)

SCHEDULED ITEMS

15. ORDINANCES/PUBLIC HEARINGS

- 15.A [ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Titles 7, 16, and 17.](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The proposed ordinance amends the municipal development code for EMMC "Title 7 Parks, Trails and Special Events;" "Title 16 Subdivisions;" and "Title 17 Zoning" in order to remove references to "tier" and "base/bonus density." These phrases related to EMMC 17.30 Residential Zone Bonus Density Entitlements which was repealed by ordinance of the City Council in 2019.

[Removal of Bonus-Tier Language - PROPOSED](#)
[ORD--EMMC Titles 7, 16, & 17 - Tier and Bonus Density](#)

16. RESOLUTIONS

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement for the Marketplace at Eagle Mountain Town Center.](#)

BACKGROUND: *(Presented by Assistant City Administrator/Community Development Director Steve Mumford)* The proposed resolution approves the Marketplace at Eagle Mountain Town Center Development Agreement, which documents the terms of the

development. The 39-acre parcel is located on the north west corner of Eagle Mountain Boulevard and Pony Express Parkway.

[Marketplace Dev Agreement Draft 11-23-20](#)

[Marketplace Dev Agreement Exhibits](#)

[RES--Marketplace at Eagle Mountain Town Center MDA](#)

17. PRELIMINARY PLATS & SITE PLANS

17.A [MOTION - Silver Fox Cascade Master Site Plan.](#)

BACKGROUND: *(Presented by Planner I Jessa Porter)* The application is for a commercial master site plan on 6.3 acres of land to create four development parcels in the preliminary plat, establish the landscaping and site plan requirements for the master site, and approval of the site plan on Lot 1 for Cascade Collision Auto Repair with a two-story building (~19,000 sf) and associated parking. The property is located at the southwest corner of E Pony Express Parkway & N Porter's Crossing Parkway.

[Master Site Plan](#)

[Landscape Plan](#)

[Preliminary Plat](#)

[Building Elevations](#)

[Photometric Plan](#)

[Cascade Collision Drainage Report](#)

[Cascade Collision Traffic Study](#)

[Geotechnical Study](#)

[Orem Facility Photos](#)

17.B [MOTION - Brylee Farms Open Space & Amenities \(Preliminary Plat Amendment\).](#)

BACKGROUND: *(Presented by Long-Range Planning Manager Pete Kane)* The application is for a preliminary plat amendment for Brylee Farms (Estates) to amend the planned open space and amenities. The project (~45 acres) is located at the northwest corner of N Eagle Mountain Boulevard and E Aviator Avenue.

[Amendment Request Letter](#)

[Brylee Farms Open Space & Amenities - PROPOSED](#)

[Brylee Farms Approved Preliminary Plats](#)

18. CITY COUNCIL/MAYOR'S BUSINESS

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

19. CITY COUNCIL BOARD LIAISON REPORTS

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

20. COMMUNICATION ITEMS

20.A Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

21. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

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

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this 24th of November, 2020, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	Fieldstone Brylee Farms, LLC, Water Impact Fee Reimbursement Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	\$55,887		
APPLICANT:	Fieldstone Brylee Farms, LLC		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Admin

PRESENTED BY:

City Attorney Jeremy Cook

RECOMMENDATION:

Staff recommends that the City Council approve a reimbursement agreement for Field Stone Brylee Farms, LLC, for the upsizing of certain water lines located along Eagle Mountain Boulevard and Aviator Avenue.

BACKGROUND:

The proposed agreement is between Eagle Mountain City and Fieldstone Brylee Farms, LLC, for the reimbursement of costs associated with the upsizing of water lines along Eagle Mountain Boulevard and Aviator Avenue. The upsizing of the water improvements are considered system improvements and as such, are reimbursable to the developer. The agreement documents the terms of the reimbursement.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

**REIMBURSEMENT AGREEMENT
FOR FIELDSTONE BRYLEE FARMS, LLC
(Brylee Estates Water System Improvements)**

This Reimbursement Agreement (this “**Agreement**”) is entered into as of the date last executed below by and among **Eagle Mountain City**, a municipal corporation of the State of Utah (the “**City**”) and **Fieldstone Brylee Farms, LLC**, a Utah limited liability company (“**Developer**”). City and Developer are collectively referred to herein as the “Parties.”

RECITALS

A. Developer is the developer of the Brylee Farms project in Eagle Mountain City, Utah (the “**Project**”).

B. In connection with the Project, Developer has constructed and dedicate to the City water system improvements including upsizing of water lines in Eagle Mountain Boulevard and Aviator Avenue as itemized in Exhibit “A” (the “**Water Improvements**”).

C. The Parties agree that the upsizing of the Water Improvements are “*System Improvements*,” as defined under Utah law. Accordingly, Developer is entitled to reimbursement from the City for the costs of the Water Improvements.

D. It is the intent of the Parties that the City will reimburse Developer for costs associated with the Water Improvements on the terms and conditions set forth herein.

AGREEMENT

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

1. Recitals. The above stated Recitals are incorporated herein as part of this Agreement.
2. IFFP Plan. To the extent necessary, the City will amend and update its Impact Fee Facilities Plan to include the Water Improvements.
3. Construction and Approval of the Water Improvements. Developer has or will complete the installation of the Water Improvements at Developer’s sole cost by a qualified, licensed contractor acceptable to the City. Developer acknowledges that installation of the Water Improvements is a condition of development approval. Developer will warranty the Water Improvements in accordance with the City’s standard warranty requirements for infrastructure improvements.
4. Reimbursable Costs. The Parties agree that the total reimbursable costs to design, construct, bond for, and install the Water Improvements shall not exceed the actual out-of-pocket costs incurred by Developer to complete the Water Improvements. Subject to the foregoing, the City has reviewed and approved the bids and estimated material costs for the Water Improvements,

which are attached hereto as Exhibit "A." The total estimated cost of the Water Improvements is **\$55,887.00** (the "**Reimbursable Costs**").

5. Representations of Developer. Developer represents and warrants to the City the following: (a) all Reimbursable Costs were procured through arms-length transactions; (b) Developer, or its principals or affiliates, do not own or have any interest in any of the contractors, engineering firms, or other individuals or entities that provided any services or materials that are included in the invoice; (c) to the best of Developer's knowledge, the invoices are true and accurate invoices for the actual cost of the Water Improvements; (d) Developer has not requested or been provided any kickbacks or reimbursements in exchange for Developer accepting or agreeing to the invoices; (e) if the contractor(s) or entities providing materials or services reflected in the invoice provide other materials or services to Developer (or its principals or affiliates), Developer has not requested or been provided any discount on other materials or services in exchange for Developer utilizing the contractor or entity for the Water Improvements; and (f) the Reimbursable Costs do not include any administrative fees, construction management fees, insurance costs, licensing fees or attorney fees for Developer or its principals or affiliates. If Developer breaches any of the representations or warranties in this paragraph 5, in addition to all other remedies available to the City, City shall be entitled to terminate any future payments under this Agreement and recover from Developer any and all payments previously made to Developer under this Agreement.

6. Reimbursement Payments. The total amount of the Reimbursable Costs will be reimbursed by the City. The City shall collect water impact fees from all service areas that benefit from the Water Improvements and make cash reimbursement payments to Developer on a quarterly basis from the available funds so collected by the City. No interest will accrue on the amounts to be reimbursed to Developer. Reimbursement payments will be made by the City to Developer until Developer has been reimbursed in full (without interest).

7. No Impact Fee Credits. For clarification, Developer will not receive any impact fee credits. If Developer or its affiliated entities construct residential dwelling units or other structures for which water impact fees are ordinarily paid, they shall pay such impact fees according to the City's standard fee schedule.

8. Changes in Impact Fee Regulations / Alternative Collection. Developer acknowledges and agrees that the City's obligation to reimburse Developer under this Agreement is based on the City's ability to collect impact fees from developments in the City in accordance with the Utah Impact Fees Act (Utah Code Ann. § 11-36a-101, *et seq.*) (the "**Act**"), and that changes to the Act or challenges to the City's Impact Fee Facilities Plan or Impact Fee Analysis may limit the ability of the City to collect impact fees to reimburse developer under this Agreement or require the City to amend the collection and reimbursement methodology in this Agreement. Subject to the foregoing, the City shall make all reasonable efforts to impose and collect water impact fees to fully reimburse the Developer for the full reimbursement amount in a timely manner.

9. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES,

INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10. Cooperation and Noninterference. In consideration for the City entering into this Agreement, Developer agrees not to challenge, or to participate in any manner to any challenge, to the City's impact fees that relate to the Project, and shall cooperate with the City in the collection of all impact fees required by the applicable ordinances, provided that City does not adopt any future impact fees that designate only the Project as a "service area" pursuant to Utah Code Ann. 11-36a-102(19) (2020), as amended, or otherwise disproportionately imposes a higher impact fee on the Project than other similar developments.

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

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

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

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

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

e. Waiver of Breach. Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of, or consent to any subsequent breach of this Agreement.

f. Cumulative Remedies. The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of any other right, remedy or priority allowed by law.

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

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

i. Exhibits. All exhibits annexed to this Agreement are expressly made a part of this Agreement as though completely set forth herein. All references to this Agreement,

either in this Agreement itself or in any of such writings, shall be deemed to refer to and include this Agreement and all such exhibits and writings.

j. Recitals. All recitals are expressly made a part of this Agreement as though completely set forth in the body of this Agreement.

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

DATED this ____ day of _____, 2020.

EAGLE MOUNTAIN CITY

ATTEST:

Tom Westmoreland, Mayor

City Recorder

APPROVED AS TO FORM:

Jeremy R. Cook, City Attorney

DATED this ____ day of _____, 2020.

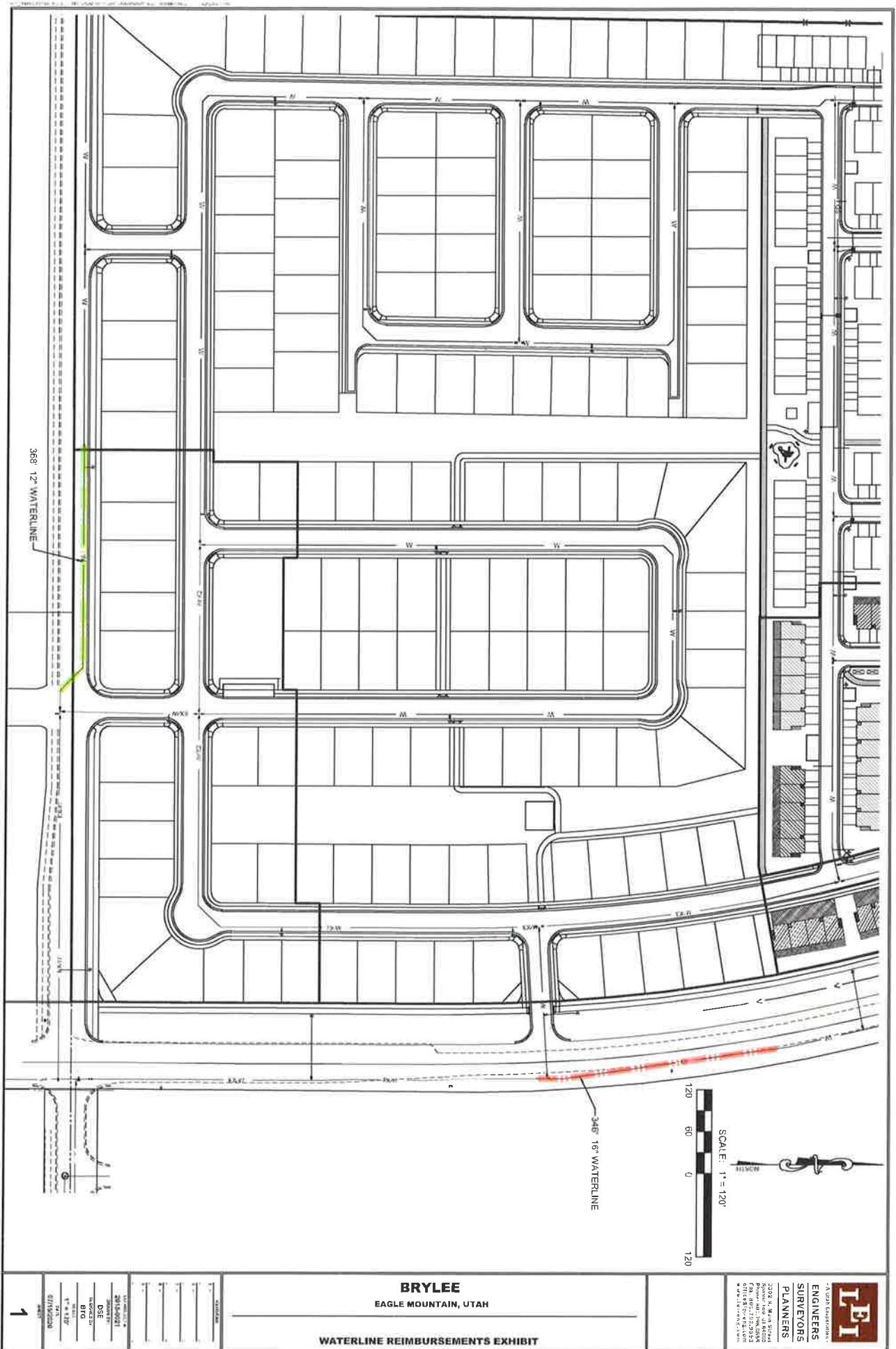
FIELDSTONE BRYLEE FARMS, LLC

By: _____

Print Name: _____

Title: _____

EXHIBIT “A”



Aviator Avenue Offsite Culinary Water System Upsize Costs

Description	Quantity	Unit	Unit Price	Total
12" C900 DR18	368	LF	44	\$ 16,192.00
10" C900 DR18	232	LF	32	\$ 7,424.00
				\$ 8,768.00
12" Tee	1	EA	3850	\$ 3,850.00
10" Tee	1	EA	1950	\$ 1,950.00
				\$ 1,900.00
12" Bend	2	EA	2750	\$ 5,500.00
10" Bend				\$ -
				\$ 5,500.00
Connect to Existing 12"	3	EA	4850	\$ 14,550.00
Connect to Existing 10"	2	EA	3500	\$ 7,000.00
				\$ 7,550.00
4" Blowoff	1	EA	4100	\$ 4,100.00
2" Blowoff	1	EA	1950	\$ 1,950.00
				\$ 2,150.00
			Total	\$ 25,868.00

Eagle Mountain Blvd Culinary Water Upsize Costs

Description	Quantity	Unit	Unit Price	Total
16" Ductile 8" C900	346	LF	\$ 68.50	\$ 23,701.00
	346	LF	\$ 24.50	\$ 8,477.00
				\$ 15,224.00
16" Butterfly 8" Butterfly	2	EA	\$ 4,865.00	\$ 9,730.00
	2	EA	\$ 1,725.00	\$ 3,450.00
				\$ 6,280.00
16" Tee 8" Tee	1	EA	\$ 5,200.00	\$ 5,200.00
	1	EA	\$ 1,850.00	\$ 1,850.00
				\$ 3,350.00
16" Main Loop 8" Main Loop	1	EA	\$ 10,850.00	\$ 10,850.00
	1	EA	\$ 5,685.00	\$ 5,685.00
				\$ 5,165.00
				\$ 30,019.00



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	Master Transportation Plan Bid Award - Horrocks Engineers		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$89,858.94		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve the Master Transportation Plan bid award to Horrocks in the amount of \$89,858.94.

BACKGROUND:

With the growth experienced by Eagle Mountain, the City needs to periodically update the Master Transportation Plan to ensure that rights of way will be preserved and the use as the backbone for Impact Fee Facilities Plan.

Eagle Mountain solicited proposals from qualified consultants to provide the City with an updated Master Transportation Plan. The City received two proposals, one from Horrocks Engineers and the other from a team comprised of Hales Engineering, Civil Science, and Parametrix. After an internal review, City staff recommends the proposal be awarded to Horrocks in the amount of \$80,858.94. The proposal from the other team was a remarkably similar cost of \$90,000.

Eagle Mountain has received a grant for the completion of this plan. Our costs will be \$25,000 with the remaining balance up to \$75,000 to be financed by UDOT through a Technical Assistance Fund.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



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

Tuesday, November 17, 2020

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

SUBJECT: Eagle Heights Village plat 1 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty (Nov 17, 2020 21:52 MST)

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

Cc: Fionnuala Kofoed, City Recorder



BOND RELEASE REQUEST LETTER
Eagle Heights Village plat 1 Bond

Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-8671

3rd Bond Release	
Original Bond Amount:	\$ 1,587,238.98
Previous Release Amount:	\$ 1,434,905.19
Amount to Release this Period:	\$ 8,039.34
Amount Remaining in Bond :	\$ 144,294.45

Bond Releases Summary	
#1	\$ 1,207,162.39
#2	\$ 227,742.80
#3	\$ 8,039.34
#4	\$ -
TOTAL	\$ 1,442,944.53

11/17/2020

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	QUANTITIES COMPLETED			MONIES RELEASED	
						Previous Period	This Period	% to date	This Period	To Date
1	SITE PREP.									
a	SWPPP	1	LS	\$5,000.00	\$5,000.00	1	0.01	100%	\$50.00	\$5,000.00
2	ROADWAY IMPROVEMENTS									
a	Asphalt	135928	SF	\$1.19	\$161,754.32	135,928	0	100%	\$0.00	\$161,754.32
b	Base	135928	SF	\$0.63	\$85,634.64	135,928	0	100%	\$0.00	\$85,634.64
c	Temp gravel road	2869	SF	\$1.03	\$2,955.07	2,840	28.69	100%	\$29.55	\$2,955.07
d	Asphalt walking path	7000	SF	\$2.54	\$17,780.00	6,930	70	100%	\$177.80	\$17,780.00
e	Sidewalk	36072	SF	\$4.95	\$178,556.40	35,711	360.72	100%	\$1,785.56	\$178,556.40
f	Curb & gutter	7451	LF	\$17.95	\$133,745.45	7,451	0	100%	\$0.00	\$133,745.45
g	Saw cut	170	LF	\$8.98	\$1,526.60	168	1.7	100%	\$15.27	\$1,526.60
h	Driveways	34830	SF	\$4.50	\$156,735.00	34,482	348.3	100%	\$1,567.35	\$156,735.00
i	Clear & grub	321711	LS	\$0.03	\$9,651.33	321,711	0	100%	\$0.00	\$9,651.33
3	CULINARY WATER									
a	10" culinary water c-900	81	LF	\$32.00	\$2,592.00	81	0	100%	\$0.00	\$2,592.00
b	10" tees, bends, valves	1	EA	\$9,822.00	\$9,822.00	1	0	100%	\$0.00	\$9,822.00
c	8" culinary water c-900	3300	LF	\$26.00	\$85,800.00	3,300	0	100%	\$0.00	\$85,800.00
d	8" tees, bends, valves	11	EA	\$432.00	\$4,752.00	11	0	100%	\$0.00	\$4,752.00
e	Fire Hydrant	9	EA	\$3,932.00	\$35,388.00	9	0	100%	\$0.00	\$35,388.00
f	3/4" water service	82	EA	\$1,280.00	\$104,960.00	82	0	100%	\$0.00	\$104,960.00
g	Connect to existing	1	EA	\$4,911.00	\$4,911.00	1	0	100%	\$0.00	\$4,911.00
4	STORM DRAIN									
a	12" storm drain pipe	528	LF	\$39.65	\$20,935.20	523	5.28	100%	\$209.35	\$20,935.20
b	15" storm drain pipe	321	LF	\$47.88	\$15,369.48	318	3.21	100%	\$153.69	\$15,369.48
c	10" PVC pipe	1021	LF	\$27.04	\$27,607.84	1,011	10.21	100%	\$276.08	\$27,607.84
d	Pond excavation	1	EA	\$2,563.00	\$2,563.00	1	0.01	100%	\$25.63	\$2,563.00
e	Catch basin 2x3	17	EA	\$3,029.00	\$51,493.00	17	0.17	100%	\$514.93	\$51,493.00
f	Yard box	12	EA	\$1,455.00	\$17,460.00	12	0.12	100%	\$174.60	\$17,460.00
g	Manhole	1	EA	\$3,971.00	\$3,971.00	1	0.01	100%	\$39.71	\$3,971.00
5	SEWER									
b	8" Sewer pipe	3911	LF	\$36.20	\$141,578.20	3,872	39.11	100%	\$1,415.78	\$141,578.20
c	4" sewer laterals	82	EA	\$1,065.00	\$87,330.00	81	0.82	100%	\$873.30	\$87,330.00
d	48" sewer manholes	13	EA	\$4,113.00	\$53,469.00	13	0.13	100%	\$534.69	\$53,469.00
e	60" sewer manholes	4	EA	\$4,901.00	\$19,604.00	4	0.04	100%	\$196.04	\$19,604.00
TOTAL CONSTRUCTION COST					\$1,442,944.53					
10% Bond Coverage					\$144,294.45					
TOTAL BOND AMOUNT:					\$1,587,238.98	Released this Period			\$8,039.34	

Chris Trusty
Chris Trusty (Nov 17, 2020 21:34 MST)

Christopher T. Trusty P.E.
Engineering Director

Nov 17, 2020

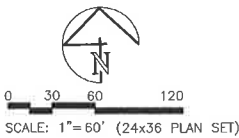
Date

Robert Ballif
Robert Ballif
Engineering Tech. 1

11/18/2020
Date

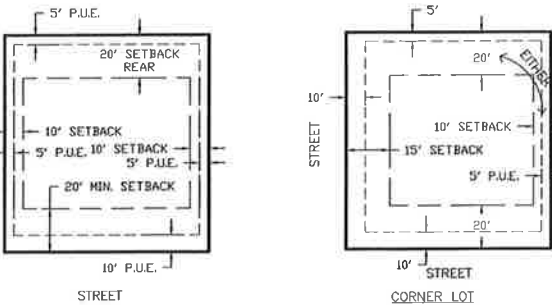
Chris Trusty

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.99	N02°06'42"E
L2	10.99	S01°48'09"W



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	60.92	710.00	6°31'49"	N03°33'21"E	80.88
C11	71.35	690.00	5°55'28"	S03°51'32"W	71.32
C12	51.78	2010.00	1°28'34"	N01°38'05"E	51.78
C13	23.56	15.00	90°00'00"	N42°53'18"W	21.21
C14	23.56	15.00	90°00'00"	S42°53'18"E	21.21
C15	35.92	700.00	2°56'25"	N01°45'39"E	35.92
C16	43.86	700.00	3°35'25"	N05°51'34"E	43.86
C17	72.38	700.00	5°55'28"	S03°51'32"W	72.35
C18	51.52	2000.00	1°28'34"	N01°38'05"E	51.52
C19	65.44	42.50	88°13'29"	S48°13'27"W	59.17
C20	23.55	15.00	90°20'11"	N45°10'05"E	21.28
C21	16.10	20.00	46°07'57"	N23°03'58"W	15.67
C22	23.18	15.00	88°32'02"	S45°03'12"W	20.94
C23	22.80	15.00	87°05'10"	N46°07'14"W	20.67
C24	8.53	1970.00	0°14'53"	N01°01'14"E	8.53
C25	42.23	1970.00	1°13'41"	N01°45'31"E	42.22
C26	23.56	15.00	90°00'00"	N47°06'42"E	21.21
C27	23.95	15.00	91°27'58"	N43°55'50"W	21.48
C28	23.10	15.00	88°13'29"	S48°13'27"W	20.88
C29	23.56	15.00	90°00'00"	S42°53'18"E	21.21
C30	23.56	15.00	90°00'00"	N42°53'18"W	21.21
C31	23.56	15.00	90°00'00"	N47°06'42"E	21.21
C32	24.03	15.00	91°46'31"	N43°46'33"W	21.54
C33	23.10	15.00	88°13'29"	S48°13'27"W	20.88
C34	23.56	15.00	90°00'00"	S42°53'18"E	21.21
C35	23.56	15.00	90°00'00"	S47°06'42"W	21.21
C36	8.09	15.00	30°53'49"	S74°12'54"E	7.99
C37	130.67	50.00	149°43'53"	S48°22'04"W	96.53
C38	8.01	15.00	30°36'35"	N13°11'35"W	7.92

TYPICAL LOTS



DOMINION ENERGY GAS COMPANY

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

Approved this 20 day of August, 2019. Dominion Energy Gas Company
By: Shirley E. Hodge Title: Proc. Con. Specialist

ROCKY MOUNTAIN POWER

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

Del Edwards 8/20/19
ROCKY MOUNTAIN POWER DATE

FIRSTDIGITAL TELECOM

Firstdigital Telecom, LLC certifies that it will provide telecommunications services to this subdivision.

Anthony Zapp 8/20/19
FIRSTDIGITAL TELECOM DATE

ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
allianceclogan@yahoo.com

TABULATIONS

TOTAL ACREAGE: 15.29 AC.
BUILDABLE ACREAGE: 8.81 AC.
TOTAL ACREAGE IN LOTS: 1.45 AC.
TOTAL IMPROVED OPEN SPACE: 9641 s.f.
AVERAGE LOT SIZE: 12623 s.f.
LARGEST LOT SIZE: 8347 s.f.
SMALLEST LOT SIZE: 2.62 LOTS/AC.
TOTAL # OF LOTS: 40

NOTES

- THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION ON THE SUBJECT PROPERTY. THE SURVEY WAS REQUESTED BY KIRT PETERSON.
- THE BASIS OF BEARING IS N 00°56'32" E BETWEEN THE SOUTH QUARTER CORNER AND NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASELINE AND MERIDIAN.

EAGLE MOUNTAIN CITY ENGINEER

APPROVED THIS 29th DAY OF AUGUST, A.D. 2019 BY THE CITY ENGINEER.

Chris Tuckey
EAGLE MOUNTAIN CITY ENGINEER

EAGLE MOUNTAIN CITY ATTORNEY

APPROVED THIS 20 DAY OF AUGUST, A.D. 2019 BY THE CITY ATTORNEY.

[Signature]
EAGLE MOUNTAIN CITY ATTORNEY

SURVEYORS SEAL



NOTARY PUBLIC SEAL



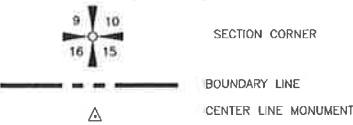
CITY ENGINEERS SEAL



CLERK-RECORDER SEAL



LEGEND



SURVEYOR'S CERTIFICATE

I, BRIAN G. LYON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 275617, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section 18, Township 6 South, Range 1 West of the Salt Lake Base & Meridian Commencing at the South Quarter Corner of Section 18, Township 6 South, Range 1 West of the Salt Lake Base and Meridian (North Quarter Corner Bears N00°56'32"E 5337.94 feet) thence North 2253.61 feet; thence East 37.06 feet; thence S87°43'58"E 249.24 feet; thence N 02°54'00" E 2171.39 feet to the POINT OF BEGINNING and running

thence N 02°54'00" E 878.75 feet to the south right of way line Eagle Mountain Blvd; thence S 89°39'49" E 715.25 feet along said south right of way line; thence S 00°17'27" W 100.06 feet; thence Southerly, 80.92 feet along a curve to the right having a radius of 710.00 feet, a central angle of 06°31'49" and a chord that bears S 03°33'21" W 80.88 feet; thence S 06°49'16" W 100.41 feet; thence Southerly, 71.35 feet along a curve to the left having a radius of 690.00 feet, a central angle of 05°55'28" and a chord that bears S 03°51'32" W 71.32 feet; thence S 00°53'48" W 404.37 feet; thence Southerly, 51.78 feet along a curve to the right having a radius of 2,010.00 feet, a central angle of 01°28'34" and a chord that bears S 01°38'05" W 51.78 feet; thence S 02°22'22" W 69.85 feet; thence N 87°53'18" W 130.29 feet; thence S 02°06'42" W 129.11 feet; thence N 87°53'18" W 53.00 feet; thence Northwesterly, a distance of 23.56 feet along a non tangent curve to the left of which the radius point lies N 87°53'18" W, with a radius of 15.00 feet, having a central angle of 90°00'00" and a chord that bears N 42°53'18" W 21.21 feet; thence N 87°53'18" W 136.70 feet; thence Southwesterly, 23.56 feet along a curve to the left having a radius of 15.00 feet, a central angle of 90°00'00" and a chord that bears S 47°06'42" W 21.21 feet; thence N 87°53'18" W 53.00 feet; thence N 02°06'42" E 31.29 feet; thence N 87°53'18" W 81.25 feet; thence N 02°06'42" E 104.50 feet; thence N 87°53'18" W 81.25 feet; thence S 02°06'42" W 29.40 feet; thence N 87°53'18" W 160.92 feet to the point of beginning, containing 15.29 acres, more or less.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

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

[Signature]

J. Kirt Peterson
Eagle Heights Village, LLC

LIMITED LIABILITY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Davis

On this 20th day of August A.D. 2019, personally appeared before me, J. Kirt Peterson, who being by me duly sworn did say, for him/herself, that he/she is the Manager/Member of Eagle Heights Village, LLC, a Utah Limited Liability Company and that the within and foregoing instrument, was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES 9/18/19 NOTARY PUBLIC
RESIDING AT Farmington

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF EAGLE MOUNTAIN, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 27 DAY OF August, A.D. 2019.

Tom Anderson
MAYOR

ATTEST: [Signature]
CITY RECORDER
(See Seal Below)

EAGLE HEIGHTS VILLAGE, PLAT 1

PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH
FINAL PLAT

ENR 8467312019 Rep 1:1680
JEFFERY STITT
UTAH COUNTY RECORDER
2019 Rep 35 11557 cm fee 135.00 BY OR
RECORDED FOR EAGLE MOUNTAIN CITY



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

Monday, November 16, 2020

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

SUBJECT: Scenic Mountain phase "A" plat 4 into warranty Bond Release

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Nov 16, 2020 12:48 MST)

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

Cc: Fionnuala Kofoed, City Recorder



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

Tuesday, November 24, 2020

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

SUBJECT: Cedar Corners phase "A" plat 3 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

CEDAR CORNERS - PHASE A PLAT 3

A RESIDENTIAL SUBDIVISION

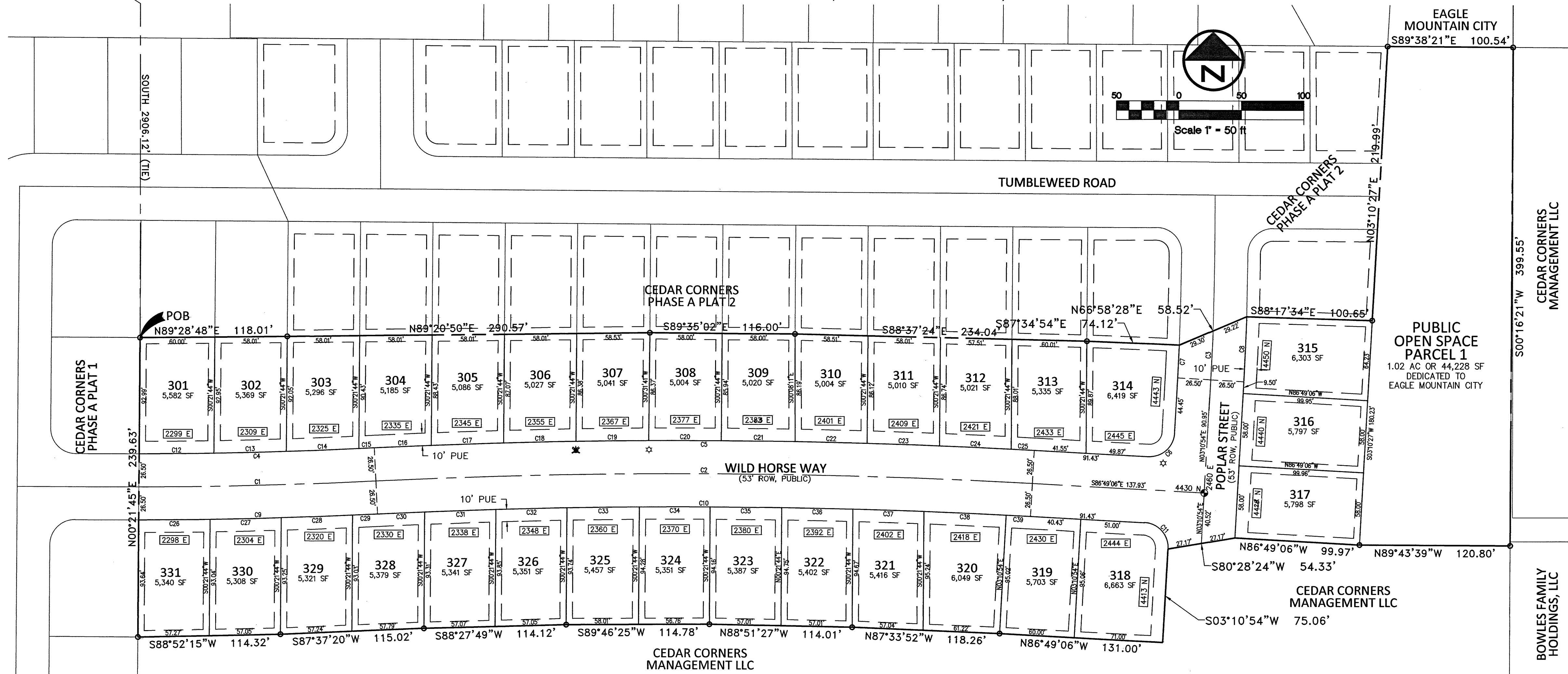
LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP)

BASIS OF BEARING S89°31'31"E
2658.99' (MEASURED MON TO MON)

S89°31'31"E 1546.52' (TIE)





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

Tuesday, November 24, 2020

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

SUBJECT: Cedar Corners phase "A" plat 4 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

CEDAR CORNERS - PHASE A PLAT 4

A RESIDENTIAL SUBDIVISION

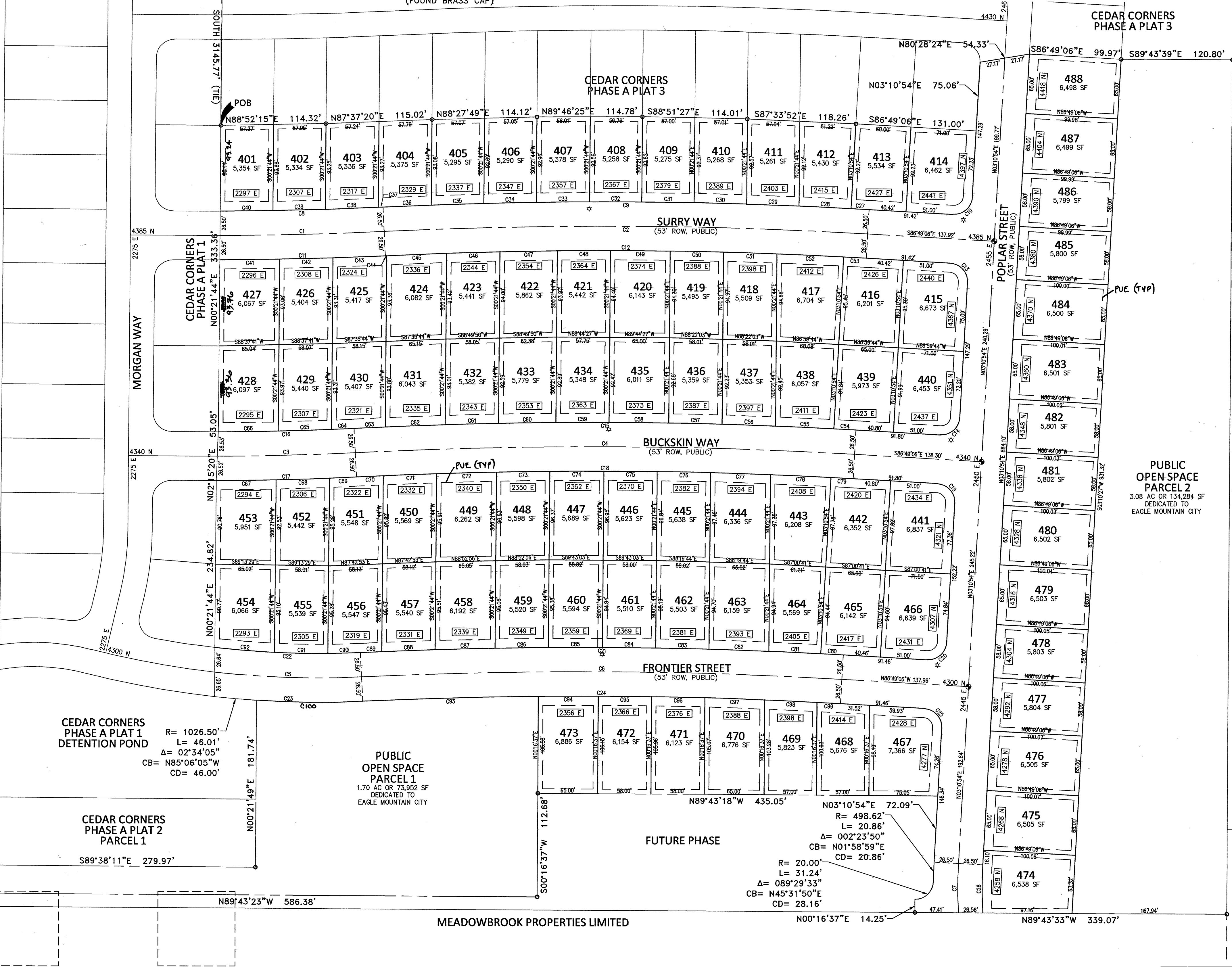
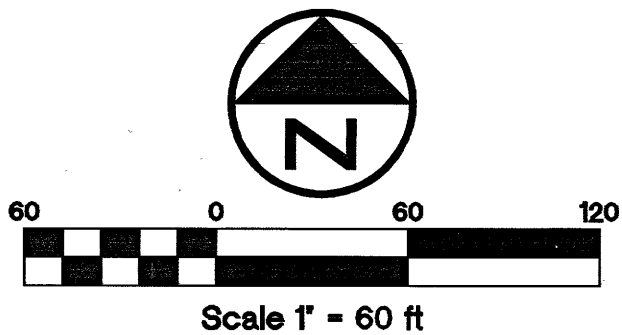
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SHEET 2 OF 2

NORTHWEST CORNER OF
SECTION 7, TOWNSHIP 6
SOUTH, RANGE 1 WEST SALT
LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)

2658.99' (MEASURED MON TO MON)
S89°31'31"E 1545.01' (TIE)

NORTH QUARTER CORNER OF
SECTION 7, TOWNSHIP 6
SOUTH, RANGE 1 WEST SALT
LAKE BASE AND MERIDIAN
(FOUND BRASS CAP)



BOWLES FAMILY
HOLDINGS, LLC

PUBLIC
OPEN SPACE
PARCEL 2
3.08 AC OR 134,284 SF
DEDICATED TO
EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

16800 SHEET 2 OF 2

CEDAR CORNERS - PHASE A PLAT 4
A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SHEET 2 OF 2

LEGEND

- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING)
- STREET MONUMENT
- ADJACENT PROPERTY / ROW LINE
- STREETLIGHT
- SECTION LINE
- BOUNDARY LINE
- ROW CENTERLINE
- FIRE HYDRANT

WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

ENR 114263:2019 Nov 4 1:58 PM
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 04 11:10 am FEE \$26.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY

ENR 114263:2019 Nov 4 1:58 PM
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Nov 04 11:10 am FEE \$26.00 BY
RECORDED FOR EAGLE MOUNTAIN CITY



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

Monday, November 16, 2020

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

SUBJECT: **Evans Ranch plat E-1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Nov 16, 2020 12:51 MST)

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

Cc: Fionnuala Kofoed, City Recorder



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

Monday, November 16, 2020

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

SUBJECT: Evans Ranch plat I-1 out of warranty Bond Release

City Recorder:

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

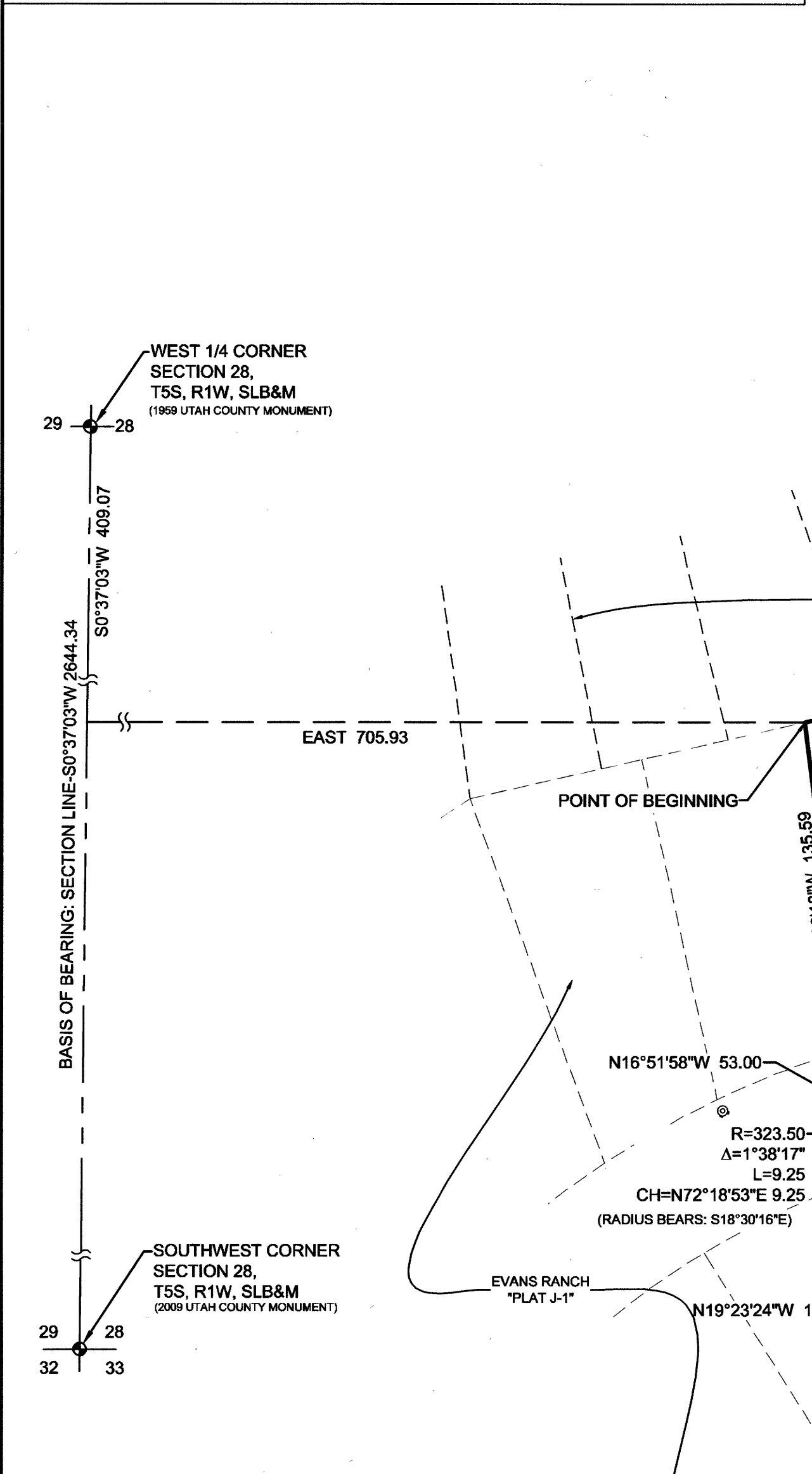
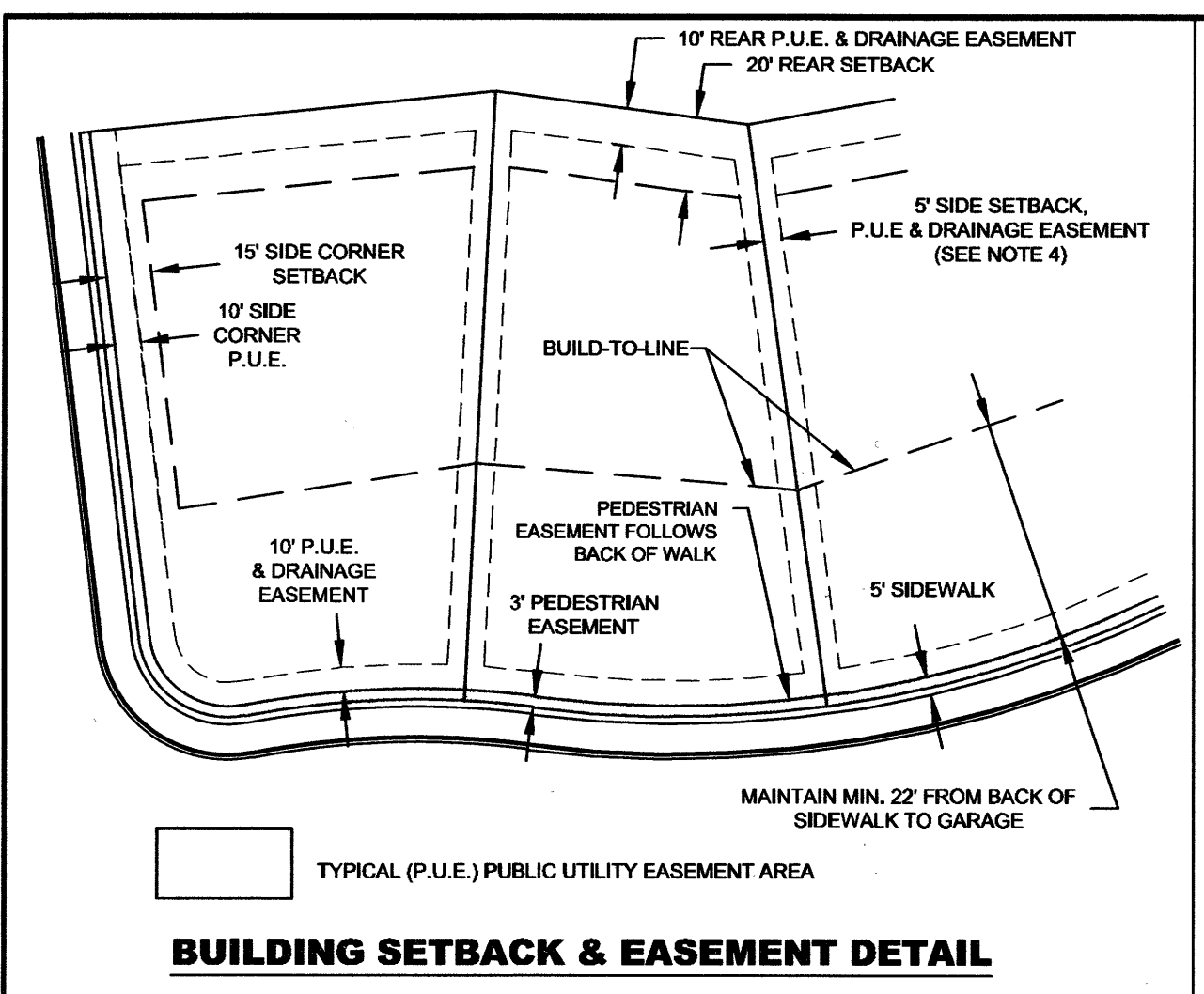
Please contact me should you have any comments, questions, or concerns. Thank you.

Sincerely,


Chris Trusty (Nov 16, 2020 12:51 MST)

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

Cc: Fionnuala Kofoed, City Recorder



NOTES:

1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET .75 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
3. ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS. NO WATER METERS ALLOWED IN DRIVEWAYS.
4. SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
5. ALL OPEN SPACE/Common Space TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
6. COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095
7. STREET LIGHT
8. FIRE HYDRANT

EVANS RANCH AMENDED PLAT "I-1"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28,
T5S, R1W, SLB&M

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	6.44 ACRES
TOTAL AREA IN LOTS:	5.49 ACRES
ROW AREA:	0.88 ACRES
COMMON AREA:	0.07 ACRES
AVERAGE LOT SIZE:	9,961 SQ. FT.
LARGEST LOT SIZE:	15,449 SQ. FT.
SMALLEST LOT SIZE:	7,651 SQ. FT.
# OF LOTS:	24
DENSITY:	3.72 LOTS/ACRE

ROCKY MOUNTAIN POWER APPROVAL

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN § 17-27A-802(C)(8) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PREScriptive RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

Mark J. J. 3/25/20
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 1-800-368-8532.

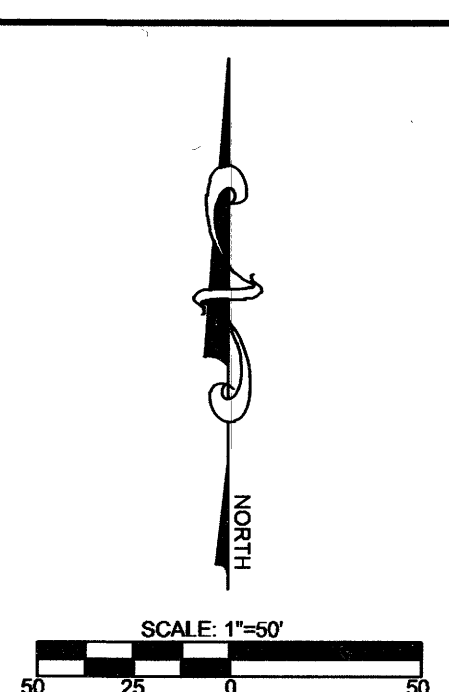
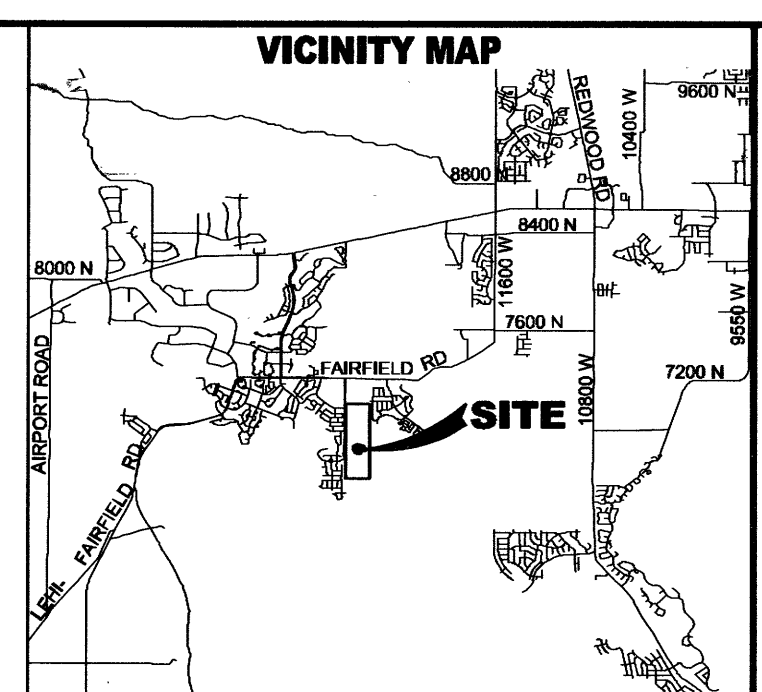
APPROVED THIS 7 DAY OF April, 2020

BY: *Christopher Todd*
TITLE: *Per Con Specialist*

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

Brandon Caldwell 3/25/20
DIRECT COMMUNICATIONS DATE



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N88°18'05"W	34.90
L2	S41°28'14"W	9.13
L3	S3°23'42"W	4.03
L4	N88°18'05"W	34.90
L5	N88°18'05"W	25.12
L6	N88°18'05"W	9.77
L7	S88°18'05"E	34.90
L8	S41°28'14"W	9.13
L9	S3°23'42"W	4.03
L10	N41°28'14"E	9.13
L11	N3°23'42"E	4.03

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	350.00	18°33'53"	113.41	S82°24'58"W 112.91
C2	250.00	50°13'41"	219.16	N66°39'04"E 212.21
C3	280.00	38°04'32"	186.07	N22°25'58"E 182.67
C4	185.00	49°09'36"	158.73	N21°11'06"W 153.91
C5	323.50	7°38'13"	42.84	S87°54'19"W 42.81
C6	323.50	12°36'58"	71.23	S77°48'13"W 71.09
C7	276.50	8°41'59"	41.98	N87°20'55"E 41.94
C8	276.50	9°46'05"	47.14	N78°08'53"E 47.08
C9	276.50	9°48'29"	47.33	N68°19'36"E 47.27
C10	276.50	8°52'39"	42.84	N58°59'02"E 42.80
C11	276.50	10°50'28"	52.32	N49°07'29"E 52.24
C12	223.50	50°13'41"	195.93	N66°39'04"E 189.72
C13	306.50	10°09'53"	54.38	N36°23'18"E 54.30
C14	306.50	10°23'25"	55.58	N26°06'39"E 55.51
C15	306.50	8°19'57"	44.57	N16°44'58"E 44.54
C16	306.50	8°57'18"	47.90	N8°08'20"E 47.86
C17	306.50	0°13'59"	1.25	N3°30'41"E 1.25
C18	211.50	11°28'25"	42.35	N2°20'31"W 42.28
C19	211.50	15°18'33"	56.51	N15°44'00"W 56.34
C20	211.50	11°03'08"	40.80	N28°54'50"W 40.73
C21	211.50	11°19'30"	41.80	N40°06'09"W 41.74
C22	158.50	43°17'54"	119.78	N32°04'57"W 116.95
C23	253.50	10°49'25"	47.89	N36°03'31"E 47.82
C24	253.50	16°24'37"	72.61	N22°26'31"E 72.36
C25	223.50	5°05'45"	19.88	N89°09'02"E 19.87
C26	223.50	19°31'24"	76.16	N78°50'28"E 75.79
C27	223.50	21°06'05"	82.25	N66°32'13"E 81.78
C28	223.50	4°31'27"	17.65	N43°43'57"E 17.64
C29	376.50	0°57'59"	6.35	N88°47'05"W 6.35
C30	376.50	8°52'19"	58.30	S86°17'46"W 58.24
C31	376.50	8°43'35"	57.34	S77°29'49"W 57.29
C32	376.50	18°33'53"	121.99	S82°24'58"W 121.46
C33	323.50	18°33'53"	104.82	S82°24'58"W 104.36
C34	276.50	50°13'41"	242.39	N66°39'04"E 234.71
C35	276.50	2°14'01"	10.78	N42°35'14"E 10.78
C36	158.50	13°49'43"	38.25	N3°31'09"W 38.16
C37	253.50	10°50'30"	47.97	N8°48'57"E 47.90
C38	253.50	38°04'32"	188.46	N22°25'58"E 185.38
C39	306.50	38°04'32"	203.68	N22°25'58"E 199.96
C40	211.50	49°09'36"	181.47	N21°11'06"W 175.95
C41	158.50	49°09'36"	135.99	N21°11'06"W 131.86

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF PLAT "D", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION 28, CHARTER 22, OF UTAH STATE CODE, 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: N77°07'41"E 239.21 FEET; THENCE N30°05'16"E 235.14 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 158.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S36°16'06"W) 22.04 FEET THROUGH A CENTRAL ANGLE OF 7°58'00" (CHORD: S49°44'54"E 22.02 FEET); THENCE N44°14'06"E 53.00 FEET; THENCE N5°52'03"E 163.47 FEET; THENCE N88°41'14"E 98.47 FEET; THENCE S0°34'02"W 580.56 FEET TO THE NORTHERLY BOUNDARY OF PLAT "G-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: N89°25'58"W 103.65 FEET; THENCE S20°07'12"W 112.34 FEET; THENCE S4°39'00"W 42.56 FEET; THENCE S89°50'46"W 73.18 FEET TO THE EAST BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: N0°34'02"E 0.11 FEET; THENCE S89°52'41"W 329.36 FEET; THENCE N19°23'24"W 130.96 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S18°30'16"E) 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: N72°18'53"E 9.25 FEET); THENCE N16°51'58"W 53.00 FEET; THENCE N7°08'18"W 135.59 FEET TO THE POINT OF BEGINNING.

CONTAINS .46.44 ACRES

25 March, 2020
DATE
SURVEYOR
(See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

EVANS RANCH SUBDIVISION PLAT "I-1"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. WITH A REGISTERED ADDRESS OF 1099 WEST SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH, 84095. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS 7th DAY OF April, A.D. 2020.

OWNER(S):

BY: EVANS RANCH, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER
BY: DAI MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NATHAN SHIP, ITS MANAGER

Pursuant to Utah Code 10-9a-604 (8) the owner convey parcel A to Evans Ranch Home Owners Association, 1099 W. South Jordan Parkway, South Jordan, UT 84095

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ENT 79188-2020 Mar 4 17103
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jun 09 21:31 pm FEE 100.00 BY RA
RECORDED FOR: EAGLE MOUNTAIN CITY

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 7th DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIP, THE MANAGER OF DAI MANAGERS, LLC, A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF EVANS RANCH, LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

Diane G. Kunz
Diane G. Kunz
NOTARY PUBLIC FULL NAME: **Diane G. Kunz**
COMMISSION NUMBER: **702220**
MY COMMISSION EXPIRES: **11-16-2023**
A NOTARY PUBLIC COMMISSIONED IN UTAH

DIANE G. KUNZ
NOTARY PUBLIC STATE OF UTAH
COMMISSIONS 702220
COMMA EXP. 11-16-2023

ACCEPTANCE BY LEGISLATIVE BODY

THE COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 7 DAY OF April, A.D. 2020.

APPROVED BY MAYOR: *Christopher Todd*
APPROVED BY CITY ATTORNEY: *Christopher Todd*

APPROVED: *Christopher Todd*
ENGINEER (See Seal Below)

ATTEST: *Christopher Todd*
CLERK-RECORDER (See Seal Below)

EVANS RANCH AMENDED SUBDIVISION
a vacation of Evans Ranch Plat I-2
EAGLE MOUNTAIN UTAH COUNTY, UTAH

SCALE: 1" = 50'

SURVEYOR'S SEAL: CHAD A. POULSEN, No. 501182, State of Utah, 3/25/2020

NOTARY PUBLIC SEAL: DIANE G. KUNZ, No. 702220, State of Utah, 11-16-2023

CITY-COUNTY ENGINEER SEAL: CHRISTOPHER TODD, No. 280052, State of Utah, 3/25/2020

COUNTY-RECORDER SEAL: EAGLE MOUNTAIN, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.

17103

EVANS RANCH HOME OWNERS ASSOCIATION, INC.
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095



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

Monday, November 16, 2020

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

SUBJECT: **Evans Ranch plat J-1 out of warranty Bond Release**

City Recorder:

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

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

Sincerely,

Chris Trusty

Chris Trusty (Nov 16, 2020 12:47 MST)

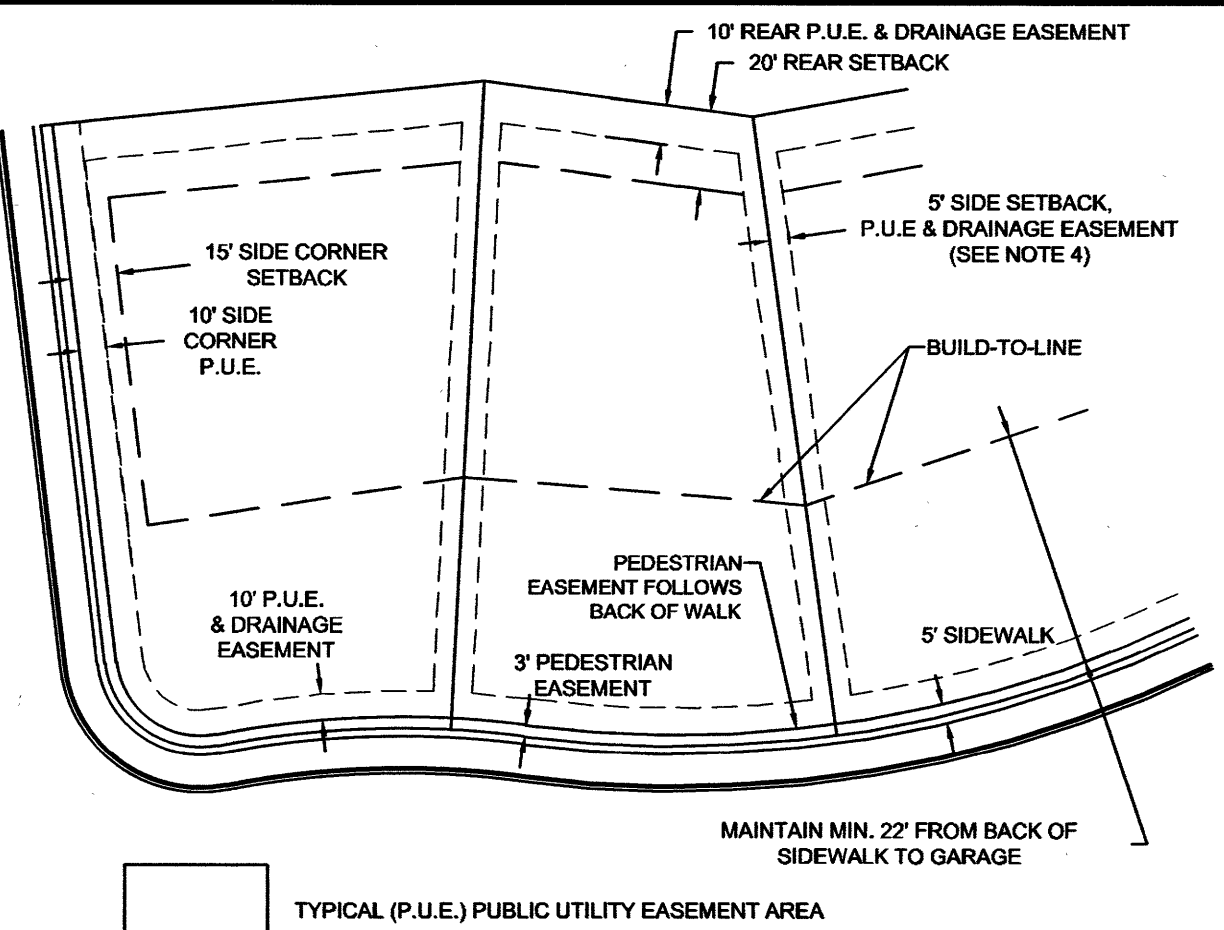
Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder

EVANS RANCH

PLAT "J-1"

A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 28, T5S, R1W SLB&M



BUILDING SETBACK & EASEMENT DETAIL

NOTES:

- TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS, NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.
- ALL SITE PLANS SUBMITTED WITH BUILDING PERMIT APPLICATION SHALL SHOW THE LOCATION OF UTILITY CONNECTIONS, NO WATER METERS ALLOWED IN DRIVEWAYS.
- SIDE LOT SETBACKS TO BE IN ACCORDANCE WITH MASTER SETBACK EXHIBIT AND AGREEMENT APPROVED BY THE CITY OF EAGLE MOUNTAIN.
- ALL OPEN SPACE/COMMON SPACE TO BE PUBLIC UTILITY AND ACCESS/PEDESTRIAN EASEMENTS IN THEIR ENTIRETY.
- COMMON AREA MAINTAINED BY THE EVANS RANCH HOME OWNERS ASSOCIATION, INC. LOCATED AT 1099 W. SOUTH JORDAN PARKWAY, SOUTH JORDAN, UTAH 84095
- STREET LIGHT
- ...FIRE HYDRANT

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S86°18'33"W	26.83
L2	S38°23'34"E	72.94
L3	N38°23'34"W	72.14
L4	S7°06'18"E	43.35

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	323.50	13°04'27"	73.82	S34°15'38"E 73.66
C2	200.00	50°47'51"	177.32	S84°35'30"E 171.57
C3	350.00	9°07'33"	568.87	S28°34'15"W 568.29
C4	350.00	20°48'20"	127.09	S30°23'41"E 126.40
C5	323.50	20°48'48"	117.51	S1°51'18"E 116.87
C6	323.50	12°27'53"	70.38	S14°47'03"W 70.24
C7	323.50	12°37'06"	71.25	S27°19'32"W 71.10
C8	376.50	14°43'14"	96.73	S33°26'14"E 96.47
C9	323.50	12°36'58"	71.23	S39°56'35"W 71.09
C10	15.00	83°54'56"	21.97	N68°02'05"W 20.06
C11	226.50	15°45'38"	62.30	N17°53'16"E 62.11
C12	226.50	13°22'42"	52.89	S87°32'34"E 52.77
C13	226.50	10°47'17"	42.65	S75°27'34"E 42.58
C14	226.50	50°47'51"	200.81	S84°35'38"E 194.30
C15	173.50	50°47'51"	153.82	S84°35'38"E 148.83
C16	15.00	83°54'52"	21.97	N28°03'01"E 20.06
C17	323.50	12°36'50"	71.22	S52°32'29"W 71.08
C18	323.50	12°37'51"	71.32	S65°10'49"W 71.17
C19	15.00	97°43'52"	25.59	S61°07'37"E 22.60
C20	323.50	85°23'43"	482.15	S30°26'10"W 436.75
C21	376.50	5°37'11"	36.83	S37°59'16"E 36.91
C22	376.50	9°06'03"	59.80	S30°37'38"E 59.74
C23	376.50	8°35'55"	56.50	S68°50'05"W 56.45
C24	376.50	8°05'03"	53.12	S60°29'36"W 53.08
C25	376.50	5°49'45"	38.30	S53°32'11"W 38.29
C26	376.50	3°02'49"	20.02	S49°05'54"W 20.02
C27	376.50	6°38'33"	43.65	S44°15'14"W 43.62
C28	376.50	6°57'38"	45.74	S37°27'08"W 45.71
C29	376.50	6°00'33"	39.49	S30°58'02"W 39.47
C30	323.50	12°27'06"	70.30	S33°56'57"E 70.17
C31	323.50	0°37'21"	3.51	S40°29'11"E 3.51
C32	15.00	97°43'52"	25.59	S21°08'31"W 22.80
C33	194.46	26°01'55"	88.35	N76°00'14"E 87.59
C34	194.46	15°00'33"	50.94	S77°21'43"E 50.80
C35	190.46	14°57'52"	49.74	S77°23'03"E 49.60
C36	194.46	8°06'48"	20.75	S87°55'24"E 20.74
C37	376.50	6°38'06"	43.60	S24°38'43"W 43.57
C38	376.50	6°40'48"	43.89	S17°59'16"W 43.87
C39	376.50	8°51'01"	58.16	S10°13'22"W 58.10
C40	376.50	9°29'19"	62.35	S1°03'12"W 62.28
C41	376.50	10°12'59"	67.13	S8°47'57"E 67.04
C42	376.50	6°00'33"	39.49	S30°58'02"W 39.47

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	6.00 ACRES
TOTAL AREA IN LOTS:	4.62 ACRES
ROW AREA:	1.31 ACRES
AVERAGE LOT SIZE:	8,385 SQ. FT.
LARGEST LOT SIZE:	13,123 SQ. FT.
SMALLEST LOT SIZE:	6,158 SQ. FT.
# OF LOTS:	24
DENSITY:	4.02 LOTS/ACRE

EVANS RANCH HOME OWNERS ASSOCIATION, INC.

1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095

DOMINION ENERGY APPROVAL

DOMINION ENERGY APPROVES THE PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDON OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 11 DAY OF JUNE 2019
BY: [Signature]
TITLE: [Signature]

DIRECT COMMUNICATIONS APPROVAL

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1-TARFF.

APPROVED THIS 7/3/19
BY: [Signature]
TITLE: [Signature]

ROCKY MOUNTAIN POWER APPROVAL

- PURSUANT TO UTAH CODE ANN § 54-3-32 THIS PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-624(4)(C) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 9A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW
[Signature] 6/27/2019
ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF PLAT "B-3", EVANS RANCH SUBDIVISION BEING LOCATED S0°37'03"W ALONG THE SECTION LINE 1297.89 FEET AND EAST 504.72 FEET FROM THE WEST 1/4 CORNER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: N0°15'53"W 30.37 FEET; THENCE N70°00'40"W 30.10 FEET; THENCE N25°52'27"W 100.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 194.46 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N27°04'31"W 180.04 FEET THROUGH A CENTRAL ANGLE OF 47°09'17" (CHORD: S86°33'55"W 155.56 FEET); THENCE N22°15'56"E 118.72 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 226.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N19°56'04"E 42.97 FEET THROUGH A CENTRAL ANGLE OF 10°52'14" (CHORD: N64°37'49"W 42.91 FEET); THENCE N30°48'18"E 53.00 FEET; THENCE N30°32'25"E 77.53 FEET; THENCE N22°47'40"W 188.26 FEET; THENCE N0°00'15"E 138.05 FEET; THENCE S38°23'34"E 115.53 FEET; THENCE N51°34'39"E 20.00 FEET; THENCE N65°33'01"E 88.11 FEET; THENCE N70°04'41"E 141.02 FEET; THENCE S70°08'18"E 135.59 FEET; THENCE S16°51'58"E 53.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 323.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S16°51'58"E 9.25 FEET THROUGH A CENTRAL ANGLE OF 1°38'17" (CHORD: S72°18'53"W 9.25 FEET); THENCE S19°23'24"E 130.96 FEET TO THE NORTHERLY BOUNDARY OF PLAT "H-1", EVANS RANCH SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES: S53°03'06"W 165.87 FEET; THENCE S1°35'39"W 28.84 FEET; THENCE S70°00'27"W 34.71 FEET; THENCE S82°41'17"W 31.89 FEET; THENCE S19°59'33"E 100.00 FEET; THENCE S40°13'54"E 56.49 FEET; THENCE S28°15'43"E 58.52 FEET; THENCE S37°27'11"E 56.32 FEET; THENCE S49°12'09"W 98.98 FEET; THENCE S32°52'14"W 55.23 FEET; THENCE S49°12'09"W 135.71 FEET TO THE POINT OF BEGINNING.
CONTAINS: 46.00 ACRES
261522 SQ. FT.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-96-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF JUNE 2019.

OWNER(S):

BY: EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER
BY: DAI MANAGERS LLC, A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: NATHAN SHIPP, ITS MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON THIS 13th DAY OF JUNE, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN SHIPP, THE MANAGER OF DAI MANAGERS, LLC A UTAH LIMITED LIABILITY COMPANY, THE MANAGER OF EVANS RANCH LLC, A UTAH LIMITED LIABILITY COMPANY AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON ITS BEHALF AND THAT HE EXECUTED IT IN SUCH CAPACITY.

[Signature]
NOTARY PUBLIC FULL NAME: Nathan Shipp
COMMISSION NUMBER: 109494
MY COMMISSION EXPIRES: 4-12-22
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE City Council OF Eagle Mountain City, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 13th DAY OF JUNE, A.D. 2019.

APPROVED BY MAYOR [Signature] APPROVED BY CITY ATTORNEY [Signature]

APPROVED [Signature] ATTEST [Signature]
(See Seal Below) (See Seal Below)
ENGINEER CLERK/RECORDER

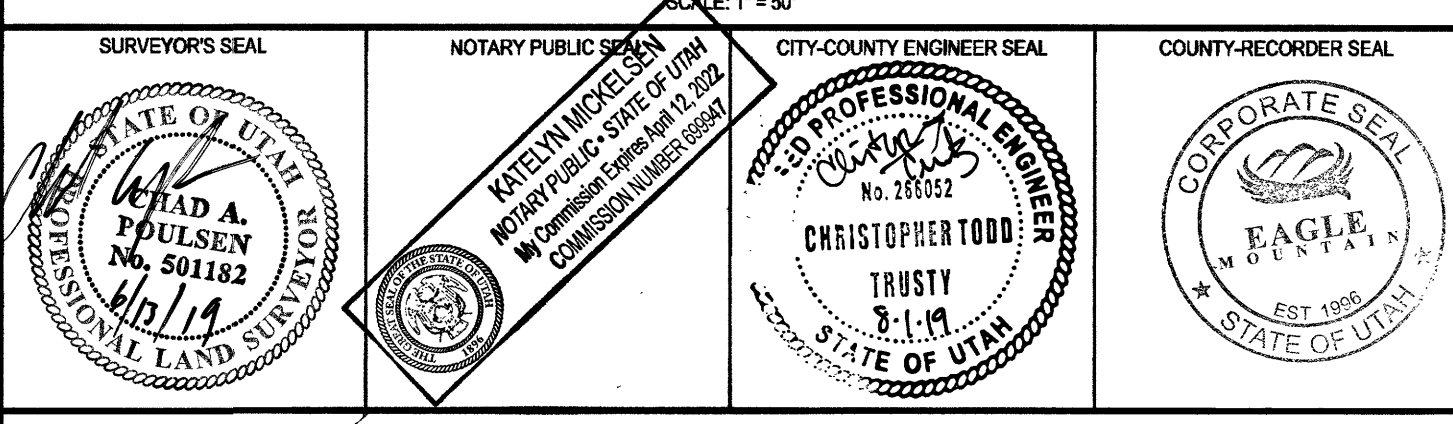
PLAT "J-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN

UTAH COUNTY, UTAH



16640

Sec. 28, T5S, R1W, SLB&M



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

Monday, November 16, 2020

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

SUBJECT: Glenmar Ranches phase "B" plat 1 out of warranty Bond Release

City Recorder:

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

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

Sincerely,


Chris Trusty (Nov 16, 2020 12:50 MST)

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

Cc: Fionnuala Kofoed, City Recorder

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	50.00	162.51	186°13'09"	99.85	S39°38'05"W
C2	15.00	20.07	76°39'27"	18.61	N85°35'04"W
C3	15.00	22.77	86°57'25"	20.64	S12°36'30"W
C4	321.00	48.57	08°40'08"	48.52	S26°32'09"E
C5	470.00	76.29	09°17'59"	76.20	N30°29'13"W
C6	530.00	46.73	05°03'06"	46.71	N28°20'41"W
C7	292.00	44.18	08°40'08"	44.14	S26°32'09"E
C8	208.00	115.60	31°50'32"	114.11	S38°07'21"E
C9	192.00	19.06	05°44'18"	19.05	S51°11'58"E
C10	192.00	167.35	49°56'29"	162.10	S23°23'06"E
C11	208.00	99.55	27°25'20"	98.60	S12°07'33"E
C12	208.00	160.93	44°19'52"	156.95	S48°00'09"E
C13	200.00	95.74	27°25'36"	94.83	N27°55'53"E
C14	50.00	61.47	70°26'19"	57.67	N88°41'38"W
C15	15.00	24.36	83°02'35"	21.77	N77°23'30"W
C16	15.00	23.56	90°00'00"	21.21	S14°07'47"W
C17	15.00	23.56	90°00'00"	21.21	N75°52'13"W
C18	15.00	23.56	90°00'00"	21.21	N14°07'47"E
C19	15.00	23.56	90°00'00"	21.21	S75°52'13"E
C20	271.00	41.00	08°40'08"	40.96	S26°32'09"E
C21	229.00	127.27	31°50'32"	125.64	S38°07'21"E
C22	171.00	118.95	39°51'25"	116.57	S34°06'54"E
C23	171.00	47.07	15°46'18"	46.92	S06°18'03"E
C24	229.00	75.69	18°58'16"	75.35	S07°53'01"E
C25	15.00	21.34	81°30'58"	19.59	S23°24'19"W
C26	15.00	23.56	90°00'00"	21.21	N70°50'13"W
C27	15.00	23.56	90°00'00"	21.21	N19°09'47"E
C28	15.00	23.56	90°00'00"	21.21	S70°50'13"E
C29	229.00	86.13	21°33'03"	85.63	S36°36'45"E
C30	229.00	40.76	10°11'56"	40.71	S22°29'14"E
C31	15.00	11.07	42°16'23"	10.82	S36°27'00"E
C32	50.00	48.25	55°17'39"	46.40	S42°57'39"E
C33	50.00	64.35	76°44'23"	60.00	N72°31'20"E
C34	50.00	133.82	153°21'01"	97.31	N41°01'22"W
C35	15.00	16.89	64°31'43"	16.01	N85°26'01"W
C36	179.00	85.39	27°19'56"	84.58	N39°30'11"W
C37	179.00	85.67	27°25'20"	84.86	N12°07'33"W
C38	221.00	151.18	39°11'43"	148.25	N18°00'45"W
C39	15.00	20.75	79°15'18"	19.13	N02°01'22"E
C40	229.00	109.62	27°25'36"	108.58	N27°55'53"E
C41	15.00	12.41	47°23'47"	12.06	N37°54'58"E
C42	50.00	95.54	109°29'10"	81.66	N06°52'17"E
C43	50.00	99.01	113°27'15"	83.61	S75°24'04"W
C44	50.00	53.08	60°49'29"	50.62	S11°44'18"E
C45	15.00	14.76	56°22'07"	14.17	S13°57'59"E
C46	179.00	85.68	27°25'36"	84.87	S27°55'53"W
C47	15.00	22.07	84°18'42"	20.13	S83°48'02"W
C48	179.00	99.48	31°50'32"	98.20	N38°07'21"W

- NOTES:
1. OFFSET-PINS TO BE PLACED IN THE BACK OF THE CURB AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOTS REAR CORNERS PRIOR TO OCCUPANCY.
 2. ALL LOTS MUST RECEIVE APPROVAL FROM THE UTAH COUNTY HEALTH DEPARTMENT FOR A SEPTIC TANK AND DRAINFIELD PRIOR TO ISSUANCE OF A BUILDING PERMIT. FAILURE TO MEET COUNTY REQUIREMENTS MAY RESULT IN LOTS BEING UNBUILDABLE. ANY LOT WITHIN 300 FEET OF AN EXISTING OR FUTURE SEWER MAY BE REQUIRED TO CONNECT TO THE SEWER LINE AT THE OWNER'S EXPENSE. WITHIN 12 MONTHS OF ISSUANCE OF CERTIFICATE OF OCCUPANCY EACH LAND OWNER SHALL PURCHASE AND PLANT A MINIMUM OF 5 TREES OF 2" CALIPER OR LARGER. TREES ARE TO BE MAINTAINED WITH AN AUTOMATIC WATERING SYSTEM. ANY TREE THAT DIES IS TO BE REPLACED PROMPTLY TO MAINTAIN THE APPEARANCE OF THE SUBDIVISION FOR ALL OWNERS BENEFIT.
 - 3.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-803(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

APPROVED THIS 23 DAY OF July, 2019
Red Edwards
 ROCKY MOUNTAIN POWER

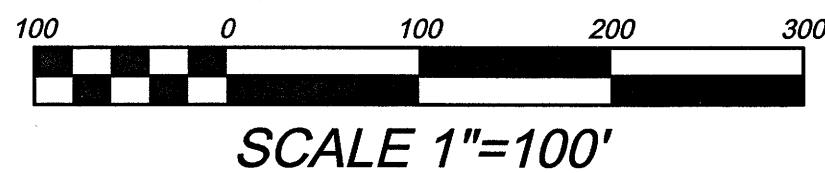
DIRECT COMMUNICATIONS

1. DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO 1 TARIFF
- APPROVED THIS 12 DAY OF June, 2019
Maureen Clifford
 TITLE Network Designer
 DIRECT COMMUNICATIONS

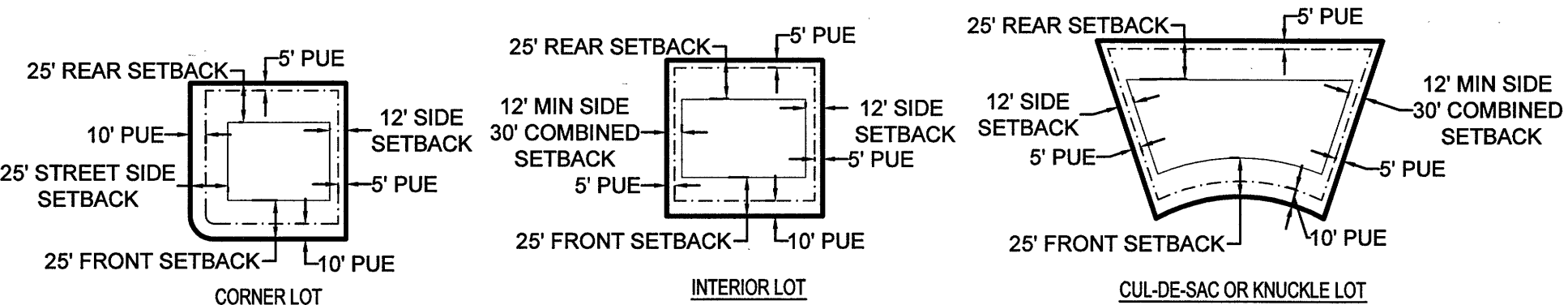
TABULATIONS

TOTAL PROJECT AREA	24.09 AC	100%
UNBUILDABLE ACREAGE	0.00 AC	0%
BUILDABLE ACREAGE	24.09 AC	100%
TOTAL ACREAGE IN LOTS	20.72 AC	86%
TOTAL ACREAGE IN ROW	3.37 AC	14%
TOTAL OPEN SPACE	0.00 AC	0%
TOTAL IMPROVED OPEN SPACE	0.00 AC	0%

AVERAGE LOT SIZE	50,344 SF / 1.16 AC
LARGEST LOT SIZE	68,230 SF / 1.57 AC
SMALLEST LOT SIZE	43,560 SF / 1.00 AC
OVERALL DENSITY	0.74 DU/AC
TOTAL NUMBER OF LOTS	18

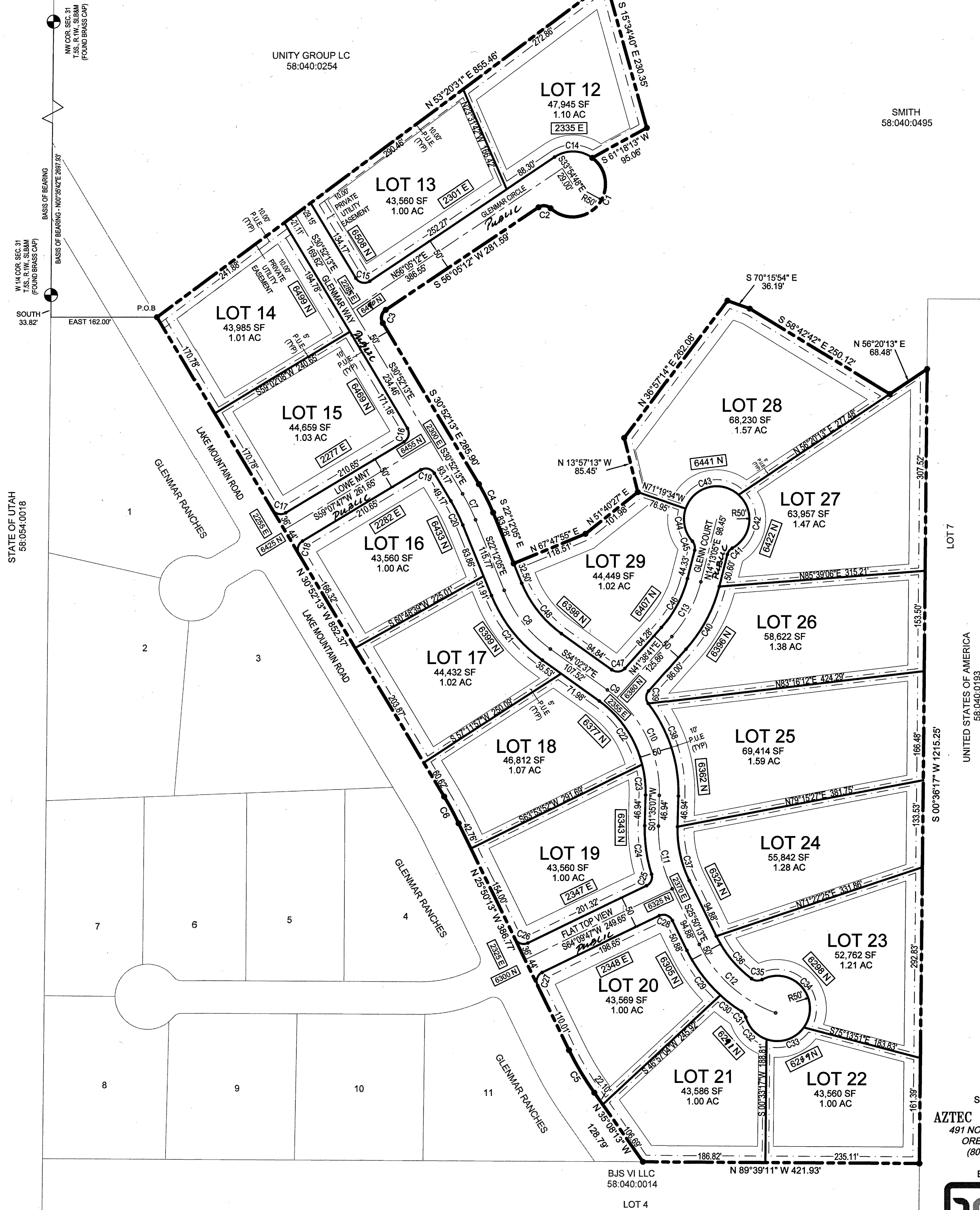


TYPICAL SETBACK & P.U.E. DETAILS



GLENMAR RANCHES PHASE B PLAT 1

LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Artem D. Thomas, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 641870. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE July 23, 2019 Artem D. Thomas (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 33.82 feet and East 162.00 from the West Quarter Corner of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian; running

thence North 53°20'31" East 855.46 feet; thence South 15°34'40" East 230.35 feet; thence South 61°18'13" West 95.06 feet; thence along the arc of a non-tangent 50.00 foot radius curve to the right a distance of 162.51 feet through a central angle of 186°13'09" (chord bears S39°38'05"W 99.85 feet); thence along the arc of a 15.00 foot radius curve to the left a distance of 20.07 feet through a central angle of 76°39'27" (chord bears N85°35'04"W 18.61 feet); thence South 56°05'12" West 281.59 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 22.77 feet through a central angle of 86°57'25" (chord bears S12°36'30"W 20.64 feet); thence South 30°52'13" East 285.90 feet; thence along the arc of a 321.00 foot radius curve to the right a distance of 48.57 feet through a central angle of 08°40'08" (chord bears S26°32'09"E 48.52 feet); thence South 22°12'05" East 83.28 feet; thence North 67°47'55" East 118.51 feet; thence North 51°40'27" East 101.98 feet; thence North 13°57'13" West 85.45 feet; thence North 36°57'14" East 262.08 feet; thence South 70°15'54" East 36.19 feet; thence South 58°42'42" East 250.12 feet; thence North 56°20'13" East 68.48 feet to a point along the easterly line of Lot 3 of said section; thence along said lot the following two (2) courses: (1) South 00°36'17" West 1215.25 feet; and (2) North 89°39'11" West 421.93 feet to a point along the easterly right-of-way line of Lake Mountain Road; thence along said right-of-way the following five (5) courses: (1) North 35°08'13" West 128.79 feet; (2) along the arc of a 470.00 foot radius curve to the right a distance of 76.29 feet through a central angle of 09°17'59" (chord bears N30°29'13"W 76.20 feet); (3) North 25°50'13" West 386.77 feet; (4) along the arc of a 530.00 foot radius curve to the left a distance of 46.73 feet through a central angle of 05°03'06" (chord bears N28°20'41"W 46.71 feet); and (5) North 30°52'13" West 852.37 feet to the point of beginning.

Contains: 24.09 acres

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-8A-607 UTAH CODE, WITHOUT CONDITIONS, RESTRICTIONS, OR RESERVATIONS TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 23

DAY OF July, A.D. 2019
Marianne M. Smith, Trustee
Marianne M. Smith, Trustee of the Glenmar & Marianne Smith Revocable Living Trust
 4-28-05

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THE 23 DAY OF July, A.D. 2019, PERSONALLY APPEARED BEFORE ME MARIONNE M. SMITH, TRUSTEE
Signing the foregoing OWNER DEDICATION AND
 WHICH PERSON ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING DEDICATION IN HIS RESPECTIVE CAPACITIES ON BEHALF OF THE OWNERS, IN ACCORDANCE WITH THE GOVERNING DOCUMENTS OF SUCH COMPANY.

MY COMMISSION EXPIRES 1/1/2020
John P. Edwards
 NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS AND EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC THIS 5 DAY OF August, A.D. 2019

Thomas D. Thomas APPROVED BY MAYOR
Artem D. Thomas APPROVED BY CITY ATTORNEY
Artem D. Thomas APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
John P. Edwards APPROVED BY CITY RECORDER (SEE SEAL BELOW)

GLENMAR RANCHES PHASE B PLAT 1

LOCATED IN NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 31,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN,
 EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SCALE: 1"=100 FEET

SURVEYOR
 AZTEC ENGINEERING
 491 NORTH 450 WEST
 OREM, UT 84057
 (801) 224-7308

ENGINEER
Berg
 CIVIL ENGINEERING
 11038 N Highland Blvd Suite 400
 Highland UT, 84003
 office (801) 482-1277
 cell (801) 616-1677

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
<u>Artem D. Thomas</u> 7-23-19	<u>John P. Edwards</u> 1/1/2020	<u>Artem D. Thomas</u> 7/31/19	

16662

Sec. 31-5-1W 70-038



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	Airport Road Alignment and Design Change Order #1 - Civil Science		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$30,670		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council approve Civil Science Change Order #1, for the Airport Road Alignment and Design.

BACKGROUND:

In October 2019, Eagle Mountain City contracted with Civil Science to provide a traffic volume estimate, alignment, and design on a section of Airport Road. It was anticipated that the final results from these efforts would result in a document that the City could shelve until such a time that funding was available to begin construction of the first phase of this project. With the current City budget, \$1,000,000 has been budgeted to the installation of the first phase of the project, from Pony Express Parkway to Fiona Street in the Overland subdivision.

Eagle Mountain City has asked Civil Science for a cost to provide to the City:

1. Final plan and profile construction drawings to be used for bid and design of the project
2. Drainage analysis for this phase of the project
3. Construction drawings for the connection at Pony Express Parkway
4. Traffic signal design for the intersection of Pony Express Parkway and Airport Road
5. Provide bid documents to the City to be used for the bidding of this project
6. Assist the City in soliciting and reviewing construction bids for this project

7. Provide Construction Management services during the construction of this project

Total cost for this Change Order is \$30,670

The original cost for the Alignment and Design was \$59,708, bringing the total contract with Civil Science to \$90,378.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

EAGLE MOUNTAIN CITY COUNCIL
2021 MEETING SCHEDULE

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

The Eagle Mountain City Council, at its regularly scheduled meeting on December 1, 2020, adopted the following meeting schedule for the year 2021.

Work Sessions	4:00 p.m.
Policy Sessions	7:00 p.m.
January 5, 19 (<i>Jan 18 MLK Jr Day</i>)	July 6, 20 (<i>Jul 4 & 24</i>)
February 2, 16 (<i>Feb 15 President's Day</i>)	August 3, 17 (<i>Aug 10 Primary Election</i>)
March 2, 16	September 7, 21 (<i>Sep 6 Labor Day</i>)
April 6, 20 (<i>Apr 5-9 ASD Spring Break</i>)	October 5, 19
May 4, 18	November 16 (<i>Nov 9 Election Day</i>)
June 1, 15 (<i>May 31 Memorial Day</i>)	December 7 (<i>Dec 25 Christmas</i>)

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

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



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	1. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Titles 7, 16, and 17.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:			
APPLICANT:	Staff		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

We recommend that the City Council approve the ordinance to amend EMMC Titles 7, 16, and 17 as presented (or with minor changes as agreed upon at the meeting).

BACKGROUND:

The City Council approved code amendments in 2019 that rewrote residential zoning for the city and included the repeal of EMMC 17.30 Residential Zone Bonus Density Entitlements. The municipal code includes references in a number of titles to "tier" and "base/bonus density" which no longer apply due to the repeal of EMMC Chapter 17.30. This development code amendment identifies all references to these terms and proposed amendments to remove or revise the language so it better relates to the current development code.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

Development Code Amendments are legislative decisions and are considered valid of reasonably debatable and not illegal.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on the code amendment on November 10, 2020.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the code amendment with one condition:

1. Amend EMMC 17.65.060(N)(1) to change the minimum lot size for long-term storage related to home businesses from two acres to two and a half acres to relate to the current residential zone sizing.

The code amendment attached includes the requested change.

ATTACHMENTS:

[Removal of Bonus-Tier Language - PROPOSED](#)

[ORD--EMMC Titles 7, 16, & 17 - Tier and Bonus Density](#)

Proposed Code Amendments

Removing Tier/Bonus Language

TITLE 7 PARKS, TRAILS AND SPECIAL EVENTS AMENDMENT

Chapter 7.10 Tree Planting and Care

7.10.070 New developments.

~~A. Per EMMC 17.30.080, Tier II residential bonus density entitlements (optional), development density areas participating in the street trees, enlarged park strips, fencing, and street signposts option shall be eligible for an additional 0.7 dwelling unit per acre bonus density entitlement.~~

~~B.~~ Trees existing on the site of imminent development or redevelopment shall be kept in place and a protection zone established to mitigate risk of damage. When such action is likely unfeasible, the urban forester will coordinate with the site developer to relocate the tree(s) or pay a fee equal to the value of the tree to be removed as determined by the latest edition of the "Guide for Plant Appraisal" as published by the International Society of Arboriculture. [Ord. O-06-2019 § 2 (Exh. A)].

TITLE 16 SUBDIVISION AMENDMENTS

Chapter 16.30 General Requirements for All Subdivisions

16.30.080 Rural residential subdivisions.

Subdivisions that are to be reviewed under agricultural, ~~base density~~ RA1, RA2, RD1, RD2, or ~~Tier I residential~~ FR zone development standards (see ~~Chapters EMMC 17.20, and 17.25 and 17.30 EMMC~~) may not be required to install the same public improvements as subdivisions developed in other zones. Requirements to install curbs, gutters, sidewalks, water and sewer utilities, and street lights may be waived by the city council after a recommendation from the planning commission, upon condition that the developer provides for pedestrian circulation and accommodates water and sewer utilities and surface drainage throughout the subdivision. Necessary facilities may include, but not be limited to, trails and pathways, storm drainage detention ponds or secondary water facilities. [Ord. O-06-2015 § 2 (Exh. A); Ord. O-07-2014 (Exh. A); Ord. O-07-2006 § 2 (Exh. 1 § 6.9); Ord. O-23-2005 § 3 (Exh. 1(2) § 6.9). Formerly 16.30.090].

16.30.090 Connectivity standards.

C. Residential Connectivity Standards. All new residential subdivisions with 10 or more units or more than one acre shall meet the following connectivity index: block length and cul-de-sac length standards for public roads. Private roads shall be reviewed on a case-by-case basis; however, a public road may be required to prevent a private road in a subdivision from stubbing into a future or existing public road.

1. Required Connectivity Index. The minimum required connectivity index shall be required based on the project density-zone designation as identified in the following table of minimum connectivity index scores:

<u>Tier Level</u> <u>Zone Designation</u>	Minimum Index Score
Base RA1 & RA2	1.25
Tier I RD1, RD2, FR	1.5
Tier II R1, R2, R3	1.6
Tier III & Tier IV RC, MF1, MF2	1.75

a. Reduction in Required Connectivity Index. The required connectivity index may be reduced if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Reductions in the required connectivity index will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and the planning commission and approval by the city council.

The total allowed reduction to the required connectivity index will be based on an analysis of existing conditions that prevent connections. As part of the analysis, city staff will ensure the internal connectivity of the subdivision meets the required connectivity index and that the connectivity is provided to adjacent properties where possible.

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density-zone designation as identified in the following table:

<u>Tier Level</u> <u>Zone Designation</u>	Maximum Block Length
Base RA1 & RA2	1,200' / 1,500' *
Tier I RD1, RD2, FR	1,000' / 1,200' *
Tier II RA, R2, R3	800' / 1,100' *

Tier III & Tier IV RC, MF1, MF2	600' / 900' *
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* Longer block length permitted if a midblock pedestrian connection is provided.

a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impossible or impracticable to achieve due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Increases in block length will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments and planning commission and approval by the city council.

3. Cul-de-Sac Length Standards. Maximum cul-de-sac lengths allowed shall be required based on the project ~~density~~ zone designation as identified in the following table:

Tier Level <u>Zone Designation</u>	Maximum Cul-de-Sac Length
Base & Tier I RA1, RA2, RD1, RD2, FR	400'
Tier II, Tier III & Tier IV R1, R2, R3, RC, MF1, MF2	250'

a. Cul-de-sacs shall not be allowed in ~~Tier II, Tier III, or Tier IV~~ subdivisions zoned R1, R2, R3, RC, MF1, or MF2 unless the applicant provides clear and convincing evidence that a cul-de-sac is necessary to develop the entire parcel due to the following limitations:

- i. Topography;
- ii. Natural features including lakes, rivers, and designated wetlands;
- iii. Existing adjacent development;
- iv. Rail corridors;
- v. Limited access roadways.

Requests for cul-de-sacs within ~~Tier II, Tier III, and Tier IV~~ subdivisions zoned R1, R2, R3, RC, MF1, and MF2 will be reviewed on a case-by-case basis and must require recommendations from the reviewing departments, and planning commission and approval by the city council.

Chapter 16.35 Development Standards for Required Public Facilities

16.35.100 Sidewalks, trails, and pathways.

Sidewalks shall be provided along both sides of streets, at the developer's expense, and in compliance with the detailed performance standards of "Eagle Mountain City Construction Specifications and Standards." Sidewalks are required improvements, subject to the guarantee provisions of Chapter 16.30 EMMC.

A. Developments Not Requiring Sidewalks. Sidewalks are not required along alleys. Sidewalks, curbs, and gutters may not be required in agricultural, ~~base density~~RA1, or ~~Tier I residential developments~~RA2 zones (see EMMC 16.30.090, 17.20, and ~~Chapter 17.25~~EMMC). Notwithstanding other provisions of this title, the city council may determine in the development agreement that sidewalks will not be required on one or both sides of the street. Such determination may be made if lot sizes, traffic patterns, wider roads or other related design factors support a more flexible approach. If sidewalks are not required, the city council may specify the completion of other public facilities in lieu of sidewalks.

B. Improved Trails. Developments shall provide improved trails and pathways constructed to "Eagle Mountain City Construction Specifications and Standards" for bicycle and/or horse use which connect the development to other public facilities such as parks or the major existing and planned trails established in the city's general plan. Connecting trails are required improvements, subject to the guarantee provisions of ~~Chapter EMMC~~ 16.30 EMMC.

C. Street Lighting. Street lighting shall be installed where necessary to ensure the safety of pedestrians, but may not be required in agricultural, ~~base density, or Tier I~~RA1, RA2, RD1, RD2, or FR zone residential developments (see ~~Chapter 17.25~~EMMC 17.20 and 17.25), except at subdivision entryways. [Ord. O-16-2016 § 2 (Exh. A); Ord. O-27-2006 § 2 (Exh. A § 7.10); Ord. O-07-2006 § 2 (Exh. 1 § 7.10); Ord. O-23-2005 § 3 (Exh. 1(2) § 7.10)].

16.35.105 Park and improved open space requirements.

The amount of land required for parks shall be calculated during the master development plan, preliminary plat and/or site plan approval process, according to the requirements in Chapter 17.~~3025.040~~ EMMC, Residential ~~Zone Bonus Density Entitlements~~development standards. The park requirements are intended to be flexible in order to best meet the recreational needs of a neighborhood.

Chapter 16.40 Storm Water Runoff and Surface Drainage

16.40.090 Impervious cover on slopes – Diagram 16.40.090.

Minimum guidelines shall be incorporated into the erosion and runoff control plans and will govern the amount of impervious area that can be placed on lots of various grades and soil conditions. The limitation of impervious areas shall be taken into account by the developer ~~and bonus density entitlements shall not be calculated on or given for slope and soil constrained lands unless otherwise agreed upon by the planning commission and city council.~~ Diagram 16.40.090, Impervious Area Limitations by Slope and Soil Characteristics, depicts the maximum area of a parcel that may be developed as impervious cover based upon the property's average slope (predevelopment) and soil conditions. Property that has an average slope between eight and 25 percent shall comply with Diagram 16.40.090 and the following standards:

TITLE 17 AMENDMENTS

Chapter 17.10 Definitions

17.10.030 Definitions.

~~"Bonus density" means any density granted above the base density RA1 of 0.8 dwelling units per acre.~~

~~"Bonus density ceiling" means the maximum allowable density available in any particular residential zone category.~~

~~"Development density area" means the land area in which bonus density may be implemented through participation in the required project improvements.~~

"Multifamily dwelling" means all attached housing products and types, including condominiums, apartments, townhomes, and twinhomes. ~~All multifamily dwellings shall be considered Tier III or Tier IV residential.~~ Multifamily dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multifamily dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a ~~hotel/motel~~ short-term rental. See also "Family."

~~"Residential, base density" means the residential zone category that consists of projects with gross densities less than or equal to 0.8 dwelling units per acre. All residential projects are allowed to develop at this density.~~

~~"Residential, Tier I" means the residential zone category that consists of projects with densities between 0.81 and 1.6 dwelling units per acre.~~

~~"Residential, Tier II" means the residential zone category that consists of projects with densities between 1.61 and 5.2 dwelling units per acre.~~

~~"Residential, Tier III" means the residential zone category that consists of projects with densities between 5.21 and 12.2 dwelling units per acre. Tier III residential is a conditional use in the residential zone and must be processed as part of a master development plan.~~

~~“Residential, Tier IV” means the residential zone category that consists of projects with densities between 12.21 and 22.7 dwelling units per acre. Tier IV residential is a conditional use in the residential zone and must be processed as part of a master development plan.~~

Chapter 17.60 Landscaping, Buffering, Fencing and Transitioning

17.60.090 Required landscaping.

A. Portions of property that are not developed with structures, rights-of-way, driveways, and parking areas shall be required to be landscaped in all zones (except in the ~~residential base density and Tier I categories~~ RA1, RA2, RD1, RD2, and FR zones and the agriculture areas). Commercial, industrial, and multifamily dwellings shall adhere to the minimum landscaping standards contained in Table 17.60.160(a), Required Landscape Improvements for Multifamily. The planning commission shall have authority to waive these standards as circumstances dictate.

17.60.150 Lot size transitioning.

Table 17.60.150(1)

Lot Size Transitioning from Larger Lots to Smaller Lots									
Lot Size	1st adjacent lot minimum	2nd adjacent lot minimum	3rd adjacent lot minimum	4th adjacent lot minimum	5th adjacent lot minimum	6th adjacent lot minimum			
4+ Acres	2 Acres	1 Acre	1/2 Acre	1/4 Acre	Small Single-Family- or Tier II	No Additional Buffering Required			
3.99 – 1 Acre	1 Acre	1/2 Acre	1/4 Acre	Small Single-Family- or Tier III	No Additional Buffering Required				
.99 - .51 Acre	1/2 Acre	1/4 Acre	Small Single-Family- or Tier III	No Additional Buffering Required					
.49 - .25 Acre	1/4 Acre								
Small Lot/ Tier III	No Buffering Required								

Table 17.60.150(2)

Lot Size Transitioning from Smaller Lots to Larger Lots						
Lot Size	1st adjacent lot minimum	2nd adjacent lot minimum	3rd adjacent lot minimum	4th adjacent lot minimum	5th adjacent lot minimum	6th adjacent lot minimum
Condo	Small Single-Family or Tier III	1/4 Acre	1/2 Acre	1 Acre	2 Acres	No Additional Buffering Required
Small Lot Tier III	1/4 Acre	1/2 Acre	1 Acre	2 Acres	No Additional Buffering Required	
.25 - .49 Acre	1/2 Acre	1 Acre	2 Acres	No Additional Buffering Required		
.50 - 1 Acre	2 Acres	No Additional Buffering Required				

Chapter 17.65 Home Businesses

17.65.060 Generally applicable standards for all home businesses.

N. Long-Term Storage. Long-term storage shall be permitted as a conditional use in agriculture, RA1, and RA2 zone and base density residential developments under the following circumstances:

1. Minimum lot size: two and a half (2.5) acres.
2. All storage must be within a legal permitted enclosed structure that maintains the aesthetic qualities of the primary use of the property and the surrounding area.
3. Use must remain secondary to primary residential use of property.
4. The community development director or his/her designee may limit hours of operation and/or total number of clients if necessary to protect the character of the neighborhood. [Ord. O-26-2018 § 2 (Exh. A); Ord. O-19-2011 § 3 (Exh. 1); Ord. O-05-2010 § 2 (Exh. A); Ord. O-10-2007 § 2 (Exh. A § 13.6); Ord. O-02-2006 § 3 (Exh. 1 § 13.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 13.6)].

Chapter 17.90 Rezoning of Property

17.90.080 Disapproval/denial of rezoning applications.

Disapproval or denial of an application to amend the zoning of a property shall preclude the filing of another application to amend the zoning or to reclassify the same parcel of property, or any portion thereof, to a different zoning classification, ~~to a different residential density tier,~~ or if the application is for a commercial classification to the same or any other commercial classification, within one year of the date of the final disapproval of the application, unless the city council finds that there has been a substantial change in the circumstances or sufficient new evidence since the disapproval of the application to merit consideration of a second application within the one-year time period. Prior to the city accepting a new rezone application within the one-year period, the city council must approve a request to resubmit rezone application, clearly stating the new evidence and/or substantial changes in circumstances. An applicant is not entitled to have a request to resubmit rezone application considered by the city council, and such a request shall only be included on the city council agenda in accordance with EMMC 2.15.030. [Ord. O-05-2016 § 2 (Exh. A)].

ORDINANCE NO. O- -2020

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE TITLES 7, 16, 17 TO
REMOVE REFERENCES TO TIER AND BASE/BONUS DENSITY.**

PREAMBLE

The City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code Titles 7, 16, and 17, as described in Exhibit A.

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Titles 7, 16, and 17.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of December, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 1st day of December, 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____ .

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Development Agreement for the Marketplace at Eagle Mountain Town Center.		
ITEM TYPE:	Resolution		
FISCAL IMPACT:			
APPLICANT:	Bill Gaskill (Amsource)		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial Community	ACREAGE Approx. 39 Acres	COMMUNITY South Town (General Plan Area)

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford & Jeremy Cook

RECOMMENDATION:

Consider the proposed development agreement for approval, and allowing staff to make minor edits to resolve any concerns discussed in the meeting.

BACKGROUND:

The 39-acre Marketplace at Eagle Mountain Town Center project received a zoning approval (Commercial Community) on August 4, 2020 and a master site plan approval on August 18, 2020. The master site plan also served as the preliminary plat for the commercial areas of the project.

A development agreement for the project has been prepared for your consideration, as required by the first approved condition from the August 18th master site plan approval.

1. *A development agreement shall be prepared to be approved by the City Council, detailing the improvement and timing of the ROW improvements (asphalt, curb and gutter, trail, landscaping, turn lanes, streetlights, etc.), the project trails and landscaping, the masonry walls, and the improvement of the detention basin. Deeds shall be prepared by the applicant for the detention basin relocation and the triangle property in the southwest corner of the project. Also, a masonry wall shall be required to be constructed on the north side of the City-*

owned property, abutting the adjacent homes south of Osprey Way, from Raven Way to the Eagle Park entry road, and on the west side of the project along the City-owned property from the southwest corner of the development to Raven Way. This section may be relocated depending upon future development and shall be installed no later than the installation of the interior roads.

ITEMS FOR CONSIDERATION:

Review the attached development agreement for details.

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

NA

ATTACHMENTS:

[Marketplace Dev Agreement Draft 11-23-20](#)

[Marketplace Dev Agreement Exhibits](#)

[RES--Marketplace at Eagle Mountain Town Center MDA](#)

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AGREEMENT FOR THE MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER

This *Development Agreement for the Marketplace at Eagle Mountain Town Center* (this “Development Agreement”) is entered into between Eagle Mountain City, a Utah municipal corporation (the “City”) and EM Commercial Development, LLC., a Utah limited liability company (the “Developer”). City and Developer shall be referred to as the “Parties” to this Agreement, and individually each as a “Party.”

This Agreement is made with reference to the following facts.

- A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the “Property”).
- B. Developer has applied for and received approval by the City to rezone the Property to Commercial Community and for Master Site Plan approval (together the “Development Applications”) for the Property (the “Project”).
- C. The Master Site Plan serves as the Preliminary Plat for the Project (except the Future Development area).
- D. The City has approved the Development Applications subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. Subject to the terms and conditions of this Agreement, development of the Property shall be governed by the procedures, standards and requirements of the City Code in effect as of the date of a final application for development is filed for each portion of the Project.

2. General Land Use Plan. The Property shall be developed in accordance with the Master Site Plan attached hereto as Exhibit B and incorporated herein (the “Master Site Plan”).

{00527209.DOCX /} / 2}

Minor amendments to the Master Site Plan, including minor changes to building sizes, configuration, parking numbers and locations, etc. may be reviewed and approved with individual site plans.

3. Internal Road Construction and Dedication. Developer shall be required to construct all internal roads for the Project, including the public roads linking Raven Way, Osprey Way, Eagle Mountain Blvd and Pony Express Parkway (the “Internal Public Roads”). A map depicting the Internal Public Roads (divided into Sections A, B and C) is attached hereto as Exhibit C. The Internal Public Road shall be constructed in accordance with the City’s standard 53’ residential road configuration and shall be dedicated to Eagle Mountain City by Developer. Developer shall be solely responsible for all costs associated with the construction of the Internal Public Road. The portion of the Internal Public Road depicted as Road Section A shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area A, and shall be completed prior to issuance of a certificate of occupancy for any building in Area A. The portion of the Internal Public Road depicted as Road Section B shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area B, and shall be completed prior to issuance of a certificate of occupancy for any building in Area B. The portion of the Internal Public Road depicted as Road Section C shall be dedicated to the City prior to or in conjunction with the recording of any final plat within Area C, and shall be completed prior to issuance of a certificate of occupancy for any building in Area C. Road improvements also include sidewalks, street signs, fire hydrants, and streetlights (Developer shall pay the City for the cost of the streetlights, to be installed by City contractor).

4. Pony Express Parkway Improvements. The City is currently in the process of widening Pony Express Parkway, which will include expanding the asphalt and installing curb and gutter (the “City Widening Project”). Developer shall not be required to pay for any portion of the City Widening Project. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Pony Express Parkway (approximately 76’ from the center of the median). Developer shall be required to fully improve the approximately 28.5’ parkstrip along Pony Express Parkway at Developer’s cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to construct any improvements to the median in Pony Express Parkway to create turn lanes for ingress and egress to the Project, to be approved by the City Engineer.

5. Eagle Mountain Boulevard Improvements. Developer shall dedicate to the City the property depicted on the Master Site Plan that is necessary to widen and improve Eagle Mountain Boulevard (approximately 61’ from the center of the median). Developer shall be required to fully improve the approximately 20’ parkstrip along Eagle Mountain Boulevard at Developer’s cost, including installing landscaping improvements (including trees, sod, sprinklers, berming, and possible water-wise landscaping) and an eight (8) foot asphalt trail. Developer shall pay City for streetlights at 300-foot intervals, to be installed by City contractor. Developer shall be required to construct any improvements to the median in Eagle Mountain

Boulevard (including expanding the asphalt if necessary) to create turn lanes for ingress and egress to the Project.

6. Retention Area. The City currently owns an approximately 2.14-acre parcel within the Project that is designated as Parcel No. 59:044:0015 (“Existing Detention Parcel”). In order to accommodate the Project, City has agreed to exchange the Existing Detention Parcel for the approximately 2.161-acre detention area shown on the Master Site Plan (the “New Detention Area”). Developer shall be required to fully improve the New Detention Area, including all landscaping fencing, and other improvements for the New Detention Area. Developer shall complete construction of the New Detention Area prior to the Phase A Internal Public Road.

7. External Walls. Developer shall construct a six-foot solid decorative concrete or masonry wall along the North and West perimeter of the Project. The wall along the North side of the Project (from Raven Way to the entry road at the roundabout) shall be completed prior to recording of any final subdivision plat for Areas B or C (as depicted on Exhibit C). The wall along the West side of the Project (from the Eagle Mountain Boulevard right-of-way area to Raven Way) shall be completed prior to recording of any final subdivision plat for Areas A or B (as depicted on Exhibit C).

8. Trail System and Possible Land Purchase. A twenty-foot wide area on the west side of the Project shall be improved by Developer with a trail and landscaping improvements. City and Developer have discussed Developer purchasing City owned property adjacent to the southwest corner of the Project in order to realign the Pad L (Tire Store) building and the Retail Commercial building to the north and allow additional area for the trail and buffering from neighboring properties to the west. City and Developer agree to cooperate in good faith to reach an agreement on the purchase or exchange of the City property to create additional room for the trail and additional buffering.

9. Landscaping, Trail and Wall Plan. Prior to approval of any final plat for the Project, Developer shall submit to the City planning department, and obtain approval from the Planning Director and Parks Director, for a detailed landscaping, trail and wall plan that includes: (1) landscaping along Eagle Mountain Boulevard, Pony Express Parkway, the Internal Public Roads and the New Detention Area, (2) the design and building materials for the external walls, and (3) the trail system. If the Planning Director and Parks Director deny the landscaping and wall plan, the Developer may appeal the denial of the plan to the City Council.

10. Building Layout and Architecture. Architectural theming (materials, colors, detailing, style) of commercial buildings shall be consistent throughout the project. Developer agrees, as much as possible, to locate buildings at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping between the building and the street. Building elevations shall comply with EMMC Chapter 17.72 by adding Hardie board accents, architectural detailing, building materials mixtures, and additional vertical articulation/modulation.

11. Future Development Area. Prior to any development in the areas labeled “Future Development,” Developer shall submit an updated Master Site Plan or Preliminary Plat application for those areas. Although Developer has indicated their intent to return in the future with a rezone application to a zone that allows for multi-family residential development, Developer acknowledges that any development in the Future Development areas that is not an approved use in the Commercial Community zone will require a rezone, which rezone may be denied by the City.

12. Dedication of Facilities. Developer agrees to improve and dedicate to the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Property.

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

14. City’s Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively working to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

15. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses for the Property specifically identified in this Agreement.

16. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue until the ten (10) year anniversary of this Agreement, provided that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue.

17. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement

between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

C. Waiver. Any waiver by any Party hereto of any breach of any kind or character what so ever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.

D. No Modification. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

E. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

F. Costs of Enforcement. In the event of default on the part of any Party to this Agreement, that Party shall be liable for all costs and expenses incurred by the other Parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run with the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this ____ day of _____, 202__.

EM COMMERCIAL DEVELOPMENT, LLC

**CP EM, LLC., A UTAH LIMITED LIABILITY
COMPANY**

By: _____

Print Name: William G. Gaskill

Title: Manager

TOWN CENTER NW LLC
a Delaware limited liability company

By: Monte Vista Ranch, L.C.,
a Utah limited liability company,
its Manager

By: MVR Management, LLC,
a Utah limited liability company,
its Manager

By: _____
Tiffany A. Walden, its Manager

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this _____ day of _____, 202____ personally appeared before me
_____, who acknowledged to me that (s)he had authority to and
did execute the foregoing document on behalf of CP EM, LLC.

Notary Public

DATED this _____ day of _____, 202____.

CP EM., LLC

By: _____

Print Name: _____

Title: _____

STATE OF UTAH)
 ss:
COUNTY OF UTAH)

On this _____ day of _____, 202____ personally appeared before me
_____, who acknowledged to me that (s)he had authority to and
did execute the foregoing document on behalf of Town Center NW LLC

Notary Public

DATED this _____ day of _____, 202____.

ATTEST:

EAGLE MOUNTAIN CITY

City Recorder

Tom Westmoreland, Mayor

Approved as to form:

City Attorney

EXHIBIT A

EXHIBIT B

EXHIBIT C

- NOTES**
- 1) The purpose of this Survey is to provide a Boundary & Topographical Survey and Certification for the parcels shown and described hereon.
- 2) A Title Commitment prepared by United West Title Insurance Agency, Inc., Orem, Utah, Order #: UW-6345, Effective Date: May 9, 2016, was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
- 3) The Basis of Bearing for this Survey is Utah County's NAD83 bearing of N0°27'04"E along the Section line between the Southeast Corner and the East 1/4 Corner of Section 12, T6S, R2W, S.L.B.& M.). All deeds and plats of record have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon. For reference, both the measured and record NAD83 bearings are shown hereon.
- 4) Vertical data (contours and/or spot elevations) shown hereon are based on a GPS-derived NGVD29 elevation of 4865.18 measured and held on the 2002 County monument marking the South 1/4 of Section 12, T6S, R2W.
- 5) #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- 6) This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or copies of the certified Survey obtained from the office of the County Surveyor may be used as the official work of the Surveyor.
- 7) Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency. Some utility lines shown hereon are drawn per GIS utility maps provided by Eagle Mountain City.
- 8) Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.

LEGAL DESCRIPTIONS

PARCEL 1:
A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South 1/2 of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South 1/2 of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

PARCEL 2:
Commencing North 1243.99 feet and East 321.88 feet from the South 1/4 Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence N18°55'24"E 28.66 feet; thence along the arc of a 1749.46 radius curve to the left (chord bears: N10°00'28"E 538.914 feet); thence N1°22'57"E 9.64 feet; thence N89°50'58"W 25.78 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet) 76.54 feet; thence West 391.09 feet; thence North 251.34 feet; thence S89°57'53"W 1199.87 feet; thence South 101.6 feet; thence East 305.8 feet; thence South 306 feet; thence West 306 feet; thence North 407.6 feet; thence S89°57'53"W 189.01 feet; thence S1°21'47"W 752.08 feet; thence along the arc of a 9980.49 foot radius curve to the left (chord: S61°44'39"E 23.49 feet); thence N88°57'07"E 1703.74 feet to beginning.

TOGETHER WITH the following:

Commencing North 1746.91 feet and West 2271.8 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence West 391.09 feet; thence North 251.34 feet; thence N89°57'53"E 99.05 feet; thence S22°13'07"E 177.82 feet; thence S89°50'58"E 228.29 feet; thence S1°12'23"W 9.72 feet; thence along the arc of a 1750 foot radius curve to the right (chord bears: S2°27'33"W 76.53 feet to the beginning.

LESS AND EXCEPTING the following:

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the north line of the South 1/2 of the SW1/4 of said Section; thence N88°40'38"E along the 1/16th (40 acre) line 1,406.78 feet to the northwest corner of the South 1/2 of the SE1/4 of said Section; thence; thence N88°43'29"E along the 1/16th (40 acre) line 317.50 feet to the point of beginning.

SURVEY DESCRIPTIONS

PARCEL 2
A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S88°43'29"W along the north line of the South 1/2 of the SE1/4 of said Section 317.50 feet to the northeast corner of the South 1/2 of the SW1/4 of said Section; thence S88°40'38"W along the 1/16th (40 acre line) 1,406.77 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N28°18'16"E) 5.82 feet through a central angle of 0°02'01" (chord: N61°40'44"W 5.82 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'00"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S1°13'35"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning.

LESS AND EXCEPTION herefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage: 27.07+/- acres

COMPOSITE OF PARCEL 1 & 2

A portion of the SE1/4 and SW1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain City, Utah, more particularly described as follows:

Beginning on the westerly line of Sweetwater Road located N0°27'04"E along the Section line 1,333.00 feet to the Northeast Corner of the South 1/2 of the SE1/4 of Section 12 and S88°43'29"W along the 1/16th Section (40 acre) line 2,351.47 from the Southeast Corner of Section 12, T6S, R2W, S.L.B.& M.; thence S18°56'36"W along said westerly line of Sweetwater Road 729.56 feet to the northerly line of Eagle Mountain Boulevard; thence Northwestery along said road and along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N18°57'04"E) 929.60 feet through a central angle of 5°21'04" (chord: N68°22'24"W 929.26 feet) to the southeast corner of that Real Property described as Deed Entry No. 72747:2000 of the Official Records of Utah County; thence along said deed the following 5 (five) courses and distances: N24°17'50"E 228.84 feet; thence Northwestery along the arc of a 9,725.00 foot radius non-tangent curve (radius bears: N24°18'19"E) 83.78 feet through a central angle of 0°29'37" (chord: N65°26'53"W 83.78 feet) to a point of reverse curvature; thence along the arc of a 119.69 foot radius curve to the left 185.84 feet through a central angle of 88°57'51" (chord: S70°19'00"W 167.73 feet); thence S25°50'05"W 90.46 feet; thence along the arc of a 20.00 foot radius curve to the left 31.57 feet through a central angle of 90°27'15" (chord: S19°23'33"E 28.40 feet) to the north line of said Eagle Mountain Boulevard; thence Northwestery along the arc of a 9,953.50 foot radius non-tangent curve (radius bears: N25°22'50"E) 507.95 feet through a central angle of 2°55'26" (chord: N63°09'27"W 507.90 feet) to the southeast corner of Phase 1, AUTUMN RIDGE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N1°21'47"E along said plat 754.08 feet to the southerly line of Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N89°58'07"E (record: N89°57'53"E) along said Plat 1,488.52 feet to the southwesterly line of Eagle Park Entry Road as defined and described on said Plat; thence along said Entry Road the following 2 (two) courses and distances: S22°11'55"E (record: S22°13'07"E) 177.09 feet; thence S89°49'41"E (record: S89°50'58"E) 254.59 feet to the westerly line of said Sweetwater Road; thence along said westerly line the following 3 (three) courses and distances: S1°13'35"W 9.64 feet; thence along the arc of a 1,750.00 foot radius curve to the right 541.14 feet through a central angle of 17°43'02" (chord: S10°05'05"W 538.99 feet); thence S18°56'36"W 13.61 feet to the point of beginning.

LESS AND EXCEPTION therefrom the 2.15+/- acre Storm Water Parcel as defined and described on Phase 1, EAGLEPARK Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder.

Net acreage of Composite Survey: 40.44+/- acres



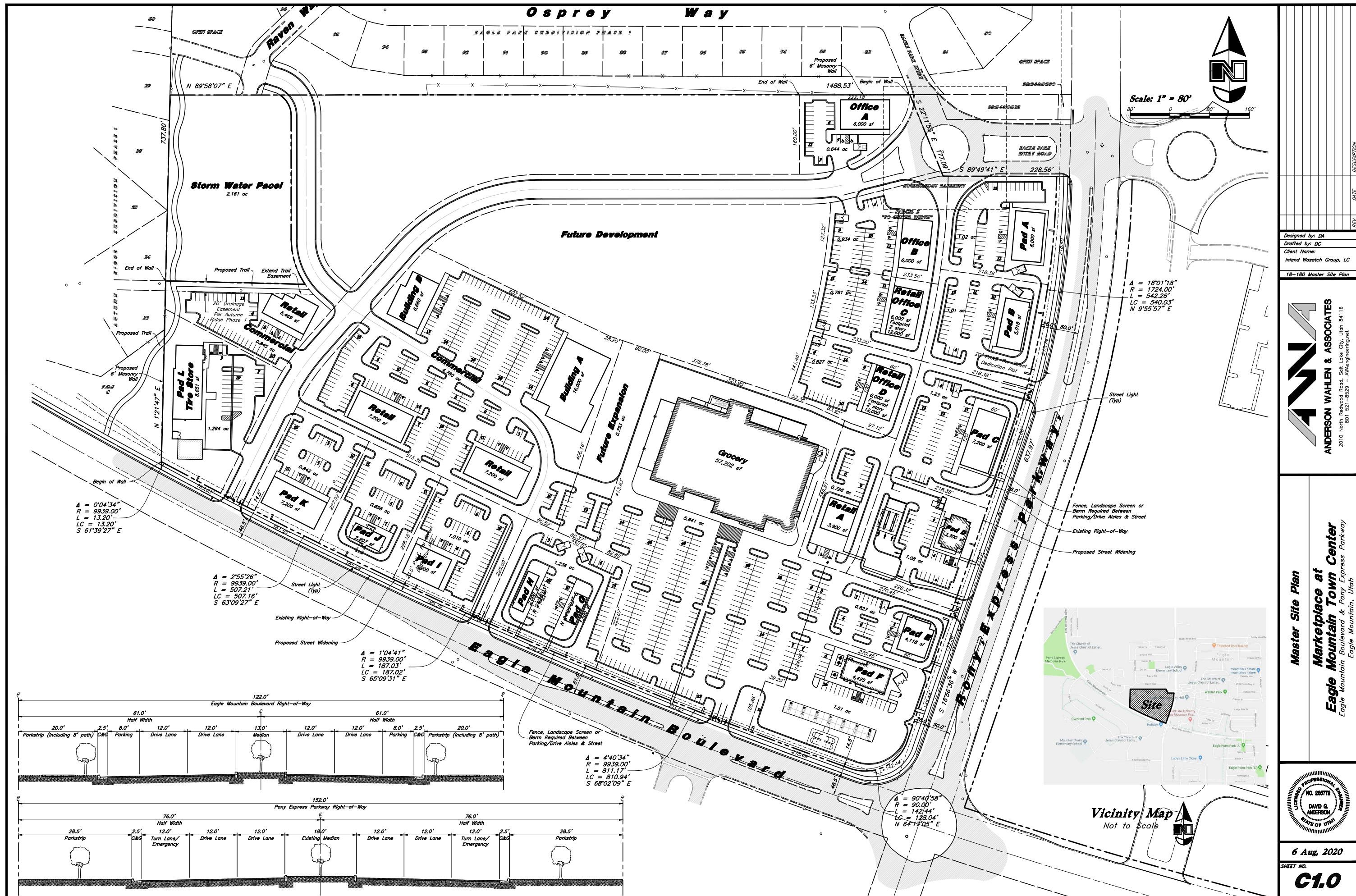
BOUNDARY/TOPOGRAPHICAL SURVEY
LOCATION: SE1/4 & SW1/4 OF SECTION 12, T6S, R2W, S.L.B.& M.
EAGLE MOUNTAIN, UTAH
PROPERTY OF: MONTE VISTA RANCH, LC
PREPARED FOR: EAGLE MOUNTAIN PROPERTIES

REVISION BLOCK		DESCRIPTION
#	DATE	
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

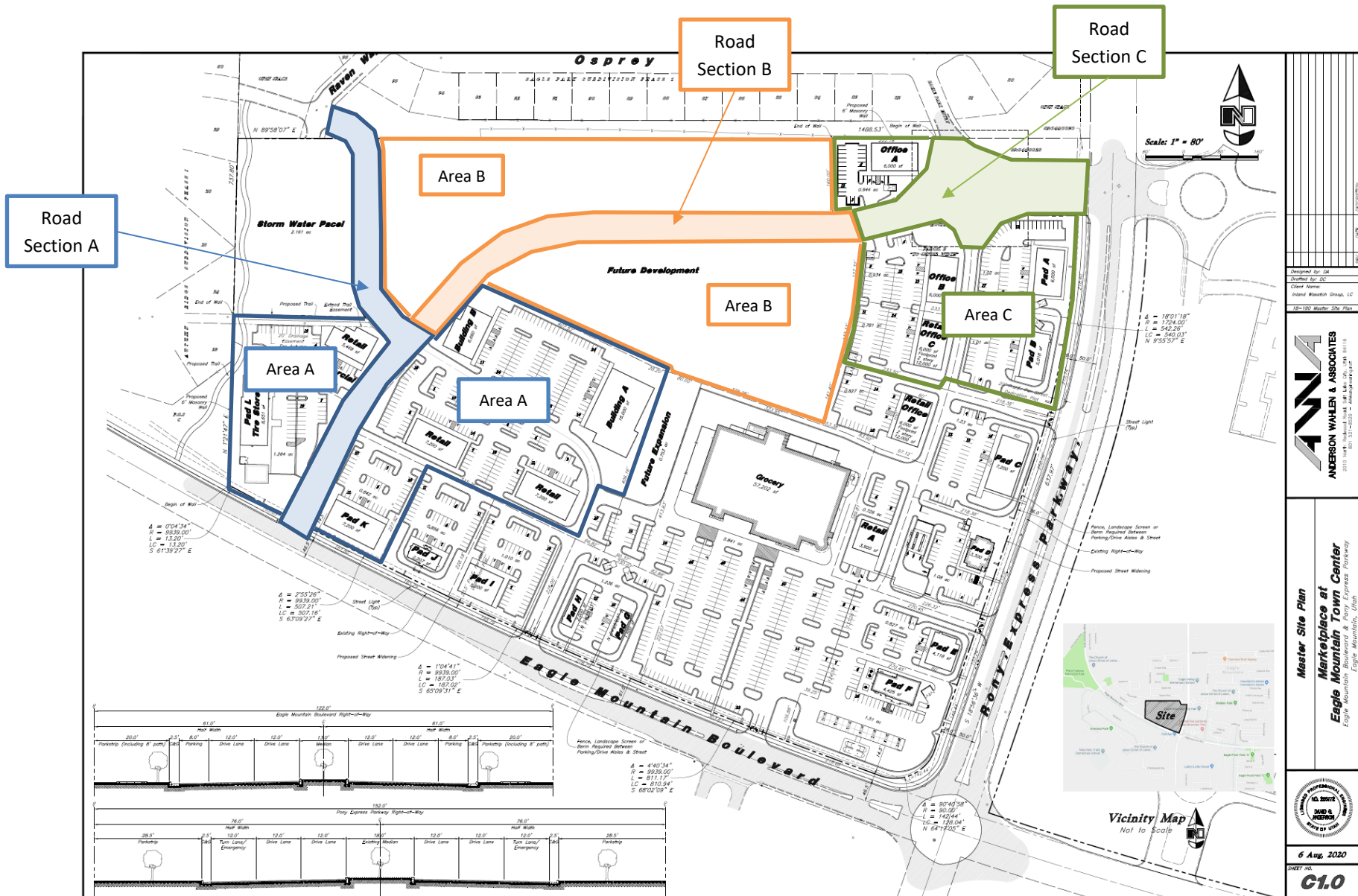
Scale: 1"=1'	Drawn: DBC
Date: 07/15/16	Job #: 16-110
Sheet:	

2 OF 2

The date of completion for this survey is July 15, 2016, the boundary and topography information shown on the survey is of that date.



Marketplace Road Improvements Exhibit



RESOLUTION NO. R- -2020

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,
APPROVING THE MASTER DEVELOPMENT AGREEMENT FOR THE
MARKETPLACE AT EAGLE MOUNTAIN TOWN CENTER**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Master Development Agreement for the Marketplace at Eagle Mountain Town Center, as set forth herein;

BE IT RESOLVED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the Master Development Agreement for the Marketplace at Eagle Mountain Town Center as set forth in Exhibit A.
2. The Master Development Agreement for the Marketplace at Eagle Mountain Town Center is hereby approved as set forth more specifically in Exhibit A.
3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 1st day of December, 2020.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 1st day of December, 2020.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____ .

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	MOTION - Silver Fox Cascade Master Site Plan.		
ITEM TYPE:	Master Site Plan		
FISCAL IMPACT:			
APPLICANT:	Garrett Macklin (AE Urbia)		
GENERAL PLAN DESIGNATION Community Commercial	CURRENT ZONE Commercial Community	ACREAGE 6.4 acres	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jessa Porter, Planning

PRESENTED BY:

Jessa Porter

RECOMMENDATION:

We recommend the City Council make a motion to approve the Silver Fox Cascade Master Site Plan for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. Approval of preliminary plat as part of master site plan approval;
2. All lighting to comply with EMMC 17.65 and 17.72.040 (1);
3. Landscaping plan for entirety of property shall be submitted;
4. Incorporate missing pedestrian access elements into landscaping plan; and,
5. Approve site plan for Lot 1.

BACKGROUND:

This proposed master site plan, serving as a preliminary plat (EMMC 17.100.040 (D)), is for a 6.3-acre commercial project located on the southwest corner of E Pony Express Parkway and N Porter's Crossing Parkway. This plan includes a four (4) lot development with Cascade Collision Auto Repair on lot 1 with the potential of other retail and commercial services on lots 2-4.

This commercial master site plan application was reviewed by the Planning Commission on November 10, 2020. The Commission held a public hearing with discussion that included topics such as traffic concerns, lighting, concerns regarding impacts to the wash, the material for the screening of the enclosed parking area, and other

topics. The Commission ultimately unanimously voted (4-0, 1 absent) to recommend approval of the project to the City Council with a number of conditions; which can be found in the Planning Commission Action/Recommendation section.

Section 17.100.040 of city code requires a master site plan to be approved by the City Council when development proposals are larger than five (5) acres in size and proposed to be developed in phases or sold in separate parcels.

The applicant has requested that this application also serve as a preliminary plat. Section 17.100.040 (D) allows the master site plan to serve as a preliminary plat if it complies with the following criteria:

1. A preliminary arrangement of larger blocks of land - later to be subdivided during the final plat process - is included
2. All required utilities, storm drainage, landscaping, access and circulation requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan
3. The City is not responsible if, over time, the project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by the applicant.

ITEMS FOR CONSIDERATION:

MASTER SITE PLAN SERVING AS PRELIMINARY PLAT (EMMC 17.100.040 (D))

The applicant's master site plan application includes a request for the plan to serve as the preliminary plat for the proposed subdivision of the property into four parcels. The preliminary plat process described in Chapter 16.20 EMMC may not be required if a master site plan, while going through the initial approval process, complies with the following criteria: A preliminary arrangement of larger blocks of land - later to be subdivided during the final plat process - is included. All required utilities, storm drainage, landscaping, access and circulation requirements, and other aspects of the eventually built-out project are addressed sufficiently with the master site plan. The City is not responsible if, over time, the project is unable to service a possible user due to undersized utilities, roadways, or other infrastructure. If upgrades to such facilities are necessary, they will be borne solely by

the applicant."

ACCESS

There is a cross-access easement granted through the property to benefit all four (4) lots. The plan includes vehicle access from both E Pony Express Parkway and N Porter's Crossing Parkway, each at least 100 feet from an intersection or another driveway on the same side of the street. Staff recommends a traffic study be submitted to ensure safe traffic flow in the area.

ARCHITECTURAL STANDARDS (EMMC 17.72.040)

The proposed elevations show a variety of different CMU and a variety of painted metal accents, awnings, etc. on all sides of the building. These façade features are designed with consistent architectural style, detail, and trim features as the primary façade. The plan also includes a variety of vertical articulation around the building to avoid large featureless surfaces. The main entrance is located from the interior of the lot and is clearly identifiable and includes sheltering elements such as an awning. Mechanical equipment, storage areas, trash enclosures, etc. are screened and located out of view from public streets. Although the main entrance is not located along a street-facing façade, the two street-facing facades do include design elements and landscaping to improve the pedestrian experience.

LIGHTING (EMMC 17.65 & 17.72.040(I))

All lighting appears to comply with city code, being fully shielded and no light spillage onto adjacent properties. Based on the photometric plan, the light levels diminish approaching the wash which was a recommendation in order to minimize negative impacts on wildlife in the wash. The 3D renderings appear to show lighting at the pedestrian entrances pointing up and down which would not comply with city code. While these lights are pointing up and down, they are completely under the awning which will shield any further light pointing upward.

LANDSCAPING

A landscaping plan was submitted for lot 1. A master site plan must include landscaping plans for all rights-of-way and specifications for landscape elements to be used on each lot which will then be verified during the individual site plans for each lot. Staff recommends the landscape plan be updated for the entirety of the property to comply

with EMMC 17.100.070(A)(6). The plans call for appropriate landscaped islands throughout the parking lot. The trash receptacles are properly screened with a wall enclosure.

OFF-STREET PARKING (EMMC 17.55.120)

Per EMMC 17.55.120, an auto service station like the one proposed for lot 1 requires one parking stall per 500 square feet of gross finished floor area, plus two stalls per service bay. Based on the 15 services stalls and a building square footage of about 19,000, the applicant is required to provide 68 parking stalls on lot 1. The proposed plan shows a total of 49 primary parking stalls (2 being handicap-accessible) and 31 parking stalls in the enclosed parking area. Including the stalls in the enclosed parking area, the applicant has proposed a total of 80 parking stalls, exceeding the minimum required.

PEDESTRIAN ACCESS

The applicant has added pedestrian access from N Porter's Crossing Parkway to Lot 1 on the east side of the property (this access is curved to comply with ADA standards). The overall master site plan shows pedestrian access from lot 1 to lot 2, which was requested by staff in order to ensure connectivity throughout the property. The landscape plan has not been updated to incorporate the updated pedestrian access elements. Staff recommends that the applicant update the landscape plans to reflect the master site plan.

FENCING (EMMC 17.60.120 (D))

"Commercial Fence Height. Fencing in commercial areas shall not exceed six feet in height." The applicant is proposing to install an eight foot (8') wall around the enclosed parking area to limit view of the vehicles awaiting service. An example of an eight foot wall is located at the Orem Cascade Collision location which you can find in the attached pictures. For context, the fencing standard code amendment was approved at the 11-17-2020 City Council meeting which does allow eight foot (8') fencing in commercial districts.

TICKVILLE WASH

The southern portion of this parcel backs up to the Tickville Wash. The proposed grading plan shows that the closest area of the enclosed parking to the wash is setback between 10 and 15 feet from the top of the slope. It is planned that the area of the wash be deeded to the City. Staff recommends that the finger north of the wash also be dedicated

to the City as well as it will assist in the maintenance of the wash.

PRELIMINARY PLAT

Staff recommends a couple of revisions be made to the preliminary plat: Dedication of the finger of land north of the wash over to the City (for the reasons outlined above; this has been incorporated in the latest submitted plans) and That the "typical setback exhibit" be removed as these will be handled during the individual site plans for each lot.

REQUIRED FINDINGS:

Master site plans serving as preliminary plat approvals are based upon compliance with city code requirements. The approval criteria for this application can be found in EMMC 17.100.040 (D)). The project can be approved if it complies with all city code requirements for master site plans serving as preliminary plats, as detailed in this report. A recommendation of denial must be based upon findings of facts indicating how the project is not complying with specific sections of the city code. A project may be tabled with specific direction to give an applicant time to fully comply with code requirements.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Planning Commission reviewed and unanimously recommended approval of the Silver Fox Cascade on November 10, 2020 to the City Council for the reasons set forth in the staff report and in the meeting, with the following conditions:

1. The preliminary plat shall be approved as part of the master site plan;
2. The preliminary plat shall be revised to remove the exhibit noting typical setbacks;
3. All lighting shall comply with EMMC 17.65 and 17.72.040 (I);
4. A complete landscape plan for the entirety of the property shall be submitted;
5. The missing pedestrian access elements shall be incorporated in the landscape plan;
6. Approval of the site plan for Lot 1 shall be based on the application materials with revisions as conditioned;
7. A traffic study shall be submitted for review; and

8. The enclosed parking area shall have an eight-foot fence with a solid, privacy gate.

ATTACHMENTS:

Master Site Plan

Landscape Plan

Preliminary Plat

Building Elevations

Photometric Plan

Cascade Collision Drainage Report

Cascade Collision Traffic Study

Geotechnical Study

Orem Facility Photos

PORTER CROSSING PKWY
EAGLE MOUNTAIN, UTAH

OCTOBER 20, 2020

REVISÉ NOVEMBRE 4, 2020

REVISÉ NOVEMBRE 20, 2020

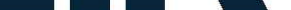
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----	EASEMENT LINE		PROPOSED FIRE HYDRANT
-4240.0--	PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT
-4240.0--	EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT
=====	EXISTING CURB		PROPOSED PARKING LOT LIGHT
=====	PROPOSED CURB AND GUTTER		EXISTING WATER METER
=====	PROPOSED CURB WALL		EXISTING WATER VALVE
=====	REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE
----	SS-- EXISTING SEWER		EXISTING OVERHEAD POWER POLE
----	SS-- PROPOSED SEWER		
----	W-- EXISTING WATER	TBC	TOP BACK CONCRETE
----	W-- PROPOSED WATER	FF	FINISHED FLOOR
----	F-- EXISTING FIRE LINE	HW	HIGH WATER
----	F-- PROPOSED FIRE LINE	TG	TOP OF GRADE
----	SD-- EXISTING STORM DRAIN	TOL	TOP OF LID
----	SD-- PROPOSED STORM DRAIN	IE	INVERT ELEVATION
----	RD-- PROPOSED ROOF DRAIN	EX	EXISTING
----	G-- EXISTING GAS	NG	NATURAL GROUND
----	G-- PROPOSED GAS	TA	TOP OF ASPHALT
----	OHP-- EXISTING OVERHEAD POWER	TC	TOP OF CONCRETE
----	UGP-- EXISTING UNDERGROUND POWER	EC	EDGE OF CONCRETE
----	UGP-- PROPOSED UNDERGROUND POWER	EA	EDGE OF ASPHALT
----	T-- EXISTING TELEPHONE LINE	TOW	TOP OF WALL
----	T-- PROPOSED TELEPHONE LINE	TG	TOP OF GRAVEL
----	FO-- EXISTING FIBER OPTIC LINE	TL	TOP OF LANDSCAPING
----	FO-- PROPOSED FIBER OPTIC LINE	TS	TOP OF SIDEWALK
		PROP	PROPOSED
	PROPOSED CONCRETE		TBC CALLOUT UNLESS OTHERWISE DESIGNATED
	PROPOSED ASPHALT		
	PROPOSED LANDSCAPING		



CV	COVER SHEET
C0.1	SLOPE ANALYSIS MAP
C0.2	OVERALL MASTER PLAN
C1.0	SITE PLAN
C1.1	WASH EXHIBIT
C2.0	GRADING PLAN
C2.1	DRAINAGE PLAN
C3.0	UTILITY PLAN
C3.1	PLAN & PROFILE – SEWER MAIN EXTENSION
C4.0	DETAIL SHEET
C5.0	EROSION CONTROL PLAN (SWPPP)

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER APWA STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562. SEE DETAIL SHEET C5.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO WARRANTY THAT THE SURVEYED INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
20. PUBLIC WAY IMPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SIDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY THE SLC ENGINEERING DEPT. PRIOR TO FINAL INSPECTION AND CERTIFICATION OF OCCUPANCY ISSUANCE, TO DETERMINE REPLACEMENT REQUIREMENTS OF DEFECTIVE AND HAZARDOUS CONDITIONS.
21. ALL CURB AND GUTTER DONE WITHIN THE PUBLIC WAY SHALL BE CONSTRUCTED AS PER APWA 205A, AND 251 OR 252.
22. THE DRIVE APPROACHES APRONS MUST BE CONCRETE TO THE PROPERTY LINE.
23. ALL EXCEEDED ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE.

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 1/2" AND 2 1/2" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4 1/2" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. USE OF BRICK, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE OR INLET OF THE FIRE HYDRANT.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TOP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.



AE URBIA

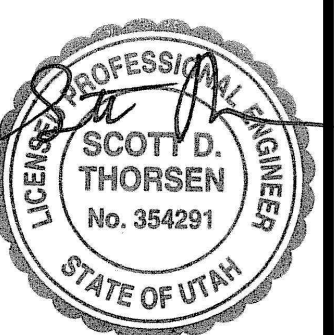
909 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: GARRETT MACKLIN
PH: (801) 746-0456



3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

COVER SHEET

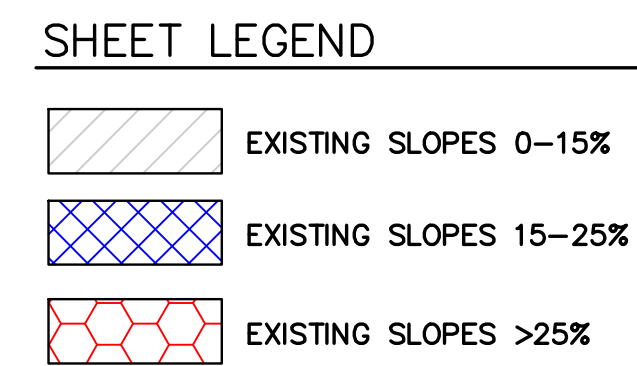


HEET NO.

CV

PROJECT ID:	DATE:
61070-01	10/27/20
FILE NAME:	SCALE:
PRJ-TEM	1"=30'





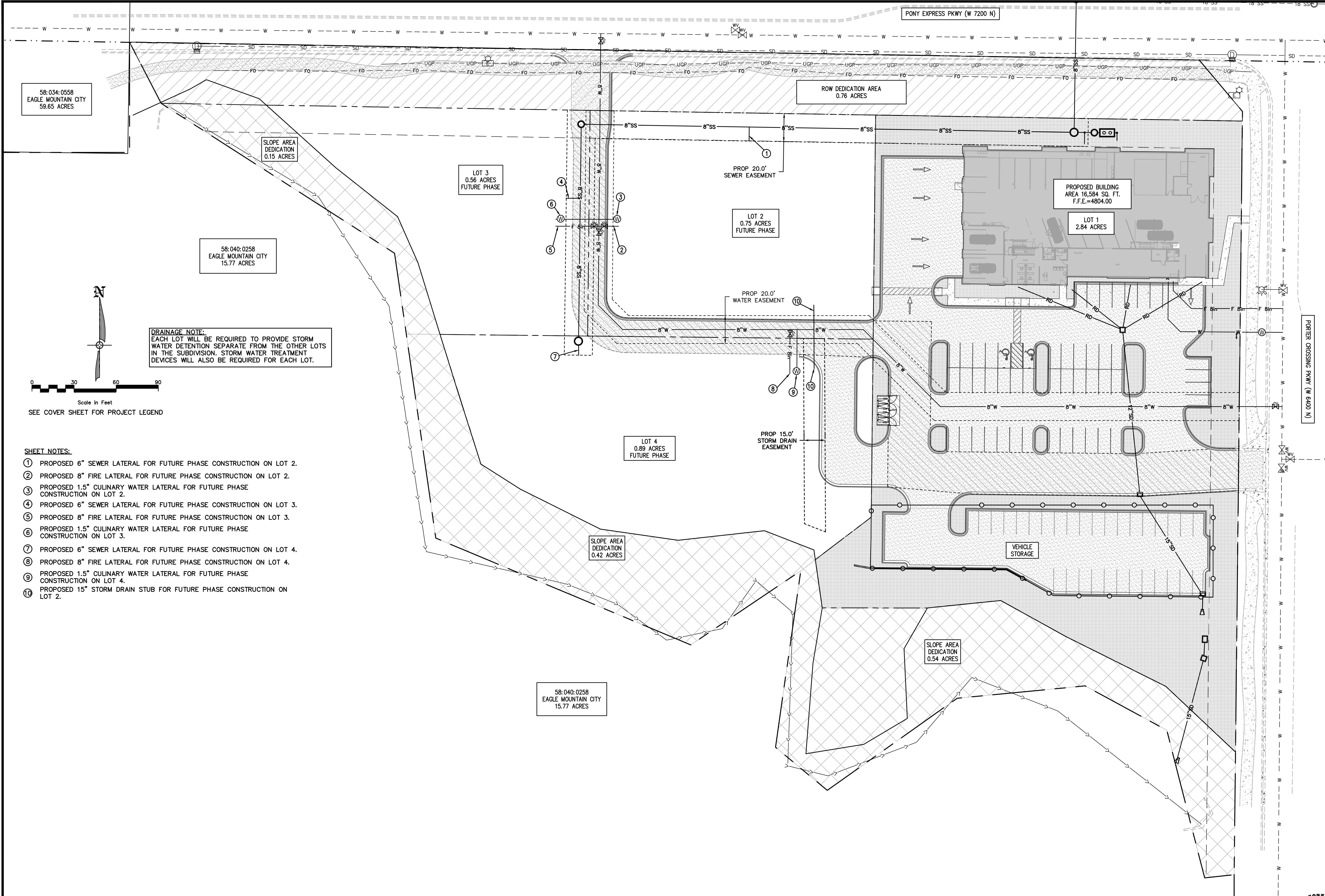
CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
SLOPE ANALYSIS MAP

CIR | **CIVIL ENGINEERING
+ SURVEYING**

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

DESIGNED:		PROJECT ENGINEER:	
NO	REVISIONS	BY	DATE
COMMENTS		TLH	11/20/20
COMMENTS		TLH	11/04/20

76

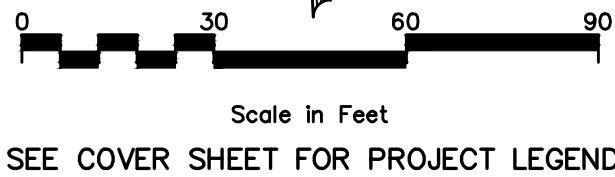


58:034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

SLOPE AREA
DEDICATION
0.15 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

DRAINAGE NOTE:
EACH LOT WILL BE REQUIRED TO PROVIDE STORM
WATER DETENTION SEPARATE FROM THE OTHER LOTS
IN THE SUBDIVISION. STORM WATER TREATMENT
DEVICES WILL ALSO BE REQUIRED FOR EACH LOT.



SHEET NOTES:

- 1 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 2 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 3 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 4 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 5 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 6 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 7 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 8 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 9 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 10 PROPOSED 15" STORM DRAIN STUB FOR FUTURE PHASE CONSTRUCTION ON LOT 2.

SLOPE AREA
DEDICATION
0.42 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

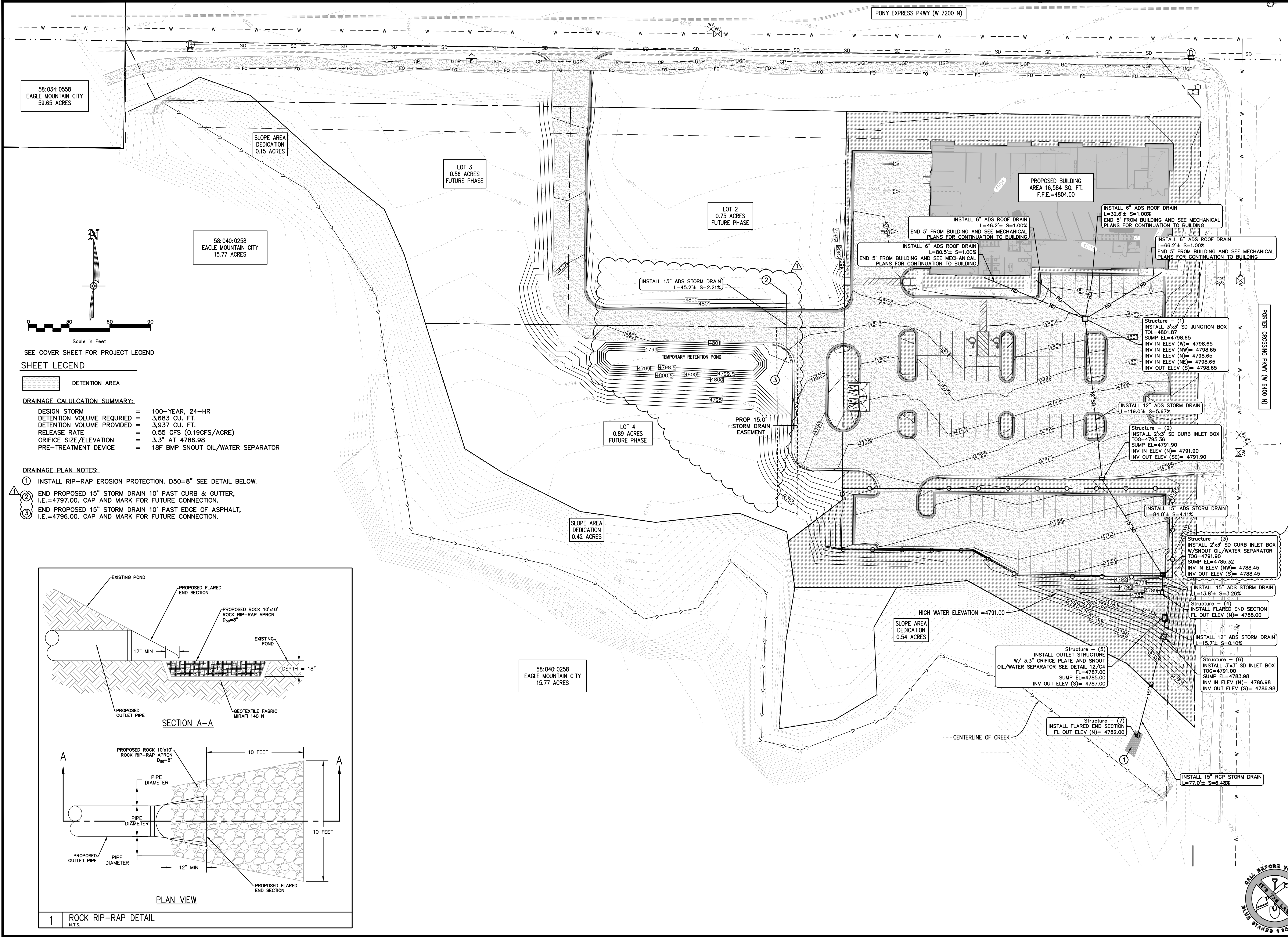
SLOPE AREA
DEDICATION
0.54 ACRES

CIVIL ENGINEERING + SURVEYING		3032 SOUTH 1030 WEST, SUITE 202 SLC, Utah 84119 - 801-949-6236	
DATE	BY	REVISIONS	PROJECT ENGINEER
11/04/20			
11/20/20			
SHEET NO. C0.2		PROJECT ID S1070-01	
DATE 10/27/20		SCALE 1"=30'	
FILE NAME PRJ-TEM			

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
OVERALL MASTER PLAN

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SCOTT D. THORSEN
No. 354291
STATE OF UTAH



58:034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

SLOPE AREA
DEDICATION
0.15 ACRES

LOT 3
0.56 ACRES
FUTURE PHASE

LOT 2
0.75 ACRES
FUTURE PHASE

PROPOSED BUILDING
AREA 16,584 SQ. FT.
F.F.E.=4804.00

INSTALL 6" ADS ROOF DRAIN
L=32.6'± S=1.00%
END 5' FROM BUILDING AND SEE MECHANICAL
PLANS FOR CONTINUATION TO BUILDING

INSTALL 6" ADS ROOF DRAIN
L=46.2'± S=1.00%
END 5' FROM BUILDING AND SEE MECHANICAL
PLANS FOR CONTINUATION TO BUILDING

INSTALL 6" ADS ROOF DRAIN
L=80.5'± S=1.00%
END 5' FROM BUILDING AND SEE MECHANICAL
PLANS FOR CONTINUATION TO BUILDING

INSTALL 6" ADS ROOF DRAIN
L=66.2'± S=1.00%
END 5' FROM BUILDING AND SEE MECHANICAL
PLANS FOR CONTINUATION TO BUILDING

Structure - (1)
INSTALL 3"x3" SD JUNCTION BOX
TOG=4801.87
SUMP EL=4798.65
INV IN ELEV (W)= 4798.65
INV IN ELEV (NW)= 4798.65
INV IN ELEV (N)= 4798.65
INV IN ELEV (NE)= 4798.65
INV OUT ELEV (S)= 4798.65

INSTALL 12" ADS STORM DRAIN
L=119.0'± S=5.67%

Structure - (2)
INSTALL 2"x3" SD CURB INLET BOX
TOG=4795.36
SUMP EL=4791.90
INV IN ELEV (N)= 4791.90
INV OUT ELEV (SE)= 4791.90

INSTALL 15" ADS STORM DRAIN
L=84.0'± S=4.11%

Structure - (3)
INSTALL 2"x3" SD CURB INLET BOX
W/SNOUT OIL/WATER SEPARATOR
TOG=4791.90
SUMP EL=4785.32
INV IN ELEV (NW)= 4788.45
INV OUT ELEV (S)= 4788.45

INSTALL 15" ADS STORM DRAIN
L=13.8'± S=3.26%

Structure - (4)
INSTALL FLARED END SECTION
FL OUT ELEV (N)= 4788.00

INSTALL 12" ADS STORM DRAIN
L=15.7'± S=0.10%

Structure - (6)
INSTALL 3"x3" SD INLET BOX
TOG=4791.00
SUMP EL=4783.98
INV IN ELEV (N)= 4786.98
INV OUT ELEV (S)= 4786.98

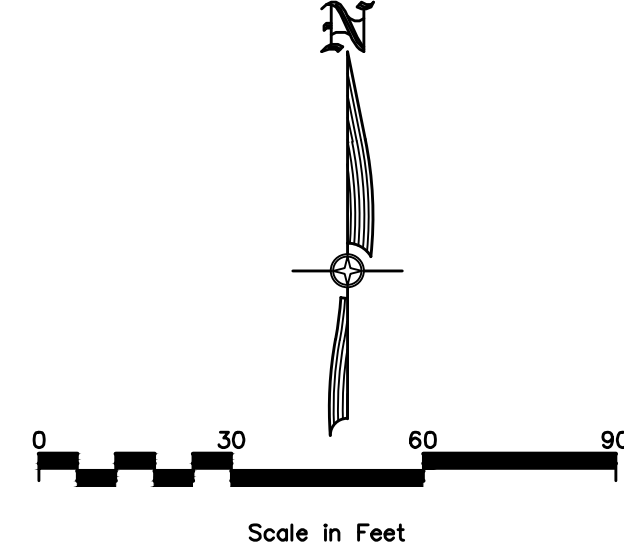
Structure - (5)
INSTALL OUTLET STRUCTURE
W/ 3.3" ORIFICE PLATE AND SNOUT
OIL/WATER SEPARATOR SEE DETAIL 12/C4
FL=4787.00
SUMP EL=4785.00
INV OUT ELEV (S)= 4787.00

Structure - (7)
INSTALL FLARED END SECTION
FL OUT ELEV (N)= 4782.00

INSTALL 15" RCP STORM DRAIN
L=77.0'± S=6.48%

SLOPE AREA
DEDICATION
0.42 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES



SEE COVER SHEET FOR PROJECT LEGEND

SHEET LEGEND

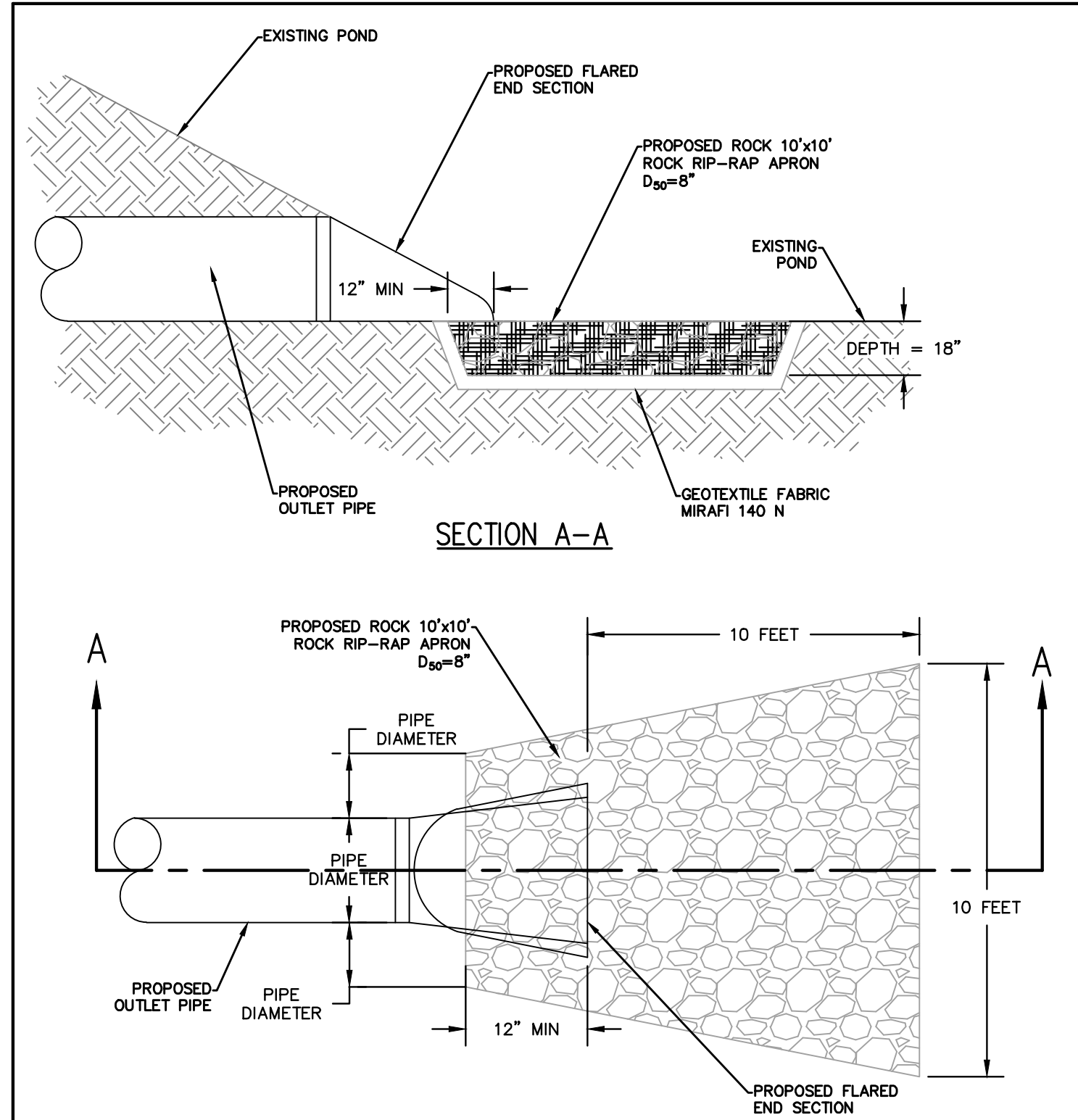
DETENTION AREA

DRAINAGE CALCULATION SUMMARY:

DESIGN STORM = 100-YEAR, 24-HR
DETENTION VOLUME REQUIRED = 3,683 CU. FT.
DETENTION VOLUME PROVIDED = 3,937 CU. FT.
RELEASE RATE = 0.55 CFS (0.19CFS/ACRE)
ORIFICE SIZE/ELEVATION = 3.3" AT 4786.98
PRE-TREATMENT DEVICE = 18F BMP SNOUT OIL/WATER SEPARATOR

DRAINAGE PLAN NOTES:

- 1. INSTALL RIP-RAP EROSION PROTECTION. D50=8" SEE DETAIL BELOW.
- 2. END PROPOSED 15" STORM DRAIN 10' PAST CURB & GUTTER, I.E.=4797.00. CAP AND MARK FOR FUTURE CONNECTION.
- 3. END PROPOSED 15" STORM DRAIN 10' PAST EDGE OF ASPHALT, I.E.=4796.00. CAP AND MARK FOR FUTURE CONNECTION.



1 ROCK RIP-RAP DETAIL
N.T.S.

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CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
DRAINAGE PLAN

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119

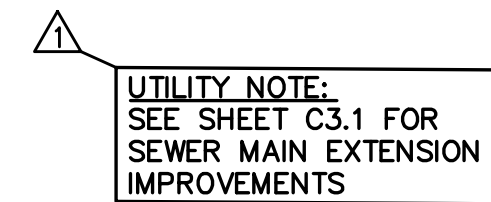
DESIGNER:
PROJECT ENGINEER:
BY DATE
REVISIONS

FILE NAME: PRJ-TEM
PROJECT ID: S1070-01
DATE: 10/27/20
SCALE: 1"=30'

SHEET NO.
C2.1

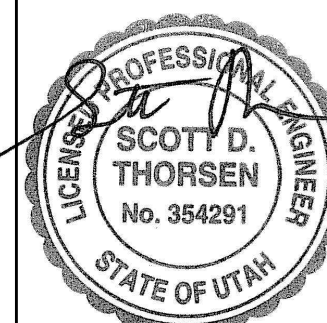
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

BLUE STAKES 1 800 665 4571

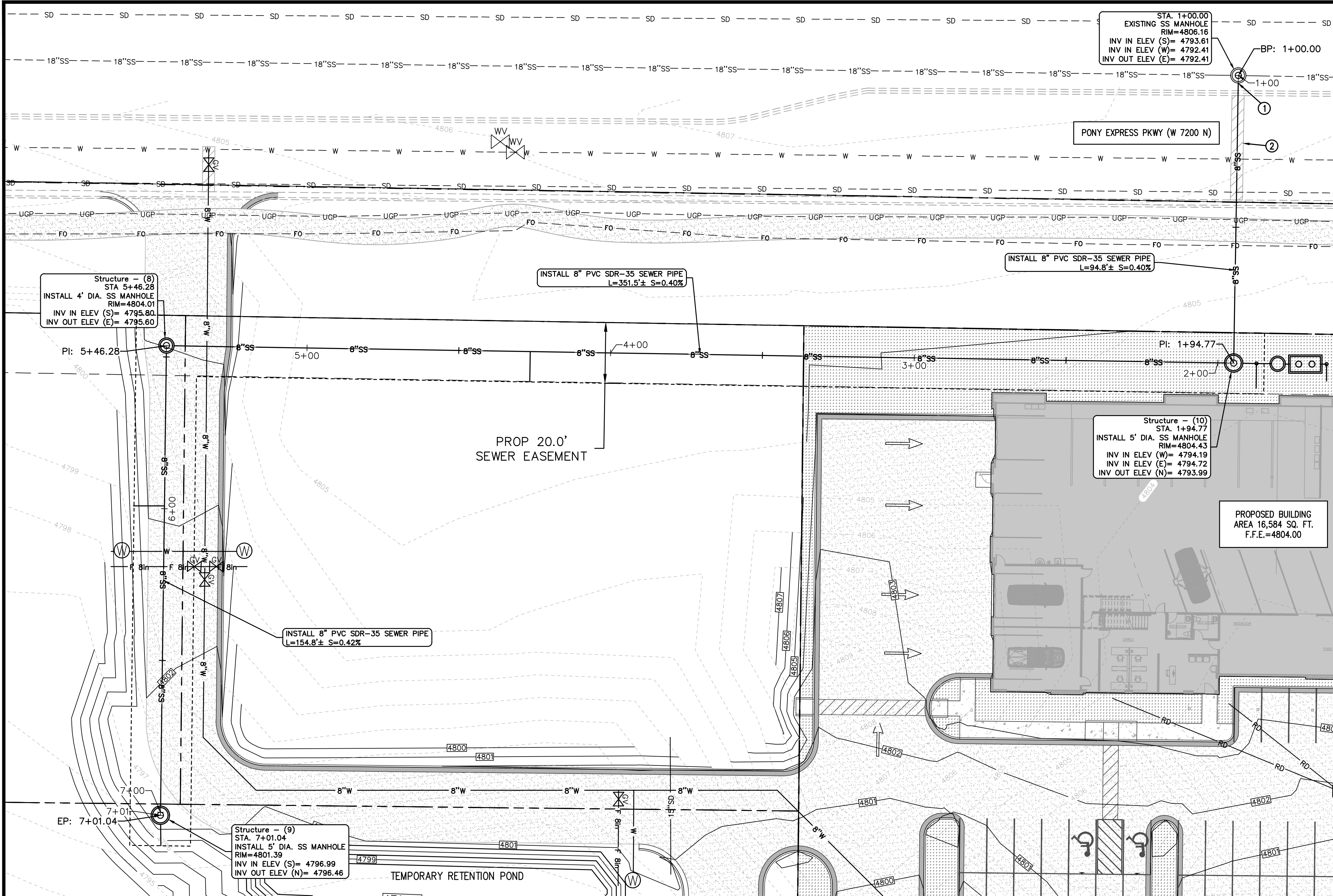


0 30 60 90
Scale in Feet
SEE COVER SHEET FOR PROJECT LEGEND

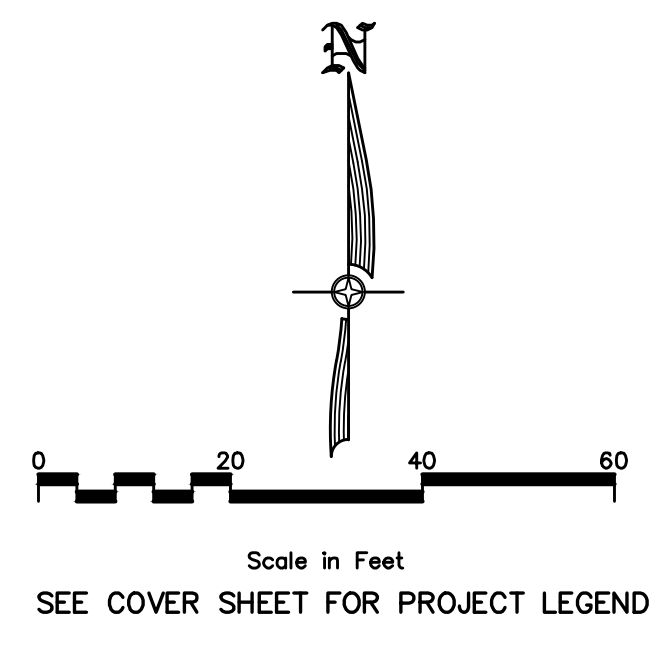
1. CONNECT PROPOSED 6" SEWER LATERAL TO PROPOSED 5' SEWER MANHOLE AT I.E.=4794.72 PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
2. INSTALL 5'± OF 6" PVC SEWER PIPE, S=1.0%.
3. INSTALL 6" 90° WYE AND 6" CLEANOUT WYE, TOL=MATCH TOP OF LANDSCAPE (4804.4±), I.E.=4794.77.
4. INSTALL 8'± OF 6" PVC SEWER PIPE, S=1.0%. END PIPE 5' FROM BUILDING (I.E.=4794.85) AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
5. INSTALL 5'± OF 6" PVC SEWER PIPE, S=1.0%.
6. INSTALL SAMPLING MANHOLE PER EAGLE MOUNTAIN AND APWA STANDARDS AND SPECIFICATIONS. TOL=4804.3±, I.E.(IN)=4795.02, I.E.(OUT)=4794.82.
7. INSTALL 2'± OF 6" PVC SEWER PIPE, S=1.0%.
8. INSTALL GREASE INTERCEPTOR PER EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS. TOL=MATCH TOP OF LANDSCAPE (4804.3±), I.E.=4795.04. SEE PLUMBING PLANS FOR SIZING CALCULATIONS.
9. INSTALL 2'± OF 6" PVC SEWER PIPE, S=1.0%.
10. INSTALL 6" 90° BEND AND 6" CLEANOUT WYE, TOL=MATCH TOP OF LANDSCAPE (4804.2±), I.E.=4795.06.
11. INSTALL 6'± OF 6" PVC SEWER PIPE, S=1.0%. END PIPE 5' FROM BUILDING (I.E.=4795.12) AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
12. CONNECT TO EXISTING WATER MAIN AND INSTALL 8" FIRE LATERAL AND 8" GATE VALVE PER EAGLE MOUNTAIN CITY AND APWA STANDARDS AND SPECIFICATIONS.
13. INSTALL 8" PVC C-900 DR-14 FIRE LINE PER EAGLE MOUNTAIN CITY AND APWA STANDARDS AND SPECIFICATIONS.
14. INSTALL 8" 45° BEND W/THRUST BLOCKS.
15. SAW CUT ASPHALT FOR TRENCHING OF UTILITY LATERALS. REPAIR ASPHALT PER APWA PLAN 255.
16. END 8" PVC C-900 DR-14 FIRE LINE 5' FROM BUILDING AND SEE FIRE SPRINKLER PLANS FOR CONTINUATION INTO BUILDING.
17. PROPOSED WALL MOUNTED FDC.
18. INSTALL KNOX BOX 3200 SERIES KEY BOX FOR FIRE DEPARTMENT ACCESS.
19. CONNECT TO EXISTING WATER MAIN AND INSTALL 1.5" WATER LATERAL AND 1.5" WATER METER PER EAGLE MOUNTAIN CITY AND APWA STANDARD.
20. INSTALL 1.5" HDPE CTS--00 SDR--9 POLY PIPE W/BENDS. END PIPE 5' FROM BUILDING AND SEE MECHANICAL PLANS FOR CONTINUATION INTO BUILDING.
21. EXISTING FIRE HYDRANT.
22. INSTALL 1" IRRIGATION STUB AND VAULT PER APWA STANDARDS AND SPECIFICATIONS. SEE IRRIGATION PLANS FOR CONTINUATION TO BACKFLOW PREVENTOR.
23. EXISTING STREET LIGHT.
24. CONNECT TO EXISTING WATER MAIN AND INSTALL 8" WATER MAIN AND 8" GATE VALVE PER EAGLE MOUNTAIN CITY AND APWA STANDARDS AND SPECIFICATIONS.
25. INSTALL 8" PVC C-900 DR-14 WATER MAIN PER EAGLE MOUNTAIN CITY AND APWA STANDARDS AND SPECIFICATIONS.
26. INSTALL 8" CROSS & 8" GATE VALVE W/ THRUST BLOCKS.
27. INSTALL 8" PVC C-900 DR-14 FIRE LATERALS. CAP AND MARK END FOR FUTURE CONNECTION.
28. INSTALL 1.5" WATER LATERAL AND WATER METER VAULT. CAP AND MARK END FOR FUTURE USE.
29. INSTALL 8" TEE & 8" GATE VALVE W/ THRUST BLOCK.
30. CONNECT TO PROPOSED 8" SEWER PIPE AND INSTALL 6" SEWER LATERAL PER EAGLE MOUNTAIN AND APWA STANDARDS. I.E.(8")=4795.12, I.E.(6")=4795.78.
31. INSTALL 10'± OF 6" PVC SEWER PIPE, S=1.0%, I.E.=4795.88. CAP AND MARK FOR FUTURE CONNECTION.
32. CONNECT TO PROPOSED 8" SEWER PIPE AND INSTALL 6" SEWER LATERAL PER EAGLE MOUNTAIN AND APWA STANDARDS. I.E.(8")=4796.02, I.E.(6")=4796.69.
33. INSTALL 10'± OF 6" PVC SEWER PIPE, S=1.0%, I.E.=4796.79. CAP AND MARK FOR FUTURE CONNECTION.
34. CONNECT PROPOSED 6" SEWER LATERAL TO PROPOSED 5' SEWER MANHOLE AT I.E.=4796.99 PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
35. INSTALL 10'± OF 6" PVC SEWER PIPE, S=1.0%, I.E.=4797.09. CAP AND MARK FOR FUTURE CONNECTION.
36. INSTALL STREETLIGHT PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.



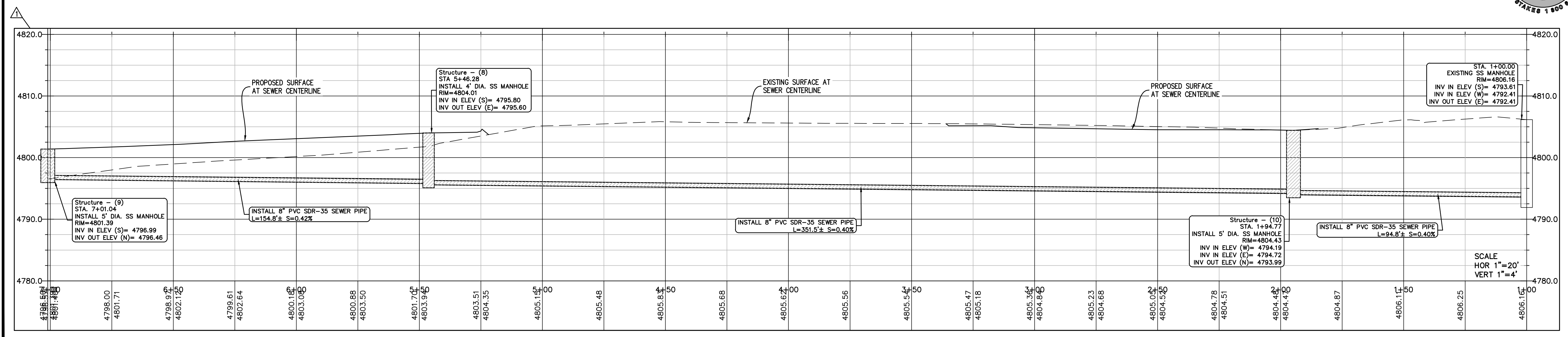
SHEET NO.	
C3.0	
PROJECT ID	DATE:
S1070-01	10/27/20
FILE NAME:	SCALE:
PRJ-TEM	1"=30'



UTILITY NOTE:
SEE SHEET C3.0 FOR
UTILITY LATERALS AND
WATER LINE IMPROVEMENTS



- SHEET NOTES:**
- CONNECT PROPOSED 8" SEWER PIPE TO EXISTING SEWER MANHOLE AT I.E.=4793.61. ALL WORK TO BE DONE PER EAGLE MOUNTAIN STANDARDS AND SPECIFICATIONS.
 - SAW CUT EXISTING ASPHALT FOR TRENCHING OF UTILITY LATERALS. REPAIR ASPHALT PER APWA PLAN 255.



DATE	11/04/20	DATE	11/20/20	DATE		DATE	
PROJECT	CASCADE COLLISION	PROJECT	CASCADE COLLISION	PROJECT	CASCADE COLLISION	PROJECT	CASCADE COLLISION
FILE NAME	PRJ-TEM	FILE NAME	PRJ-TEM	FILE NAME	PRJ-TEM	FILE NAME	PRJ-TEM
DATE	10/27/20	DATE	10/27/20	DATE	10/27/20	DATE	10/27/20
SCALE	1"=20'	SCALE	1"=20'	SCALE	1"=20'	SCALE	1"=20'

CIVIL ENGINEERING + SURVEYING

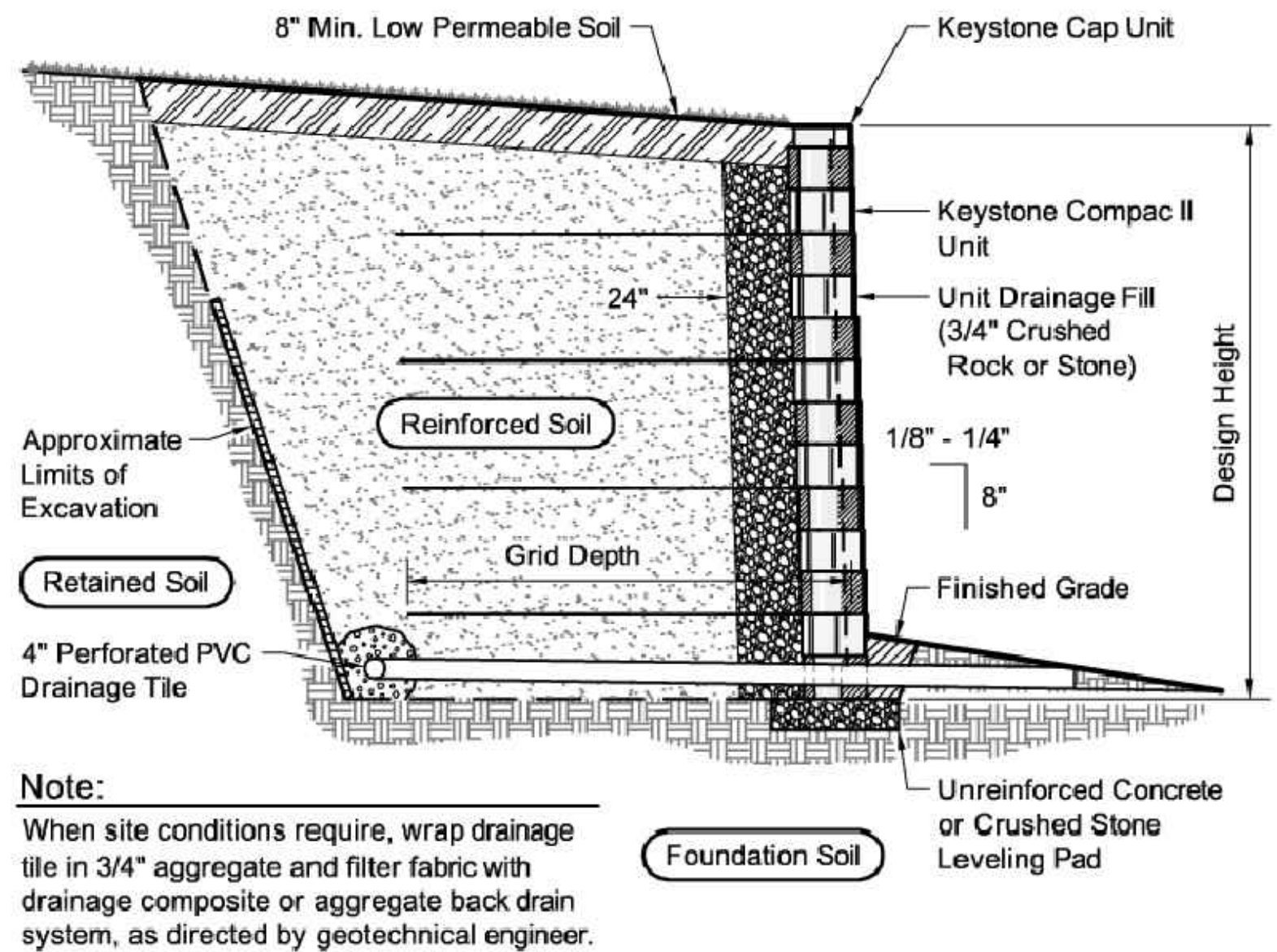
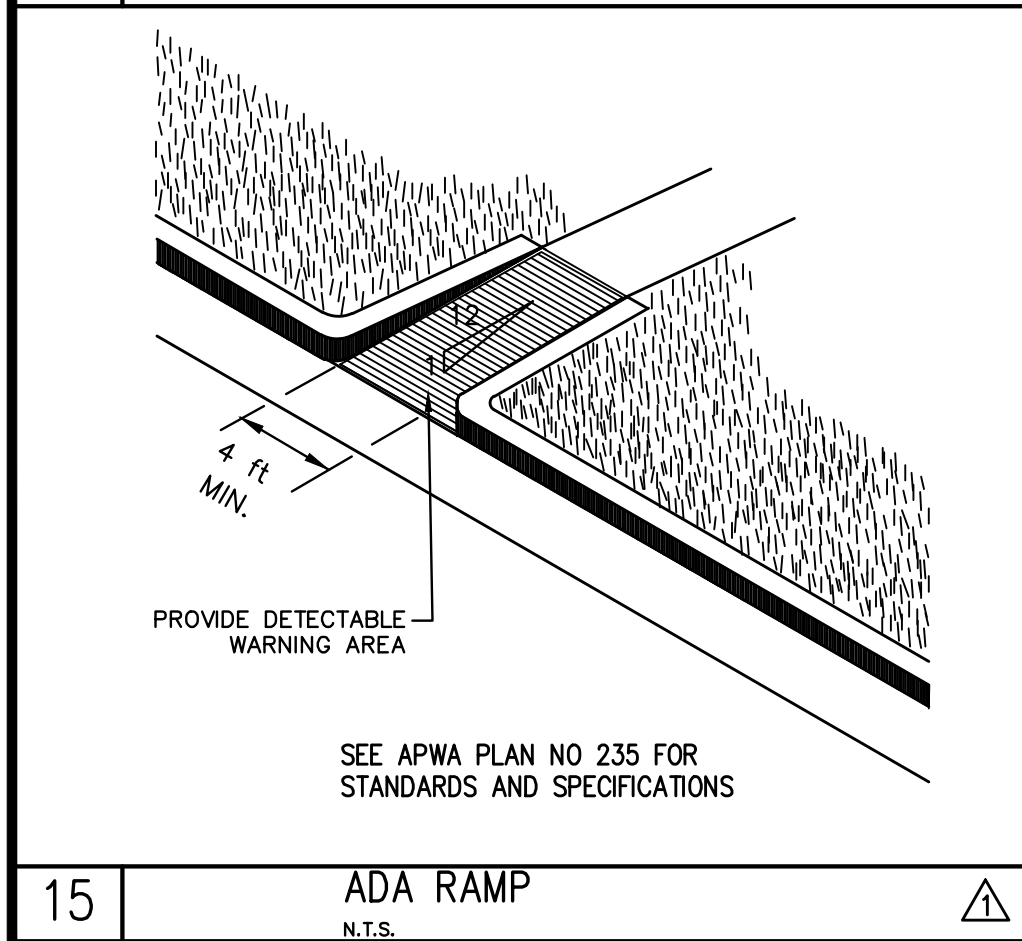
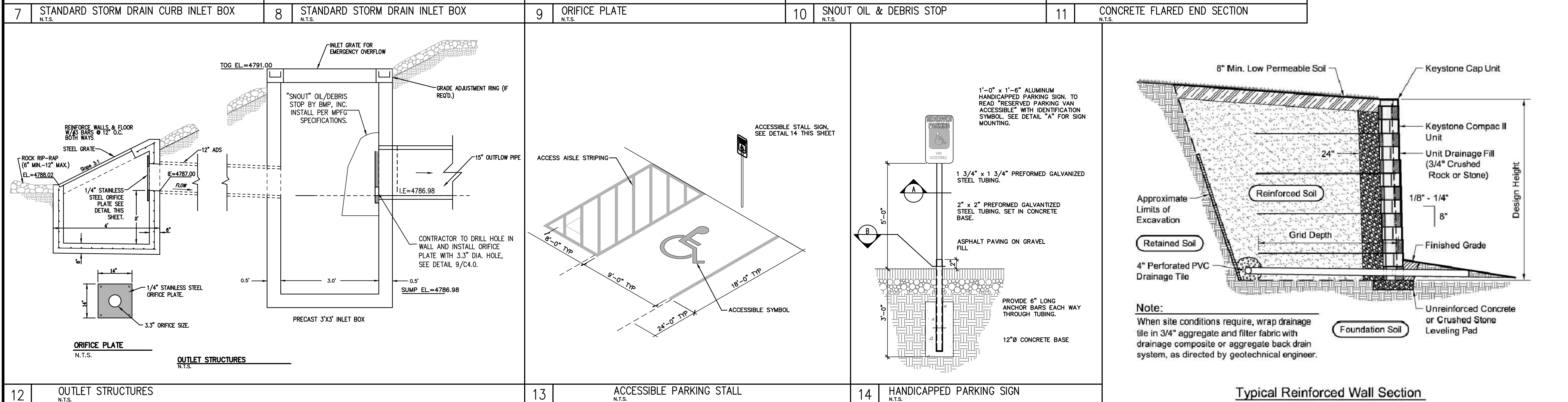
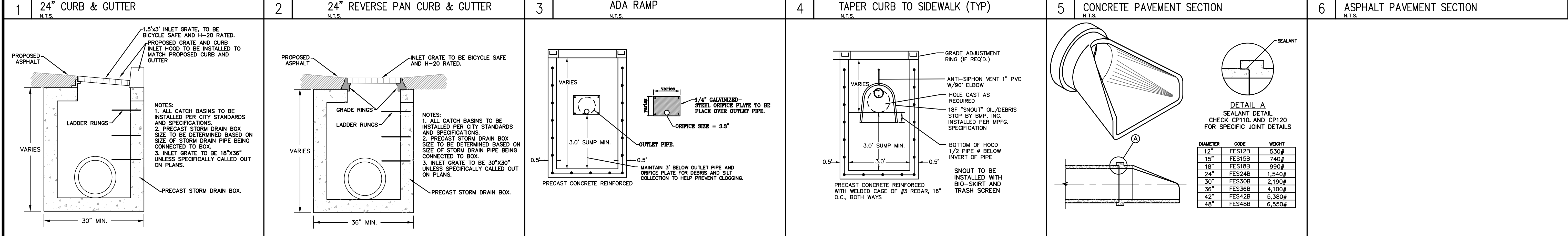
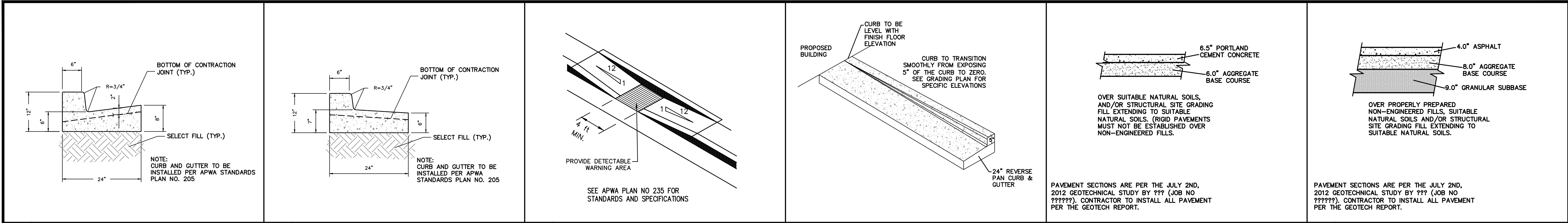
CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

PLAN & PROFILE – SEWER MAIN EXTENSION

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

SHEET NO. C3.1

PROJECT ID: S1070-01
DATE: 10/27/20
FILE NAME: PRJ-TEM
SCALE: 1"=20'



CIVIL ENGINEERING
+ SURVEYING

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
CONCEPT SITE LAYOUT

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84

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PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

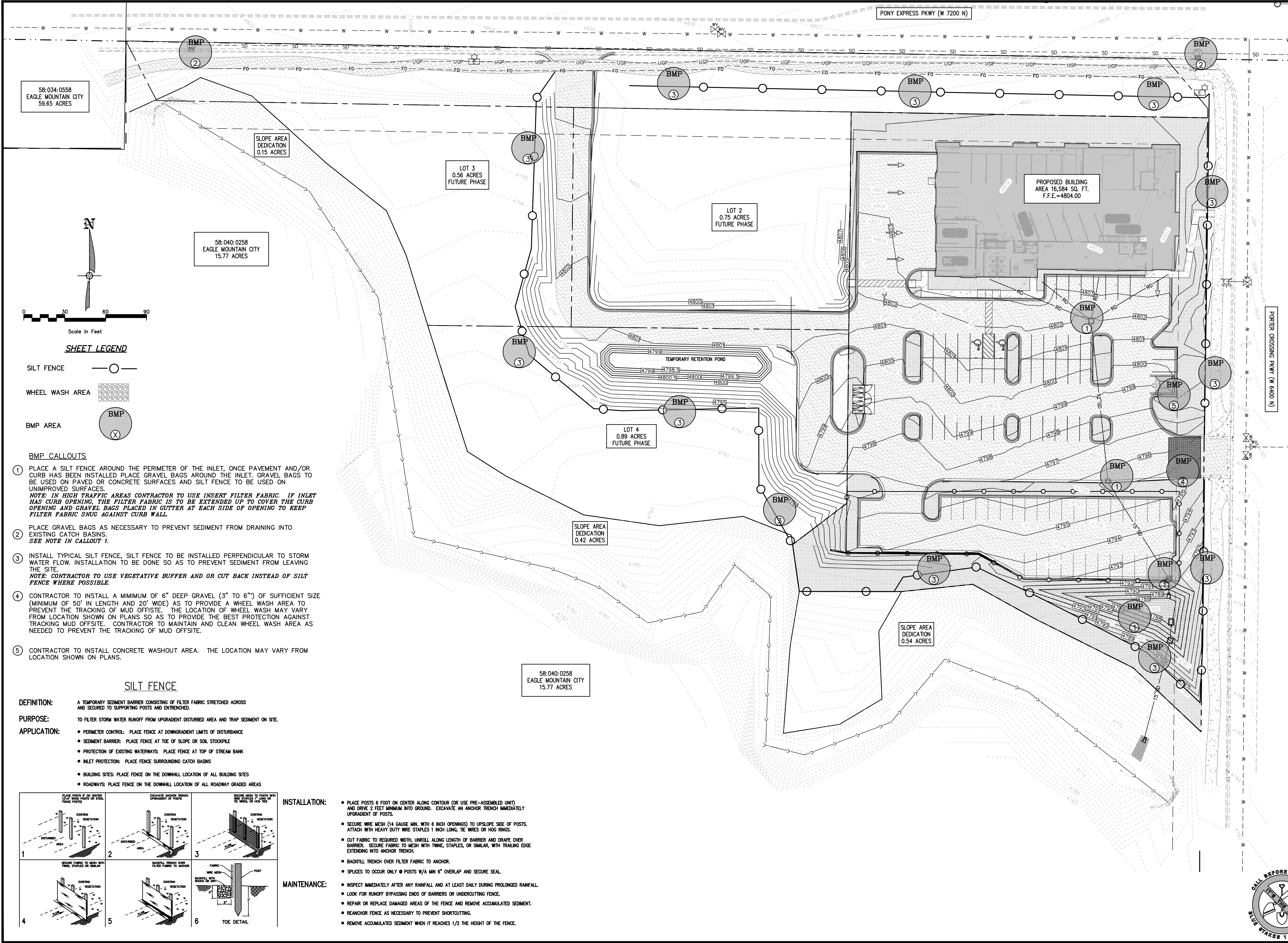
SHEET NO.
C4.0

PROJECT ID: S1070-01
DATE: 10/27/20
FILE NAME: PRJ-TEM

REVISIONS

NO. BY DATE

PROJECT ENGINEER



58:034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

SLOPE AREA
DEDICATION
0.15 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

LOT 3
0.56 ACRES
FUTURE PHASE

LOT 2
0.75 ACRES
FUTURE PHASE

LOT 4
0.89 ACRES
FUTURE PHASE

SLOPE AREA
DEDICATION
0.42 ACRES

SLOPE AREA
DEDICATION
0.54 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

SHEET LEGEND

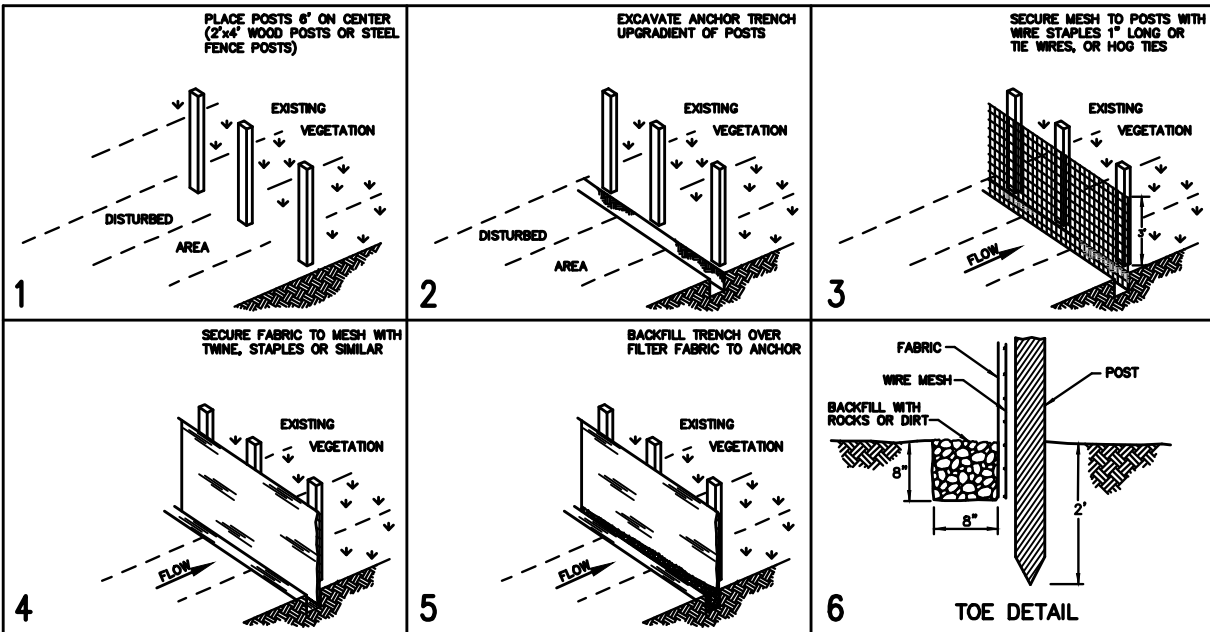
- SILT FENCE
- WHEEL WASH AREA
- BMP AREA

BMP CALLOUTS

- PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.
NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE INSERT FILTER FABRIC. IF INLET HAS CURB OPENING, THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTER AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.
- PLACE GRAVEL BAGS AS NECESSARY TO PREVENT SEDIMENT FROM DRAINING INTO EXISTING CATCH BASINS.
SEE NOTE IN CALLOUT 1.
- INSTALL TYPICAL SILT FENCE. SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.
- CONTRACTOR TO INSTALL A MINIMUM OF 6" DEEP GRAVEL (3" TO 6") OF SUFFICIENT SIZE (MINIMUM OF 50" IN LENGTH AND 20" WIDE) AS TO PROVIDE A WHEEL WASH AREA TO PREVENT THE TRACKING OF MUD OFFSITE. THE LOCATION OF WHEEL WASH MAY VARY FROM LOCATION SHOWN ON PLANS SO AS TO PROVIDE THE BEST PROTECTION AGAINST TRACKING MUD OFFSITE. CONTRACTOR TO MAINTAIN AND CLEAN WHEEL WASH AREA AS NEEDED TO PREVENT THE TRACKING OF MUD OFFSITE.
- CONTRACTOR TO INSTALL CONCRETE WASHOUT AREA. THE LOCATION MAY VARY FROM LOCATION SHOWN ON PLANS.

SILT FENCE

- DEFINITION:** A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
- PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
- APPLICATION:**
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
 - SEDIMENT BARRIER: PLACE FENCE AT TOE OF SLOPE OR SOIL STOCKPILE
 - PROTECTION OF EXISTING WATERWAYS: PLACE FENCE AT TOP OF STREAM BANK
 - INLET PROTECTION: PLACE FENCE SURROUNDING CATCH BASINS
 - BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
 - ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



INSTALLATION:

- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS.
- CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
- SPICES TO OCCUR ONLY @ POSTS W/A MIN 6" OVERLAP AND SECURE SEAL.
- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

MAINTENANCE:

COMMENTS	DATE	BY	DATE
	11/04/20		
	11/20/20		

CIVIL ENGINEERING + SURVEYING

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH

EROSION CONTROL PLAN (SWPPP)

SCOTT D. THORSEN
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH
No. 354291

SHEET NO. **C5.0**

PROJECT ID: S1070-01
DATE: 10/27/20
FILE NAME: PRJ-TEM
SCALE: 1"=30'

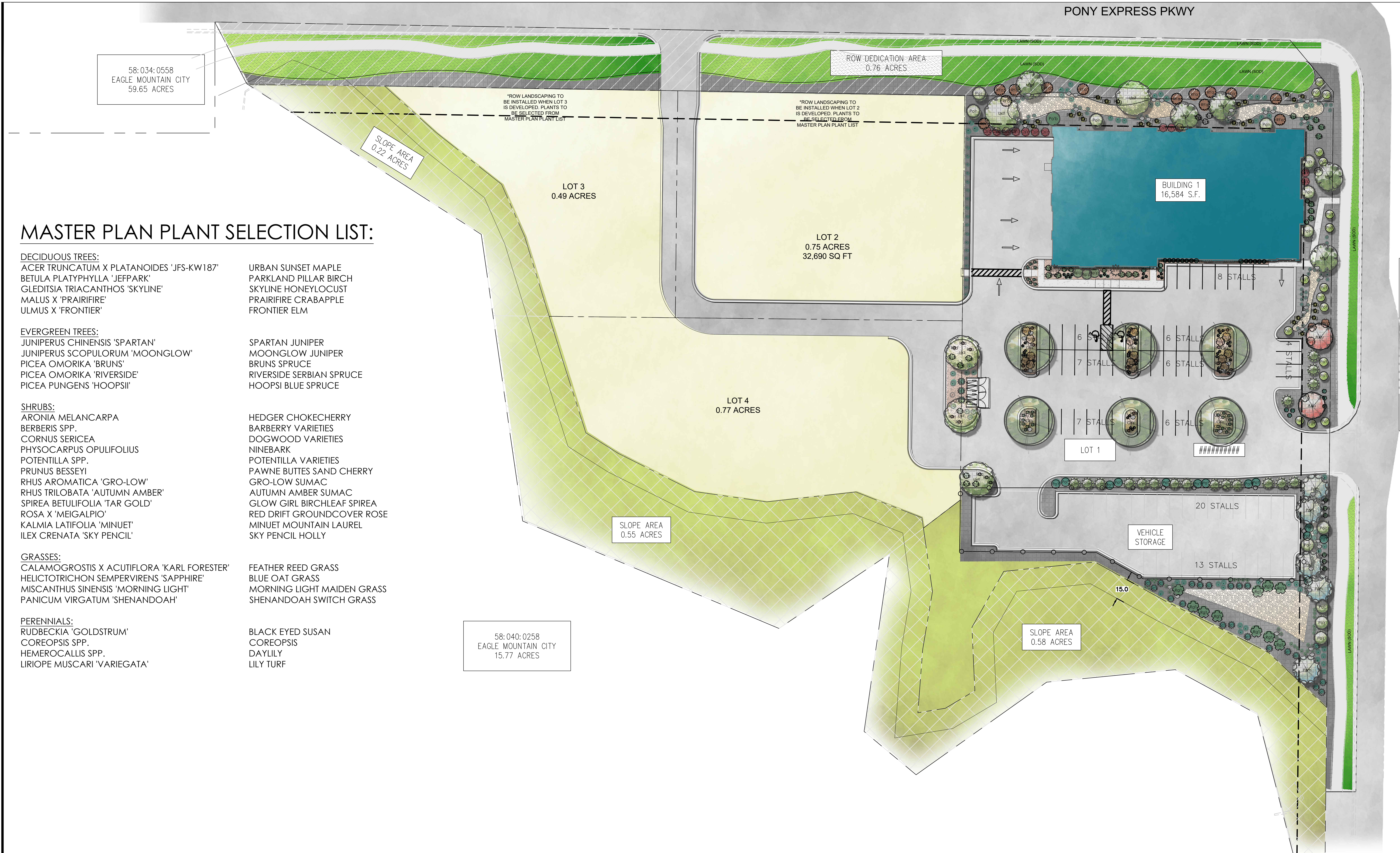
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6236

DESIGNER: PROJECT ENGINEER

REVISIONS

NO. BY DATE

85



MASTER PLAN PLANT SELECTION LIST:

DECIDUOUS TREES:

ACER TRUNCATUM X PLATANOIDES 'JFS-KW187'
BETULA PLATYPHYLLA 'JEFPARK'
GLEDITSIA TRIACANTHOS 'SKYLINE'
MALUS X 'PRAIRIFIRE'
ULMUS X 'FRONTIER'

URBAN SUNSET MAPLE
PARKLAND PILLAR BIRCH
SKYLINE HONEYLOCUST
PRAIRIFIRE CRABAPPLE
FRONTIER ELM

EVERGREEN TREES:

JUNIPERUS CHINENSIS 'SPARTAN'
JUNIPERUS SCOPULORUM 'MOONGLOW'
PICEA OMORIKA 'BRUNS'
PICEA OMORIKA 'RIVERSIDE'
PICEA PUNGENS 'HOOPSI'

SPARTAN JUNIPER
MOONGLOW JUNIPER
BRUNS SPRUCE
RIVERSIDE SERBIAN SPRUCE
HOOPSI BLUE SPRUCE

SHRUBS:

ARONIA MELANCARPA
BERBERIS SPP.
CORNUS SERICEA
PHYSOCARPUS OPULIFOLIUS
POTENTILLA SPP.
PRUNUS BESSEYI
RHUS AROMATICA 'GRO-LOW'
RHUS TRILOBATA 'AUTUMN AMBER'
SPIREA BETULIFOLIA 'TAR GOLD'
ROSA X 'MEIGALPIO'
KALMIA LATIFOLIA 'MINUET'
ILEX CRENATA 'SKY PENCIL'

HEDGER CHOKECHERRY
BARBERRY VARIETIES
DOGWOOD VARIETIES
NINEBARK
POTENTILLA VARIETIES
PAWNE BUTTES SAND CHERRY
GRO-LOW SUMAC
AUTUMN AMBER SUMAC
GLOW GIRL BIRCHLEAF SPIREA
RED DRIFT GROUNDCOVER ROSE
MINUET MOUNTAIN LAUREL
SKY PENCIL HOLLY

GRASSES:

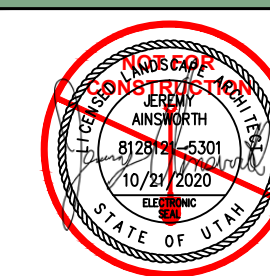
CALAMOGROSTIS X ACUTIFLORA 'KARL FORESTER'
HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'
MISCANTHUS SINENSIS 'MORNING LIGHT'
PANICUM VIRGATUM 'SHENANDOAH'

FEATHER REED GRASS
BLUE OAT GRASS
MORNING LIGHT MAIDEN GRASS
SHENANDOAH SWITCH GRASS

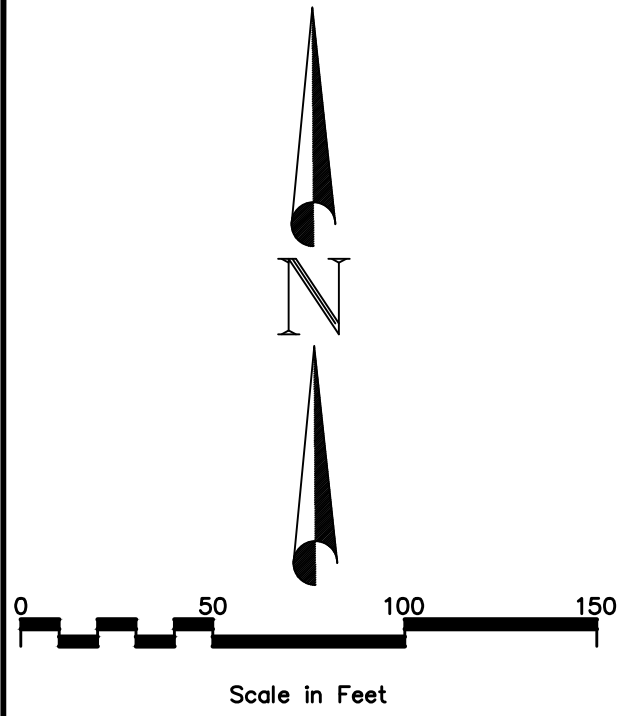
PERENNIALS:

RUDBECKIA 'GOLDSTRUM'
COREOPSIS SPP.
HEMEROCALLIS SPP.
LIRIOPE MUSCARI 'VARIEGATA'

BLACK EYED SUSAN
COREOPSIS
DAYLILY
LILY TURF

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING
11/17/2020		UT20130	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC 1-800-662-4111 www.bluestakes.org  GRAPHIC SCALE: 1" = 20'	MASTER PLAN DESIGN ~7950 PORTERS CROSSING PKWY EAGLE MOUNTAIN, UTAH	Developer / Property Owner: SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603	 DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 COLOR PLAN PRELIMINARY PLANS FOR CONSTRUCTION LP-COLOR	PM: DRAWN: CHECKED: PLOT DATE: 1
NO.	REVISION	DATE			Client / Engineer: CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296			
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

SILVER FOX CASCADE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
UTAH COUNTY, UTAH



Legend of Symbols
& Abbreviations

- Boundary Line
- Road Right-of-Way (ROW)
- Lot Line
- Section Line
- Adjacent Parcel
- Building Setbacks
- Water Easement
- Cross Access Easement
- Sewer Easement

Set Rebar and Cap stamped "CIR PLS 5152617"

SHARED ACCESS CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	62.05	39.50	90°00'00"	N44° 22' 32"W
C2	17.97	11.44	90°00'00"	N44° 22' 32"W
C3	9.42	6.00	90°00'00"	S44° 22' 32"E
C4	23.56	15.00	90°00'00"	S44° 22' 32"E

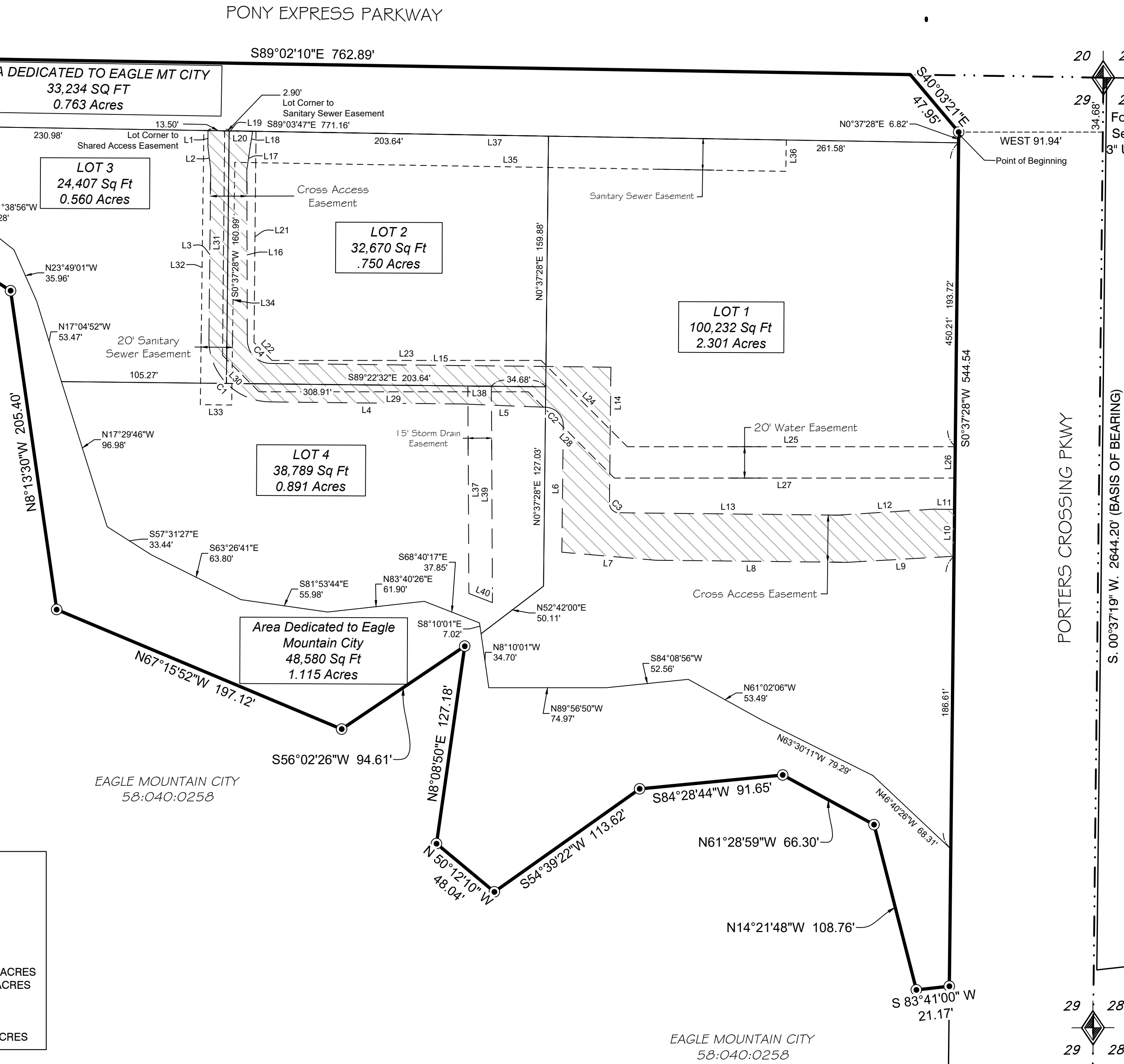
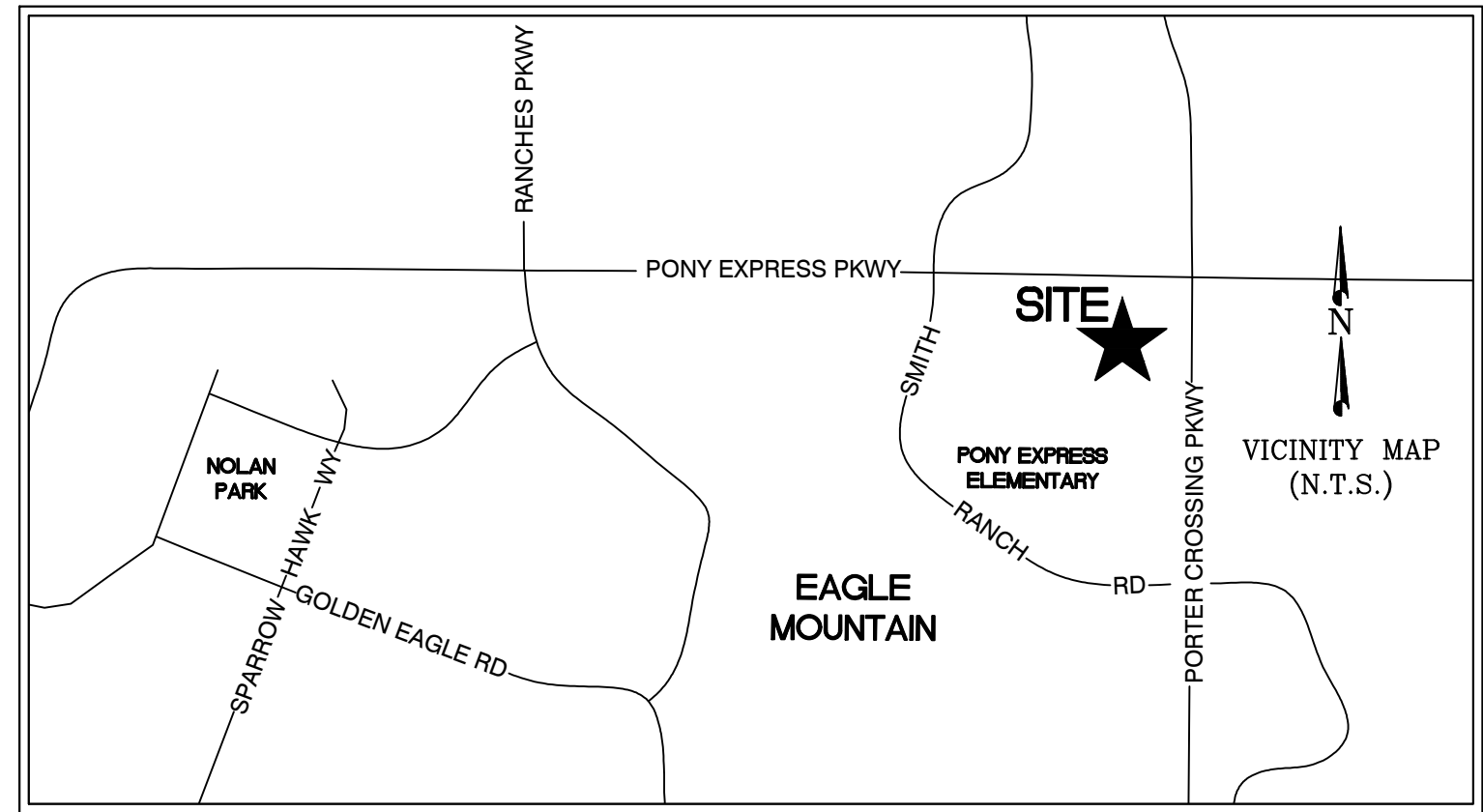
STORM DRAIN LINE TABLE		
LINE #	LENGTH	BEARING
L37	132.24	S0° 17' 36"E
L38	15.00	N89° 22' 32"W
L39	137.95	N0° 17' 36"W
L40	16.14	S68° 40' 17"E

SHARED ACCESS LINE TABLE		
LINE #	LENGTH	BEARING
L1	10.08	N0° 37' 28"E
L2	15.13	N6° 58' 13"W
L3	107.99	N0° 37' 28"E
L4	123.20	N89° 22' 32"W
L5	52.46	N87° 44' 13"W
L6	80.86	N0° 37' 28"E
L7	60.09	N85° 08' 11"W
L8	122.08	N89° 22' 32"W
L9	68.29	S86° 46' 41"W
L10	29.87	S0° 37' 28"W
L11	13.64	S89° 22' 32"E
L12	61.16	N86° 27' 17"E
L13	139.50	S89° 22' 32"E
L14	86.73	S0° 37' 28"W
L15	217.08	S89° 22' 32"E
L16	108.00	S0° 10' 17"E
L17	15.13	S8° 13' 09"W
L18	10.14	S9° 07' 46"W
L19	28.50	S89° 16' 57"E

SANITARY SEWER LINE TABLE		
LINE #	LENGTH	BEARING
L20	20.00	S89° 03' 51"E
L21	134.55	S0° 32' 52"W
L22	16.31	S45° 00' 00"E
L23	171.60	N90° 00' 00"E
L24	77.72	S45° 00' 00"E
L25	209.15	S89° 59' 59"E
L26	20.00	S0° 37' 28"W
L27	217.22	N90° 00' 00"W
L28	77.72	N45° 00' 00"W
L29	171.60	N90° 00' 00"W
L30	32.99	N45° 00' 00"W
L31	143.08	N0° 32' 52"E

WATER LINE LINE TABLE		
LINE #	LENGTH	BEARING
L32	174.80	N0° 43' 58"E
L33	20.00	N89° 16' 02"W
L34	154.73	S0° 43' 58"W
L35	351.47	N89° 03' 46"W
L36	20.00	S0° 56' 14"W
L37	371.55	S89° 03' 46"E

PLAT CALCULATIONS	
TOTAL ACREAGE:	6.380 ACRES
BUILDABLE ACREAGE:	5.040 ACRES
TOTAL ACREAGE IN LOTS:	5.620 ACRES
TOTAL OPEN SPACE:	0.000
TOTAL IMPROVED OPEN SPACE:	0.000
AVERAGE LOT SIZE:	1.405 ACRES
LARGEST LOT SIZE:	123,956 SF/ 2.846 ACRES
SMALLEST LOT SIZE:	28,896 SF/ 0.663 ACRES
OVERALL DENSITY:	.71 LOTS / ACRE
TOTAL # OF LOTS:	4 LOTS
AREA TO BE DEDICATED FOR ROADWAY	33,095 SF/0.760 ACRES



East Quarter
Section 29, T.5S., R.1W.
3" Utah County Brass Cap

SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **SILVER FOX CASCADE SUBDIVISION** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this ____ day of _____, 20__

OVERALL BOUNDARY DESCRIPTION

A parcel of land being a part of an entire tract described in that Warranty Deed recorded February 22, 2012 as Entry No. 13724-2012 in the Office of the Utah County Recorder. Said parcel of land is located in the Northeast Quarter of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at a point on the westerly right-of-way line of Porter Crossing Parkway described in that Warranty Deed recorded February 12, 2009 as Entry No. 14863-2009, which is 34.68 feet S. 00°37'19" W. along the Section line and 91.94 feet West from the northeast Corner of said Section 29; thence S. 00°37'28" W. 544.54 feet along the westerly boundary line of said parcel of land to the centerline of a wash as described in said entire tract; thence along said wash the following thirteen (13) courses: 1) S. 83°41'00" W. 21.17 feet; 2) N. 14°21'48" W. 108.76 feet; 3) N. 61°28'59" W. 66.30 feet; 4) S. 84°28'44" W. 91.65 feet; 5) S. 54°39'22" W. 113.82 feet; 6) N. 50°12'10" W. 48.04 feet; 7) N. 09°08'50" E. 127.18 feet; 8) S. 56°02'28" W. 94.81 feet; 9) N. 67°15'52" W. 197.12 feet; 10) N. 08°13'30" W. 205.40 feet; 11) N. 57°17'38" W. 197.83 feet; 12) N. 27°20'12" W. 47.37 feet; 13) N. 24°25'32" W. 1.83 feet to the southerly right of way line of Pony Express Parkway described as Parcel 2 in that Warranty Deed recorded June 9, 1999 as Entry No. 68044 in Book 5116, at Page 665 in the Office of said Recorder; thence S. 89°02'10" E. 762.89 feet to the northwesterly point of that "Pony Express Parkway Dedication Plat at Porters Crossing recorded August 9, 2017 as Entry No. 84113-2017 as Map#15681 in the Office of said Recorder; thence S. 40°03'21" E. 47.95 feet along the southwesterly boundary line of said Road Dedication to the **Point of Beginning**.

The above described parcel of land contains 277,912 sq. ft. in area or 6.380 acres, more or less. Contains 4 Lots.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9a-607, UTAH CODE, WITH CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS TO EAGLE MOUNTAIN CITY, UTAH FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

State of Utah } SS _____ NOTARY PUBLIC

County of Utah } _____ RESIDING AT _____

ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

State of Utah } SS _____ NOTARY PUBLIC

County of Utah } _____ RESIDING AT _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

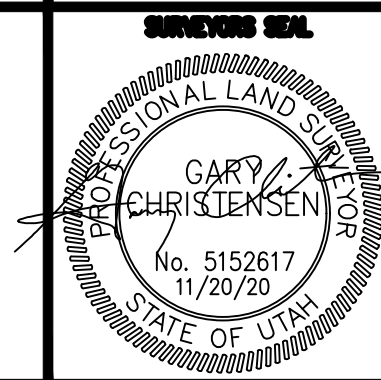
APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____

APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

SILVER FOX CASCADE SUBDIVISION
LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH

CIR CIVIL ENGINEERING
+SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296



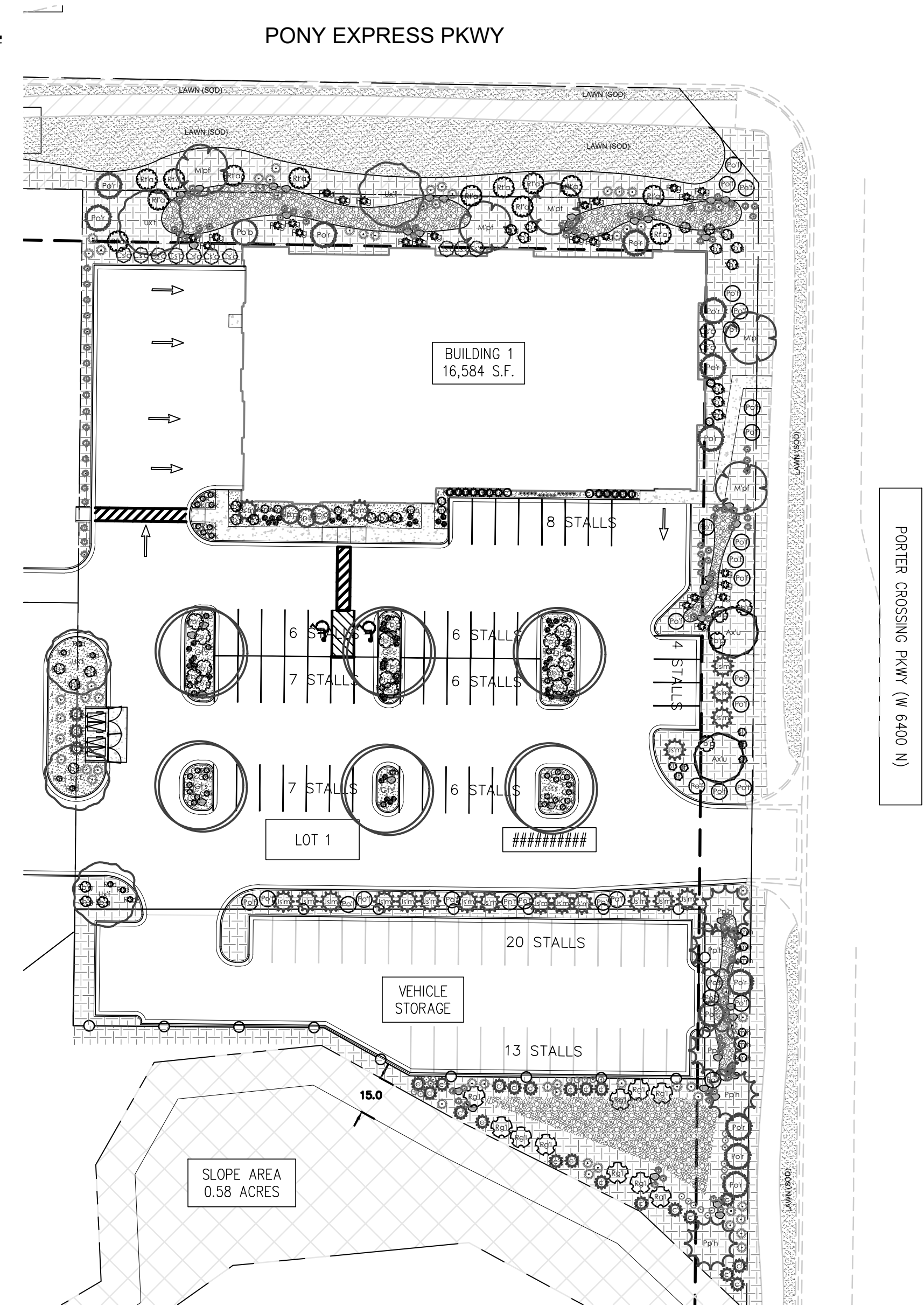
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CITY RECORDER SEAL

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:		
1. Soil Amendments		
2. Fine Grading		
3. Cultivation		
4. Landscape Edging		
5. Turf Planting		
6. Furnish and Installing Plant		
7. Maintenance		
8. Mowing		
9. Weeding		
1.2	SITE CONDITIONS	
A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.		
B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.		
C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.		
1.3	PERMITS	
A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.		
1.4	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unavailable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.		
1.5	FINAL INSPECTION	
A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.		
1.6	LANDSCAPE SUBSTANTIAL COMPLETION	
A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.		
1.7	MAINTENANCE	
A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-grubbing and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.		
1.8	GUARANTEE	
A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee		
PART II - PRODUCTS		
2.1	LANDSCAPE MATERIALS	
A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.		
B. Tree Wrap: Tree wrap is not to be used.		
C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.		
D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, deewittcompany.com or approved equal.		
E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.		
F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:		
a. PH: 5.5-7.5		
b. EC (electrical conductivity): < 2.0 mmhos per centimeter		
c. SAR (sodium absorption ration): < 3.0		
d. % OM (percent organic matter): >1%		
e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%. Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.		
G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.		
H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:		
a. Washed mortar sand free of organic material.		
b. Portland Cement (see concrete spec. below for type)		
c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.		
d. Only potable water for mixing.		
PART III - EXECUTION		
3.1	GRADING	
A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.		
B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surface. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.		
C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.		
3.2	TURF GRADING	
A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.		
B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.		
3.3	PLANTING OPERATIONS	
A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.		
B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.		
C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.		
D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.		
E. Trees must be placed on undisturbed soil at the bottom of the planting hole.		
F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.		
G. Plant immediately after removal of container for container plants.		
H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.		
I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.		
J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose not the area irrigation system. If additional prepared topsoil mixture needs to be added, it should be a coarser mix as required to establish finish grade as indicated on the drawings.		
K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, cuts, and branches shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.		
L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.		
3.4	TURF - SOD LAYING	
A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.		
B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.		
C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.		
D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.		
E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.		
F. Apply water directly after laying sod. Rainfall is not acceptable.		
G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.		
H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.		
I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.		
3.5	WEED BARRIER	
A. Cut a slit or x at each plant location no larger than necessary to install plant.		
B. Overlap rows of fabric min. 6"		
C. Stable fabric edges and overlaps to ground.		
END OF SECTION		



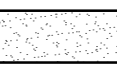
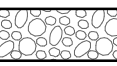
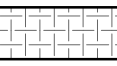
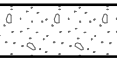
LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- NEW LAWN AREAS TO BE SODDED WITH DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL AND/OR PLANTER BED MULCH TO REACH FINISHED GRADE.
- 4"X6" EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. ANY TREES LOCATED IN LAWN MUST HAVE A 4" CONCRETE TREE RING.
- DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN.
- ROCK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- CONTRACTOR TO PROVIDE NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ALL LANDSCAPE AREAS. ALL LAWN AREA TO RECEIVE 100% HEAD TO HEAD COVERAGE WITH SPRAY AND ROTARY SPRINKLER HEADS. ALL PLANTER AREAS NEED TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB ON PROJECT. SEE IRRIGATION PLAN.

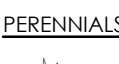
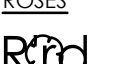
LANDSCAPE GENERAL NOTES

- INSTALLER RESPONSIBILITIES AND LIABILITIES
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. THE INSTALLER IS REQUIRED TO REFER TO THEIR INDIVIDUAL TRADE - SCOPE OF WORK. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS. MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
 - THE INSTALLER OF ALL LANDSCAPING AND IRRIGATION SYSTEMS ARE LIABLE AND RESPONSIBLE FOR ALL JURISDICTIONAL AND CODE REQUIREMENTS, TIME EXECUTIONS, AND INSTALLED PRODUCTS AND MATERIALS.
- GRADING AND DRAINAGE REQUIREMENTS
- ALL GRADING IS TO SLOPE AWAY FROM THE STRUCTURE PER CODE.
 - FINISHED GRADE IS NOT PERMITTED BY CODE TO DRAIN ON NEIGHBORING PROPERTIES
 - 6" MIN. FOUNDATION LEFT EXPOSED AT ALL CONDITIONS
 - LANDSCAPER TO MAINTAIN OR IMPROVE EXISTING FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY THE EXCAVATOR'S FINAL GRADE ACTIVITIES INCLUDING ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES
 - IF ANY SWALE, BERM, OR GRADE HAS BEEN DAMAGED OR IS INCORRECT TO ENSURE CORRECT WATER FLOW THE TRADE CONTRACTOR IS RESPONSIBLE TO FIX STATED ISSUE.
 - ROOF RUN-OFF DEVICES SHOULD BE INSTALLED TO COLLECT AND DISCHARGE ALL ROOF RUNOFF A MINIMUM OF 10 FEET FROM FOUNDATION ELEMENTS OR BEYOND THE LIMITS OF BACKFILL AROUND THE FOUNDATION WALLS, WHICHEVER DISTANCE IS GREATER.
 - THE GROUND SURFACE WITHIN 10 FEET OF THE FOUNDATIONS SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6 INCHES.
- LANDSCAPING REQUIREMENTS
- ALL LANDSCAPING IS TO BE INSTALLED PER ALL GOVERNING JURISDICTIONS I.E. INTERNATIONAL BUILDING CODE, CITY CODES.
 - NON-COMPLIANCE TO ALL GOVERNING JURISDICTION REQUIREMENTS AND REGULATION ARE THE RESPONSIBILITY OF THE LANDSCAPING INSTALLER.
 - ALL PLANTED LANDSCAPING IS TO BE INSTALLED ACCORDING TO THE NURSERY CARE AND INSTALLATION INSTRUCTIONS WHERE PURCHASED AND BASED ON INDIVIDUAL SOIL CONDITIONS AND SITE CONDITIONS.

REFERENCE NOTES SCHEDULE

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
	1-01 SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,816 sf
	1-05 4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	4,109 sf
	1-07 3'-4" GREY BOULDERS - DECORATIVE	46
	1-12 STONE MULCH, COLOR: DARK GRAY, SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	22,755 sf
	1-14 1" MINUS DESERT ROSE STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING TO AID IN WEED SUPPRESSION. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	3,600 sf

PLANT SCHEDULE

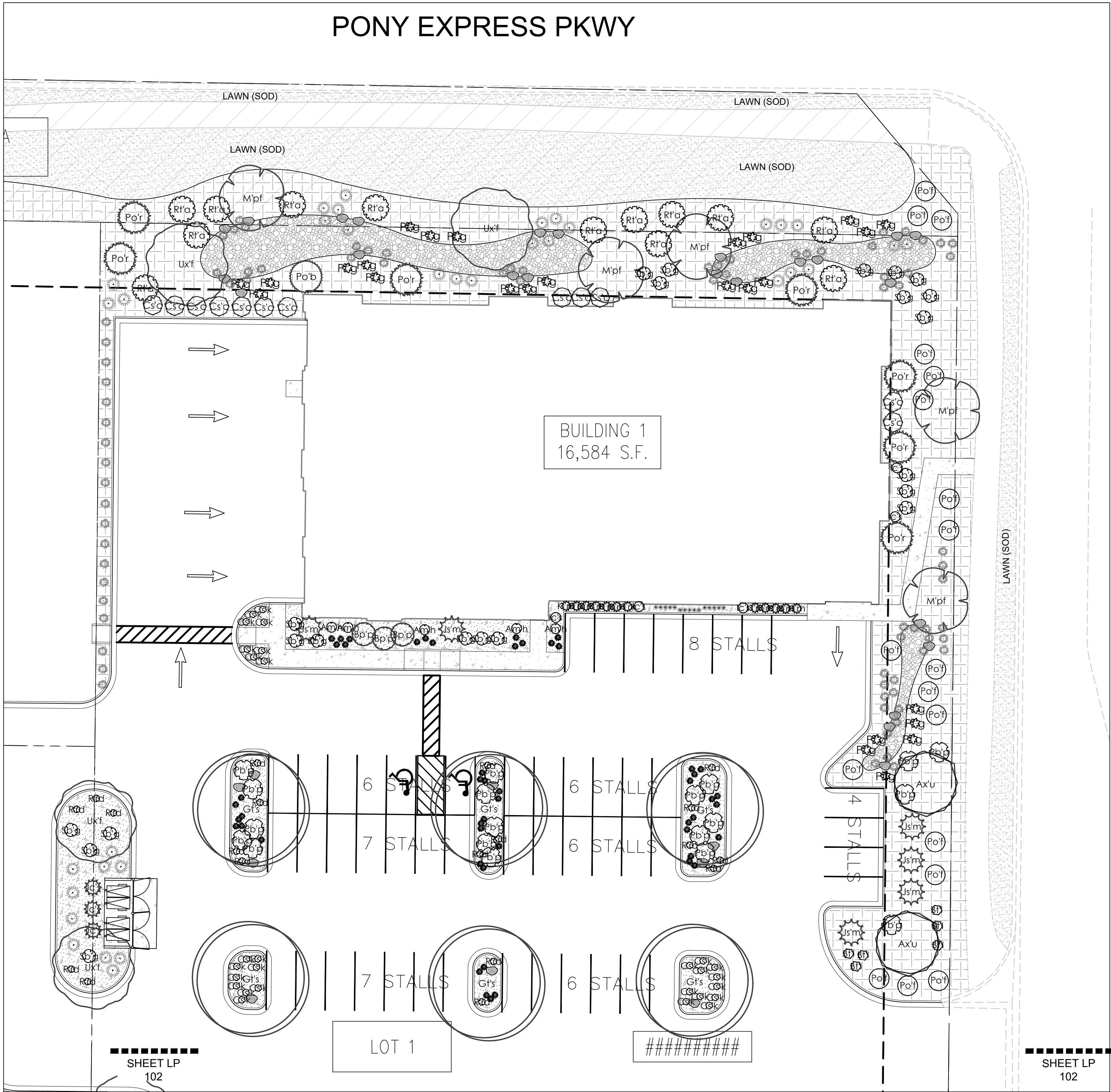
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Jc's	24	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
	Js'm	20	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		5'-6'
	Po'b	2	Picea amara 'Bruns' Bruns Spruce	B & B		5'-6'
	Po'r	12	Picea amara 'Riverside' Riverside Serbian Spruce	B & B		5'-6'
	Pp'h	5	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	Ax'u	2	Acer truncatum x platanoides 'JFS-KW187' TM Urban Spire Juniper	B & B		2' Cal
	Bp'p	3	Betula platyphylla 'Jelpark' Parkland Pillar Birch	B & B		2' Cal
	Gf's	6	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	B & B		2' Cal
	M'p'	5	Malus x 'Prairifire' Prairifire Crabapple	B & B		2' Cal
	Ux'f	5	Ulmus x 'Frontier' Frontier Elm	B & B		2' Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ic's	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly			5 gal
	Kf'm	12	Kalmia latifolia 'Minuet' Minuet Mountain Laurel			5 gal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Am'h	11	Aronia melanocarpa 'UCONNAM166' TM Low Scape Hedger Chokeberry			5 gal
	Bf'l	6	Berberis thunbergii 'Bolefin' TM Umoncello Barberry			5 gal
	Cs'c	12	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood			5 gal
	Cs'k	28	Cornus sericea 'Kelsey' Kelsey Dogwood			5 gal
	Po'f	31	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark			5 gal
	Pf'g	26	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla			5 gal
	Pb'p	19	Prunus besseyi 'P0115' TM Pawnee Buttes Sand Cherry			5 gal
	Rg'l	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac			5 gal
	Rf'a	13	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac			5 gal
	Sb'g	25	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea			5 gal
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Lm'v	15	Liriope muscari 'Variegata' Variegated Lily Turf			1 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	Ca'k	106	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass			1 gal
	Hs's	51	Helictotrichon sempervirens 'Sapphire' Blue Owl Grass			1 gal
	M'm	59	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass			2 gal
	Pv's	22	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass			1 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	R'd	22	Rosa x 'Meigaplo' TM Red Drift Groundcover Rose			3 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/17/2020	UT20130	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	 0' 20' 40' 80' 160' GRAPHIC SCALE: 1" = 40'	CASCADE COLLISION ~7950 PORTERS CROSSING PKWY EAGLE MOUNTAIN, UTAH	SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603	 PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-100
NO. REVISION DATE	1 XXXX XX-XX-XX	2	3	4	5	6	7

Developer / Property Owner: SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603

Client / Engineer: CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296

LANDSCAPE ARCHITECT / PLANNER: PM: JTA, DRAWN: KBA, CHECKED: TM, PLOT DATE: 11/17/2020



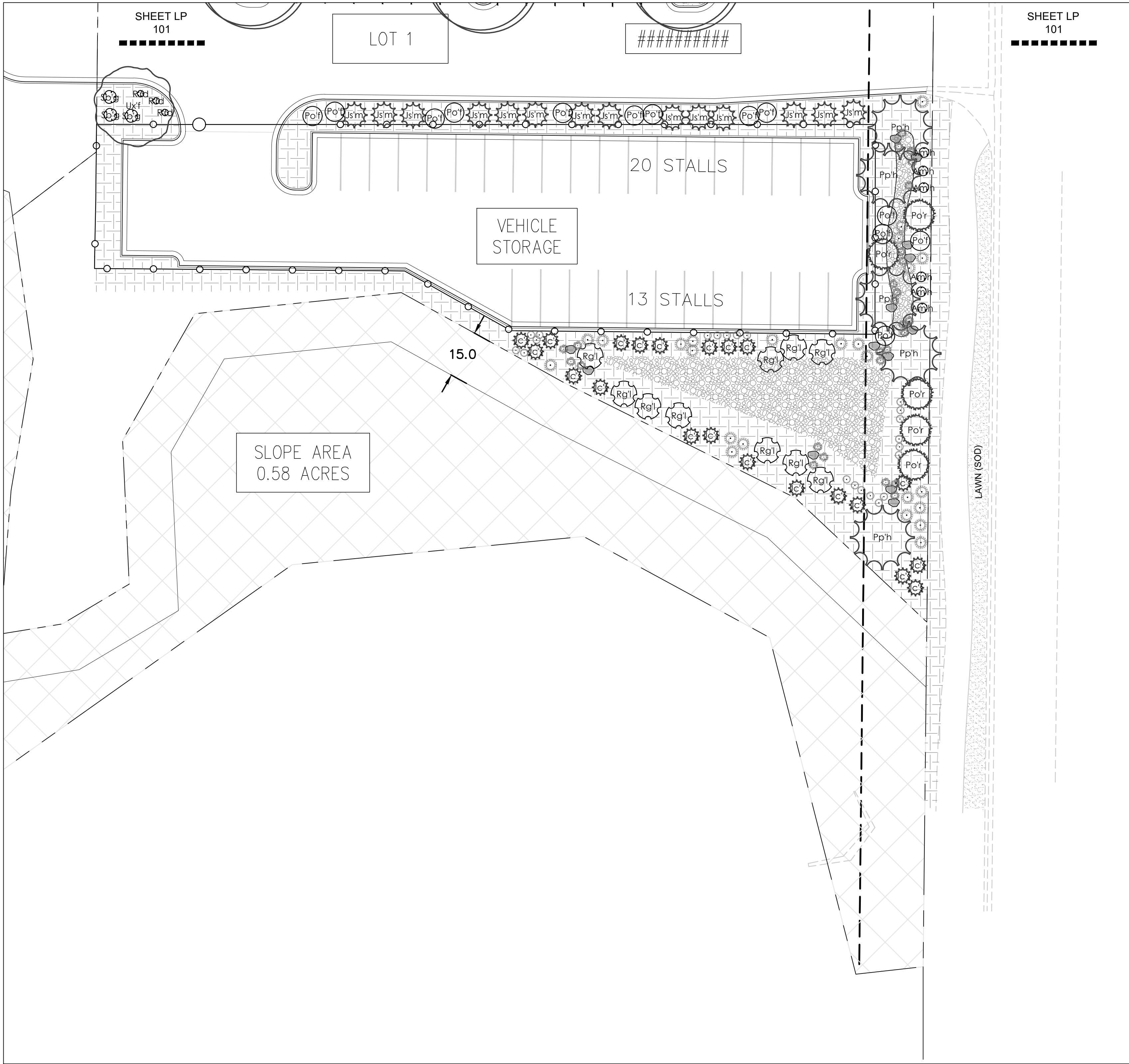
REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY
[I-01]	SODDED LAWN AREA LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% "BLUESTAR" KENTUCKY BLUEGRASS, 19% "MARQUIS" KENTUCKY BLUEGRASS, 17% "NEWPORT" KENTUCKY BLUEGRASS, 17% "TOUCHDOWN" KENTUCKY BLUEGRASS, 16% "APM" PERENNIAL RYEGRASS, 13% "ACCENT PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH, NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.	7,816 sf
[I-05]	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	4,109 sf
[I-07]	3'-4" GREY BOULDERS - DECORATIVE	46
[I-12]	STONE MULCH, COLOR: DARK GRAY, SIZE: 1" PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING TO AID IN WEED SUPPRESSION. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	22,755 sf
[I-14]	1" MINUS DESERT ROSE STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE APPROPRIATE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF STONE MULCH TOP DRESSING TO AID IN WEED SUPPRESSION. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	3,600 sf

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
Jc's	Jc's	24	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'
Js'm	Js'm	20	Juniperus scopulorum 'Moonglow' Moonglow Juniper	B & B		5'-6'
Pa'b	Pa'b	2	Picea amara 'Bruns' Bruns Spruce	B & B		5'-6'
Pa'r	Pa'r	12	Picea amara 'Riverside' Riverside Serbian Spruce	B & B		5'-6'
Pp'h	Pp'h	5	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B		5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
Ax'u	Ax'u	2	Acer fruncatum x platanoides 'JFS-KW187' TM Urban Sunset Maple	B & B		2'Cal
Bp'd	Bp'd	3	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B		2'Cal
Gfs	Gfs	6	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	B & B		2'Cal
M'pf	M'pf	5	Morus x 'Prairifire' Prairifire Crabapple	B & B		2'Cal
Ux'f	Ux'f	5	Ulmus x 'Frontier' Frontier Elm	B & B		2'Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Ic's	Ic's	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly	5 gal		
Kl'm	Kl'm	12	Kalmia latifolia 'Minuet' Minuet Mountain Laurel	5 gal		
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Am'h	Am'h	11	Aronia melanocarpa 'UCCONNAM166' TM Low Scape Hedger Chokeberry	5 gal		
Bf'l	Bf'l	6	Berberis thunbergii 'Ballerin' TM Umoncello Barberry	5 gal		
Cs'c	Cs'c	12	Cornus sericea 'Cardinal' Cardinal Red-wing Dogwood	5 gal		
Cs'k	Cs'k	28	Cornus sericea 'Kelsey' Kelsey Dogwood	5 gal		
Pa'f	Pa'f	31	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark	5 gal		
Pf'g	Pf'g	26	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla	5 gal		
Pb'p	Pb'p	19	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal		
Rg'l	Rg'l	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 gal		
Rt'a	Rt'a	13	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal		
Sb'g	Sb'g	25	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spiraea	5 gal		
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Lm'v	Lm'v	15	Liriope muscari 'Variegata' Variegated Lily Turf	1 gal		
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Ca'k	Ca'k	106	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal		
Hs's	Hs's	51	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass	1 gal		
M'ml	M'ml	59	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal		
Pv's	Pv's	22	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal		
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
R'd	R'd	22	Rosa x 'Meigalpio' TM Red Drift Groundcover Rose	3 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/17/2020	UT20130	 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org	CASCADE COLLISION ~7950 PORTERS CROSSING PKWY EAGLE MOUNTAIN, UTAH	Developer / Property Owner: SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603	 PKJ DESIGN GROUP Landscape Architecture • Planning • Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	 LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-101	PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 11/17/2020
NO.	REVISION	DATE		Client / Engineer: CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296			
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REFERENCE NOTES SCHEDULE

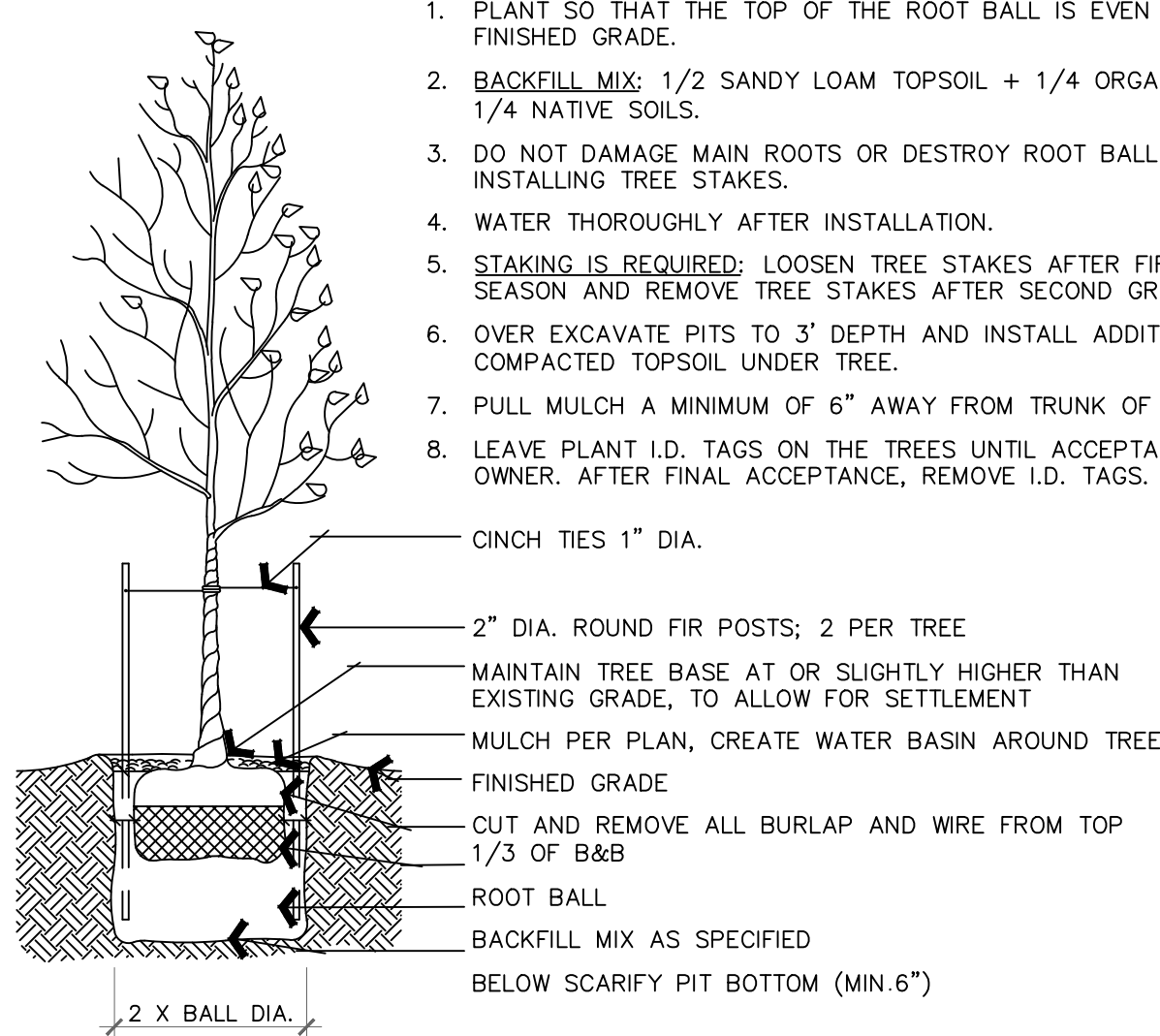
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[I-05]	4"-6" STONE MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4" DEPTH OF STONE MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK OR CENTER OF PLANT.	4,109 sf
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PLANT SCHEDULE

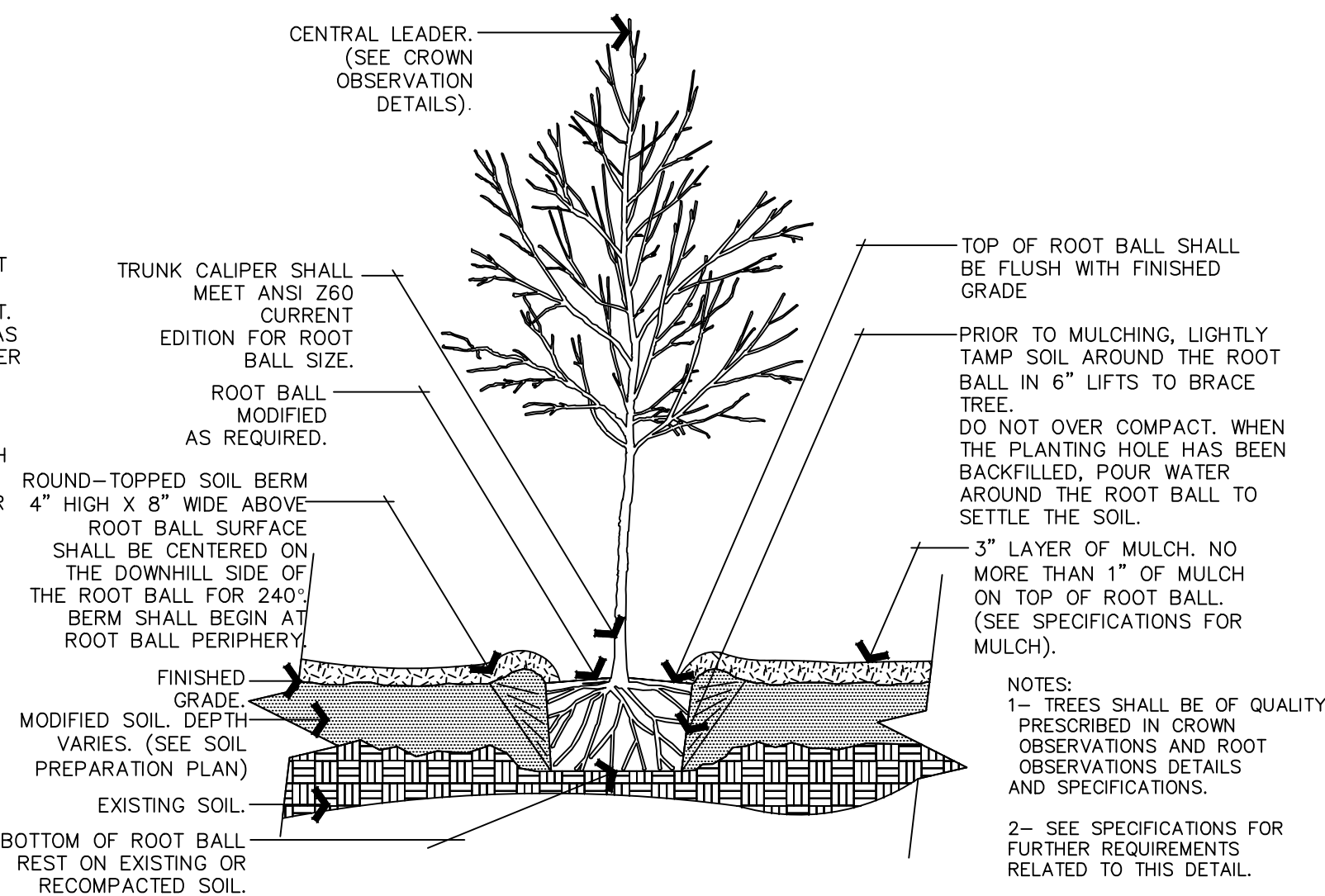
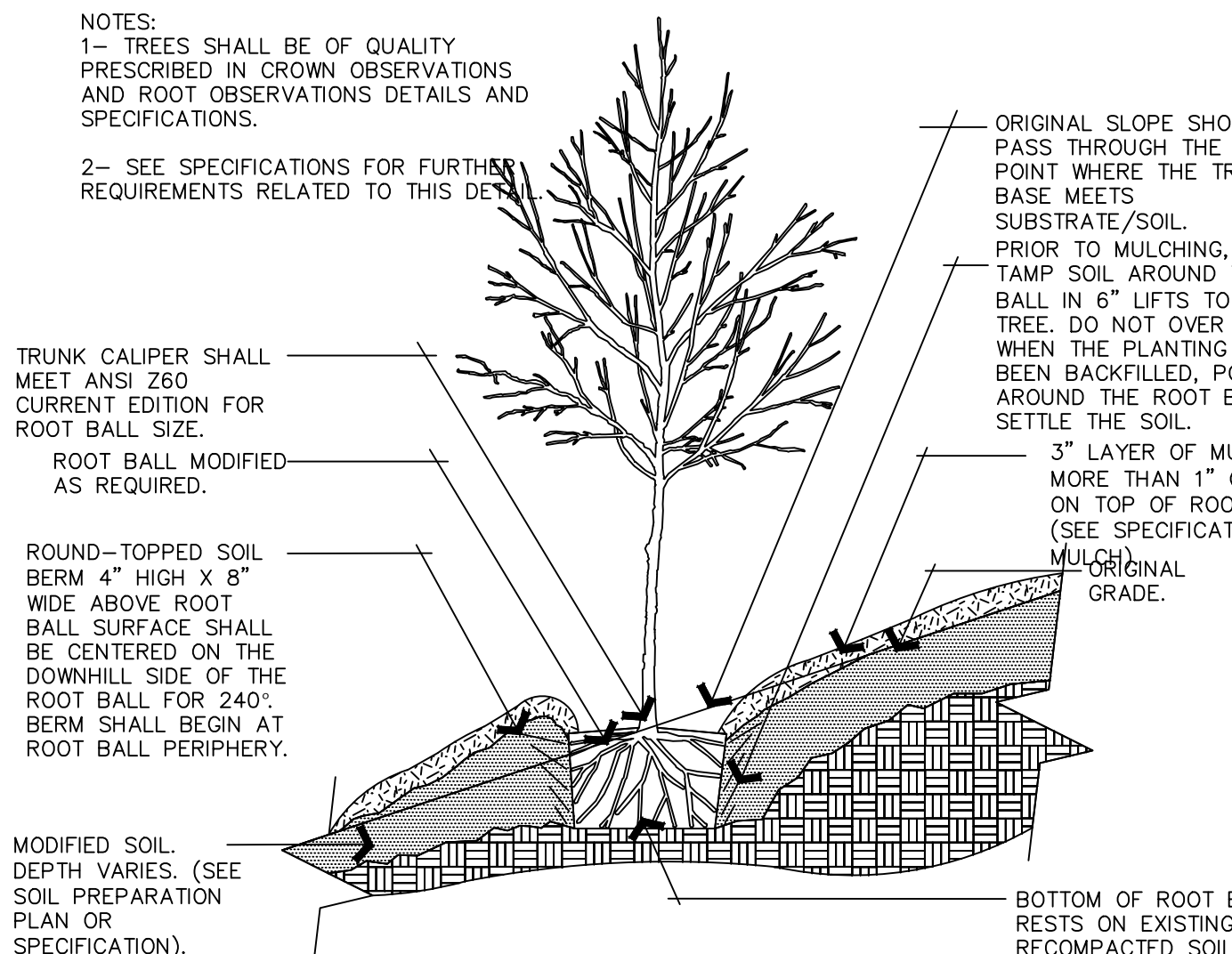
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Po'r	12	Picea amara 'Riverside' Riverside Serbian Spruce	B & B			5'-6'
Pp'h	5	Picea pungens 'Hoopsii' Hoopsii Blue Spruce	B & B			5'-6'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
Ax'u	2	Acer fracticatum x platanoides 'JFS-KW187' TM Urban Sunset Maple	B & B			2'Cal
Bp'p	3	Betula platyphylla 'Jeltpark' Parkland Pillar Birch	B & B			2'Cal
Gfs	6	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	B & B			2'Cal
M'pf	5	Morus x 'Prairiefire' Prairiefire Crabapple	B & B			2'Cal
Ux'f	5	Ulmus x 'Frontier' Frontier Elm	B & B			2'Cal
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
lc's	5	Ilex crenata 'Sky Pencil' Sky Pencil Japanese Holly		5 gal		
Kl'm	12	Kalmia latifolia 'Minuet' Minuet Mountain Laurel		5 gal		
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Am'h	11	Aronia melanocarpa 'UConnM166' TM Low Scape Hedger Chokeberry		5 gal		
Bf'l	6	Berberis thunbergii 'Ballerin' TM Limnolobos Barberry		5 gal		
Cs'c	12	Cornus sericea 'Cardinal' Cardinal Red-twig Dogwood		5 gal		
Cs'k	28	Cornus sericea 'Kelsey' Kelsey Dogwood		5 gal		
Po'f	31	Physocarpus opulifolius 'UMNHarpell' Fireside TM Fireside Ninebark		5 gal		
Pf'g	26	Potentilla fruticosa 'Gold Drop' Gold Drop Potentilla		5 gal		
Pb'p	19	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry		5 gal		
Rg'l	10	Rhus aromatica 'Gro-Low' Gro-Low Sumac		5 gal		
Rt'a	13	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac		5 gal		
Sb'g	25	Spiraea betulifolia 'Tor Gold' TM Glow Girl Birchleaf Spirea		5 gal		
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Lm'v	15	Liriope muscari 'Variegata' Variegated Lily Turf		1 gal		
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
Ca'k	106	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass		1 gal		
Hs's	51	Helictotrichon sempervirens 'Sapphire' Blue Oat Grass		1 gal		
M'ml	59	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass		2 gal		
Pv's	22	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass		1 gal		
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
R'd	22	Rosa x 'Meigalpie' TM Red Drift Groundcover Rose		3 gal		

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
11/17/2020	UT20130	811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org 0' 10' 20' 40' 80' GRAPHIC SCALE: 1" = 20'	CASCADE COLLISION ~7950 PORTERS CROSSING PKWY EAGLE MOUNTAIN, UTAH	Developer / Property Owner: SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603 Client / Engineer: CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296	LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com	LICENSE STAMP LANDSCAPE ARCHITECT PKJ 8/28/21-5/31/22 10/31/2020 STATE OF UTAH PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-102	PM: JTA DRAWN: KBA CHECKED: TM PLOT DATE: 11/17/2020

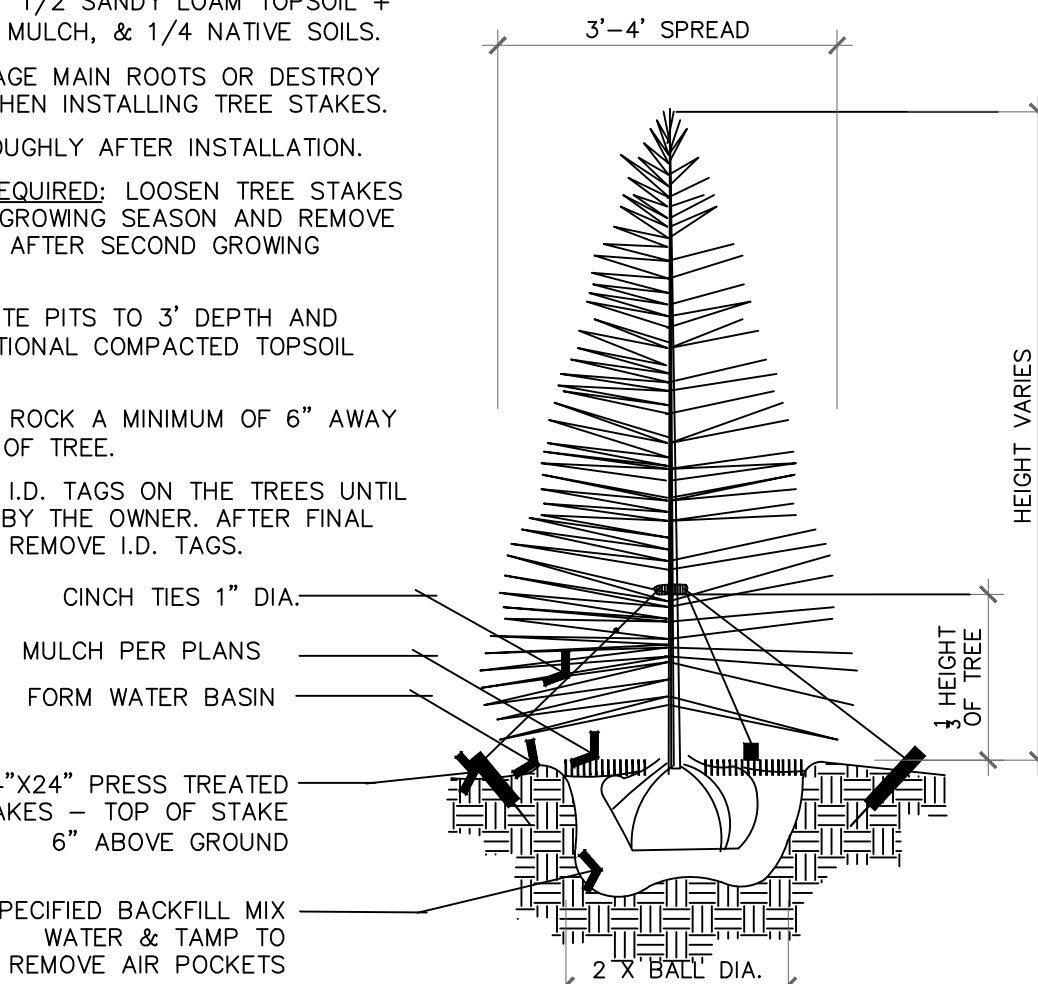
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. **BACKFILL MIX:** 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS.
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. **STAKING IS REQUIRED:** LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON
6. OVER EXCAVATE PITS TO 3" DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL MULCH A MINIMUM OF 6" AWAY FROM TRUNK OF TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



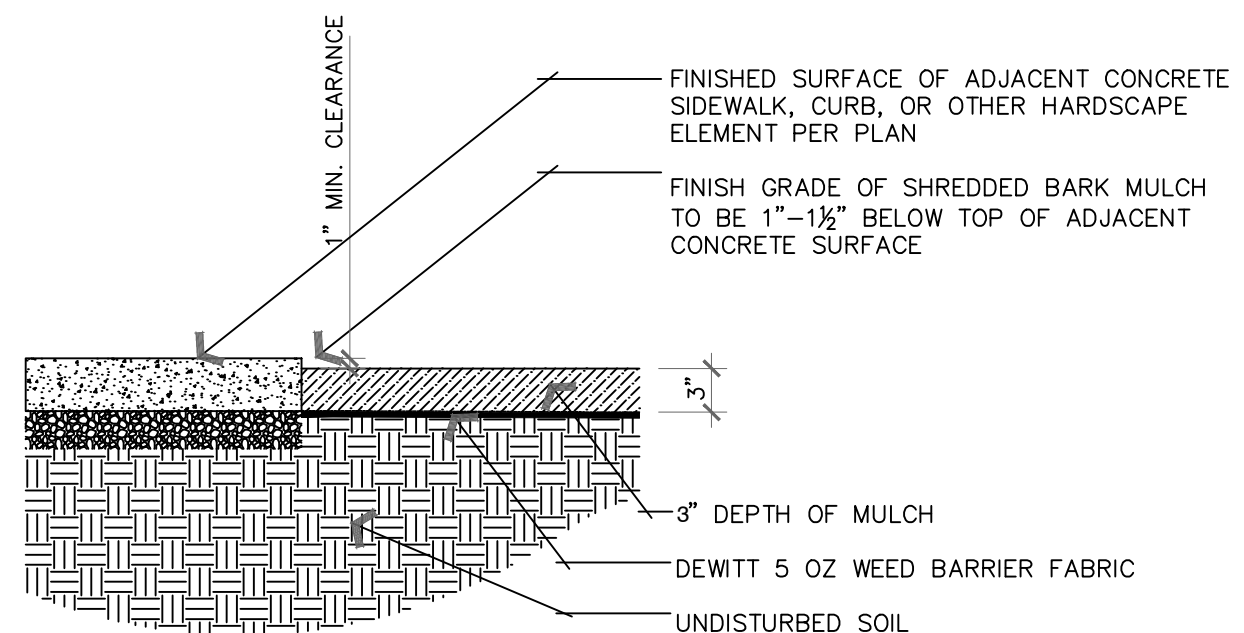
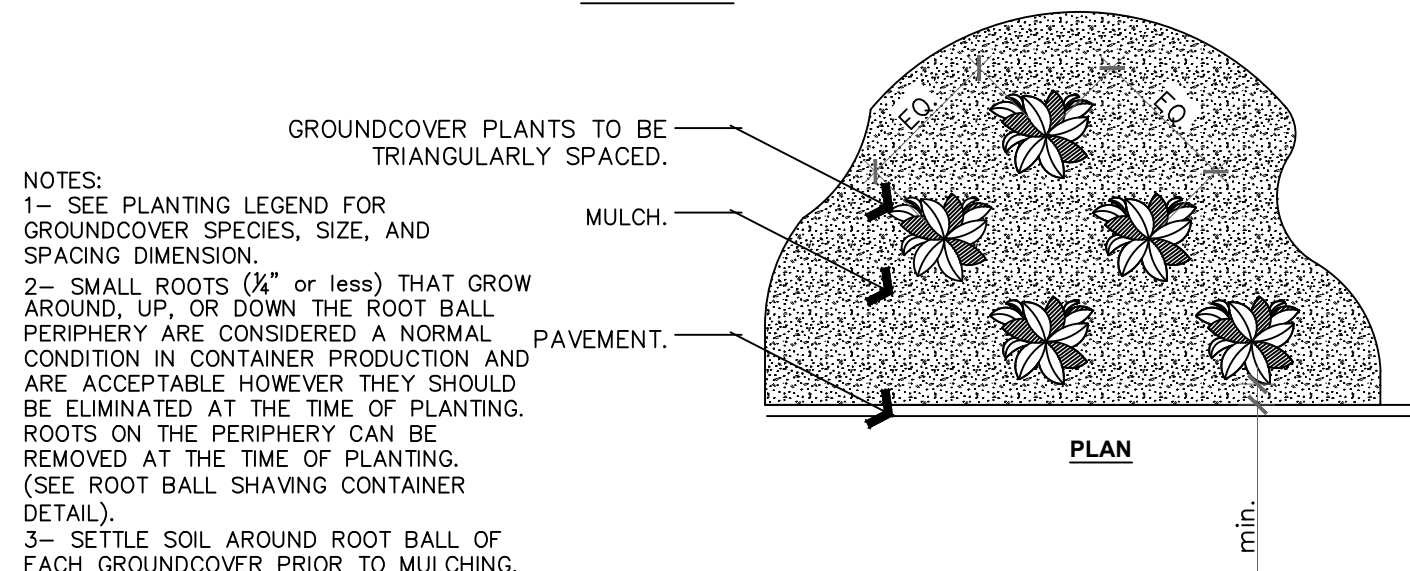
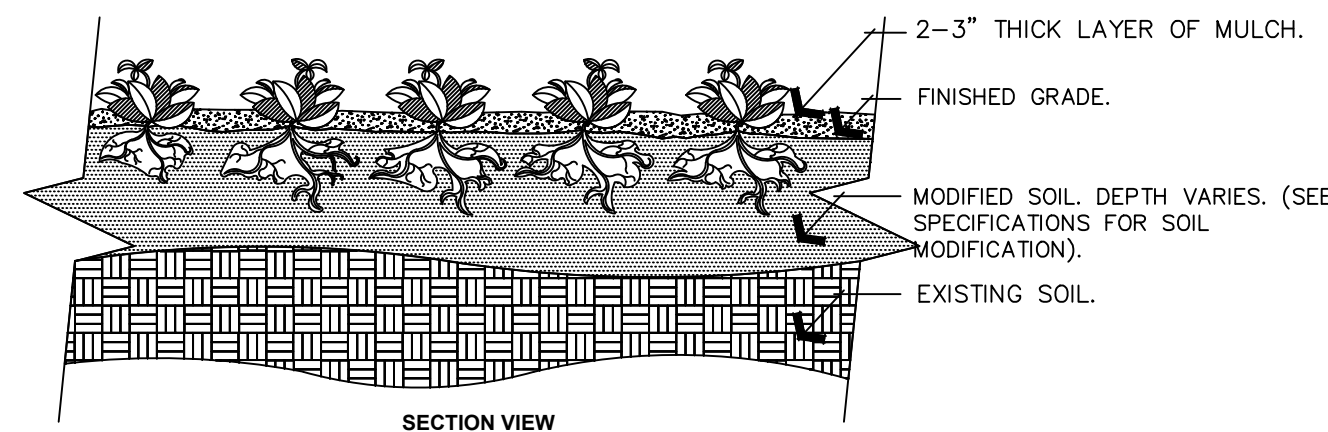
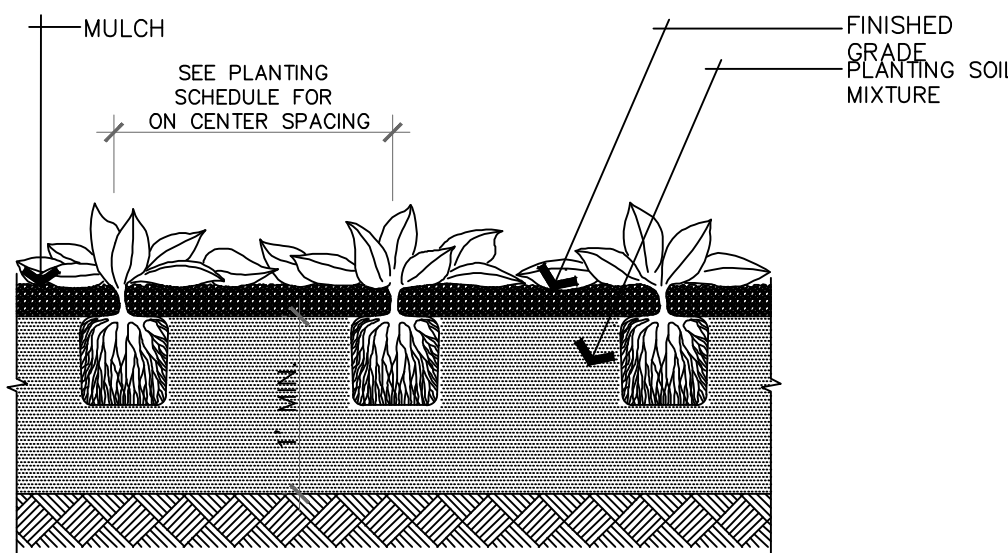
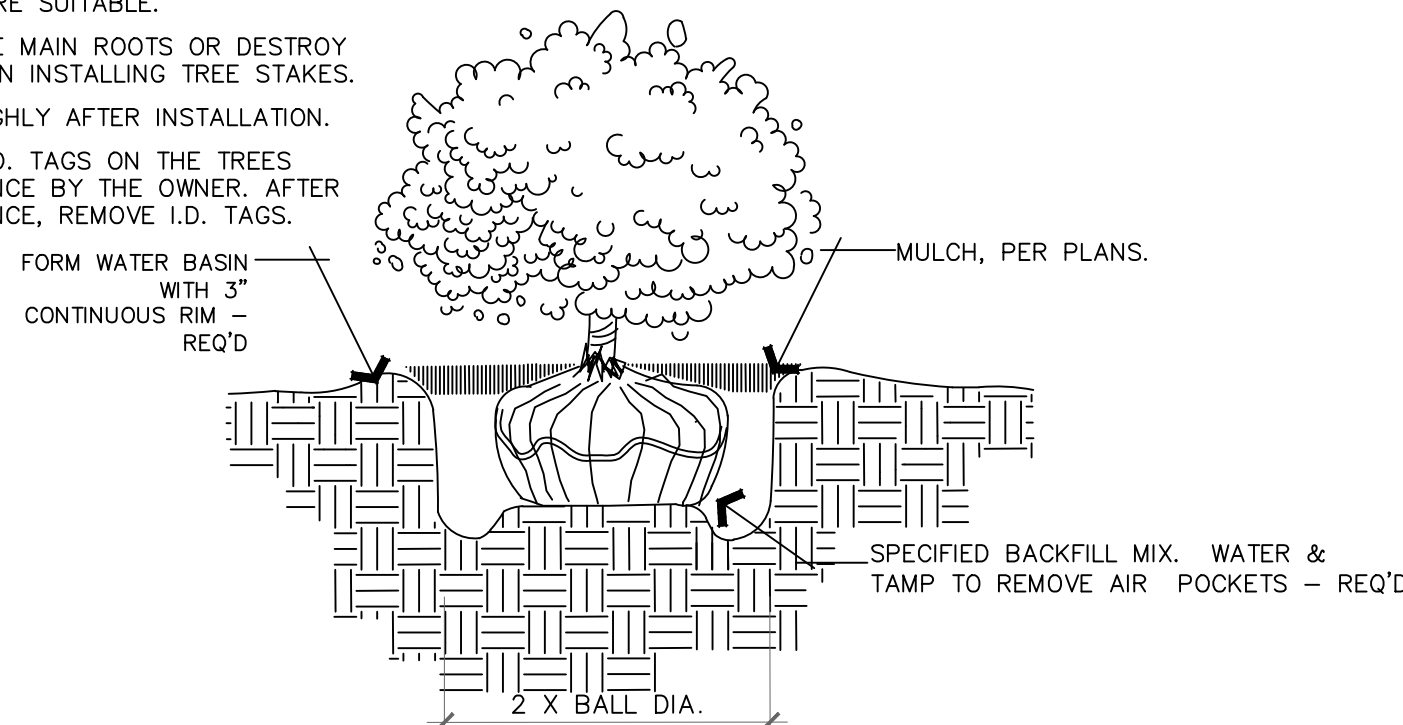
NOTES:
1- TREES SHALL BE OF QUALITY
PRESCRIBED IN CROWN OBSERVATIONS
AND ROOT OBSERVATIONS DETAILS AND
SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER
REQUIREMENTS RELATED TO THIS DETAIL



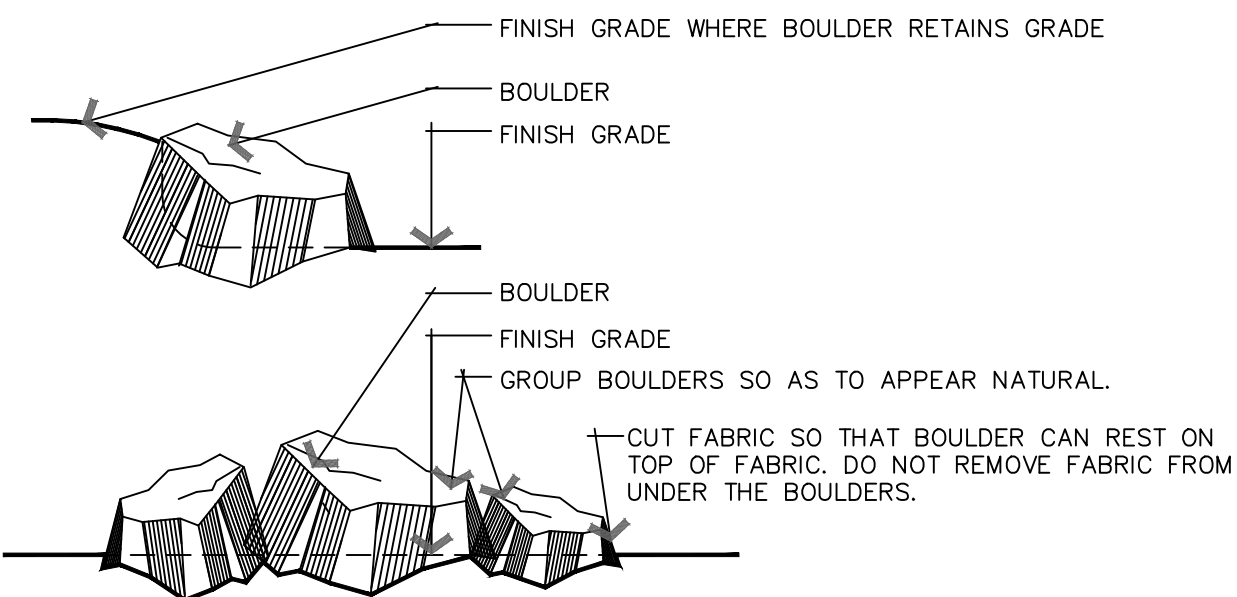
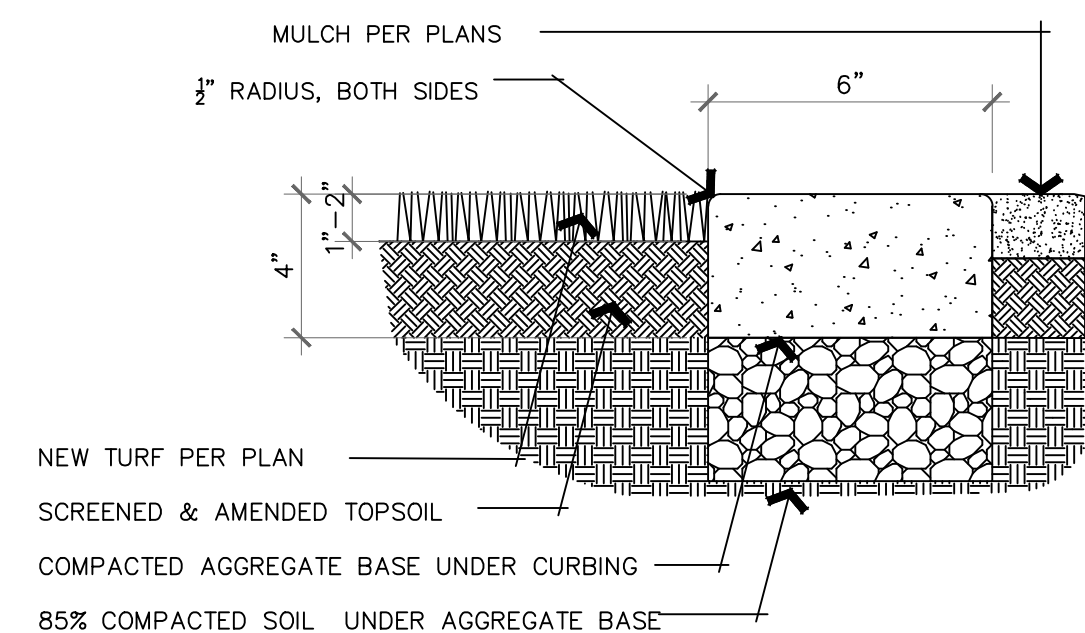
1. PLANT SO THAT THE TOP OF THE ROOT BALL IS EVEN WITH THE FINISHED GRADE.
2. **BACKFILL MIX:** 1/2 SANDY LOAM TOPSOIL + 1/4 ORGANIC MULCH, & 1/4 NATIVE SOILS
3. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
4. WATER THOROUGHLY AFTER INSTALLATION.
5. **STAKING IS REQUIRED:** LOOSEN TREE STAKES AFTER FIRST GROWING SEASON AND REMOVE TREE STAKES AFTER SECOND GROWING SEASON.
6. OVER EXCAVATE PITS TO 3' DEPTH AND INSTALL ADDITIONAL COMPACTED TOPSOIL UNDER TREE.
7. PULL COBBLE ROCK A MINIMUM OF 6" AWAY FROM TREE.
8. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



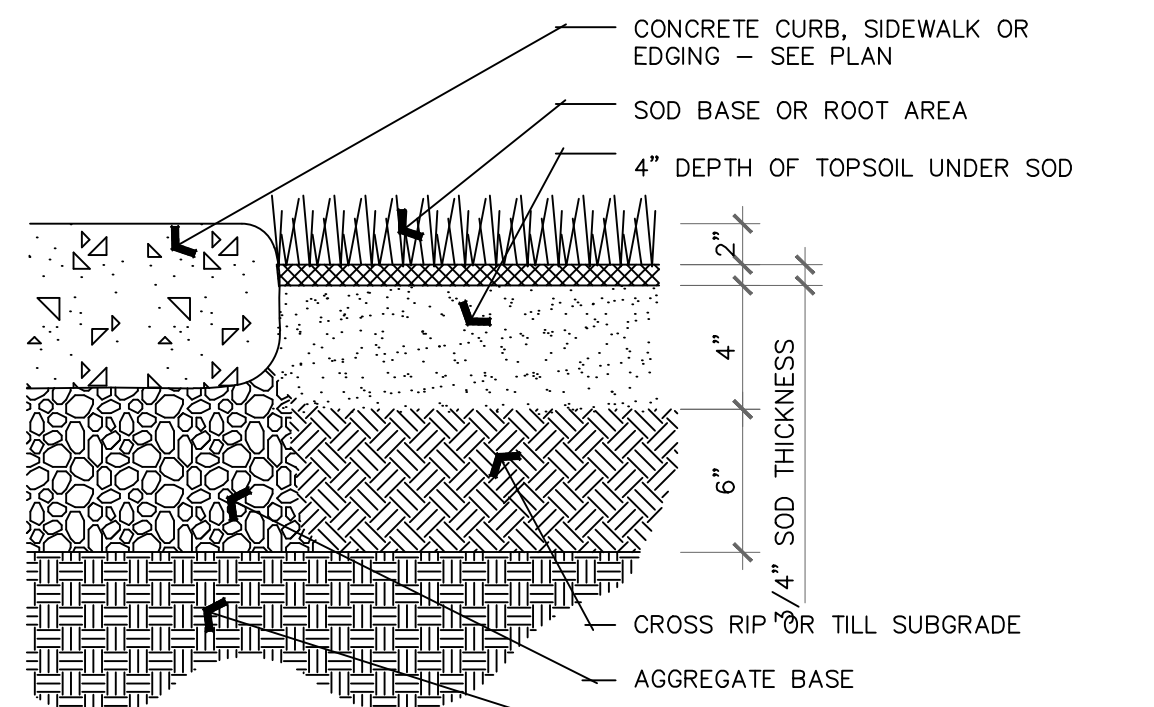
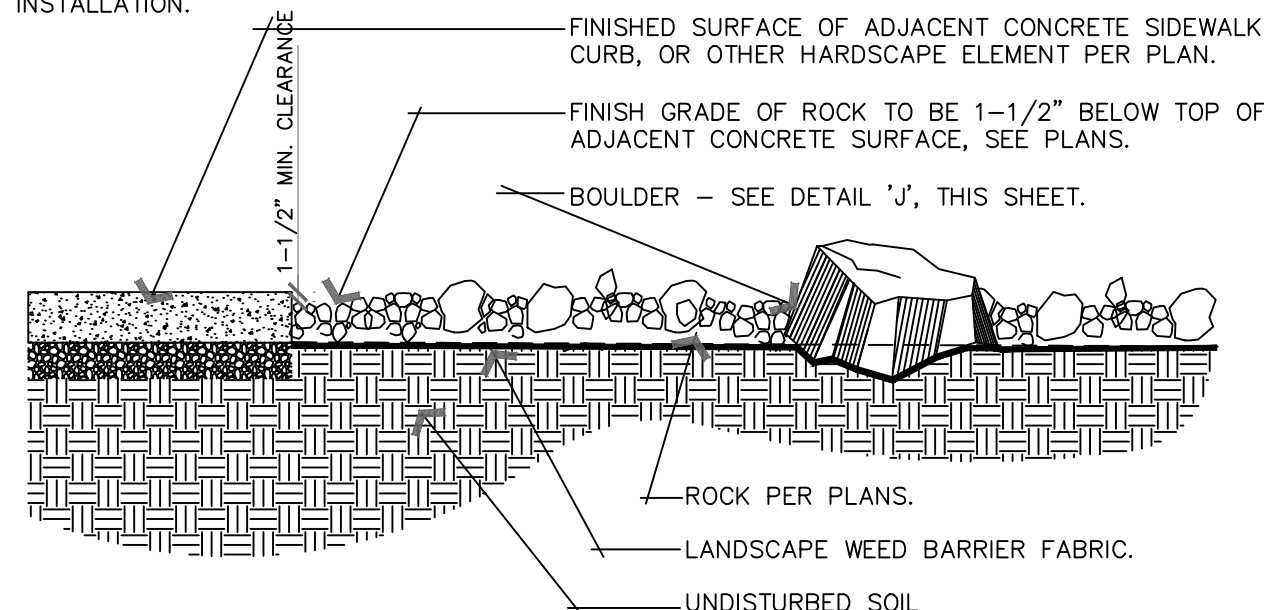
1. IF PLANT IS BALL & BURLAP, CUT AND REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
2. IF PLANT IS CONTAINERIZED, SCARIFY ROOT BALL PRIOR TO PLANTING.
3. BACKFILL MIX: 1/2 SANDY LOAM + 1/4 ORGANIC MULCH + 1/4 NATIVE SOILS IF NATIVE SOILS ARE SUITABLE.
4. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
5. WATER THOROUGHLY AFTER INSTALLATION.
6. LEAVE PLANT I.D. TAGS ON THE TREES UNTIL ACCEPTANCE BY THE OWNER. AFTER FINAL ACCEPTANCE, REMOVE I.D. TAGS.



1. PROVIDE CONTROL JOINT IN CONCRETE EDGE AT 10' INTERVALS, PROVIDE EXPANSION JOINTS EVERY 30'.



NOTE:
PLACE ALL BOULDERS SUCH THAT 1/4 OF THE
TOTAL MASS OF EACH BOULDER IS BELOW FINISH
GRADE.



1. ENSURE FINISH GRADE IS 1" - 2" BELOW TOP OF CURB, WALK, OR EDGING.
2. TURF IS THE MOST HEALTHY AND WATER EFFICIENT WHEN MOWED AT A MIN. HEIGHT OF 2" - 2 1/2".

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CASCADE COLLISION

EAGLE MOUNTAIN, UTAH

IRRIGATION SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler system components are not to be saved, which are disturbed during the construction process. Restoration of any altered or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components and to provide Contractor recommendations for changes, where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

- ASTM-American Society for Testing and Materials
- IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

- At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 - Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
 - Parts list for each operating element of the system
 - Manufacturer printed literature on operation and maintenance of operating elements of the system.
- Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- Project Record Copy
 - Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 - Completed Project As-Built Drawings

- Prior to final inspection, prepare and submit to OAR accurate as-built drawings
- Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
- Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
- Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
- Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services; indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

- Acceptance: Do not install work of this section prior to acceptance by OAR of area to receive such work.
- Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.

D. Workmanship and Materials:

- It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 - All work shall be performed in accordance with the best standards of practice relating to the trade.
- E. Contractor Qualifications:
- Contractor shall provide document or resume including at least the following items:
 - That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
 - Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
 - Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the

Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settles from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

- Two quick coupler keys with hose swivels.
 - One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuation system of all water pressure regulation device. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicate.

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

- Power supply to the Irrigation controller shall be provided for by this Contract.
- Controller shall be as specified in the drawings. Controller shall be surge protected.
 - Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.
 - Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P70790.
 - A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
 - Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.
- RCV wire splicing connectors shall be 3M brand DBY or DBR. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICE" or "WS" on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

- All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
 - Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM
 - Main line pipe shall be buried with 24" cover

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of

direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

- Isolation valves 3" and larger shall be Watrous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/4" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/4", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from installation operations unusable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.

- The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, replacement or the original installer of that work shall perform repairs. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

- Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.
- Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

- All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.
- Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- Wire under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate

sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

- Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of 1/4" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

- No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- Heads adjacent to walks, curbs. Or paths shall be located at grade and 2" away from hardscape.
- Control valves shall be opened and fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- Spray heads shall be installed and flushed again prior to installation of nozzles.
- Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

- Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- Schedule testing with OAR 48 hours in advance for approval.
- Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.
- Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

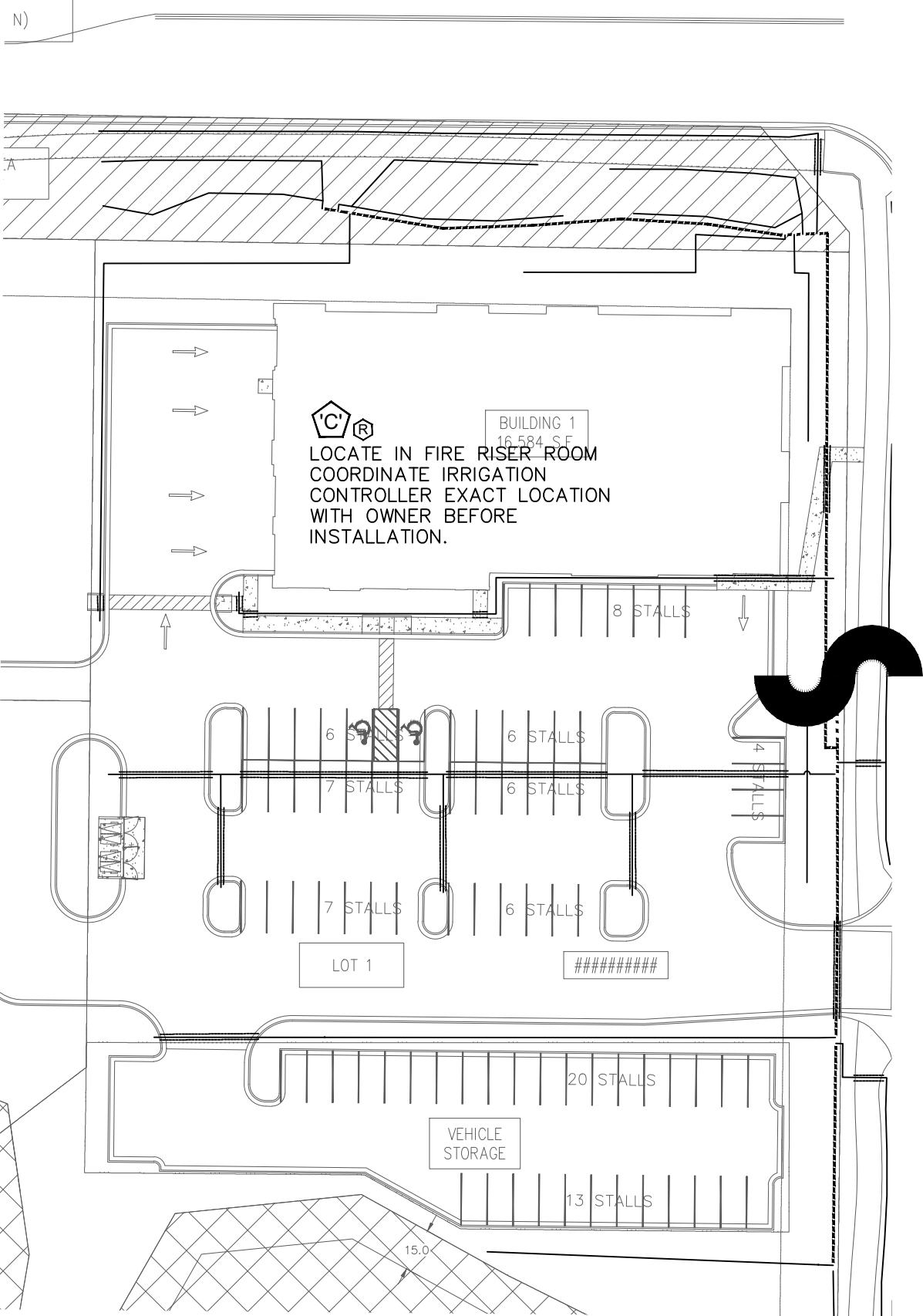
3.10 ADJUSTMENT

- Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

- Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picker up daily.
- Open trenches or hazards shall be protected with yellow caution tape.
- Contractor is responsible for removal and disposal of trash and debris generated as a result of this Project.
- OAR shall perform periodic as well as a final cleanliness inspection.
- Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION



1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO					
11/17/2020			UT20130			811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org N 0'50'100'200'400' GRAPHIC SCALE: 1" = 100'			CASCADE COLLISION ~7950 PORTERS CROSSING PKWY EAGLE MOUNTAIN, UTAH			Developer / Property Owner: SOVEREIGN PROPERTIES C/O TREVOR SHARP 801-787-4603			Building Architect / Engineer: CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296			PKJ DESIGN GROUP Landscape Architecture / Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com			JEREMY ANTHONY L 813812-1301 11/17/2020 ELECTRIC STATE OF UTAH PRELIMINARY PLANS NOT FOR CONSTRUCTION IR 100			PM: KBA DRAWN: KBA CHECKED: JTA PLOT DATE: 11/17/2020		
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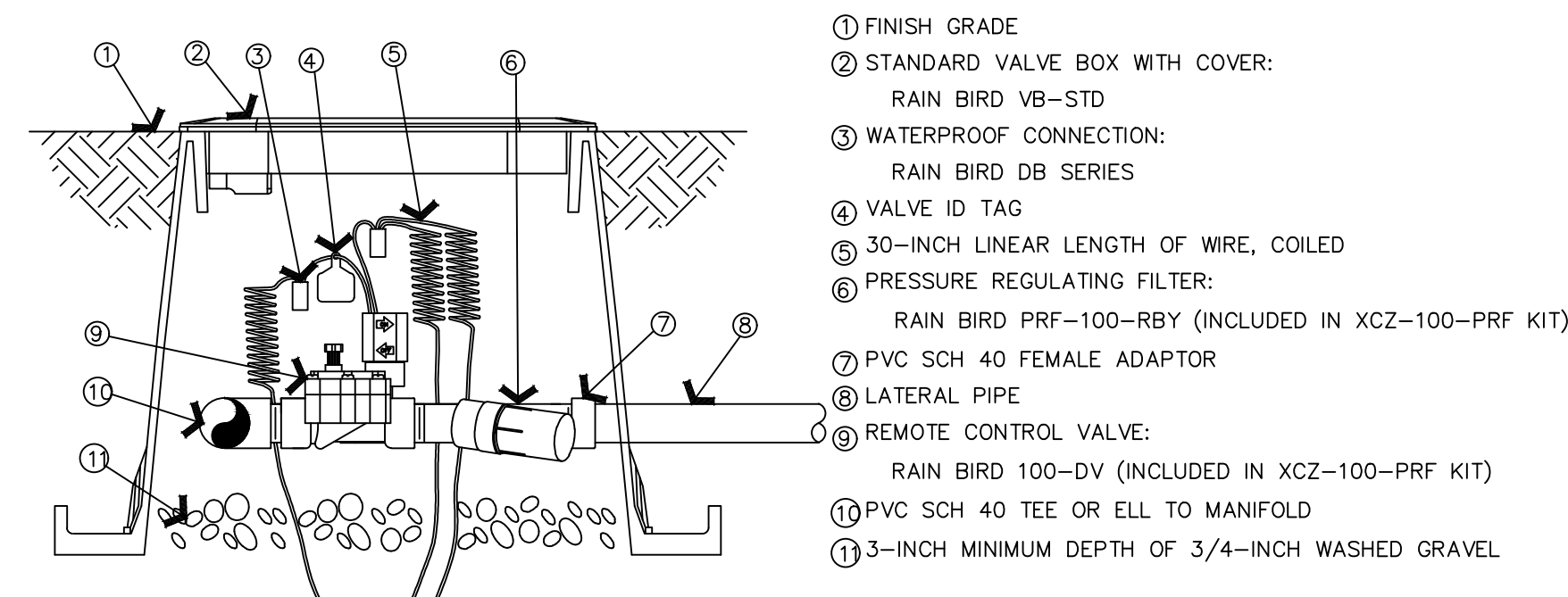
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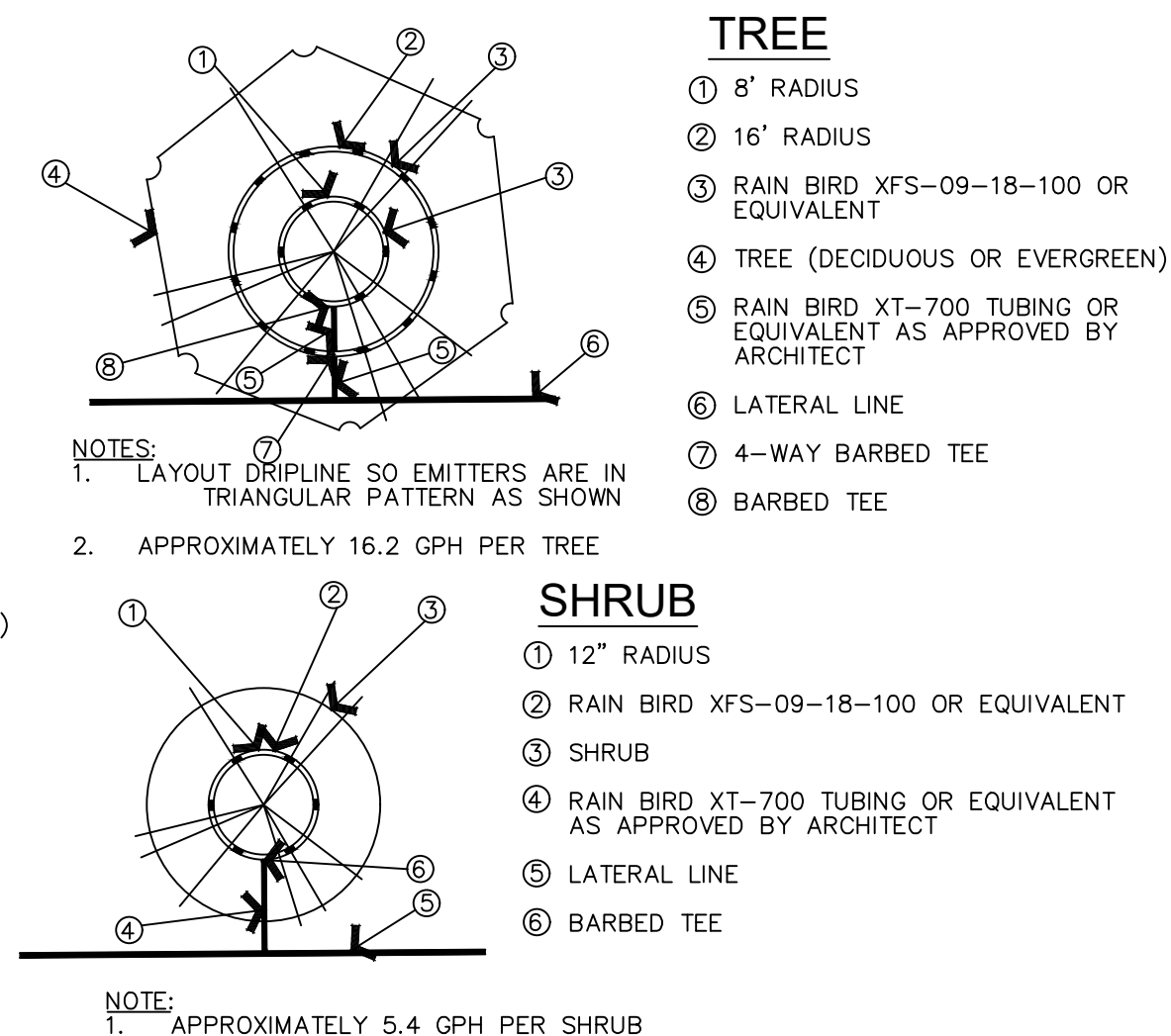
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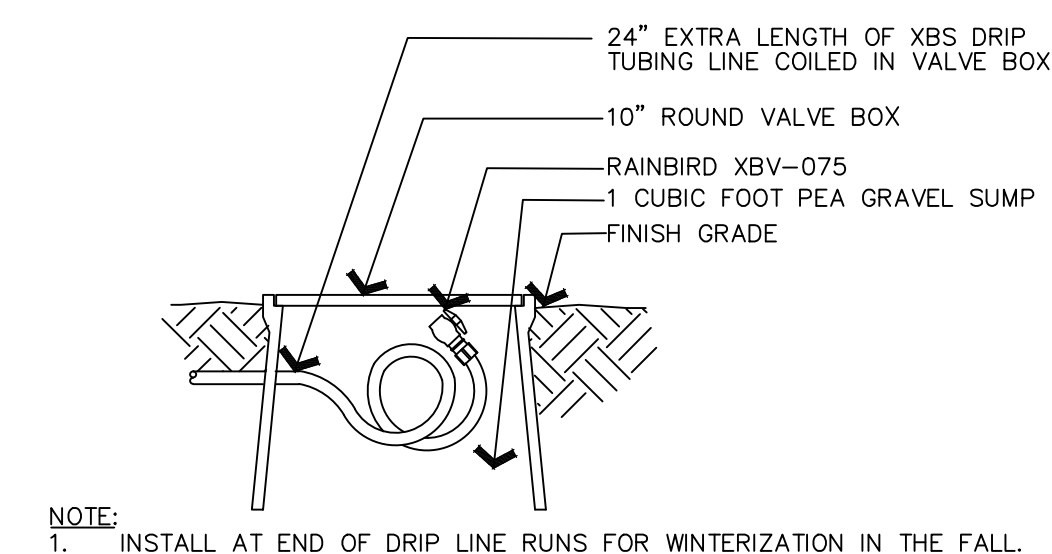
DRIP CONTROL VALVE ASSEMBLY

NOT TO SCALE

PI3 DESIGN GROUP



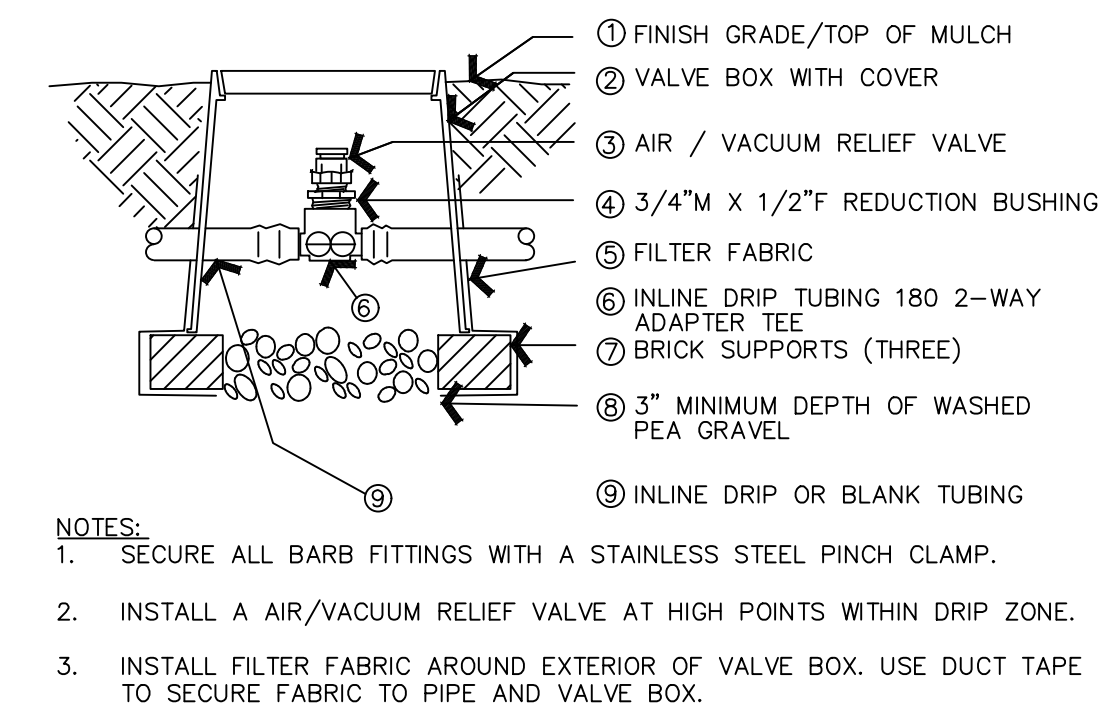
DRIP IRRIGATION - IN LINE EMITTERS



FLUSH CAP BOX

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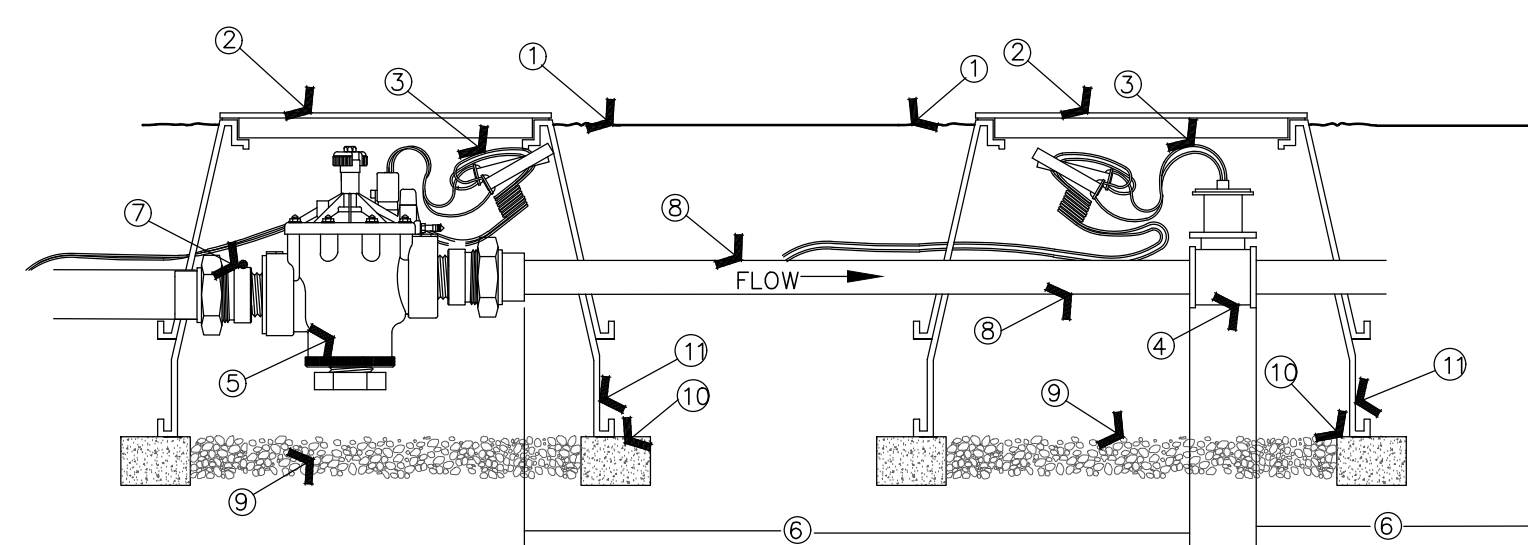
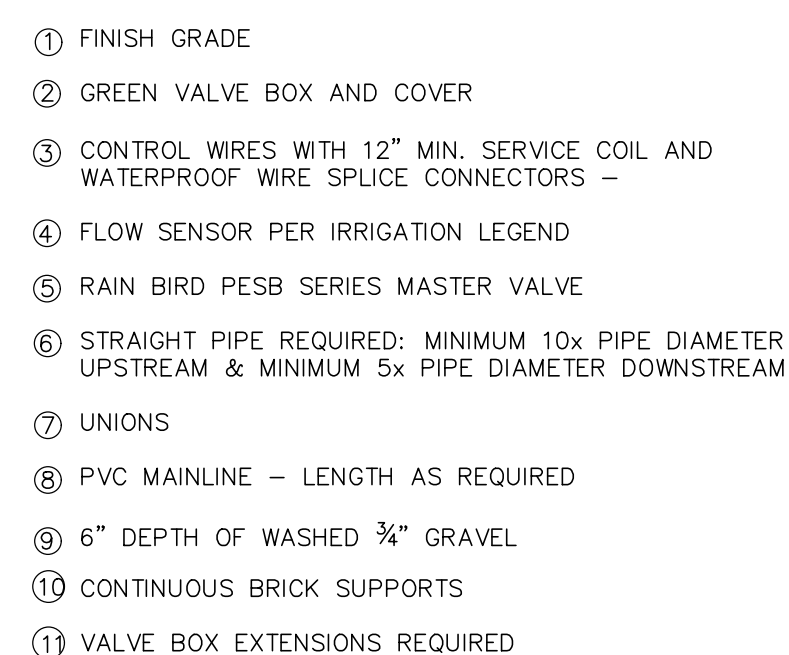
PIJ DESIGN GROUP



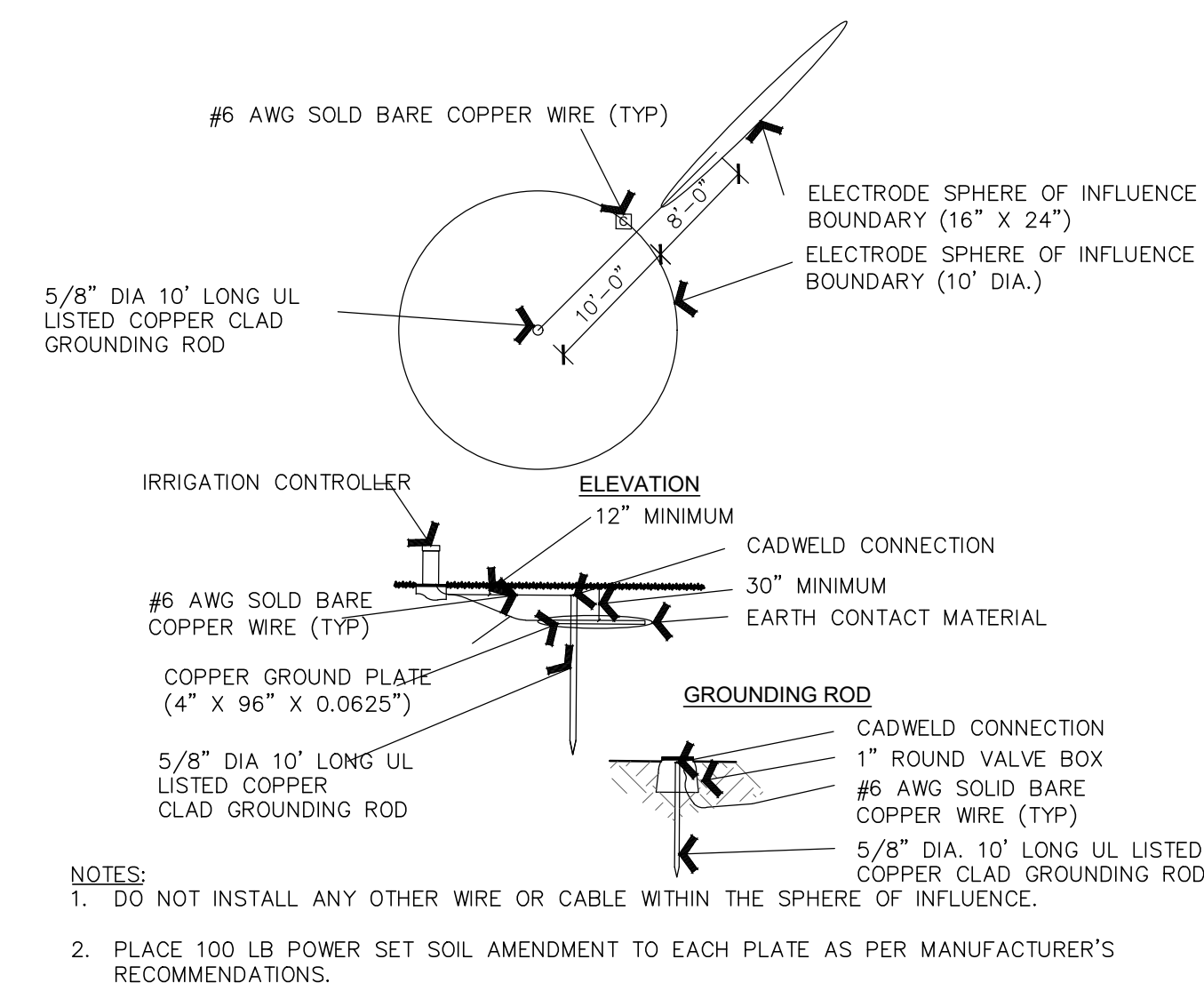
DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY

NOT TO SCALE

PKJ DESIGN GROUP



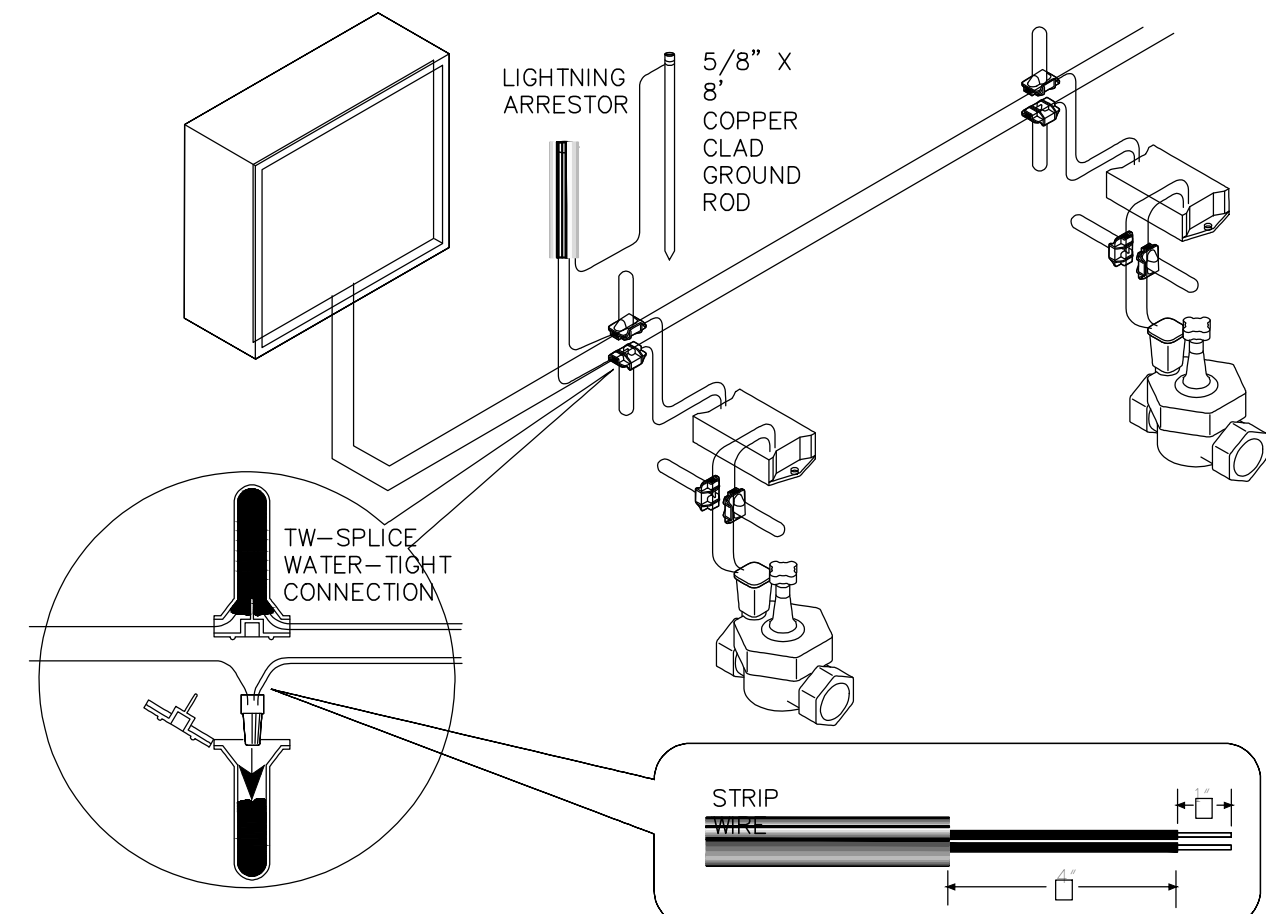
MASTER VALVE & FLOW SENSOR



GROUNDING DETAIL

NOT TO SCALE

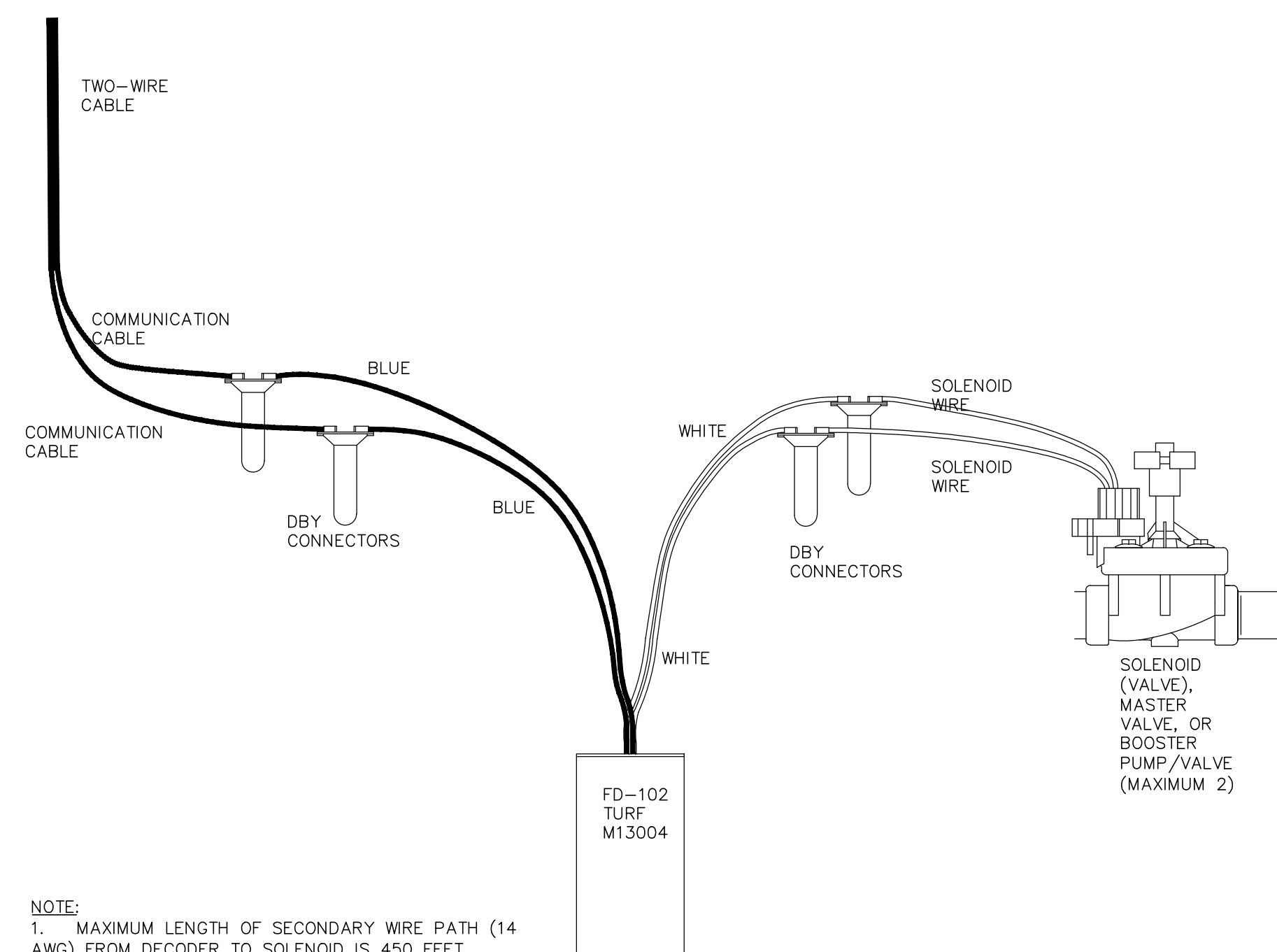
PKJ DESIGN GROUP



2-WIRE CONNECTION

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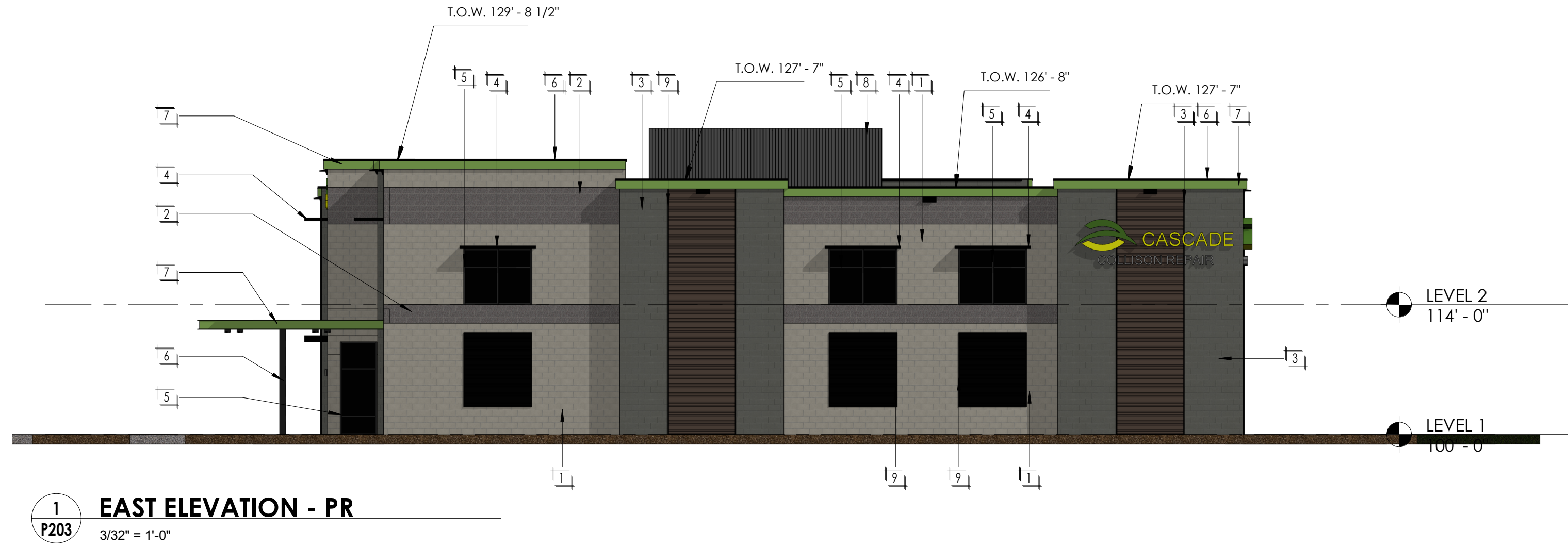
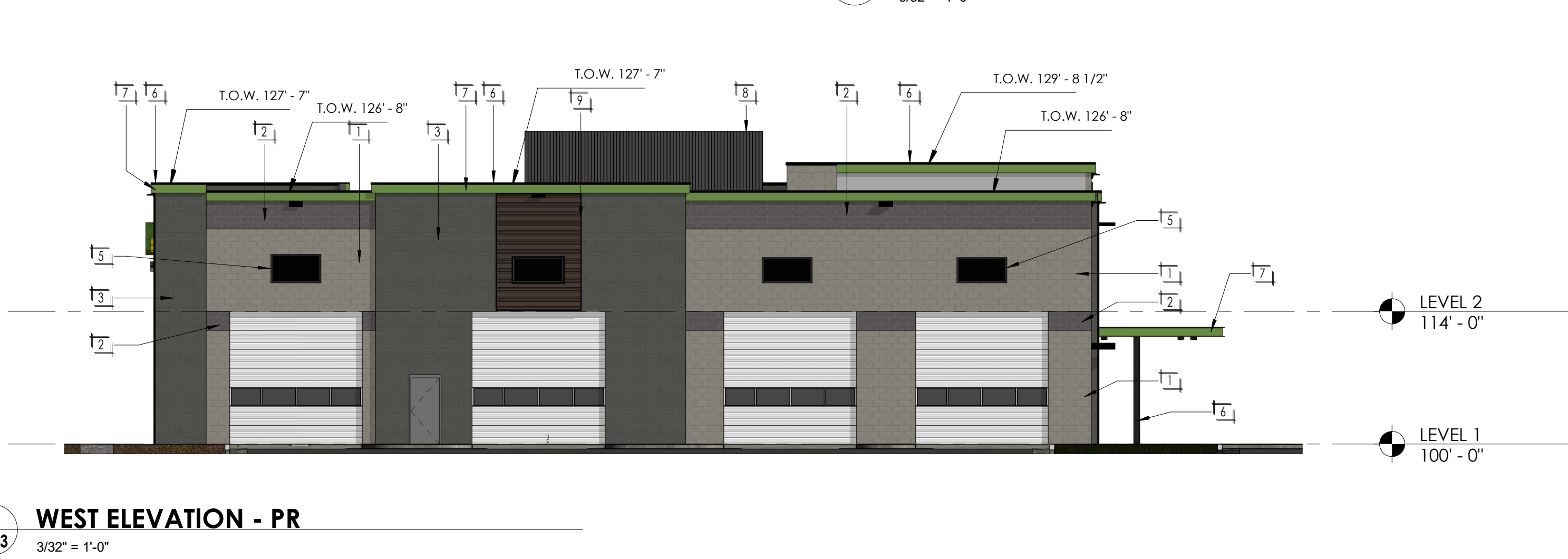
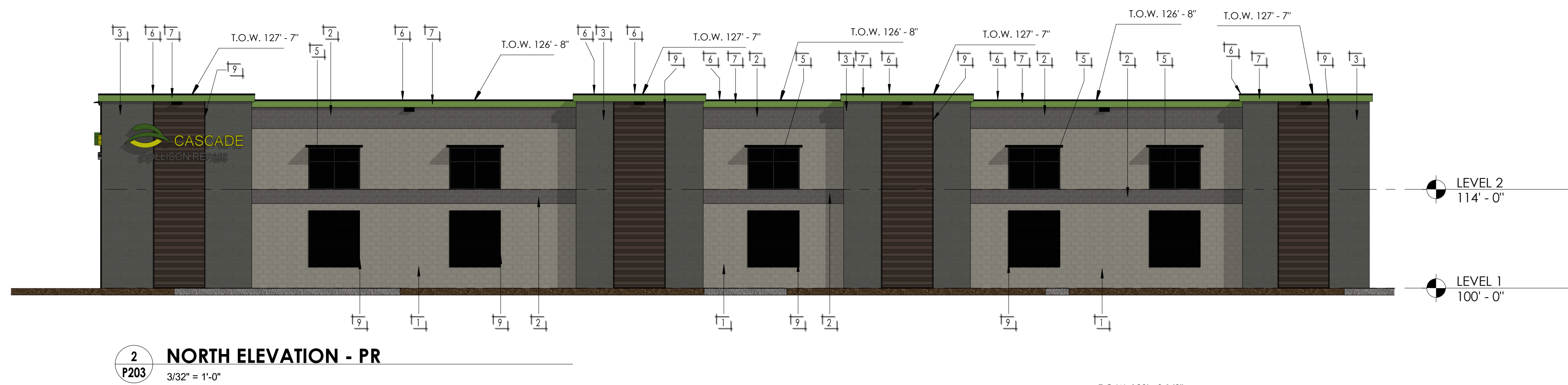
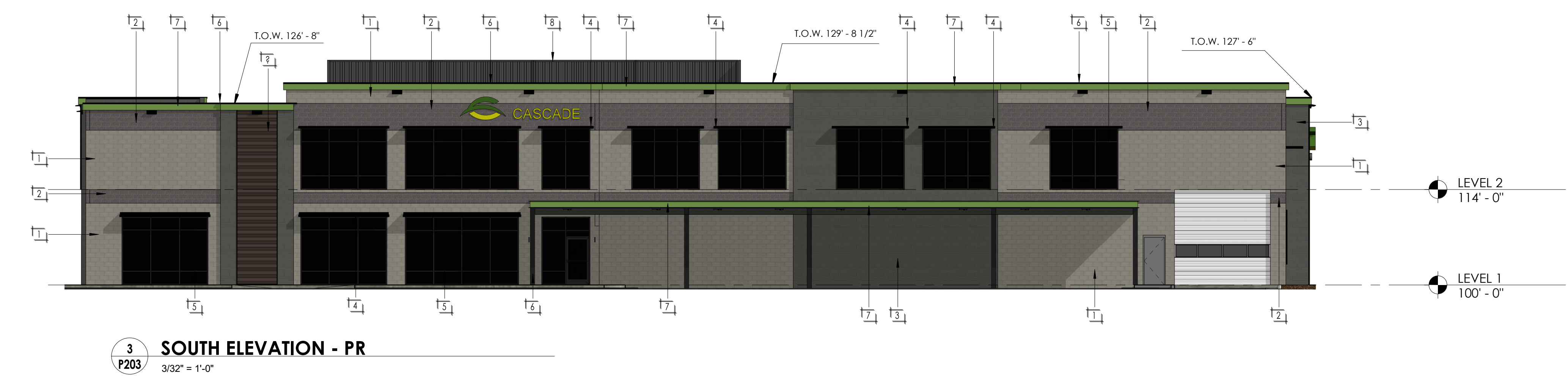
PI3 DESIGN GROUP



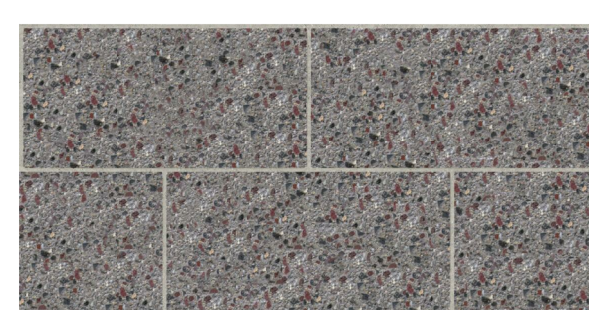
S **DECODER WIRING** PI3 DESIGN GROUP

NOT TO SCALE

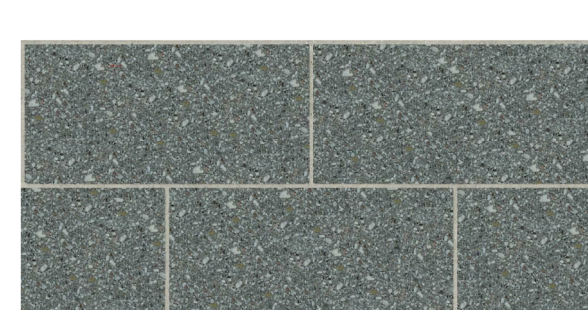
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LIGHT COLOR - SMOOTH FINISH - ARCHITECTURAL CMU BLOCK



DARK GRAY COLOR - SPLIT FACED FINISH - ARCHITECTURAL CMU BLOCK



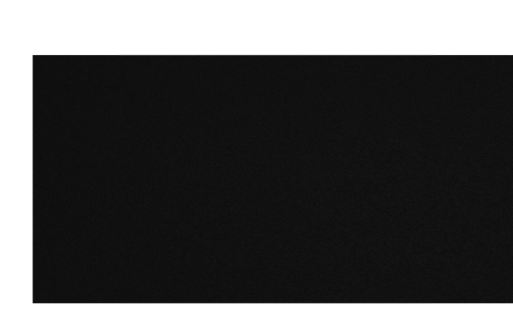
DARK GRAY COLOR - SMOOTH FINISH - ARCHITECTURAL CMU BLOCK



SUNSHADE SYSTEM - PAINTED BLACK



STOREFRONT WINDOW SYSTEM PAINTED BLACK GLASS TO BE A DARK GRAY TINT



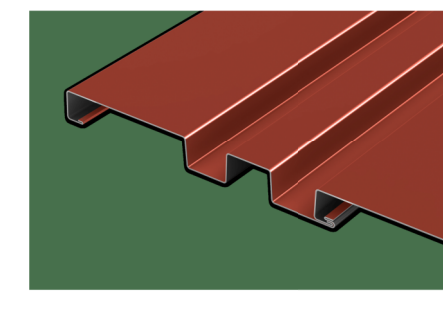
BLACK PAINTED METAL.



GREEN PAINTED METAL (GREEN TO MATCH COMPANYS COLORS)



METAL MECHANICAL SCREEN PAINTED DARK GREY



METAL PANELING SYSTEM





CASCADE
COMMERCIAL









 **CASCADE**
COLLISION REPAIR

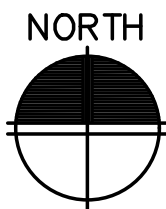
 **CASCADE**
COLLISION REPAIR











PHOTOMETRIC SITE LIGHTING PLAN

SCALE: 1"=30'-0"



Catalog:

Project:

Type:

TYPE W1

LED Wallpack Series 3 / Large

The OLWP3L series is a stylish wallpack that fits within today's accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metallized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaires are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets DA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting Wall Surface (Other mounting options are available.)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA
80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W
80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.25.0)
- RoHS Compliant
- Design Lighs Consortium (Standard)









WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3L - 050	1,149	1,149
	OLWP3L - 080	8,568	8,568

Drive Current	Wattage	Drive Current	Wattage
1200 mA	50	1875mA	80
Current (A) @ 120V	0.42	Current (A) @ 120V	0.67
Current (A) @ 208V	0.24	Current (A) @ 208V	0.38
Current (A) @ 240V	0.21	Current (A) @ 240V	0.33
Current (A) @ 277V	0.18	Current (A) @ 277V	0.29
Current (A) @ 347V	0.14	Current (A) @ 347V	0.23
Current (A) @ 480V	0.10	Current (A) @ 480V	0.17

Optec LED LIGHTING

1700 De Soto Place, Ontario, CA 91761

888-743-5220

optecledlighting.com

LUMINAIRES

TYPE P3/P5



HERITAGE CASTING & IRONWORKS LTD.

PRODUCT TECHNICAL DATA SHEET

F340-LED SERIES



Housing

Made from heavy duty cast aluminum to withstand harsh weather.

Hardware

All exposed hardware is made of durable stainless steel, with industrial strength seals.

Interior Design & Optical

Energy efficient LED driver is mounted on a removable plate, with quick disconnect wiring to allow easy driver maintenance.
L70 at 50,000 hours with CR1570.

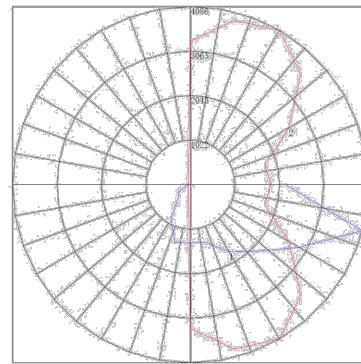
Exterior Design & Finish

Luminaire is designed to fit post top mounting or pendant mounting with our ornamental arms and poles, and is suitable for wet locations.
Finish is electrocoat with thermoset polyester powder-coat.

SIZES

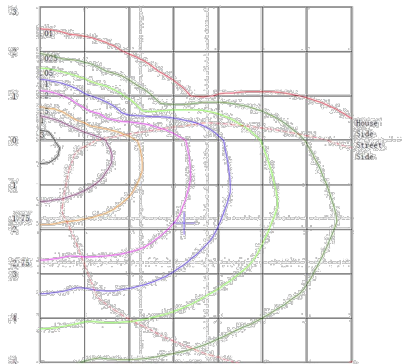
	length	width	height	weight	tenon size	EPA
Large	20"	20"	30"	47 lbs	3"(W) x 4"(L)	3.20 Ft²
Small	23"	14"	9"	10 lbs	n/a	0.70 Ft²

PHOTOMETRICS



SAMPLE ILLUSTRATION

IES type IV, medium

PRODUCT	FITTER	DIFFUSER TYPE	WATTAGE	CCT	VOLTAGE	OPTICS	OPTIONS	FINALS	COLOR
F340-L	NA	OTD	LED	300K	120-277V	IES TYPE II (P)	DIM	NA	STANDARD RAL
F340-S		CLEAR TEMPERED GLASS	35W	4000K	100-277V	II (P)	DIMMING CONTROL		6005 GREEN
			50W	5000K	STEP DOWN TRANSFORMER	III (S)			7012 GREY
			50W	6000K	34V	IV (S)	PCB		8019 BRONZE
			70W		48V	V (S)	BUTTON TYPE PHOTOCELL		8011 BLACK
			80W	±10% VARIANCE					8006 WHITE
			90W				PEC		*TEXTURE AVAILABLE
			120W				TWIST LOCK PHOTOCELL		
									CUSTOM RAL

Product ordering sample

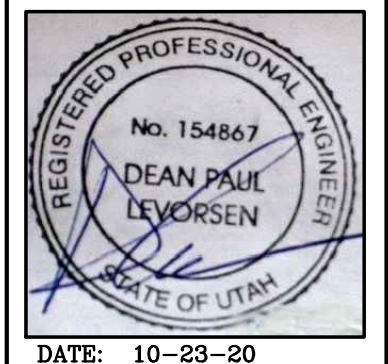
F340 - L - CTG - LED35W - 3000K - 120-277V - TYPE II - DIM - RAL9011 BLACK

(800) 287-3175 | www.hclighting.com

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FELLEX ENGINEERING
Eden — St. George, Utah
Phone — 801-913-3111
susa@fellex.com

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No.	revision	date	by



DATE: 10-23-20

project name:	CASCADE COLLISION SOVEREIGN PROPERTIES PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
sheet title:	PHOTOMETRIC SITE LIGHTING PLAN

file: CASCADE COLLISION
project #: AE-2016

sheet:

E1.0

date: 10-23-20

CIR

Engineering, L.L.C.

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
DRAINAGE REPORT

Submitted to:

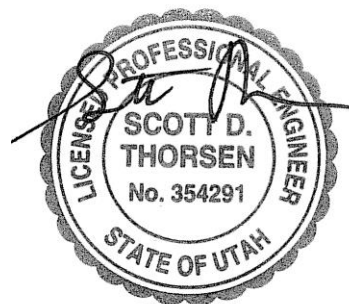
EAGLE MOUNTAIN CITY

Prepared for:

CASCADE COLLISION

By:

CIR ENGINEERING
3032 South 1030 WEST
SLC, UT 84119
801-949-6296

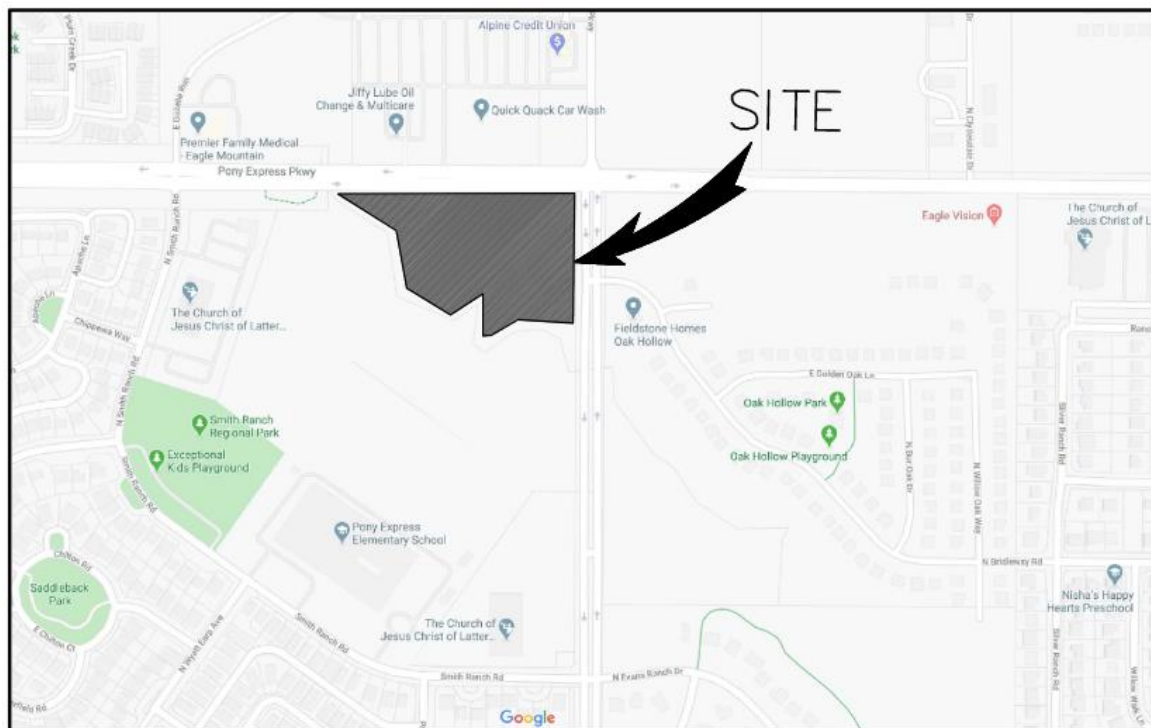


October 20, 2020

Table of Contents

General Location and Description:	Page 2
Analysis:	Page 2-3
Drainage Basin	Page 2-3
Summary:	Page 5

Appendix A- Hydrocad Site project printouts (100-year 24-hour)



VICINITY MAP
NOT TO SCALE



General Location and Descriptions:

The runoff and drainage calculations in this report pertain to the storm drainage design for the Cascade Collision project, located at the intersection of Porter Crossing Pkwy and Pony Express Pkwy in Eagle Mountain, Utah.

This project is approximately 2.84 acres in size and will be analyzed as one drainage basin. The site is bordered to the North & East by public roads and to the south and West by a stream.

The existing condition of the lot is undeveloped ground with native grasses and weeds. The site drops in elevation from North to South on the order of approximately 20 feet.

The Drainage Basin is 2.84 acres in size and will account for the storm water runoff from the entire site. The site is graded to caught storm water runoff in two inlet boxes where it will be direct towards a detention pond. The runoff will flow out of the detention pond through an orifice and snout pretreatment device before it enters the stream adjacent to the site. An emergency overflow outlet is provided at an elevation of 4791 in the pond. (See Appendix A for drainage exhibit).

A temporary retention pond is provided in lot 4 to capture the runoff from the access drive until future improvements are made.

Analysis:

We have used HydroCAD to model the storm event for the site. The SCS method was used based on a 100-year 24-hour storm event. The 100-year 24-hour precipitation value used is 2.01 inches and was obtained from NOAA.

Weighted Curve Number:

Proposed Site:				
Roof Area	16584	ft^2	CN_roof	98
Paved Area	39410	ft^2	CN_paved	98
Landscaped	67833	ft^2	CN_lndscpd	79
Total Area	123827	ft^2	Weighted C	88
	2.84	acres		

A weighted C value of 88 is used in the calculations:

Tc=15 minutes. Due to the relatively short lengths, a minimum time of concentration of 15 minutes is used.

Drainage Basin Calculation Results:

Detention Volume Required: 3,683 cubic feet

Detention Volume Provided: 3,937 cubic feet

Peak Elevation: 4,790.88'

Orifice plate: 3.3" at 4787.00

Peak Release Rate: 0.55 cfs

See printouts, Appendix B – HydroCAD summaries (100-year 24-hour)

Drainage Basin Detention Provided:

Detention is provided in the landscaped pond on the South side of the site.

POND DETENTION AREA			
			Acc.
Elevation	Area	Volume	Volume
	(ft ²)	(ft ³)	(ft ³)
4787.00	9	0	0
4788.00	461	235	235
4789.00	895	678	913
4790.00	1475	1185	2098
4791.00	2202	1839	3937
4792.00	3072	2637	6574

The Total Provided Storage Volume for the Drainage Basin at elevation 4791.00 is 3,937 cubic feet.

The Total Required Storage Volume for the Drainage Basin is 3,683 cubic feet.

Summary:

The Drainage Basin is 2.84 acres in size and will account for the storm water runoff from the entire site. The runoff will be detained in a landscaped detention pond and flow out of the detention pond through a 3.3" orifice and snout pretreatment device before it enters the stream adjacent to the site. An emergency overflow outlet is provided at the high-water elevation of 4791 in the pond.

APPENDIX A- HYDROCAD SITE PROJECT PRINTOUTS (100-YEAR 24-HOUR)

Cascade Collision - DETENTION

Type II 24-hr Rainfall=2.01"

Prepared by CIR Civil Engineering

Printed 10/20/2020

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Page 5

Time span=0.00-27.00 hrs, dt=0.05 hrs, 541 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Detention Area

Runoff Area=2.840 ac 0.00% Impervious Runoff Depth=0.97"
Tc=15.0 min CN=88 Runoff=3.54 cfs 0.230 af

Pond 1P: TOTAL SITE DETENTION

Peak Elev=4,790.88' Storage=3,683 cf Inflow=3.54 cfs 0.230 af
Outflow=0.55 cfs 0.230 af

Total Runoff Area = 2.840 ac Runoff Volume = 0.230 af Average Runoff Depth = 0.97"
100.00% Pervious = 2.840 ac 0.00% Impervious = 0.000 ac

Cascade Collision - DETENTION

Prepared by CIR Civil Engineering

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Type II 24-hr Rainfall=2.01"

Printed 10/20/2020

Page 6

Summary for Subcatchment 1S: Detention Area

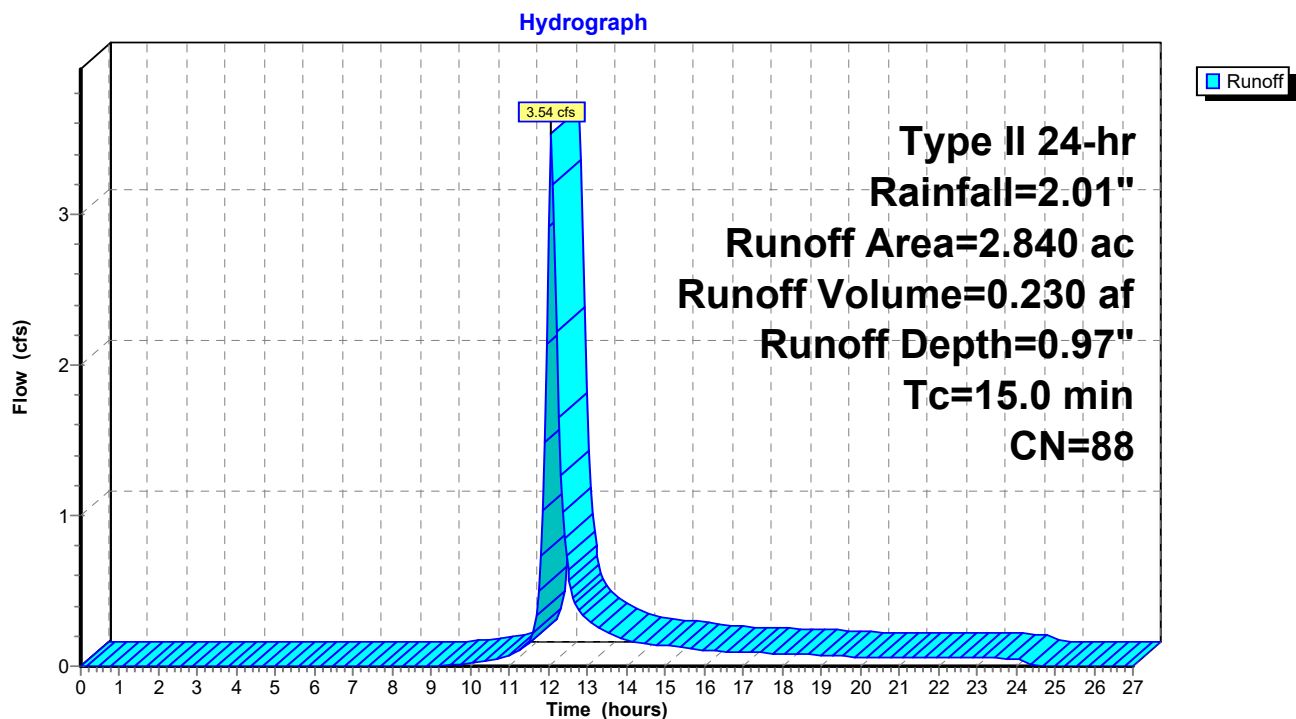
Runoff = 3.54 cfs @ 12.07 hrs, Volume= 0.230 af, Depth= 0.97"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-27.00 hrs, dt= 0.05 hrs
Type II 24-hr Rainfall=2.01"

Area (ac)	CN	Description
* 2.840	88	
2.840		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Detention Area



Cascade Collision - DETENTION

Type II 24-hr Rainfall=2.01"

Prepared by CIR Civil Engineering

Printed 10/20/2020

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Page 7

Summary for Pond 1P: TOTAL SITE DETENTION

Inflow Area = 2.840 ac, 0.00% Impervious, Inflow Depth = 0.97"
 Inflow = 3.54 cfs @ 12.07 hrs, Volume= 0.230 af
 Outflow = 0.55 cfs @ 12.56 hrs, Volume= 0.230 af, Atten= 84%, Lag= 29.4 min
 Primary = 0.55 cfs @ 12.56 hrs, Volume= 0.230 af

Routing by Stor-Ind method, Time Span= 0.00-27.00 hrs, dt= 0.05 hrs
 Peak Elev= 4,790.88' @ 12.56 hrs Surf.Area= 2,117 sf Storage= 3,683 cf

Plug-Flow detention time= 54.8 min calculated for 0.230 af (100% of inflow)
 Center-of-Mass det. time= 54.7 min (895.6 - 840.9)

Volume	Invert	Avail.Storage	Storage Description
#1	4,787.00'	6,574 cf	PROPOSED POND (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
4,787.00	9	0	0
4,788.00	461	235	235
4,789.00	895	678	913
4,790.00	1,475	1,185	2,098
4,791.00	2,202	1,839	3,937
4,792.00	3,072	2,637	6,574

Device	Routing	Invert	Outlet Devices
#1	Primary	4,787.00'	3.3" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.55 cfs @ 12.56 hrs HW=4,790.88' (Free Discharge)

↑**1=Orifice/Grate** (Orifice Controls 0.55 cfs @ 9.32 fps)

Cascade Collision - DETENTION

Prepared by CIR Civil Engineering

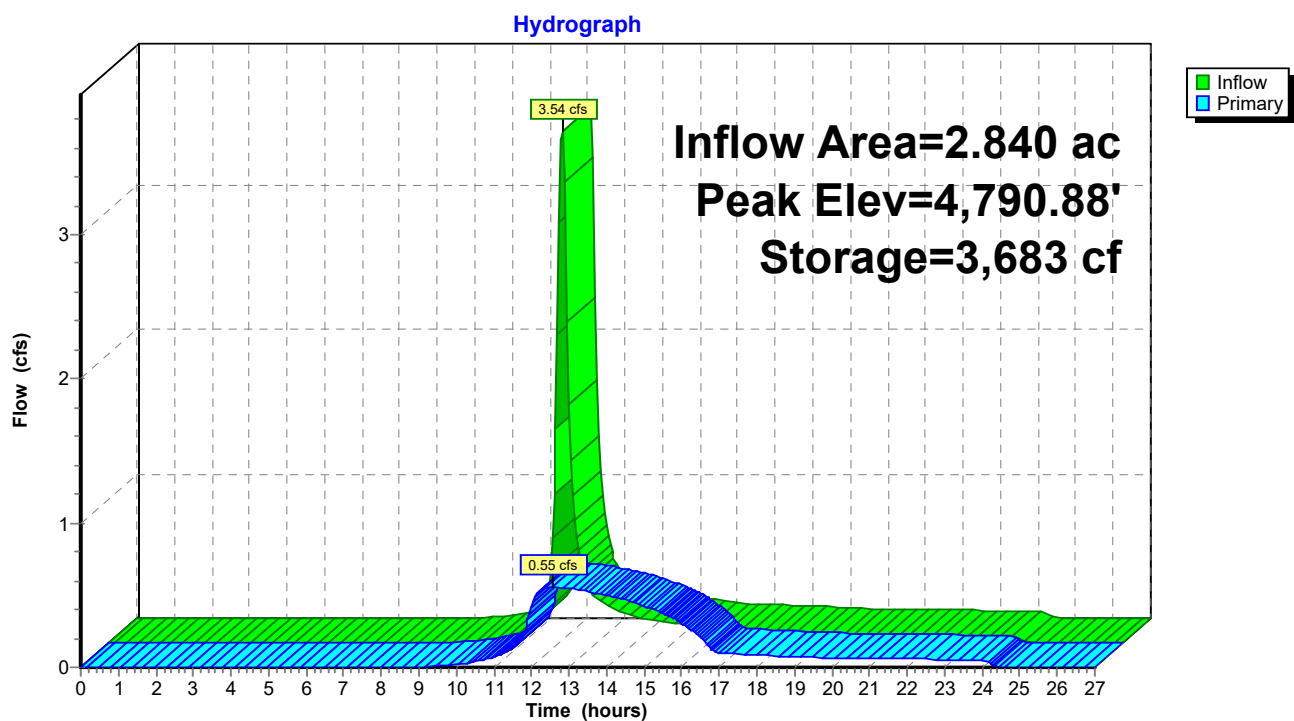
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Type II 24-hr Rainfall=2.01"

Printed 10/20/2020

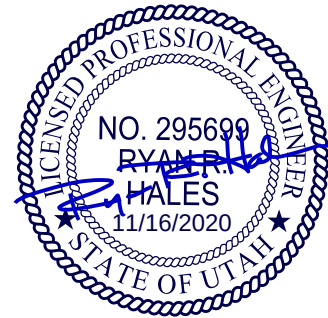
Page 8

Pond 1P: TOTAL SITE DETENTION



MEMORANDUM

Date: November 16, 2020
To: Eagle Mountain City
From: Hales Engineering



Subject: Eagle Mountain Cascade Collision TGS

UT20-1794

This memorandum discusses the trip generation study completed for the proposed Cascade Collision in Eagle Mountain, Utah. The proposed project is located on the southwest corner of the Porters Crossing Parkway / Pony Express Parkway intersection. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the study location in Eagle Mountain, Utah

Background

The proposed Eagle Mountain Cascade Collision location is located on the southwest corner of the Porters Crossing Parkway / Pony Express Parkway intersection in Eagle Mountain. The project includes a vehicle repair shop with 16,584 square feet of space. A site plan for the proposed development is included in Appendix A. As shown, the project will have one access to the east of Porters Crossing Parkway, directly across from Bridleway Road.

Trip Generation

Trip generation for the development is normally calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. However, ITE does not have a specific land use for vehicle repair shops. Therefore, trip generation for this study was calculated based on traffic counts of the existing Cascade Collision location in Lehi, Utah (175 N 1200 E, Lehi, UT 84043). Hales Engineering collected trip generation data at the Lehi Cascade Collision location on Friday, November 13, 2020 from 3:00 to 5:00 p.m. and Monday, November 16, 2020 from 8:00 to 10:00 a.m.

The results of the trip generation count are summarized in Table 1. The Lehi Cascade Collision has approximately 14,000 square feet of space. With a PM peak hour volume of 14 trips, this equates to 1 trip per 1,000 square feet during the PM peak hour.

Table 1: Lehi Trip Generation Data

Peak Hour Period	Trips Entering	Trips Exiting	Total Trips
AM Peak Hour (8:00 – 9:00 AM)	6 (60%)	4 (40%)	10 (0.71 per 1,000 sq ft)
PM Peak Hour (3:00 - 4:00 PM)	6 (43%)	8 (57%)	14 (1 per 1,000 sq ft)

The observed trip rate was applied to the new Eagle Mountain Cascade Collision. Trip generation for the proposed project is included in Table 2.

Table 2: Peak Hour Trip Generation – Proposed Project

Peak Hour	Trip Rate (per 1,000 sq ft)	Trips Entering	Trips Exiting	Total Trips
AM	0.71	7	5	12
PM	1.0	7	10	17

Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. The assumed distribution of project generated trips at the project access during the PM peak hour is shown in Table 3.

Table 3: Trip Distribution at Project Access

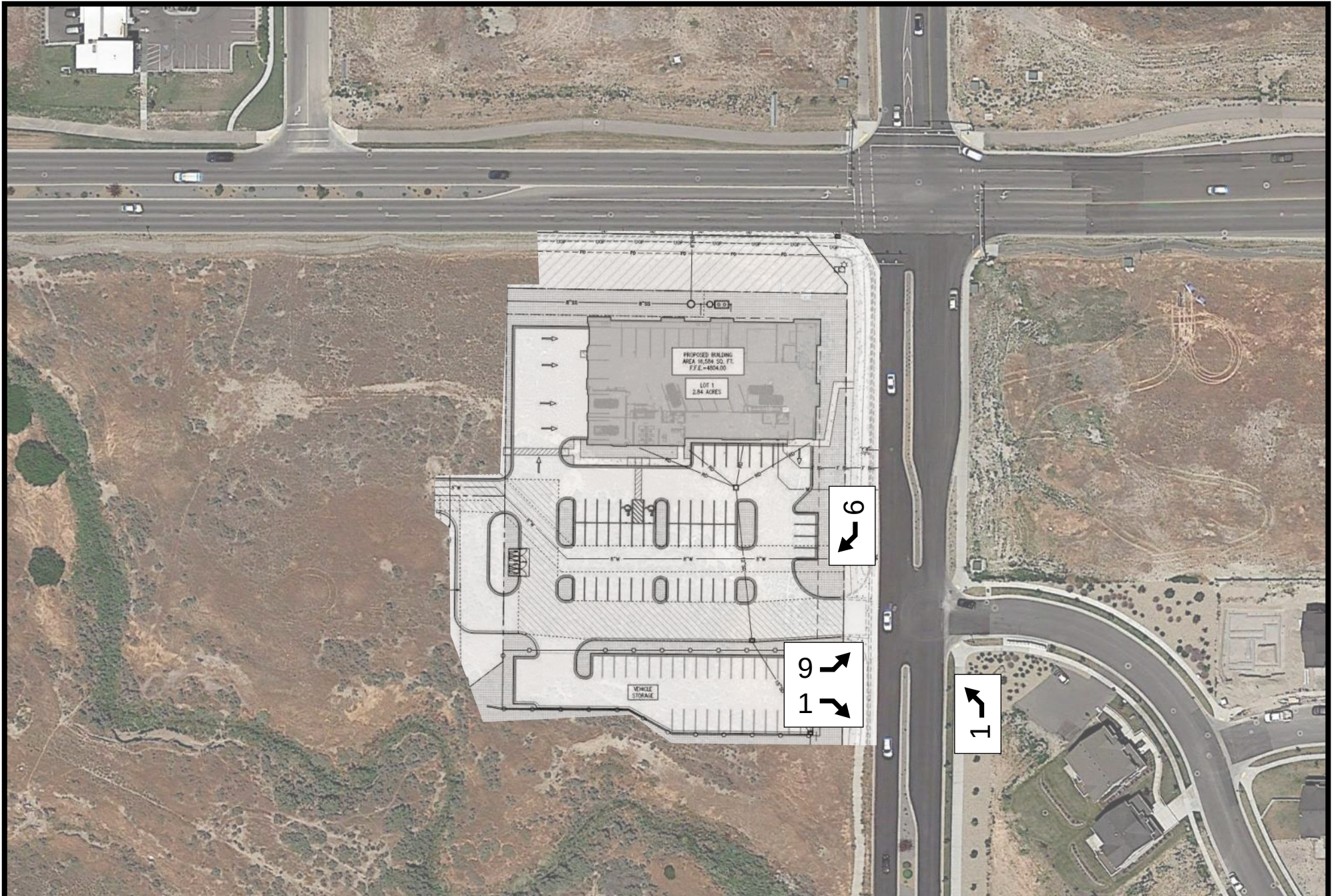
Direction	% To/From Project
North	90%
South	10%

These trip distribution assumptions were used to assign the PM peak hour generated traffic at the project access to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 2. As shown, minimal traffic is anticipated at the proposed access, which will result in little to no impact on traffic operations.

Conclusions

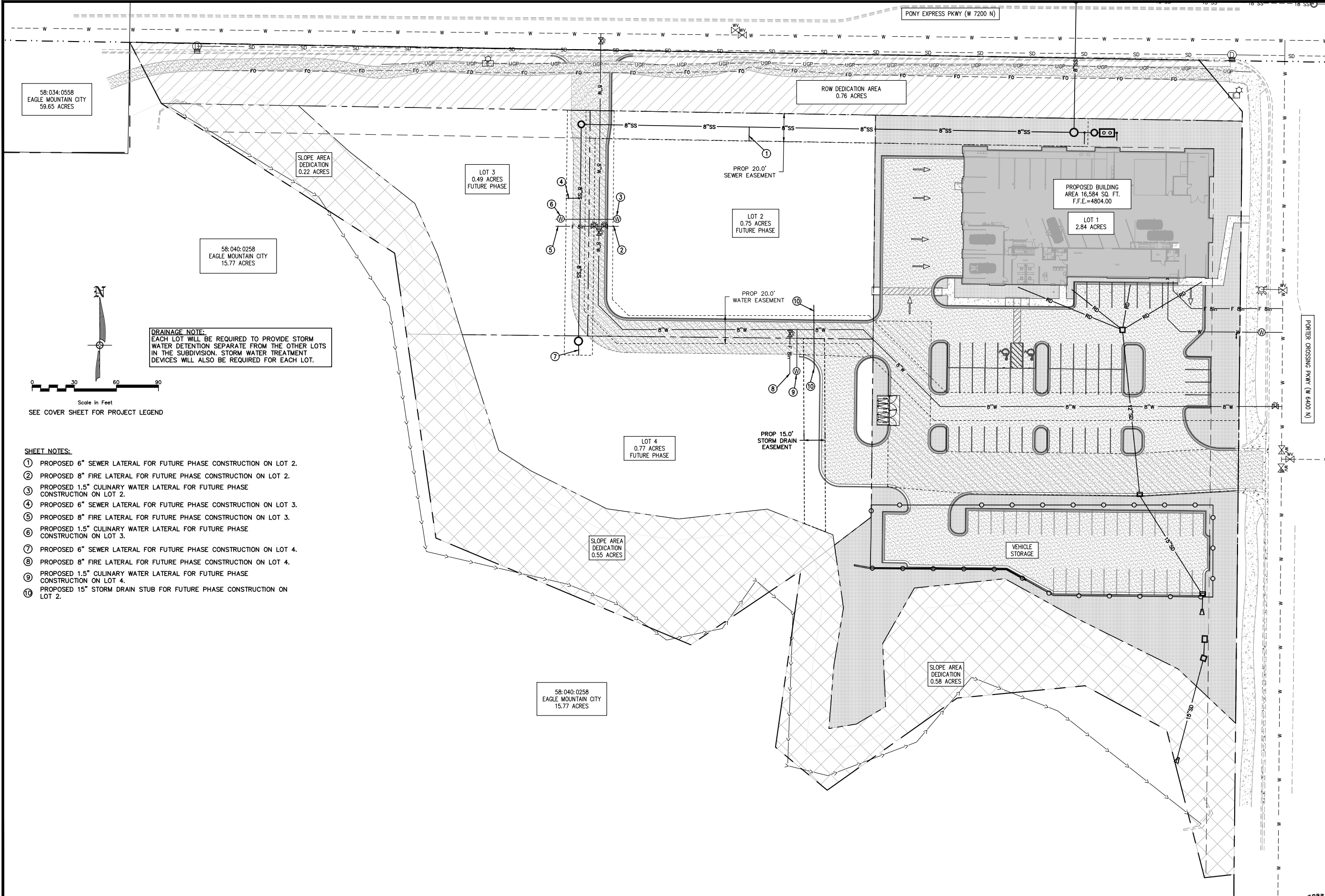
The findings of this study are as follows:

- The proposed development is a Cascade Collision, which is a vehicle repair shop. The building size will be approximately 16,584 square feet. The development will have one access to the east to Porters Crossing Parkway, directly across from Bridleway Road.
- Due to limited ITE trip generation data, Hales Engineering collected trip generation data at an existing Cascade Collision during peak hours. It was determined that the land use generates approximately 1 trip per 1,000 square feet during the PM peak hour. Therefore, it is anticipated that the proposed Cascade Collision will generate 17 PM peak hour trips.
- Minimal traffic is anticipated at the proposed access, which will result in little to no impact on traffic operations.



APPENDIX A

Site Plan



58:034:0558
EAGLE MOUNTAIN CITY
59.65 ACRES

SLOPE AREA
DEDICATION
0.22 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

DRAINAGE NOTE:
EACH LOT WILL BE REQUIRED TO PROVIDE STORM
WATER DETENTION SEPARATE FROM THE OTHER LOTS
IN THE SUBDIVISION. STORM WATER TREATMENT
DEVICES WILL ALSO BE REQUIRED FOR EACH LOT.

SHEET NOTES:

- 1 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 2 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 3 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
- 4 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 5 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 6 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
- 7 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 8 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 9 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
- 10 PROPOSED 15" STORM DRAIN STUB FOR FUTURE PHASE CONSTRUCTION ON LOT 2.

SLOPE AREA
DEDICATION
0.55 ACRES

58:040:0258
EAGLE MOUNTAIN CITY
15.77 ACRES

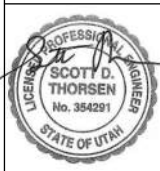
SLOPE AREA
DEDICATION
0.58 ACRES

DATE	REVISIONS	BY	DATE
TUE 11/04/20			

CIVIL ENGINEERING
+ SURVEYING

3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
OVERALL MASTER PLAN



SHEET NO.	C0.2
PROJECT ID	S1070-01
DATE	10/27/20
FILE NAME	PRJ-TEM
SCALE	1"=30'



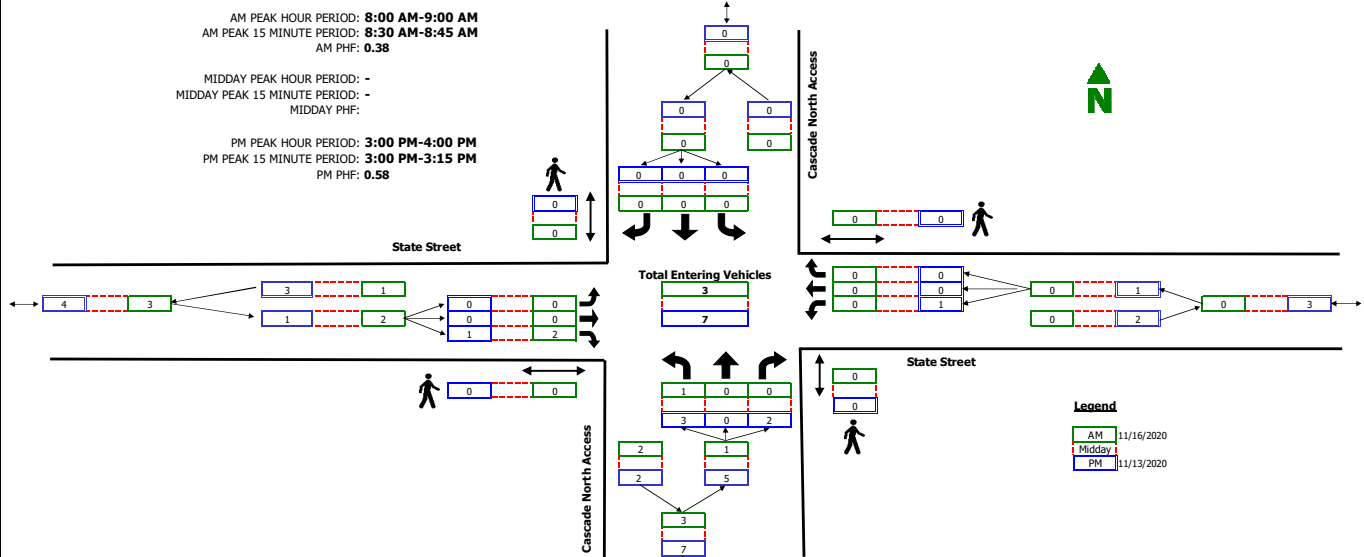
APPENDIX B

Data Collection

Intersection Turning Movement Summary

Intersection: Cascade North Access / State Street
North/South: Cascade North Access
East/West: State Street
Jurisdiction: Lehi
Project Title: Eagle Mountain Cascade Collision TGS
Project No: UT20-1794
Weather: Clear

Date: 11-13-20, Fri & 11-16-20, Mon
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0

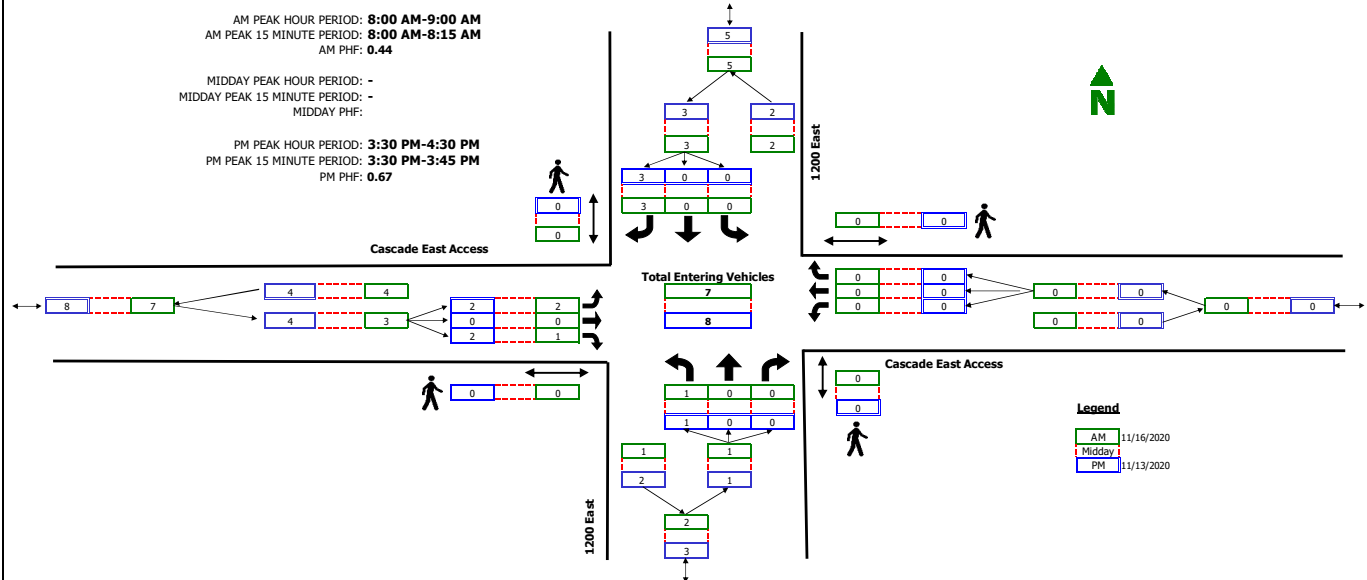


RAW COUNT SUMMARIES	Cascade North Access				Cascade North Access				State Street				State Street				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
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15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
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16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45 - 17:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: 1200 East / Cascade East Access
North/South: 1200 East
East/West: Cascade East Access
Jurisdiction: Lehi
Project Title: Eagle Mountain Cascade Collision TGS
Project No: UT20-1794
Weather: Clear

Date: 11-13-20, Fri & 11-16-20, Mon
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	1200 East Northbound				1200 East Southbound				Cascade East Access Eastbound				Cascade East Access Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	4
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
8:45 - 9:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 - 9:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3
15:45 - 16:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	3
16:30 - 16:45	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
16:45 - 17:00	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1



GEOTECHNICAL ENGINEERING STUDY

Porters Crossing Commercial/Retail Buildings

SWC Porters Crossing & Pony Express Parkways

Eagle Mountain, Utah

CMT PROJECT NO. 14960

FOR:

Sovereign Properties

533 West State Road, Suite 102

Pleasant Grove, Utah 84062

August 24, 2020

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL (ESA I & II) •
MATERIALS TESTING • SPECIAL INSPECTIONS •
ORGANIC CHEMISTRY • PAVEMENT
DESIGN • GEOLOGY

August 24, 2020

Mr. Trevor Sharp
Sovereign Properties
533 West State Road, Suite 102
Pleasant Grove, Utah 84062

Subject: Geotechnical Engineering Study
Porters Crossing Commercial/Retail Buildings
SWC Porters Crossing & Pony Express Parkways
Eagle Mountain, Utah
CMT Project Number: 14960

Mr. Sharp:

Submitted herewith is the report of our geotechnical engineering study for the subject site. This report contains the results of our findings and an engineering interpretation of the results with respect to the available project characteristics. It also contains recommendations to aid in the design and construction of the earth related phases of this project.

On July 28 and August 11, 2020, CMT Engineering Laboratories (CMT) staff professionals were on-site and supervised the excavation of 6 test pits extending to a depth of about 10 feet, and the drilling of 1 bore hole extending to a depth of about 50 feet, below the existing ground surface. Soil samples were obtained during the field operations and subsequently transported to our laboratory for further testing and observation.

Conventional spread and/or continuous footings may be utilized to support the proposed structures, provided the recommendations in this report are followed. A detailed discussion of design and construction criteria is presented in this report.

We appreciate the opportunity to work with you at this stage of the project. CMT offers a full range of Geotechnical Engineering, Geological, Material Testing, Special Inspection services, and Phase I and II Environmental Site Assessments. With offices throughout Utah, Idaho and Arizona, our staff is capable of efficiently serving your project needs. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at 801-492-4132 or 801-870-6730.

Sincerely,

CMT Engineering Laboratories



William G. Turner, P.E., M.ASCE
Senior Geotechnical Engineer

Reviewed by:

Jeffrey J. Egbert, P.E., LEED A.P., M. ASCE
Senior Geotechnical Engineer

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APPENDIX

- Figure 1: Site Map
- Figures 2-7: Test Pit Logs
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1.0 INTRODUCTION

1.1 General

CMT Engineering Laboratories (CMT) was retained to conduct a geotechnical subsurface study for proposed commercial/retail buildings. The site is situated at the southwest corner of Porters Crossing Parkway and Pony Express Parkway in Eagle Mountain, Utah, as shown in the **Vicinity Map** below.



VICINITY MAP

1.2 Objectives, Scope and Authorization

The objectives and scope of our study were planned in discussions between Mr. Trevor Sharp of Sovereign Properties, and Mr. Bill Turner of CMT Engineering Laboratories (CMT). In general, the objectives of this study were to define and evaluate the subsurface soil and groundwater conditions at the site, and provide appropriate foundation, earthwork, pavement and seismic recommendations to be utilized in the design and construction of the proposed development.

In accomplishing these objectives, our scope of work has included performing field exploration, which consisted of the drilling/logging/sampling of 1 bore hole and the excavating/logging/sampling of 6 test pits, performing laboratory testing on representative samples of the subsurface soils collected in the explorations,

and conducting an office program, which consisted of correlating available data, performing engineering analyses, and preparing this summary report. This scope of work was authorized by returning a signed copy of our proposal dated March 16, 2020 and executed on July 13, 2020.

1.3 Description of Proposed Construction

We understand that the project will consist of developing approximately 6.4 acres for the construction of commercial/retail buildings, one of which will have a nearly 15,000 square foot footprint, but other buildings could have larger footprints. We anticipate the buildings will be 1 to 1½ stories in height above existing grade, with slabs on grade (no basements). We also project that maximum structural loads will be 6,000 pounds per lineal foot for walls, 100,000 pounds for columns, and 150 pounds per square foot for floors. If the loading conditions are different than we have projected, please notify us so that any appropriate modifications to our conclusions and recommendations contained herein can be made.

Parking/drive paved areas will also be constructed, which we anticipate will utilize both asphalt and concrete pavement. Traffic is projected to consist of mostly automobiles and light trucks, a few daily medium-weight delivery trucks, a weekly garbage truck, and an occasional fire truck.

Site development will require some earthwork in the form of minor cutting and filling. A site grading plan was not available at the time of this report, but we project that maximum cuts and fills may be on the order of 3 to 5 feet. If deeper cuts or fills are planned, CMT should be notified to provide additional recommendations, if needed.

1.4 Executive Summary

The most significant geotechnical aspects regarding site development include the following:

1. Approximately 3 to 6 inches of topsoil and up to 12 inches of undocumented fill soils blanket the site; foundations and floor slabs should not be placed on topsoil/undocumented fill soils.
2. Potentially collapsible soils are present throughout the site, mostly to a depth of about 5 feet; excavations should extend to that depth prior to placing footings/slabs and/or structural fill.
3. Foundations and floor slabs may be constructed on suitable undisturbed natural soils or on structural/engineered fill that extends to natural soils.

CMT must assess that topsoil, potentially collapsible soils, undocumented fills, debris, disturbed or unsuitable soils have been removed and that suitable soils have been encountered prior to placing site grading fills, footings, slabs, and pavements.

In the following sections, detailed discussions pertaining to the site are provided, including subsurface descriptions, geologic setting, seismicity, earthwork, foundations, lateral resistance, lateral pressure, floor slabs, and pavements.

2.0 FIELD EXPLORATION

2.1 General

In order to define and evaluate the subsurface soil and groundwater conditions, 6 test pits were excavated to a depth of approximately 10 feet, and 1 bore hole was drilled to a depth of approximately 50 feet, below the existing ground surface. We attempted to drill the bore hole to a depth of about 70 feet, but encountered refusal at 50 feet. Locations of the explorations are presented on **Figure 1**.

Samples of the subsurface soils encountered in the bore hole were collected at varying depths through the hollow stem drill augers. Relatively undisturbed samples of the subsurface soils were obtained by driving a split-spoon sampler with 2.5-inch outside diameter rings/liners into the undisturbed soils below the drill augers. Disturbed samples were collected utilizing a standard split spoon sampler. This standard split spoon sampler was driven 18 inches into the soils below the drill augers using a 140-pound hammer free-falling a distance of 30 inches. The number of hammer blows needed for each 6-inch interval was recorded. The sum of the hammer blows for the final 12 inches of penetration is known as a standard penetration test and this 'blow count' was recorded on the bore hole log. The blow count provides a reasonable approximation of the relative density of granular soils, but only a limited indication of the relative consistency of fine-grained soils because the consistency of these soils is significantly influenced by the moisture content.

Representative soil samples were also collected by obtaining disturbed "grab" samples, and cutting relatively undisturbed "block" samples or pushing thin wall tubes, from within each test pit. The samples were placed in sealed plastic bags and containers prior to transport to the laboratory.

The subsurface soils encountered in the explorations were classified in the field based upon visual and textural examination, logged and described in general accordance with ASTM¹ D-2488. These field classifications were supplemented by subsequent examination and testing of select samples in our laboratory. Logs of the explorations, including a description of the soil strata encountered, is presented on each individual Test Pit Log, **Figures 2 through 7**, and on the Bore Hole Log, **Figure 8**, included in the Appendix. Sampling information and other pertinent data and observations are also included on the logs. In addition, a Key to Symbols defining the terms and symbols used on the logs is provided as **Figure 9** in the Appendix.

2.2 Infiltration Testing

Infiltration tests were also performed as part of our field exploration within test pit TP-6 at a depth of about 4 feet below the existing ground surface. The testing consisted of digging a small hole in the test pit at that depth, filling the hole with water, and measuring the rate of water drop over a certain time period (i.e. 10 minutes). This process was repeated multiple times until subsequent readings were the same. The results of this test indicate that the silt soils at this site have an infiltration rate of approximately 9 minutes per inch.

¹American Society for Testing and Materials

3.0 LABORATORY TESTING

Selected samples of the subsurface soils were subjected to various laboratory tests to assess pertinent engineering properties, as follows:

1. Moisture Content, ASTM D-2216, Percent moisture representative of field conditions
2. Dry Density, ASTM D-2937, Dry unit weight representing field conditions
3. Atterberg Limits, ASTM D-4318, Plasticity and workability
4. Gradation Analysis, ASTM D-1140/C-117, Grain Size Analysis
5. One Dimension Consolidation, ASTM D-2435, Consolidation properties

To provide data for an analysis of potential settlement from structural loading, a one-dimensional consolidation test was performed on each of 4 samples of the subsurface soils collected in the explorations. Based upon data obtained from the consolidation testing, the silt/clay soils at this site are moderately over-consolidated, moderately compressible under additional loading, and have a collapse potential ranging from approximately 0.3% to nearly 7% at a load of 1,000 psf when water was added (see the **Lab Summary Table** below). Detailed results of the tests are maintained within our files and can be transmitted to you, if so desired.

Laboratory test results are presented on the exploration logs (**Figures 2 through 8**) and in the following Lab Summary Table:

LAB SUMMARY TABLE

TEST PIT	DEPTH (feet)	SOIL CLASS	SAMPLE TYPE	MOISTURE CONTENT(%)	DRY DENSITY (pcf)	GRADATION			ATTERBERG LIMITS			COLLAPSE (-)/ EXPANSION(+)
						GRAV.	SAND	FINES	LL	PL	PI	
B-1	2.5	SM	Rings	5				31		NP	NP	
	10	GP-GM	SPT	3				8				
	25	SM	SPT	10				48				
	35	CL	SPT	21				97				
TP-1	4	GM	Bag	14		27	25	48				
TP-2	6.5	GM	Bag	4				24				
TP-3	2	CL	Block	5					28	19	9	-1.2%
TP-4	2.5	CL-ML	Block	6					22	16	6	-0.3%
	5	CL-ML	Bag	16				88				
TP-5	6	ML	Block	8				71		NP	NP	-2.1%
TP-6	2.5	ML	Thin Wall	6						NP	NP	-6.9%
	9.5	GM	Bag	5				38				

4.0 GEOLOGIC & SEISMIC CONDITIONS

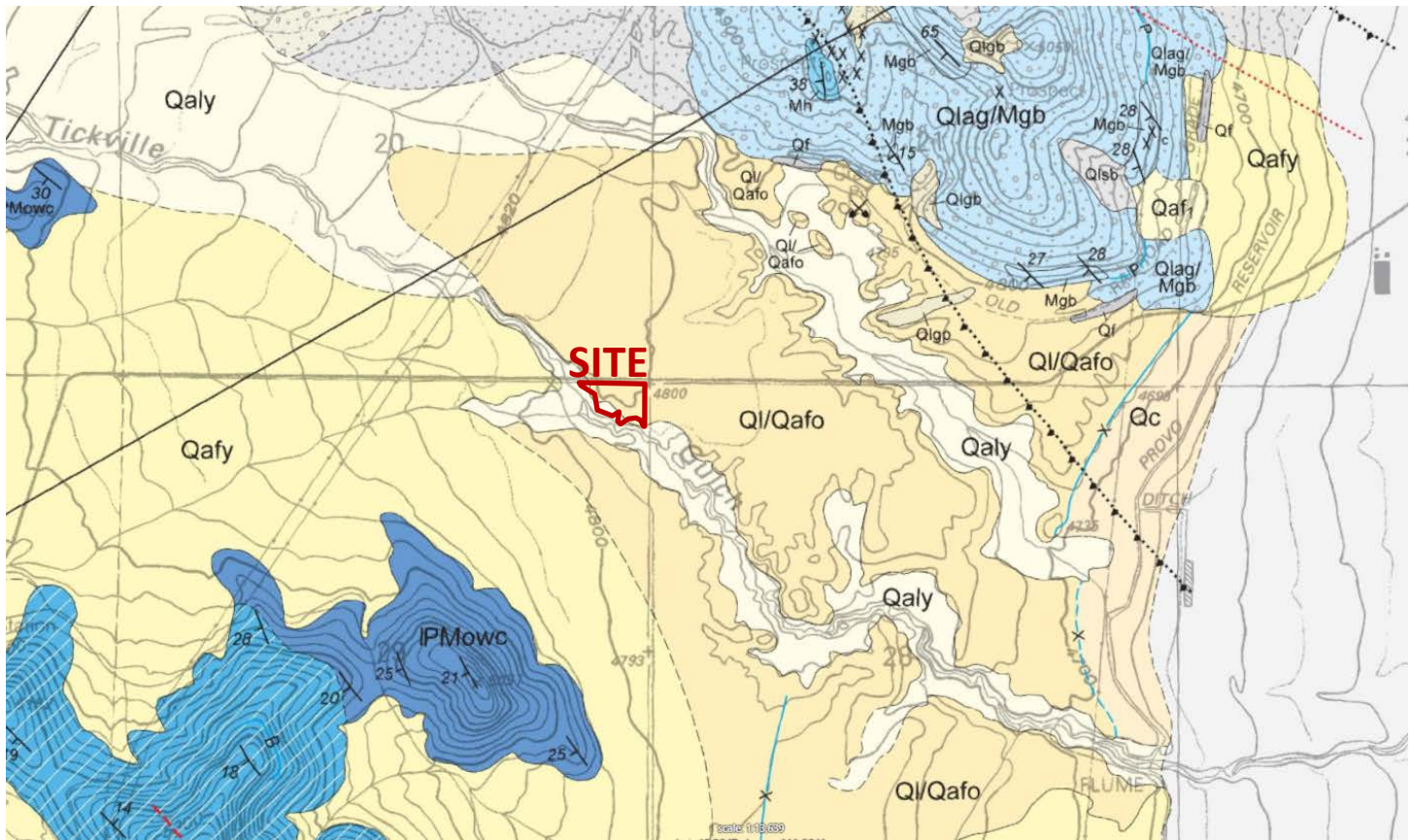
4.1 Geologic Setting

The subject site is located within a transitional area between the west Traverse Mountains to the north and the Lake Mountains to the south. The Lake Mountains are a north-south trending range that lie between the Utah Valley to the east and the Cedar Valley to the west. The site sits at an elevation of approximately 4,800 feet above sea level. The site is also located within the Intermountain Seismic Belt, a zone of active tectonism and seismic activity extending from southwestern Montana to southwestern Utah. The active (evidence of movement within the past 10,000 years) Wasatch Fault Zone is part of the Intermountain Seismic Belt and extends from southeastern Idaho to central Utah along the western base of the Wasatch Mountain Range which forms the eastern boundary of the Utah Valley to the east.

Much of northwestern Utah, including the valleys near the subject site, was also previously covered by the Pleistocene age Lake Bonneville. Utah Lake, which currently occupies much of the western portion of the Utah valley, is a remnant of this ancient fresh water lake. Lake Bonneville reached a high-stand elevation of between approximately 5,160 and 5,200 feet above sea level at between 18,500 and 17,400 years ago. Approximately 17,400 years ago, the lake breached its basin in southeastern Idaho and dropped relatively fast, by almost 300 feet, as water drained into the Snake River. Following this catastrophic release, the lake level continued to drop slowly over time, primarily driven by drier climatic conditions, until reaching the current levels of Utah Lake and the larger Great Salt Lake to the north. Shoreline terraces formed at the high-stand elevation of the lake and several subsequent lower lake levels are visible in places on the mountain slopes surrounding the valley. Much of the sediment within Utah and Cedar Valleys was deposited as lacustrine sediments during both the transgressive (rise) and regressive (fall) phases of Lake Bonneville and in other pre-Bonneville lakes that previously occupied the basin.

The geology of the USGS 7.5 Minute Saratoga Springs, Utah Quadrangle, including the location of the subject site, has been mapped by Biek². The surficial geology on the northeast half of the subject site and adjacent properties is mapped as "Lacustrine deposits over older alluvial-fan deposits" (Map Unit Ql/Qafo) dated to be upper Pleistocene. On the southwest half of the site Unit Ql/Qafo is mapped to be overlain by "Young alluvial deposits" (Map Unit Qaly) dated to be Holocene to upper Pleistocene. Unit Ql/Qafo is described in the referenced mapping as "Older alluvial-fan deposits planated by wave action and partly concealed by a discontinuous veneer of lacustrine deposits." Unit Qaly is described as "Moderately sorted sand, silt, clay, and local pebble gravel deposited in river channels and flood plains... Probably less than 20 feet (6 m) thick." No fill has been mapped at the location of the site on the geologic map. Refer to the **Geologic Map**, shown on the next page.

² Biek, R.F., 2004, Geologic Map of the Saratoga Springs 7.5' Quadrangle, Utah County, Utah; Utah Geological Survey Map 201, Scale 1:24,000.



GEOLOGIC MAP

4.2 Faulting

No surface fault traces are shown on the referenced geologic map crossing, adjacent to, or projecting toward the subject site. The nearest mapped active (Holocene) faulting is the little studied and understood Utah Lake Fault Zone approximately 4 miles to the east. The active Provo Segment of the Wasatch Fault Zone is approximately 12 miles to the east. Note that significant shaking will likely occur at the site if an earthquake were to occur within several miles from the site. Seismic design issues are addressed in **Section 4.3** below.

4.3 Seismicity

4.3.1 Site Class

Utah has adopted the International Building Code (IBC) 2018, which determines the seismic hazard for a site based upon 2014 mapping of bedrock accelerations prepared by the United States Geologic Survey (USGS) and the soil site class. The USGS values are presented on maps incorporated into the IBC code and are also available based on latitude and longitude coordinates (grid points). For site class definitions, IBC 2018 Section 1613.2.2 refers to Chapter 20, Site Classification Procedure for Seismic Design, of ASCE³ 7-16, which stipulates that the average values of shear wave velocity, blow count and/or shear strength within the upper 100 feet

³American Society of Civil Engineers

(30 meters) be utilized to determine seismic site class. Based on the average blow counts (greater than 15 blows per foot) obtained within B-1, it is our opinion the site best fits Site Class D – Stiff Soil Profile (with data), which we recommend for seismic structural design.

4.3.2 Ground Motions

The 2014 USGS mapping utilized by the IBC provides values of peak ground, short period and long period spectral accelerations for the Site Class B/C boundary and the Risk-Targeted Maximum Considered Earthquake (MCE_R). This Site Class B/C boundary represents average bedrock values for the Western United States and must be corrected for local soil conditions at site grid coordinates of 40.0245 degrees north latitude and -111.7667 degrees west longitude. The following table and response spectra summarizes the peak ground, short period and long period accelerations for the MCE_R event, and incorporates appropriate soil correction factors for a Site Class D (with data) soil profile:

SPECTRAL ACCELERATION PERIOD, T	SITE CLASS B/C BOUNDARY [mapped values] (g)	SITE COEFFICIENT	SITE CLASS D* [adjusted for site class effects] (g)	MULTIPLIER	DESIGN VALUES (g)
Peak Ground Acceleration	PGA = 0.381	$F_{pga} = 1.219$	$PGA_M = 0.464$	1.000	$PGA_M = 0.464$
0.2 Seconds (Long Period Acceleration)	$S_s = \mathbf{0.874}$	$F_a = 1.150$	$S_{MS} = 1.005$	0.667	$S_{DS} = 0.670$
	(no exceptions needed)	$F_a = (N/A)$	$S_{MS} = (N/A)$	0.667	$S_{DS} = (N/A)$
1.0 Second (Long Period Acceleration)	$S_1 = \mathbf{0.317}$	$F_v = N/A$	$S_{M1} = N/A$	0.667	$S_{D1} = N/A$
	(Exception 2:)	$F_v = (1.983)$	$S_{M1} = (0.629)$	0.667	$S_{D1} = (0.419)$

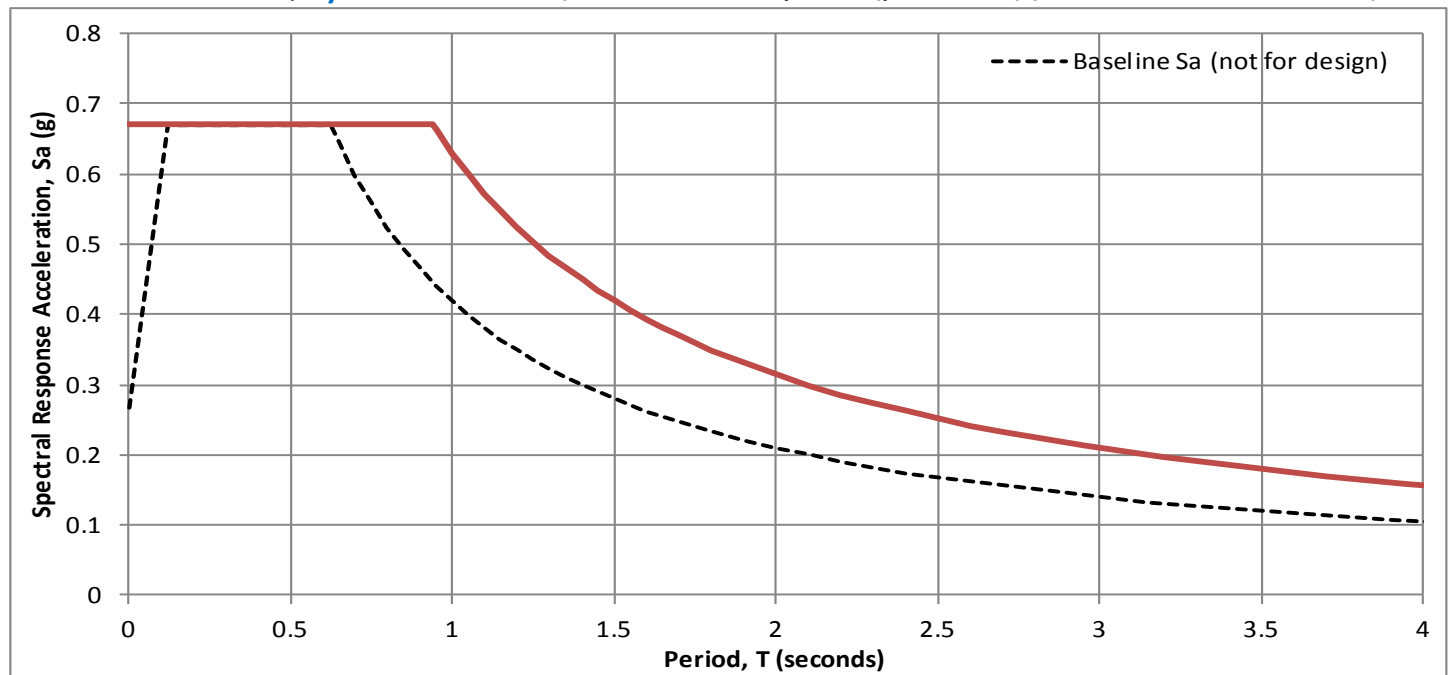
NOTES: 1. TL (seconds): **8**

* Site Class D With Data

2. Site Class: **D**

4. ASCE 7-16 Requires Site-Specific Ground Motion Hazard Analysis (Since $S_1 \geq 0.2$ sec) - OR Can Use Exception 2 (per §11.4.8) (Sa/Cs Plot Assumes $R=1e=1.0$)

3. Have data to verify? **yes**



As indicated in the above table, S_1 is greater than 0.2 seconds and a site-specific ground motion hazard analysis (GMHA) is required for the site, unless the Exception 2 values shown are used for seismic design. If a site-specific GMHA is desired instead of using the higher exception values, please contact CMT for a proposal to perform the GMHA.

4.3.3 Liquefaction

The site is located within an area designated by the Utah Geologic Survey⁴ as having "Very Low" liquefaction potential. Liquefaction is defined as the condition when saturated, loose, sandy soils lose their support capabilities because of excessive pore water pressure which develops during a seismic event. Clayey soils, even if saturated, will generally not liquefy during a major seismic event.

Subsurface soils encountered in B-1 consisted of various layers of silty sand/gravel and clay, while groundwater was not encountered. These conditions support the very low liquefaction potential for this site.

4.4 Other Geologic Hazards

No landslide deposits or features, including lateral spread deposits, are mapped on or adjacent to the site. The site is not located within an active rock fall hazard area. Tickville Gulch, an ephemeral drainage ravine, runs adjacent to the west and south of the site and could transport water and/or sediment during or following high intensity precipitation events or during rapid snow melt.

5.0 SITE CONDITIONS

5.1 Surface Conditions

The site currently comprises vacant land, vegetated with grasses and weeds. Based upon aerial photos dating back to 1993 that are readily available on the internet, the site has remained nearly unchanged since that time, with some small areas of grading being performed the last 15 years, particularly during the construction of Porters Crossing Parkway in 2009. Overall, the upper part of the site is relatively flat, but the west to south portions of the site slope slightly downward toward Tickville Gulch. The site is bordered on the north by Pony Express Parkway, on the east by Porters Crossing Parkway, and on the south and west by Tickville Gulch (see **Vicinity Map** in **Section 1.1** above).

5.2 Subsurface Soils

At the locations of most of the explorations we encountered approximately 3 to 6 inches of topsoil at the surface. At the location of TP-4 we encountered approximately 12 inches of fill, considered undocumented/untested. Natural soils were observed beneath the topsoil/fill soils, consisting of CLAY with varying amounts of sand (CL), SILTY CLAY with sand (CL-ML), SILT with varying amounts of sand (ML), Silty

⁴ Utah Geological Survey, "Liquefaction-Potential Map for a Part of Utah County, Utah," Utah Geological Survey Public Information Series 28, August 1994. https://ugspub.nr.utah.gov/publications/public_information/pi-28.pdf

SAND (SM), and Silty GRAVEL with sand to Sandy GRAVEL with silt (GM to GP-GM), extending to the bottom of the explorations.

The silt/clay soils were slightly moist to moist, brown to light brown in color, and estimated to be stiff to very stiff in consistency. They also exhibited moderate over consolidation and strength characteristics, moderate to slightly high compressibility characteristics, and mostly a moderate potential for collapse when wetted.

The natural sand/gravel soils were slightly moist to moist, brown to gray/brown in color, and medium dense to very dense based on the blow counts in bore hole B-1.

For a more descriptive interpretation of subsurface conditions, please refer to the exploration logs, **Figures 2 through 8**, which graphically represent the subsurface conditions encountered. The lines designating the interface between soil types on the logs generally represent approximate boundaries; in situ, the transition between soil types may be gradual.

5.3 Groundwater

Groundwater was not encountered in the explorations to the maximum depth explored of about 50 feet below existing grade at the time of our field exploration. Thus, groundwater is not anticipated to affect the proposed construction.

Groundwater levels can fluctuate as much as 1.5 to 2 feet seasonally. Numerous other factors such as heavy precipitation, irrigation of neighboring land, and other unforeseen factors, may also influence ground water elevations at the site. The detailed evaluation of these and other factors, which may be responsible for ground water fluctuations, is beyond the scope of this study.

5.4 Site Subsurface Variations

Based on the results of the subsurface explorations and our experience, variations in the continuity and nature of subsurface conditions should be anticipated. Due to the heterogeneous characteristics of natural soils, care should be taken in interpolating or extrapolating subsurface conditions between or beyond the exploratory locations.

6.0 SITE PREPARATION AND GRADING

6.1 General

All deleterious materials should be stripped from the site prior to commencement of construction activities. This includes loose and disturbed soils, topsoil, vegetation, etc. Based upon the conditions observed in the explorations, there is topsoil on the surface of the site which we estimated to be about 3 to 6 inches in thickness. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and

not solely by color; thus we estimate that topsoil stripping will need to include the upper 4 inches, but locally could be deeper where root balls exist.

Outside of building footprints, proper preparation of fill/disturbed soils shall consist of removing the upper 12 inches, scarifying to a minimum depth of 8 inches and compacting the soils in place. The exposed subgrade must then be proof rolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with structural fill.

The site should be observed by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the natural ground surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

6.2 Temporary Excavations

Excavations deeper than 8 feet are not anticipated at the site. Groundwater was not encountered to the maximum depth explored of 50 feet below the existing ground surface, and is thus not anticipated to affect construction.

The near-surface natural soils encountered at this site predominantly consisted of silt/clay. In clayey (cohesive) soils, temporary construction excavations not exceeding 4 feet in depth may be constructed with near-vertical side slopes. Temporary excavations up to 8 feet deep, above or below groundwater, may be constructed with side slopes no steeper than one-half horizontal to one vertical (0.5H:1V).

For sandy/gravelly (cohesionless) soils, temporary construction excavations not exceeding 4 feet in depth should be no steeper than one-half horizontal to one vertical (0.5H:1V). For excavations up to 8 feet and above groundwater, side slopes should be no steeper than one horizontal to one vertical (1H:1V). Excavations encountering saturated cohesionless soils will be very difficult to maintain, and will require very flat side slopes and/or shoring, bracing and dewatering.

To reduce disturbance of the natural soils during excavation, we recommend that smooth edge buckets/blades be utilized.

All excavations must be inspected periodically by qualified personnel. If any signs of instability or excessive sloughing are noted, immediate remedial action must be initiated. All excavations should be made following OSHA safety guidelines.

6.3 Fill Material

Following are our recommendations for the various fill types we anticipate will be used at this site:

FILL MATERIAL TYPE	DESCRIPTION RECOMMENDED SPECIFICATION
Structural Fill	Placed below structures, flatwork and pavement. Well-graded sand/gravel mixture, with maximum particle size of 4 inches, a minimum 70% passing 3/4-inch sieve, a maximum 20% passing the No. 200 sieve, and a maximum Plasticity Index of 10.
Site Grading Fill	Placed over larger areas to raise the site grade. Sandy to gravelly soil, with a maximum particle size of 6 inches, a minimum 70% passing 3/4-inch sieve, and a maximum 50% passing No. 200 sieve.
Non-Structural Fill	Placed below non-structural areas, such as landscaping. On-site soils or imported soils, with a maximum particle size of 8 inches, including silt/clay soils not containing excessive amounts of degradable/organic material (see discussion below).
Stabilization Fill	Placed to stabilize soft areas prior to placing structural fill and/or site grading fill. Coarse angular gravels and cobbles 1 inch to 8 inches in size. May also use 1.5- to 2.0-inch gravel placed on stabilization fabric, such as Mirafi RS280i, or equivalent (see Section 6.6).

On-site soils are not suitable for use as structural fill, but may be used as site grading fill and non-structural fill. Note that the on-site silt/clay soils are moisture-sensitive, which means they are inherently more difficult to work with in proper moisture conditioning (they are very sensitive to changes in moisture content), requiring very close moisture control during placement and compaction. This will be very difficult, if not impossible, during wet and cold periods of the year. We also recommend the site grading fill thickness using on-site silt/clay soils be a maximum of 3 feet below structures, to minimize potential settlements.

All fill material should be approved by a CMT geotechnical engineer prior to placement.

6.4 Fill Placement and Compaction

The various types of compaction equipment available have their limitations as to the maximum lift thickness that can be compacted. For example, hand operated equipment is limited to lifts of about 4 inches and most “trench compactors” have a maximum, consistent compaction depth of about 6 inches. Large rollers, depending on soil and moisture conditions, can achieve compaction at 8 to 12 inches. The full thickness of each lift should be compacted to at least the following percentages of the maximum dry density as determined by ASTM D-1557 (or AASHTO⁵ T-180) in accordance with the following recommendations:

⁵ American Association of State Highway and Transportation Officials

LOCATION	TOTAL FILL THICKNESS (FEET)	MINIMUM PERCENTAGE OF MAXIMUM DRY DENSITY
Beneath an area extending at least 4 feet beyond the perimeter of structures, and below flatwork and pavement (applies to structural fill and site grading fill) extending at least 2 feet beyond the perimeter	0 to 5	95
	5 to 8	98
Site grading fill outside area defined above	0 to 5	92
	5 to 8	95
Utility trenches within structural areas	--	96
Roadbase and subbase	-	96
Non-structural fill	0 to 5	90
	5 to 8	92

Structural fills greater than 8 feet thick are not anticipated at the site. For best compaction results, we recommend that the moisture content for structural fill/backfill be within 2% of optimum. Field density tests should be performed on each lift as necessary to verify that proper compaction is being achieved.

6.5 Utility Trenches

For the bedding zone around the utility, we recommend utilizing sand bedding fill material that meets current APWA⁶ requirements.

All utility trench backfill material below structurally loaded facilities (foundations, floor slabs, flatwork, parking lots/drive areas, etc.) should be placed at the same density requirements established for structural fill in the previous section.

Most utility companies and local governments are requiring Type A-1a or A-1b (AASHTO Designation) soils (sand/gravel soils with limited fines) be used as backfill over utilities within public rights of way, and the backfill be compacted over the full depth above the bedding zone to at least 96% of the maximum dry density as determined by AASHTO T-180 (ASTM D-1557).

Where the utility does not underlie structurally loaded facilities and public rights of way, on-site fill and natural soils may be utilized as trench backfill above the bedding layer, provided they are properly moisture conditioned and compacted to the minimum requirements stated above in **Section 6.4**.

6.6 Stabilization

The natural silt/clay soils at this site will likely be susceptible to rutting and pumping. The likelihood of disturbance or rutting and/or pumping of the existing natural soils is a function of the load applied to the surface, as well as the frequency of the load. Consequently, rutting and pumping can be minimized by avoiding concentrated traffic, minimizing the load applied to the surface by using lighter equipment and/or

⁶ American Public Works Association

partial loads, by working in drier times of the year, or by providing a working surface for the equipment. Rubber-tired equipment particularly, because of high pressures, promotes instability in moist/wet, soft soils.

If rutting or pumping occurs, traffic should be stopped and the disturbed soils should be removed and replaced with stabilization material. Typically, a minimum of 18 inches of the disturbed soils must be removed to be effective. However, deeper removal is sometimes required.

To stabilize soft subgrade conditions (if encountered), a mixture of coarse, clean, angular gravels and cobbles and/or 1.5- to 2.0-inch clean gravel should be utilized. Often the amount of gravelly material can be reduced with the use of a geotextile fabric such as Mirafi RS280i, or equivalent. Its use will also help avoid mixing of the subgrade soils with the gravelly material. After excavating the soft/disturbed soils, the fabric should be spread across the bottom of the excavation and up the sides a minimum of 18 inches. Otherwise, it should be placed in accordance with the manufacturer's recommendation, including proper overlaps. The gravel material can then be placed over the fabric in compacted lifts as described above.

7.0 FOUNDATION RECOMMENDATIONS

The following recommendations have been developed on the basis of the previously described project characteristics, the subsurface conditions observed in the field and the laboratory test data, as well as common geotechnical engineering practice.

7.1 Foundation Recommendations

Given the presence and depth of potentially collapsible soils, we recommend that footings excavations either extend to a minimum depth of 5 feet or to natural sand/gravel soils (if less than 5 feet). Footings may then be placed on suitable natural soils at that depth or on structural fill placed on suitable natural soils and properly compacted up to proposed footing grade. Footings may be designed using a net bearing pressure of 1,500 psf if placed on suitable, undisturbed, natural soils or 2,000 psf if placed on a minimum 18 inches of structural fill. The term "net bearing pressure" refers to the pressure imposed by the portion of the structure located above lowest adjacent final grade, thus the weight of the footing and backfill to lowest adjacent final grade need not be considered. The allowable bearing pressure may be increased by 1/3 for temporary loads such as wind and seismic forces.

We also recommend the following:

1. Exterior footings subject to frost should be placed at least 30 inches below final grade.
2. Interior footings not subject to frost should be placed at least 16 inches below grade.
3. Continuous footing widths should be maintained at a minimum of 18 inches.
4. Spot footings should be a minimum of 24 inches wide.

7.2 Installation

Under no circumstances shall foundations be placed on undocumented fill, disturbed soils, topsoil with organics, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

Deep, large roots may be encountered where trees and larger bushes are located or were previously located at the site; such large roots should be removed. If unsuitable soils are encountered, they must be completely removed and replaced with properly compacted structural fill. Excavation bottoms should be observed by a CMT geotechnical engineer to confirm that suitable bearing soils have been exposed.

All structural fill should meet the requirements for such, and should be placed and compacted in accordance with **Section 6** above. The width of structural replacement fill below footings should be equal to the width of the footing plus 1 foot for each foot of fill thickness. For instance, if the footing width is 2 feet and the structural fill depth beneath the footing is 2 feet, the fill replacement width should be 4 feet, centered beneath the footing.

The minimum thickness of structural fill below footings should be equivalent to one-third the thickness of structural fill below any other portion of the foundations. For example, if footings will cross over an area where an old basement was backfilled, and the maximum depth of structural fill used for the backfill is 6 feet, all footings for the new structure should be underlain by a minimum 2 feet of structural fill.

7.3 Estimated Settlement

Foundations designed and constructed in accordance with our recommendations could experience some settlement, but we anticipate that total settlements of footings founded as recommended above will not exceed 1 inch, with differential settlements on the order of 0.5 inches over a distance of 25 feet. We expect approximately 50% of the total settlement to initially take place during construction.

7.4 Lateral Resistance

Lateral loads imposed upon foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footings and the supporting soils. In determining frictional resistance, a coefficient of 0.30 for natural silt/clay soils or 0.40 for natural sand/gravel soils or structural fill, may be utilized for design. Passive resistance provided by properly placed and compacted structural fill above the water table may be considered equivalent to a fluid with a density of 400 pcf. A combination of passive earth resistance and friction may be utilized if the friction component of the total is divided by 1.5.

8.0 LATERAL EARTH PRESSURES

We anticipate that below-grade walls up to 4 feet high might be constructed at this site. The lateral earth pressure values given below are for a backfill material that will consist of drained sand/gravel soils (less than

10% passing No. 200 sieve) placed and compacted in accordance with the recommendations presented herein. If other soil types will be used as backfill, we should be notified so that appropriate modifications to these values can be provided, as needed.

The lateral pressures imposed upon subgrade facilities will depend upon the relative rigidity and movement of the backfilled structure. Following are the recommended lateral pressure values, which also assume that the soil surface behind the wall is horizontal and that the backfill within 3 feet of the wall will be compacted with hand-operated compacting equipment.

CONDITION	STATIC (psf/ft)*	SEISMIC (psf)**
Active Pressure (wall is allowed to yield, i.e. move away from the soil, with a minimum 0.001H movement/rotation at the top of the wall, where "H" is the total height of the wall)	35	43
At-Rest Pressure (wall is not allowed to yield)	55	115
Passive Pressure (wall moves into the soil)	425	475

*Equivalent Fluid Pressure (applied at 1/3 Height of 4-foot High Wall)

**Uniform Pressure, Seismic Only (applied at 1/2 Height of 4-foot High Wall)

9.0 FLOOR SLABS

Floor slabs may be established upon suitable, undisturbed, natural soils and/or on structural fill extending to suitable natural soils (same as for foundations). Under no circumstances shall floor slabs be established directly on any topsoil, potentially collapsible soils, undocumented fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

In order to facilitate curing of the concrete, we recommend that floor slabs be directly underlain by at least 4 inches of "free-draining" fill, such as "pea" gravel or 3/4-inch quarters to 1-inch minus, clean, gap-graded gravel. To help control normal shrinkage and stress cracking, the floor slabs should have the following features:

1. Adequate reinforcement for the anticipated floor loads with the reinforcement continuous through interior floor joints;
2. Frequent crack control joints; and
3. Non-rigid attachment of the slabs to foundation walls and bearing slabs.

10.0 DRAINAGE RECOMMENDATIONS

The on-site near-surface silt/clay soils are potentially collapsible when subjected to water, thus it is very important to the long-term performance of foundations and floor slabs that water not be allowed to collect near the foundation walls and infiltrate into the underlying soils. We recommend the following:

1. All areas around each structure should be sloped to provide drainage away from the foundations. We recommend a minimum slope of 6 inches in the first 10 feet away from the structure. This slope should be maintained throughout the lifetime of the structure.
2. All roof drainage should be collected in rain gutters with downspouts designed to discharge at least 10 feet from the foundation walls or well beyond the backfill limits, whichever is greater.
3. Adequate compaction of the foundation backfill should be provided. We suggest a minimum of 90% of the maximum laboratory density as determined by ASTM D-1557. Water consolidation methods should not be used under any circumstances.
4. Landscape sprinklers should be aimed away, and located at least 4 feet, from the foundation walls. The sprinkling systems should be designed with proper drainage and be well-maintained. Over watering should be avoided.
5. Other precautions that may become evident during construction.

11.0 PAVEMENTS

All pavement areas must be prepared as discussed above in **Section 6.1**. Under no circumstances shall pavements be established over topsoil, undocumented fills, loose or disturbed soils, sod, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water.

We anticipate the natural silt/clay soils will exhibit poor pavement support characteristics when saturated or nearly saturated. Based on our laboratory testing experience with similar soils, our pavement design is based upon a California Bearing Ratio (CBR) of 3 for the natural silt/clay soils. Given the projected traffic as discussed above in **Section 1.3**, the following pavement sections are recommended for the given ESAL's (18-kip equivalent single-axle loads) per day:

MATERIAL	PAVEMENT SECTION THICKNESS (inches)					
	PARKING AREAS (1 ESAL per day)			DRIVE AREAS (3 ESAL'S per day)		
Asphalt	3	3	---	3.5	3.5	---
Concrete	---	--	5	---	---	6
Road-Base	8	4	5	10	6	5
Subbase	0	6	0	0	6	0
Total Thickness	11	13	10	13.5	15.5	11

Untreated base course (UTBC) should conform to city specifications, or to 1-inch-minus UDOT specifications for A-1-a/NP, and have a minimum CBR value of 70%. Material meeting our specification for structural fill can be used for subbase, as long as the fines content (percent passing No. 200 sieve) does not exceed 15%. Roadbase and subbase material should be compacted as recommended above in **Section 6.4**. Asphalt material generally

should conform to APWA requirements, having a ½-inch maximum aggregate size, a 75-gyraton Superpave mix containing no more than 15% of recycled asphalt (RAP) and a PG58-28 binder.

Concrete pavement should typically have a minimum 28-day strength of 3,000 psi, and should be saw-cut at appropriate intervals and at the proper time to control the locations of shrinkage cracking. This generally means maximum saw-cut intervals of twice the pavement thickness, in feet (i.e. a 10-foot maximum interval for 5 inches thick concrete), and performing the saw cutting within 24 hours of placement.

12.0 QUALITY CONTROL

We recommend that CMT be retained as part of a comprehensive quality control testing and observation program. With CMT onsite we can help facilitate implementation of our recommendations and address, in a timely manner, any subsurface conditions encountered which vary from those described in this report. Without such a program CMT cannot be responsible for application of our recommendations to subsurface conditions which may vary from those described herein. This program may include, but not necessarily be limited to, the following:

12.1 Field Observations

Observations should be completed during all phases of construction such as site preparation, foundation excavation, structural fill placement and concrete placement.

12.2 Fill Compaction

Compaction testing by CMT is required for all structural supporting fill materials. Maximum Dry Density (Modified Proctor, ASTM D-1557) tests should be requested by the contractor immediately after delivery of any fill materials. The maximum density information should then be used for field density tests on each lift as necessary to ensure that the required compaction is being achieved.

12.3 Excavations

All excavation procedures and processes should be observed by a geotechnical engineer from CMT or his representative. In addition, for the recommendations in this report to be valid, all backfill and structural fill placed in trenches and all pavements should be density tested by CMT. We recommend that freshly mixed concrete be tested by CMT in accordance with ASTM designations.

13.0 LIMITATIONS

The recommendations provided herein were developed by evaluating the information obtained from the subsurface explorations and soils encountered therein. The exploration logs reflect the subsurface conditions only at the specific location at the particular time designated on the logs. Soil and ground water conditions may

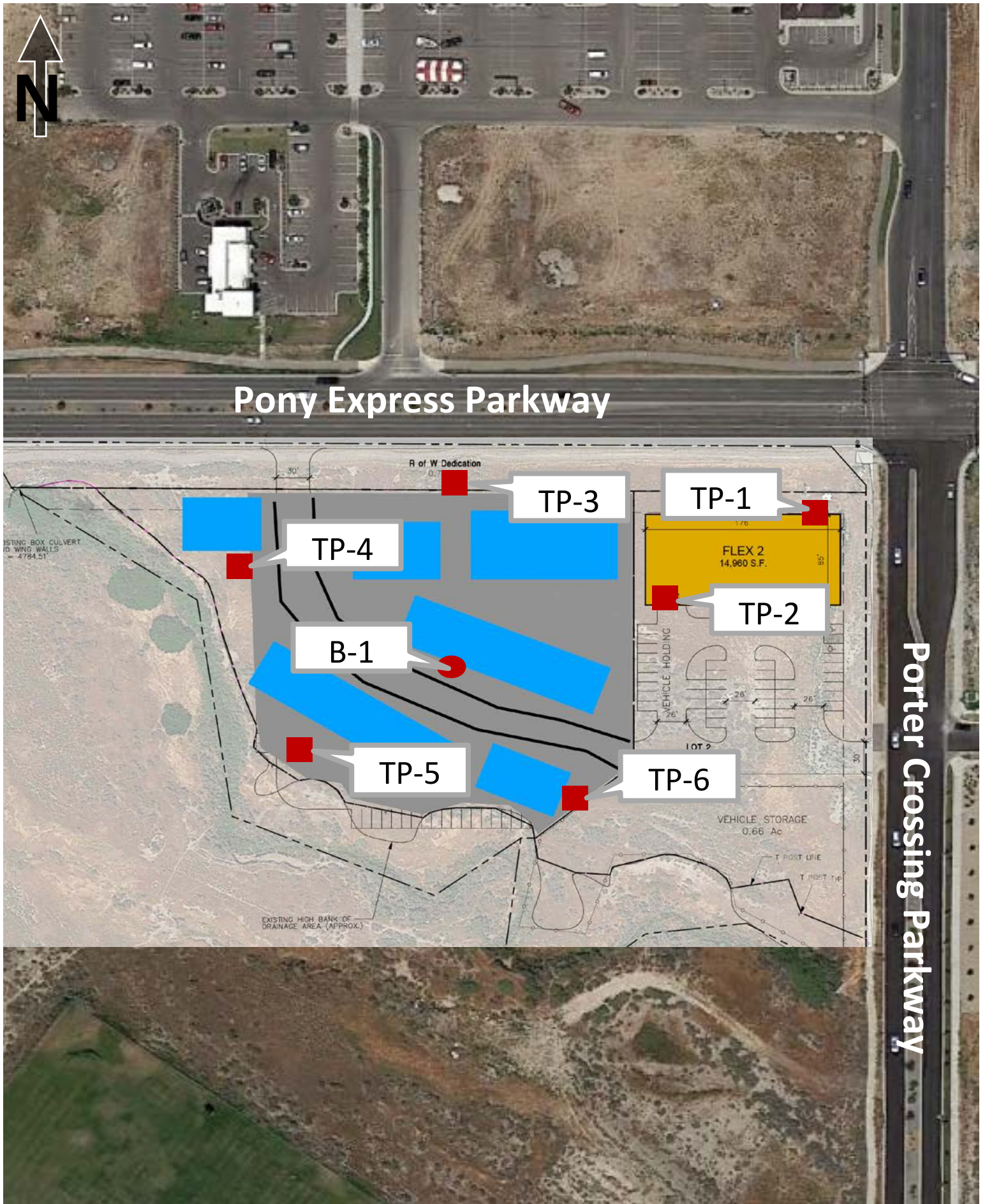
differ from conditions encountered at the actual exploration locations. The nature and extent of any variation in the explorations may not become evident until during the course of construction. If variations do appear, it may become necessary to re-evaluate the recommendations of this report after we have observed the variation.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

We appreciate the opportunity to be of service to you on this project. If we can be of further assistance or if you have any questions regarding this project, please do not hesitate to contact us at (801) 492-4132. To schedule materials testing, please call (801) 381-5141.

APPENDIX

SUPPORTING DOCUMENTATION



Porters Crossing Commercial Buildings

SWC Porters Crossing & Pony Express Parkway, Eagle Mountain, Utah

CMTENGINEERING
LABORATORIES

Site Map

Date:	28-Jul-20
Job #	14960

Figure:

1

Porters Crossing Commercial Buildings

Test Pit Log

TP-1

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil; silt with roots										
1		Brown Silty CLAY (CL), some sand slightly moist, stiff (estimated)										
2												
3				1								
4		Gray Silty GRAVEL with Sand (GM), some cobble, some sand lenses showing oxidation staining moist, medium dense (estimated)		2	14		27	25	48			
5												
6												
7												
8												
9												
10		END AT 10'										
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

2

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

Porters Crossing Commercial Buildings

Test Pit Log

TP-2

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil										
1		Light Brown Silty CLAY (CL) slightly moist, stiff (estimated)										
2												
3		Brown Silty GRAVEL with Sand (GM) slightly moist, medium dense (estimated)										
4												
5		grades with light brown silt lense up to 12" thick										
6		grades light brownish gray with some cobble										
7				3	4				24			
8												
9												
10				4								
10		END AT 10'										
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

3

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

Porters Crossing Commercial Buildings

Test Pit Log

TP-3

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil										
		Light Brown Sandy CLAY (CL) with some roots										
1		dry, stiff (estimated)										
2				5	5					28	19	9
3												
4												
5		Gray Silty GRAVEL with Sand (GM), some cobble										
		slightly moist, medium dense (estimated)										
6												
7												
8												
9				6								
10		END AT 10'										
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

4

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

Porters Crossing Commercial Buildings

Test Pit Log

TP-4

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Fill with debris										
1		Light Brown SILTY CLAY with sand (CL-ML), pinholes slightly moist, stiff (estimated)										
2												
3				7	6					22	16	6
4												
5			moist	8	16				88			
6												
7		grades with more sand										
8												
9			slightly moist	9								
10		END AT 10'										
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

5

Porters Crossing Commercial Buildings

Test Pit Log

TP-5

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil; brown silt with roots										
1		Light Brown SILT with sand (ML) slightly moist, stiff (estimated)										
2												
3												
4				10								
5												
6				11	8				71		NP	NP
7												
8												
9		Light Brown Silty GRAVEL with Sand (GM) slightly moist, medium dense (estimated)		12								
10		END AT 10'										
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

6

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

Porters Crossing Commercial Buildings

Test Pit Log

TP-6

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Equipment: Rubber Tire Backhoe
Surface Elev. (approx):

Total Depth: 10'
Water Depth: (see Remarks)

Date: 8/11/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Moisture (%)	Dry Density (pcf)	Gradation			Atterberg		
							Gravel %	Sand %	Fines %	LL	PL	PI
0		Light Brown SILT with sand (ML), some gravel										
1		slightly moist, stiff (estimated)										
2												
3				13	6						NP	NP
4												
5												
6				14								
7		Light Brown Silty GRAVEL with Sand (GM)										
8		slightly moist, medium dense (estimated)										
9												
10		END AT 10'		15	5				38			
11												
12												
13												
14												

Remarks: Groundwater not encountered during excavation.

Figure:

7

CMTENGINEERING
LABORATORIES

Excavated By: Blaine Hone Excavating

Logged By: Owen Kahn

Page: 1 of 1

Porters Crossing Commercial Buildings

Bore Hole Log

B-1

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Boring Type: Hollow-Stem Auger
Surface Elev. (approx): N/A

Total Depth: 50'
Water Depth: (see Remarks)

Date: 7/28/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Blows (N)		Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
					Total				Gravel %	Sand %	Fines %	LL	PL	PI
0		Topsoil 2-3"												
		Light Brown Silty Fine SAND (SM)												
		slightly moist, loose												
		grades with occasional gravel		1	6 9 7	16	5				31		NP	NP
4		Brownish Gray Silty GRAVEL with sand (GM)												
		slightly moist, medium dense		2	4 3 10	13								
		Grayish Brown Sandy GRAVEL with silt (GP-GM)												
8		dry, dense		3	19 24 22	46								
		very dense		4	17 30 35	65	3				8			
12														
16				5	28 40 26	66								
		Brown Silty SAND (SM)												
		slightly moist, medium dense												
20		grades with gravel		6	7 10 11	21								
		Brown Sandy GRAVEL with sand (GP-GM)												
		slightly moist, dense												
24		Brown Silty SAND (SM)												
		moist, medium dense		7	7 6 15	21	10				48			
		Brown Silty GRAVEL with sand (GM)												
28		slightly moist, very dense												

Remarks: Groundwater not encountered during drilling.

Figure:

CMT ENGINEERING
LABORATORIES

Drilled By: Great Basin Drilling

Logged By: Olivia Roberts

Page: 1 of 2

8

Porters Crossing Commercial Buildings

Bore Hole Log

B-1

SWC Porters Crossing & Pony Express Parkway,
Eagle Mountain, Utah

Boring Type: Hollow-Stem Auger
Surface Elev. (approx): N/A

Total Depth: 50'
Water Depth: (see Remarks)

Date: 7/28/20
Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Blows (N)		Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
					Total				Gravel %	Sand %	Fines %	LL	PL	PI
28		Brown Silty GRAVEL with sand (GM) (Continued)												
				8	15 24 27	51								
32		Brown Silty CLAY (CL), trace sand, occasional fine sand seams wit oxidation staining moist, stiff												
36				9	3 4 5	9	21				97			
		Brown Silty SAND (SM), some 1-3" thick clay lenses moist, medium dense												
40				10	8 15 13	28								
44		Brown Silty CLAY (CL), some sand seams moist, very stiff												
				11	8 9 12	21								
48		grades with dense gravel lense at 48', AUGER REFUSAL in grav stiff		12	7 7 7	14								
52		END AT 50.0'												
56														

Remarks: Groundwater not encountered during drilling.

Figure:

CMT ENGINEERING
LABORATORIES

Drilled By: Great Basin Drilling
Logged By: Olivia Roberts

Page: 2 of 2

8

Porters Crossing Commercial Buildings

SWC Porters Crossing & Pony Express Parkway, Eagle Mountain, Utah

Key to Symbols

Date: 7/28/20

Job #: 14960

Depth (ft)	GRAPHIC LOG	Soil Description	Sample Type	Sample #	Blows(N)		Moisture (%)	Dry Density(pcf)	Gradation			Atterberg		
					Total				Gravel %	Sand %	Fines %	LL	PL	PI
①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩				⑪	
COLUMN DESCRIPTIONS														
①	Depth (ft.): Depth (feet) below the ground surface (including groundwater depth - see water symbol below).				⑩	Gradation: Percentages of Gravel, Sand and Fines (Silt/Clay), obtained from lab test results of soil passing the No. 4 and No. 200 sieves.								
②	Graphic Log: Graphic depicting type of soil encountered (see ② below).				⑪	Atterberg: Individual descriptions of Atterberg Tests are as follows:								
③	Soil Description: Description of soils encountered, including Unified Soil Classification Symbol (see below).													
④	Sample Type: Type of soil sample collected at depth interval shown; sampler symbols are explained below-right.													
⑤	Sample #: Consecutive numbering of soil samples collected during field exploration.													
⑥	Blows: Number of blows to advance sampler in 6" increments, using a 140-lb hammer with 30" drop.													
⑦	Total Blows: Number of blows to advance sampler the 2nd and 3rd 6" increments.													
⑧	Moisture (%): Water content of soil sample measured in laboratory (percentage of dry weight of sample).													
⑨	Dry Density (pcf): The dry density of a soil measured in laboratory (pounds per cubic foot).													

STRATIFICATION		MODIFIERS	MOISTURE CONTENT
Description	Thickness	Trace	Dry: Absence of moisture, dusty, dry to the touch.
Seam	Up to ½ inch	<5%	
Lense	Up to 12 inches	Some	Moist: Damp / moist to the touch, but no visible water.
Layer	Greater than 12 in.	5-12%	
Occasional	1 or less per foot	With	Saturated: Visible water, usually soil below groundwater.
Frequent	More than 1 per foot	> 12%	

MAJOR DIVISIONS			USCS SYMBOLS	②	TYPICAL DESCRIPTIONS
COARSE-GRAINED SOILS More than 50% of material is larger than No. 200 sieve size.	GRAVELS The coarse fraction retained on No. 4 sieve.	CLEAN GRAVELS (< 5% fines)	GW		Well-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
		GRAVELS WITH FINES (≥ 12% fines)	GP		Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or No Fines
			GM		Silty Gravels, Gravel-Sand-Silt Mixtures
		SANDS The coarse fraction passing through No. 4 sieve.	CLEAN SANDS (< 5% fines)	SW	
	SANDS WITH FINES (≥ 12% fines)		SP		Poorly-Graded Sands, Gravelly Sands, Little or No Fines
			SM		Silty Sands, Sand-Silt Mixtures
			SC		Clayey Sands, Sand-Clay Mixtures
	FINE-GRAINED SOILS More than 50% of material is smaller than No. 200 sieve size.	SILTS AND CLAYS Liquid Limit less than 50%		ML	
CL					Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
OL					Organic Silts and Organic Silty Clays of Low Plasticity
SILTS AND CLAYS Liquid Limit greater than 50%		MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils with Plasticity (Elastic Silts)	
		CH		Inorganic Clays of High Plasticity, Fat Clays	
		OH		Organic Silts and Organic Clays of Medium to High Plasticity	
		PT		Peat, Humus, Swamp Soils with High Organic Contents	
HIGHLY ORGANIC SOILS					

SAMPLER SYMBOLS	
	Block Sample
	Bulk/Bag Sample
	Modified California Sampler
	3.5" OD, 2.42" ID D&M Sampler
	Rock Core
	Standard Penetration Split Spoon Sampler
	Thin Wall (Shelby Tube)

WATER SYMBOL	
	Encountered Water Level
	Measured Water Level
(see Remarks on Logs)	

Note: Dual Symbols are used to indicate borderline soil classifications (i.e. GP-GM, SC-SM, etc.).

- The results of laboratory tests on the samples collected are shown on the logs at the respective sample depths.
- The subsurface conditions represented on the logs are for the locations specified. Caution should be exercised if interpolating between or extrapolating beyond the exploration locations.
- The information presented on each log is subject to the limitations, conclusions, and recommendations presented in this report.



























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**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2020**

TITLE:	MOTION - Brylee Farms Open Space & Amenities (Preliminary Plat Amendment).		
ITEM TYPE:	Amended Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Fieldstone Homes (Matthew Loveland) & Concord Homes (Kyle Honeycutt)		
GENERAL PLAN DESIGNATION Neighborhood Residential One	CURRENT ZONE Tier II & III (old code)	ACREAGE ~45 acres	COMMUNITY Brylee Farms

PUBLIC HEARING:

No

PREPARED BY:

Pete Kane, Planning

PRESENTED BY:

Pete Kane

RECOMMENDATION:

We recommend the City Council make a motion to approve the amendment to the Brylee Farms preliminary plats (Phases A & B) for the reasons set forth in the staff report and in the meeting, with the following condition:

1. That the parking area on the west side of the primary amenity area in Phase B remove two spaces in the center of the row in order to incorporate a landscaped island and pedestrian crossing.

BACKGROUND:

Brylee Farms (formerly referred to as Brylee Estates) includes single-family (Phase A) and townhome (Phase B) residential development. The preliminary plats for these phases were approved in 2018 and 2019, respectively. As part of the preliminary plat approval process, the City reviewed and approved the open space and amenities for the development.

Phase A is being developed by Fieldstone Homes while Phase B is being developed by Concord Homes. The two developers have been in discussion about the potential of merging the homeowners associations (HOAs) that will oversee the open space and amenities in the developments into one master HOA. By doing this, they propose being able to provide an improved open space and amenity

package to residents in both developments while streamlining their management of those features. They are proposing changes to the open space and amenity elements within each phase.

Phase A, which includes 155 single-family homes, achieved 365 amenity points under the existing approved preliminary plat which was the base requirement. Phase B, which includes 162 townhomes, achieved 377 amenity points under the existing approved preliminary plat with a requirement of meeting at least 372 points. Phase A included a playground, improved park, and parking. There had been a proposed revision to that plan during the summer of 2019 to modify that and include a pool, clubhouse, and pickleball courts, but that plan was not finalized. Phase B included a tot lot, a sport court (over underground retention), basketball court, clubhouse, and pool.

The proposed amendment changes the park space in Phase A from a playground to a swimming pool, clubhouse, active lawn space, and parking areas. The proposed amendment in Phase B would see the separate tot lot moved to the large park area (leaving the former tot lot area as improved open space), removal of the sport court above the underground retention to leave the land as improved park space for informal sport activities, and expanded amenities at the primary amenity area with pickleball courts, large playground, pavilion, and parking areas. Based on the proposed open space and amenities amendment, the new plan would achieve 1,003 points in total between the two phases where 737 points are required.

ITEMS FOR CONSIDERATION:

AMENDMENT REQUEST

Open space and amenities for property developments are approved at the preliminary plat or site plan phase of a project request. The applicants are seeking to amend the preliminary plat for the two phases with regards to the open space and amenities. There are no proposed changes to the number of lots, density, or right-of-way configurations.

AMENITY FEATURES

Per EMMC 17.25.050, multifamily projects are required to include a clubhouse and swimming pool (and these elements can not count toward the amenity points as they are required for this development type). A swimming pool is required to be a minimum of 1,000 square

feet in size and must accommodate at least four square feet of pool space per residential unit. As a required element of Phase B, the required pool size would be 648 square feet and thus pushed to 1,000 square feet to meet the minimum size requirement. A pool serving both phases, using the four-square-foot-per-residential-unit measure, would be 1,268 square feet in size. The proposed pool is sized at 2,000 square feet, exceeding this size minimum by 732 square feet.

Clubhouses are also required for multifamily developments at 7.5 square feet per residential unit. As a required element of Phase B, the required size of the clubhouse would be 1,215 square feet. Using that same size requirement for both Phases A and B, the required size would be 2,377.5 square feet. The proposed clubhouse is sized at 1,566 square feet which exceeds the Phase B requirement by 351 square feet, but would be under the size requirement by 811 square feet if it were applied to Phase A.

The proposed pool and clubhouse meet the size requirement of the Phase B development, but will be located within Phase A. The applicant is oversizing the pool as they believe it will be used more frequently than the clubhouse. The pool however will have a shorter use window (typically May to September) where the clubhouse can be used year-round.

DISTANCE TO AMENITIES

EMMC 16.35.105(A)(4) states "No unit/lot should be located more than one-quarter mile from a park, wherever possible."

The amenity area within Phase A is within 1/4-mile distance (as the crow flies) of all residences in both phases except for twelve townhome units in the northwest corner. This amenity area includes 16 parking spaces for those residents who may drive to it. Bicycle racks are also included for those who may bike over to this park area.

The amenity area within Phase B is within 1/4-mile distance (as the crow flies) of all residences in both phases except for six single-family properties in the southwest corner. This amenity area includes 29 parking spaces for those residents who may drive to it. Bicycle racks are also included for those who may bike over to this park area.

CONNECTIVITY

Per the approved preliminary plat for Phase B, a pedestrian crossing

was to be included between the main amenity area and the trail to the west. This crossing is missing in the amendment request. Additionally, the long row of added parking spaces along the western side of the Phase B main amenity area exceeds the 12 spaces to a row limit without a landscaped island with tree to break it up. By removing a space or two in this parking area, it will provide space for a pedestrian crossing and meet the parking island requirement in EMMC 17.55.080(C).

REQUIRED FINDINGS:

Preliminary plat amendment approvals are based upon compliance with City Code requirements and requirements of any applicable development agreements. The approval criteria for a preliminary plat amendment can be found in EMMC 16.20.050. The Brylee Estates development does not have an applicable master development plan or agreement.

PLANNING COMMISSION ACTION/RECOMMENDATION:

The Planning Commission held a public hearing on November 10, 2020, to review the preliminary plat amendment application.

The Commission unanimously voted (4-0, 1 absent) to recommend approval of the preliminary plat amendment with the following condition:

1. That the parking area on the west side of the primary amenity area in Phase B remove two spaces in the center of the row in order to incorporate a landscaped island and pedestrian crossing.

ATTACHMENTS:

[Amendment Request Letter](#)

[Brylee Farms Open Space & Amenities - PROPOSED](#)

[Brylee Farms Approved Preliminary Plats](#)

November 3, 2020

Eagle Mountain Planning Department
Attn: Peter Kane
1650 E Stagecoach Run
Eagle Mountain, UT 84005

Re: Brylee Farms Amenity Proposal & Clubhouse Size

Dear Peter,

Thank you for reviewing and providing comment to the Brylee Farms combined amenity plan. Per your request I am providing a consolidated summary of the amenities and formalizing our request for the clubhouse size.

Earlier this year, Concord and Fieldstone had discussions about combining the two Homeowners Associations where they would both be serviced by the same private lift station. From this, the discussion expanded to combining amenities for ease of maintenance, allow residents to equally enjoy all the facilities, construct a “grander” pool and clubhouse, all while lowering monthly HOA dues.

I have attached the combined amenity table as Exhibit A. This amendment combines the amenity points for both product types based on 317 units (155 Single Family & 162 Townhomes). The required amenity points are 728. We are proposing 1,003 points, a 37% increase than required. With the proposal we are contemplating a 2,000 sqft pool and a 1,566 sqft clubhouse as shown on Exhibit B. The proposed pool is 732 sqft larger than required for the total unit count and the clubhouse is 351 sqft larger than required for the townhome unit count.

	Combined (SF & TH)		Townhomes
	Pool	Clubhouse	Clubhouse
Units	317 Units	317 Units	162 Units
SqFt/Unit	4 SqFt	7.5 SqFt	7.5 SqFt
Requirement	1268 SqFt	2377.5 SqFt	1215 SqFt
Proposed	2000 SqFt	1566 SqFt	1566 SqFt
Delta	732 SqFt	-811 SqFt	351 SqFt

Per City code, a clubhouse is only required for townhomes and not single-family. Based on 162 townhomes the minimum size is 1,215 sqft, we are proposing 1,566 sqft. Where we are proposing excess amenity points of 275, a pool with 732 sqft of additional area, and a clubhouse that exceeds the minimum square footage for the townhomes; we ask the clubhouse size be based on the townhome unit count.

We have discussed the benefits of a larger pool vs. clubhouse with a several HOA property managers and, given their experiences in other communities, they feel the increased pool sqft would be utilized and better for the community than having additional sqft in the clubhouse. Furthermore, we are adding

significant exterior upgrades to the clubhouse elevation, but we feel the barn theme will bring additional character to the community.

We trust that staff, the Planning Commission, and City Council will see the intent and merit with this amendment. Please feel free to reach out to me directly should you have any questions.

Best Regards,

Matthew Loveland
801-884-3597
MatthewL@FieldstoneHomes.com

Exhibit A

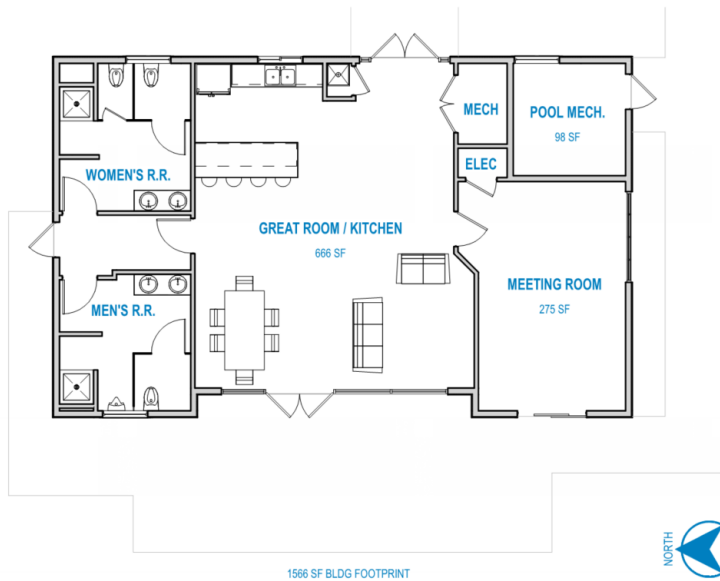
Combined Brylee Single Family and Townhomes

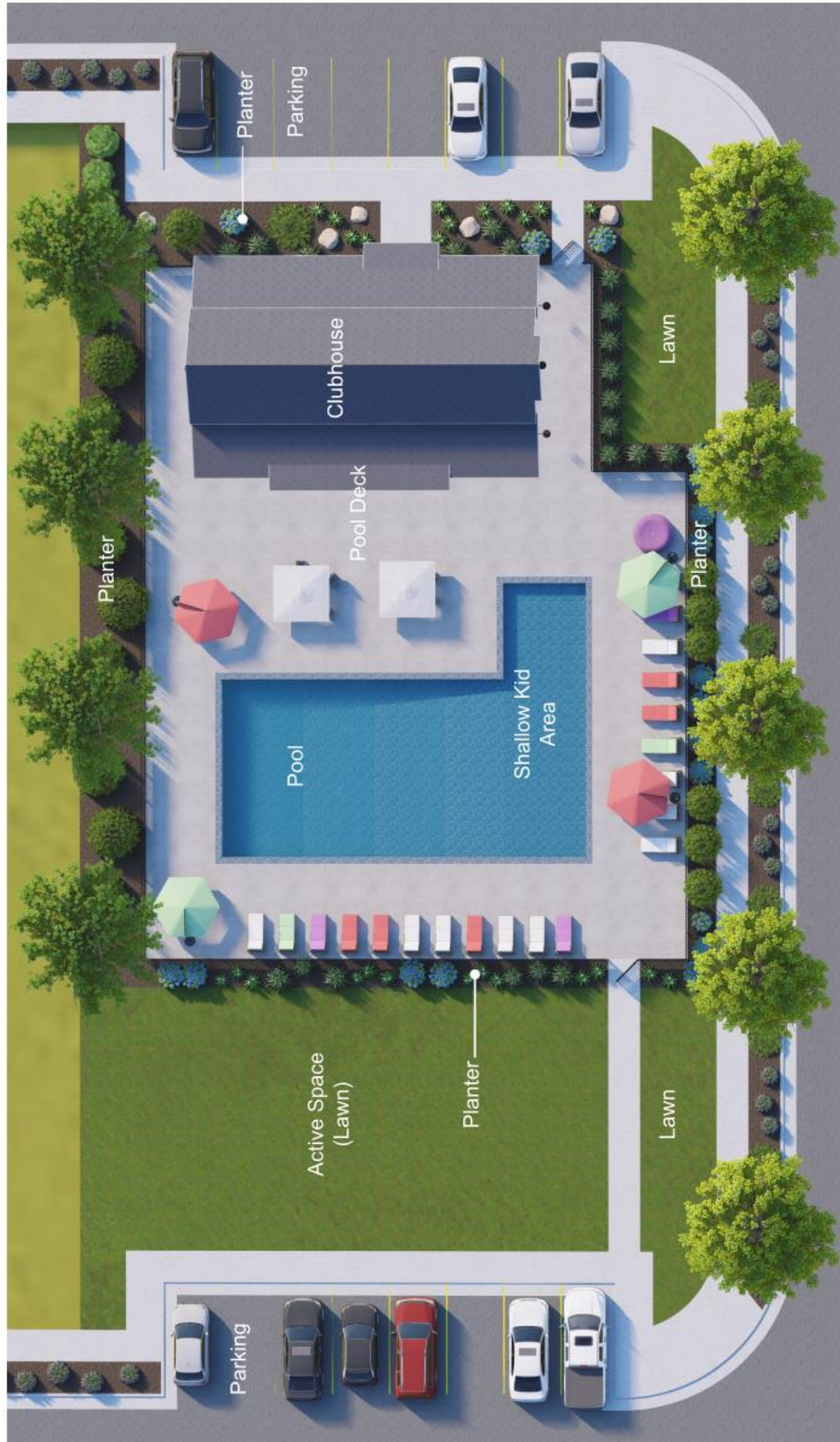
Park Feature	Points Available	Proposed Quantity	Proposed Points
Bench/picnic table (w/ shade structure or trees)	2	9	18
Bicycle rack (4+bikes)	2	3	6
Trees (5)	2	200	116.8
Shade Structure	4	0	0
Drinking Fountain	5	0	0
Asphalt or Conc. Trail-8ft wide 100 linear ft	6	42.6	255.6
Trail (Access Road) over sewer 10' wide/per 80 linear ft	6	0	0
Parking* (5 stalls)	7	5	35
Swings (4+ swings)	7	0.5	3.5
Concrete basketball court (1/2)	20	0	0
Pavilion w/ tables, garbage, barbecues (per 100 sqft)	4	4	16
Playground equipment* per \$1,000	2	92	184
Splash Pad/Pool* per \$1,000	2	84 ⁽¹⁾	168
Tennis Court (6,600 sq ft or 55' x 120')	100	1	100
Sports Court (6,600 sq ft or 55' x 120')	100	0	0
Restroom (600+sqft)	100	1	100
Restroom (1,200+sqft)	200	0	0
Public Art	Varies	0	0
Other developer-proposed improvement	Varies	0	0
Total Points			1003

Combined Totals			
Combined Residential Units			317
Combined Required Opn Space (SqFt)			317000
Combined Required Opn Space (Acres)			7
Proposed Amenity Points			1003
Minimum Amenity Points			728
		Excess Points	275

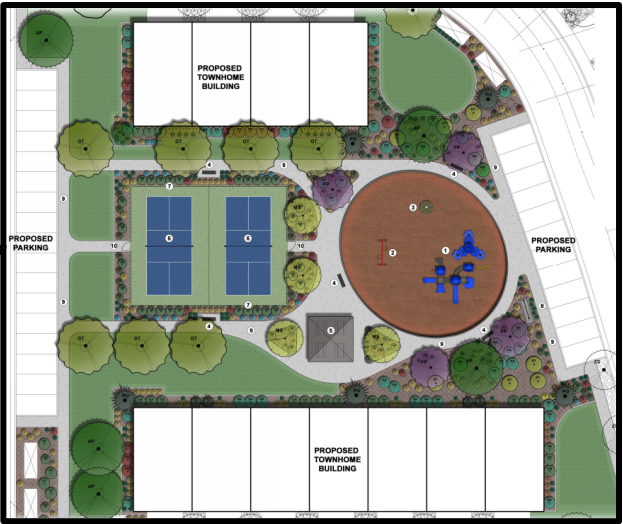
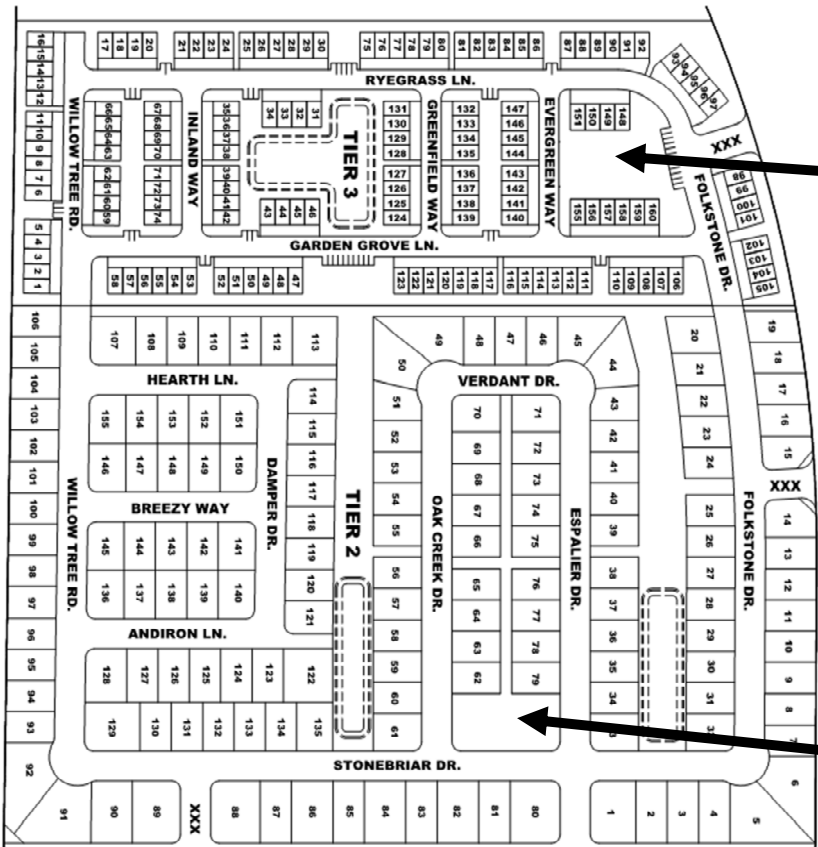
(1) – Per EMMC 17.25.050(L), pools are a requirement for multifamily developments. The minimum required size is 1,268 SqFt and the proposal includes a 2,000 SqFt pool. A rate of \$115/SqFt was applied to the excess 732 SqFt to determine the 84 quantity.

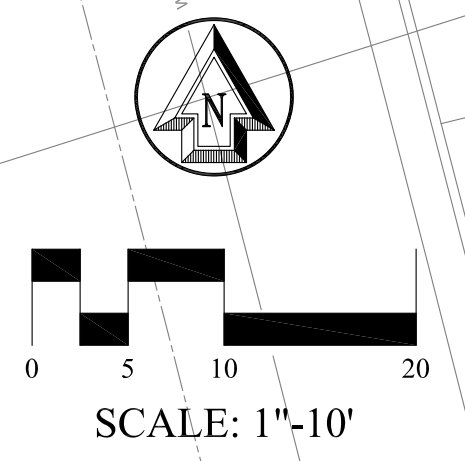
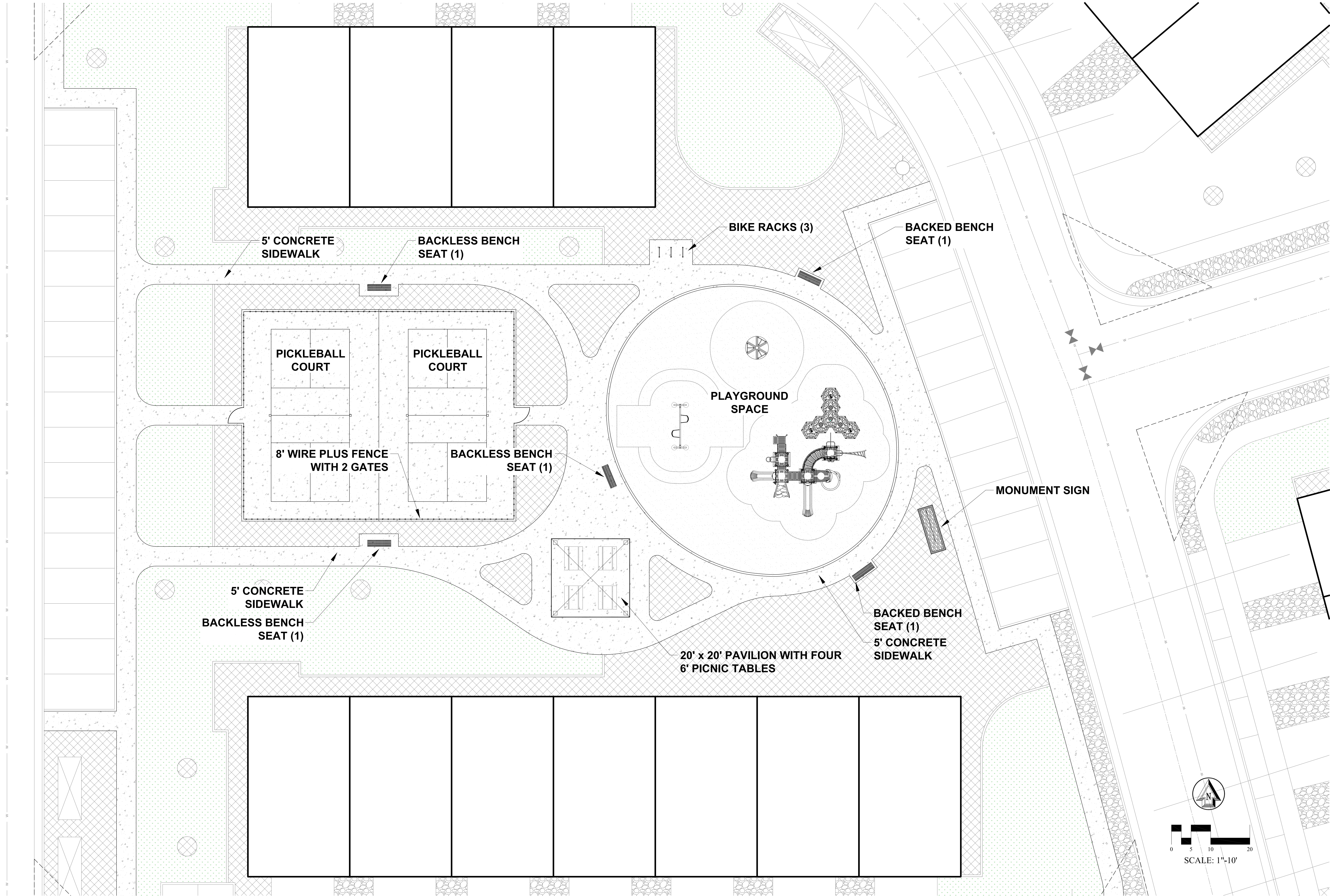
Exhibit B
Clubhouse & Pool





Proposed Amenities Locations









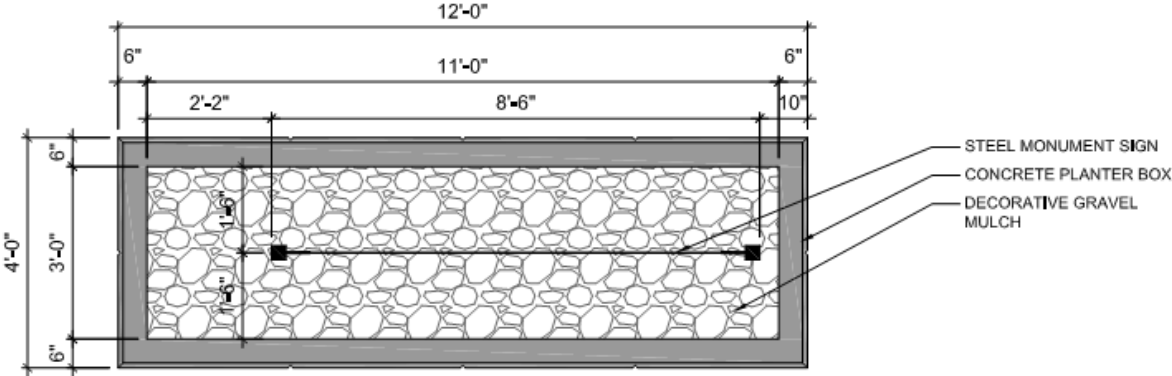




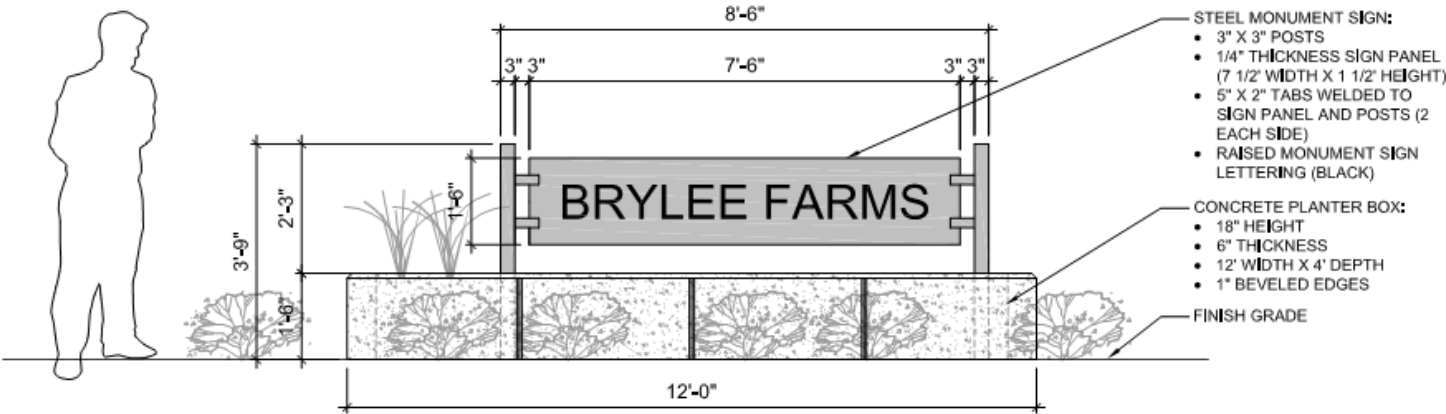
Proposed Amenities



Proposed Amenities Monument Signage



STEEL MONUMENT SIGN - PLAN VIEW



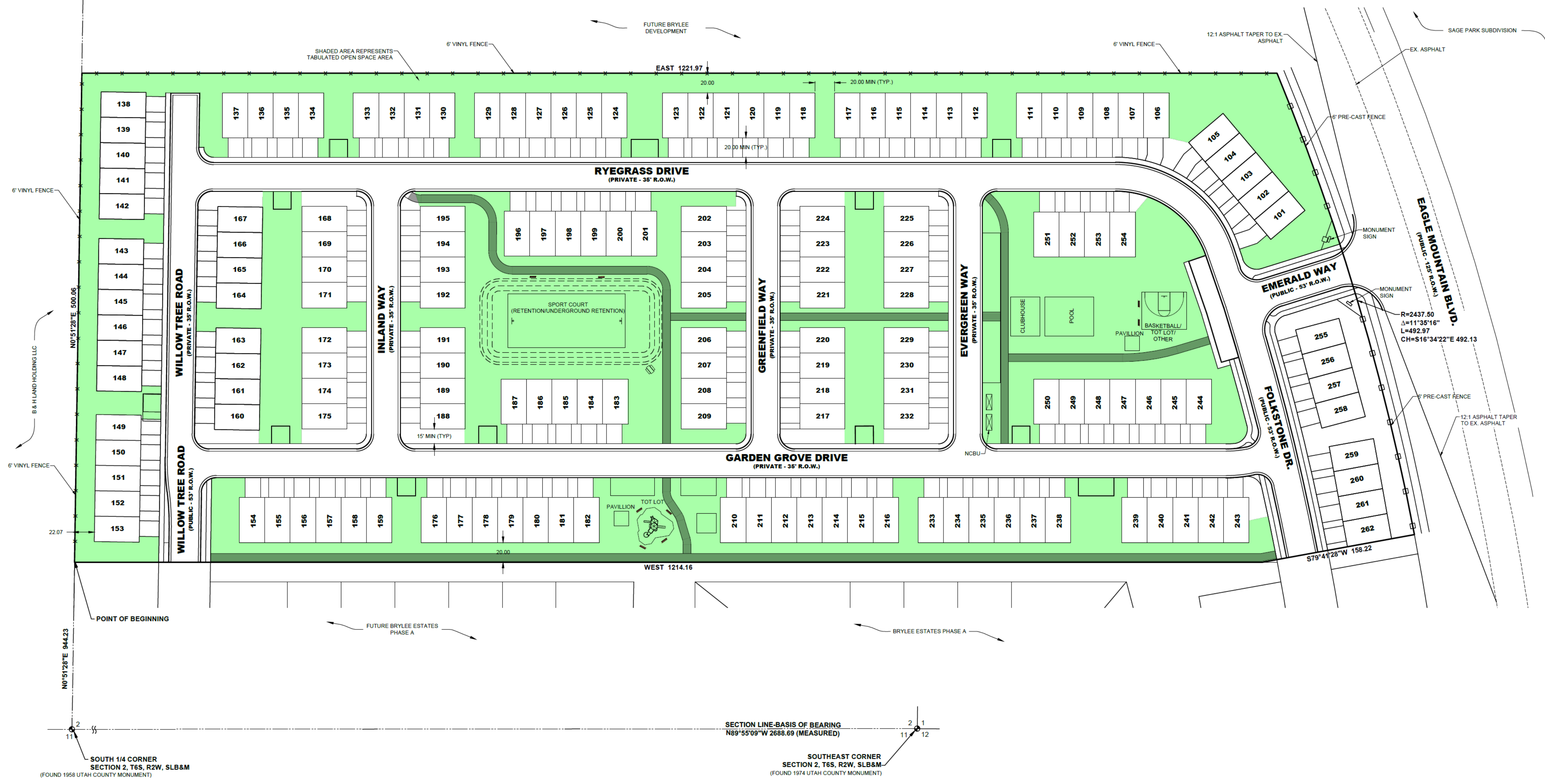
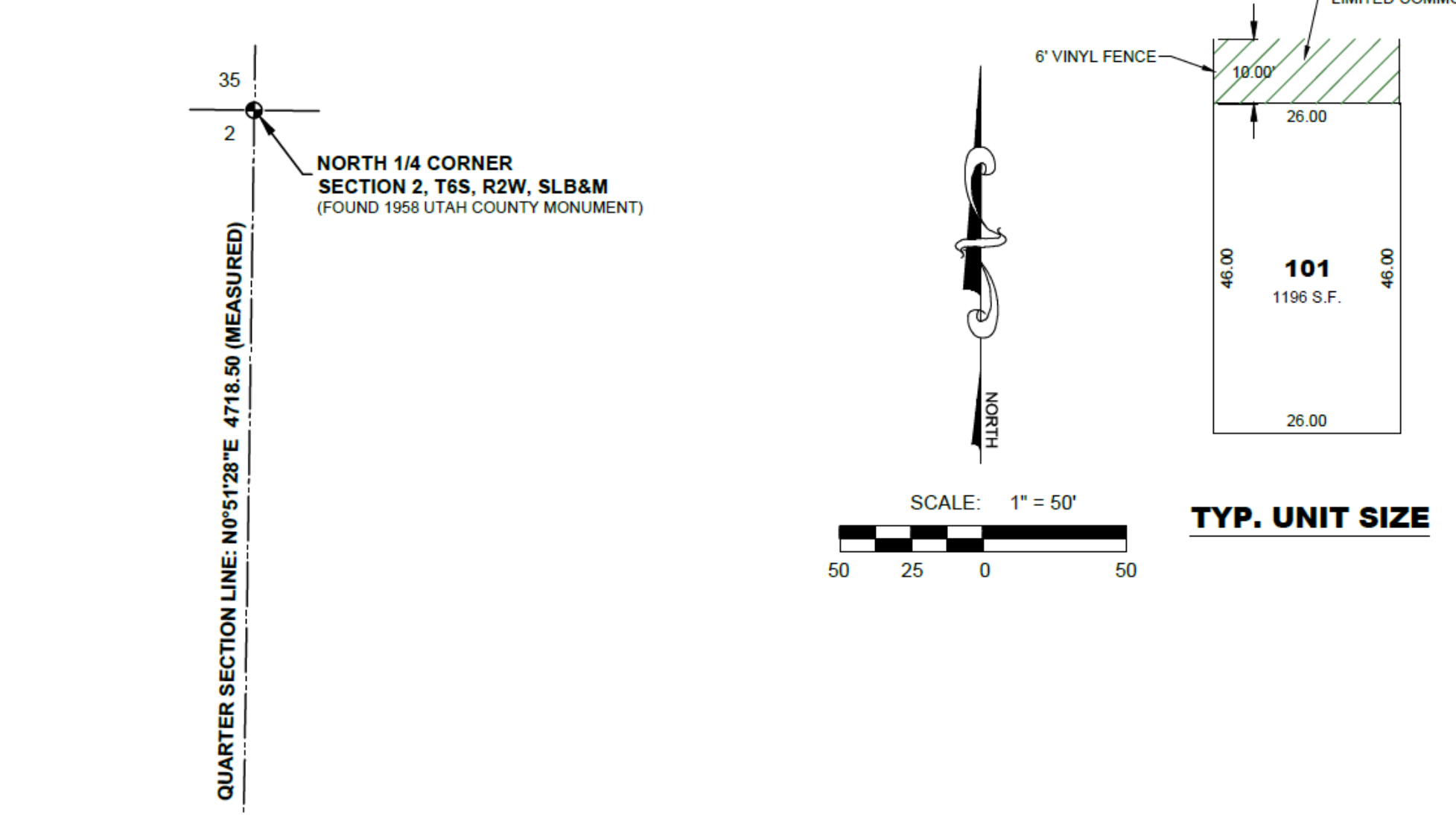
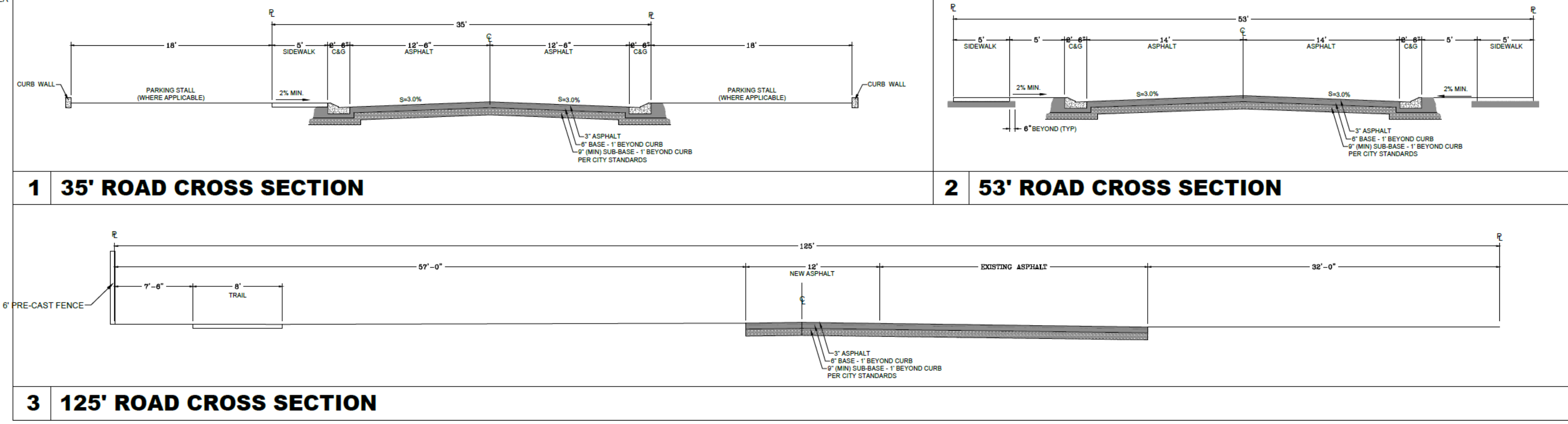
STEEL MONUMENT SIGN - FRONT ELEVATION



BRYLEE ESTATES - PHASE B
EAGLE MOUNTAIN, UTAH
LOT LAYOUT

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2019-0029
DRAWN BY:
DSE/MJV
DESIGNED BY:
BTG
SCALE:
1" = 50'
DATE:
06/24/2018



EAGLE MOUNTAIN CITY GENERAL NOTES

- SEWER:
- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
 - DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4" OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
 - SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
 - LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
 - MANHOLES: MANHOLES TO BE WITHIN 1" OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

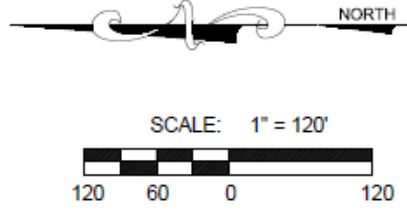
- WATER:
- VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
 - BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
 - DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM). 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
 - SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
 - HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
 - LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
 - TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
 - WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
 - VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
 - WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS.

- STORM DRAIN:
- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
 - ADS: ALL ADS PIPE TO BE "HP" BRAND.
 - COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
 - MANHOLES: MANHOLES TO BE WITHIN 1" OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

- ROAD SECTION:
- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
 - UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
 - COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 3/4" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

BRYLEE ESTATES

EAGLE MOUNTAIN CITY, UTAH



SOUTHEAST CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1974 UTAH COUNTY MONUMENT)

SECTION LINE-BASIS OF BEARING
N89°55'09"W 2688.69 (MEASURED)

STEVEN G. & KAY SMITH

EAGLE MOUNTAIN BLVD.

R=2437.50
Δ=57°54'49"
L=2463.78
CH=S28°41'48"E 2360.23

TIER 3 RESIDENTIAL
15.02 ACRES
MAX DENSITY: 180 UNITS
UP TO 12 UNITS/ACRE

COMMERCIAL

S57°39'12"E 90.67

RUSH CREEK PROPERTIES
LLC

QUARTER SECTION LINE: N0°51'28"E 4718.50 (MEASURED)

NORTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

N0°51'28"E 2662.25

B & H LAND HOLDING LLC

POINT OF BEGINNING
SOUTH 1/4 CORNER
SECTION 2, T6S, R2W, SLB&M
(FOUND 1958 UTAH COUNTY MONUMENT)

VICINITY MAP

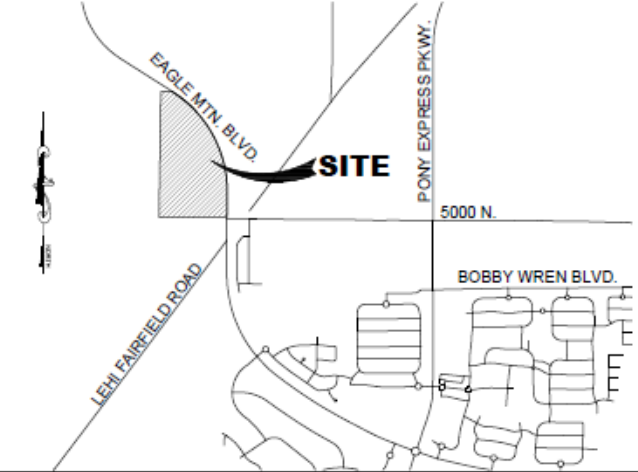


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| 1 | COVER |
| 2 | TIER 2 LOT LAYOUT |
| 3 | TIER 3/COMMERCIAL LOT LAYOUT |
| 4 | TIER 2 UTILITY PLAN |
| 5 | TIER 3/COMMERCIAL UTILITY PLAN |
| 6 | GRADING PLAN |
| 7 | PHASING PLAN |

TABULATIONS

TOTAL ACREAGE:	68.92 ACRES
BUILDABLE ACREAGE:	68.92 ACRES
OVERALL DENSITY:	2.25 UNITS/ACRE
TOTAL # OF LOTS:	155 LOTS
TOTAL ACREAGE IN LOTS:	19.08 ACRES
TOTAL OPEN SPACE:	4.01 ACRES
TOTAL IMPROVED OPEN SPACE:	4.01 ACRES
OPEN SPACE IN RETENTION PONDS:	0.85 ACRES (75% CREDIT)
NET OPEN SPACE w/ RETENTION REDUCTION:	3.81 ACRES
COMMERCIAL	
COMMERCIAL ACREAGE:	22.03 ACRES
TIER 3	
TIER 3 ACREAGE:	15.02 ACRES
TIER 2	
TIER 2 ACREAGE:	31.87 ACRES
TIER 2 ACREAGE IN LOTS:	19.08 ACRES
TIER 2 OPEN SPACE:	4.01 ACRES
TIER 2 IMPROVED OPEN SPACE:	4.01 ACRES
TIER 2 OPEN SPACE IN RETENTION PONDS:	0.85 ACRES (75% CREDIT)
NET TIER 2 OPEN SPACE w/ RETENTION POND REDUCTION:	3.81 ACRES
TIER 2 AVERAGE LOT SIZE:	5,429 SF/0.12 ACRES
TIER 2 LARGEST LOT SIZE:	11,797 SF/0.25 ACRES
TIER 2 SMALLEST LOT SIZE:	4,452 SF/0.11 ACRES
TIER 2 OVERALL DENSITY:	4.86 LOTS/ACRE
TIER 2 TOTAL # OF LOTS:	155 LOTS

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.50).

LEGEND

EXISTING	
WATER METER	⊗
WATER	— EX—W —
WATER VALVE	⊗
FIRE HYDRANT	⊗
SEWER	— EX—SS —
SEWER MANHOLE	⊗
STORM DRAIN	— EX—SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗
PI	— EX—PI —
PI VALVE	⊗
FENCE	— X —
PROPOSED	
WATER	— W —
WATER VALVE	⊗
FIRE HYDRANT	⊗
SEWER	— SS —
SEWER MANHOLE	⊗
STORM DRAIN	— SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗

DEVELOPER / OWNER

FIELDSTONE HOMES
12390 S. PONY EXPRESS ROAD, SUITE 400
DRAFTER, UTAH 84020
(801)233-8300

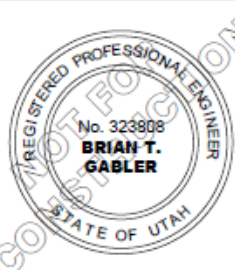
ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

BRYLEE ESTATES

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



BRYLEE ESTATES
EAGLE MOUNTAIN, UTAH

COVER

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:

2018-0021

DRAWN BY:

MJV

DESIGNED BY:

BTG

SCALE:

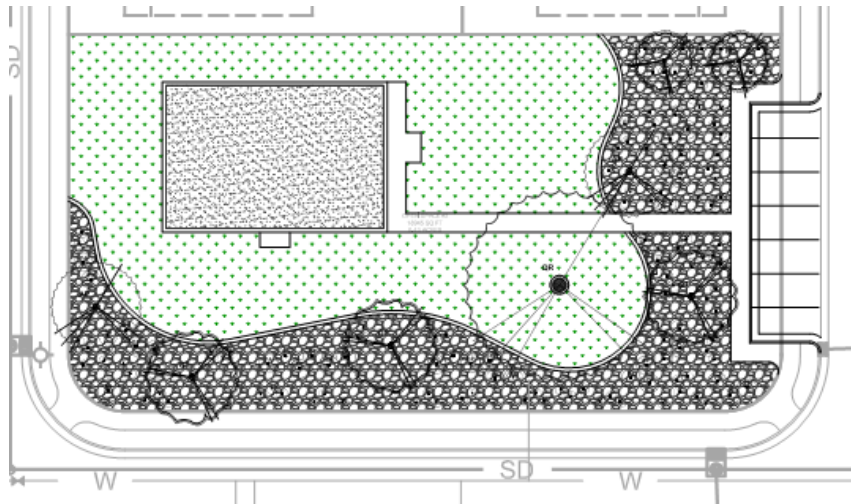
1" = 120'

DATE:

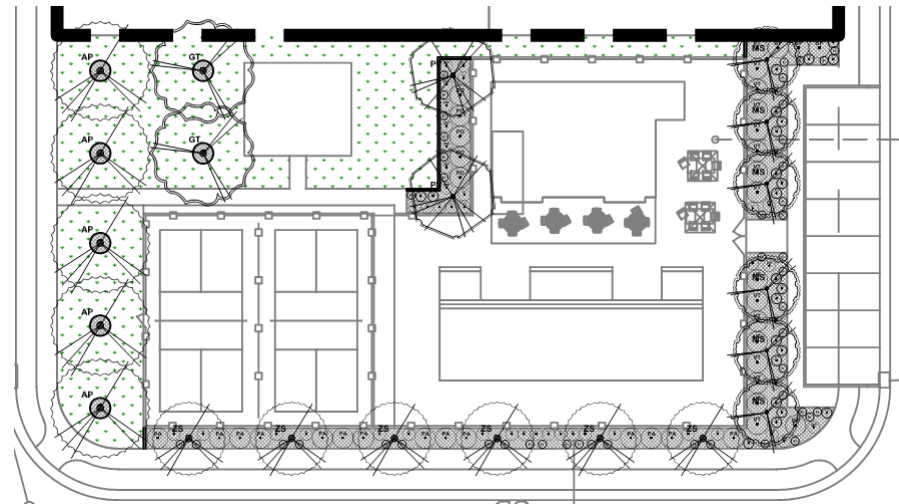
07/26/2018

SHEET

Depiction of Amenities Single Family



Approved with Preliminary Plat



Proposed Pool & Clubhouse Upgrade

UPCOMING AGENDA ITEMS

January 5

TBD

Other Projects

Scarlet Ridge Estates – Master Development Plan

Brylee North – Rezone and General Plan Amendment

Woodward Property – Rezone

Scenic Mountain Phase C – Preliminary Plat

Hidden Hollow Phase C Plat 1 – Preliminary Plat

Ault Farms – Master Development Plan

B & H Land Holdings – Rezone and General Plan Amendment

Wildlife Corridor Overlay Zone – Code Amendment

Ridgeline Protection Overlay Zone – Code Amendment

Historic Preservation Overlay Zone – Code Amendment

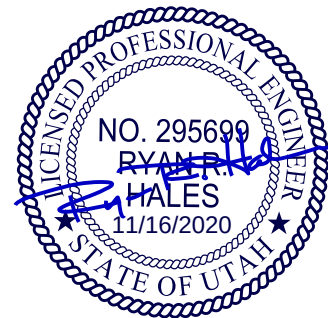
Lot Size Transition Removal – Code Amendment

MEMORANDUM

Date: November 16, 2020

To: Eagle Mountain City

From: Hales Engineering



Subject: Eagle Mountain Cascade Collision TGS

UT20-1794

This memorandum discusses the trip generation study completed for the proposed Cascade Collision in Eagle Mountain, Utah. The proposed project is located on the southwest corner of the Porters Crossing Parkway / Pony Express Parkway intersection. A vicinity map of the proposed development is shown in Figure 1.



Figure 1: Vicinity map of the study location in Eagle Mountain, Utah

Background

The proposed Eagle Mountain Cascade Collision location is located on the southwest corner of the Porters Crossing Parkway / Pony Express Parkway intersection in Eagle Mountain. The project includes a vehicle repair shop with 16,584 square feet of space. A site plan for the proposed development is included in Appendix A. As shown, the project will have one access to the east of Porters Crossing Parkway, directly across from Bridleway Road.

Trip Generation

Trip generation for the development is normally calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. However, ITE does not have a specific land use for vehicle repair shops. Therefore, trip generation for this study was calculated based on traffic counts of the existing Cascade Collision location in Lehi, Utah (175 N 1200 E, Lehi, UT 84043). Hales Engineering collected trip generation data at the Lehi Cascade Collision location on Friday, November 13, 2020 from 3:00 to 5:00 p.m. and Monday, November 16, 2020 from 8:00 to 10:00 a.m.

The results of the trip generation count are summarized in Table 1. The Lehi Cascade Collision has approximately 14,000 square feet of space. With a PM peak hour volume of 14 trips, this equates to 1 trip per 1,000 square feet during the PM peak hour.

Table 1: Lehi Trip Generation Data

Peak Hour Period	Trips Entering	Trips Exiting	Total Trips
AM Peak Hour (8:00 – 9:00 AM)	6 (60%)	4 (40%)	10 (0.71 per 1,000 sq ft)
PM Peak Hour (3:00 - 4:00 PM)	6 (43%)	8 (57%)	14 (1 per 1,000 sq ft)

The observed trip rate was applied to the new Eagle Mountain Cascade Collision. Trip generation for the proposed project is included in Table 2.

Table 2: Peak Hour Trip Generation – Proposed Project

Peak Hour	Trip Rate (per 1,000 sq ft)	Trips Entering	Trips Exiting	Total Trips
AM	0.71	7	5	12
PM	1.0	7	10	17

Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. The assumed distribution of project generated trips at the project access during the PM peak hour is shown in Table 3.

Table 3: Trip Distribution at Project Access

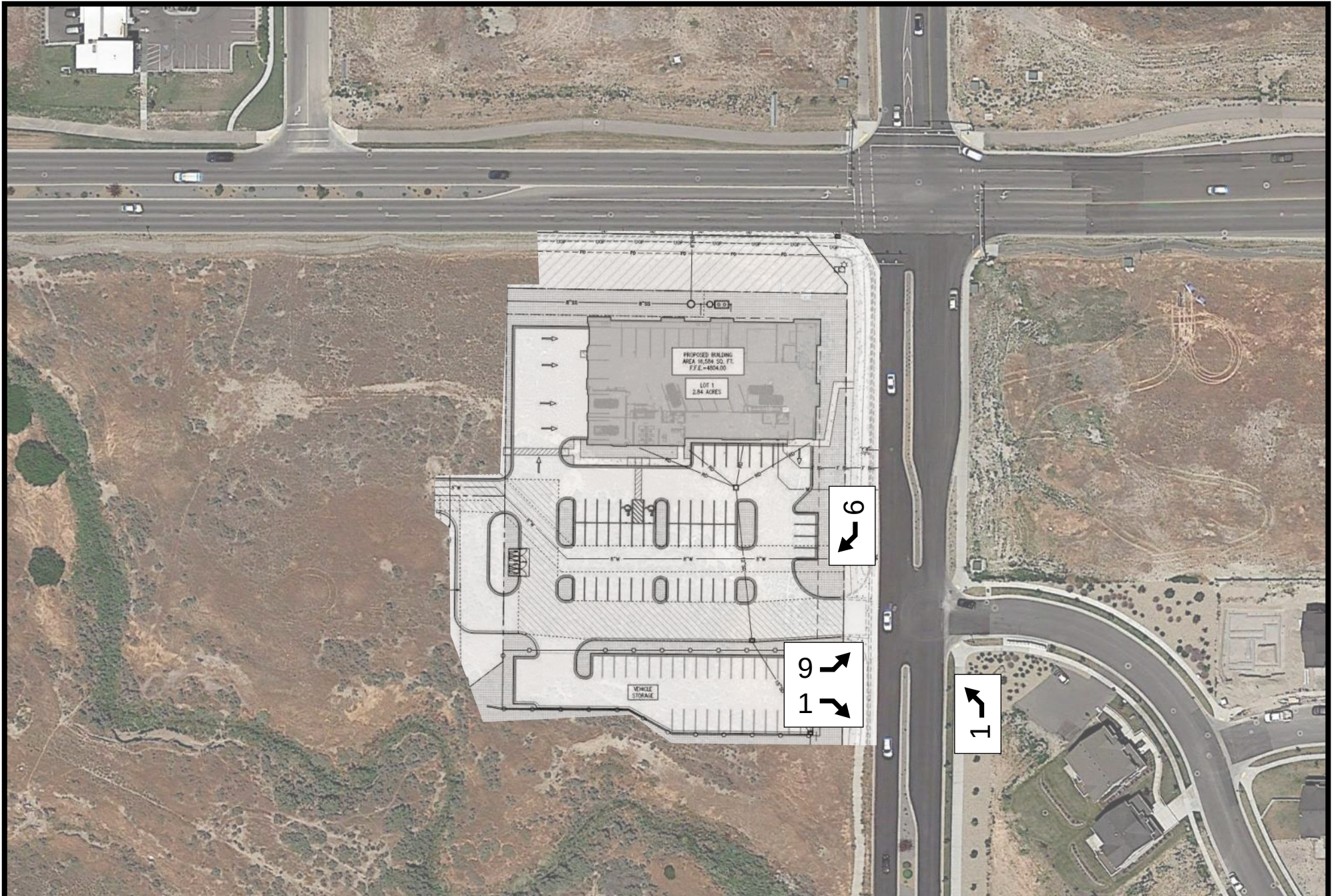
Direction	% To/From Project
North	90%
South	10%

These trip distribution assumptions were used to assign the PM peak hour generated traffic at the project access to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 2. As shown, minimal traffic is anticipated at the proposed access, which will result in little to no impact on traffic operations.

Conclusions

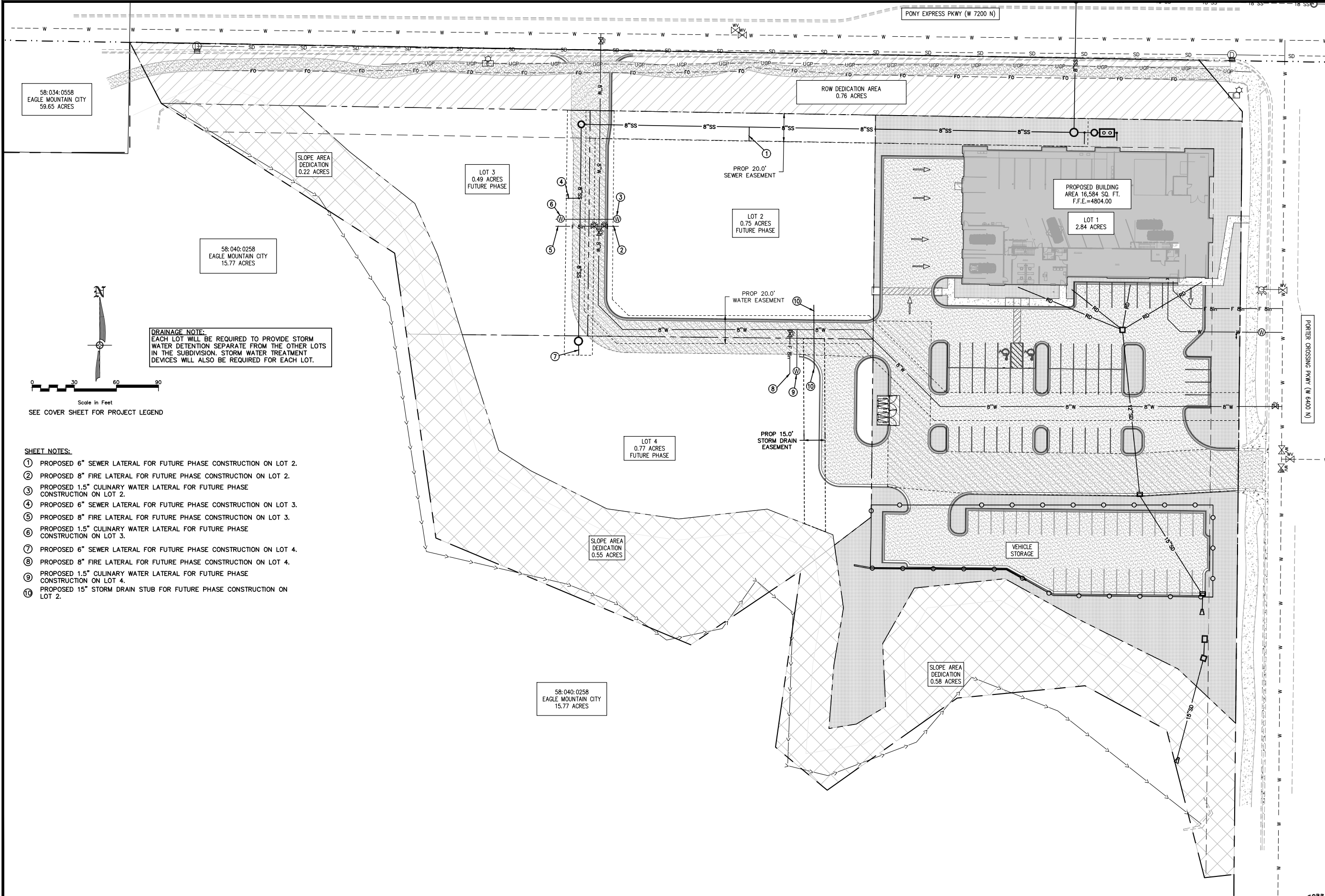
The findings of this study are as follows:

- The proposed development is a Cascade Collision, which is a vehicle repair shop. The building size will be approximately 16,584 square feet. The development will have one access to the east to Porters Crossing Parkway, directly across from Bridleway Road.
- Due to limited ITE trip generation data, Hales Engineering collected trip generation data at an existing Cascade Collision during peak hours. It was determined that the land use generates approximately 1 trip per 1,000 square feet during the PM peak hour. Therefore, it is anticipated that the proposed Cascade Collision will generate 17 PM peak hour trips.
- Minimal traffic is anticipated at the proposed access, which will result in little to no impact on traffic operations.



APPENDIX A

Site Plan



DRAINAGE NOTE:
EACH LOT WILL BE REQUIRED TO PROVIDE STORM
WATER DETENTION SEPARATE FROM THE OTHER LOTS
IN THE SUBDIVISION. STORM WATER TREATMENT
DEVICES WILL ALSO BE REQUIRED FOR EACH LOT.

- SHEET NOTES:**
- 1 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
 - 2 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
 - 3 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 2.
 - 4 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
 - 5 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
 - 6 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 3.
 - 7 PROPOSED 6" SEWER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
 - 8 PROPOSED 8" FIRE LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
 - 9 PROPOSED 1.5" CULINARY WATER LATERAL FOR FUTURE PHASE CONSTRUCTION ON LOT 4.
 - 10 PROPOSED 15" STORM DRAIN STUB FOR FUTURE PHASE CONSTRUCTION ON LOT 2.

DATE	BY	REVISIONS	PROJECT ENGINEER
TUE 11/04/20			

CASCADE COLLISION
PORTER CROSSING PKWY, EAGLE MOUNTAIN, UTAH
OVERALL MASTER PLAN

SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG
BLUE STAKES 1800 662 8774

PROJECT ID	DATE
S1070-01	10/27/20

FILE NAME	SCALE
PRJ-TEM	1"=30'

SHEET NO. C0.2

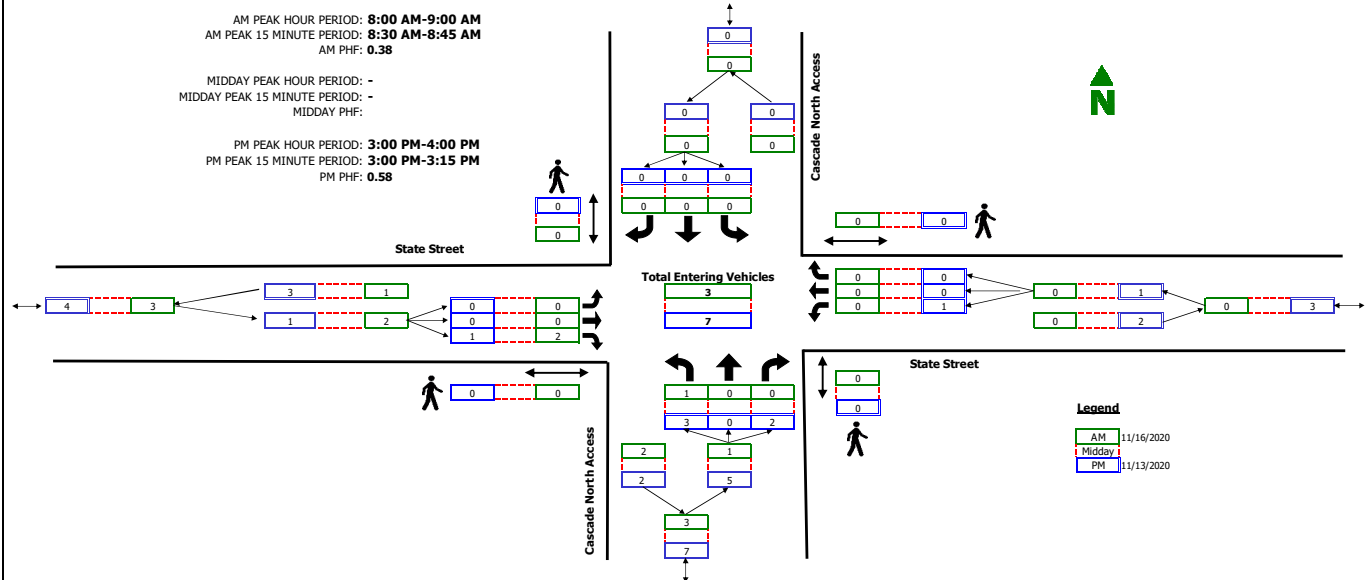
APPENDIX B

Data Collection

Intersection Turning Movement Summary

Intersection: Cascade North Access / State Street
 North/South: Cascade North Access
 East/West: State Street
 Jurisdiction: Lehi
 Project Title: Eagle Mountain Cascade Collision TGS
 Project No: UT20-1794
 Weather: Clear

Date: 11-13-20, Fri & 11-16-20, Mon
 Day of Week Adjustment: 100.0%
 Month of Year Adjustment: 100.0%
 Adjustment Station #: 0
 Growth Rate: 0.0%
 Number of Years: 0

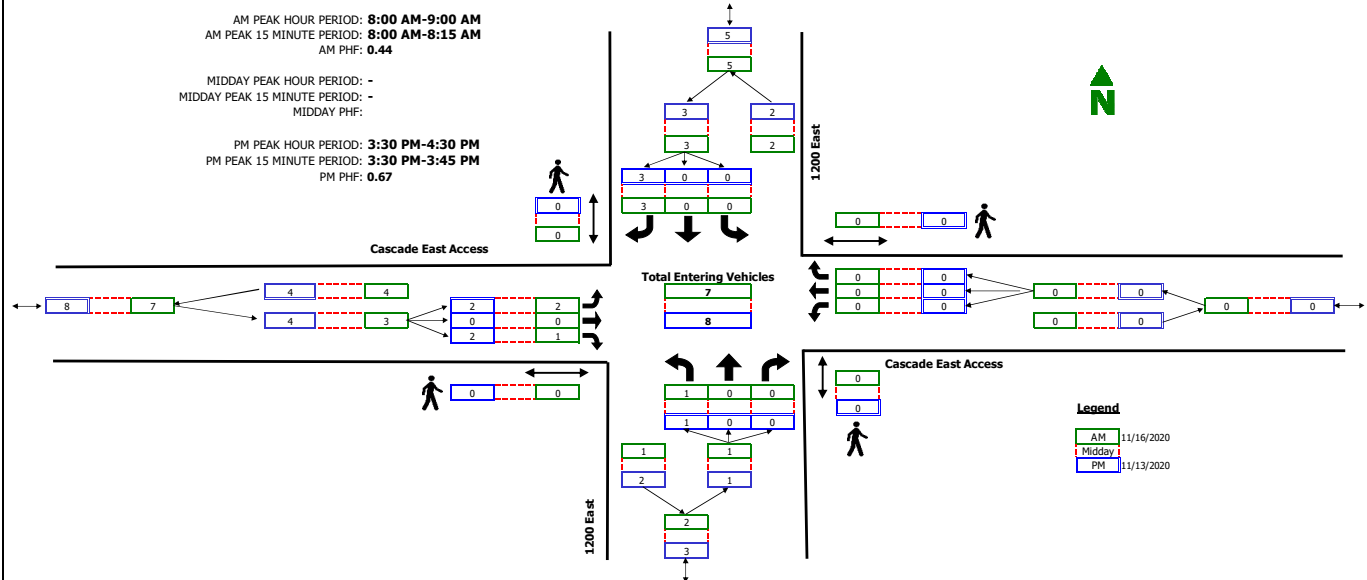


RAW COUNT SUMMARIES	Cascade North Access				Cascade North Access				State Street				State Street				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2
8:45 - 9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
15:15 - 15:30	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
15:45 - 16:00	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:30 - 16:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45 - 17:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Intersection Turning Movement Summary

Intersection: 1200 East / Cascade East Access
North/South: 1200 East
East/West: Cascade East Access
Jurisdiction: Lehi
Project Title: Eagle Mountain Cascade Collision TGS
Project No: UT20-1794
Weather: Clear

Date: 11-13-20, Fri & 11-16-20, Mon
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 0
Growth Rate: 0.0%
Number of Years: 0



RAW COUNT SUMMARIES	1200 East Northbound				1200 East Southbound				Cascade East Access Eastbound				Cascade East Access Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	4
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:30 - 8:45	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
8:45 - 9:00	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
9:00 - 9:15	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
MIDDAY PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	1	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	3
15:45 - 16:00	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	2
16:00 - 16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15 - 16:30	0	0	0	0	0	0	1	0	1	0	1	0	0	0	0	0	3
16:30 - 16:45	0	0	0	0	0	0	1	0	2	0	0	0	0	0	0	0	3
16:45 - 17:00	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1