EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

JANUARY 13, 2026, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. **DISCUSSION ITEMS**

   1.A. DISCUSSION - Parks, Trails and Open Space Master Plan and IFFP

   1.B. Agenda Review

6:30 PM PLANNING COMMISSION POLICY SESSION

2. **CALL TO ORDER**

3. **PLEDGE OF ALLEGIANCE**

4. **DECLARATION OF CONFLICTS OF INTEREST**

5. **MINUTES**

   5.A. December 9, 2025 Planning Commission Minutes

6. **STATUS REPORT**

7. **ACTION AND ADVISORY ITEMS**

   7.A. PUBLIC HEARING / ACTION ITEM: An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 15.80, 17.10, 17.25, 17.100 Slope Development.

   BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A proposed amendment to Eagle Mountain Code sections 15.80, 17.10, 17.25, 17.100 by adding a definition, reformatting, and specifying that any property whose slope exceeds 25% shall not be graded or altered.

   7.B. PUBLIC HEARING / ACTION ITEM - An Ordinance of Eagle Mountain City, Utah, Approving the Parks, Trails, and Open Space Master Plan and IFFP.

   BACKGROUND: (Presented by Public Works Director, Brad Hickman) Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

   7.C. CONCEPT PLAN - Overland Village 2B

8. **DISCUSSION ITEMS**

9. **AGENDA REVIEW**

10. **NEXT SCHEDULED MEETING**

11. **ADJOURNMENT**

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

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. 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.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	Parks, Trails and Open Space Master Plan and IFFP
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
	N/A

PUBLIC HEARING
No

PREPARED BY
Brad Hickman, Public Works Director

PRESENTED BY
Brad Hickman

RECOMMENDATION:
N/A

BACKGROUND:
Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed. EMC Point of Contact: Public Works Director, Brad Hickman: bhickman@eaglemountain.gov.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 0113_Planning Commission Mtg_V4

EAGLE MOUNTAIN CITY

PARKS, TRAILS, & OPEN SPACE MASTER PLAN

2026 UPDATE



PLANNING COMMISSION MEETING

13 JANUARY 2026

Prepared by MHTN ARCHITECTS

Ascend Together



AGENDA

PROJECT OVERVIEW

PROCESS & EXISTING CONDITIONS

WHAT WE HEARD

RECOMMENDATIONS

PROJECT OVERVIEW

ANTICIPATED TIMELINE

JUL - AUG
- Project Kickoff
- Vision & Existing Conditions

SEPT - OCT
- Public & Stakeholder Engagement
- Develop Implementation Strategies

NOV-DEC
- Public Open House
- Refine Implementation Strategies

JAN

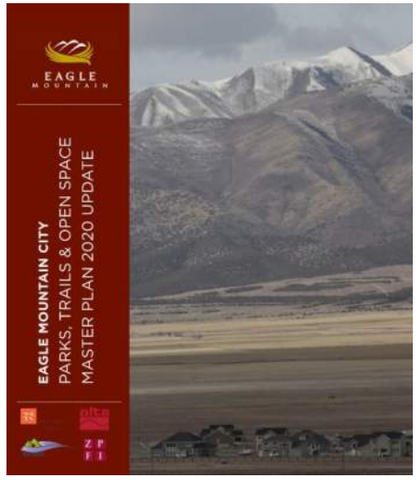
TODAY

- Impact Fee Facilities Plan (IFFP) Planning Process
- Project Completion

BUILDING ON EXISTING GUIDING DOCUMENTS, STUDIES, AND PLANS

- 2025 EM Natural Open Spaces & Wildlife Habitat Management Plan
- 2024 EM Brand & Marketing Playbook Cover
- 2022 EM Transportation Master Plan
- 2020 EM Parks, Trails, and Open Space Plan
- 2018 EM General Plan
- 2015 EM Bicycle and Pedestrian Master Plan
- MAG Transportation Plan 50





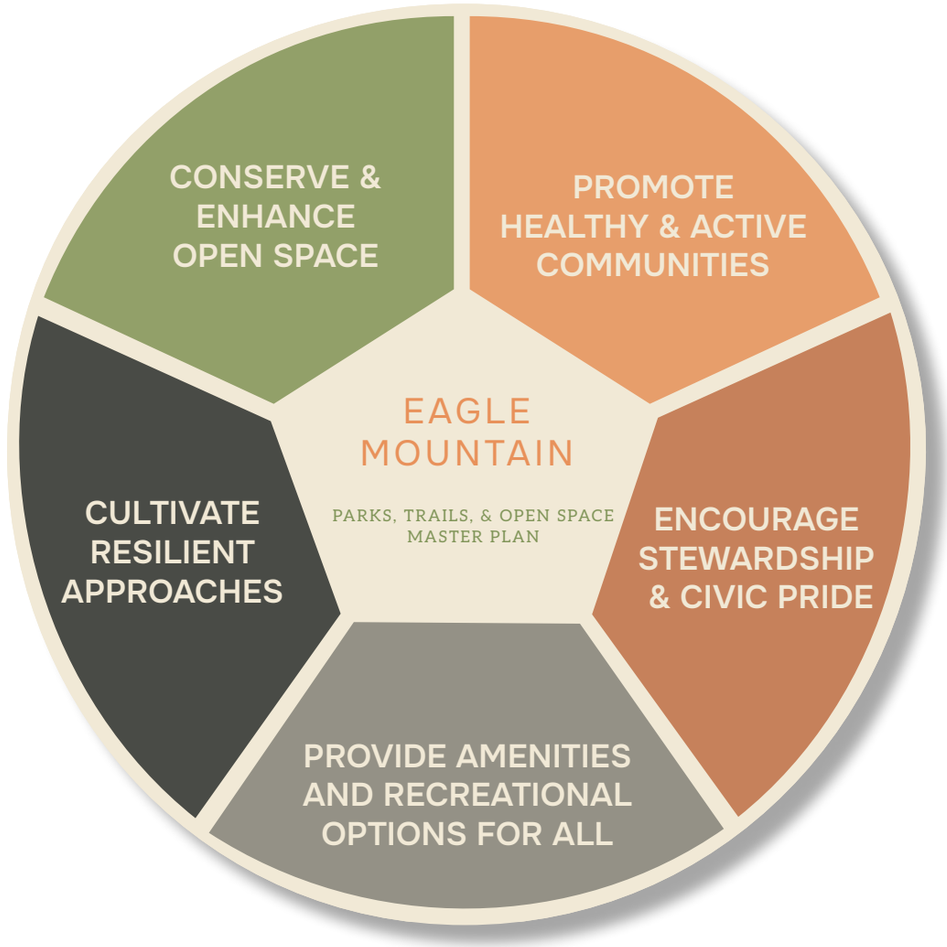
VISION

Eagle Mountain's parks, trails and open space are unique community assets and exceptional civic infrastructure. They contribute to the recreational, social, ecological, and aesthetic well-being and health of our city.

PLAN GUIDING PRINCIPLES

The City's undeveloped ridgelines, hillsides, and wildlife corridors should be conserved and enhanced. They should continue providing access and views to open space areas and natural landscapes throughout the community for the enjoyment of its residents.

A holistic approach to maintaining resilient systems within the City is prioritized. This includes dark skies policies, wildlife corridors preservation, water-wise initiatives, and fiscal responsibility.



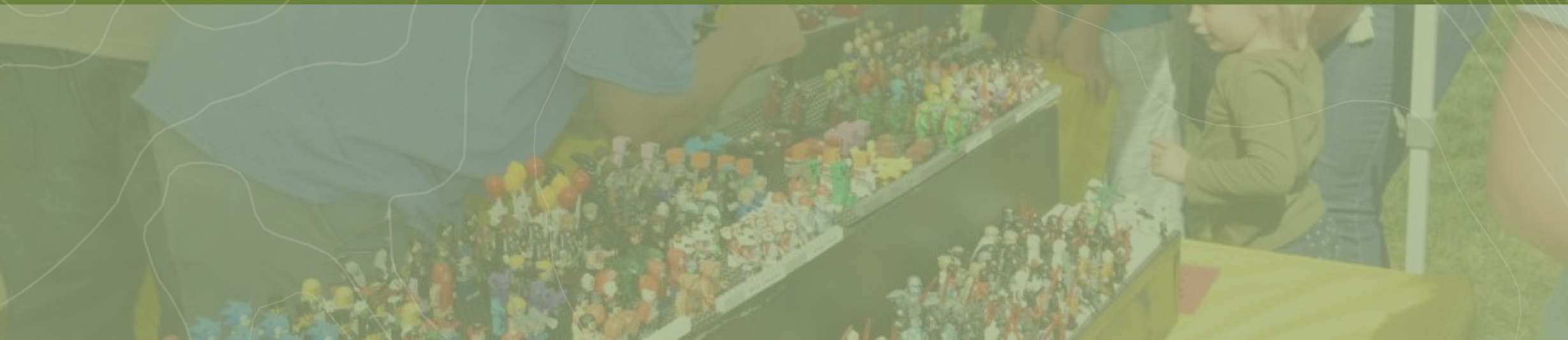
Promote access to the City's parks and connected recreation opportunities spanning bike trails, wildlife corridors, and parks of all sizes supports a healthy, active community and elevates quality of life. City goals are achieved through collaboration with private and public entities.

Support Eagle Mountain's identity and recognize it's success within the community through an array of activities, conservation and enhancement of cultural and historical artifacts, and maintenance of public spaces.

The system provides a variety of unique and meaningful parks, trails and recreational opportunities. Amenities vary in scale and type and are part of a unified system. Each have their own identity and collectively contribute to Eagle Mountain's character. Access exists at the community scale but for niche elements, more common, popular elements are accessible at a regional-scale.



WHAT WE HEARD



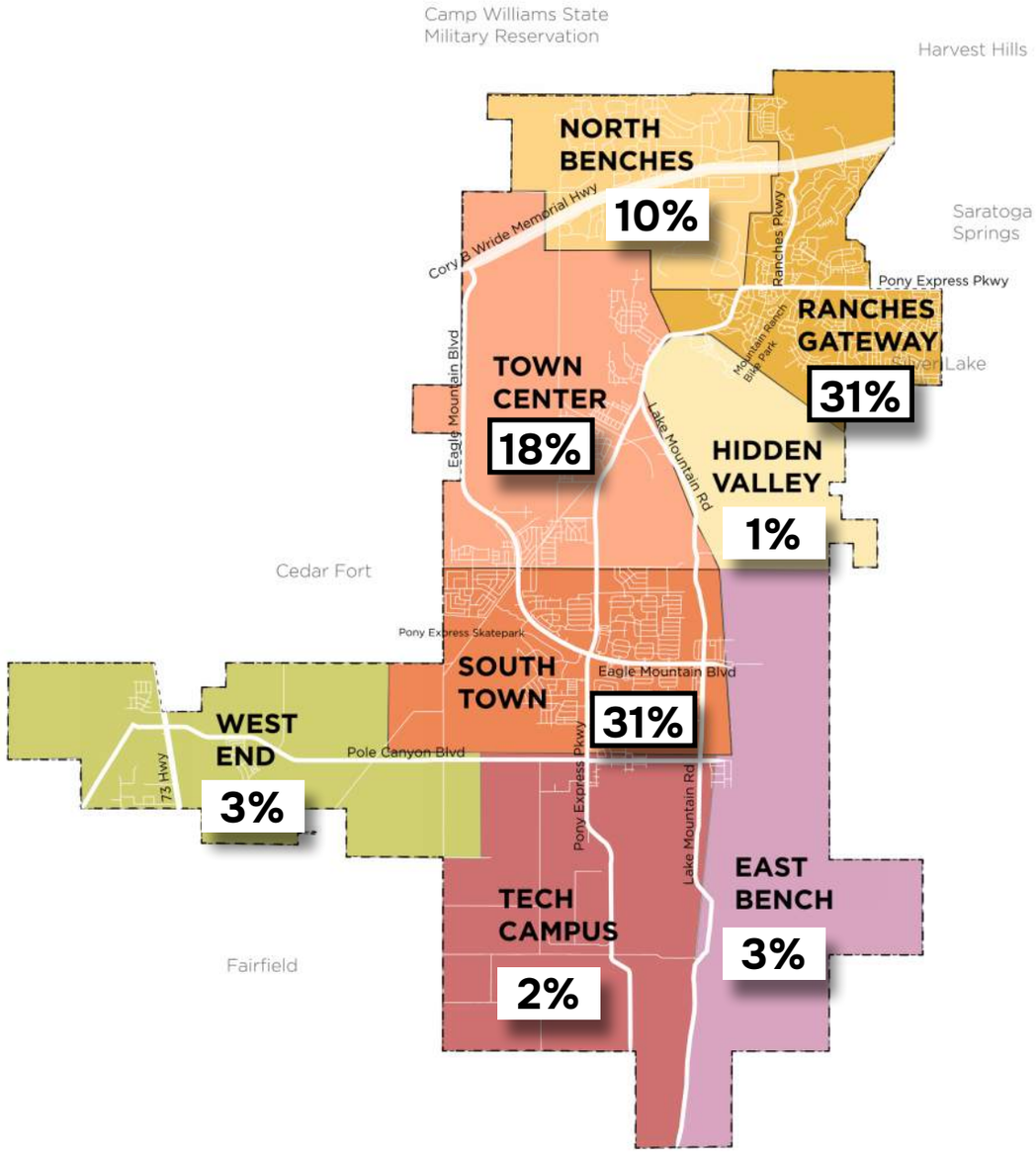
COMMUNITY FEEDBACK - ONLINE SURVEY RESULTS

249 SURVEY RESPONSES

68% RESPONDENTS BETWEEN THE AGES OF 34-54

Please rank how Eagle Mountain should prioritize their conservation and recreational efforts over the next ten years?

1. MAINTAIN EXISTING PARKS & TRAILS
2. IMPROVE EXISTING PARKS & TRAILS
3. PROTECT & MAINTAIN EXISTING CONSERVATION LAND
4. ACQUIRE/BUILD NEW PARKS & TRAILS
5. ACQUIRE NEW LANDS OF CONSERVATION INTEREST



COMMUNITY FEEDBACK - SHOPFEST UTAH

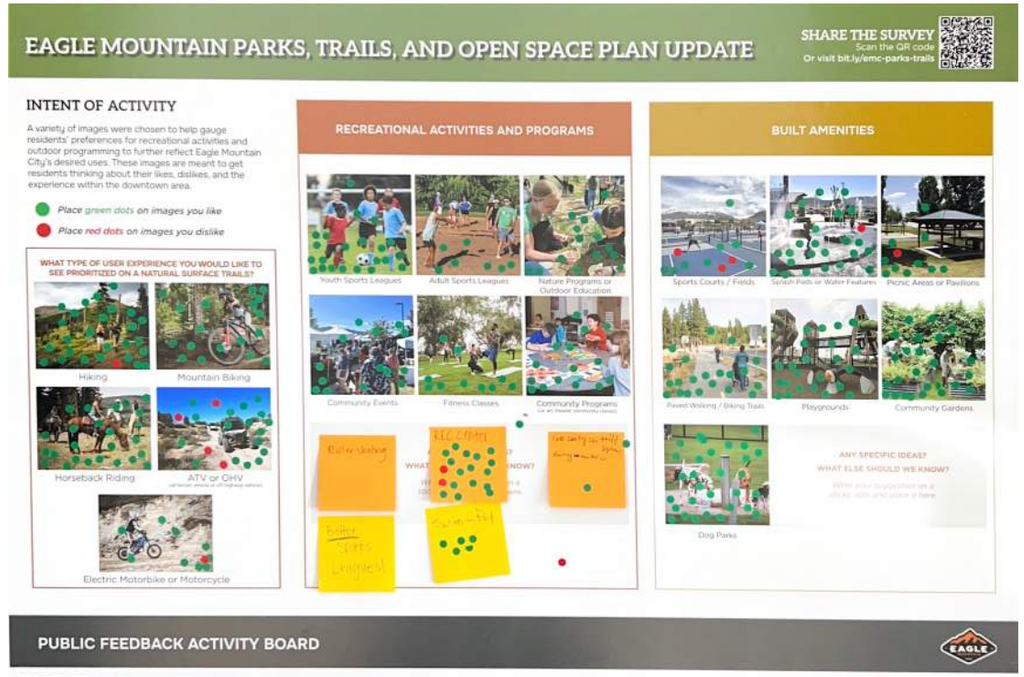
196 PARTICIPANTS

What type of user experience would you like to see prioritized on natural surface trails?

1. **HIKING:**
   26 GREEN DOTS, 1 RED DOT
2. **HORSEBACK RIDING:**
   26 GREEN DOTS, 0 RED DOTS
3. **MOUNTAIN BIKING:**
   18 GREEN DOTS, 0 RED DOTS
4. **ATV OR OHV:**
   17 GREEN DOTS, 4 RED DOTS
5. **ELECTRIC MOTORBIKE OR MOTORCYCLE:**
   9 GREEN DOTS, 1 RED DOT

COMMENTS:
ISSUES WITH SPEED AND MODE CONFLICTS ON THE TRAILS





COMMUNITY FEEDBACK - SHOPFEST UTAH

How would you prioritize investment in the city's parks and trails? Vote for your top three.

1. **NEW TRAILS - 73 Votes**
   Off-road (2), Paved (1), generally liked both trails

2. **NEW PARKS - 65 Votes**
   Not specified some preferred community/regional

3. **EXPAND RECREATIONAL PROGRAMS - 57 Votes**
   Generally more recreational programs or better facilities

4. **MAINTAIN & IMPROVE EXISTING FACILITIES - 55 Votes**
   Support environmental and habitat improvements (2)

5. **COMMUNITY EVENTS - 44 Votes**
   Drone shows, dinosaur event, farmer's market, more ShopFest, music events, youth events, etc.

6. **ADD MORE AMENITIES - 24 Votes**
   Additional lighting at parks (2)

OTHER - 13 Votes, 17 Comments
Recreation Center/Swimming Pool (8), More Trees or Better Tree Placement (3), Event Center, Better Snow Removal, Better Parking During Events, Preserve West Lake Mountains





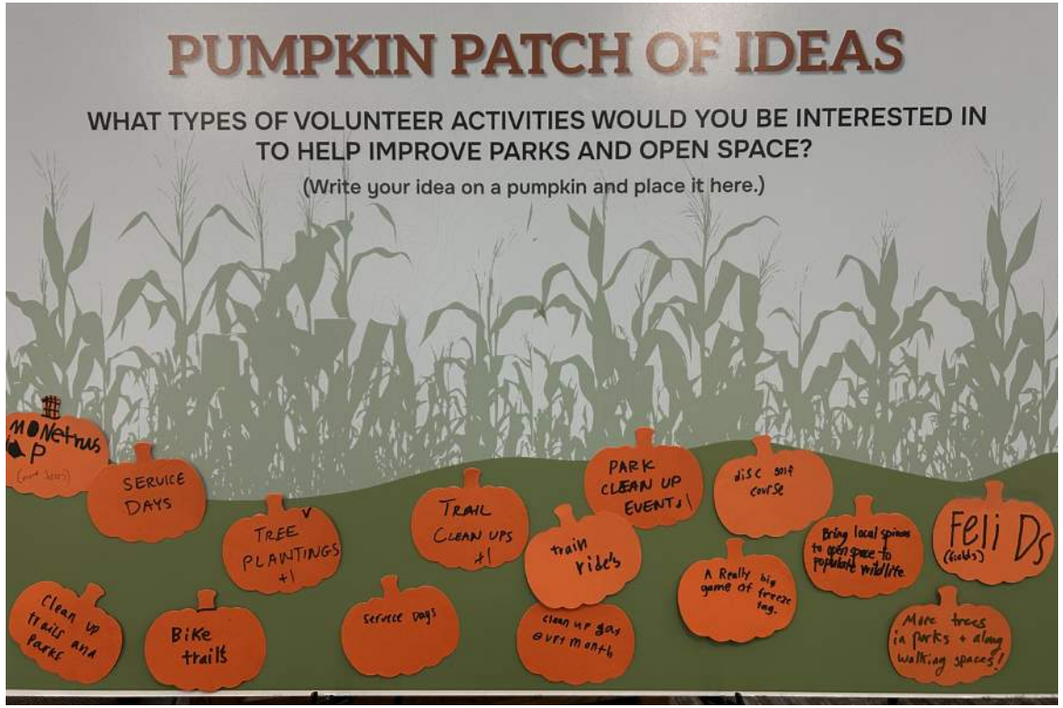
PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

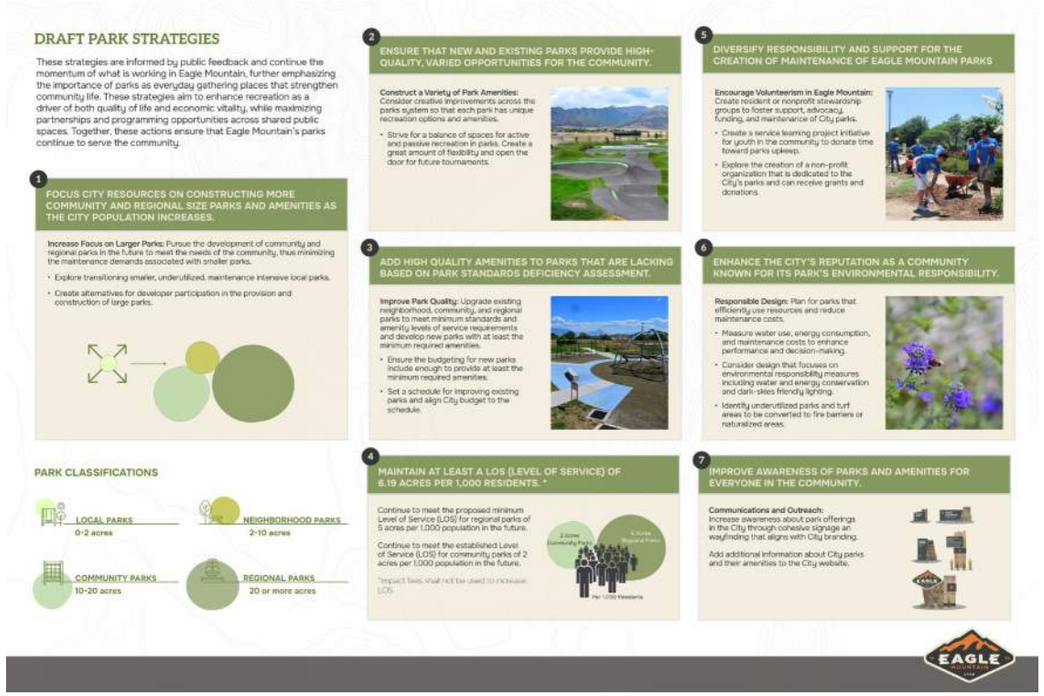
36+ ATTENDEES

(17 ADULTS, 19+ KIDS)

24+ ACTIVITY PARTICIPANTS







PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

PARKS: COMMON THEMES MENTIONED

VARIATION IN AMENITIES
Balance of active and restful activities

MAINTAIN EXISTING PARKS
Update parks and encourage community responsibility

FOCUS ON LARGER PARKS WITH MORE AMENITIES
Consider distributing specialty amenities

PROVIDE OPPORTUNITIES AND SPACES FOR YOUTH AND TEENS
Encourage community responsibility among youth and create safe places to play

PROVIDE MORE AMENITIES
More signage to increase awareness of parks, dog waste stations, arboretum, playgrounds, climbing walls, disc golf course, more trails, pickball courts, libraries, splash pads, rec center

INCREASE UTILIZATION OF SMALLER PARKS / SOME PARKS ARE TOO CROWDED

BALANCE PARK SPACE AND OPEN SPACE

TOP RANKED PROPOSED STRATEGIES

2. **ENSURE THAT NEW AND EXISTING PARKS PROVIDE HIGH-QUALITY, VARIED OPPORTUNITIES FOR THE COMMUNITY.**

3. **ADD HIGH QUALITY AMENITIES TO PARKS THAT ARE LACKING BASED ON PARK STANDARDS DEFICIENCY ASSESSMENT.**

1. **FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.**



STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

KEY TRENDS

PARKS

- Maintain and improve larger parks versus smaller ones
- Improve safety and maintenance efforts at existing parks

OPEN SPACE

- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space

TRAILS

- Improve trail connectivity to key destinations and neighborhoods
- Consider multiple users, skill levels, and speed conflicts
- Better leverage Eagle Mountain's unique trails and recreation systems

OTHER COMMENTS

- Recognize that the city's outdoor spaces and recreation system are major attractions for residents and visitors
- Enhance outreach and communication about environmental stewardship

" If we want to preserve the open, rural, wildlife feeling that Eagle Mountain has, the absolute first thing we need to do is decide where to keep those open space, parks, and trail systems. "

" The [volunteer] spirit is here in the community. You just have to tap into it and focus that effort.

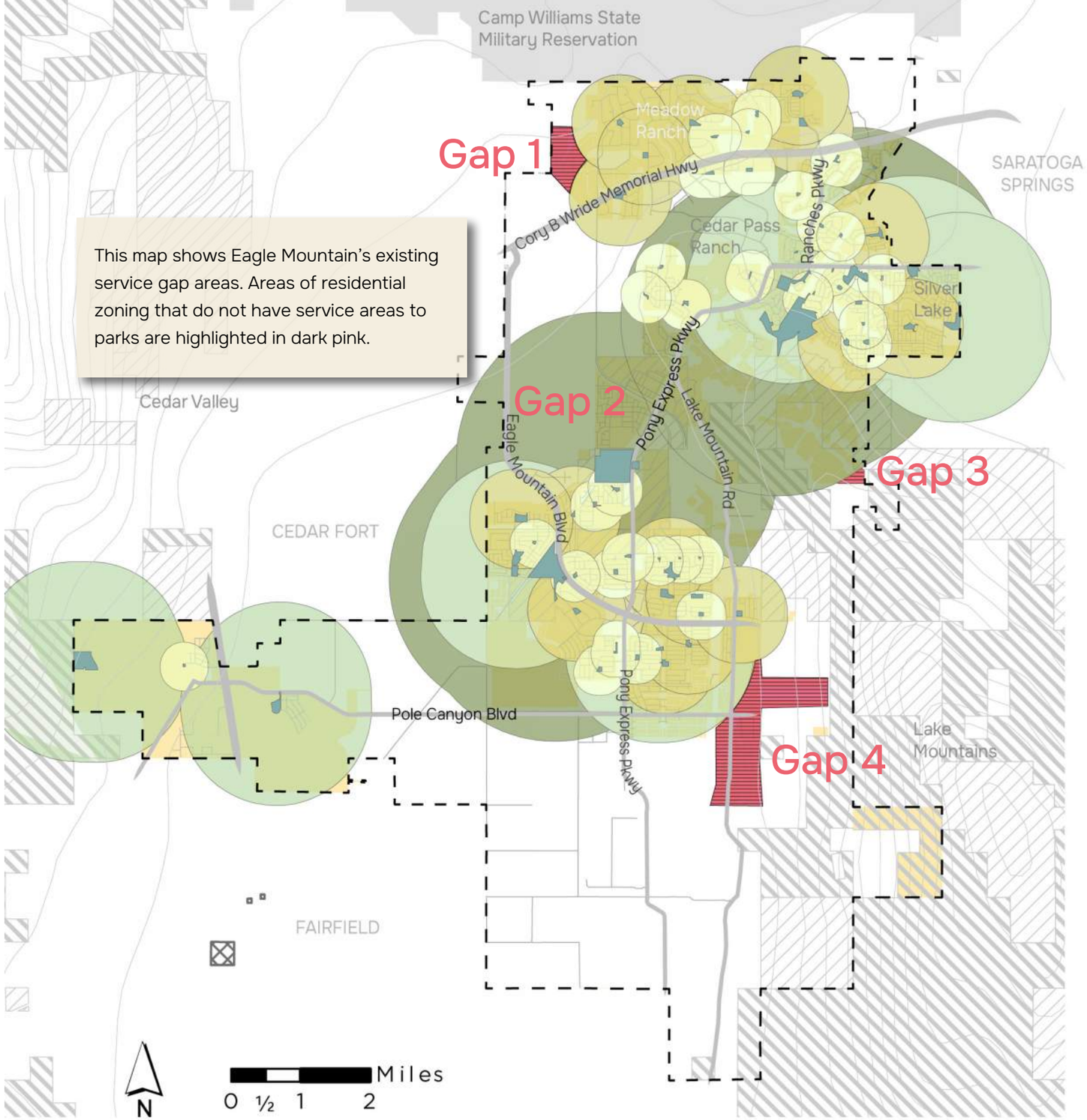
"It would save the city a lot of money and create a wonderful atmosphere that people can feel proud of their service and contribute to this."

PROCESS & RECOMMENDATIONS



Existing Service Areas and Gaps (All City-Owned Parks)

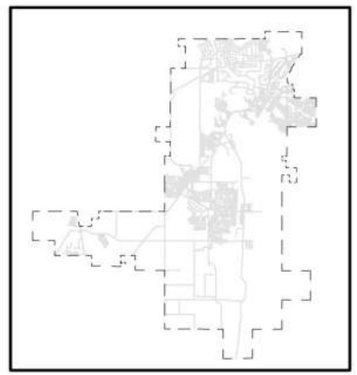
This map shows Eagle Mountain's existing service gap areas. Areas of residential zoning that do not have service areas to parks are highlighted in dark pink.



City Boundary
Roads
Major Roads
Park Boundaries
Zoning - Residential

Land Ownership
BLM
DOD
Private
SITLA

Geographic Service Areas
Local Parks - 0.25 mi
Neighborhood Parks - 0.50
Community Parks - 1.0 m
Regional Parks - 2.0 mi
No Service Areas

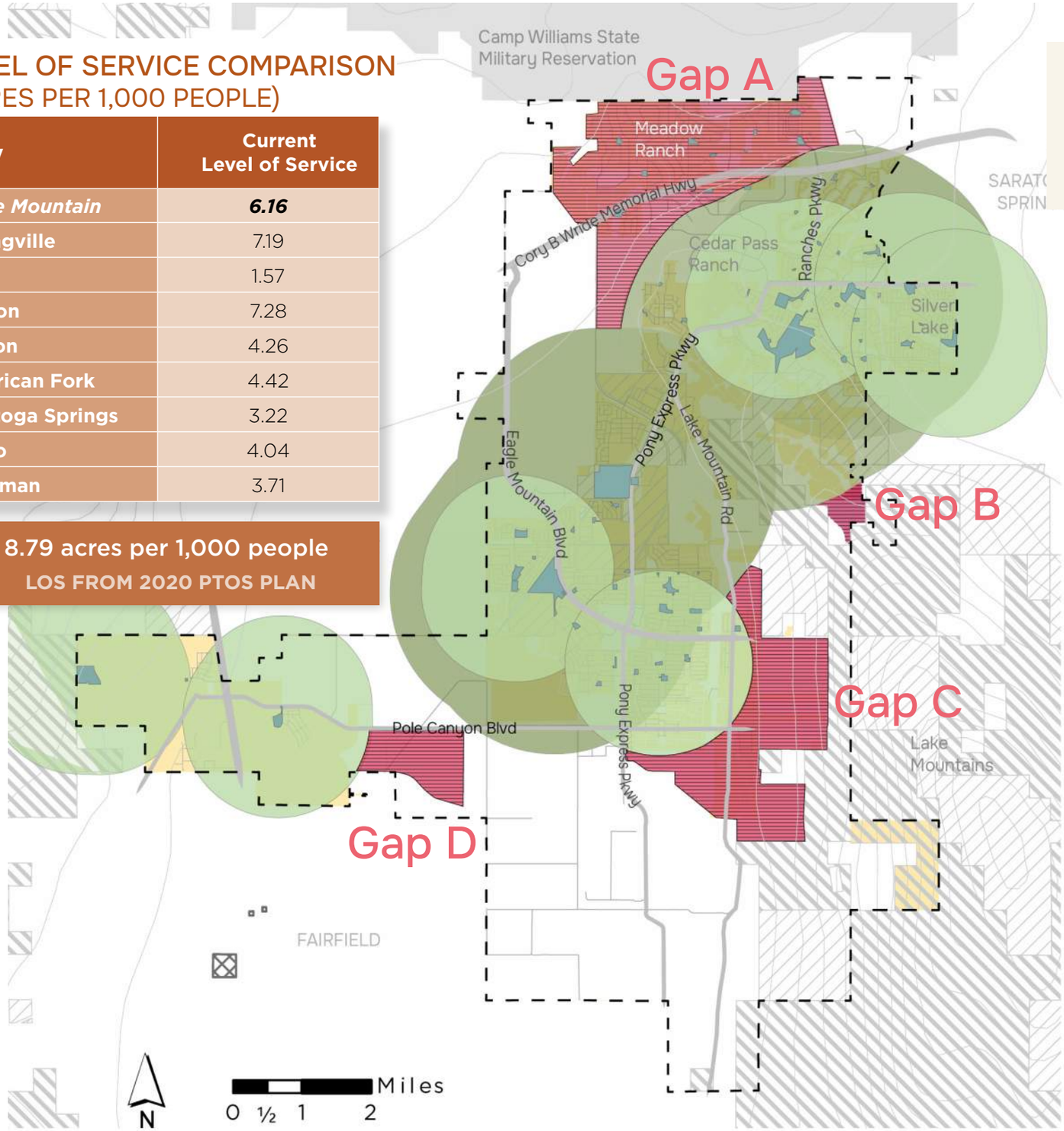


Map Extent

LEVEL OF SERVICE COMPARISON
(ACRES PER 1,000 PEOPLE)

City	Current Level of Service
Eagle Mountain	***6.16***
Springville	7.19
Lehi	1.57
Payson	7.28
Lindon	4.26
American Fork	4.42
Saratoga Springs	3.22
Provo	4.04
Herriman	3.71

8.79 acres per 1,000 people
LOS FROM 2020 PTOS PLAN

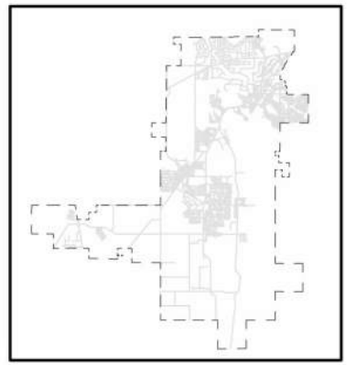


Existing and Projected Gaps (Regional and Community Parks)

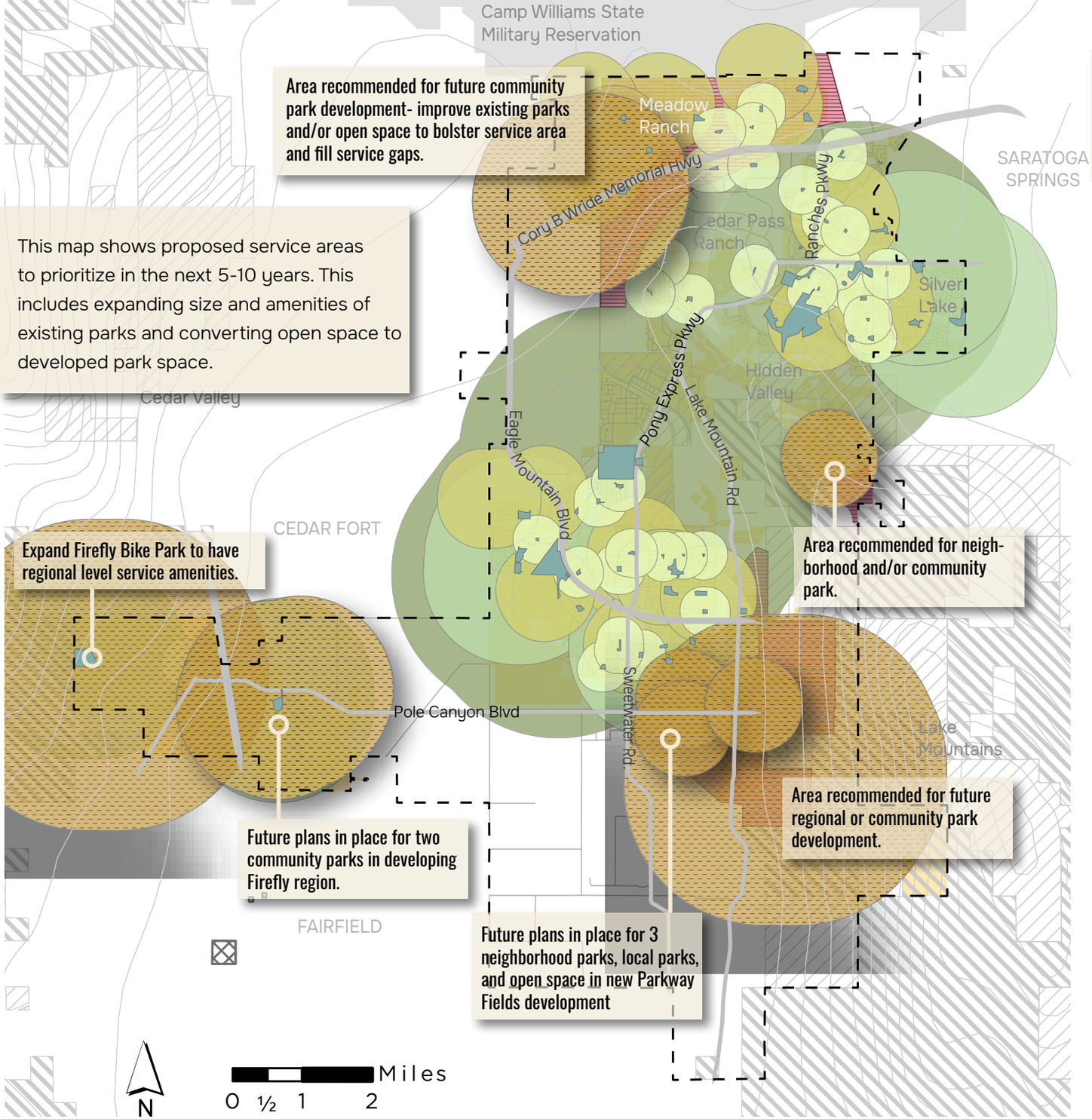
City Boundary
Roads
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Park Boundaries
Zoning - Residential

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Geographic Service Areas
Local Parks - 0.25 mi
Neighborhood Parks - 0.50
Community Parks - 1.0 m
Regional Parks - 2.0 mi
No Service Areas



Map Extent



Existing and Proposed Parks Service Areas

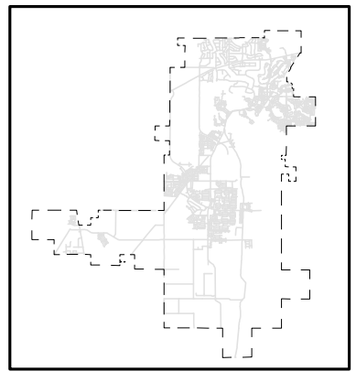
- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas
- Proposed Service Areas

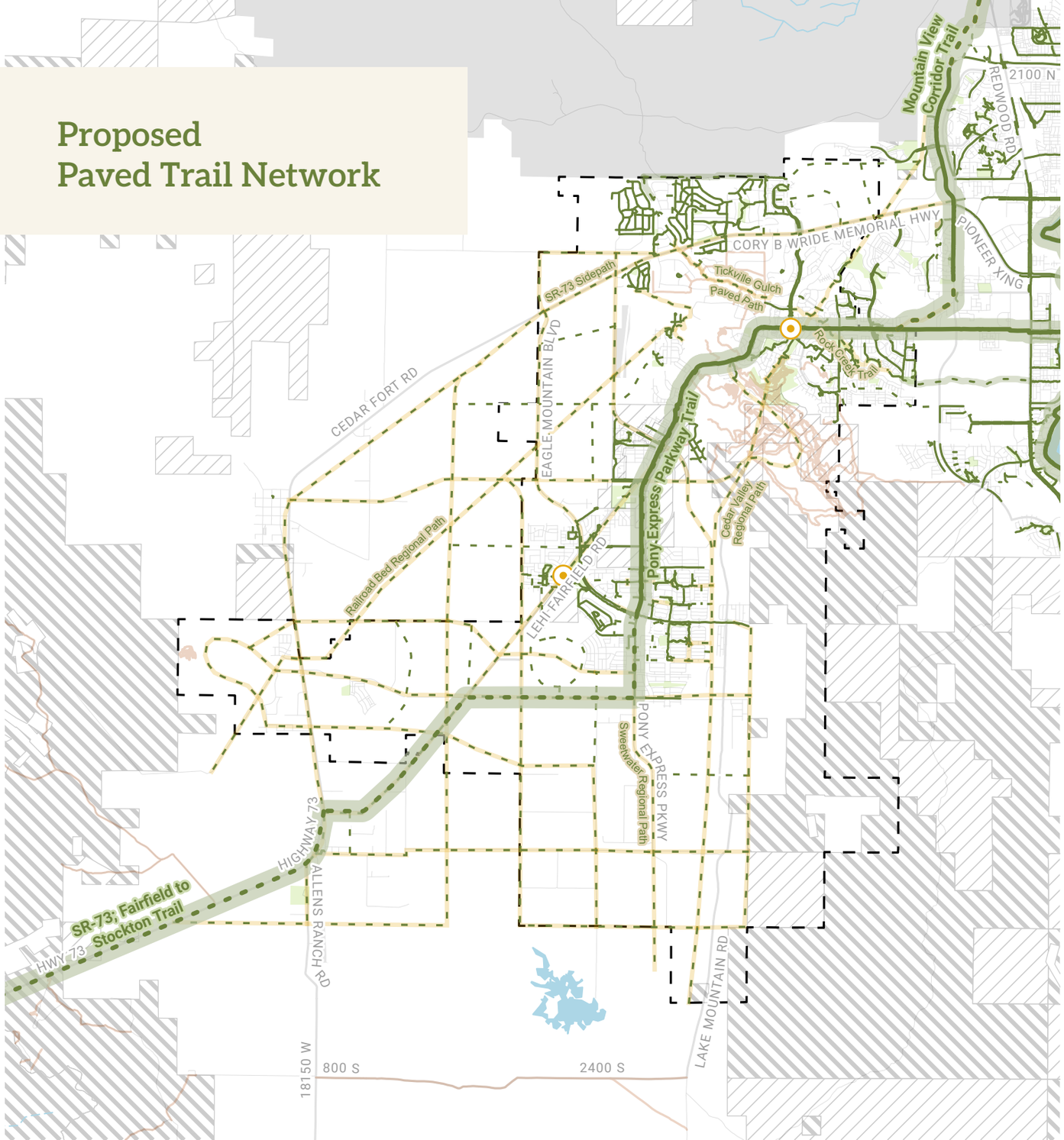
Land Ownership

- BLM
- DOD
- Private
- SITLA



Map Extent

Proposed Paved Trail Network



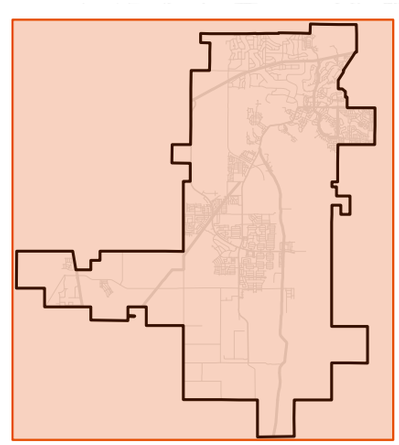
Utah Trail Network
- Existing
- Planned

Eagle Mountain ATP - Paved Trails
- Priority Connection
- Local Connection

New Trail Connections
- Proposed
- Crossing Improvements

Natural Surface Trails
- Existing

Land Ownership
- BLM
- SITLA
- DOD



Map Extent

0 ½ 1 2 Miles

N

OPEN SPACE CLASSIFICATION UPDATES

Developed open space is open space that has been altered for pedestrian use. It may include some amenities, infrastructure, and manicured landscapes to support public access, connectivity, or utility functions.

These spaces usually serve as pedestrian corridors, and typically feature **turf, planting beds, paved paths, or other designed elements.**

Maintenance Expectations: Frequent irrigation, mowing, pruning, weeding, amenity upkeep, and trail maintenance.

Examples include:
- Pedestrian corridors
- Utility corridors and rights-of-way
- City Utility Sites and public access or landscape elements

DEVELOPED
OPEN SPACE

Undeveloped open space is open space that is generally underutilized yet provides flexibility and opportunity for future use.

This categorizes undeveloped open space areas that are either designated for future development or identified as **having potential for reclassification into other open space types or parks.**

Maintenance Expectations: Minimal upkeep- weed removal for fire prevention, litter cleanup as needed.

Examples include:
- Vacant or remnant parcels within subdivisions
- Unmanicured buffers or parking strips
- Graded areas awaiting future improvement or restoration

UNDEVELOPED
OPEN SPACE

Naturalized open space is characterized by native, near-native, xeriscape, and related landscape areas. They have been **altered in some way** to be a manicured, yet natural landscape that have low maintenance and water needs, especially once established.

These areas usually serve as buffers and can also be found in yards, side yards, right of ways, edges of development, or adjacent to roadways.

Maintenance Expectations: Infrequent weeding, litter clean up, invasive plant removal, irrigation, and grass mowing.

Examples include:
- Xeriscape and native groundcover areas
- Naturalized buffers
- Landscaped areas intended for fire abatement

NATURALIZED
OPEN SPACE

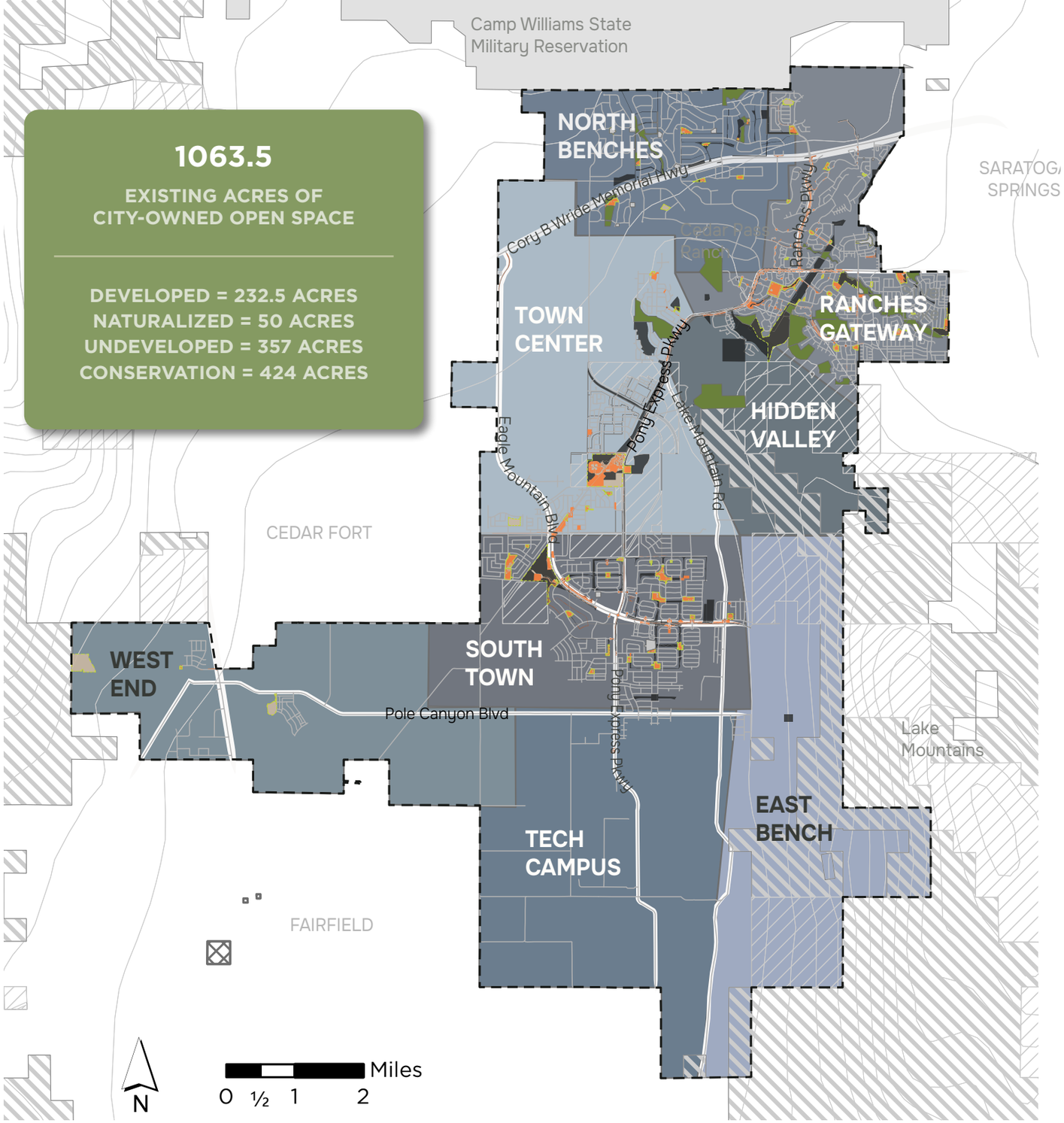
Conservation open space classifies areas that are determined to be of value to the community and intended to be protected for the following purposes:

- **Natural Resource Protection**
- **Public Health and Safety Areas**
- **Resource Management Areas**
- **Historical/Archaeological Areas**

Maintenance Expectations: Minimal upkeep- Invasive plant removal and trail maintenance as required.

Examples Include:
- Wildlife Corridor Overlay Zone
- Natural Washes i.e. Tick-ville Gulch
- Detention and Retention Ponds

CONSERVATION
OPEN SPACE



Existing Open Space (City-Owned & Managed)

Legend

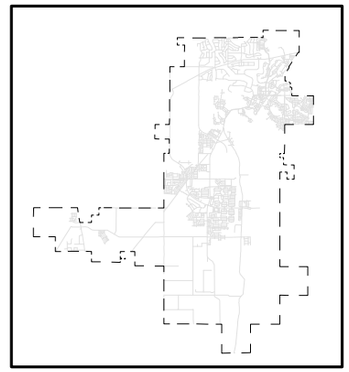
- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

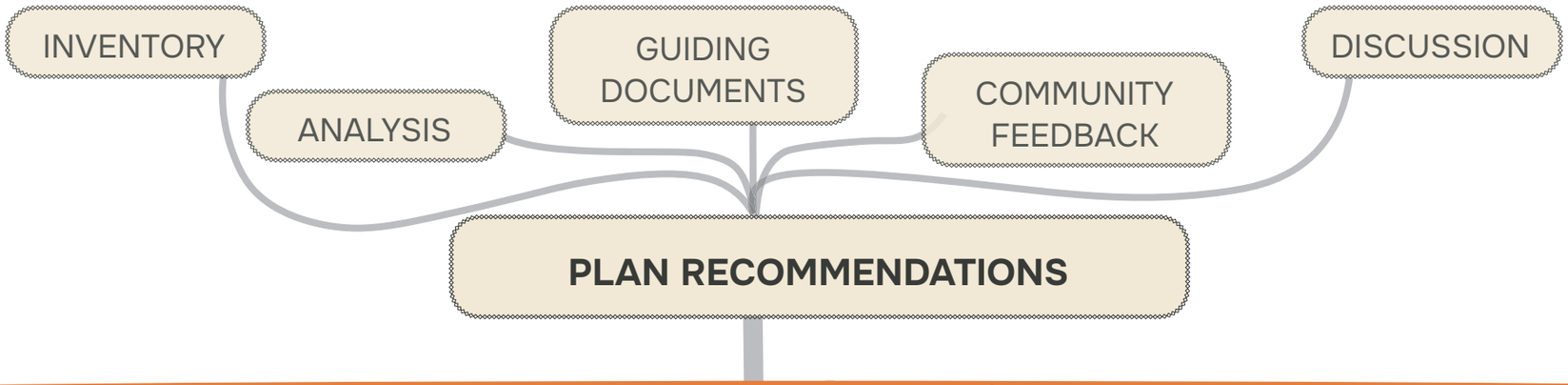
OPEN SPACE

- Developed
- Undeveloped
- Naturalized
- Conservation



Map Extent

RECOMMENDATIONS OVERVIEW



CITY-WIDE

- Develop official **volunteer program** for parks, trails, and open space.
- Plan official **signage & wayfinding plan**.
- Increase **awareness** & **accessibility of information** on eagle mountain's parks, trails, & open space.

PARKS

- Prioritize improvements & maintenance of **existing parks.**
- Focus on decreasing existing and projected gaps in **regional & community parks** service areas.

TRAILS

- Improve user **awareness & safety**, of existing trails through improved signage,
- Address conflicts with speed / mode through increased signage , trail eduction, etc.

OPEN SPACE

- Protect **wildlife & natural open space.**
- Management reflects strategies tailored to **new classifications.**

IFFP

NEXT STEPS

CONTINUE DEVELOPING THE IMPACT FEE FACILITIES PLAN

CITY COUNCIL MEETING - JAN. 20TH (EAGLE MOUNTAIN CITY HALL)



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY

PRESENTED BY

RECOMMENDATION:
N/A

BACKGROUND:
N/A

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	December 09, 2025, Planning Commission hearing minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Megan Green, Planning Secretary

PRESENTED BY

RECOMMENDATION:
N/A

BACKGROUND:
N/A

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 12.09.2025 PC Meeting Minutes Draft

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

December 9, 2025, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

CITY STAFF PRESENT: Deputy City Manager, Steve Mumford; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; and Megan Green, Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:33 p.m.

1. Discussion Items

1.A. DISCUSSION ITEMS – Horizon Master Development Plan

Planner Robert Hobbs presented the Horizon Master Development Plan. Scot Hazard discussed the project with the Commissioners, which is located near Pony Express and Lone Tree, and includes 110 single-family lots on 110 acres. Concerns raised included compliance with block length and slope requirements, wildlife corridor impact, ridgeline codes, and emergency egress. The developer proposed a 360-stair amenity and trail systems to address pedestrian connectivity. The commission emphasized the need for thorough review and community engagement to ensure the project meets City standards and addresses community concerns. The Planning Commission discussed several key issues, including the need for an additional egress route on Pony Express Parkway due to safety concerns and traffic projections.

Commissioner Allen adjourned the work session at 6:25 p.m.

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

2. Commissioner Allen called the policy session to order at 6:32 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: ***Commissioner Fox moved to approve the minutes of November 25, 2025, Planning Commission meeting. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**

DRAFT

Rod Hess	**Excused**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Abstain**

The motion passed with 4 yes and 1 abstention.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. 2026 Planning Commission Schedule

Discussion summary:
Commissioners agreed to add another Planning Commission Meeting to the calendar on November 24, 2026, and if the meeting is not necessary it can be cancelled.

MOTION: ***Commissioner Strong moved to approve Item 7.A., 2026 Planning Commission Schedule, with the addition of one meeting on November 24, 2026. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

7.B. Horizon Master Community MDP/Plat Review

Presentation summary: A request by Caden Hazard for Master Development Plan and for Preliminary Plat Approval for 110 single-family detached residential lots with open space all on/for approximately 109 acres of property located in Section 30, T5S, R1W, on the north side of Pony Express Parkway and Lone Tree Parkway addressed as 2434 E. Pony Express Parkway; application set identified as the: "Horizon" project.

Applicant's statements summary: Scot Hazard declined to comment during the Policy Session.

Discussion summary:

- Robert Hobbs provided a quick overview of the Horizon Master Development Plan, highlighting the property's location near Pony Express and Lone Tree.
- The plat includes open space parcels, a 20-count parking lot, a 360-stair amenity, trail systems, and a commitment to not exacerbate traffic issues in Lone Tree until egress is resolved.
- The project includes a wildlife corridor, with the Nature Wildlife Alliance suggesting an alternative route, and the need for a final plat to reflect the boundary.
- Jason Allen and other Commissioners discussed the project's compliance with code, particularly regarding slope and block length requirements.
- Marcus Draper clarified the applicability of the ridge line protection overlay zone and the need for reasonable diligence in implementing approvals.

DRAFT

- The Commission considered the impact of the project on existing neighborhoods, including traffic and emergency access, and the need for pedestrian connectivity.
- The discussion concluded with a commitment by the applicant to continue working on the project's details, including addressing traffic and emergency access issues, and ensuring compliance with city codes and ordinances.
- Commissioners Whiting and Allen agree on the need for the City Council to evaluate the subdivision with a different lens.

Commissioner Allen opened the public hearing at 6:43 p.m.

Alexia Turley, Kayla Baugh, Chad Hicks, Tracey Snyder, Teri Hansen, and Karina Woodbury all sent in or made public comments.

Commissioner Allen closed the public hearing at 6:58 p.m.

MOTION: ***Commissioner Whiting moved to deny Item 7.B., Horizon MDP/Preliminary Plat. Commissioner Allen seconded the motion.***

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

The motion passed with a unanimous vote.

7.C. Hidden Hollow Pool Amenity

Presentation Summary Points: This matter is a second request/attempt by Cadence Homes to receive approval to trade-out a required swimming pool for the Hidden Hollow development. Proposed is the substitution of a gym and additional lawn games for a swimming pool. The property under consideration is Parcel D in Hidden Hollow at the southeast corner of the intersection of N. Smooth Way and N. Carlton Way. Although a recent code amendment permits administrative (Staff-level) review of site plans, the specific criteria outlined in that amendment—along with the code referenced in the 'Items for Consideration' section of this report—necessitated processing the Applicant's request as a standard site plan amendment. Review by both the Planning Commission and City Council is required, since site plans must be reviewed sequentially by these two bodies. Staff considers the proposed amenity swap to be minor in nature and scope, especially when compared to other types of possible site plan revisions.

Applicant's statements summary: Hunter Smith representing Cadence Homes presented the proposed Amenity Exchange. He presented a new survey showing strong preference for a gym among residents, emphasizing the active lifestyle in the community. Smith explained the challenges of maintaining a swimming pool in a windy and dusty environment and the preference for year-round gym access.

Discussion summary points:

- Commissioners discussed the potential benefits and drawbacks of a gym versus a swimming pool, considering cost, maintenance, and community needs.
- Commissioners emphasized the importance of providing amenities that meet community needs and the potential for future expansion of the clubhouse.
- Jason Allen and Commissioners agreed on the need for a balanced approach that considers both community feedback and code requirements.

DRAFT

Commissioner Allen opened the public hearing at 7:50 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of Item 7.C., Hidden Hollow Pool Amenity, with the recommendation to add an amenity to the clubhouse. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

7.D. Fence Code Patch Amendment

Presentation Summary Points: A pair of Neighborhood Improvement cases prompted the drafting of the attached code amendment designed to clarify and strengthen the City's disposition regarding maintenance of fences, walls and retaining structures. Legal counsel has reviewed the draft.

Discussion summary points:

- Robert Hobbs introduced the fence code amendment, addressing issues of fence maintenance and repair responsibilities.
- Commissioners discussed the importance of maintaining fences and the potential impact on Neighborhood Improvement efforts.
- Commissioners agreed that the code amendment is pretty straight forward and recommend approval to the City Council.

Commissioner Allen opened the public hearing at 7:56 p.m. As there were no comments, he closed the hearing at 7:57 p.m.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.D., Fence Code Patch Amendment. Commissioner Fox seconded the motion.***

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

The motion passed with a unanimous vote.

7.E. Pacific Springs Development Agreement

Presentation Summary Points: R5 Homes is working on getting permits for lots 511–514 in Pacific Springs A5. However, per EMMC 16.35.090, they are required to install privacy screening "prior to any building permits being issued in that phase of development that abuts such right-of-way." R5 Homes is requesting flexibility--through a development agreement--to install the fencing after home construction on the lots to avoid potential damage during the building process.

Applicant's statement summary: Brian Haskell from R5 Homes explained the challenges of dealing with incomplete fencing in the Pacific Springs neighborhood and the need for a bonding system.

Discussion summary points:

- Commissioners agreed on the importance of maintaining fences and the potential benefits of a bonding system for future developments.

DRAFT

Commissioner Allen opened the public hearing at 8:01 p.m. As there were no comments, he closed the hearing 8:02 p.m.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of Item 7.E., Pacific Springs Development Agreement. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

7.F. Data Center Directional Signage Code Amendment

Presentation Summary Points: Staff has been approached on a couple of occasions by data center representatives wanting to construct directional signage for their trucks and workers. Our current code does not allow for such signage, but Staff feels that it is worth considering the proposed code amendment to help reduce traffic along roads such as Pony Express Parkway by keeping it on SR-73 for as long as possible.

Discussion summary points:

- Steven Lehmitz introduced the proposal for off-premise directional signage for large-scale developments, such as data centers.
- The proposal aims to direct truck traffic away from Pony Express and onto designated routes, improving traffic flow and safety.
- Commissioners discussed the potential benefits and drawbacks of the proposal, considering the need for clear signage and community input.
- The proposal includes requirements for maintaining signage and ensuring compliance with dark sky regulations.
- Commissioners agreed the code amendment makes sense and like the Alternate Energy Overlay Zone being included.

Commissioner Allen opened the public hearing at 8:09 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.F., Data Center Directional Signage Code Amendment with an addition to paragraph E. to include the Alternate Energy Overlay Zone. Commissioner Fox seconded the motion.***

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

The motion passed with a unanimous vote.

5. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for January 13, 2026.

6. Adjournment

DRAFT

MOTION: ***Commissioner Fox moved to adjourn the meeting at 8:15 p.m. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 8:15 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Community Development Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	Slope Development Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
That the Planning Commission advance a positive recommendation concerning the draft amendment(s) to the City Council together with any proposed revisions to the same...

BACKGROUND:
Staff was asked to prepare a code amendment to specify that slopes 25% or greater may not be graded or otherwise physically altered. See attached, resultant, draft...

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

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Hillside Slope Code Amendment

Chapter 15.80
HILLSIDE SITE DEVELOPMENT

Sections:

15.80.010 Average slope definition.
15.80.020 Certified report required.
15.80.030 Certified report specifications.
15.80.040 Liability.
15.80.050 Retaining walls.

15.80.010 Average slope definition.

For the purpose of this chapter, the definition of “average slope” shall be as follows: The average slope of the parcel of land or any portion thereof shall be computed by applying the formula:

$$S = \frac{0.00229\ IL}{A}$$

to the natural slope of the land before any grading is commenced, as determined from a topographic map having a scale of not less than one inch equals 100 feet and a contour interval of not less than five feet, where:

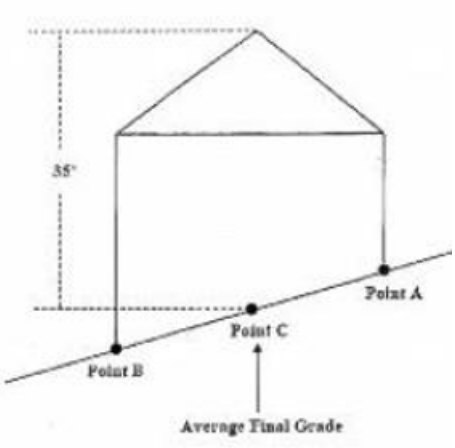
0.00229 = A conversion factor of square feet to acres;

S = Average percent slope;

I = Contour interval, in feet;

L = Summation of the length of contour lines, in feet, within the subject parcel;

A = Areas in acres of the parcel being considered. [Ord. O-03-2010 § 1 (Exh. A § 16.010)].



15.80.020 Certified report required.

~~It shall be unlawful for the owner, developer, or any contractor or other person to excavate, grade, level, or build upon any lot or property within the city when the average slope of the lot exceeds 25 percent. Building within 200 feet of slopes in excess of 25 percent will require a slope stability report to address the potential for landslides. Such report must be reviewed and approved by the city engineer or his/her designee. Each lot within a hillside development shall indicate a proposed building envelope and driveway location. The lot width shall be such that the maximum 12 percent driveway shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and the building department based on specific design considerations such as a southern-facing or heated driveway. Nor shall any person grade, level, or improve in any manner any parcel of land which is crossed by a natural or manmade watercourse or existing utility before such person has submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah containing the information set forth in EMMC 15.80.030. [Ord. O-03-2010 § 1 (Exh. A § 16.020)].~~

A. It shall be unlawful for the owner, developer, or any contractor or other person or party to excavate, grade, level, build upon or otherwise alter ~~upon~~ any ~~lot or~~ property within the city when the average slope of that property exceeds 25 percent. Nor shall any person grade, level, or improve in any manner any parcel of land which is crossed by a natural or manmade watercourse or existing utility before such person has submitted to the city engineer a certified report from a qualified civil engineer licensed in the state of Utah containing the information.

B. Building within 200 feet of slopes in excess of 25 percent will require a slope stability report to address the potential for landslides. Such report must be reviewed and

approved by the city engineer or his/her designee. Each lot within a hillside development shall indicate a proposed building envelope and driveway location.

C. The ~~lot~~ property width shall be such that the maximum 12 percent driveway shall not be exceeded, unless a steeper driveway is approved by both the city engineer or his/her representative and the building department based on specific design considerations such as a southern-facing or heated driveway.

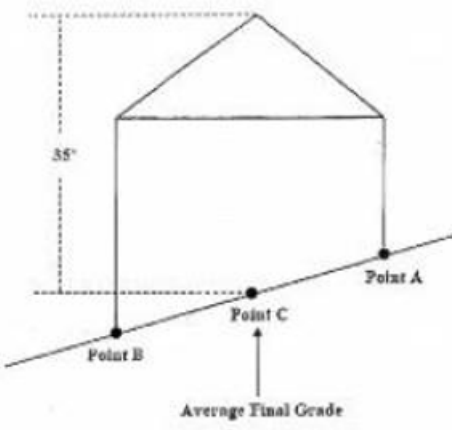
Chapter 17.10
DEFINITIONS

Sections:

17.10.010 What this chapter does.
17.10.020 General purpose.
17.10.030 Definitions.

~~Slope. Slope shall be determined before any site clearing, excavation, or grading, and expressed as a percentage (rise/run x 100). Measurement shall be made perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) breakpoints.~~

"Slope, ground" means the steepness, incline, or gradient of the ground. Ground slope is determined by measuring perpendicular to the contours of the land, between natural (changes in slope as landforms change) or manmade (road cuts and similar breakpoints) before any site clearing, excavation, or grading, and is customarily expressed as a percentage (rise/run x 100 = "X"%). Average slope is taken by using the lowest and highest elevation points of a given property.



Chapter 17.25
RESIDENTIAL ZONES

Sections:

17.25.010 What this chapter does.
17.25.020 Future land uses and residential zones.
17.25.030 Land use table.
17.25.040 Residential development standards.
17.25.050 Generally applicable provisions.
17.25.060 Projection into setbacks.

17.25.040 Residential development standards.

Table notes:

[1] Height is measured from the average of the highest finished grade and the lowest finished grade of the structure to the highest point of the roof, excluding ancillary structures. Where permitted by EMMC 17.25.030, the maximum height of accessory dwelling units (ADUs) located above a detached garage is 35 feet.

[2] Lot frontage is measured at the street property line. Lot frontage shall vary by at least five feet every three or four lots in the R3 and RC zones.

[2b] Townhouse buildings in MF1 and MF2 zones shall completely front/abut on, and be accessed via, streets, not service drives.

[2c] Lots with apartment buildings thereon in MF1 and MF2 zones shall front/abut streets, but may have their parking spaces/lots accessed either via service drives or streets.

[3] Setbacks shall only apply to structures that require a city building permit or approval. No structure which cannot be removed shall be constructed across an easement. Up to a 10 percent variation in setbacks may be approved by the planning director and building official if the variation is deemed appropriate due to an issue with slope, unique lot configuration, or other unique circumstance. Guidance regarding allowed projections into setbacks is outlined in EMMC 17.25.060.

[4] Maximum footprint coverage is the total coverage on the lot of all accessory structures.

[5] Driveway length exceptions for multifamily developments may be requested and considered at the discretion of the approval authority with a preliminary plat or site plan.

[6] Ancillary structures include chimneys, television antennas, or other structures that are generally located on the roof of a residential building.

[7] For approval of a preliminary plat or amended preliminary plat, the minimum average lot size is calculated across an entire preliminary plat or large neighborhood, and is verified by the approval authority of a preliminary plat. If a preliminary plat exceeds 80 acres, the average lot size may be required in smaller neighborhoods/plats. Each original final plat does not have to comply with the average lot size, but shall include some variation of lot sizes in the plat. Outlier lots that are substantially larger than the others will not be counted in the average lot size calculation. Amended final plats shall comply with the average lot size requirements of this section. For amended final plats, the minimum average lot size is calculated using only the portion of the plat that the amendment changes.

[8] Multifamily dwelling structures shall contain no more than three stories.

[9] Multifamily dwelling structures with a minimum roof pitch of 5/12 or flat roofs with rooftop amenities may be constructed with three stories up to 45 feet high.

[10] Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.

~~G. Hillside Development and Sensitive Lands. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors. Lots in the RA1 and RA2 zones shall include a buildable footprint of at least 20,000 square feet, which generally includes enough area for a home, two accessory buildings (garages or animals), and a horse corral. Lots in the RD1 zone shall include a buildable footprint of at least 15,000 square feet.~~

G. Hillside Development and Sensitive Lands.

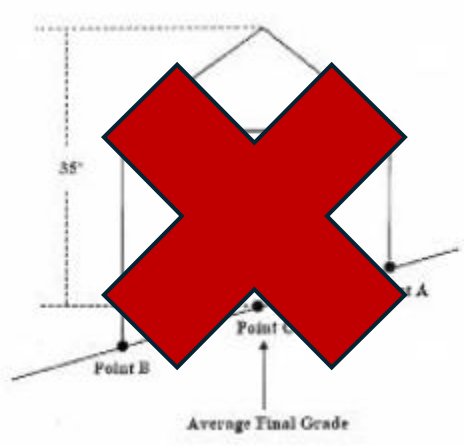
1. No construction, development, or earthwork may occur on land restricted by utility corridors, natural washes, storm drain retention/detention areas, geologically sensitive areas that require special engineering considerations for safe habitation, and steep slopes, unless in full compliance with Chapters 15.80 and 17.62 EMMC, other applicable city codes, and approved by the approval authority for preliminary plats. Any property whose slope is 25% or greater shall not be graded nor altered.

2. Development projects that include hillsides, ridgelines, or retaining walls must comply with the standards in Chapters 15.80 and 17.62 EMMC and this section.

3. No permanent structures near natural washes shall be built in the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side, as measured out from the top of the bank, whichever is greater, to be determined by the city engineer or designee. Additionally, no earthwork, excavation, or earth removal shall occur within the watercourse plus 75 feet from the center of the flowline, or a 50-foot buffer on either side of the top of the bank as determined by the city engineer or designee.

4. Utility corridors shall be preserved and deeded to the city whenever possible for trails and open space corridors.

H. Lighting. All exterior lighting, including parking lot lights, building lights, and other lighting, must comply with the standards found in Chapter 17.56 EMMC. Streetlights are required to be paid for by developers and installed by the city's contractor along all roads in and surrounding a project, in accordance with EMMC 15.10.390.



Chapter 17.100
SITE PLAN REVIEW

Sections:

17.100.010 What this chapter does.
17.100.020 Purpose.
17.100.030 Site plan approval required.
17.100.040 Master site plans.
17.100.050 Site plan development standards.
17.100.060 Architectural requirements.
17.100.070 Application.
17.100.080 Review and approval process.
17.100.090 Expirations and extensions of approvals.
17.100.100 Issuance of building permit.
17.100.110 Issuance of a certificate of occupancy.
17.100.120 Temporary site plans.
17.100.130 Amended site plans.

17.100.050 Site plan development standards.

H. Protection of Steep Slopes and Natural Drainages. Steep slopes and natural drainages shall be protected from development and erosion. It is encouraged that they be incorporated into the design of development. Development or construction near these features shall comply with Chapter 15.80 EMMC, Hillside Site Development. ~~No building lot may have an average slope that exceeds 25 percent.~~ Any property whose slope is 25% or greater shall not be graded nor altered.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	City Parks, Trails and Open Space Master Plan ordinance
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Brad Hickman, Public Works Director

PRESENTED BY
Brad Hickman

RECOMMENDATION:
That the Planning Commission advance a postive recommendation regarding the proposed plan to the City Council

BACKGROUND:
Eagle Mountain has contracted with MHTN to update the Parks, Trails and Open Space Plan. This effort includes a comprehensive inventory of the City's existing parks and recreational assets, an evaluation of current conditions, and an analysis of level of service to identify gaps and opportunities. The plan also outlines strategic recommendations to guide parks development and improvements over the next several years, including project prioritization based on community needs, service equity, and long-term buildout. An updated and associated Impact Fee Facilities Plan (IFFP) is also proposed.

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 0113_Planning Commission Mtg_V4

EAGLE MOUNTAIN CITY

PARKS, TRAILS, & OPEN SPACE MASTER PLAN

2026 UPDATE



PLANNING COMMISSION MEETING

13 JANUARY 2026

Prepared by MHTN ARCHITECTS

Ascend Together



AGENDA

PROJECT OVERVIEW

PROCESS & EXISTING CONDITIONS

WHAT WE HEARD

RECOMMENDATIONS

PROJECT OVERVIEW

ANTICIPATED TIMELINE

JUL - AUG
- Project Kickoff
- Vision & Existing Conditions

SEPT - OCT
- Public & Stakeholder Engagement
- Develop Implementation Strategies

NOV-DEC
- Public Open House
- Refine Implementation Strategies

JAN

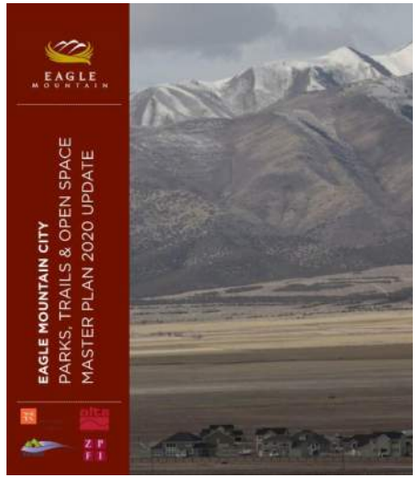
TODAY

- Impact Fee Facilities Plan (IFFP) Planning Process
- Project Completion

BUILDING ON EXISTING GUIDING DOCUMENTS, STUDIES, AND PLANS

- 2025 EM Natural Open Spaces & Wildlife Habitat Management Plan
- 2024 EM Brand & Marketing Playbook Cover
- 2022 EM Transportation Master Plan
- 2020 EM Parks, Trails, and Open Space Plan
- 2018 EM General Plan
- 2015 EM Bicycle and Pedestrian Master Plan
- MAG Transportation Plan 50





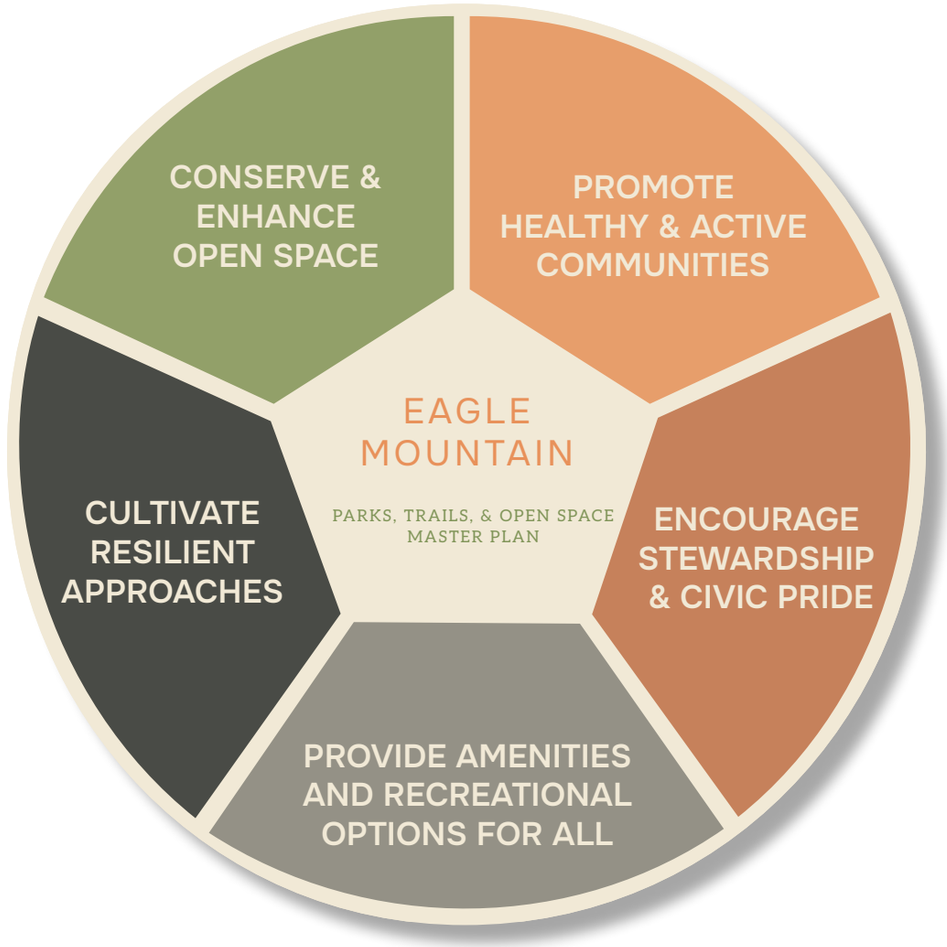
VISION

Eagle Mountain's parks, trails and open space are unique community assets and exceptional civic infrastructure. They contribute to the recreational, social, ecological, and aesthetic well-being and health of our city.

PLAN GUIDING PRINCIPLES

The City's undeveloped ridgelines, hillsides, and wildlife corridors should be conserved and enhanced. They should continue providing access and views to open space areas and natural landscapes throughout the community for the enjoyment of its residents.

A holistic approach to maintaining resilient systems within the City is prioritized. This includes dark skies policies, wildlife corridors preservation, water-wise initiatives, and fiscal responsibility.



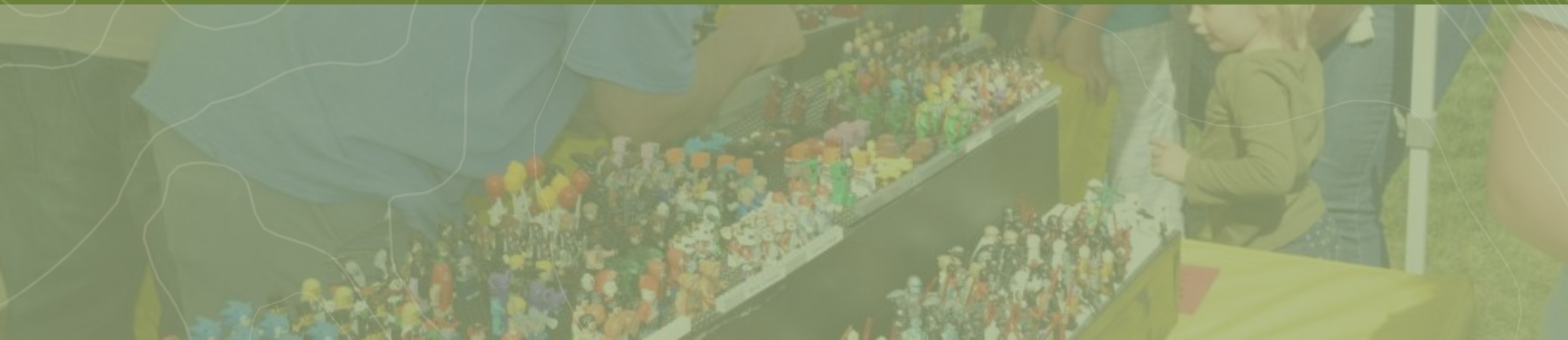
Promote access to the City's parks and connected recreation opportunities spanning bike trails, wildlife corridors, and parks of all sizes supports a healthy, active community and elevates quality of life. City goals are achieved through collaboration with private and public entities.

Support Eagle Mountain's identity and recognize it's success within the community through an array of activities, conservation and enhancement of cultural and historical artifacts, and maintenance of public spaces.

The system provides a variety of unique and meaningful parks, trails and recreational opportunities. Amenities vary in scale and type and are part of a unified system. Each have their own identity and collectively contribute to Eagle Mountain's character. Access exists at the community scale but for niche elements, more common, popular elements are accessible at a regional-scale.



WHAT WE HEARD



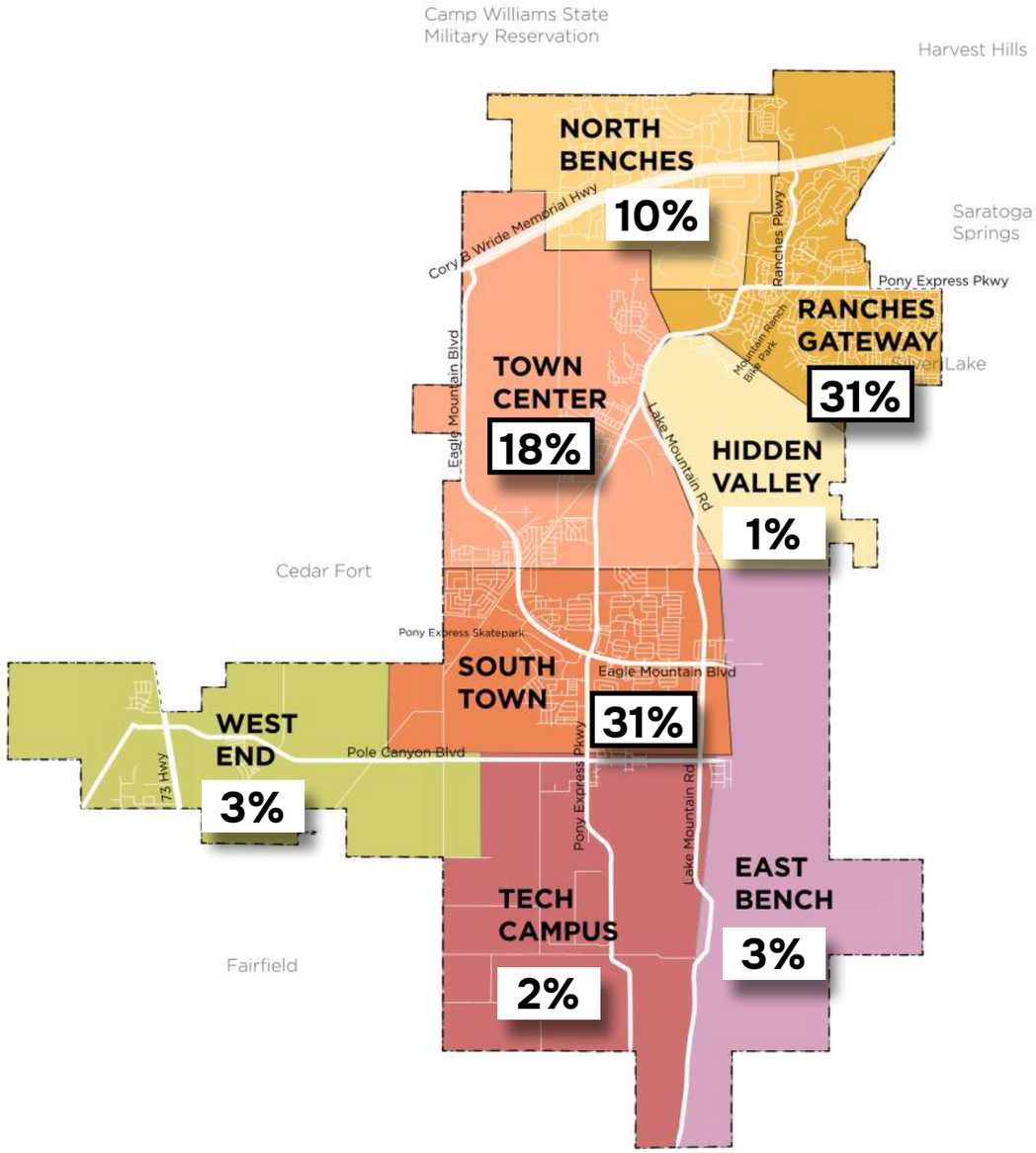
COMMUNITY FEEDBACK - ONLINE SURVEY RESULTS

249 SURVEY RESPONSES

68% RESPONDENTS BETWEEN THE AGES OF 34-54

Please rank how Eagle Mountain should prioritize their conservation and recreational efforts over the next ten years?

1. MAINTAIN EXISTING PARKS & TRAILS
2. IMPROVE EXISTING PARKS & TRAILS
3. PROTECT & MAINTAIN EXISTING CONSERVATION LAND
4. ACQUIRE/BUILD NEW PARKS & TRAILS
5. ACQUIRE NEW LANDS OF CONSERVATION INTEREST



COMMUNITY FEEDBACK - SHOPFEST UTAH

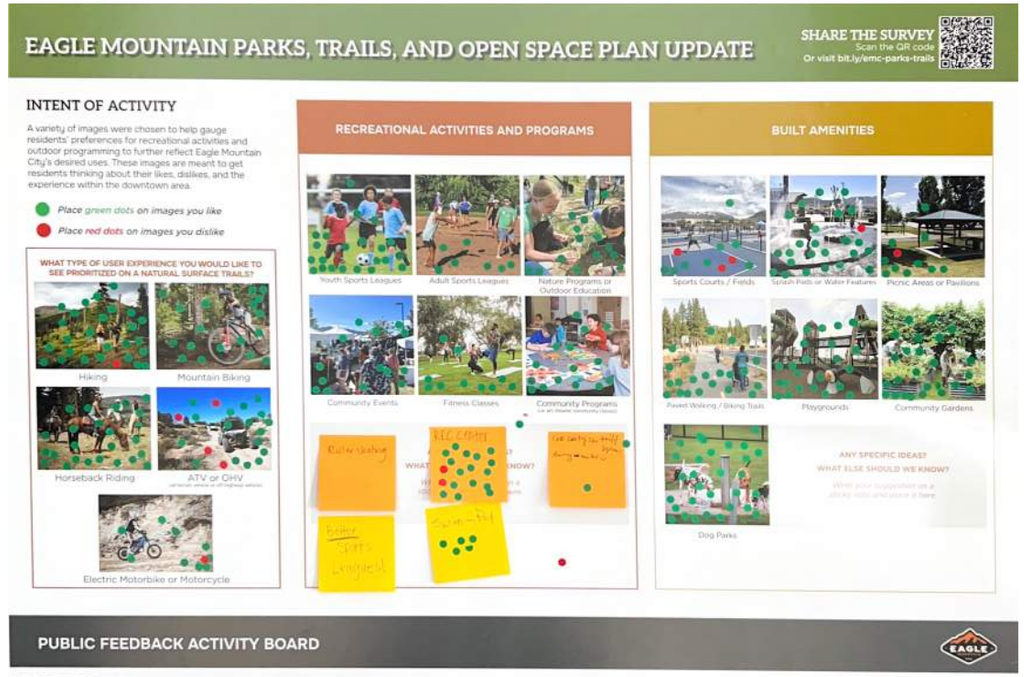
196 PARTICIPANTS

What type of user experience would you like to see prioritized on natural surface trails?

1. **HIKING:**
   26 GREEN DOTS, 1 RED DOT
2. **HORSEBACK RIDING:**
   26 GREEN DOTS, 0 RED DOTS
3. **MOUNTAIN BIKING:**
   18 GREEN DOTS, 0 RED DOTS
4. **ATV OR OHV:**
   17 GREEN DOTS, 4 RED DOTS
5. **ELECTRIC MOTORBIKE OR MOTORCYCLE:**
   9 GREEN DOTS, 1 RED DOT

COMMENTS:
ISSUES WITH SPEED AND MODE CONFLICTS ON THE TRAILS





COMMUNITY FEEDBACK - SHOPFEST UTAH

How would you prioritize investment in the city's parks and trails? Vote for your top three.

1. **NEW TRAILS - 73 Votes**
   Off-road (2), Paved (1), generally liked both trails

2. **NEW PARKS - 65 Votes**
   Not specified some preferred community/regional

3. **EXPAND RECREATIONAL PROGRAMS - 57 Votes**
   Generally more recreational programs or better facilities

4. **MAINTAIN & IMPROVE EXISTING FACILITIES - 55 Votes**
   Support environmental and habitat improvements (2)

5. **COMMUNITY EVENTS - 44 Votes**
   Drone shows, dinosaur event, farmer's market, more ShopFest, music events, youth events, etc.

6. **ADD MORE AMENITIES - 24 Votes**
   Additional lighting at parks (2)

OTHER - 13 Votes, 17 Comments
Recreation Center/Swimming Pool (8), More Trees or Better Tree Placement (3), Event Center, Better Snow Removal, Better Parking During Events, Preserve West Lake Mountains





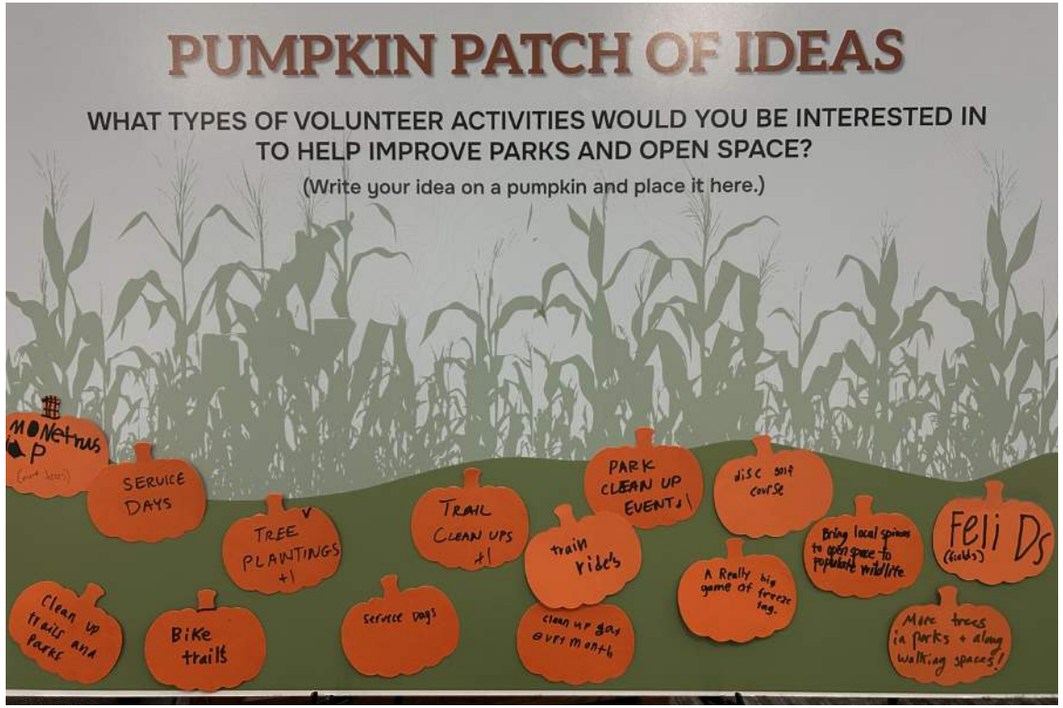
PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

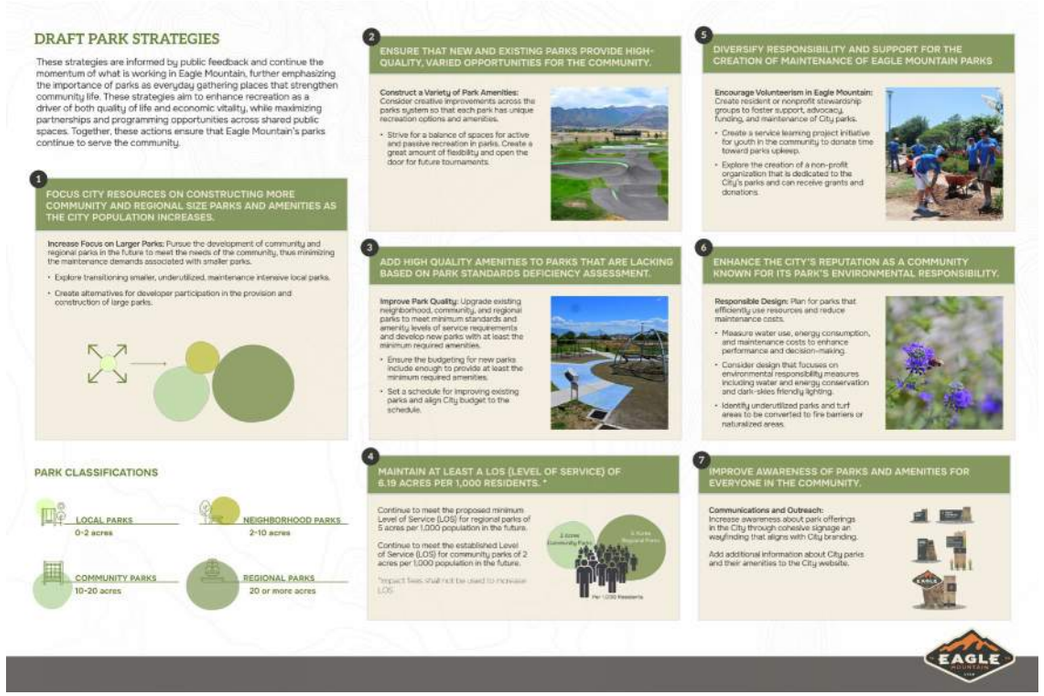
36+ ATTENDEES

(17 ADULTS, 19+ KIDS)

24+ ACTIVITY PARTICIPANTS







PUBLIC OPEN HOUSE - PARKS, PATHS, & PUMPKINS NIGHT

PARKS: COMMON THEMES MENTIONED

VARIATION IN AMENITIES
Balance of active and restful activities

MAINTAIN EXISTING PARKS
Update parks and encourage community responsibility

FOCUS ON LARGER PARKS WITH MORE AMENITIES
Consider distributing specialty amenities

PROVIDE OPPORTUNITIES AND SPACES FOR YOUTH AND TEENS
Encourage community responsibility among youth and create safe places to play

PROVIDE MORE AMENITIES
More signage to increase awareness of parks, dog waste stations, arboretum, playgrounds, climbing walls, disc golf course, more trails, pickball courts, libraries, splash pads, rec center

INCREASE UTILIZATION OF SMALLER PARKS / SOME PARKS ARE TOO CROWDED

BALANCE PARK SPACE AND OPEN SPACE

TOP RANKED PROPOSED STRATEGIES

2. **ENSURE THAT NEW AND EXISTING PARKS PROVIDE HIGH-QUALITY, VARIED OPPORTUNITIES FOR THE COMMUNITY.**

3. **ADD HIGH QUALITY AMENITIES TO PARKS THAT ARE LACKING BASED ON PARK STANDARDS DEFICIENCY ASSESSMENT.**

1. **FOCUS CITY RESOURCES ON CONSTRUCTING MORE COMMUNITY AND REGIONAL SIZE PARKS AND AMENITIES AS THE CITY POPULATION INCREASES.**



STAKEHOLDER INTERVIEWS AND FOCUS GROUPS

KEY TRENDS

PARKS

- Maintain and improve larger parks versus smaller ones
- Improve safety and maintenance efforts at existing parks

OPEN SPACE

- Maintain and preserve what is existing and acquire more as opportunities are available
- Create connected and contiguous open space
- Address inappropriate uses or hazards on undesignated open space

TRAILS

- Improve trail connectivity to key destinations and neighborhoods
- Consider multiple users, skill levels, and speed conflicts
- Better leverage Eagle Mountain's unique trails and recreation systems

OTHER COMMENTS

- Recognize that the city's outdoor spaces and recreation system are major attractions for residents and visitors
- Enhance outreach and communication about environmental stewardship

" If we want to preserve the open, rural, wildlife feeling that Eagle Mountain has, the absolute first thing we need to do is decide where to keep those open space, parks, and trail systems. "

" The [volunteer] spirit is here in the community. You just have to tap into it and focus that effort.

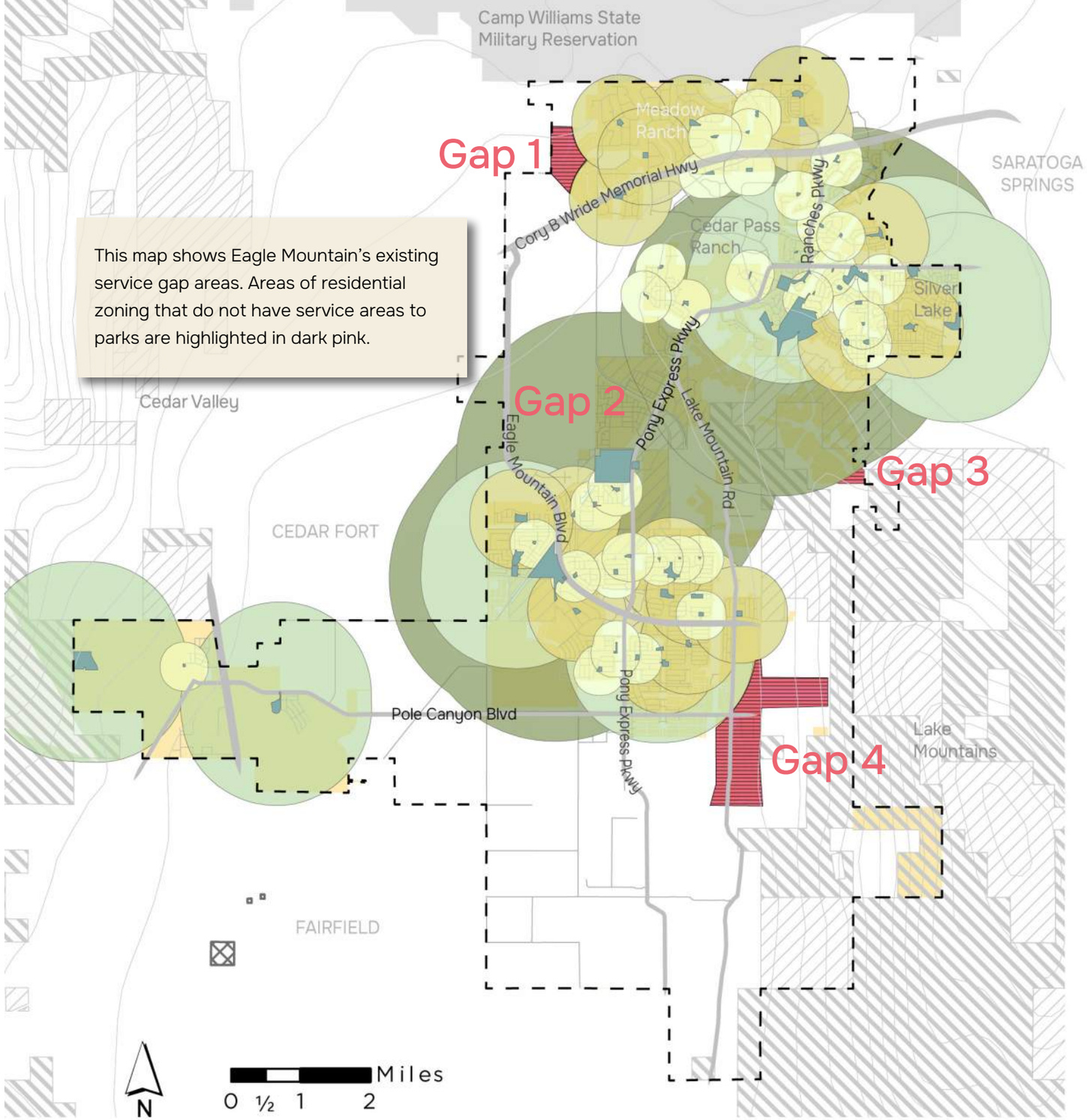
"It would save the city a lot of money and create a wonderful atmosphere that people can feel proud of their service and contribute to this."

PROCESS & RECOMMENDATIONS



Existing Service Areas and Gaps (All City-Owned Parks)

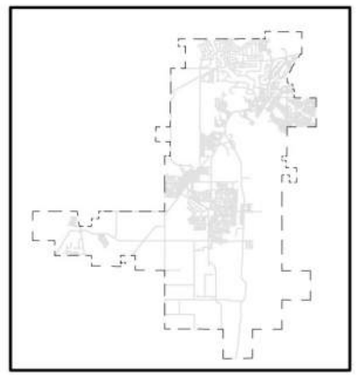
This map shows Eagle Mountain's existing service gap areas. Areas of residential zoning that do not have service areas to parks are highlighted in dark pink.



City Boundary
Roads
Major Roads
Park Boundaries
Zoning - Residential

Land Ownership
BLM
DOD
Private
SITLA

Geographic Service Areas
Local Parks - 0.25 mi
Neighborhood Parks - 0.50
Community Parks - 1.0 m
Regional Parks - 2.0 mi
No Service Areas

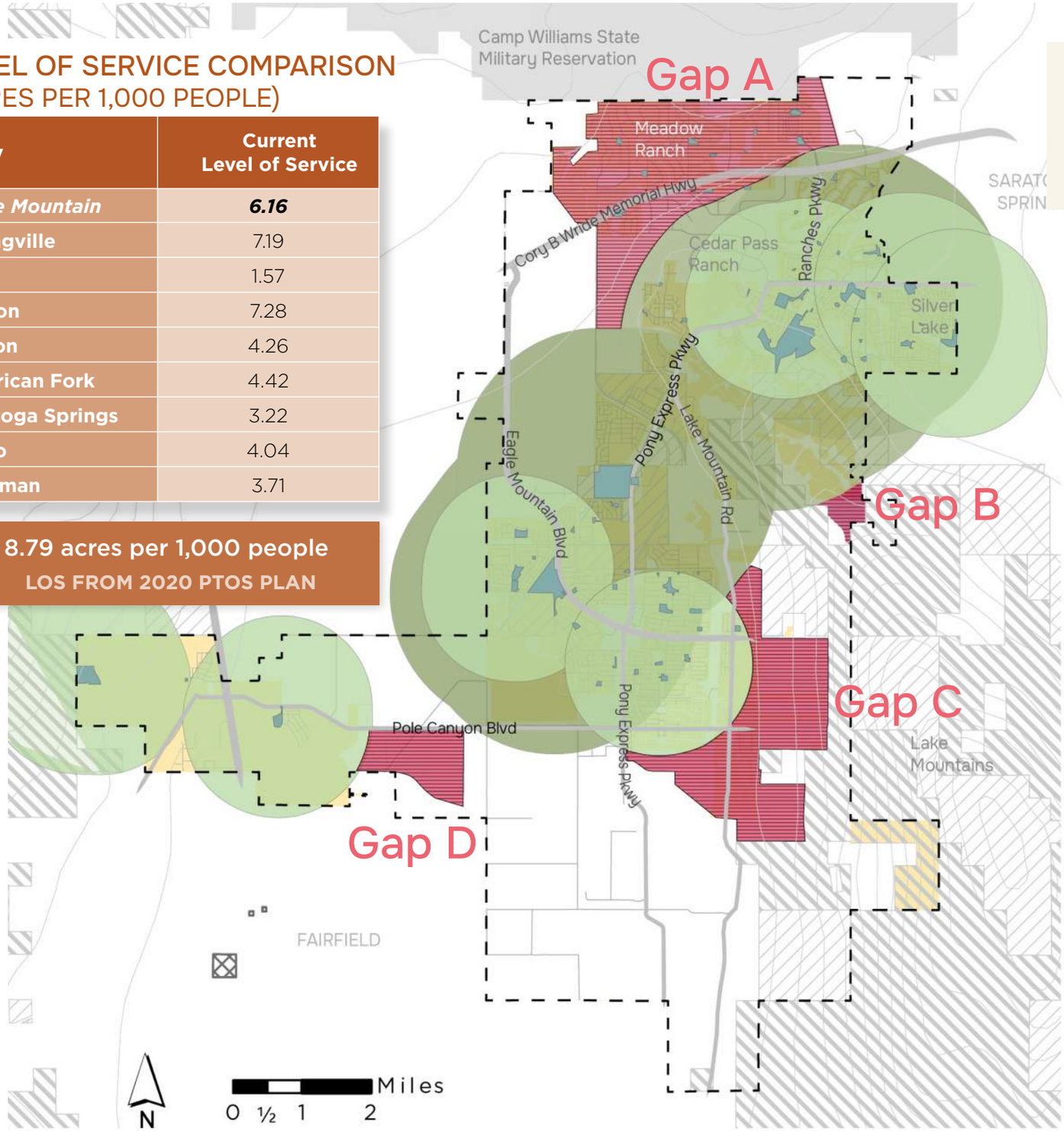


Map Extent

LEVEL OF SERVICE COMPARISON
(ACRES PER 1,000 PEOPLE)

City	Current Level of Service
Eagle Mountain	***6.16***
Springville	7.19
Lehi	1.57
Payson	7.28
Lindon	4.26
American Fork	4.42
Saratoga Springs	3.22
Provo	4.04
Herriman	3.71

8.79 acres per 1,000 people
LOS FROM 2020 PTOS PLAN

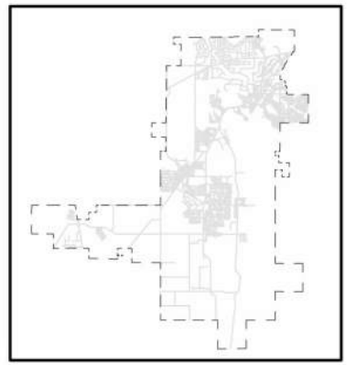


Existing and Projected Gaps (Regional and Community Parks)

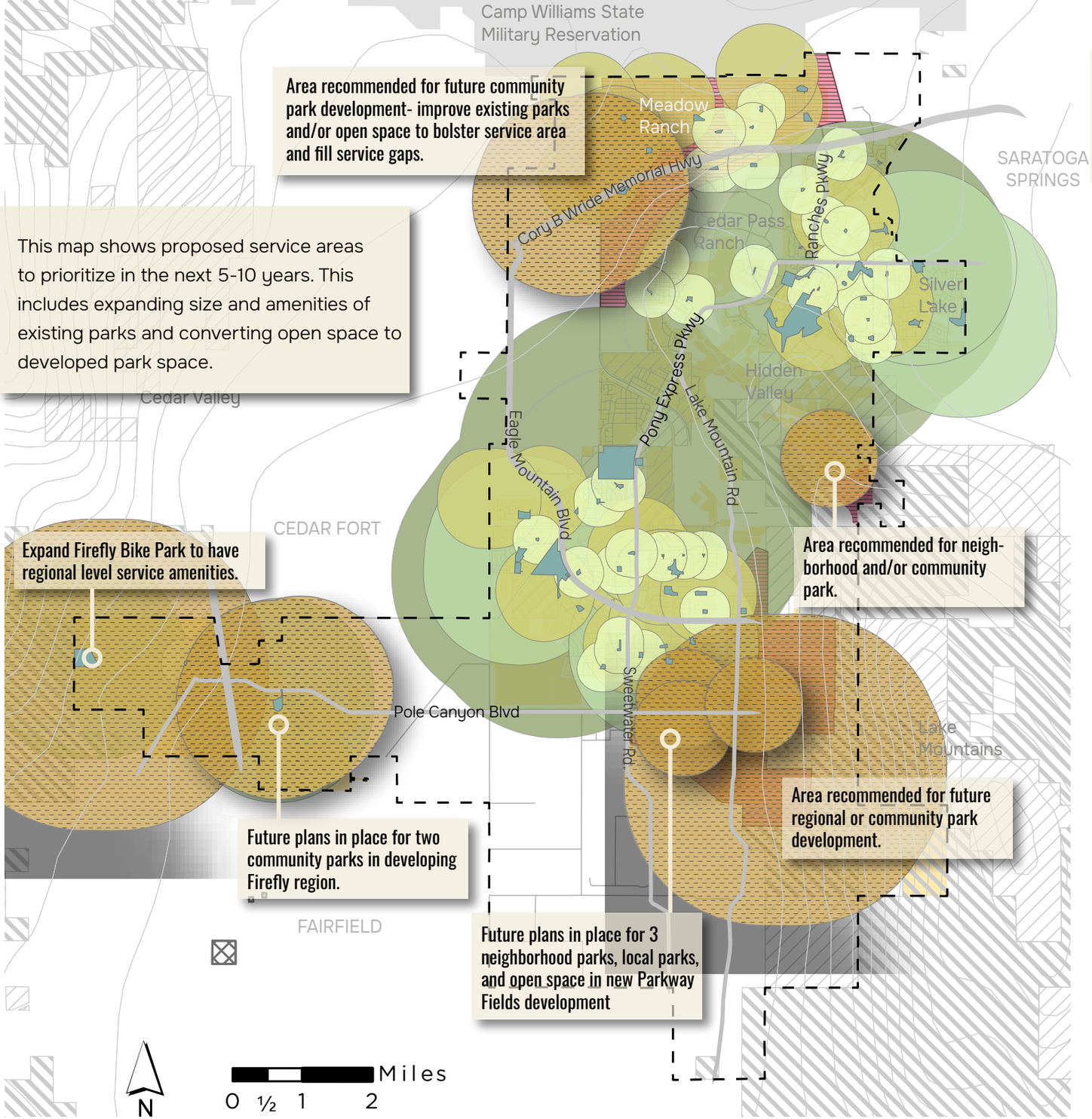
City Boundary
Roads
Major Roads
Park Boundaries
Zoning - Residential

Land Ownership
BLM
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Private
SITLA

Geographic Service Areas
Local Parks - 0.25 mi
Neighborhood Parks - 0.50
Community Parks - 1.0 m
Regional Parks - 2.0 mi
No Service Areas



Map Extent



Existing and Proposed Parks Service Areas

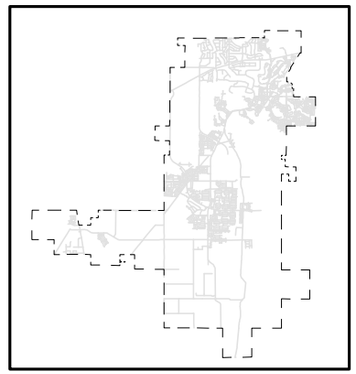
- City Boundary
- Roads
- Major Roads
- Park Boundaries
- Zoning - Residential

Geographic Service Areas

- Local Parks - 0.25 mi
- Neighborhood Parks - 0.50 mi
- Community Parks - 1.0 mi
- Regional Parks - 2.0 mi
- No Service Areas
- Proposed Service Areas

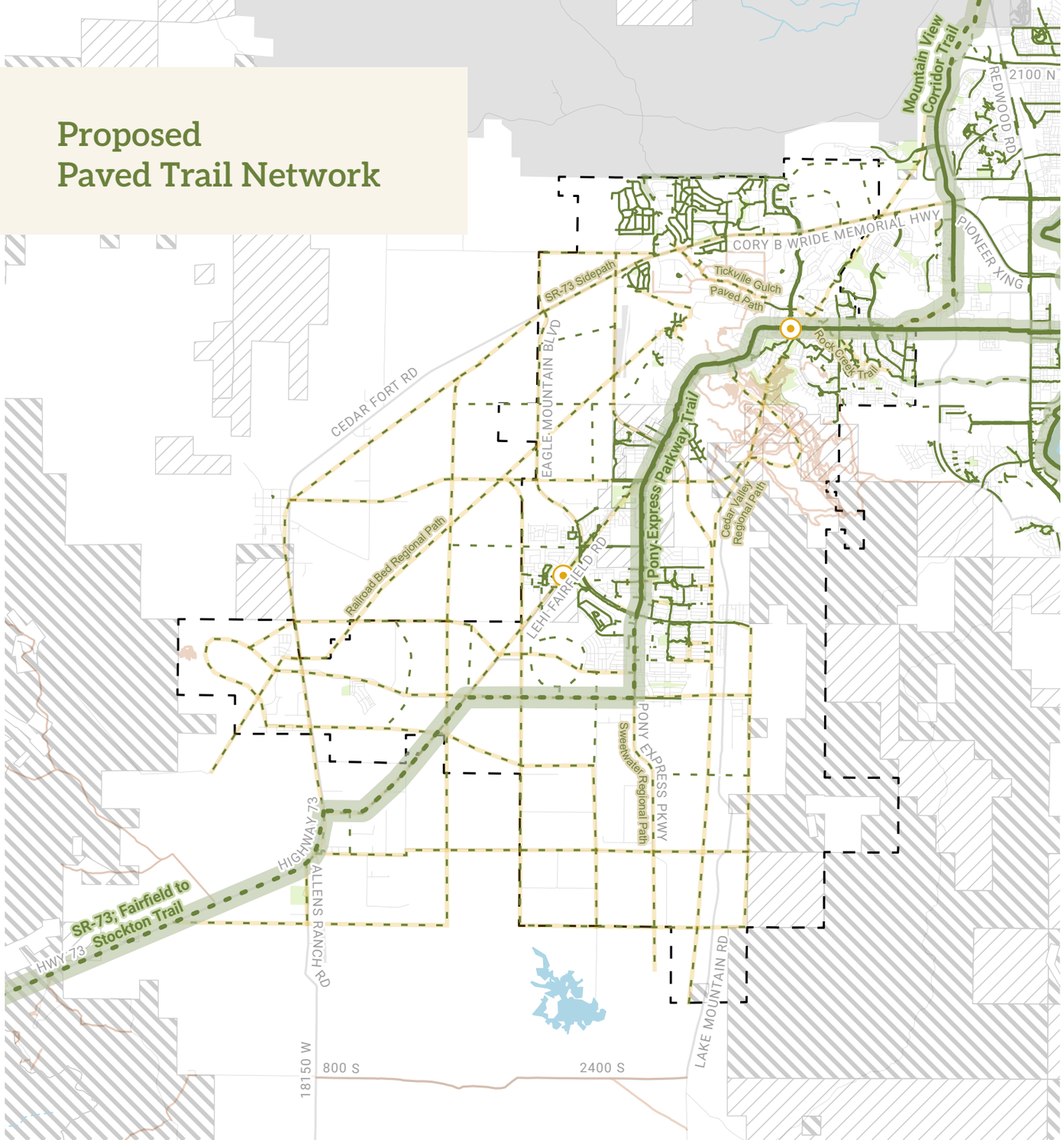
Land Ownership

- BLM
- DOD
- Private
- SITLA



Map Extent

Proposed Paved Trail Network



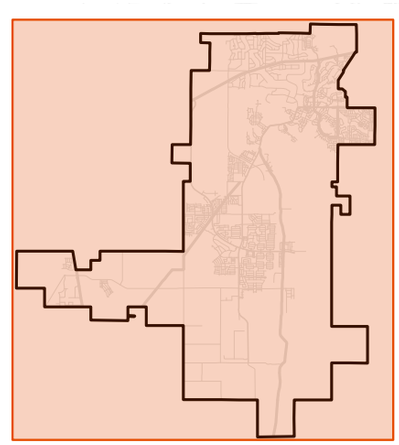
Utah Trail Network
- Existing
- Planned

Eagle Mountain ATP - Paved Trails
- Priority Connection
- Local Connection

New Trail Connections
- Proposed
- Crossing Improvements

Natural Surface Trails
- Existing

Land Ownership
- BLM
- SITLA
- DOD



Map Extent

0 ½ 1 2 Miles

N

OPEN SPACE CLASSIFICATION UPDATES

Developed open space is open space that has been altered for pedestrian use. It may include some amenities, infrastructure, and manicured landscapes to support public access, connectivity, or utility functions.

These spaces usually serve as pedestrian corridors, and typically feature **turf, planting beds, paved paths, or other designed elements.**

Maintenance Expectations: Frequent irrigation, mowing, pruning, weeding, amenity upkeep, and trail maintenance.

Examples include:
- Pedestrian corridors
- Utility corridors and rights-of-way
- City Utility Sites and public access or landscape elements

DEVELOPED
OPEN SPACE

Undeveloped open space is open space that is generally underutilized yet provides flexibility and opportunity for future use.

This categorizes undeveloped open space areas that are either designated for future development or identified as **having potential for reclassification into other open space types or parks.**

Maintenance Expectations: Minimal upkeep- weed removal for fire prevention, litter cleanup as needed.

Examples include:
- Vacant or remnant parcels within subdivisions
- Unmanicured buffers or parking strips
- Graded areas awaiting future improvement or restoration

UNDEVELOPED
OPEN SPACE

Naturalized open space is characterized by native, near-native, xeriscape, and related landscape areas. They have been **altered in some way** to be a manicured, yet natural landscape that have low maintenance and water needs, especially once established.

These areas usually serve as buffers and can also be found in yards, side yards, right of ways, edges of development, or adjacent to roadways.

Maintenance Expectations: Infrequent weeding, litter clean up, invasive plant removal, irrigation, and grass mowing.

Examples include:
- Xeriscape and native groundcover areas
- Naturalized buffers
- Landscaped areas intended for fire abatement

NATURALIZED
OPEN SPACE

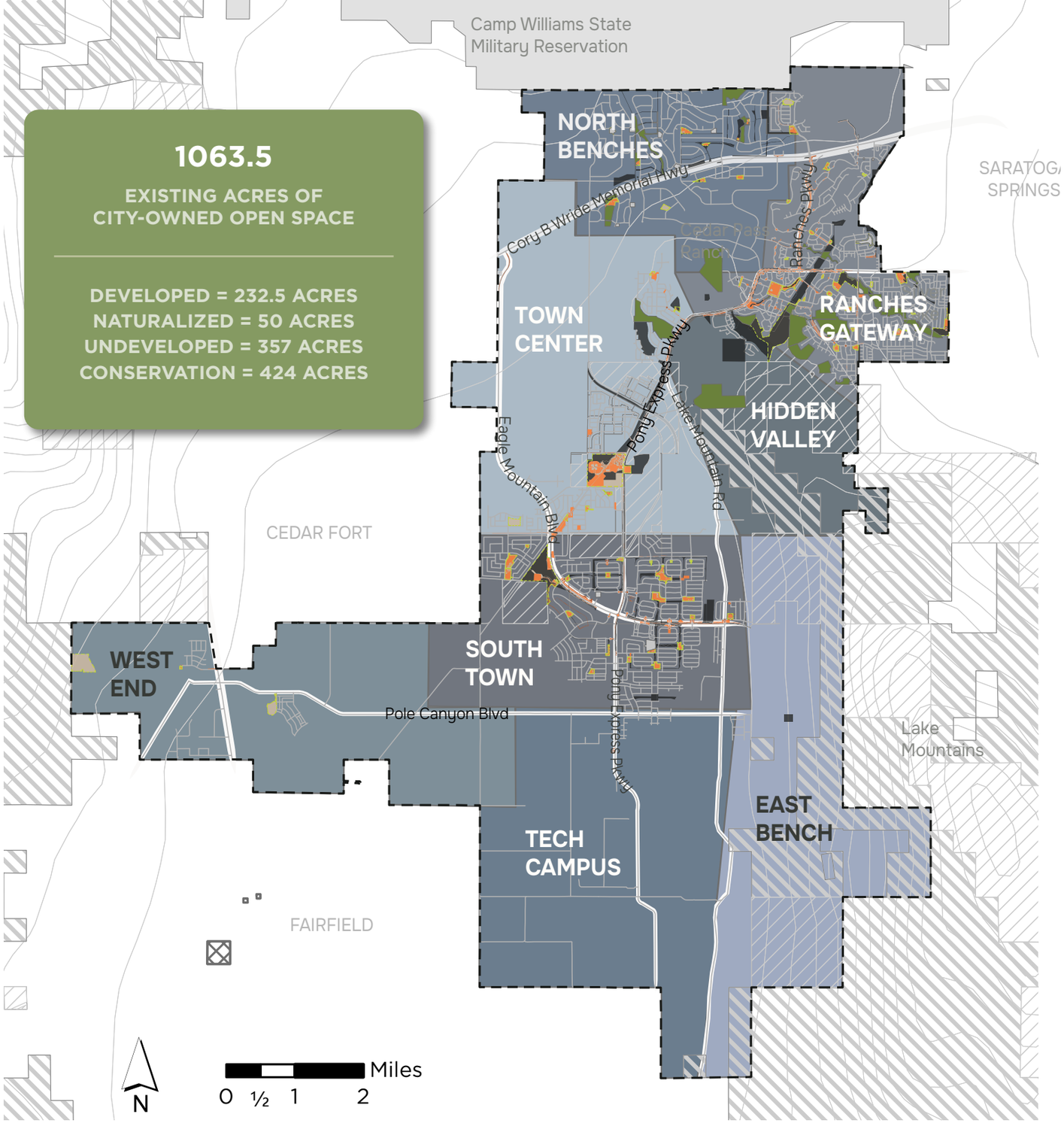
Conservation open space classifies areas that are determined to be of value to the community and intended to be protected for the following purposes:

- **Natural Resource Protection**
- **Public Health and Safety Areas**
- **Resource Management Areas**
- **Historical/Archaeological Areas**

Maintenance Expectations: Minimal upkeep- Invasive plant removal and trail maintenance as required.

Examples Include:
- Wildlife Corridor Overlay Zone
- Natural Washes i.e. Tick-ville Gulch
- Detention and Retention Ponds

CONSERVATION
OPEN SPACE



Existing Open Space (City-Owned & Managed)

Legend

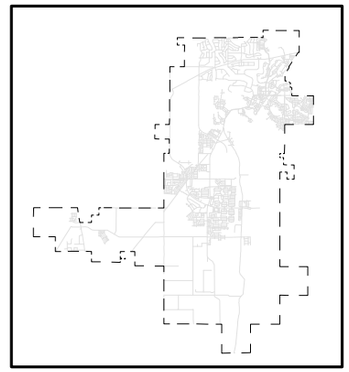
- City Boundary
- Roads
- Park Boundaries

Land Ownership

- BLM
- DOD
- Private
- SITLA

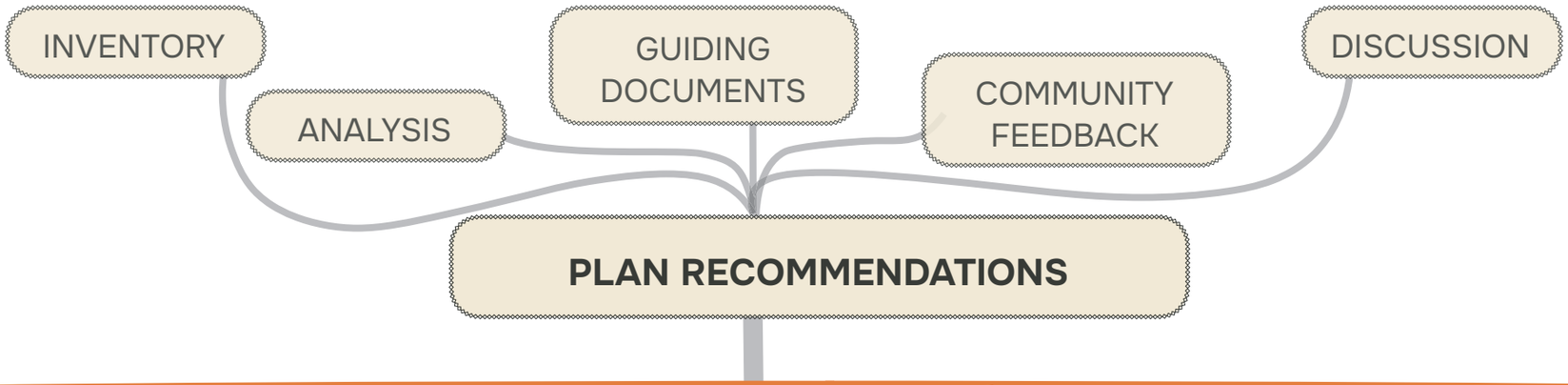
OPEN SPACE

- Developed
- Undeveloped
- Naturalized
- Conservation



Map Extent

RECOMMENDATIONS OVERVIEW



CITY-WIDE

- Develop official **volunteer program** for parks, trails, and open space.
- Plan official **signage & wayfinding plan**.
- Increase **awareness** & **accessibility of information** on eagle mountain's parks, trails, & open space.

PARKS

- Prioritize improvements & maintenance of **existing parks.**
- Focus on decreasing existing and projected gaps in **regional & community parks** service areas.

TRAILS

- Improve user **awareness & safety**, of existing trails through improved signage,
- Address conflicts with speed / mode through increased signage , trail eduction, etc.

OPEN SPACE

- Protect **wildlife & natural open space.**
- Management reflects strategies tailored to **new classifications.**

IFFP

NEXT STEPS

CONTINUE DEVELOPING THE IMPACT FEE FACILITIES PLAN

CITY COUNCIL MEETING - JAN. 20TH (EAGLE MOUNTAIN CITY HALL)



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **JANUARY 13, 2026**
TITLE:	Overland Village 2 Phase B Concept Plan.
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Ivory Homes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
	91.92

PUBLIC HEARING
No

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council regarding the concept plan of Overland Village 2B.

BACKGROUND:
Overland Village is guided by the initial Development Agreement and subsequent amendments. Village 2A consists of a school and several residential plats, containing single-family and townhome units. The second area to develop, Phase B contains single-family dwellings. A "Medium Park or Club Ivory" is contained in Village 2B and is required to be constructed prior to recording the plat containing the 400th residential unit.

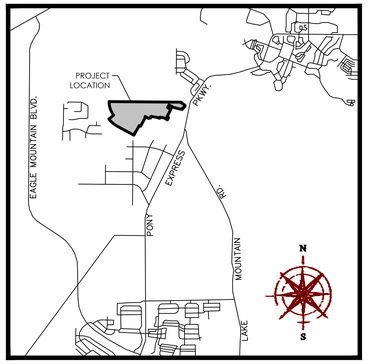
ITEMS FOR CONSIDERATION:
The Agreement does not specify a threshold for each type of unit. Residential development may contain any configuration of unit type. The Agreement only states that each "Village" is limited to a maximum number of dwelling units. There is an area that remains outside the proposed Phase B and will come back for review as Phase C. This future phase was initially proposed for townhomes, but the applicant has removed it from the concept plan while they work on additional details of this area. A few minor non-substantive changes are needed, such as additional streetlights and the removal of a narrow corridor of unneeded open space. These issues can be addressed before City Council review. The primary purpose of the concept plan is for the Planning Commission to review the proposal against the Development Agreement.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Concept Overland Village 2B

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

PREPARED FOR:
IVORY HOMES
LOCATED IN:
EAGLE MOUNTAIN,UTAH COUNTY,UTAH



VICINITY MAP

NTS



SITE MAP

ROAD SECTION NOTES

1. **PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION
2. **UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS, COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
3. **COLLARS:** COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

WATER NOTES

1. **VALVES:**
A. VALVES MUST BE FLANGED TO TEE'S (FITTINGS)
B. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES
2. **BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
3. **DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION. MAX DEPTH 72" FROM FINISHED GRADE.
4. **SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
5. **SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL. ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. **WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1"ABOVE THE PLANE OF THE CURB & SIDEWALK
7. **WATER CAN:** THE WATER CAN FOR 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND 21" INSIDE DIAMETER. WATER CAN FOR 1-1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATION.
8. **HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
9. **LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15" INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. **TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. **WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
12. **VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES
13. **WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS
14. **WATER MAIN LINE:** NO DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED IN THE WATER LINES AND BEND FITTINGS WILL BE REQUIRED. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

SEWER NOTES

1. **PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
2. **DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
3. **SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
4. **SEWER Y'S:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
5. **LATERAL STUBS:**
A. STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
B. ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL
6. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

STORM DRAIN NOTES

1. **BEDDING:** 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM)
2. **ADS:** ALL ADS PIPE TO BE "HP" BRAND
3. **COLLARS:** COLLARS TO BE 1'X1' AROUND PIPE, 4000 PSI CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. **MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

BENCHMARK

NORTHEAST CORNER OF SECTION 36
TOWNSHIP 05 SOUTH, RANGE 02 WEST
SALT LAKE BASE AND MERIDIAN
ELEV:5047.71
DATUM:NGVD29

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO EAGLE MOUNTAIN STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2.0	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT
C2.2	PRELIMINARY PLAT
C2.3	PRELIMINARY PLAT
C3	OVERALL SITE PLAN
C3.1	SITE PLAN
C3.2	SITE PLAN
C3.3	SITE PLAN
C3.4	SITE PLAN
C3.5	SITE PLAN
C3.6	TRAIL PLAN
C3.7	PARCEL PLAN
C3.8	PHASING PLAN
C4	OVERALL GRADING & DRAINGE PLAN
C4.1	GRADING & DRAINAGE PLAN
C4.2	GRADING & DRAINAGE PLAN
C4.3	GRADING & DRAINAGE PLAN
C4.4	GRADING & DRAINAGE PLAN
C4.5	GRADING & DRAINAGE PLAN
C4.6	GRADING & DRAINAGE PLAN
C4.7	POND CALCULATIONS
C4.8	SLOPE ANALYSIS
C5	SEWER PLAN
C5.1	SEWER PLAN
C5.2	SEWER PLAN
C6	WATER PLAN
C6.1	WATER PLAN
C6.2	WATER PLAN
C7	EROSION CONTROL PLAN
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L2.0	OVERALL STREET TREE PLAN
L2.1	STREET TREE PLAN
L2.2	STREET TREE PLAN
L2.3	STREET TREE PLAN
L2.4	STREET TREE PLAN
L2.5	STREET TREE PLAN
D1	BMP DETAILS
D2	BMP DETAILS
D3	BMP DETAILS
D4	BMP DETAILS

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: BEN DUZETT, PE
SURVEY MANAGER: JUSTIN LUNDBERG, PLS

OWNER/DEVELOPER
IVORY HOMES
978 EAST WOODOAK LANE
SALT LAKE CITY, UTAH 84117
(801) 747-7440
CONTACT: BRAD MACKAY

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200ft.

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LICENSED PROFESSIONAL ENGINEER
(10301191-2202)
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

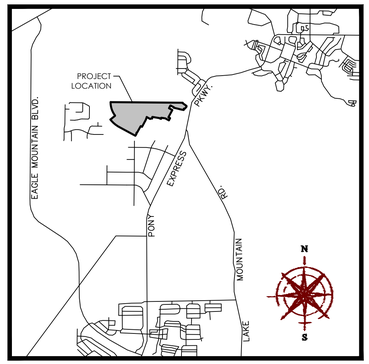
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
COVER SHEET

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COVER SHEET

Scale:	1"=200'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C1 COVER SHEET.dwg



VICINITY MAP

NTS

NOTES:

1) ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
2) ALL COMMON AREAS, EXCLUDING PARCEL B, TO BE OWNED AND MAINTAINED BY HOA (PARCELS A THROUGH E, PARCEL B TO BE OWNED AND MAINTAINED BY EAGLE MOUNTAIN).
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   3)2) ADJACENT TO A PRIVATE STREET WITH SPECIAL MAILBOX PULLOUT IN COMPLIANCE WITH THIS TITLE; OR
   3)3) IN A COMMUNITY OPEN SPACE.
      3)3)1) COMMUNITY OPEN SPACE MAILBOXES SHALL PROVIDE AT LEAST FOUR OFF-STREET PARKING STALLS ADJACENT TO THE MAILBOX.
      3)3)2) COMMUNITY OPEN SPACE MAILBOXES SHALL BE LOCATED ADJACENT TO A PUBLIC OR PRIVATE ROW.

BOUNDARY DESCRIPTION

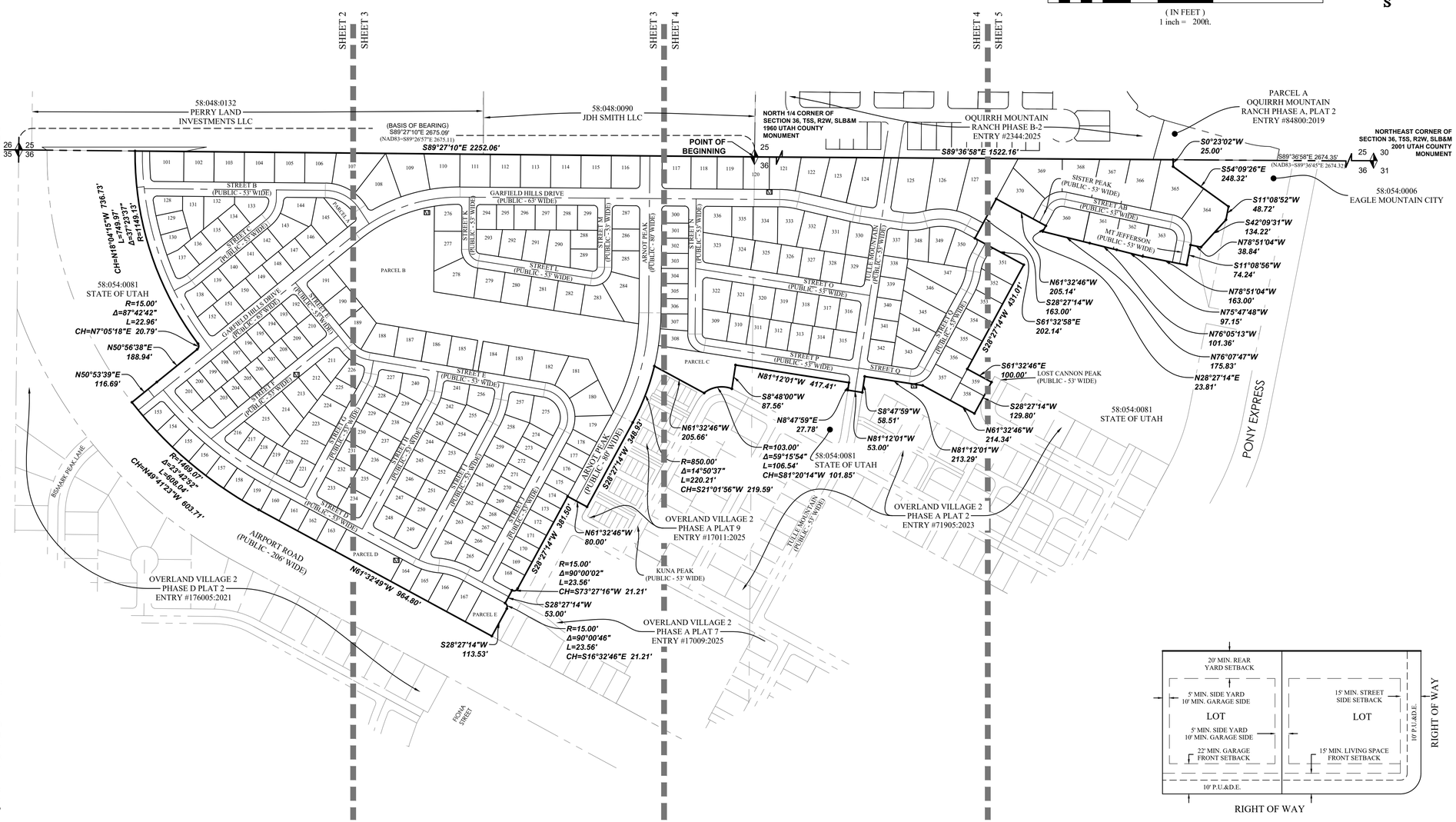
A portion of the NE1/4 and NW1/4 of Section 36, Township 5 South, Range 2 West, Salt Lake Base and Meridian, Eagle Mountain, Utah, more particularly described as follows:

Beginning at the North Quarter Corner of Section 36; thence along the northerly Section line of Section 36 and the southerly subdivision line of Oquirrh Mountain Ranch Phase B-2 recorded as Entry #2344:2025 on file with the Utah County Recorder's Office S89°36'58"E 1,522.16 feet; thence S00°23'02"W 25.00 feet; thence S54°09'26"E 248.32 feet; thence S11°08'52"W 48.72 feet; thence S42°09'31"W 134.22 feet; thence N78°51'04"W 38.84 feet; thence S11°08'56"W 74.24 feet; thence N78°51'04"W 163.00 feet; thence N75°47'48"W 97.15 feet; thence N76°05'13"W 101.36 feet; thence N76°07'47"W 175.83 feet; thence N28°27'14"E 23.81 feet; thence N61°32'46"W 205.14 feet; thence S28°27'14"W 163.00 feet; thence S61°32'58"E 202.14 feet; thence S28°27'14"W 431.01 feet; thence S61°32'46"E 100.00 feet to the a northwesterly subdivision line of Overland Village 2 Phase A Plat 2 recorded as Entry #71905:2023 of official records; thence along said subdivision the following five (5) courses: (1) S28°27'14"W 129.80 feet; thence (2) N61°32'46"W 214.34 feet; thence (3) N81°12'01"W 213.29 feet; thence (4) S08°47'59"W 58.51 feet; thence (5) N81°12'01"W 53.00 feet; thence N08°47'59"E 27.78 feet; thence N81°12'01"W 417.41 feet; thence S08°48'00"W 87.56 feet to the northerly right-of-way of Kuna Peak; thence along said right-of-way Westerly along the arc of a non-tangent curve to the left having a radius of 103.00 feet (radius bears: S20°58'11"W) a distance of 106.54 feet through a central angle of 59°15'54" Chord: S81°20'14"W 101.85 feet to the northerly subdivision line of Overland Village 2 Phase A Plat 9 recorded as Entry #17011:2025; thence along said subdivision the following three (3) courses: (1) N61°32'46"W 205.66 feet; thence (2) Southerly along the arc of a non-tangent curve to the right having a radius of 850.00 feet (radius bears: N76°23'23"W) a distance of 220.21 feet through a central angle of 14°50'37" Chord: S21°01'56"W 219.59 feet; thence (3) S28°27'14"W 348.93 feet; thence N61°32'46"W 80.00 feet to the northwesterly right-of-way of Arnot Peak; thence along said right-of-way S28°27'14"W 381.50 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'02" Chord: S73°27'16"W 21.21 feet; thence S28°27'14"W 53.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S28°26'51"W) a distance of 23.56 feet through a central angle of 90°00'46" Chord: S16°32'46"E 21.21 feet to the said right-of-way of Arnot Peak; thence along said right-of-way S28°27'14"W 113.53 feet to the northeasterly right-of-way of Airport Road; thence along said right-of-way the following two (2) courses: (1) N61°32'49"W 964.80 feet; thence (2) Northwesterly along the arc of a curve to the right with a radius of 1,469.07 feet a distance of 608.04 feet through a central angle of 23°42'52" Chord: N49°41'23"W 603.71 feet; thence N50°53'39"E 116.69 feet; thence N50°56'38"E 188.94 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 22.96 feet through a central angle of 87°42'42" Chord: N07°05'18"E 20.79 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 1,149.13 feet a distance of 749.97 feet through a central angle of 37°23'37" Chord: N18°04'15"W 736.73 feet to the northerly Section line of Section 36; thence along said Section line S89°27'10"E 2,572.06 feet to the point of beginning.

Contains: 85.50 Acres±
270 Lots and 5 Parcels

LEGEND

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



TYPICAL BUILDING SETBACKS
N.T.S.

SHEET 1 OF 6

PLAT CALCULATIONS

TOTAL ACREAGE:	85.50± ACRES
TOTAL ACREAGE IN LOTS:	55.58± ACRES
TOTAL ACREAGE IN PUBLIC ROW:	22.32± ACRES
TOTAL OPEN SPACE:	7.60± ACRES
AVERAGE LOT SIZE:	0.20± ACRES
LARGEST LOT SIZE:	0.70± ACRES
SMALLEST LOT SIZE:	0.12± ACRES
OVERALL DENSITY:	3.16 LOTS/ACRE
TOTAL # OF LOTS:	270 LOTS

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PROFESSIONAL LAND SURVEYOR
01/06/26
No. 12554438
JUSTIN LUNDBERG
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
LOCATED IN THE NE1/4 AND NW1/4 OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

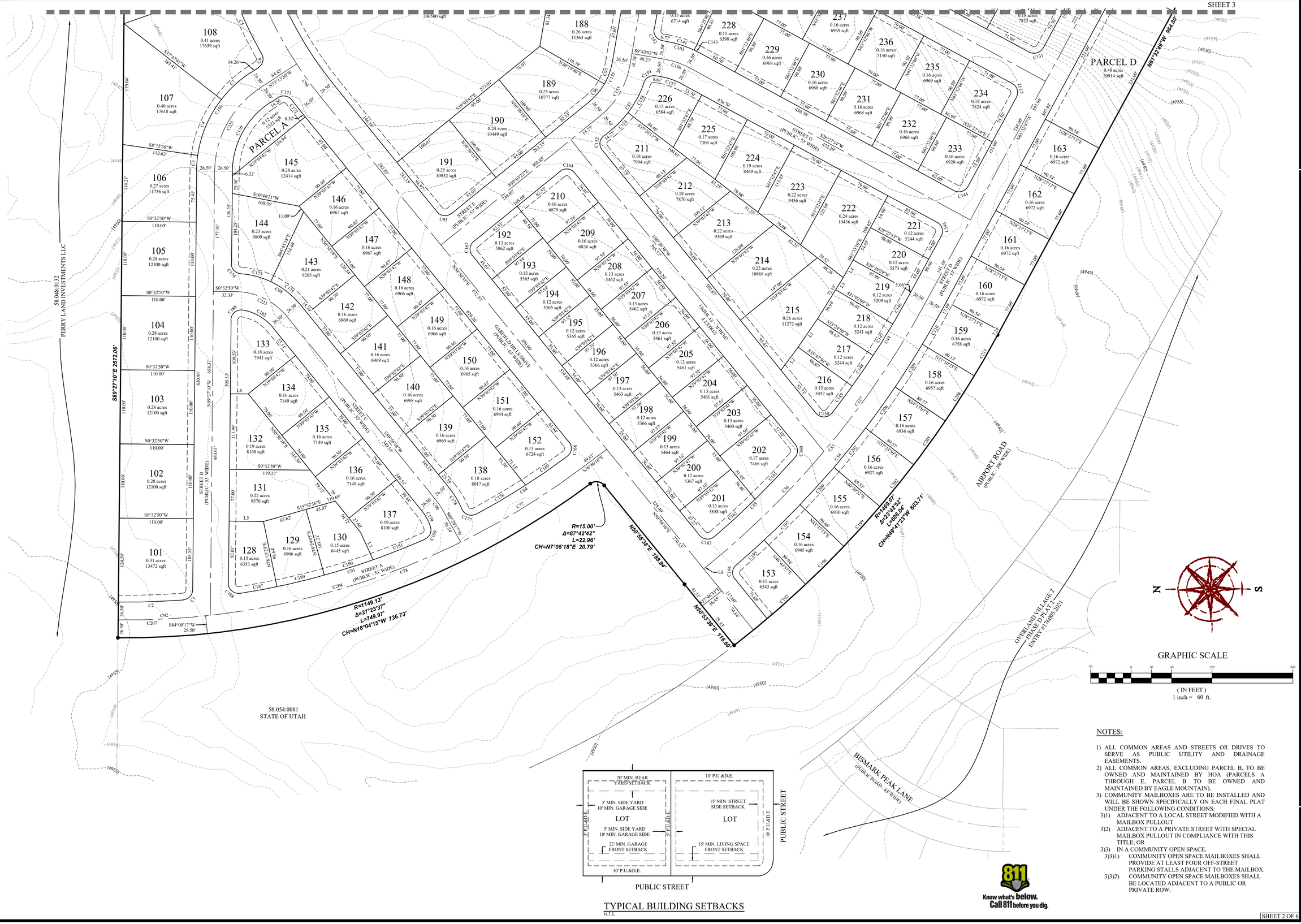
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PRELIMINARY PLAT

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Date: 1/6/2026	Job #: 24-0097
Sheet: C2.0	

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SHEET 3



TYPICAL BUILDING SETBACKS

N.T.S.

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PROFESSIONAL LAND SURVEYOR
01106126
No. 12554438
JUSTIN LUNDBERG
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY

LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

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PRELIMINARY PLAT

Scale: 1"=60'	Drawn: MPM/ARS
Date: 1/6/2026	Job #: 24-0097
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SHEET 4

SHEET 2

SHEET 3 OF 6

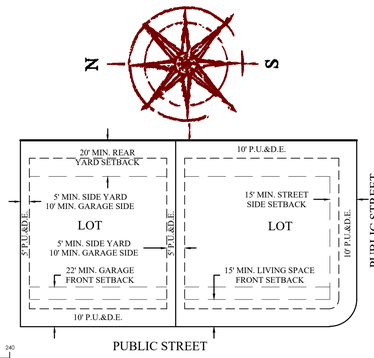
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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



TYPICAL BUILDING SETBACKS
N.T.S.

PARCEL C
1.02 acres
44237 sqft

PARCEL B
5.66 acres
246500 sqft

PARCEL D
0.48 acres
20914 sqft

PARCEL E
0.33 acres
14463 sqft

OVERLAND VILLAGE 2 PHASE A PLAT 9
ENTRY #17011:2025

OVERLAND VILLAGE 2 PHASE A PLAT 7
ENTRY #17009:2025

OVERLAND VILLAGE 2 PHASE A PLAT 6
ENTRY #17008:2025

58:048:0090
JDH SMITH LLC

58:048:0091
PERRY LAND INVESTMENTS LLC

GARFIELD HILLS DRIVE (PUBLIC - 63' WIDE)

ARNOT PEAK (PUBLIC - 80' WIDE)

STREET N (PUBLIC - 53' WIDE)

STREET M (PUBLIC - 53' WIDE)

STREET L (PUBLIC - 53' WIDE)

STREET K (PUBLIC - 53' WIDE)

STREET I (PUBLIC - 53' WIDE)

STREET H (PUBLIC - 53' WIDE)

STREET E (PUBLIC - 53' WIDE)

STREET D (PUBLIC - 53' WIDE)

DUCK WATER PEAK (PUBLIC ROAD - 53' WIDE)

AIRPORT ROAD (PUBLIC - 206' WIDE)

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PROFESSIONAL LAND SURVEYOR
01106126
No. 12554438
JUSTIN LUNDBERG
STATE OF UTAH

PRELIMINARY PLAT
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

REVISION BLOCK

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PRELIMINARY PLAT

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SHEET 5

GRAPHIC SCALE

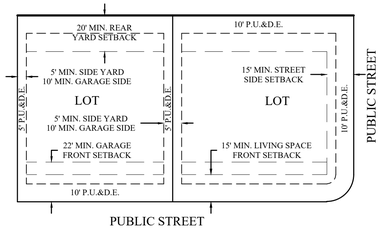
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

N S

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TYPICAL BUILDING SETBACKS
N.T.S.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
LOCATED IN THE NE¼ AND NW¼ OF SECTION 36, T5S, R12W, SLB&M
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REVISION BLOCK

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PRELIMINARY PLAT

Scale: 1"=60' | Drawn: MPM/ARS
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Sheet: C2.3

SHEET 4 OF 6

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150ft.

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No. 13630191-2202
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
OVERALL SITE PLAN

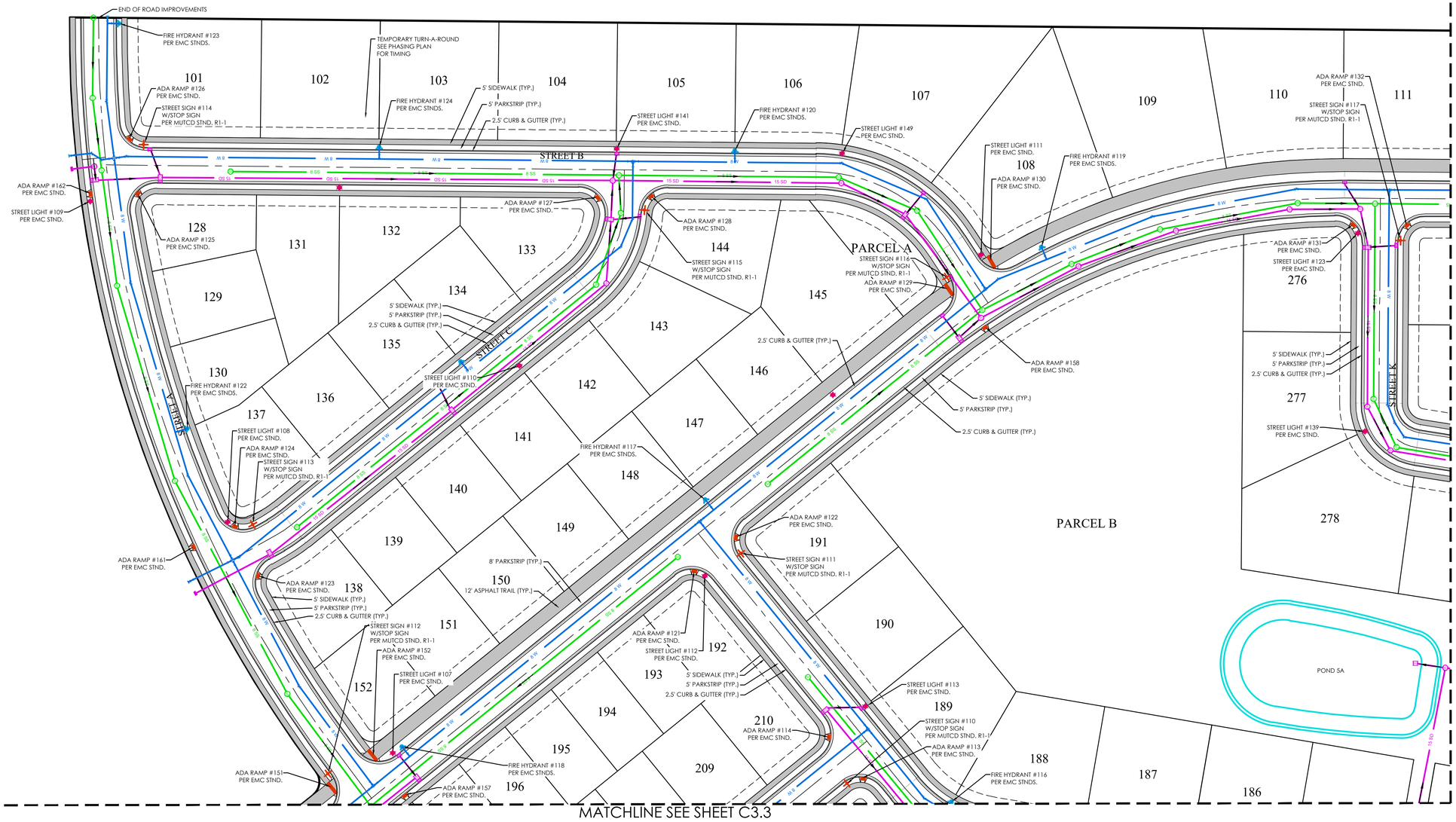
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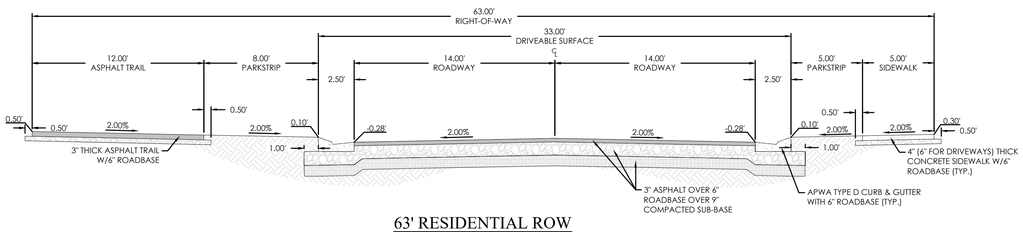
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OVERALL SITE PLAN

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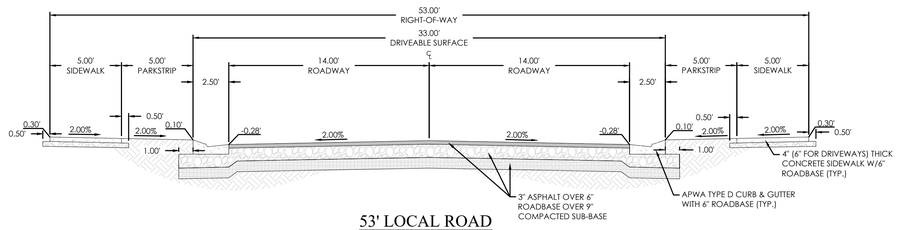
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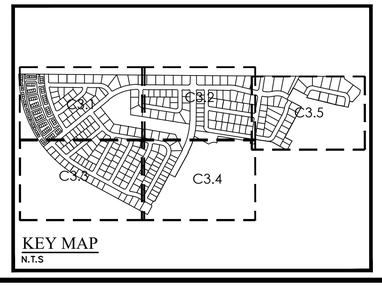
63' RESIDENTIAL ROW

N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD

N.T.S. TULLE MOUNTAIN, B, C, D, E, F, G, H, I, J, K, L, M, N, Q



KEY MAP

N.T.S



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN, UTAH

SITE PLAN

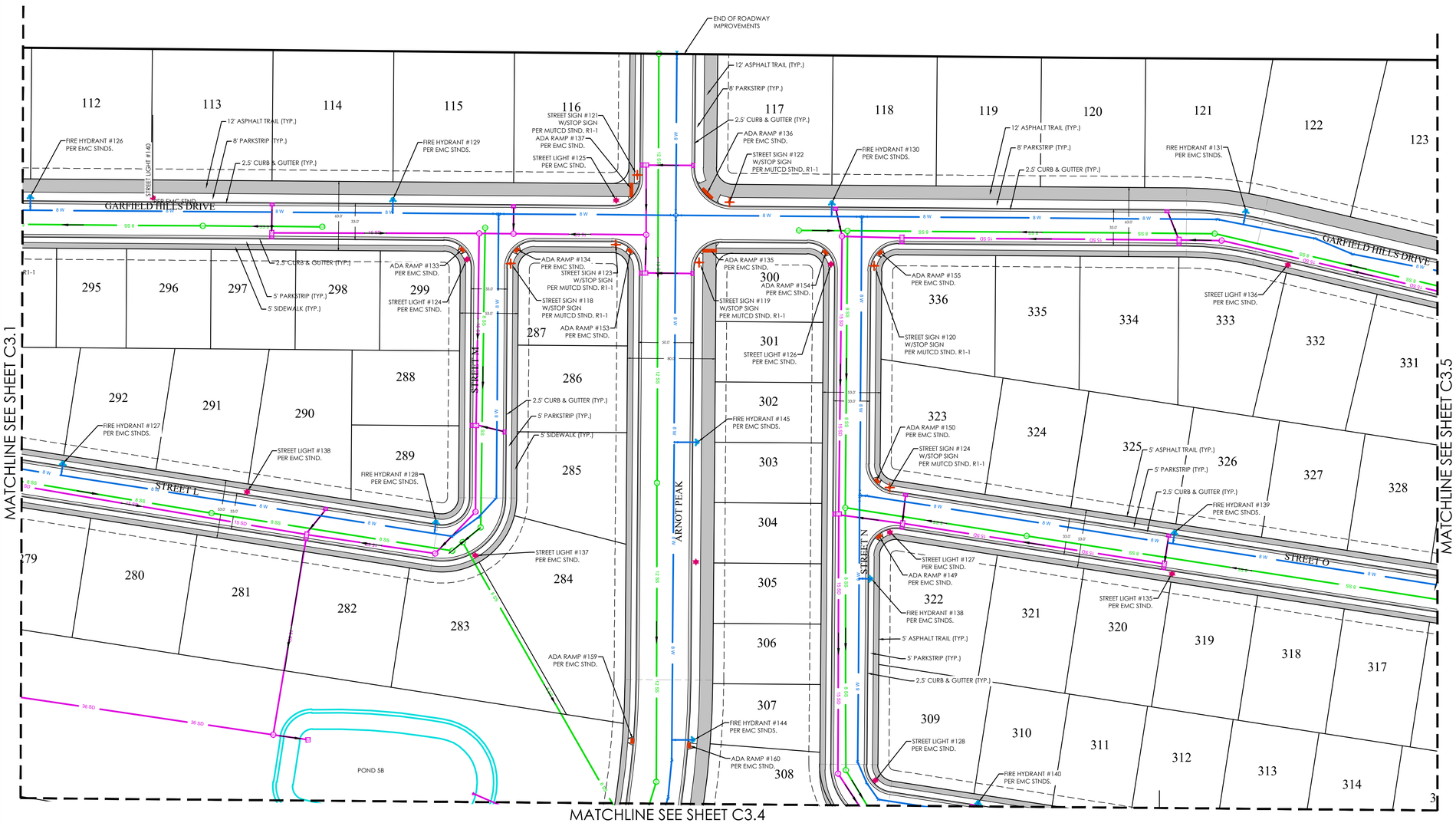
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SITE PLAN

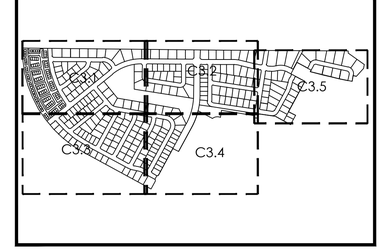
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Sheet:	C3.1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.1 SITE PLAN.dwg

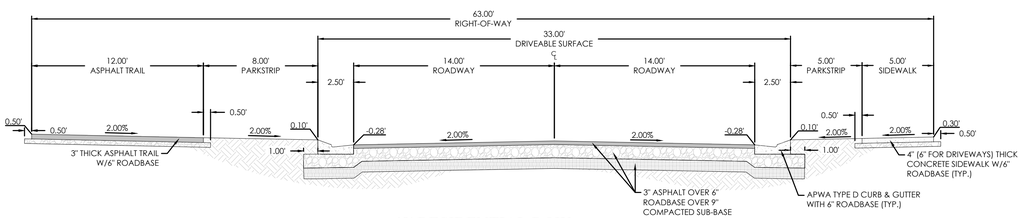


LEGEND

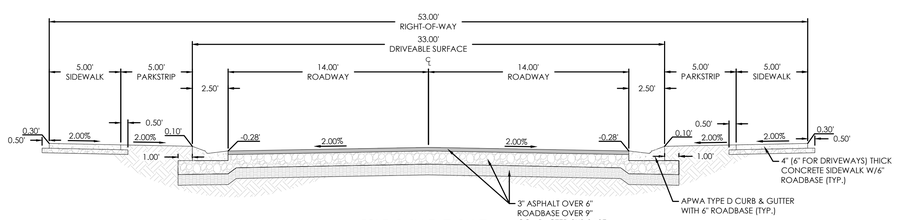
- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



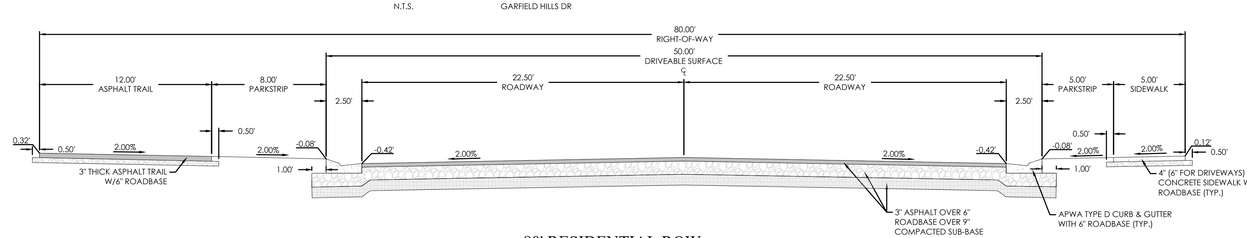
KEY MAP
N.T.S



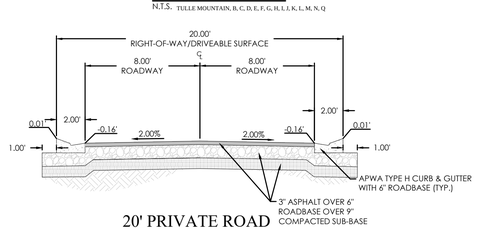
63' RESIDENTIAL ROW
N.T.S. GARFIELD HILLS DR



53' LOCAL ROAD
N.T.S. TULLE MOUNTAIN, B, C, D, E, F, G, H, I, J, K, L, M, N, Q



80' RESIDENTIAL ROW
N.T.S. ARNOT PEAK



20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R,S



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

811 Know what's below. Call 811 before you dig.

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No. 13630191-2202
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

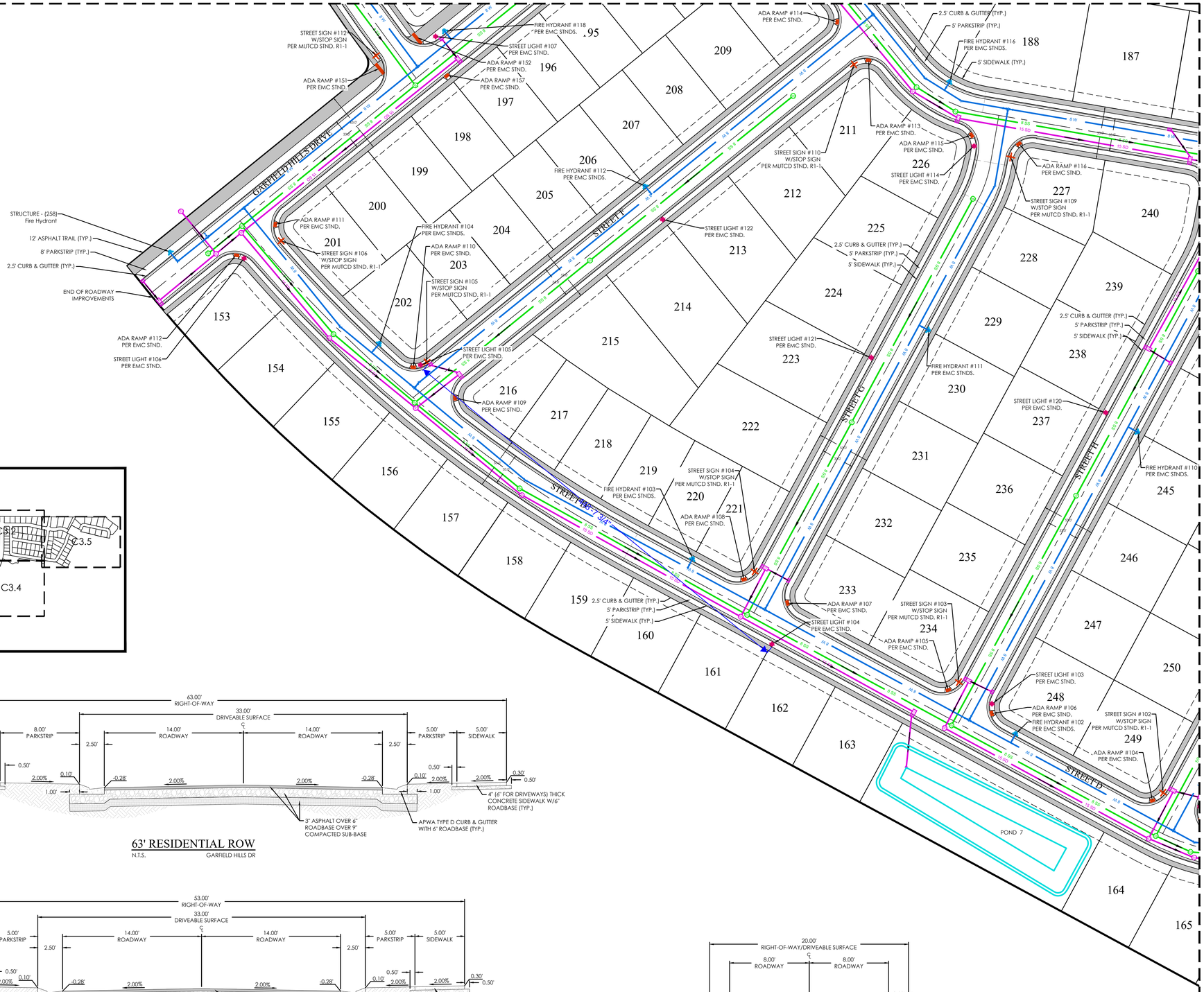
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SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.2		

Z:_202A\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097.dwg\sheets\C3.2 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.1


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STREET F
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STREET CKU
STREET CKV
STREET CKW
STREET CKX
STREET CKY
STREET CKZ
STREET CLA
STREET CL

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.5

MATCHLINE SEE SHEET C3.3

STREET F

STREET E

STREET J

STREET D

ARNOT PEAK

KUNA PEAK

WILDCAT PEAK

PARCEL C

POND 8

POND 6

OVERLAND VILLAGE 2 PHASE A PRELIMINARY

TEMPORARY TURN-A-ROUND SEE PHASING PLAN FOR TIMING

START OF ROADWAY IMPROVEMENTS THIS PHASE.

EXIST TEMP. TURNAROUND TO BE REMOVED. (TYP.)

FIRE HYDRANT #115 PER EMC STNDS.

FIRE HYDRANT #125 PER EMC STNDS.

FIRE HYDRANT #141 PER EMC STNDS.

FIRE HYDRANT #143 PER EMC STNDS.

FIRE HYDRANT #113 PER EMC STNDS.

FIRE HYDRANT #114 PER EMC STNDS.

FIRE HYDRANT #142 PER EMC STNDS.

FIRE HYDRANT #110 PER EMC STNDS.

FIRE HYDRANT #109 PER EMC STNDS.

FIRE HYDRANT #108 PER EMC STNDS.

FIRE HYDRANT #101 PER EMC STNDS.

STREET LIGHT #115 PER EMC STND.

STREET LIGHT #116 PER EMC STND.

STREET LIGHT #118 PER EMC STND.

STREET LIGHT #119 PER EMC STND.

STREET LIGHT #117 PER EMC STND.

STREET LIGHT #129 PER EMC STND.

STREET LIGHT #102 PER EMC STND.

STREET LIGHT #101 PER EMC STND.

ADA RAMP #118 PER EMC STND.

ADA RAMP #119 PER EMC STND.

ADA RAMP #120 PER EMC STND.

ADA RAMP #117 PER EMC STND.

ADA RAMP #104 PER EMC STND.

ADA RAMP #103 PER EMC STND.

ADA RAMP #101 PER EMC STND.

ADA RAMP #102 PER EMC STND.

STREET SIGN #108 W/STOP SIGN PER MUTCD STND. R1-1

STREET SIGN #107 W/STOP SIGN PER MUTCD STND. R1-1

STREET SIGN #102 W/STOP SIGN PER MUTCD STND. R1-1

STREET SIGN #101 W/STOP SIGN PER MUTCD STND. R1-1

2.5' CURB & GUTTER (TYP.)

5' PARKSTRIP (TYP.)

5' SIDEWALK (TYP.)

8' PARKSTRIP (TYP.)

12' ASPHALT TRAIL (TYP.)

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

TIE INTO SEWER MANHOLE (TYP).

EXIST 8" CUL. WATER LINE (TYP).

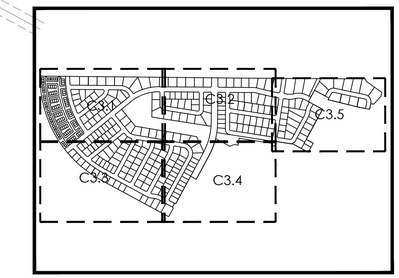
EXIST 10" SEWER LINE (TYP).

EXIST 24" STORM DRAIN LINE (TYP).

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

240 241 242 243 244 245 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 176 177 178 179 180 181 182 183 184 165 166 167 168 169 170 171 172 173 174 175

KEY MAP
N.T.S



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

o XXXX.XX

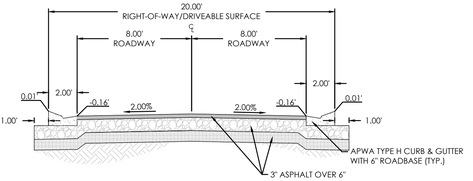
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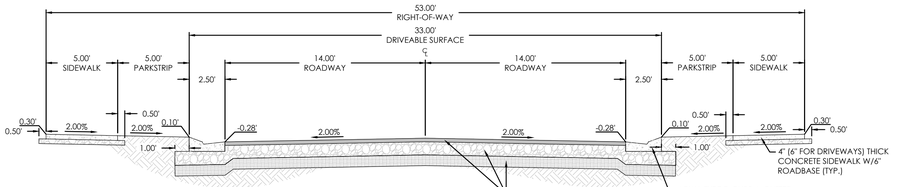
GRAPHIC SCALE

50 0 25 50 100 200

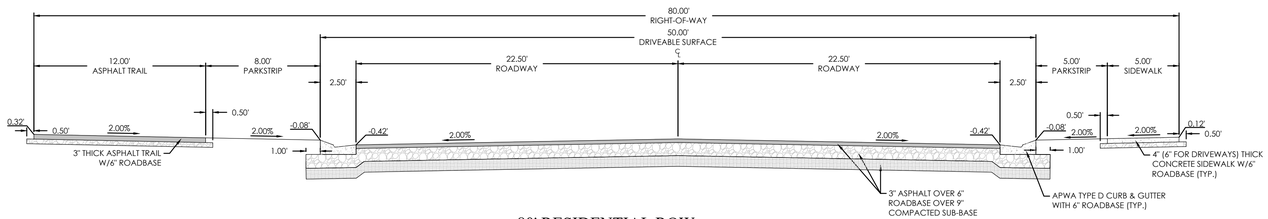
(IN FEET)
1 inch = 50 ft.



20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R,S



53' LOCAL ROAD
N.T.S. TULLE MOUNTAIN, B, C, D, E, F, G, H, I, J, K, L, M, N, Q



80' RESIDENTIAL ROW
N.T.S. ARNOT PEAK

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FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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1	----	----
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SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.4		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C3.4 SITE PLAN.dwg

MATCHLINE SEE SHEET C3.2

MATCHLINE SEE SHEET C3.4

GARFIELD HILLS DRIVE

STREET O

STREET P

TULLE MOUNTAIN

STREET AB

124 125 126 127 369 368 367 366 365 364 370 360 361 362 363 330 337 348 349 350 351 329 338 347 352 339 346 353 340 345 354 316 341 344 355 315 342 356 357 359 358

STREET SIGN #133 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #140 PER EMC STND.

FIRE HYDRANT #132 PER EMC STNDS.

ADA RAMP #156 PER EMC STND.

STREET SIGN #132 W/STOP SIGN PER MUTCD STND. R1-1

FIRE HYDRANT #137 PER EMC STNDS.

STREET SIGN #134 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #138 PER EMC STND.

STREET LIGHT #133 PER EMC STND.

ADA RAMP #139 PER EMC STND.

STREET SIGN #131 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #141 PER EMC STND.

STREET LIGHT #131 PER EMC STND.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

STREET SIGN #130 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #142 PER EMC STND.

FIRE HYDRANT #135 PER EMC STNDS.

FIRE HYDRANT #136 PER EMC STNDS.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

EXIST 8" SEWER LINE. (TYP.)

STREET LIGHT #132 PER EMC STND.

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

ADA RAMP #147 PER EMC STND.

STREET LIGHT #134 PER EMC STND.

FIRE HYDRANT #133 PER EMC STNDS.

STREET SIGN #125 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #148 PER EMC STND.

ADA RAMP #144 PER EMC STND.

STREET SIGN #128 W/STOP SIGN PER MUTCD STND. R1-1

STREET LIGHT #130 PER EMC STND.

ADA RAMP #143 PER EMC STND.

STREET SIGN #127 W/STOP SIGN PER MUTCD STND. R1-1

ADA RAMP #146 PER EMC STND.

STREET SIGN #126 W/STOP SIGN PER MUTCD STND. R1-1

FIRE HYDRANT #134 PER EMC STNDS.

ADA RAMP #145 PER EMC STND.

STREET SIGN #129 W/STOP SIGN PER MUTCD STND. R1-1

START OF ROADWAY IMPROVEMENTS THIS PHASE.

TIE INTO CUL. WATER WITH CONSTRUCTION VALVE (TYP).

EXIST 8" CUL. WATER LINE. (TYP.)

EXIST 8" SEWER LINE. (TYP.)

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

KEY MAP
N.T.S

C3.1 C3.2 C3.3 C3.4 C3.5

63' RESIDENTIAL ROW
N.T.S. GARFIELD HILLS DR

63.00' RIGHT-OF-WAY; 33.00' DRIVEABLE SURFACE ℄; 12.00' ASPHALT TRAIL; 8.00' PARKSTRIP; 14.00' ROADWAY; 14.00' ROADWAY; 5.00' PARKSTRIP; 5.00' SIDEWALK

3" THICK ASPHALT TRAIL W/6" ROADBASE

3" ASPHALT OVER 6" ROADBASE OVER 9" COMPACTED SUB-BASE

APWA TYPE D CURB & GUTTER WITH 6" ROADBASE (TYP.)

4" (6" FOR DRIVEWAYS) THICK CONCRETE SIDEWALK W/6" ROADBASE (TYP.)

53' LOCAL ROAD
N.T.S. TULLE MOUNTAIN, B, C, D, E, F, G, H, I, J, K, L, M, N, Q

53.00' RIGHT-OF-WAY; 33.00' DRIVEABLE SURFACE ℄; 5.00' SIDEWALK; 5.00' PARKSTRIP; 14.00' ROADWAY; 14.00' ROADWAY; 5.00' PARKSTRIP; 5.00' SIDEWALK

3" ASPHALT OVER 6" ROADBASE OVER 9" COMPACTED SUB-BASE

APWA TYPE D CURB & GUTTER WITH 6" ROADBASE (TYP.)

4" (6" FOR DRIVEWAYS) THICK CONCRETE SIDEWALK W/6" ROADBASE (TYP.)

20' PRIVATE ROAD
N.T.S. STREET D, E, G, H, N, R,S

20.00' RIGHT-OF-WAY/DRIVEABLE SURFACE ℄; 8.00' ROADWAY; 8.00' ROADWAY

3" ASPHALT OVER 6" ROADBASE OVER 9" COMPACTED SUB-BASE

APWA TYPE H CURB & GUTTER WITH 6" ROADBASE (TYP.)

N S

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13630191-2202
BENJAMIN B. DUZETT
1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SITE PLAN

REVISION BLOCK

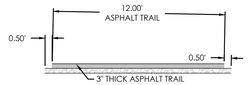
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SITE PLAN

Scale:	1"=50'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.5		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX SPOT ELEVATION

PROPOSED 12' TRAIL

PROPOSED 12' TRAIL
TO BE CONSTRUCTED BY CITY

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150ft.

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13538191-2202
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

TRAIL PLAN

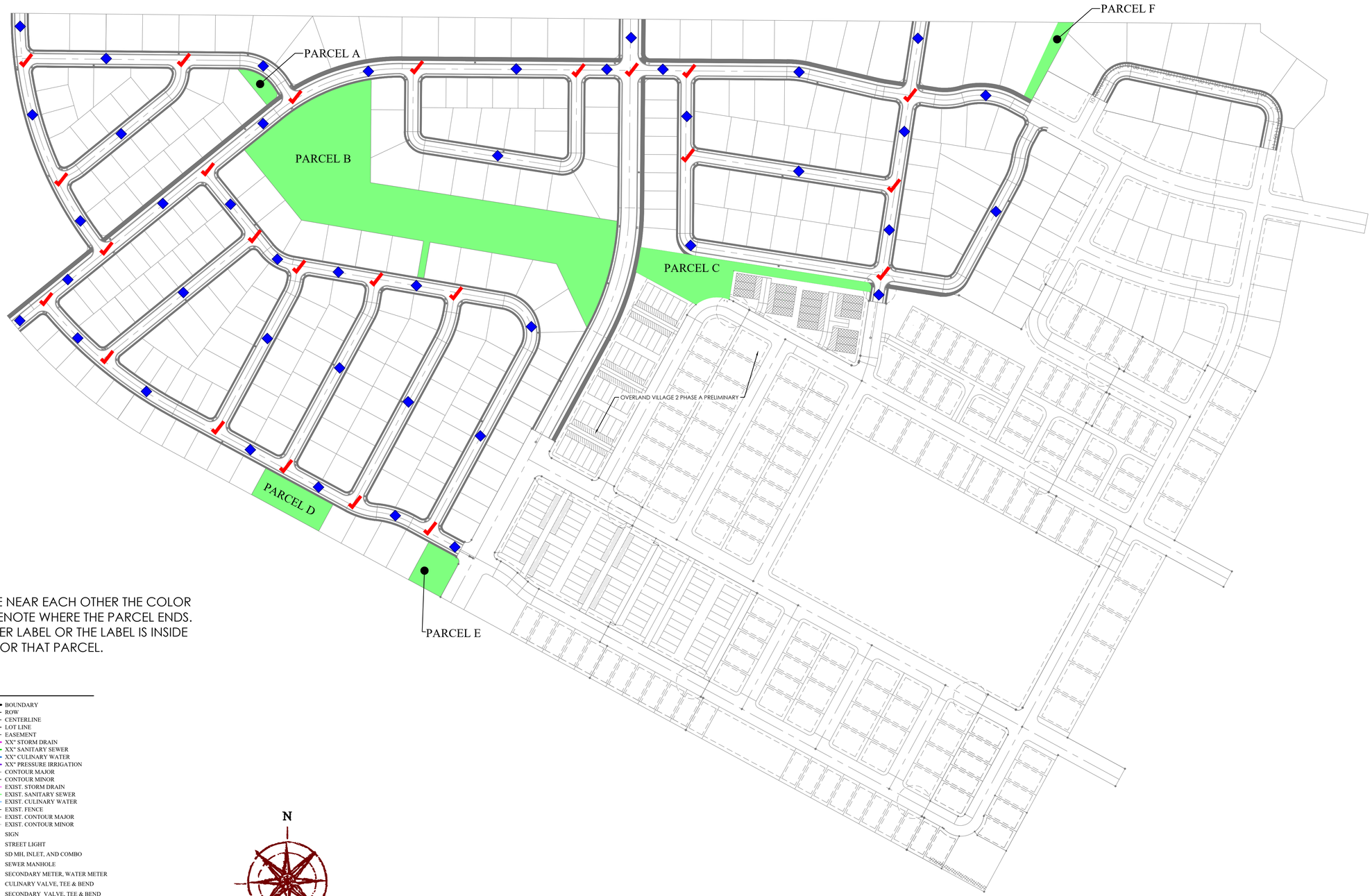
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TRAIL PLAN

Scale:	1"=150'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.6		

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NOTE: IF TWO PARCELS ARE NEAR EACH OTHER THE COLOR HAS BEEN CHANGED TO DENOTE WHERE THE PARCEL ENDS. EACH PARCEL HAS A LEADER LABEL OR THE LABEL IS INSIDE THE COLOR OF THE AREA FOR THAT PARCEL.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- x — x — x — EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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13838191-2202
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1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

PARCEL PLAN

REVISION BLOCK

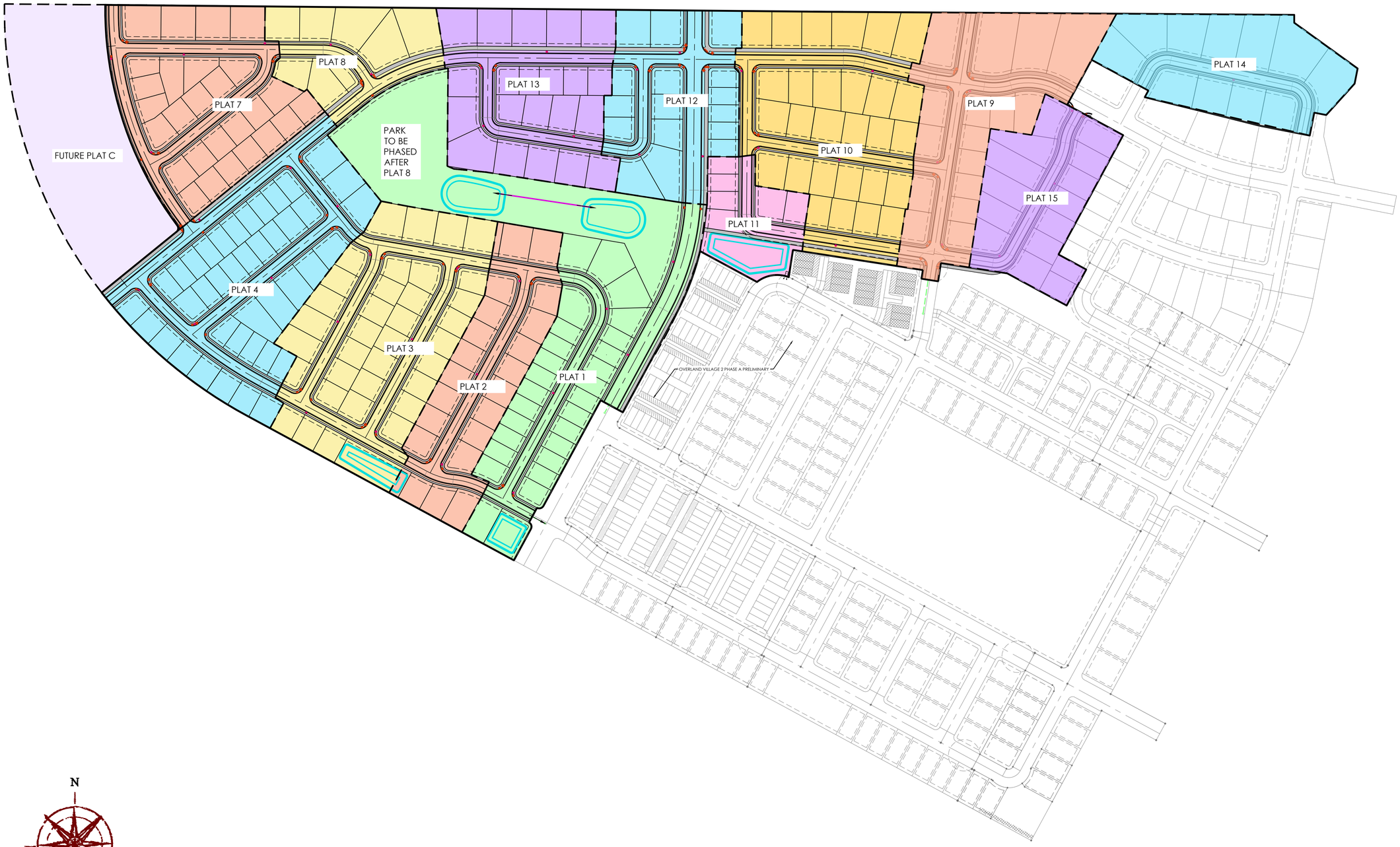
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PARCEL PLAN

Scale:	1"=150'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.7		

811 Know what's below. Call 811 before you dig.

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N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

NOTE:
PHASES ARE PLANNED TO BE SUBMITTED AND APPROVED SEPARATELY. FINAL PLATS WILL TAKE INTO ACCOUNT ANY INFRASTRUCTURE REQUIRED AT PHASE BOUNDARIES.

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No. 13838191-2202
BENJAMIN B. DUZETT
1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

PHASING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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PHASING PLAN

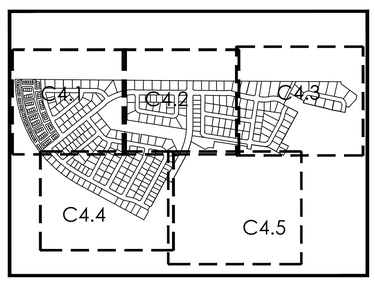
Scale:	1"=150'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C3.8		

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
- [XXXX] — EXIST. CONTOUR MAJOR
- [XXXX] — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
OVERALL GRADING & DRAINGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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OVERALL GRADING & DRAINGE PLAN

Scale:	1"=100'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C4		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\civil\sheets\C4-OVERALL GRADING PLAN.dwg

SDMH #113 PER EMC STND.
15" ADS L=12.68'
SD INLET #235 PER EMC STND.
15" ADS L=27.61'
SD COMBO #168 PER EMC STND.
SD COMBO #186 PER EMC STND.
15" ADS L=65.25'
15" ADS L=419.44'
SD INLET #219 PER EMC STND.
SDMH #101 PER EMC STND.
15" ADS L=26.74'
SD COMBO #177 PER EMC STND.
15" ADS L=36.17'
15" ADS L=59.46'
15" ADS L=211.95'
SDMH #102 PER EMC STND.
SD INLET #230 PER EMC STND.
15" ADS L=66.15'
15" ADS L=26.63'
SDMH #125 PER EMC STND.
SD INLET #224 PER EMC STND.
15" ADS L=26.67'
15" ADS L=188.16'
SD COMBO #176 PER EMC STND.
SD COMBO #211 PER EMC STND.
15" ADS L=214.02'
SD INLET #229 PER EMC STND.
SD INLET #252 PER EMC STND.
15" ADS L=92.58'
SD COMBO #199 PER EMC STND.
15" ADS L=123.86'
15" ADS L=33.00'
SD COMBO #183 PER EMC STND.
15" ADS L=279.88'
SDMH #138 PER EMC STND.
MATCHLINE SEE SHEET C4.4
MATCHLINE SEE SHEET C4.2
PARCEL

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- EXIST. FENCE
- (XXXX) — EXIST. CONTOUR MAJOR
- (XXXX) — EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
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- EXIST. SEWER MH
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

Know what's below. Call 811 before you dig.

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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No. 13050191-2202
BENJAMIN B. DUZETT
1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C4.1		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.1 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.1

MATCHLINE SEE SHEET C4.3

MATCHLINE SEE SHEET C4.6

PARCEL B

POND 5A
HIGH = 4934.90
5' DEEP

POND 5B
HIGH = 4934.90
5' DEEP

SDMH #102 PER EMC STND.
SDMH #103 PER EMC STND.
SDMH #104 PER EMC STND.
SDMH #105 PER EMC STND.
SDMH #106 PER EMC STND.
SDMH #107 PER EMC STND.
SDMH #108 PER EMC STND.
SDMH #109 PER EMC STND.
SDMH #110 PER EMC STND.
SDMH #111 PER EMC STND.
SDMH #112 PER EMC STND.
SDMH #114 PER EMC STND.
SDMH #121 PER EMC STND.
SDMH #122 PER EMC STND.
SDMH #142 PER EMC STND.
SDMH #148 PER EMC STND.
SDMH #149 PER EMC STND.
SDMH #150 PER EMC STND.
SDMH #154 PER EMC STND.

SD INLET #214 PER EMC STND.
SD INLET #216 PER EMC STND.
SD INLET #217 PER EMC STND.
SD INLET #218 PER EMC STND.
SD INLET #221 PER EMC STND.
SD INLET #229 PER EMC STND.
SD INLET #234 PER EMC STND.
SD INLET #253 PER EMC STND.
SD INLET #254 PER EMC STND.

SD COMBO #165 PER EMC STND.
SD COMBO #170 PER EMC STND.
SD COMBO #172 PER EMC STND.
SD COMBO #173 PER EMC STND.
SD COMBO #185 PER EMC STND.
SD COMBO #200 PER EMC STND.
SD COMBO #201 PER EMC STND.

SD BOX #251
SD BOX 4X4
SD BOX #252
SD BOX 4X4

SD FLARED END #254
End Section or Headwall

36" RCP L=28.02'
36" RCP L=239.00'
36" RCP L=31.95'

15" ADS L=66.15'
15" ADS L=33.01'
15" ADS L=118.98'
15" ADS L=107.16'
15" ADS L=65.48'
15" ADS L=28.69'
15" ADS L=36.49'
15" ADS L=96.22'
15" ADS L=102.25'
15" ADS L=27.40'
15" ADS L=147.66'
15" ADS L=45.90'
15" ADS L=322.25'
15" ADS L=33.00'
15" ADS L=31.20'
15" ADS L=26.50'
15" ADS L=33.07'
15" ADS L=189.07'
15" ADS L=175.09'
15" ADS L=120.88'
15" ADS L=26.61'
15" ADS L=78.50'
15" ADS L=52.92'
15" ADS L=27.40'
15" ADS L=118.35'
15" ADS L=179.26'
15" ADS L=235.89'
15" ADS L=23.93'
15" ADS L=36.58'
15" ADS L=101.79'
15" ADS L=26.76'
15" ADS L=170.45'
15" ADS L=31.52'
15" ADS L=81.51'
15" ADS L=141.98'
15" ADS L=152.02'
15" ADS L=175.16'

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
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- WATER BLOW-OFF
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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BENJAMIN B. DUZETT
1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK

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

GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C4.2		

Z:\...2024\24-0097 Overland Village 2 Phase B Preliminary\Design\24-0097.dwg\sheet\\C4.2 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.2

MATCHLINE SEE SHEET C4.4

MATCHLINE SEE SHEET C4.6

GARFIELD HILLS DRIVE

ARNOT PEAK

STREET O

STREET N

STREET P

TULE MOUNTAIN

PARCEL C
POND B
HIGH = 4941.00
5' DEEP

SD FLARED END #255
End Section or Headwall

HIGH WATER = 4941.00

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX MAJOR CONTOUR
- XXXX MINOR CONTOUR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- o XXXX.XX SPOT ELEVATION

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6/20
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

GRADING & DRAINAGE PLAN

#	DATE	DESCRIPTION
1	----	----
2	----	----
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REVISION BLOCK

GRADING & DRAINAGE PLAN

Scale: 1"=40'	Drawn: TM
Date: 1/6/25	Job #: 24-0097
Sheet: C4.3	

Z:_202X\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.3 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.3

GARFIELD HILLS DRIVE

STREET AB

STREET C

SD INLET #240
PER EMC STND.

15" ADS
L=25.65'

SDMH #131
PER EMC STND.

SD INLET #241
PER EMC STND.

15" ADS
L=26.60'

15" ADS
L=193.44'

SDMH #132
PER EMC STND.

SDMH #133
PER EMC STND.

15" ADS
L=59.81'

MATCHLINE A
SEE SHEET THIS SHEET

MATCHLINE A
SEE SHEET THIS SHEET

N

S

811
Know what's below.
Call 811 before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
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- SPOT ELEVATION

KEY MAP
N.T.S

C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

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1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

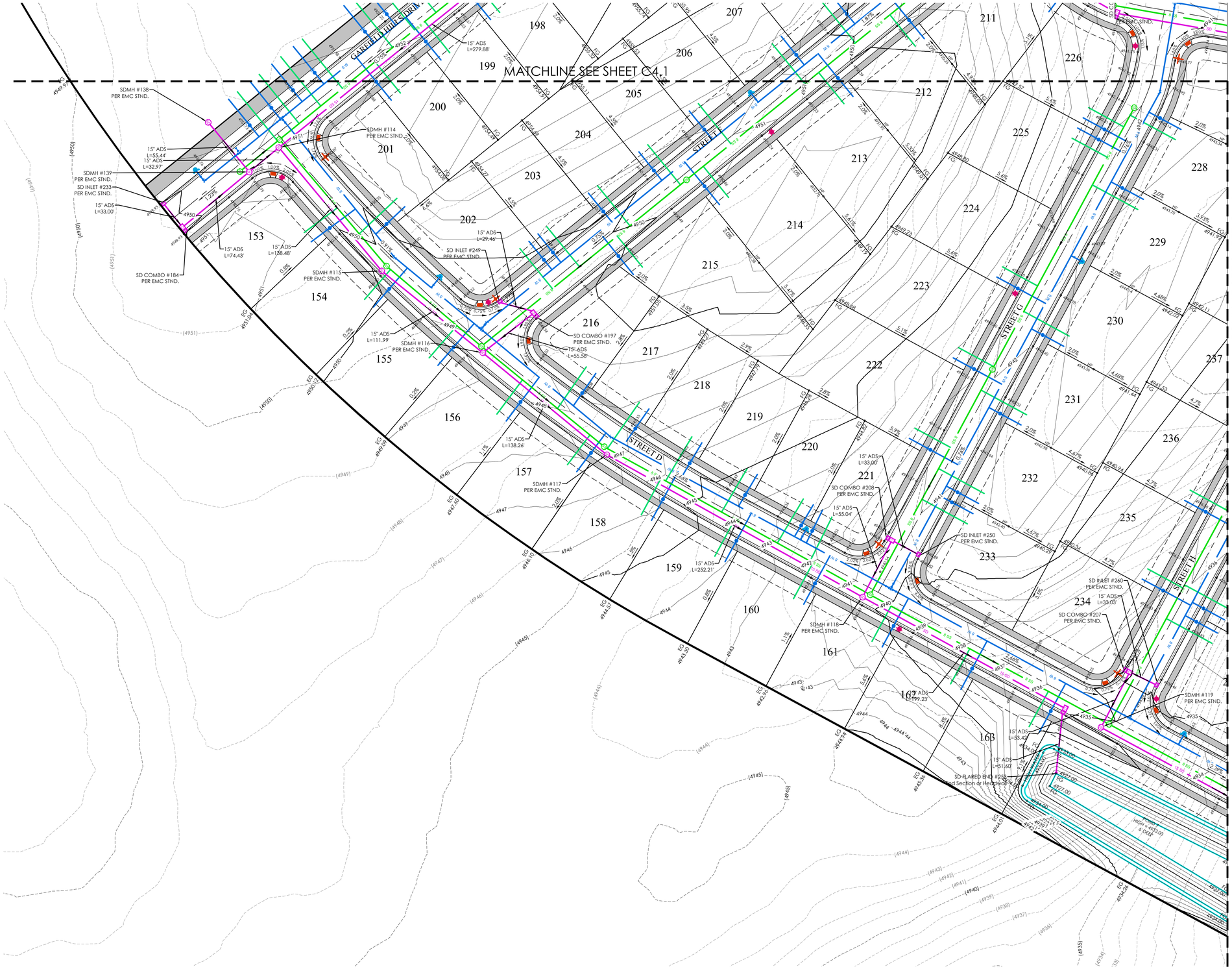
REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

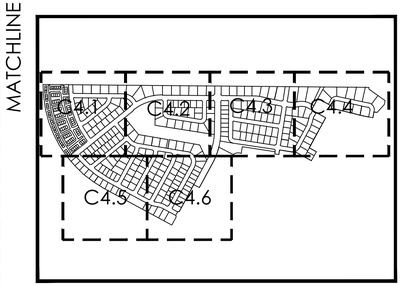
Scale: 1"=40'	Drawn: TM
Date: 1/6/25	Job #: 24-0097
Sheet: C4.4	

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheet\\C4.4 GRADING & DRAINAGE PLAN.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- XXXX CONTOUR MAJOR
- XXXX CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
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- o XXXX.XX SPOT ELEVATION



KEY MAP
N.T.S

N

S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's **below.** **Call 811** before you dig.

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EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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4	----	----
5	----	----
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C4.5		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\.dwg\sheets\C-4.5 GRADING & DRAINAGE PLAN.dwg

MATCHLINE SEE SHEET C4.5

MATCHLINE SEE SHEET C4.2

MATCHLINE B SEE THIS SHEET

MATCHLINE B SEE THIS SHEET

ARNOT PEAK

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
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C4.1 C4.2 C4.3 C4.4 C4.5 C4.6

KEY MAP
N.T.S

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EAGLE MOUNTAIN
GRADING & DRAINAGE PLAN

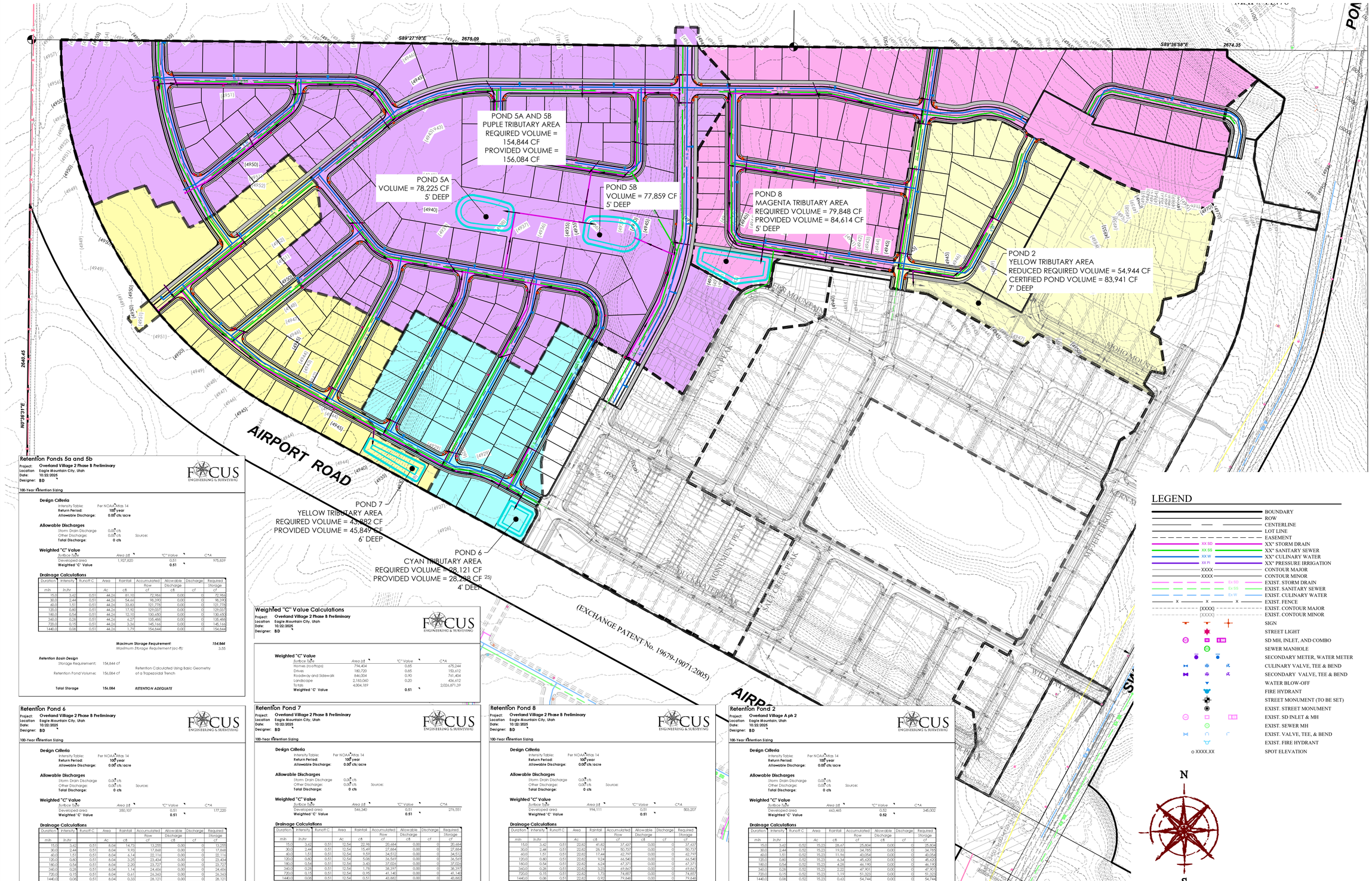
REVISION BLOCK

#	DATE	DESCRIPTION
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GRADING & DRAINAGE PLAN

Scale:	1"=40'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C4.6		

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Retention Ponds 5a and 5b

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	1,927,820	0.51	975,839
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.42	0.51	44.26	81.70	72,984	0.00	0	72,984
30.0	2.44	0.51	44.26	54.66	98,390	0.00	0	98,390
60.0	1.51	0.51	44.26	33.83	121,778	0.00	0	121,778
120.0	0.80	0.51	44.26	17.92	129,037	0.00	0	129,037
180.0	0.54	0.51	44.26	12.10	130,650	0.00	0	130,650
360.0	0.28	0.51	44.26	6.27	135,486	0.00	0	135,486
720.0	0.15	0.51	44.26	3.36	145,166	0.00	0	145,166
1440.0	0.08	0.51	44.26	1.79	154,844	0.00	0	154,844

Maximum Storage Requirement: **154,844**
Maximum Storage Requirement (ac-ft): 3.55

Retention Basin Design
Storage Requirement: 154,844 cf
Retention Pond Volume: 156,084 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 156,084 ***RETENTION ADEQUATE***

Weighted "C" Value Calculations

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Homes (no rooftops)	794,404	0.85	675,244
Drives	180,720	0.85	153,612
Roadway and Sidewalk	846,004	0.90	761,404
Landscape	2,183,060	0.20	436,612
Totals	4,004,189		2,026,871.39
Weighted "C" Value		**0.51**	

Retention Pond 6

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	350,107	0.51	177,220
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.42	0.51	8.04	14.73	13,255	0.00	0	13,255
30.0	2.44	0.51	8.04	9.93	17,868	0.00	0	17,868
60.0	1.51	0.51	8.04	6.14	22,114	0.00	0	22,114
120.0	0.80	0.51	8.04	3.25	23,434	0.00	0	23,434
180.0	0.54	0.51	8.04	2.20	23,727	0.00	0	23,727
360.0	0.28	0.51	8.04	1.14	24,606	0.00	0	24,606
720.0	0.15	0.51	8.04	0.61	26,363	0.00	0	26,363
1440.0	0.08	0.51	8.04	0.33	28,121	0.00	0	28,121

Maximum Storage Requirement: **28,121**
Maximum Storage Requirement (ac-ft): 0.65

Retention Basin Design
Storage Requirement: 28,121 cf
Retention Pond Volume: 28,238 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 28,238 ***RETENTION ADEQUATE***

Retention Pond 7

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	546,340	0.51	276,551
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.42	0.51	12.54	22.98	20,684	0.00	0	20,684
30.0	2.44	0.51	12.54	15.49	27,884	0.00	0	27,884
60.0	1.51	0.51	12.54	9.59	34,513	0.00	0	34,513
120.0	0.80	0.51	12.54	5.08	36,549	0.00	0	36,549
180.0	0.54	0.51	12.54	3.43	37,026	0.00	0	37,026
360.0	0.28	0.51	12.54	1.78	38,397	0.00	0	38,397
720.0	0.15	0.51	12.54	0.95	41,140	0.00	0	41,140
1440.0	0.08	0.51	12.54	0.51	43,882	0.00	0	43,882

Maximum Storage Requirement: **43,882**
Maximum Storage Requirement (ac-ft): 1.01

Retention Basin Design
Storage Requirement: 43,882 cf
Retention Pond Volume: 45,849 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 45,849 ***RETENTION ADEQUATE***

Retention Pond 8

Project: Overland Village 2 Phase B Preliminary
Location: Eagle Mountain City, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	994,111	0.51	503,207
Weighted "C" Value		0.51	

Drainage Calculations

Duration h	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.42	0.51	22.82	41.82	37,637	0.00	0	37,637
30.0	2.44	0.51	22.82	28.19	50,737	0.00	0	50,737
60.0	1.51	0.51	22.82	17.44	62,797	0.00	0	62,797
120.0	0.80	0.51	22.82	9.24	66,540	0.00	0	66,540
180.0	0.54	0.51	22.82	6.24	67,371	0.00	0	67,371
360.0	0.28	0.51	22.82	3.23	69,867	0.00	0	69,867
720.0	0.15	0.51	22.82	1.73	74,857	0.00	0	74,857
1440.0	0.08	0.51	22.82	0.92	79,848	0.00	0	79,848

Maximum Storage Requirement: **79,848**
Maximum Storage Requirement (ac-ft): 1.83

Retention Basin Design
Storage Requirement: 79,848 cf
Retention Pond Volume: 84,614 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 84,614 ***RETENTION ADEQUATE***

Retention Pond 2

Project: Overland Village A ph 2
Location: Eagle Mountain, Utah
Date: 10/22/2025
Designer: BD

100-Year Retention Sizing

Design Criteria
Intensity Tables: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre

Allowable Discharges
Storm Drain Discharge 0.00 cfs
Other Discharge: 0.00 cfs Source:
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Developed area	663,465	0.52	345,002
Weighted "C" Value		0.52	

Drainage Calculations

Duration h	Intensity	Runoff C	Area	Rainfall	Accumulated Flow	Allowable Discharge	Discharge	Required Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
15.0	3.42	0.52	15.23	26.47	25,404	0.00	0	25,404
30.0	2.44	0.52	15.23	19.33	34,785	0.00	0	34,785
60.0	1.51	0.52	15.23	11.96	43,054	0.00	0	43,054
120.0	0.80	0.52	15.23	6.34	45,600	0.00	0	45,600
180.0	0.54	0.52	15.23	4.28	46,198	0.00	0	46,198
360.0	0.28	0.52	15.23	2.22	47,901	0.00	0	47,901
720.0	0.15	0.52	15.23	1.19	51,323	0.00	0	51,323
1440.0	0.08	0.52	15.23	0.63	54,744	0.00	0	54,744

Maximum Storage Requirement: **54,744**
Maximum Storage Requirement (ac-ft): 1.26

Retention Basin Design
Storage Requirement: 54,744 cf
Retention Pond Volume: 83,601 cf
Retention Calculated Using Basic Geometry of a Trapezoidal Trench
Total Storage 83,601 ***RETENTION ADEQUATE***

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
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- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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No. 13530191-2202
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
POND CALCULATIONS

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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5	----	----
6	----	----

POND CALCULATIONS

Scale: 1"=150'
Drawn: TM
Date: 1/6/25
Job #: 24-0097
Sheet: C4.7

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C4.6 OVERALL DRAINAGE PLAN.dwg

ID	Minimum Slope	Maximum Slope	Scheme: Reds
1	15.0000%	25.0000%	
2	25.0000%	99.0000%	

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

SLOPE ANALYSIS

REVISION BLOCK

#	DATE	DESCRIPTION
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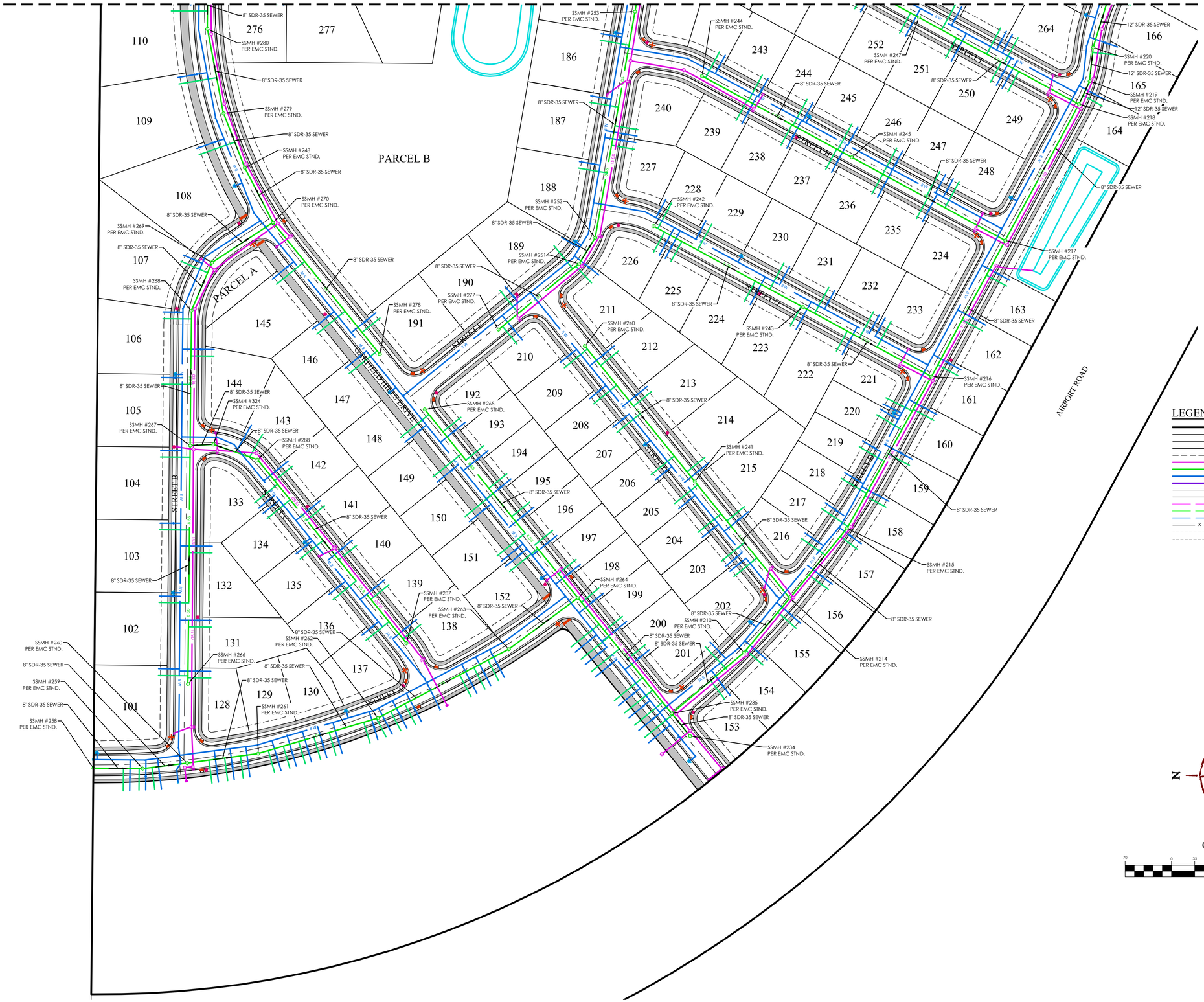
SLOPE ANALYSIS

Scale: 1"=150' | Drawn: TM

Date: 1/6/25 | Job #: 24-0097

Sheet: C4.8

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX" STORM DRAIN
- XX" SANITARY SEWER
- XX" CULINARY WATER
- XX" PRESSURE IRRIGATION
- CONTOUR MAJOR
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- EXIST. FIRE HYDRANT
- SPOT ELEVATION

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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1/6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C5		

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MATCHLINE SEE SHEET C5.2

MATCHLINE SEE SHEET C5.0

LITTLE MOUNTAIN

KUNA PEAK

ARNOT PEAK

LOWRY TOP

KUNA PEAK WEST

STREET D

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

GARFIELD HILLS DRIVE

PARCEL C

CONNECT TO EXIST SEWER

STRUCTURE - (54) SSMH

STRUCTURE - (55) SSMH

STRUCTURE - (57) SSMH

SSMH #303 PER EMC STND.

SSMH #315 PER EMC STND.

SSMH #305 PER EMC STND.

SSMH #300 PER EMC STND.

SSMH #306 PER EMC STND.

SSMH #296 PER EMC STND.

SSMH #304 PER EMC STND.

SSMH #294 PER EMC STND.

SSMH #295 PER EMC STND.

SSMH #297 PER EMC STND.

SSMH #293 PER EMC STND.

SSMH #302 PER EMC STND.

SSMH #301 PER EMC STND.

SSMH #298 PER EMC STND.

SSMH #299 PER EMC STND.

SSMH #271 PER EMC STND.

SSMH #272 PER EMC STND.

SSMH #273 PER EMC STND.

SSMH #274 PER EMC STND.

SSMH #275 PER EMC STND.

SSMH #285 PER EMC STND.

SSMH #292 PER EMC STND.

SSMH #284 PER EMC STND.

SSMH #291 PER EMC STND.

SSMH #289 PER EMC STND.

SSMH #286 PER EMC STND.

SSMH #290 PER EMC STND.

SSMH #281 PER EMC STND.

SSMH #282 PER EMC STND.

SSMH #283 PER EMC STND.

SSMH #280 PER EMC STND.

SSMH #253 PER EMC STND.

SSMH #247 PER EMC STND.

SSMH #312 PER EMC STND.

SSMH #276 PER EMC STND.

SSMH #256 PER EMC STND.

SSMH #255 PER EMC STND.

SSMH #221 PER EMC STND.

SSMH #254 PER EMC STND.

SSMH #257 PER EMC STND.

SSMH #246 PER EMC STND.

SSMH #223 PER EMC STND.

SSMH #222 PER EMC STND.

SSMH #220 PER EMC STND.

8" SDR-35 SEWER

12" SDR-35 SEWER

CONNECT TO EXIST SEWER

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
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- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C5.1		

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LEGEND

- BOUNDARY
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- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
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N S

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EAGLE MOUNTAIN
SEWER PLAN

REVISION BLOCK

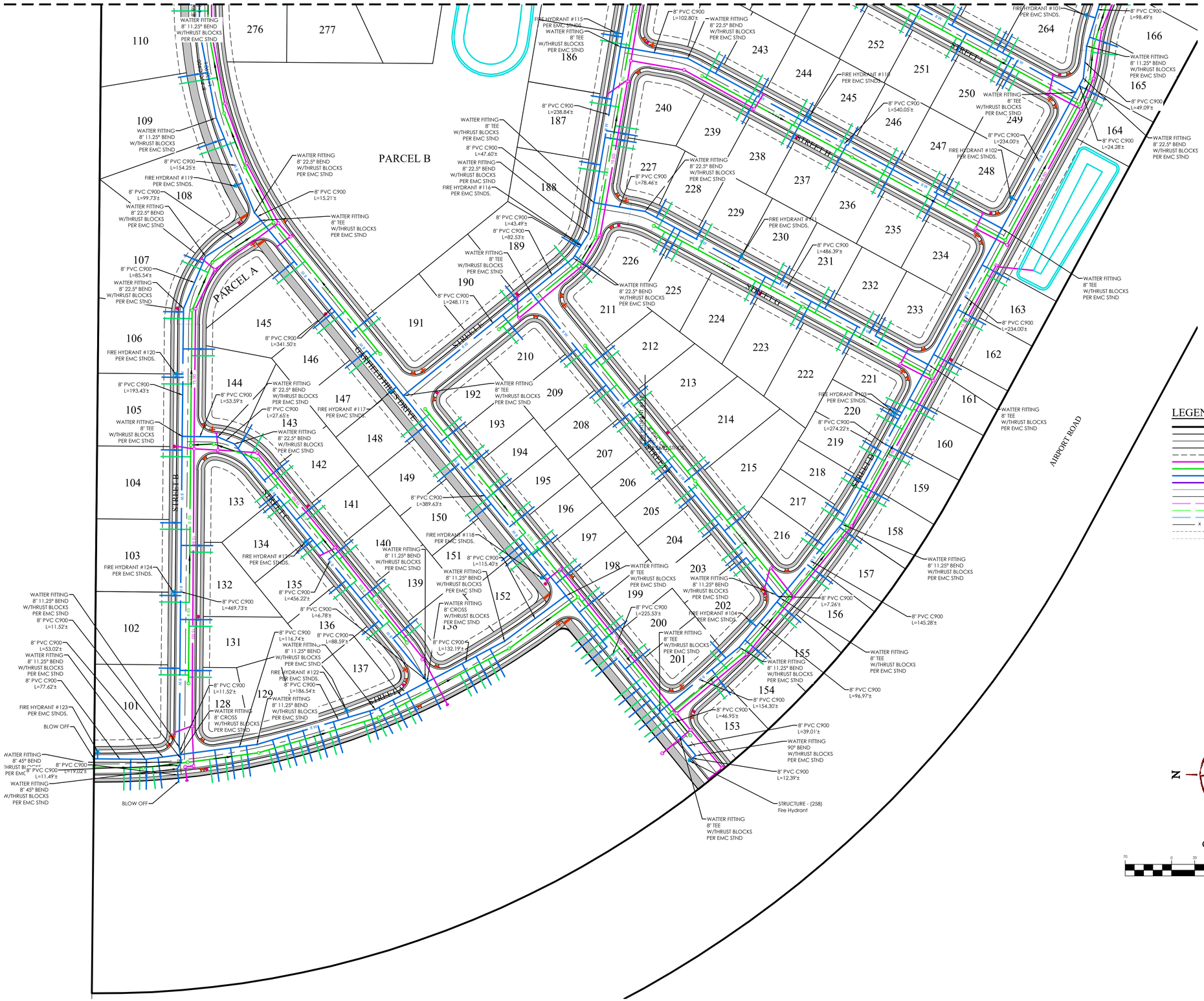
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SEWER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C5.2		

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MATCHLINE SEE SHEET C6.1



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
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- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
- X — X — X — EXIST. FENCE
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- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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WATER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C6		

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MATCHLINE SEE SHEET C6.2

MATCHLINE SEE SHEET C6.0

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
- XX W — XX" CULINARY WATER
- XX PI — XX" PRESSURE IRRIGATION
- XXXX — CONTOUR MAJOR
- XXXX — CONTOUR MINOR
- Ex SD — EXIST. STORM DRAIN
- Ex SS — EXIST. SANITARY SEWER
- Ex W — EXIST. CULINARY WATER
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- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

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11/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
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6	----	----

WATER PLAN

Scale: 1"=70'	Drawn: TM
Date: 1/6/25	Job #: 24-0097
Sheet: C6.1	

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX SD — XX" STORM DRAIN
- XX SS — XX" SANITARY SEWER
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- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- o XXXX.XX — SPOT ELEVATION

N S

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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LICENSED PROFESSIONAL ENGINEER
No. 13930191-2202
BENJAMIN B. DUZETT
1/6/26
STATE OF UTAH

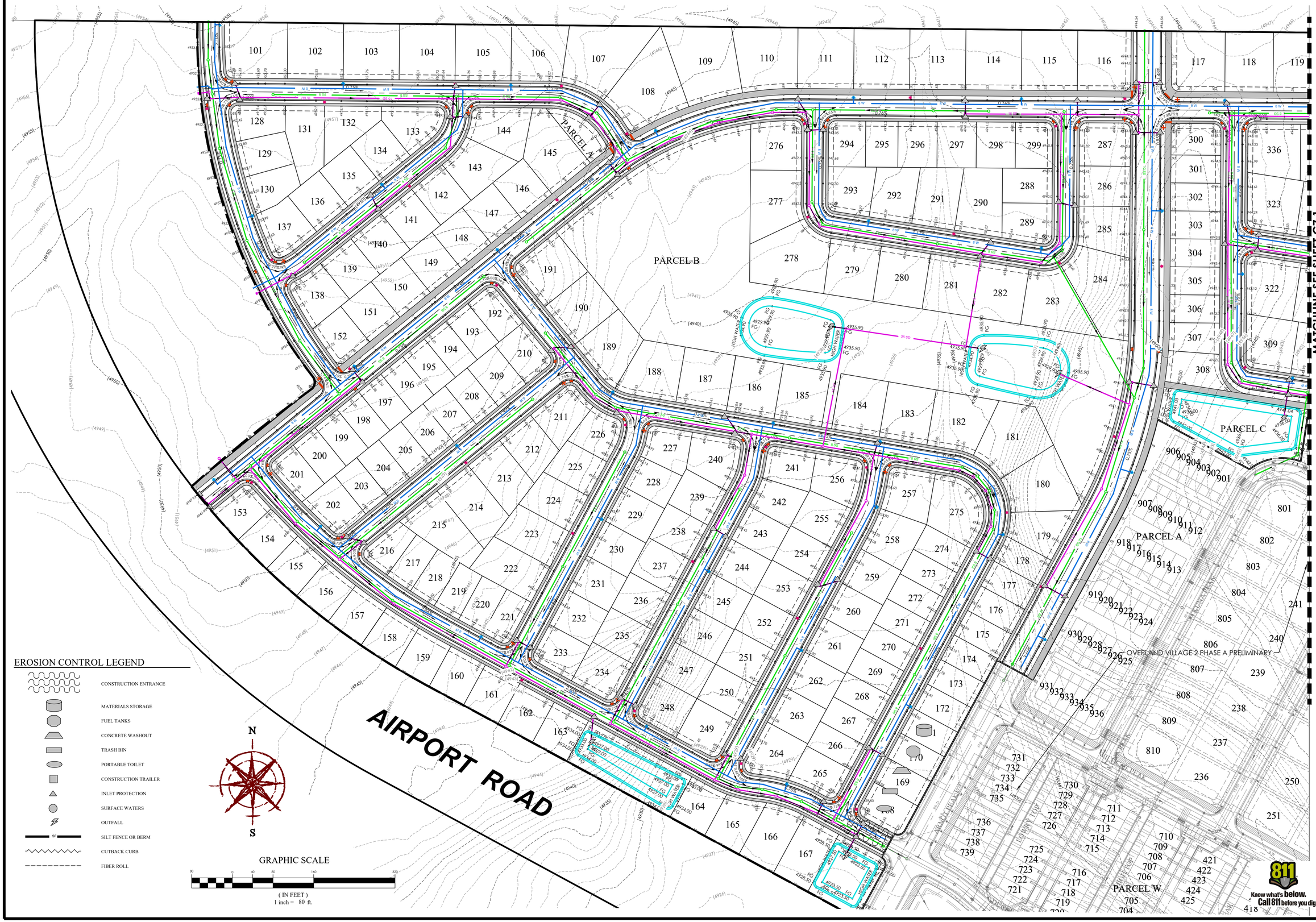
OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
WATER PLAN

REVISION BLOCK		
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WATER PLAN

Scale:	1"=70'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C6.2		

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EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SF — SILT FENCE OR BERM
- CUTBACK CURB
- FIBER ROLL

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

Know what's below. Call 811 before you dig.

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No. 13230191-2202
BENJAMIN B. DUZETT
11/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

EROSION CONTROL PLAN

REVISION BLOCK

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EROSION CONTROL PLAN

Scale:	1"=80'	Drawn:	TM
Date:	11/05/25	Job #:	24-0097
Sheet:	C7		

Z:_2024\24-0097 Overland Village 2 Phase B Preliminary\design 24-0097\dwg\sheets\C7 EROSION CONTROL PLAN.dwg



EROSION CONTROL LEGEND

- CONSTRUCTION ENTRANCE
- MATERIALS STORAGE
- FUEL TANKS
- CONCRETE WASHOUT
- TRASH BIN
- PORTABLE TOILET
- CONSTRUCTION TRAILER
- INLET PROTECTION
- SURFACE WATERS
- OUTFALL
- SILT FENCE OR BERM (SF)
- CUTBACK CURB
- FIBER ROLL

N

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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No. 13520191-2202
BENJAMIN B. DUZETT
1 6 26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

EROSIN CONTROL PLAN

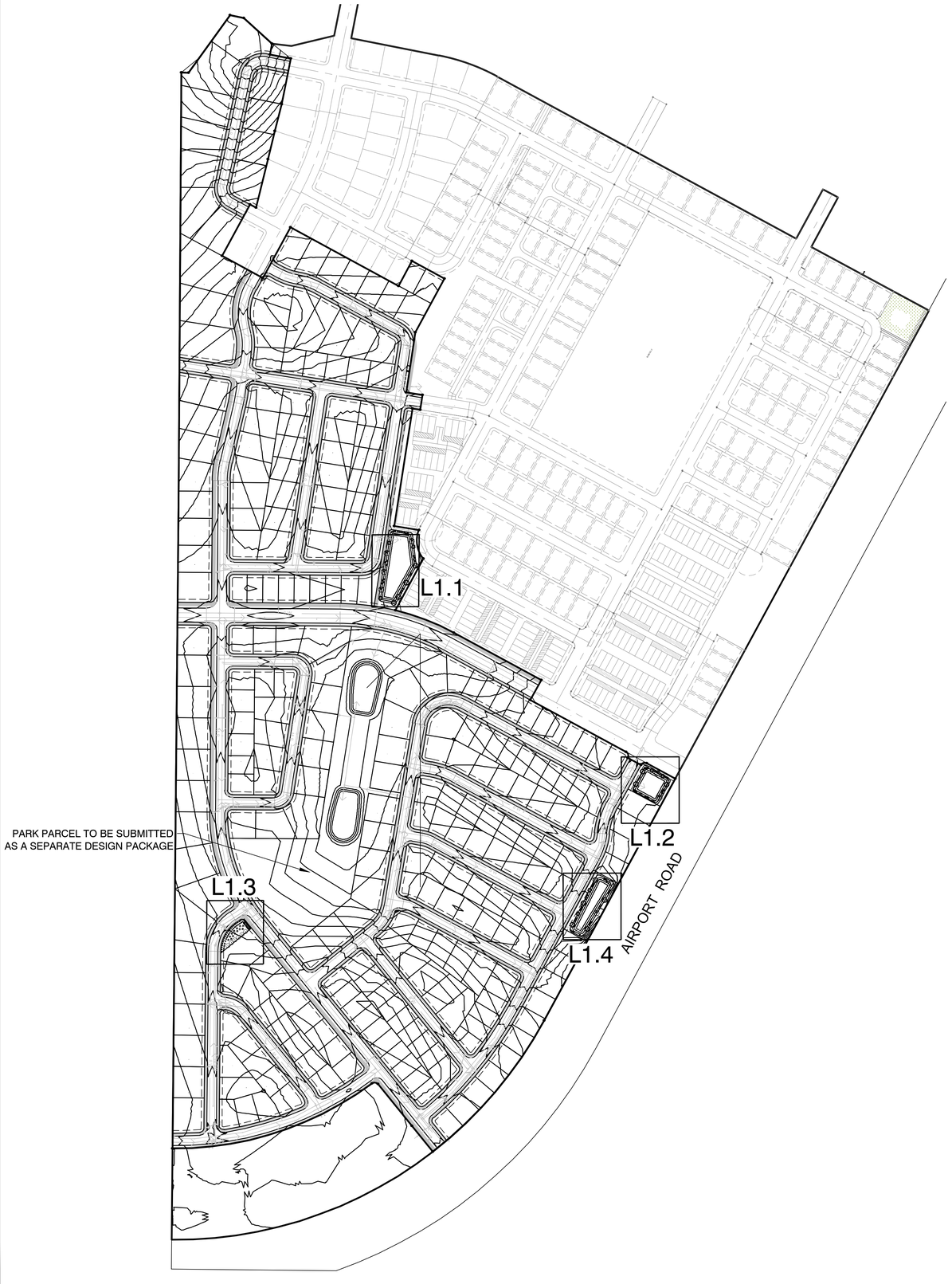
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EROSIN CONTROL PLAN

Scale:	1"=80'	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	C7.1		

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TREE LEGEND

- Malus 'Royal Raindrops' / Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green' / Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma / Utah Juniper 6' height

NOTE:
REFERENCE STREET TREE PLAN
STARTING SHEET L2.0

PLANT SCHEDULE FOR TOWNHOMES

Symbol	Scientific Name	Common Name	Size	Waterwise
SHRUBS				
AMG	Aronia melanocarpa 'Ground Hog'	Ground Hog Aronia	2 Gal	No
BTC	Berberis thunbergii atro 'Concorde'	Dark Red-Purple Barberry	2 Gal	No
BDH	Buddleia davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 Gal	Yes
BGV	Buxus 'Green Velvet'	Green Velvet Boxwood	2 Gal	No
CCF	Caryopteris clandonensis 'First Choice'	First Choice Bluebeard	2 Gal	Yes
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	Yes
HPL	Hydrangea paniculata Lavalamp Flare	Lavalamp Flare Hydrangea	5 Gal	No
MAC	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 Gal	Yes
POL	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	5 Gal	Yes
PON	Physocarpus opulifolius 'Nugget'	Dwarf Ninebark	5 Gal	Yes
PMM	Pinus mugo 'Mughus'	Dwarf Mugo Pine	5 Gal	Yes
PFD	Potentilla fruiticosa 'Dakota Sunspot'	Dakota Sunspot Potentilla	2 Gal	Yes
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	Yes
RMW	Rosa 'Meidiland White'	White Meidiland Rose	5 Gal	Yes
SBA	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	2 Gal	No
SBG	Spiraea bumalda 'Goldmound'	Gold Spiraea	2 Gal	No
SJD	Spiraea japonica 'Doozie'	Doozie Spiraea	2 Gal	No
SBL	Syringa x 'Bloomerang'	Dark Purple Reblooming Lilac	5 Gal	No
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	Yes
PERENNIALS & ORNAMENTAL GRASSES				
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	Yes
HSS	Helictotrichon sempervirens 'Sapphire'	Blue Oat Grass	1 Gal	Yes
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	Yes
PVS	Panicum virgatum 'Shenandoah'	Switch Grass	1 Gal	Yes
PAH	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal	Yes
RFC	Rudbeckia fulgida 'City Garden'	Black Eyed Susan	1 Gal	No
SNE	Salvia nemorosa 'East Friesland'	East Friesland Salvia	1 Gal	Yes

LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE 4" DEPTH DECORATIVE RIVER COBBLE
3. INSTALL PLASTIC EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

NATIVE PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size
SHRUBS			
ATS	Artemisia tridentata	Big Sagebrush	2 Gal
CLM	Cercocarpus ledifolius	Curleaf Mountain Mahogany	2 Gal
ENR	Ericameria nauseosus	Rubber Rabbit Brush	2 Gal
FPF	Fallugia paradoxa	Apache Flume	1 Gal
JCC	Juniperus communis	Common Juniper	1 Gal
PMN	Physocarpus malvaceous	Mallow Ninebark	2 Gal
PTB	Purshia tridentata	Antelope Bitterbrush	2 Gal
RTS	Rhus trilobata	Three Leaf Sumac	2 Gal
RAC	Ribes aureum	Golden Current	1 Gal
RWW	Rosa woodsii	Woods Rose	1 Gal

NOTES:

1. ALL PLANTING BEDS WILL HAVE 4" DEPTH OF RIVER ROCK OR CRUSHED GRAVEL. WITH DEWITT OR EQUIVALENT WEED BARRIER. 1" MINIMUM AND CANNOT REPLICATE THE COLOR OF ADJACENT CONCRETE SIDEWALK

LEGEND

NATIVE GRASS/WILDFLOWERS (45,944 SF)

IRRIGATION PLANS, DETAILS AND SPECIFICATIONS TO BE PROVIDED WITH FINAL PLATS.

NATIVE GRASS/WILDFLOWER SEED MIX

SLENDER WHEATGRASS	18%
WESTERN WHEATGRASS	20%
BLUEBUNCH WHEATGRASS	20%
SHEEP FESCUE	4%
SANDBERG BLUEGRASS	3%
INDIAN RICEGRASS	10%
BLANKET FLOWER	5%
BLUE FLAX	10%
CALIFORNIA POPPY	10%

APPLICATION:

1. APPLY 4 TO 6 INCHES OF NATIVE TOP SOIL TO DISTURBED AREAS. TOPSOIL SHALL COME FROM THE LOCAL AREA OR STOCKPILED TOPSOIL FROM AREAS BEING DISTURBED. NO SUBSURFACE SOIL SHALL BE USED. IT IS IMPORTANT TO USE SOIL THAT HAS MINIMAL AMOUNT OF WEED SEED.
2. APPLY SEED MIX AT A RATE OF TWENTY POUNDS PER ACRE (20 LBS./AC.). APPLY SEED MIX BY DRILLING OR LIGHTLY RAKE INTO 1/4" OF SOIL.
3. AFTERWARDS, APPLY HYDROMULCH OVER DRILL SEEDED AREAS USING SILVA FIBRE MULCH AT 1400 LBS. PER ACRE.
4. SEED MIX APPLICATION TO BE FROM OCTOBER 15 TO DECEMBER 15 AND WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 50 DEGREES F. (SEED MIX PROVIDED BY GRANITE SEED, LEHI, UTAH)

N

S

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

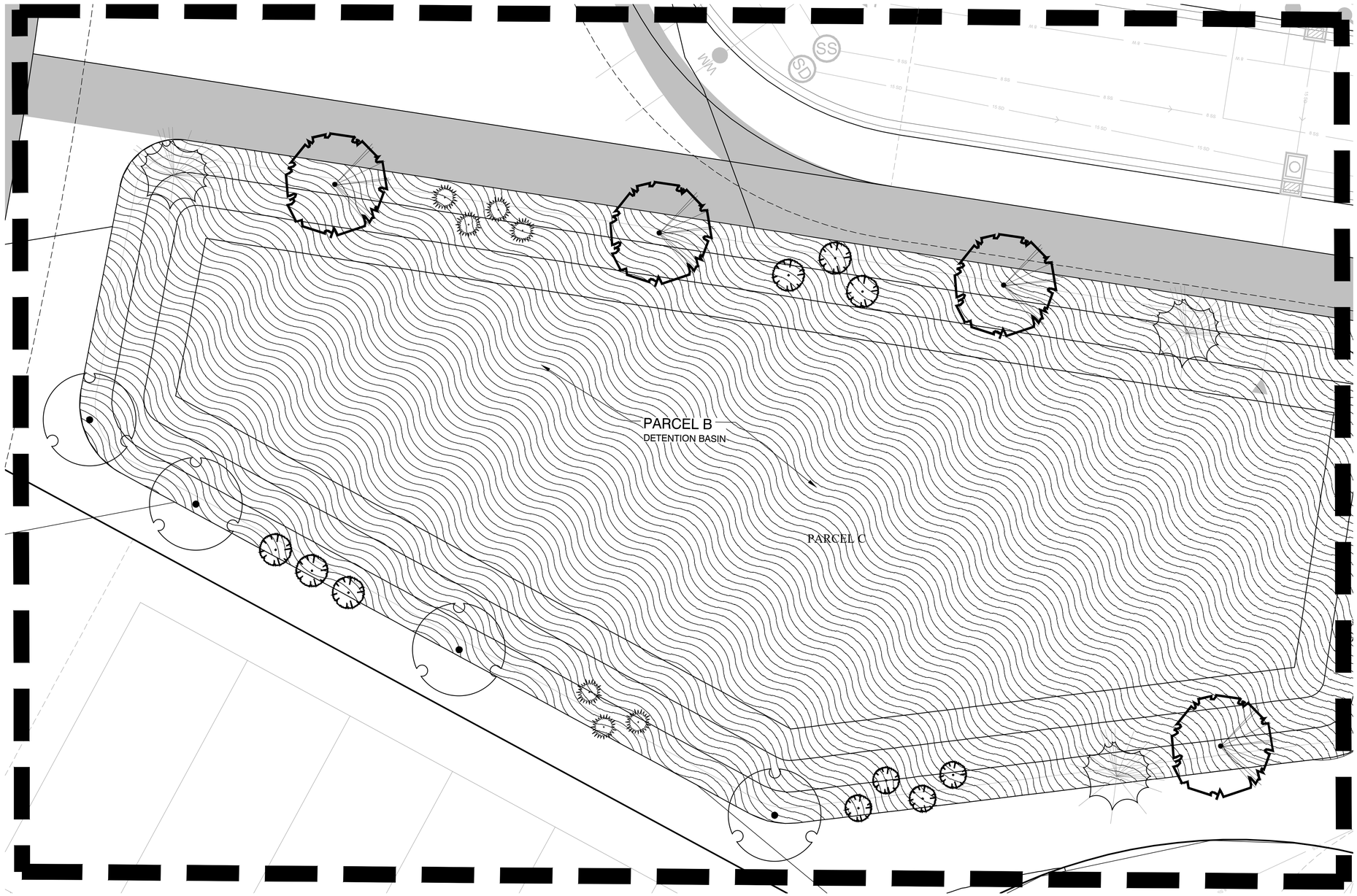
REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=200'	Drawn:	MH
Date:	1/6/26	Job #:	24-0097
Sheet:	L1.0		

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TREE LEGEND

- Malus 'Royal Raindrops' — Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green' — Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma — Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

N

S

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

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LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MH
Date:	01/06/26	Job #:	24-0097
Sheet:	L1.1		

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L1.2

167

PARCEL G
DETENTION BASIN

ARNOT PEAK

TREE LEGEND

- Malus 'Royal Raindrops' / Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green' / Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma / Utah Juniper 6' height

LEGEND

- NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

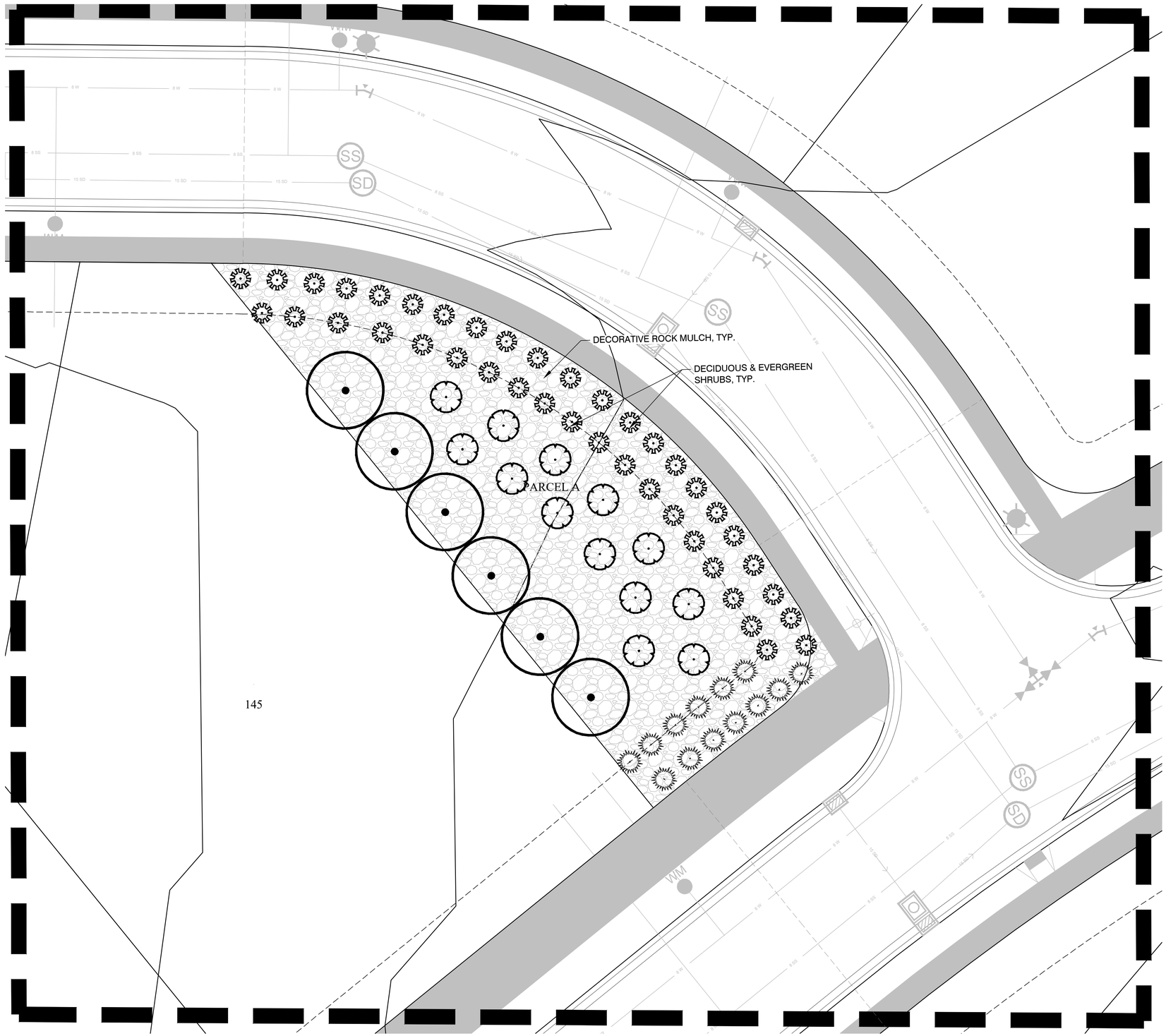
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LANDSCAPE PLAN

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TREE LEGEND

- Malus 'Royal Raindrops'
  Royal Raindrops Crab 1 1/2" cal.
- Spring Snow Flowering Crab 1 1/2" cal.
- Zelkova serrata 'Village Green'
  Village Green Zelkova 1 1/2" cal.
- Bur Oak 1 1/2" cal.
- Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

- Juniperus osteosperma
  Utah Juniper 6' height

RELOCATE THE COLOR OF ADJACENT CONCRETE.

LEGEND

NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

REVISION BLOCK

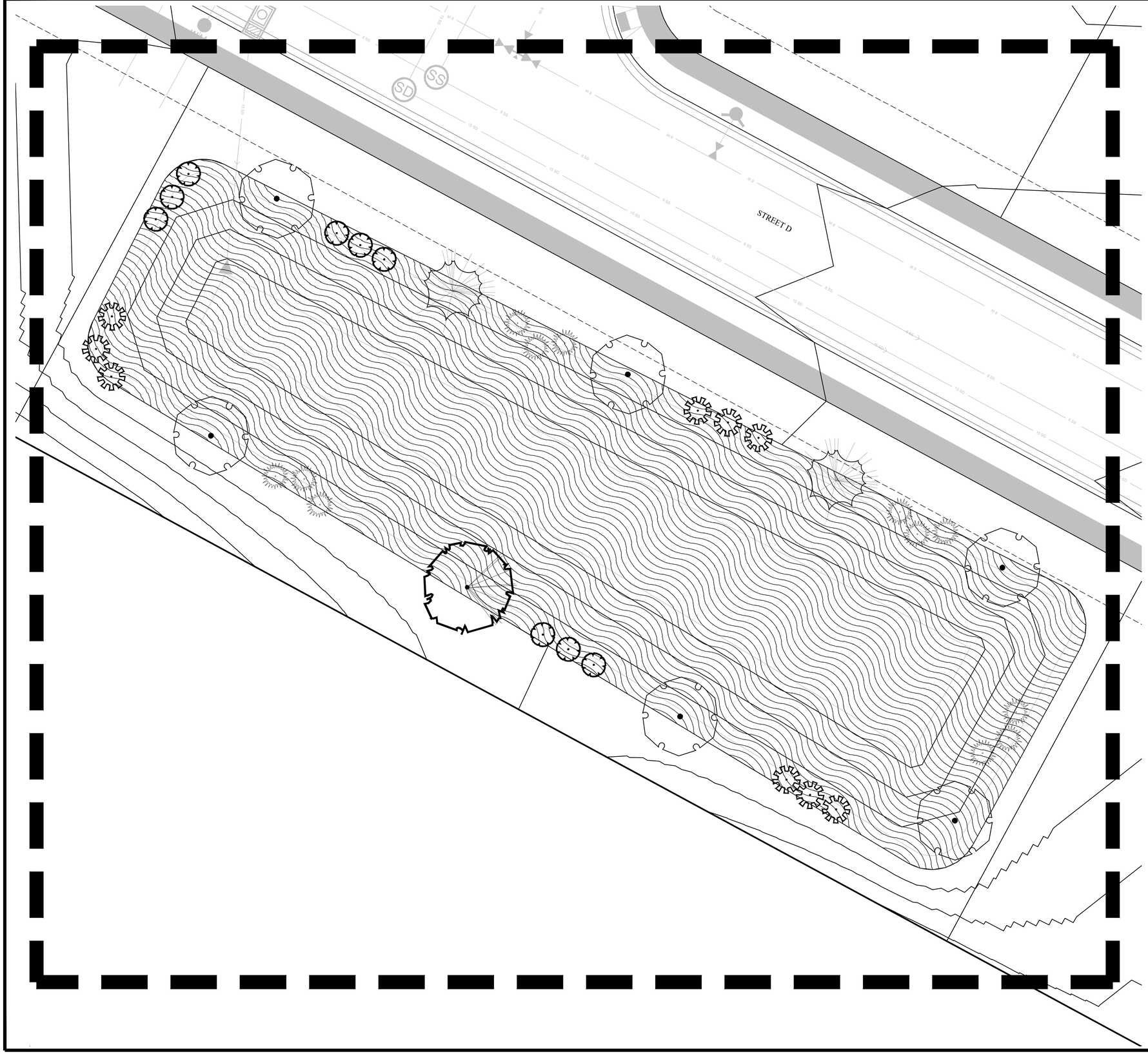
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LANDSCAPE PLAN

Scale:	1"=10'	Drawn:	MH
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TREE LEGEND

Malus 'Royal Raindrops'
Royal Raindrops Crab 1 1/2" cal.

Spring Snow Flowering Crab 1 1/2" cal.

Zelkova serrata 'Village Green'
Village Green Zelkova 1 1/2" cal.

Bur Oak 1 1/2" cal.

Shademaster Honey Locust 1 1/2" cal.

NATIVE TREE LEGEND

Juniperus osteosperma
Utah Juniper 6' height

RELOCATE THE COLOR OF ADJACENT CONCRETE.

LEGEND

NATIVE GRASS/WILDFLOWERS

N

S

GRAPHIC SCALE

10 0 10 20 40 80

(IN FEET)
1 inch = 10 ft.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

LANDSCAPE PLAN

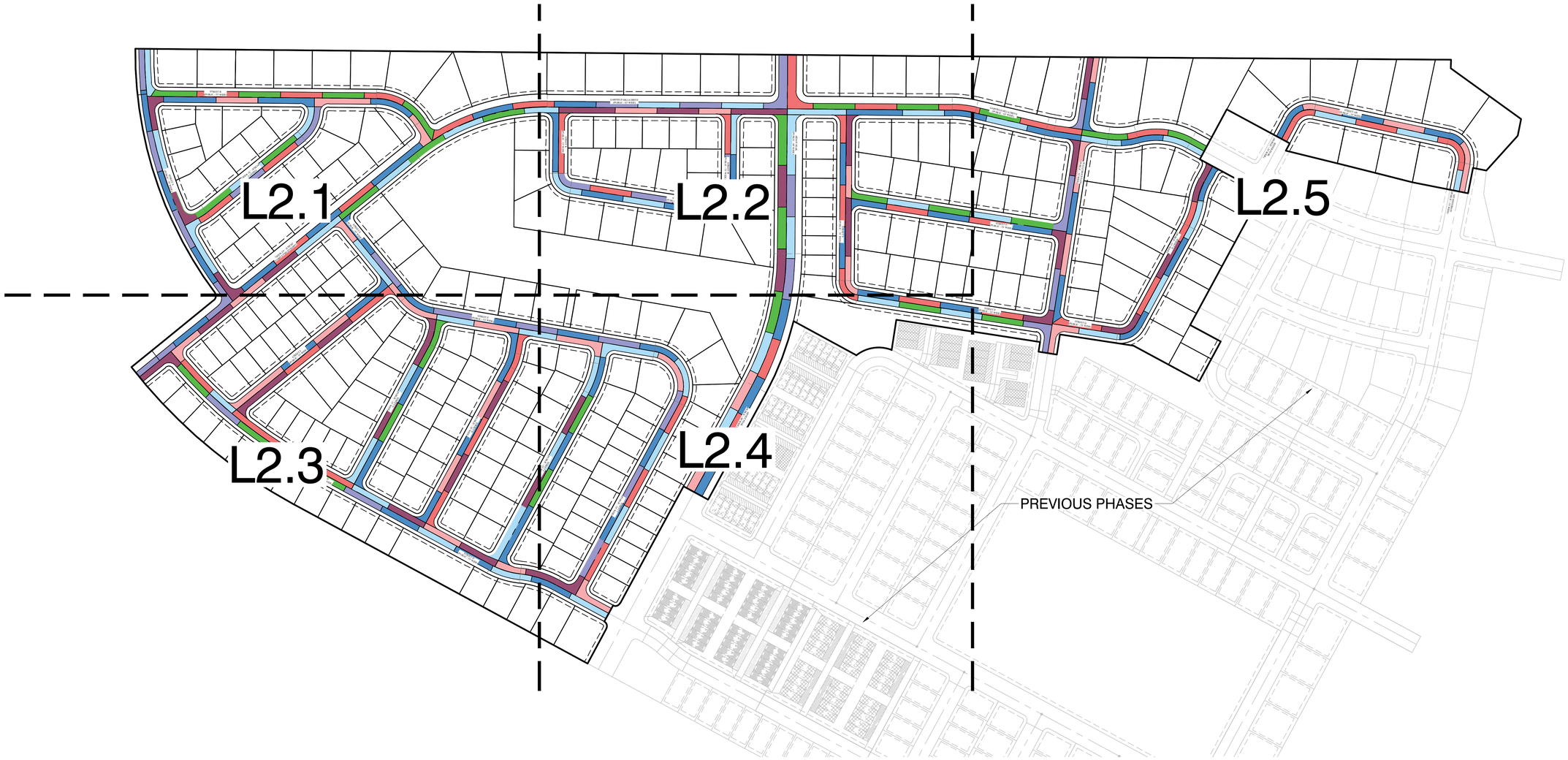
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LANDSCAPE PLAN

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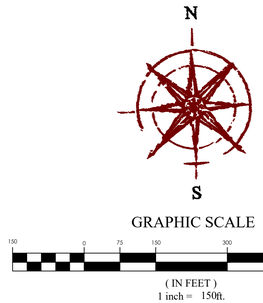
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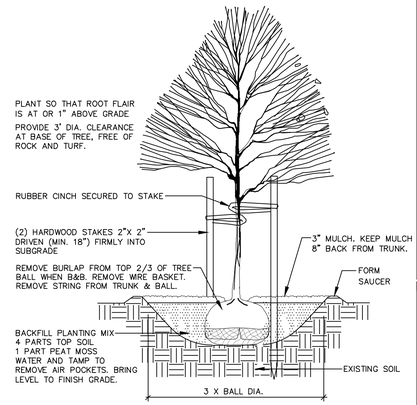


TREE LEGEND

- Prunus virginiana 'Canada Red' Canada Red Choke Cherry 2" cal.
- Acer griseum Paperbark Maple 2" cal.
- Syringa reticulata Japanese Tree Lilac 2" cal.
- Geditsia triacanthos 'Inermis' Shademaster Honeylocust 2" cal.
- Acer grandidentatum 'Bigtooth Maple' 2" cal.
- Malus 'Spring Snow' Spring Snow Crab 2" cal.
- Acer tataricum Tatarian Maple 2" cal.

EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE





A TREE PLANTING & STAKING
NOT TO SCALE

Know what's below. Call 811 before you dig.

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FOR REVIEW ONLY

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
OVERALL STREET TREE PLAN

REVISION BLOCK

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OVERALL LANDSCAPE PLAN

Scale:	1"=150'	Drawn:	AH
Date:	01/06/2026	Job #:	24-0097
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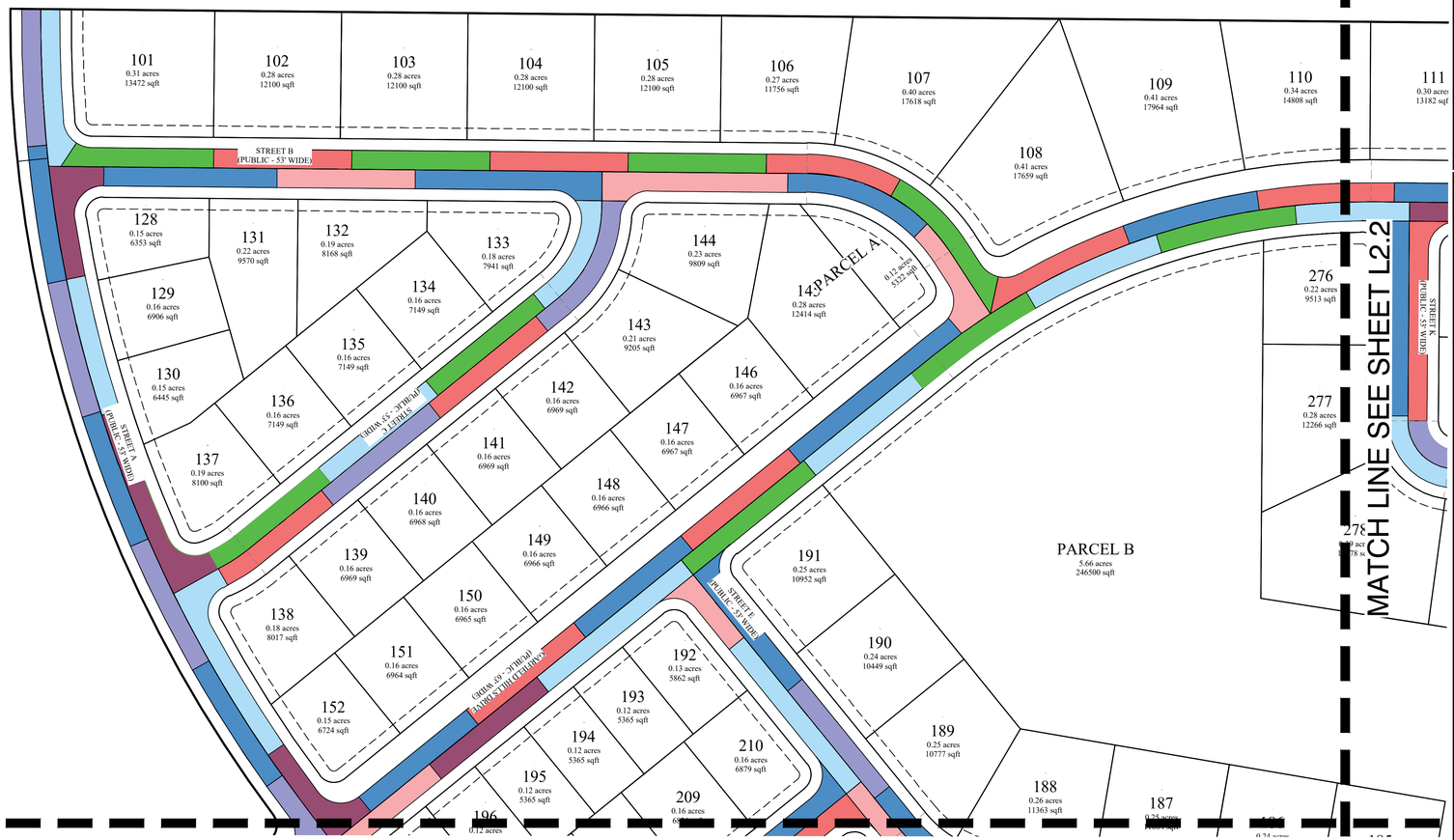
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Acer griseum
Paperbark Maple 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Syringa reticulata
Japanese Tree Lilac 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Acer tataricum
Tatarian Maple 2" cal.

N

S

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

811 Know what's below. Call 811 before you dig.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

STREET TREE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
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STREET TREE PLAN

Scale:	1"=60'	Drawn:	AH
Date:	01/06/2026	Job #:	24-0097
Sheet:	L2.1		

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EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE

GRAPHIC SCALE

40 0 30 40 120 240

(IN FEET)
1 inch = 60 ft.

N

S

Know what's below. Call 811 before you dig.



MATCH LINE SEE SHEET L2.4



Syringa reticulata
Japanese Tree Lilac 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Acer griseum
Paperbark Maple 2" cal.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN CITY, UTAH

STREET TREE PLAN

REVISION BLOCK

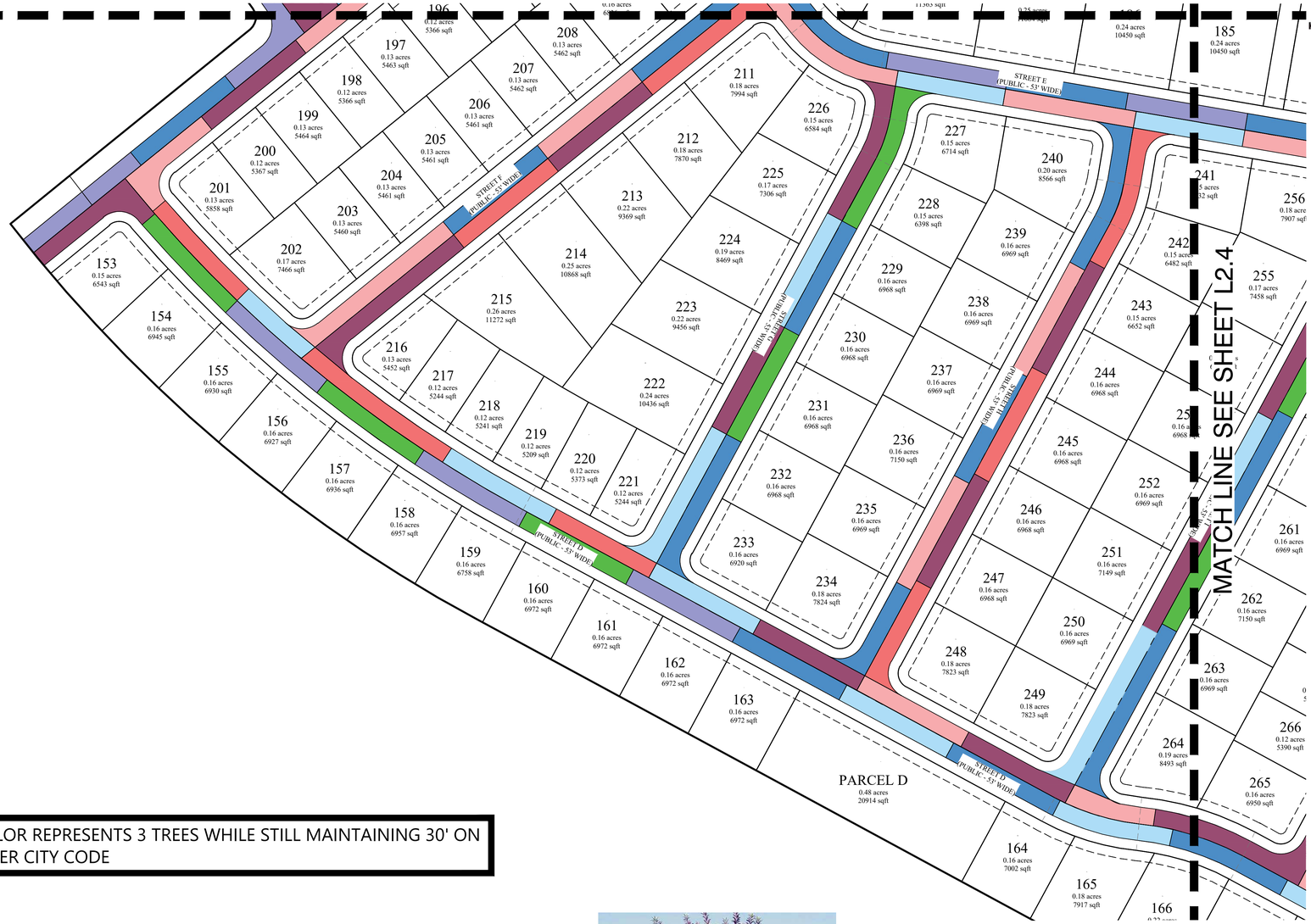
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STREET TREE PLAN

Scale: 1"=60' | Drawn: AH
Date: 11/05/2026 | Job #: 24-0097
Sheet: L2.2

Z:_2024\24-0097 overland village 2 phase b preliminary\design 24-0097\dwg\sheets\L2.1 OVERALL STREET TREE PLAN.dwg

MATCH LINE SEE SHEET L2.1



811 Know what's below. Call 811 before you dig.

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE



Syringa reticulata
Japanese Tree Lilac 2" cal.



Geditsia triacanthos 'Inermis'
Shademaster Honeylocust 2" cal.



Malus 'Spring Snow'
Spring Snow Crab 2" cal.



Acer tataricum
Tatarian Maple 2" cal.



Prunus virginiana 'Canada Red'
Canada Red Choke Cherry 2" cal.



Acer grandidentatum
'Bigtooth Maple' 2" cal.



Acer griseum
Paperbark Maple 2" cal.

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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

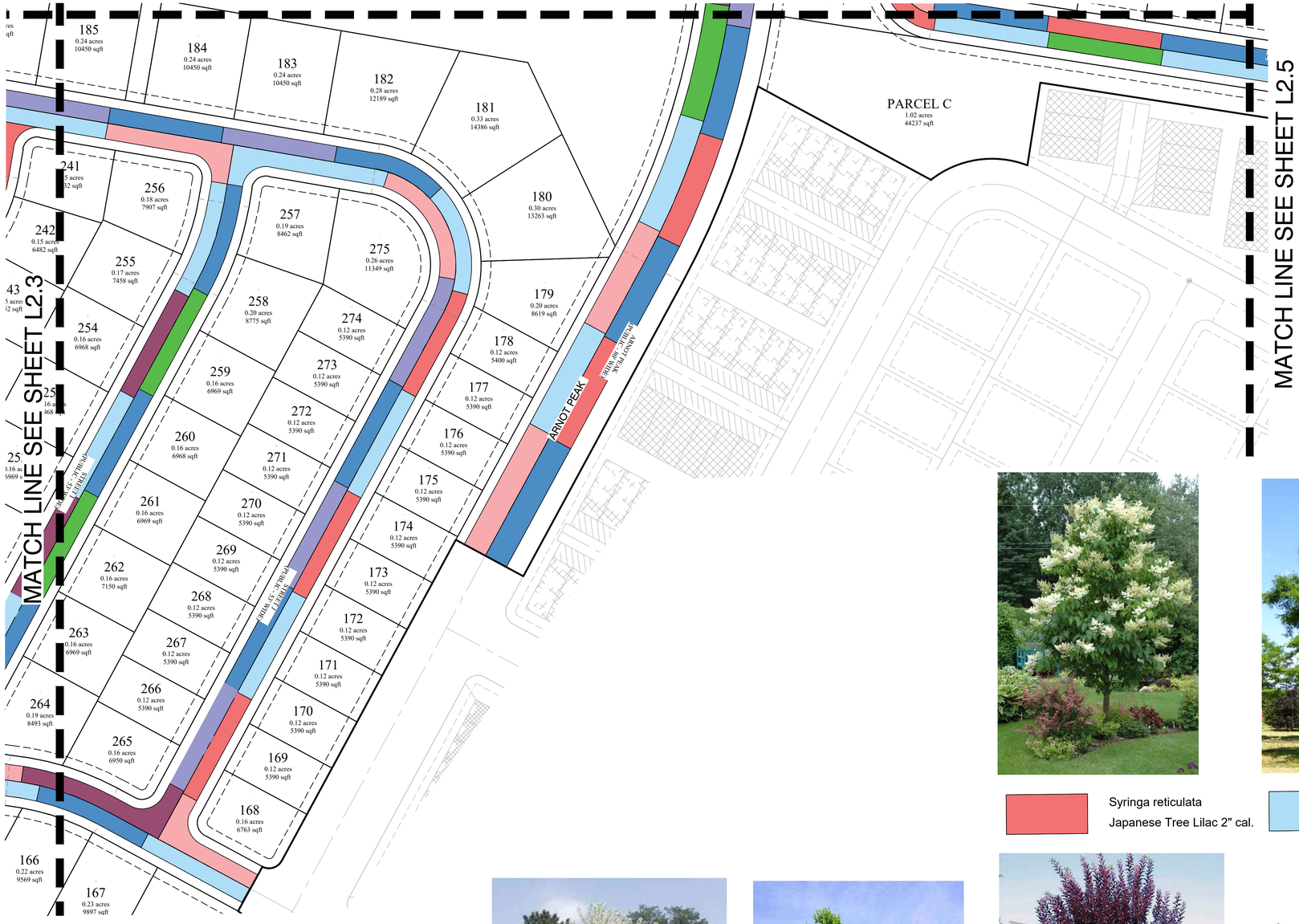
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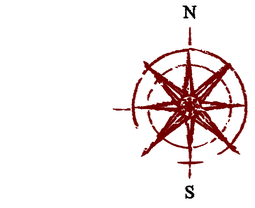
STREET TREE PLAN

Scale:	1"=60'	Drawn:	AH
Date:	01/06/2026	Job #:	24-0097
Sheet:	L2.3		

Z:_2024\24-0097 overland village 2 phase b preliminary\design 24-0097\dwg\sheets\L2.1 OVERALL STREET TREE PLAN.dwg



811 Know what's below. Call 811 before you dig.



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Syringa reticulata
Japanese Tree Lilac 2" cal.



Geditsia triacanthos 'Inermis'
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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

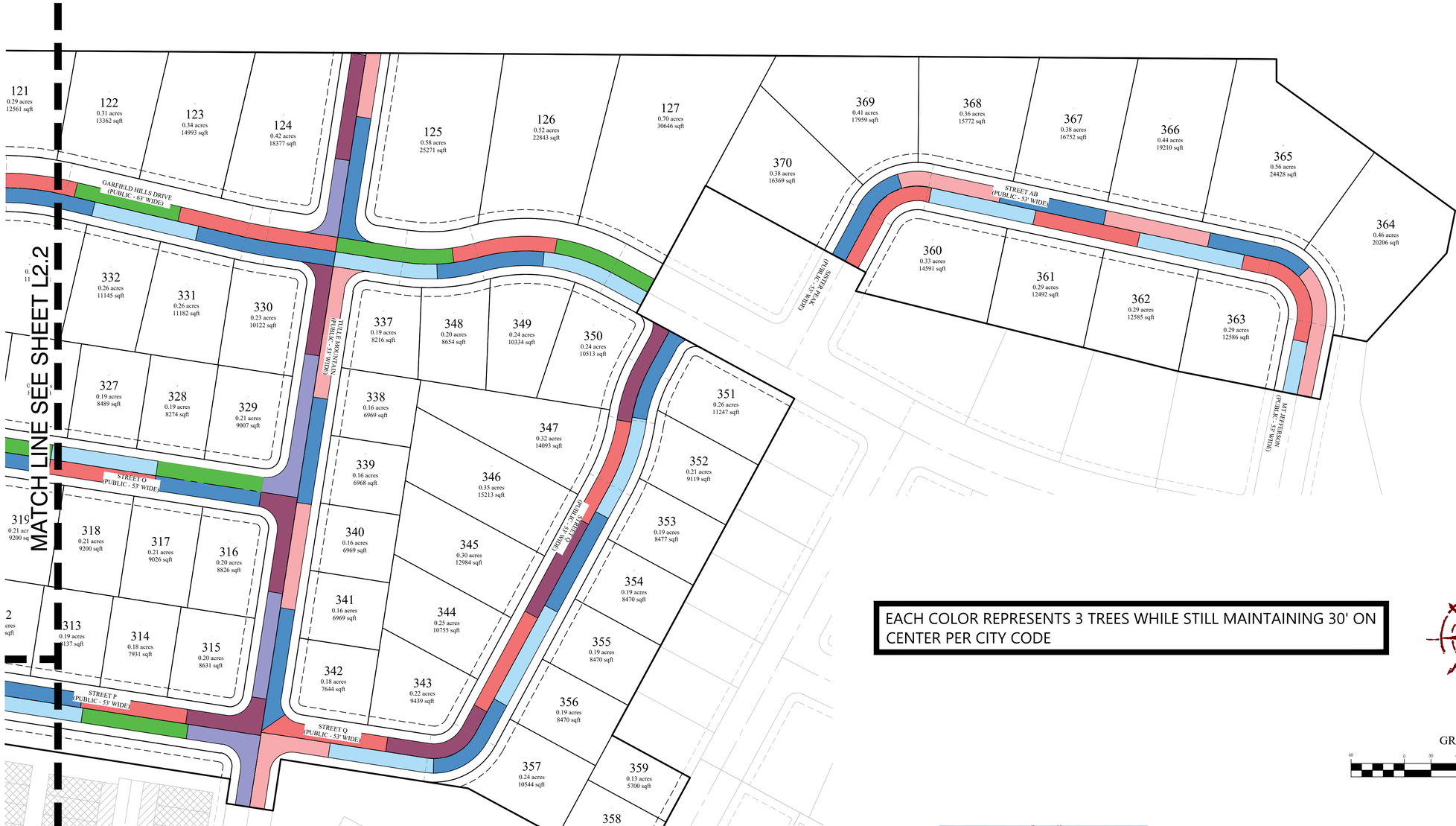
REVISION BLOCK

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STREET TREE PLAN

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Date: 01/06/2026 | Job #: 24-0097
Sheet: L2.4

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EACH COLOR REPRESENTS 3 TREES WHILE STILL MAINTAINING 30' ON CENTER PER CITY CODE

N

S

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



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Japanese Tree Lilac 2" cal.



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OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN CITY, UTAH
STREET TREE PLAN

REVISION BLOCK

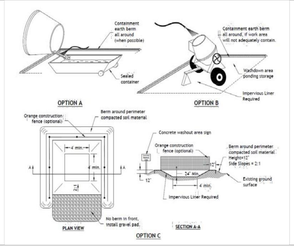
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STREET TREE PLAN

Scale: 1"=60' | Drawn: AH
Date: 01/06/2026 | Job #: 24-0097
Sheet: L2.5

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BMP: Concrete Waste Management



DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide)
- Concrete washout should not be placed within 50 feet of storm drains, open ditches, or waterbodies.

LIMITATIONS:

- Off-site washout of wastes may not always be possible

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

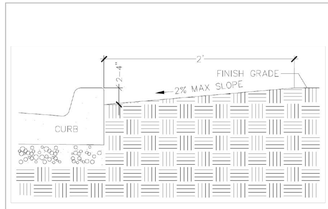
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2015

BMP: Cutback Curb Sediment Trap



DESCRIPTION

A temporary sediment trap formed by excavation behind the curb.

APPLICATION

- Interception of runoff containing sediment from the lot during construction.
- Retain sediment on the lot during construction.

INSTALLATION/APPLICATION CRITERIA

- Excavate soil behind curb to a depth of 2-4 inches
- Slope from 0-2% from the construction grade to curb for a distance of approximately 2 feet.
- Usually installed in the park strip between curb and sidewalk.

LIMITATIONS:

- No limitations.

MAINTENANCE:

- Inspect after each rain event.
- Remove accumulated sediment as it reaches 1" remaining height of available storage.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
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(801) 747-7000

TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ◪ Toxic Materials
- ☐ Oil & Grease
- ◪ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

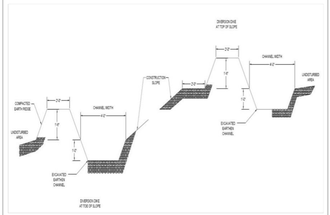
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Diversion Dike



DESCRIPTION

A temporary sediment barrier and storm runoff conveyance consisting of an excavation channel and compacted earth ridge.

APPLICATION

- Construct along top of construction slope to intercept up-gradient runoff and convey around construction site.
- Construct along toe of construction to divert sediment laden runoff.
- Construct along midpoint of construction slope to intercept runoff and channel to controlled discharge point.
- Construct around base of soil stockpiles to capture sediment.
- Construct around perimeter of disturbed areas to capture sediment.

INSTALLATION/APPLICATION CRITERIA

- Clear and grub area for dike construction.
- Excavate channel and place soil on down-gradient side.
- Shape and machine compact excavated soil to form ridge.
- Place erosion protection (rip-rap, mulch) at outlet.
- Stabilized channel and ridge as required with mulch, gravel, or vegetative cover.

LIMITATIONS:

- Recommended maximum drainage area of 5 acres.
- Recommended maximum sideslopes of 2h:1v (50%)
- Recommended maximum slope on channel of 1%

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff breaching dike or eroding channel or sideslopes.
- Check discharge point for erosion or bypassing of flows.
- Repair and stabilize as necessary.
- Inspect daily during vehicular activity on slope, check for and repair any traffic damage.

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

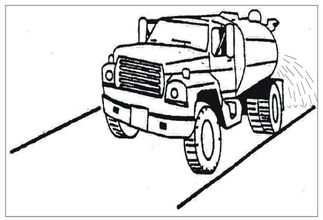
- $$$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2014

BMP: Dust Controls



DESCRIPTION

Dust control measures are used to stabilize soil from wind erosion and reduce dust by construction activities.

APPLICATION

Dust control is useful in any construction area where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA

- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are the more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers recommendations and should be inspected regularly.

LIMITATIONS:

- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.
- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.

MAINTENANCE:

- If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be re-sprayed to keep dust from spreading.

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

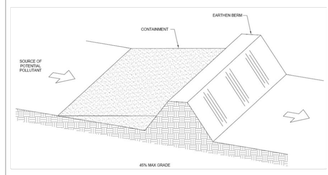
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Earth Berm Barrier



DESCRIPTION

A temporary containment control constructed of compacted soil.

APPLICATION

- Construct around waste and materials storage area.
- Construct around staging and maintenance areas.
- Construct around vehicle parking and servicing areas.
- Could be used in place of silt fence around construction areas.

INSTALLATION/APPLICATION CRITERIA

- Construct an earthen berm downhill of the area to be controlled. The berm should surround fueling facilities and maintenance areas on three sides to provide containment.
- Berm needs to be a minimum of 1 foot tall by 1 foot wide and be compacted.

LIMITATIONS:

- Not effective on steep slopes.
- Limits access to controlled area.
- Personnel need to quickly respond to spills with remedial actions.

MAINTENANCE:

- Observe daily for any non-stormwater discharge.
- Look for runoff bypassing ends of berms or undercutting berms.
- Repair or replace damaged areas of the berm and remove accumulated sediment.
- Recompact soil around berm as necessary to prevent piping.

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

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TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

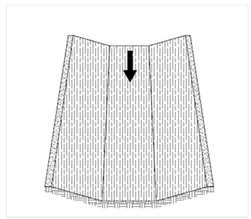
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Erosion Control Blankets



DESCRIPTION

Erosion control blankets are used in place of mulch on areas of high velocity runoff and/or steep grade, to aid in controlling erosion on critical areas by protecting young vegetation.

APPLICATION

Where vegetation is likely to grow too slowly to provide adequate cover.
In areas subject to high winds where mulch would not be effective.

INSTALLATION/APPLICATION CRITERIA

- Install erosion control blankets parallel to the direction of the slope.
- In ditches, apply in direction of the flow.
- Place erosion control blankets loosely on soil – do not stretch.
- Ends of blankets should be buried no less than six inches deep.
- Staple the edges of the blanket at least every three feet.

LIMITATIONS:

- Not recommended in areas which are still under construction.

MAINTENANCE:

- Check for erosion and undermining periodically, particularly after rainstorms.
- Repair dislocations or failures immediately.
- I washouts occur, reinstall after repairing slope damage.
- Monitor until permanently stabilized.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

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TARGETED POLLUTANTS

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- ◪ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

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No. 13320191-2202
BENJAMIN B. DUZETT
6/26
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK

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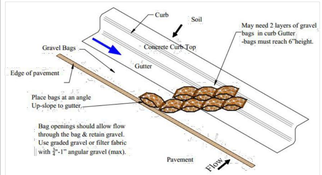
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Date:	1/6/25	Job #:	24-0097
Sheet:	D1		

Know what's below. Call 811 before you dig.

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BMP: Gravel Bag Gutter Check



DESCRIPTION

A filter and velocity dissipater constructed of gravel placed in a bag of geotextile fabric or other durable porous fabric. Check dam in curb designed to attenuate flows, allowing sediment and pollutants to settle out in the gutter for cleaning.

APPLICATION

Gravel bags are used to reduce runoff velocities to trap and filter sediment in storm water runoff.

INSTALLATION/APPLICATION CRITERIA

- Curb checks shall be used when it is not possible to temporarily diver the storm drain outfall into a sediment trapping device on the lot or commercial pad.

LIMITATIONS:

- Drainage area is less than .25 acres for the gutter check bag.
- Potential for heavy loads of sediment in the gutter exist.

MAINTENANCE:

- Check bags regularly, before and after storm events to ensure that they are not torn or clogged.
- Remove any trash, sediment, or debris that has accumulated in front of the bag and dispose of in a proper location.

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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(801) 747-7000

TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

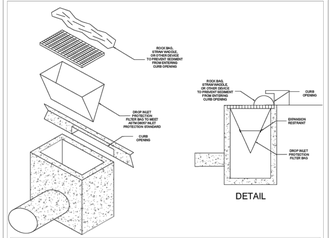
- $ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2014

BMP: Inlet Protection – At Grade (Drop)



DESCRIPTION

Sediment barrier located inside storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

INSTALLATION/APPLICATION CRITERIA

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install drop inlet protection at grade.
- Install a rock bag, straw waddle, or other device to prevent sediment and debris from entering storm drain if there is a curb opening above the grate.

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

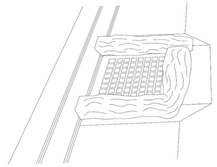
Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Inlet Protection - Wattle



DESCRIPTION

Sediment barrier erected around storm drain inlet.

APPLICATION

Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction

INSTALLATION/APPLICATION CRITERIA

- Provide up-gradient sediment controls, such as silt fence during construction of inlet
- When construction of curb and gutter and roadways is complete, install gravel filled or straw wattles around perimeter of inlet

LIMITATIONS:

- Recommended maximum contributing drainage area of on acre
- Requires shallow slopes adjacent to inlet

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once every 14 days
- Remove accumulated sediment when it reaches 4 inches in depth
- Look for bypassing or undercutting and repair or realign as needed

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
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TARGETED POLLUTANTS

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- ☐ Oil & Grease
- ■ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

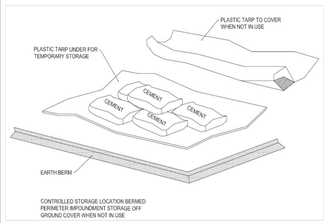
Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Material Storage



DESCRIPTION

Controlled storage of on-site materials.

APPLICATION

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct earth berm (see Earth Berm Barrier spec. sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area, ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, tightly capped) and that no materials are being stored away from the designated location.

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ◪ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $$$ Training

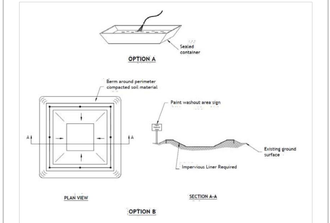
Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual

2014

BMP: Paint Waste Management



DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from paint waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA

- Store materials under cover, away from drainage areas.
- Perform washout of painting equipment off-site or in designated areas only.
- Do not wash out painting equipment into storm drains, open ditches, streets, or streams.
- Do not allow excess paint to be dumped on-site, except in designated areas.
- When washing painting equipment, painting contractor may elect to washout into empty paint buckets. Buckets will then be taken off-site and disposed of properly. Washout buckets are not to be left in garbage dumpsters on site.
- Paint washout should not be placed within 25 feet of storm drains, open ditches, or waterbodies.

LIMITATIONS:

- Off-site washout of wastes may not always be possible

MAINTENANCE:

- Inspect subcontractors to ensure that paint wastes are being properly managed.
- If using a temporary pit, dispose hardened paint on a regular basis.

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

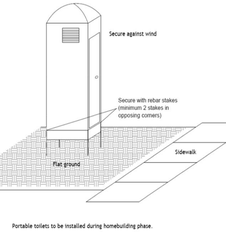
- $ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

2015

BMP: Portable Toilet



DESCRIPTION

Temporary on-site sanitary facility for construction personnel.

APPLICATION

All sites with no permanent sanitary facilities available, or where permanent facility is too far from construction activities.

INSTALLATION/APPLICATION CRITERIA

- Locate portable toilets in convenient locations throughout the site.
- Prepare a level gravel surface and provide clear access to the toilets for servicing and use by on-site personnel.
- Secure portable toilet with rebar stakes (minimum of 2 in opposing corners.

LIMITATIONS:

- No Limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service provider with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service provider.
- All waste should be disposed of in sanitary sewer system for treatment with appropriate agency approval.

OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ■ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual
Stormwater Discharge Management from Construction Activities

2014

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1/6/25
STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY
EAGLE MOUNTAIN
BMP DETAILS

REVISION BLOCK

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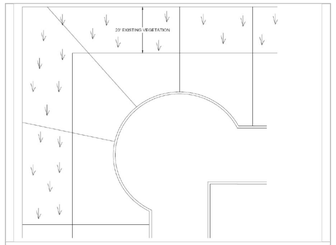
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Date:	1/6/25	Job #:	24-0097
Sheet:	D2		

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BMP: Preservation of Existing Vegetation



DESCRIPTION

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs and/or grasses that serve as erosion controls.

APPLICATION

This technique is applicable to all types of sites. Areas where preserving vegetation can be particularly beneficial are floodplains, wetlands, stream banks, steep slopes, and other areas where erosion controls would be difficult to establish, install, or maintain.

INSTALLATION/APPLICATION CRITERIA

- Clearly mark, flag or fence vegetation or areas where vegetation should be preserved.
- Prepare landscaping plans which include as much existing vegetation as possible and state proper care during and after construction.
- Define and protect with berms, fencing, signs, etc. a setback area from vegetation to be preserved.
- Propose landscaping plans which do not include plant species that compete with the existing vegetation.
- Do not locate construction traffic routes, spoil piles, etc. where significant adverse impact on existing vegetation may occur.

LIMITATIONS:

- Requires forward planning by the owner/developer, contractor and design staff.
- For sites with diverse topography, it is often difficult and expensive to save existing trees while grading the site satisfactorily for the planned development.
- May not be cost effective with high land costs.

MAINTENANCE:

- Inspection and maintenance requirements for protection of vegetation are low.
- Maintenance of native trees or vegetation should conform to landscape plan specifications.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☒ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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Salt Lake City, Utah 84117
(801) 747-7000

TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

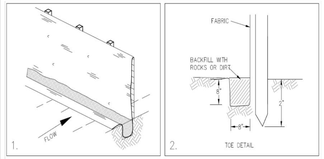
- $ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Silt Fence



SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL. A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE SUBSTITUTED FOR PERIMETER CONTROL (PRESERVATION OF EXISTING VEGETATION).

DESCRIPTION

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION

- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catch basins

INSTALLATION/APPLICATION CRITERIA

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 fee minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of .5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of .5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Re-anchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

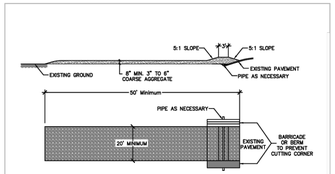
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Stabilized Construction Exit



DESCRIPTION

A stabilized pad of crushed stone located where construction traffic leaves the site to a paved surface.

APPLICATION

At any point of egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA

- Clear and grub area and grade to provide maximum slop of 3 %.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 6 inches. Larger aggregate is acceptable.
- Stabilized Construction Exit shall remain in place until appropriate time for removal due to installation of asphalt and/or road base installation.

LIMITATIONS:

- May require periodic top dressing with additional stones.
- May require periodic refreshing of rock by bringing larger rock back to the surface.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:

- Inspect often for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair exit and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at exit.

OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

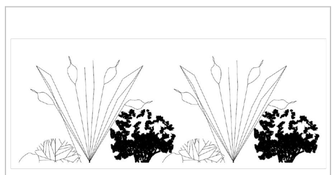
- $$$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Temporary and Permanent Seeding



DESCRIPTION

Temporary Seeding – establishment of short term cover by application of rapidly germinating seed mix (alternatively hydro seeding may be utilized).
Permanent Seeding – establishment of a final cover by application of perennial seed mix (alternatively sod may be utilized).

APPLICATION

Disturbed areas that are at final grade and will not be disturbed by continuing activities on site. Also, areas that are not at final grade but will be left untouched in excess of 14 days. If stabilization measures are precluded by snow cover or frozen ground conditions stabilization measures shall be initiated as soon as practical. If construction will continue within 21 days temporary stabilization measures will not need to be initiated.

RECOMMENDED SEED MIX

The recommended seed mix will be dependent on site specific information such as elevation, exposure, soils, water availability, topography, and municipal requirements.

INSTALLATION/APPLICATION CRITERIA

- Roughen soil to a depth of 2 inches. Add fertilizer, manure, and topsoil as necessary.
- Evenly distribute seed using a commonly accepted method such as broadcast seeding, drilling or hydro seeding.
- Use a seed mix appropriate for soil and location that will provide rapid germination and growth.
- Cover area with mulch if required due to steep slopes or unsuitable weather conditions.

LIMITATIONS:

- Limited to areas that will not be subject to traffic or high usage.
- May require irrigation and fertilizer which creates potential impacts to runoff quality.
  - May only be applied during appropriate planting season, temporary cover required until that time.

MAINTENANCE:

- Provide irrigation as required to establish growth and to maintain plant cover through duration of project.
- Reseed as necessary to provide 70% coverage density.
- Remediate any areas damaged by erosion or traffic.
- When 70% coverage density is achieved inspect monthly for damage and remediate as necessary.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ■ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

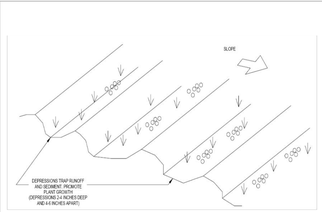
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Surface Roughening



DESCRIPTION

Rough preparation of working areas leaving depressions and uneven surface. Depressions should be done parallel to contours.

APPLICATION

Surface roughening is appropriate for all construction that will not be receiving impervious cover within 14 days and that will be exposed less than 60 days (seed areas to be open in excess of 60 days).

INSTALLATION/APPLICATION CRITERIA

- Surface should be left in rough condition during initial earthwork activity.
- Surfaces that have become smoothed or compacted due to equipment traffic should be roughened by use of disks, spring harrows, teeth in front end loader, or similar, operating along the contours of the slope. Tracking (by crawler tractor driving up and down slope) may also be used to provide depressions parallel to contours.
- Avoid compaction of soils during roughening as this inhibits plant growth and promotes storm water runoff. Limit tracked machinery to sandy soil.
- Seed or mulch areas to be exposed in excess of 60 days.
- Employ dust controls. (See Dust Control Spec Sheet)

LIMITATIONS:

- Will not withstand heavy rainfall.
- Slopes steeper that 2:1 (50%) should be benched.

MAINTENANCE:

- Inspect following any storm event and at a minimum of weekly.
- If erosion in the form of rills (small waterways formed by runoff) is evident, perform machine roughening of area.
- For vegetated slopes reseed areas that are bare or have been reworked.

OBJECTIVES

- ☐ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☒ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☒ Control Internal Erosion

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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

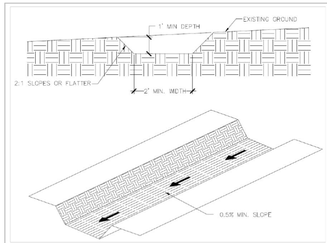
- $$ Capital Costs
- $$ O & M Costs
- $$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Temporary Drains and Swales



DESCRIPTION

Temporary drains and swales are used to divert off-site runoff around the construction site, divert runoff from stabilized areas around disturbed areas, and direct runoff into sediment.

APPLICATION

Temporary drains and swales are appropriate for diverting any upslope runoff around unstabilized or disturbed areas of the construction site. Prevent slope failures. Prevent damage to adjacent property. Prevents erosion and transport of sediments into water ways. Increases the potential for infiltration. Diverts sediment-laden runoff into sediment basins or traps.

INSTALLATION/APPLICATION CRITERIA

- Temporary drainage swales will effectively convey runoff and avoid erosion if built properly.
- Size temporary drainage swales using local drainage design criteria. A permanent drainage channel must be designed by a professional engineer (see local drainage design criteria for proper design).
- At a minimum, the drain/swale should conform to pre-development drainage patterns and capacities.
- Construct the drain/swale with an uninterrupted, positive grade to a stabilized outlet. Provide erosion protection or energy dissipation measures if the flow out of the drain or swale can reach an erosive velocity.

LIMITATIONS:

- Temporary drains and swales or any other diversion of runoff should not adversely impact upstream or downstream properties.
- Temporary drains and swales must conform to local floodplain management requirements.

MAINTENANCE:

- Inspect weekly and after each rain event.
- Repair any erosion immediately.
- Remove sediment which builds up in the swale and restricts its flow capacity.

OBJECTIVES

- ☐ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☒ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
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TARGETED POLLUTANTS

- ■ Sediment
- ☐ Nutrients
- ☐ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $ O & M Costs
- $ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

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BMP DETAILS

REVISION BLOCK

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BMP DETAILS

Scale:	NA	Drawn:	TM
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BMP: Vehicle and Equipment Cleaning



OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☒ Control Site Perimeter
- ☒ Control Internal Erosion

IVORY COMPANIES
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Salt Lake City, Utah 84117
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DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from vehicle and equipment cleaning by using off-site facilities, washing in designated, contained areas only, eliminating discharges to the storm drain by infiltrating or recycling the wash water, and/or training employees and subcontractors.

INSTALLATION/APPLICATION CRITERIA

- Use off-site commercial washing businesses as much as possible. Washing vehicles and equipment outdoors or in areas where wash water flow onto paved surfaces or into drainage pathways can pollute storm water. If you wash a large number of vehicles or pieces of equipment, consider conducting this work at an off-site commercial business. These businesses are better equipped to handle and dispose of the wash water properly. Performing this work off-site can also be economical by eliminating the need for a separate washing operation at your site.
- If washing must occur on-site, use designated bermed wash areas to prevent wash water contact with storm water, creeks, rivers, and other water bodies. The wash area can be sloped for wash water collection and subsequent infiltration into the ground.
- Use a little water as possible to avoid having to install erosion and sediment controls for the wash area. Use phosphate-free biodegradable soaps. Educate employees and subcontractors on pollution prevention measures. Do not permit steam cleaning on-site. Steam cleaning can generate significant pollutant concentrations.

LIMITATIONS:

- Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades.
- Sending vehicles/equipment off-site should be done in conjunction with a Stabilized Construction Exit.

MAINTENANCE:

- Minimal, some berm repair may be necessary.

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ■ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

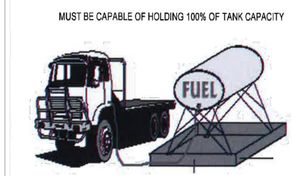
- $$ Capital Costs
- $ O & M Costs
- $$$ Maintenance
- $ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Vehicle and Equipment Fueling



OBJECTIVES

- ☒ Housekeeping Practices
- ☐ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
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Salt Lake City, Utah 84117
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DESCRIPTION

Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION CRITERIA

- Using off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent to runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill clean-up materials where it will be readily accessible. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks. (40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

LIMITATIONS:

- Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Exits.

MAINTENANCE:

- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ◪ Toxic Materials
- ◪ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

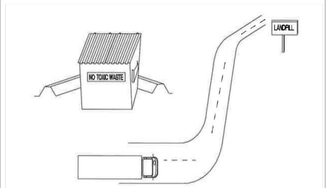
- $$ Capital Costs
- $ O & M Costs
- $$ Maintenance
- $$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

BMP: Waste Disposal



OBJECTIVES

- ☒ Housekeeping Practices
- ☒ Contain Waste
- ☐ Minimize Disturbed Areas
- ☐ Stabilize Disturbed Areas
- ☐ Protect Slopes/Channels
- ☐ Control Site Perimeter
- ☐ Control Internal Erosion

IVORY COMPANIES
978 Woodoak Lane
Salt Lake City, Utah 84117
(801) 747-7000

DESCRIPTION

Controlled storage and disposal of solid waste generated by construction activities.

APPLICATION

All construction sites.

INSTALLATION/APPLICATION CRITERIA

- Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
- Use water tight containers with covers to remain closed when not in use, as much as possible. Provide separate containers for different types of waste where appropriate.
- Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Porto-potty service in waste management activities.

LIMITATIONS:

- On-site personnel are responsible for correct disposal of waste.

MAINTENANCE:

- Discuss waste management procedures at progress meetings.
- Collect site trash daily and deposit in containers at designated collection areas.
- Check containers for leakage and replace as needed.
- Randomly check disposed materials for any unauthorized waste (e.g. toxic materials).
- During daily site inspections check that waste is not being incorrectly disposed of on-site (e.g. burial, burning, surface discharge, discharge to storm drain).

TARGETED POLLUTANTS

- ☐ Sediment
- ☐ Nutrients
- ■ Toxic Materials
- ☐ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Wastes

POLLUTANT IMPACT

- ■ High Impact
- ◪ Medium Impact
- ☐ Low or Unknown Impact

IMPLEMENTATION REQUIREMENTS

- $$$ Capital Costs
- $$$ O & M Costs
- $$ Maintenance
- $$$ Training

Relative Costs

- $$$ High
- $$ Medium
- $ Low

Adapted from Salt Lake County BMP Manual 2014

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STATE OF UTAH

OVERLAND VILLAGE 2 PHASE B PRELIMINARY

EAGLE MOUNTAIN

BMP DETAILS

REVISION BLOCK

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

BMP DETAILS

Scale:	NA	Drawn:	TM
Date:	1/6/25	Job #:	24-0097
Sheet:	D4		

811 Know what's below. Call 811 before you dig.

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